

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Village Hall Auditorium  
Monday, September 20, 2021  
Meeting Minutes #2021-10

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

- A. Chairman: Vernon Zumhagen
- B. Members: Dave Bennett (*ABS*) Pina Paruta  
Tom Duhig Rich Piazza  
Bill Lundy (*ABS*) 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 #2021-9 dated August 16, 2021 was made by Commissioner Moriarty and seconded by Commissioner Paruta.*

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

Motion to approve passes: 3-0-2.

*The Oath was administered by Commissioner Zumhagen.*

**IV. MISCELLANEOUS PETITION:**

A.) Pet. #2021-22- Request for Garage Size, Garage Side Length, Impervious Surface, and Side Yard Setback Variations at 5361 W. 90<sup>th</sup> St., Frank Nielsen, Petitioner

*Mr. Frank Nielsen, 5361 W. 90<sup>th</sup> Street, Oak Lawn, Illinois.*

The petitioner explained that he was in the process of selling his home and that the sale was put on hold because he did not obtain a permit for his garage. He stated that the garage was constructed many years ago. The petitioner indicated that when he applied for a permit, he found that he needed a variance.

Commissioner Moriarty questioned whether anyone had spoken with the Building Department about the garage's conditions and specifications. Mr. McGuinness responded by saying that staff had discussed the garage with the Building Inspector and that it will require inspections and so forth.

Commissioner Piazza asked the petitioner if there are any issues with standing water. The petitioner replied no. He mentioned the drainage in the back yard and stated that there are no flooding issues near his property. He said his neighbor occasionally has pooled water around their garage.

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Commissioner Piazza mentioned the residence to the east of the subject property. He said the neighbor's garage is not as big as the petitioner's garage. Commissioner Piazza stated that he understands the petitioner's predicament.

Commissioner Duhig asked the petitioner whether the property was constructed in 1968. The petitioner replied yes and said he has lived in his home for 33 years. Commissioner Duhig asked staff whether they had received complaints from the petitioner's neighbors. Mr. McGuinness responded no.

Commissioner Zumhagen asked the petitioner if the Variance is granted whether he will obtain the necessary permits through the Building Department. The petitioner replied yes.

Commissioner Piazza asked Village Counsel what happens if the petition is denied. Village Counsel responded that the garage might have to come down.

Commissioner Zumhagen reminded the Commissioners of the Impervious Surface Ordinance's timetable. He stated that if the Petitioner had obtained a permit when the garage was first built, he would not have required the variance. Mr. McGuinness agreed and said the Impervious Surface Ordinance was amended in 2011 or 2012.

*A motion was made by Commissioner Duhig to approve Pet. #2021-22- Request for Garage Size, Garage Side Length, Impervious Surface, and Side Yard Setback Variations at 5361 W. 90<sup>th</sup> St., Frank Nielsen, Petitioner. The motion was seconded by Commissioner Paruta.*

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

Motion to approve passes: 5-0.

**V. OTHER BUSINESS:**

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

**VI. ADJOURNMENT:**

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:41 p.m.