

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Village Hall Auditorium  
Monday, October 18, 2021  
Meeting Minutes #2021-12

**I. ROLL CALL:** Meeting called to order at 7:40 p.m.

- A. Chairman: Vernon Zumhagen
- B. Members: Dave Bennett (*ABS*) Pina Paruta  
Tom Duhig Rich Piazza (*ABS*)  
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 #2021-11 dated October 4, 2021 was made by Commissioner Duhig and seconded by Commissioner Paruta.*

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

Motion to approve passes: 4-0.

*The Oath was administered by Commissioner Zumhagen.*

**IV. MISCELLANEOUS PETITION:**

A.) Pet. #2021-24- Request for an Impervious Surface Variation at 5417 W. 99<sup>th</sup> Pl., Michael Witt, Petitioner

*Mr. Michael Witt, Sr. 5417 West 99<sup>th</sup> Place, Oak Lawn, Illinois.*

The petitioner stated that his son, Michael Witt, Jr., was involved in an off-duty accident that resulted in him breaking his neck and becoming a quadriplegic. The petitioner explained his request to build a first-floor addition at the back of the house. According to him, the addition will not be visible from the street. He stated that he does not anticipate any objections from his neighbors to the left or right of the property. The petitioner stated that they require a handicapped accessible area to transport his son to and from doctor appointments.

Commissioner Duhig stated that the area he was inspecting behind the house has some pavers, patio blocks, and so on, and noted that the petition paperwork indicated that the petitioner is willing to meet the impervious surface requirement by removing the concrete when they build the addition. That is correct, according to the petitioner. The petitioner stated that the patio blocks and some of the concrete are being removed. Commissioner Duhig stated that if the petitioner removes the concrete, he believes the impervious requirement will be met.

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Commissioner Zumhagen stated that he echoes Commissioner Duhig's comments. Commissioner Zumhagen stated that while a 13 percent impervious surface is high, the removal of the patio will significantly reduce that figure. Mr. McGuinness stated that the addition will increase the impervious surface to 63 percent.

The petitioner explained that the addition will be located east of the patio, and that they will remove the patio because it will be useless on that side. Commissioner Zumhagen inquired whether the entire patio and all of the concrete west of the driveway will be removed.

*Mr. Paul Witt, 5417 West 99<sup>th</sup> Place, Oak Lawn, Illinois.*

Mr. Witt explained where the addition will be and what concrete will be removed. He showed this to Mr. McGuinness on the aerial rendering. Mr. McGuinness said the pavers to the west will be removed. Mr. Witt replied that is correct. According to Commissioner Zumhagen, the net effect appears to be less than the impervious surface requirement. Mr. McGuinness commented that it will be close. He stated that it will be less than 13 percent but greater than the current impervious surface.

*A motion was made by Commissioner Duhig to approve Pet. #2021-24- Request for an Impervious Surface Variation at 5417 W. 99<sup>th</sup> Place, Michael Witt, Petitioner. The motion was seconded by Commissioner Paruta.*

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

Motion to approve passes: 4-0.

*The Public Hearing opened at 7:50 p.m.*

**V. PUBLIC HEARING:**

A.) Pet. #2021-25 – Request for a Special Use Permit for Storage for Towed Vehicles in an R-3 District at 4560 Rumsey Ave., Howard Walsh, Petitioner

*Mrs. Ann Walsh, 5600 West 111<sup>th</sup> Street, Chicago Ridge, Illinois.*

The petitioner stated that their towing company requires a storage lot and that they would like to purchase the property in order to store vehicles. She stated that they do not require the property on a daily basis and only require it to store vehicles.

Commissioner Moriarty asked about the petitioner's plans to install private screening or a fence. The petitioner responded yes. The petitioner stated that they planned to build a fence on the street side for privacy. She explained that there are fences on both sides of the yards as far as she could see. She stated that she has not gone inside to see what they might require. The petitioner stated that she is unsure of what would be required in the back. Commissioner Moriarty asked whether the petitioner intended to make any additional improvements. The petitioner responded that they will remove the weeds from the property. The petitioner stated that they would also like to replace the front black top because it is currently in poor condition.

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Commissioner Paruta asked the petitioner if the only purpose for the property is to store vehicles. Yes, said the petitioner.

Commissioner Duhig mentioned the 3-door garage and asked whether it would be used for storage. The petitioner explained that their company tows vehicles for six (6) different police departments and that they sometimes need to keep vehicles in a private location. She implied that they would use the garage for that purpose. Commissioner Duhig asked if the vacant land behind the building on the property would also be used for storage. The petitioner reiterated that the property will only be used for impounded vehicles and that the vehicles will not be moved frequently. Commissioner Duhig questioned whether the petitioner plans to have any lighting at the property. The petitioner responded that if the Village requests it, they could install lighting and make sure it faces down into the lot. Commissioner Duhig asked about the petitioner's business's vulnerability to break-ins. The petitioner stated that she currently has three impounded lots, none of which have these issues. She mentioned that their properties are monitored by security cameras. Commissioner Duhig asked the petitioner if she plans to add an 8' fence. The petitioner responded that they need to add a durable fence.

*Mr. Brian Walsh, 5600 West 111<sup>th</sup> Street, Chicago Ridge, Illinois.*

Mr. Walsh explained that the proposed fence would be an improvement and they are indifferent to whether it is a 6' or 8' fence.

Commissioner Zumhagen asked about the vehicles' normal origin. He asked if some are vehicle repossessions. The petitioner responded that they do no repossessions and only tow impounded vehicles for the police departments they serve. Mr. Walsh stated that the vehicles that would be stored on the subject property would be for the local municipality and mentioned that the vehicles are seizure vehicles that are currently stuck in the court systems. He stated that some of the vehicles have been on their other property for a few years, while others are new. He stated that they currently have close to 80 seizure vehicles. He stated that they need to make room on their main lot and intend to relocate approximately 40 vehicles to the proposed location. He stated that the vehicles are basically stored until the court systems return the vehicle to the owner or the municipality takes possession of the vehicle. Commissioner Zumhagen asked whether 40 vehicles would be stored on the property at any given time. "Roughly," the petitioner replied. He stated that the vehicles would be mostly stored behind the building.

Commissioner Zumhagen stated that because they are police seizure vehicles, he asked to when they would be delivered or removed from the lot. The petitioner stated that their business hours are from 8:00 a.m. to 8:00 p.m., but they only use the impound lots from 8:00 a.m. to 6:00 p.m. She explained that the police department will usually notify them in the morning about which cars needed to be removed from the lot. The petitioner stated once more that they have had the cars for a long time and need a place to store them. She emphasized that they will not be coming and going from the property.

*Ms. Karen DiCaro, 7912 Sea Pines Road, Orland Park, Illinois.*

Ms. DiCaro explained that she owns the building adjacent to the subject property. Ms. DiCaro stated that she has no concerns with the petition. Ms. DiCaro said there have never been break-ins

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or police issues at her property. She mentioned that her family had petitioned to purchase the land years ago, but that the Village had rejected their request.

*Ms. Paula Sisko, 4560 West 93<sup>rd</sup> Street, Oak Lawn, Illinois*

Ms. Sisko mentioned Ms. DiCaro's property and stated that Ms. DiCaro's property is the source of the majority of the complaints, which is why she and other residents are attending this meeting. Ms. Sisko stated that she and other people in the vicinity believe that the difficulties raised by the adjacent towing company would be similar to those raised by the subject petition. She expressed that the towing company keeps the residents up at all hours of the night. Ms. Sisko also expressed concern about increased traffic in the area at all hours of the day and night. She also mentioned the issue with the diesel trucks that leave their engines running while on the premises.

*Ms. Carol Barthel, 4560 West 93<sup>rd</sup> Street, Oak Lawn, Illinois*

Ms. Sisko's remarks were echoed by Ms. Barthel. She stated that automobile alarms go off regularly, and it takes time for the company to figure out which one is going off. Ms. Barthel described it as "very loud" and "disrespectful." Ms. Barthel also commented on another business and their overflowing dumpsters. Ms. Barthel said she likes the idea of a high fence, but that she and the other residents can look into the subject property from their building.

Ms. Sisko mentioned that lighting on the property will be an issue. Commissioner Zumhagen explained to Ms. Sisko that a question about lighting was raised, and there is nothing in the petition that requires the petitioner to add lighting.

Ms. Barthel also expressed concern about the Mancari property and the number of cars on it.

Commissioner Zumhagen reminded residents that the petition is not for the operation of a towing company, but only for vehicle storage. Commissioner Zumhagen also reminded residents of the petitioner's remarks about traffic being extremely limited.

*Ms. Tahisha Moore, 4560 W. 93<sup>rd</sup> Street, Oak Lawn, Illinois*

Ms. Moore stated that her unit is located on the Rumsey side. She stated that even if the petitioner's business hours are 8 a.m. to 6 p.m., they will still bring a car on a flat bed and cause disruption. She claims that the truck makes noises with its sensors, and that when they lower and raise the bed, loud noises can be heard at her house. According to Ms. Moore, they can see the mess and junk on the property. She described it as "very concerning" and "horrible." She stated that for the condominium units, she does not believe that another business that will have an impact on the residential area should be permitted. According to Ms. Moore, the proposed business will lower their property values. Ms. Moore also expressed concern that the number of cars mentioned to be stored may increase. She also mentioned that the hours might change.

Mr. Walsh reminded the Board that the proposed business is for the storage of confiscated vehicles. He stated that the most recent vehicle they released was over a month and a half ago.

*Mr. Howard Walsh, 5600 West 111<sup>th</sup> Street, Chicago Ridge, Illinois.*

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Mr. Walsh explained that they have been using a lot next to a 10-flat apartment building for the past 12 years. According to Mr. Walsh, they have never received a complaint. He stated that they are good neighbors and that he respects the people who live there. Mr. Walsh stated that if additional lighting was required, the lighting would be adjusted to face down on the property.

*Ms. Ann Houlihan, 4560 West 93<sup>rd</sup> Street, Oak Lawn, Illinois.*

Ms. Houlihan stated that she works from home. She commented on the noise that they've been hearing all day and stated that they do not need any more noise. According to Ms. Houlihan, the property should be used for residential purposes.

*Mr. Louie Demas, 4560 Rumsey, Oak Lawn, Illinois*

Mr. Demas said he is the former owner of the subject property. He stated that he has never heard of a resident complaint or issue, and that he does not believe the proposed business will cause any problems for the residents.

Ms. DiCaro stated that the proposed business is not the same as a 24-hour towing company. Ms. DiCaro stated that she has worked at the property for over 12 years and has never heard a complaint. Ms. Moore alluded to Mr. Demas' remarks. She stated that this is a problem right now and she feels that there is no need for additional activity in the area.

Ms. Barthel said there has never been a forum for the residents to bring their complaints.

Commissioner Zumhagen reminded the residents to keep their comments to the variation.

Ms. Barthel expressed concern about a potential car owner who might be upset about their car being towed and attempt to gain access to it. Mr. Walsh stated that this has never been an issue. He stated that this is primarily due to the fact that car owners are unaware of where their vehicles are kept. Mr. Walsh was asked by Commissioner Zumhagen if the business is monitored 24 hours a day, seven days a week. Mr. Walsh replied yes.

*The Public Hearing was closed at 8:16 p.m.*

*A motion was made by Commissioner Duhig to approve Pet. #2021-25 – Request for a Special Use Permit for Storage for Towed Vehicles in an R-3 District at 4560 Rumsey Ave., Howard Walsh, Petitioner with the condition that petitioner erect an 8' covered fence at the front of the property. The motion was seconded by Commissioner Paruta.*

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

Motion to approve passes: 4-0.

*The Public Hearing opened at 8:24 p.m.*

B.) Pet. #2021-26 – Request for a Special Use Permit for Apartments in a C-2 District and Apartment Size Variations at 9611 Southwest Highway, Ali Matari, Petitioner

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*Mr. Ali Matari, 9611 Southwest Highway, Oak Lawn, Illinois*

The petitioner stated that he purchased the subject property in October of 2019. He claimed that the property was previously used as a bar and gaming facility. He indicated that the former owner of the property used to live there. He stated that there were previously two apartment units there, and that they intend to keep both units because the rent will help pay for the expenses of their Community Center. The petitioner mentioned that Cook County and Worth Township have the building identified as a mixed use building. He added that the Village is aware that the former owner lived there. He mentioned that the Village had requested that the property be licensed, and that they had completed the necessary paperwork. The petitioner stated that the property's utilities include three (3) meters – one for the commercial property and two for the residents. According to the petitioner, it has always been a mixed-use property; he said the building has been a mixed-use structure since 1961. The petitioner stated that when they went to the city, the Village discovered that it was a C-2 zoning and that they had no history of the building's classification. He stated that he has come to re-establish the mixed-use building.

Commissioner Duhig stated that he was unable to enter the property. According to Commissioner Duhig, the property was once a bar. He expressed concern about the layout and wondered if the Fire Department had reviewed the plans, as he is also concerned about the number of exits, egress, fire sprinklers, and so on. According to Commissioner Duhig, the bedroom is unusually small. He stated that he does not believe he is in a position to approve the petition.

Mr. McGuinness informed Commissioner Duhig that the Fire Department is aware of the proposed plans, and that the plans would need to be reviewed by the Fire Department for the work done and the proposed work. Mr. McGuinness stated that the plans, which include ingress and egress, fire alarms, and sprinklers, among other things, will be reviewed by both the Building and Fire Departments. According to the petitioner, the Fire Department approved the fire alarm system, and work will begin on Thursday. According to the petitioner, the permits for the property improvements have been issued. Commissioner Zumhagen requested clarification on the work that will begin. According to the petitioner, the fire alarm system will be installed this week. He stated that the permits for that project had been obtained.

Commissioner Paruta asked the petitioner whether he intended to add grass and other landscaping around the building. Yes, said the petitioner. The petitioner responded that there is currently grass around the property and that they will do whatever they can to make it look nicer. The petitioner stated that there are flowers in front of the apartment. The petitioner stated that they are installing new pavement and that work will begin tomorrow. The petitioner said the building will be much improved by the end of November.

Commissioner Paruta asked whether the apartments are studio apartments. The petitioner responded that one apartment will be two bedrooms and the other will be one bedroom. Commissioner Moriarty asked the petitioner if the 2<sup>nd</sup> floor apartment is an existing apartment. The petitioner responded yes.

Commissioner Zumhagen stated that he agrees that the building requires maintenance. His main concern, he says, is the apartment on the second floor. He mentioned that a one-bedroom apartment is listed as 415 square feet, but that the typical request is 600 square feet. Commissioner Zumhagen believes this is a significant difference.

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Commissioner Zumhagen stated that he noticed that the 2nd floor bedroom apartment lacks windows and instead has glass block windows. Commissioner Zumhagen asked the petitioner whether the Fire Department was in agreement. The petitioner stated that he is unsure about the inspection but that if he had to change it from residential to commercial in order to meet the requirements, he would. Commissioner Zumhagen restated the petitioner's comments and asked if he would consider turning the top floor apartment into a commercial space if the residential apartment did not meet the requirements, the petitioner said yes.

*Mr. Max Erokaos, 9705 McVicker, Oak Lawn, Illinois.*

Mr. Erokaos stated that he had lived at his current address for 27 years. He said he was a patron of the former bar for a number of years. He stated that the property had only one apartment. The staircases, according to Mr. Erokaos were never there before. He mentioned that one of the staircases used to be a bathroom. He indicated that the staircase was installed about a year and a half ago. He stated that a door and another staircase were added about 6 months ago. Commissioner Zumhagen asked to which apartment Mr. Erokaos was referring to. Mr. Erokaos described the apartment as a small one-bedroom with the owner sleeping on the main floor. He said the 2<sup>nd</sup> floor was only used for storage. Mr. Erokaos reiterated the changes being implemented by the current owner. He stated that you cannot drive up and down the block because the lot is full at 4:00 a.m. with 40-50 cars. According to him, the cars double park and park on the sidewalk. Commissioner Zumhagen reminded Mr. Erokaos that there is no parking variation in front of this Board, and while he understands the issues in the area, he stated that this is not the place to discuss them. Mr. Erokaos reiterated that there was only one small bedroom studio apartment previously. The 2<sup>nd</sup> floor, he said, was for liquor storage. Mr. Erokaos asserts that the doors and staircases were not on the property a year and a half ago. According to Mr. Erokaos, the building cannot be larger than 1,000 square feet and cannot accommodate two apartments. According to Mr. Erokaos, the building is collapsing. He claims the roof is leaking and that the walls are covered in mold. Commissioner Zumhagen reminded Mr. Erokaos once more that that is not the topic of this meeting.

The petitioner stated that the two-bedroom apartment had always been existent. He stated that the door was there, that they opened it, and that they added a staircase in the back for another exit. The petitioner stated that they are asphaltting the parking lot due to its poor condition and he apologized for the inconvenience to the area residents. He believes there will be no more parking issues once the parking lot is completed.

*Ms. Diane Pepigo, 9645 McVicker, Oak Lawn, Illinois.*

Ms. Pepigo stated that she believes she heard the petitioner request a zone change in order to generate revenue for the educational center. Commissioner Zumhagen clarified that this is a Special Use Permit, not a zoning change, that would allow the petitioner to add residential units on the property. Ms. Pepigo stated that she is opposed to the petition. She stated that she is unsure of the nature of the business. Ms. Pepigo brought up the address discrepancy. She stated that the letter mentioned 9609 Southwest Highway. The addresses, according to Mr. McGuinness, are based on county records.

Ms. Pepigo said she is against the Special Use Permit. She said she does not believe anything that is being said. She said the petitioner will do what he wants and ask for forgiveness later.

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*Mr. Guy Pepigo, 9645 S. McVicker, Oak Lawn, Illinois*

Mr. Pepigo stated that the doors are new, which can be verified by entering the address into Google Earth. He expressed concern that the petitioner intends to pave his parking lot, citing the grade and the fact that the lot has always been dirt. He mentioned a small patch of asphalt in front of the bar. According to Mr. Pepigo, water flows down McVicker and 99th is a flood plain. Mr. McGuinness informed Mr. Pepigo that the Building Department issues permits for repaving, and the topic tonight is for the apartments. Mr. Pepigo asked if the petitioner has a permit. Mr. McGuinness replied that he does not have that information because the petition tonight is only relevant to the Special Use Permit for the apartments. Commissioner Zumhagen reminded the audience that their questions and comments have to be about the apartments.

*Ms. Donna Meyer, 9711 McVicker, Oak Lawn, Illinois*

Ms. Meyer stated that she could not hear some of what was said and asked if it will be a community center. According to Commissioner Zumhagen, the current business is a community center, and the Special Use is to add apartments next to the community center on the north side of the building, as well as a small apartment on the second story. Ms. Meyer asked what is the nature of the community center; Commissioner Zumhagen stated that the community center is unrelated to the Special Use permit. Ms. Meyer stated that she lives on the street and is unsure what is going on; she stated that on Fridays, the area is impassable due to the parked cars. She stated that while it is great that they are redoing their parking lot, the property use has an impact on the people in the area. She stated that they are unable to enter or exit the area. She commented that she has a disabled son and cannot afford to have these traffic issues. Commissioner Zumhagen asked the petitioner whether the parking spaces for the first-floor apartment are located to the north of the building. Yes, said the petitioner. Commissioner Zumhagen asked whether or not people are currently residing there. The petitioner responded yes. Ms. Meyer stated that she has lived at her current address for the past 28 years. It upsets her to see this happen, she says. She stated that the parking lot is always full on Fridays. She said she believes that Southwest Highway is more dangerous than 95th Street.

*Mr. Hatim Najjar, 9905 Massasoit, Oak Lawn, Illinois.*

According to Mr. Najjar, the resident comments have nothing to do with the public hearing. He stated that the comments are about traffic, bars, and so on. Mr. Najjar stated that the petitioner is seeking a special use permit for apartments and that the comments made are irrelevant.

Mr. Erokaos asked to whom the residents should address their concerns. He reiterated the parking issues, claiming that 50 cars arrived at the same time. Commissioner Zumhagen advised the residents to address their concerns to their District Trustee. He added that if a resident believes there are safety concerns, they should call the police.

Ms. Pepigo mentioned that a questions was asked earlier about landscaping and asked if this is something the Board hopes to have for the Special Use Permit. Commissioner Zumhagen stated that landscaping is typically a general question to ascertain the petitioner's intent. Ms. Pepigo expressed that there is no space for landscaping because the building is surrounded by a sidewalk. Commissioner Zumhagen stated that landscaping is not included in the petition. He stated that no

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variance for landscaping was requested. Commissioner Zumhagen stated that the legal authority for this Board is a recommendation to the Village Board of Trustees and that it is limited to the petition's Special Use for an apartment and apartment size variations. Commissioner Zumhagen said if the residents have other issues, he encourages them to contact their Trustee. He stated that this Board is not dismissing the concerns; rather, they are attempting to operate within the confines of what they are legally permitted to do.

Ms. Pepigo stated that there are other properties in the area. She mentioned the eye doctor across the street, who has plenty of space. She stated that the doctor can also apply to the Board for a Special Permit. She stated that this could go on indefinitely. Ms. Pepigo stated that she is opposed to a mixed-use building. She stated that a commercial building should remain commercial and a residential building should remain residential.

Mr. Erokaos questioned how the Commissioners could vote if none of them had been inside the building. Commissioner Zumhagen stated that the board has the floor plan, square footage, and so on. Mr. Erokaos stated that you have no idea what is inside. Commissioner Zumhagen informed Mr. Erokaos that the Village has a Building Department that is in charge of assessing that, and that we are here for a Special use for apartment size variations.

Mr. Pepigo stated that he wants it on record that he asked about parking as well as the sewer and storm drain. He claimed that when the condominiums across the street were paved, they were required to install a sewer. He stated that the subject property does not have a storm drain. He requests that the Board investigate this matter to determine whether or not a permit has been issued.

*Mr. Gary Gudino, 9714 S. Marion, Oak Lawn, Illinois*

Mr. Gudino expressed that he feels that this petition should be denied. He stated that there are other issues at this property that are not being addressed because this is not the appropriate forum. He stated that he will ensure that residents have a voice with their Trustee. According to Mr. Gudino, there are a lot of wrongdoings going on.

Commissioner Zumhagen asked the petitioner whether he was aware that he might have strained relationships with his neighbors. The petitioner stated that he has never had problems with his neighbors. He stated that these are the first complaints he has heard in the last year and a half.

*The Public Hearing closed at 8:54 p.m.*

*A motion was made by Commissioner Moriarty to approve Pet. #2021-26 – Request for a Special Use Permit for Apartments in a C-2 District and Apartment Size Variations at 9611 Southwest Highway, Ali Matari, Petitioner with the following condition: to only allow one apartment on the first floor and to remove the second floor apartment. The motion was seconded by Commissioner Paruta.*

Roll call: Duhig, no; Moriarty, yes; Paruta, yes; Zumhagen, yes.

Motion passes 3-1.

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**VI. OTHER BUSINESS:**

A.) Chairman:

Commissioner Zumhagen thanked Commissioner Paruta for coming out tonight.

B.) Members:

C.) Staff:

Mr. McGuinness stated that there is a pending Ordinance to abolish the Architectural Review and Preservation Commission; he stated that some of their duties will be absorbed by the Zoning & Planning Commission, while others will be eliminated and handled by staff. He stated that it appears that Historic Preservation items will be transferred to the Zoning Commission. He stated that signage, elevation, and landscaping will be reviewed internally by staff. He stated that this is currently pending. He said this will be voted on at the BOT meeting on October 26th.

According to Village Counsel, the most important item is Historic Preservation. Commissioner Zumhagen asked about the number of petitions related to Historic Preservation. Mr. McGuinness mentioned honorary street signs and said if a building or property is designated historic, there will be a petition as well. He stated that there has been one historic designation request since he has been at the Village, but it had been withdrawn. Mr. McGuinness and Village Counsel both commented that there are some criteria as it relates to historic designations.

**VII. ADJOURNMENT:**

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 9:01 p.m.