

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium
Monday, June 7, 2021
Meeting Minutes #2021-6

I. ROLL CALL: Meeting called to order at 7:30 p.m.

- A. Chairman: Vernon Zumhagen
- B. Members: Dave Bennett Pina Paruta
Tom Duhig Rich Piazza
Bill Lundy Vernon Zumhagen
Mike Moriarty
- C. Staff: Kevin McGuinness, Village Planner
Kevin Casey, Village Attorney
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Zumhagen.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2021-5 dated May 17, 2021 was made by Commissioner Bennett and seconded by Commissioner Duhig.

Roll call: Zumhagen, yes; Piazza, abstain; Paruta, yes; Moriarty, abstain; Lundy, abstain; Duhig, yes; Bennett, yes.

Motion to approve passes: 4-0-3.

The Oath was administered by Commissioner Zumhagen.

IV. MISCELLANEOUS PETITION:

A.) Pet. #2021-11– Request for Impervious Surface Variation at 4059 W. 106th Pl., Paul Molinski, Petitioner

Mr. Paul Molinski, 4059 W. 106th Place, Oak Lawn, Illinois 60453

The petitioner explained his request to construct a roof canopy over an existing deck at the rear of his property. He explained the impact of the southern sun exposure and pointed out how the sun beats down on his property.

Commissioner Duhig asked the petitioner if the existing deck is made of wood. The petitioner responded that the material is PVC deck boards. Commissioner Duhig asked if there is space between the deck boards. The petitioner replied yes. Commissioner Duhig asked about the ground below the deck. The petitioner responded that under the deck is crushed stone. Commissioner Duhig asked about the dimensions of the canopy. The petitioner replied 20' x 15'. Commissioner Duhig expressed concerns of flooding and asked if roof gutters will be added. The petitioner responded that he plans to install gutters that will drain under the existing deck, which is pervious surface.

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Commissioner Piazza asked the petitioner about the dimensions of the retractable awning at the southwest corner. The petitioner responded 10’.

A motion was made by Commissioner Duhig to approve Pet. #2021-11- Request for an Impervious Surface Variation at 4059 W. 106th Pl., Paul Molinski, Petitioner. The motion was seconded by Commissioner Paruta.

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Paruta, yes; Piazza, yes; Zumhagen, yes.

Motion to approve passes: 7-0-0.

B.) Pet. #2021-12 – Request for Lot Width and Area Variations at 9000 S. Central, Ave., Robert Knapp, Petitioner

Mr. Robert Knapp, 9000 S. Central Avenue, Oak Lawn, Illinois

The petitioner explained that he is in the process of selling the subject property. He explained that he has lived at the property for 35 years and was unaware of the Village Zoning Code Sec. 4-12-2-4B which stipulates that a property owner cannot rebuild if the house is destroyed or damaged by fire. He explained that it is an undersized lot and a Lender rejected a buyer because of this Ordinance. The petitioner showed before and after photos to the Commissioners. The petitioner expressed concern that he cannot sell his home if a lender objects to the Ordinance. He mentioned that he has movers coming on Saturday.

Commissioner Bennett asked if the variances are approved if it will meet all set back requirements. Mr. McGuinness responded yes.

Commissioner Lundy asked the petitioner if he is selling the house as is; The petitioner responded yes. The petitioner explained that if the existing house burns to the ground or if another calamity occurs, the property owner would have to come before this Board to obtain a legal non-conforming status. The petitioner mentioned that he has a variance that shows he can rebuild on the property. Commissioner Lundy asked the petitioner if the buyer intends to knock down the existing structure. The petitioner responded no.

Mayor Terry Vorderer, 9609 S. Kolin, Oak Lawn, Illinois.

Mayor Vorderer said he is speaking on behalf of Trustee Olejniczak, the District Trustee, who supports the subject petition request.

The petitioner mentioned that he spoke to Trustee Olejniczak and they discussed that in the 1980s this Ordinance was put in place because people were buying single lots and building two homes.

A motion to approve Pet. #2021-12 – Request for Lot Width and Area Variations at 9000 S. Central Ave., Robert Knapp, Petitioner, was made by Commissioner Bennett and seconded by Commissioner Duhig.

Roll call: Zumhagen, yes; Piazza, yes; Paruta, yes; Moriarty, yes; Lundy, yes; Duhig, yes; Bennett, yes.

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Motion to approve passes: 7-0-0.

C.) Pet. #2021-13 – Request for An Impervious Surface Variation at 10016 S. Komensky Ave., William Fairman, Petitioner

Mr. James DiNaso, 4240 West 103rd Street, Oak Lawn, Illinois.

Mr. DiNaso explained that he is speaking on behalf of the petitioner. He explained that the petitioner is requesting an impervious surface variation in order to build a garage and driveway extension on the subject property. He indicated that there is currently a driveway along the side of the house but that there is no garage on the property. Mr. DiNaso said the proposed two-car garage will line up with all the other garages on the block.

Commissioner Moriarty asked if the petitioner will add gutters on the garage as part of the proposed design. Mr. DiNaso responded yes. Member Moriarty asked about drain tiles. Mr. DiNaso responded that they did not plan to add drain tiles. Commissioner Moriarty suggested that drain tiles be considered.

Commissioner Paruta asked if the proposed garage will be brick. Mr. DiNaso responded that they will build a two-car framed garage.

Commissioner Piazza commented that he looked at the other garages at 10012, 10020, and 10024 on Komensky. The petitioner commented that the subject home is wider and the back of the house is grass but that all the garages will line up the same.

Commissioner Lundy expressed that he supports the improvement and asked if the existing shed will stay on the property. The petitioner replied no and said they will be removing the shed.

Commissioner Duhig expressed to the petitioner that as long as he works with staff, he supports the request.

Mayor Vorderer expressed that if the variance is not granted, the house will stand out as odd on the block, that is why he supports it.

A motion was made by Commissioner Moriarty to approve Pet. #2021-13- Request for an Impervious Surface Variation at 10016 S. Komensky Ave., William Fairman, Petitioner. The motion was seconded by Commissioner Paruta.

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Paruta, yes; Piazza, yes; Zumhagen, yes.

Motion to approve passes: 7-0-0.

D.) Pet. #2021-15 – Request for Impervious Surface and Second Driveway Variations at 9325 S. Sayre Ave., Graciela Canas, Petitioner

Mrs. Graciela Canas, 9325 S. Sayre Ave., Oak Lawn, Illinois

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The petitioner explained the request for the second driveway in order to remove and replace concrete on the property. The petitioner added that the second driveway will be replaced with permeable pavers. The petitioner said that the existing concrete is cracked and it is very hard to find parking so a second driveway will be very useful.

Commissioner Moriarty commented that it is a nice improvement.

Commissioner Piazza said he agrees with the petitioner about parking. He said it is difficult to find parking. He also mentioned that he agrees about the existing concrete needing repairs.

Commissioner Bennett asked for clarification that the petitioner is only replacing the driveway. The petitioner responded yes.

Commissioner Zumhagen expressed to the petitioner that he appreciates that she will be using permeable concrete.

A motion was made by Commissioner Bennett to approve Pet. #2021-15- Request for an Impervious Surface and Second Driveway Variations at 9325 S. Sayre Ave., Graciela Canas, Petitioner

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Paruta, yes; Piazza, yes; Zumhagen, yes.

Motion to approve passes: 7-0-0.

V. PUBLIC HEARING:

A.) Pet. #2021-14 – Request for a Special Use Permit, Tower Variations, and Fence Variation at 9801 S. Massasoit Ave., Oak Lawn Regional Emergency Communications (OLREC), Petitioner

The Public Hearing opened at 7:59 p.m.

Trustee Paul Mallo, 3rd District, 9446 Raymond Avenue, Oak Lawn, Illinois.

Trustee Mallo explained that a lot of time and effort went into finding a location for the new OLREC center. He expressed that the subject property seemed to be the best location.

Ms. Ms. Tousignant, Director of Regional Emergency Communications, 9446 Raymond Avenue, Oak Lawn, IL.

Ms. Tousignant mentioned that also present with her is the OLREC Technology Team Leader, Rich Bessette, and Terry Burnworth, President of Pyramid Architecture & Engineering.

Ms. Tousignant gave a brief history on the 911 Center. She expressed that the Village of Oak Lawn is very fortunate to have its own 911 Center. She mentioned that not only does the 911 Center service Oak Lawn residents but also services six (6) surrounding Police Departments and eight (8) Fire Departments. She said OLREC's population is approximately 846,000 people. Ms. Tousignant said OLREC averages approximately 200,000 calls each year. Ms. Tousignant said

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although that is a high number, they currently do not have a lot of employees. She explained that the current operations are located in the Village Hall in a 1,000 sq. ft. area that they have outgrown. She mentioned the dispatch counsels that the employees use to monitor 8 different computer screens. She said there are currently 9 employees and 1 Supervisor that rotate an 8-hour shift. She mentioned that number includes Administrative staff that is on site Monday through Friday and said the 911 Call Center operates 24//7. Ms. Tousignant said the Village of Oak Lawn is one of the premier 911 Centers in the area.

Ms. Tousignant mentioned that there have been a few space studies done. She said as a consolidated center if there are areas in need of consolidation, they consider those other communities such as the Village of Alsip. She expressed that the Village explored many options to save on tax dollars.

Ms. Tousignant reported that space right now is not adequate. She explained that there is no break room and no area for debriefing or to distress. She said the employees eat their lunch and dinners at their counsel. She expressed that it is a high stress level environment and with the number of employees she feels that they ideally should be operating in an area 2,000 sq. ft. She said in addition to the dispatch counsels, they also have IT offices.

Ms. Tousignant said the proposed property is the solution. She said there is a space big enough to put a single story building that can back up to the railroad tracks. She mentioned that currently the site has a chain link fence with barb wire. She said there would not be a lot of foot traffic because there are not a lot of employees. Ms. Tousignant said the proposed tower is not a cell tower; she said it is specifically for 1st Responders and the only communications on the tower will be for the Police and Fire Departments that our serviced. She referenced Village Code and the requirement of an 8' fence around the perimeter of the tower. Ms. Tousignant said she believes the Code was written for telecommunications towers. She expressed that to put an 8' fence around the entire parcel will take away from the aesthetics of the property. She mentioned that the Village suggested a wrought iron fence similar to what is at the water plants. She said she feels that the residents should be able to see the trees, landscaping, etc. Ms. Tousignant said they are proposing to install an 8' vinyl privacy fence.

Commissioner Bennett asked if the proposed fence will go up to the railroad tracks. Ms. Tousignant replied not along the back; she said the chain link fence at the back will remain. She said the fence will go along the North, East, and West of the parcel line to replace the existing chain link fence. Commissioner Bennett asked if the building will be visible from the street. Ms. Tousignant replied only the front of the building (north elevation). Commissioner Bennett asked if this was really the best site for the new center considering the Water Tower is near the property. He mentioned that the proposed tower is 60' higher than the existing Water Tower. He expressed that it seems strange that this is the best site throughout the entire Village.

Ms. Tousignant explained that they looked at 5-6 available sites in Oak Lawn. She explained that OLREC cannot purchase property as a public entity. She added that their funding is separate from the Village of Oak Lawn. She said there is a separate capital reserve budget that will fund the proposed project.

Mr. Burnworth said to go on to an existing public property is your best solution because you are not taking anything off the tax rolls. He explained that he has done several towers right next to water towers. He said if the communications were added to the existing water tower, they would

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have to add an additional structure of 50'-60'. He explained that you want to be able to put antennas up on an 80' level to be able to get the necessary signals.

Commissioner Duhig referenced Exhibit A. He said he recalls some years ago the Village promoted having additional carriers on our towers which would allow for additional revenue for the Village. Mr. Bessette responded that currently our communications equipment is on the Public Works central tower. He mentioned that the vendors/contractors that use that tower may potentially affect communications. He said the proposed tower will be a Public Safety Tower only. Village Counsel commented that this topic is getting off point but mentioned that carriers have moved to small cell technology which has decreased the need for renting tower space or constructing their own towers. Village Counsel said there has been a significant decrease in the last 2-3 years on that issue.

Commissioner Lundy asked for clarification on space; he said right now the OLREC Center is only using 1,000 sq. ft. of space in the Village Hall. Ms. Tousignant replied that is correct. She said there is less than 1,000 sq. ft. in the dispatch area. Commissioner Lundy asked Ms. Tousignant if she feels there is a need to double the capacity to a 4,000 sq. ft. building. Ms. Tousignant responded yes. Commissioner Lundy asked about a community meeting for area residents that may have concerns about the proposed project. Trustee Mallo responded that this meeting is the first step of the process.

Commissioner Piazza mentioned the addresses of some of the immediate area residents at 9741, 9800, 9740 and 9744 and asked if any of those residents were present. A resident responded that she lives next door to one of the mentioned addresses and another resident commented that he lives across the street.

Commissioner Moriarty said the Village Code stipulates that two towers must be 1500 ft. apart and if there was a specific purpose for that distance. Mr. McGuinness said he believes when the Code was written the idea was to not allow too many towers in the Village and that number was incorporated for spacing out towers throughout the Village to have less overall. Mr. McGuinness said the Code is more specific to telecommunication providers. Commissioner Moriarty asked Mr. Burnworth if the distance of 1500 or less is common. Mr. Burnworth responded yes as far as Public Safety Towers.

Commissioner Zumhagen asked about the height of the communications tower. Mr. Burnworth responded that the height has to be under 200' otherwise it engages the FCC and right now we only need FAA approval. He said the proposed tower is 180' and the antennas are 20' tall which projects the tower to 200' level. Commissioner Zumhagen asked how tall the current tower is at the Public Works property. Mr. Bessette responded it is just under 200'.

Commissioner Zumhagen asked of the expansion potentials for the OLREC center as far as staffing. Ms. Tousignant responded that staffing levels will not change. She said the new center would include 12 dispatch counsels and that there are currently 9 dispatch counsels. Ms. Tousignant said the staffing did not change when the Village of Alsip was consolidated. Commissioner Zumhagen said the reason he is asking is he wondered if there would be a substantial increase of employees in the near future that may affect the shift changes.

Commissioner Lundy asked if staff will enter on Massasoit and exit on 98th Street. Ms. Tousignant responded yes. Commissioner Lundy asked if there will be parking added on Massasoit. Ms.

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Tousignant said they will stripe that area for parking. She said there is not foot traffic other than Police and Fire personnel.

Ms. Dorothy Jamorozik, 9737 S. Menard, Oak Lawn, Illinois.

Ms. Jamorozik said she is within 300 ft. of the proposed structure. She expressed concern of how this center will impact the value of her own home. She also mentioned that she has issues with her cell phone signal and that her cell phone carrier, AT&T, told her that she has issues with her service because of the towers. Ms. Tousignant said the Public Safety tower will not interfere with telecommunications. Mr. Burnworth stated that the frequencies of a Public Safety Tower are completely different from telecommunications. Ms. Tousignant said as far as real estate values she feels that looking at a water tower with railroad tracks behind it versus the proposed call center would not deter a buyer from purchasing property in the area.

Mr. Adnan Ahmad, 9741 Massasoit, Oak Lawn, Illinois.

Mr. Ahmad expressed that the area is very quiet and does not have much foot traffic. He is concerned of the proposed call center's impact on the neighborhood. He added that he also has concerns of cars driving in the area especially during shift changes.

Ms. Tousignant commented that she has observed a lot of traffic on 96th Street. She reminded Mr. Ahmad that they only have five (5) employees driving at one time and there is no other traffic. Mr. Ahmad asked if that could change in the future. He said he is not against having the call center, he is only concerned about the impact of traffic. Ms. Tousignant assured Mr. Ahmad that there will not be any issues to worry about.

Trustee Mallo reminded the residents that the only time there would be traffic to the center is during shift changes and if there is a delivery for the center. He said the public cannot come and go to the call center.

Ms. Tousignant showed the residents the proposed rendering and explained the proposed location of the building and tower.

The Public Hearing closed at 8:43 p.m.

A motion was made by Commissioner Duhig to approve Pet. #2021-14-Request for a Special Use Permit, Tower Variations, and Fence Variation at 9801 S. Massasoit Ave., Oak Lawn Regional Emergency Communications (OLREC), Petitioner. The motion was seconded by Commissioner Bennett.

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Paruta, yes; Piazza, yes; Zumhagen, yes.

Motion to approve passes: 7-0-0.

VI. OTHER BUSINESS:

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- A.) Chairman: *None.*
- B.) Members: *None.*
- C.) Staff: *None.*

VII. ADJOURNMENT:

A motion to adjourn was made by Commissioner Moriarty and seconded by Commissioner Paruta.

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 8:47 p.m.