

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium
Monday, November 1, 2021
Meeting Minutes #2021-13

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

- A. Chairman Pro Tem: Tom Duhig
- B. Members: Dave Bennett Pina Paruta (*ABS*)
Tom Duhig Rich Piazza
Bill Lundy Vernon Zumhagen (*ABS*)
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 Piazza.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2021-12 dated October 18, 2021 was made by Commissioner Moriarty with and seconded by Commissioner Piazza.

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

Motion to approve passes: 2-0-3.

The Oath was administered by Commissioner Duhig.

IV. MISCELLANEOUS PETITION:

A.) Pet. #2021-27 - Request for an Impervious Surface Variation at 10047 S. Merton Avenue, Thomas Barnickel, Petitioner

Mr. Thomas Barnickel, 10047 S. Merton Avenue, Oak Lawn, Illinois 60453

The petitioner explained his request of an impervious surface variation for the subject property in order to construct a new garage.

Commissioner Lundy stated that although the variance is only 2% he asked the petitioner if he would consider rain barrels and downspouts from the garage. The petitioner replied yes. Commissioner Lundy made a remark about the alley behind the property. He stated that it appears to be a vacated grass alley and asked if this could be factored into the impervious surface calculations. Village Counsel responded that it is not the petitioner's alley, and we are not certain that it is vacated. Commissioner Lundy asked the petitioner if the neighbors experience any flooding issues. The petitioner responded no.

Commissioner Bennett commented that the rendering depicts the new garage being pushed back toward the rear of the property. The petitioner responded yes and explained that it is a larger garage and that he needed to push it back for access. Commissioner Bennett asked how far back the

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petitioner is moving the garage. The petitioner responded about 4' – 5' feet from the property line. Commissioner Bennett said it appears that the garage will take on a lot more land. The petitioner stated that the proposed garage's dimensions are 22' x 24'. Commissioner Bennett questioned the petitioner about why he does not build the new garage where the existing garage is; the petitioner replied that he would not be able to access the garage door. Commissioner Bennett asked the petitioner if he would consider a compromise in terms of garage location. The petitioner responded that he if kept the same location he does not believe he could access at the rear of his house because there is not enough space.

Commissioner Piazza reminded the petitioner that he had accompanied him to observe his neighbor's permeable pavers. He asked the petitioner if he would consider replacing the existing pavement with permeable pavers. The petitioner responded that he does not believe it would look right to add permeable pavers in an area that is mostly asphalt. Commissioner Piazza stated that the impervious surface will exceed the lot area requirement by 179 feet. He also expressed that the petitioner's neighbors are excited for Mr. Barnickel to construct his new garage.

Commissioner Moriarty asked the petitioner if he planned to install gutters to the proposed garage. The petitioner replied that he did not intend to, but that he could. Commissioner Moriarty expressed that he believes it is a good idea. He explained that the subject property is in a flood plain and that the petitioner has exceeded the lot coverage requirement. The petitioner stated that he had never had gutters on his existing garage. Commissioner Moriarty suggested that if any problems arise, the petitioner consider installing gutters.

Commissioner Duhig agreed with the comments about rain barrels and gutters. Commissioner Piazza questioned whether the petitioner intends to install rain barrels, gutters, or both. The petitioner responded that installing gutters is not a problem. Commissioner Duhig inquired whether the property had ever experienced flooding. The petitioner responded that his street flooded 15 years ago due to a heavy rain event.

A motion was made by Commissioner Moriarty to approve Pet. #2021-27 - Request for an Impervious Surface Variation at 10047 S. Merton Avenue, Thomas Barnickel, Petitioner. The motion was seconded by Commissioner Bennett.

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

Motion to approve passes: 5-0.

V. HISTORIC PRESERVATION:

A.) Pet. #2021-31 – Request for Color Change of a Historic Designated Building at 5500 W. 95th St., Ahmed Ghosein, Petitioner

Mr. Nick Scarlatis, Architect, 5405 127th Street, Crestwood, Illinois 60445

Mr. Scarlatis stated that he is present on behalf of the property owner who purchased the gas station. He explained that the subject building dates back to 1900, but that it was demolished in 1968, and that the building that was built is the one that stands today. Mr. Scarlatis said the petitioner does not intend to do much to the building's exterior other than change the color and add

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other improvements. He stated that the petitioner intends to add new doors, change the glass in the office area and paint the building gray. He also mentioned that a band will be added up to the gutter and around the building. Mr. Scarlatis stated that the restrooms of the business face east, and the petitioner wishes to change access to the restrooms to within the building. He stated that the petitioner will close off the existing outside restroom doors. According to Mr. Scarlatis, changes to the site plan include closing off the two ingress/egress points on 95th Street. He stated that the petitioner intends to use the driveway off of 55th Avenue for only one ingress and egress. Mr. Scarlatis stated that IDOT will have no objections to this change and will fully support it.

Commissioner Duhig asked what type of business the petitioner will operate. Mr. Scarlatis replied that it will be a mechanic business by appointment only. Mr. Scarlatis mentioned a small landscaping area on 95th Street and 55th Avenue. He also stated that the petitioner will also put up a 6' wood fence. Mr. Scarlatis summarized that the building, building brick, and roof will not change, and that the petitioner is only changing the building's color.

Commissioner Moriarty stated that he has no questions and that the plans are great. He also mentioned that he likes the idea of only using the driveway on 55th Avenue.

Commissioner Piazza asked the petitioner whether he had already received authorization to close 95th Street. Mr. McGuinness replied that this will be reviewed internally by staff and that, while IDOT has not given official authorization, he believes the review and permitting process will be quick. Mr. Scarlatis stated that the petitioner plans to install a new curb and replace the driveway with a sidewalk. Commissioner Piazza asked whether the business will store vehicles that need to be repaired on-site.

The Oath was administered again by Commissioner Duhig.

Mrs. Sanai Ghosein, 13350 Brittany Drive, Orland Park, Illinois 60462

The petitioner responded that the majority of their work will be done only by appointment. She stated that they are not an auto body shop, but rather a mechanic, and that there will not be many cars on site overnight.

Commissioner Piazza inquired about the petitioner's business and whether they had another location. The petitioner replied the name of the business is Ghosein's European Auto House. She stated that they service European automobiles. She indicated that they were formerly located in Hometown for 26 years before closing. She emphasized that they do not hold or store cars, and that the majority of the work is completed in 1-2 days.

Commissioner Bennett asked about the proposed color of the building. Mr. Scarlatis stated that there are two possibilities. A gray color that includes or does not include a band around the building. Commissioner Bennett asked if the glass had two options. No, said the petitioner. He explained that they are installing new windows and painting the aluminum black and adding more squares to it.

Commissioner Bennett asked about the plans for landscaping. He asked the petitioner what type of plantings will be used. The petitioner said she will mostly likely add small evergreen shrubs and can also include day lilies and roses as well as flowers around the sign.

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Commissioner Lundy asked the petitioner to clarify that the shop will operate by appointment only and that there will not be many cars parked overnight. The petitioner said there will not be a large number of cars. She stated that their shop is a scaled-down version of their previous business. Commissioner Lundy asked the petitioner whether lighting would be installed. The petitioner stated that they will maintain the current lighting. Commissioner Lundy asked the petitioner if she thought the lighting was adequate. Yes, said the petitioner, adding that she has spoken with Village staff about illuminating their proposed sign.

Commissioner Lundy asked about the building's historic status. Village Counsel responded that the Village does not have records of when the building was designated as historic.

Mr. McGuinness mentioned that the Architectural Review & Design Commission had previously reviewed this request and had many questions about the proposed color. That is why the petitioners are here today, he explained. Commissioner Lundy asked the petitioners whether they were aware of the historic designation. The petitioner responded that they were aware of the business's presence and that they only wanted to change the building's details. She explained that when they approached the Village about making changes, they learned about the historic designation.

The petitioner mentioned they are having difficulty obtaining materials for their improvements. She also mentioned that the building does require cleaning.

Commissioner Bennett mentioned the Village's beautification plan between Central and Cicero Avenue in terms of planting recommendations. Mr. McGuinness informed Commissioner Bennett that he is referring to the 95th Street Corridor study and the 95th Street landscape. According to Mr. McGuinness, the new business owners appear to be heading in that direction.

Commissioner Duhig asked about the former location and the proposed signage for Oak Lawn. The petitioner responded that their former location was in Hometown at 87th & Southwest Highway. She said as far as signage they are going by the recommendation of the Architectural Design & Review Commission. Mr. McGuinness informed the Commissioners that the monument sign will be updated. The petitioner said the only signage they will have will be on the building and the monument sign at the corner of 95th & 55th Avenue.

The petitioner reiterated that materials are causing a delay in the project, but that they are prepared to make the necessary changes.

A motion was made by Commissioner Lundy to approve Pet. #2021-31 – Request for Color Change of a Historic Designated Building at 5500 W. 95th St., Ahmed Ghosein, Petitioner. The motion was seconded by Commissioner Piazza.

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

Motion to approve passes: 5-0.

VI. OTHER BUSINESS:

A.) Chairman:

B.) Members:

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C.) Staff:

Village Counsel explained that an Ordinance passed at the last Board of Trustees meeting relative to changes of some Boards and Commissions. He said the duties and responsibilities of the Architectural Review & Preservation Commission as they relate to signage will be absorbed by Village staff. He added that the Zoning & Planning Commission will take over the Historic Preservation duties and responsibilities. In terms of what fits, he explained that this Commission is on a learning curve. He stated that historic designations are not a request for a Code variance, so this leaves room for the Commission to determine what qualifies for a historic designation. The Commissioners briefly discussed their concerns about not understanding historic designations and what they should look for. Deanne stated that she will send the Commissioners a copy of the Ordinance as well as other information pertaining to prior Historic Designations and such. Mr. McGuinness stated that the requests are extremely rare. Deanne agreed, saying it was ironic that these requests are so rare, yet one of the petitions on tonight's agenda was about a historic designation, just after the change in the Commission was made.

VII. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned at 8:37 p.m.