

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Village Hall Auditorium  
Monday, January 4, 2021  
Meeting Minutes #2021-1

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

**A. Chairman:** Rich Piazza

**B. Members:** Dave Bennett (ABS) Pina Paruta  
Tom Duhig Rich Piazza  
Bill Lundy Vernon Zumhagen  
Mike Moriarty

**C. Staff:** Kevin Casey, Village Attorney  
Kevin McGuinness, Village Planner  
Deanne Adasiak, Recording Secretary

**II. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Commissioner Piazza.

**III. APPROVAL OF PRIOR MEETING MINUTES:**

*A motion to approve the Regular Meeting Minutes #2020-13 dated December 7, 2020 was made by Commissioner Paruta and seconded by Commissioner Zumhagen.*

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

Motion passes: 6-0-0.

The Oath was administered by Commissioner Piazza.

*The Public Hearing opened at 7:32 p.m.*

**IV. PUBLIC HEARING:**

**A.) Pet. #2020-32 – Request for a Special Use Permit for Retail in an O District at 9632 S. Pulaski Rd., Jehad Alaamar, Petitioner.**

*Mr. Jehad Alaamar, 10631 Major Avenue, Chicago Ridge, Illinois.*

The petitioner explained his request to open a tobacco store at the subject location and the requirement of a Special Use permit because retail uses are not permitted in the O zoning district. The petitioner expressed that the plaza includes two restaurants, a food store, and indicated that there is plenty of parking.

Commissioner Zumhagen asked the petitioner if he operates any other business. The petitioner responded no. He expressed that this will be his first business. Commissioner Zumhagen asked the petitioner what attracted him to the location. The petitioner commented that there are tobacco stores along Cicero Avenue and noticed that there was not a tobacco store in the subject area. Commissioner Zumhagen asked the petitioner if he mentioned his plans to any of the tenants at the strip mall. The petitioner responded that he spoke to the barber shop owner. He added that he observed the area and he feels that there is a decent amount of customer traffic.

# VILLAGE OF OAK LAWN

## ZONING & PLANNING COMMISSION

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Meeting Minutes #2021-1

Commissioner Duhig asked the petitioner if he has the required licensing. Village Counsel explained to Commissioner Duhig that the petitioner is first seeking the Special Use permit approval as an address will be required for state or county applications. Commissioner Duhig asked the petitioner if he has any plans to sell marijuana. The petitioner replied no.

Commissioner Moriarty asked the hours of operation. The petitioner replied that he plans to open 10:00 a.m. to 9:00 p.m. each day.

Commissioner Lundy asked the petitioner if he has started the build out. The petitioner replied that he has not yet signed a lease.

Commissioner Piazza asked about the number of employees. The petitioner explained that he will start off by himself and as the business picks up he may hire an additional employee. Commissioner Piazza asked about lighting. The petitioner said he plans to have standard lighting.

Commissioner Lundy mentioned the convenience store. He expressed concern because the store may sell cigarettes. The petitioner said he is okay with it and that he has no concerns.

Commissioner Duhig asked the petitioner if he plans to sell lottery tickets. The petitioner replied not initially but maybe in the future.

*The Public Hearing closed at 7:39 p.m.*

*A motion was made by Commissioner Lundy to approve Pet. #2020-32 – Request for a Special Use Permit for Retail in an O District at 9632 S. Pulaski R., Jehad Alaamar, Petitioner. The motion was seconded by Commissioner Duhig.*

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

Motion to approve passes: 6-0-0.

### V. ELECTION OF CHAIRMAN:

Commissioner Piazza thanked the Commissioners and staff and expressed his appreciation and gratitude of serving as Chairman for the Zoning and Planning Commission.

*A motion was made by Commissioner Paruta to elect Commissioner Zumhagen as the 2020 Chairman of the Zoning and Planning Commission. The motion was seconded by Commissioner Lundy.*

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

Motion passes: 5-0-1.

### VI. OTHER BUSINESS:

A.) Chairman:

B.) Members:

# VILLAGE OF OAK LAWN

## ZONING & PLANNING COMMISSION

Village Hall Auditorium

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Meeting Minutes #2021-1

*A motion was made by Commissioner Zumhagen to cancel the January 18<sup>th</sup> scheduled meeting due to the Village Holiday. The motion was seconded by Commissioner Paruta.*

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

Motion passes: 6-0-0.

C.) Staff: *None.*

### **VII. ADJOURNMENT:**

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:45 p.m.