

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium
Monday, June 21, 2021
Meeting Minutes #2021-7

I. ROLL CALL: Meeting called to order at 7:31 p.m.

- A. Chairman: Vernon Zumhagen
- B. Members: Dave Bennett (ABS) Pina Paruta (ABS)
Tom Duhig Rich Piazza
Bill Lundy Vernon Zumhagen
Mike Moriarty (ABS)
- 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 #2021-6 dated June 7, 2021 was made by Commissioner Duhig and seconded by Commissioner Lundy.

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

Motion to approve passes: 4-0.

The Oath was administered by Commissioner Zumhagen.

The Public Hearing opened at 7:33 p.m.

IV. PUBLIC HEARING:

A.) Pet. #2021-16– Rezoning from PL to M-1 at 9200 S. Kilpatrick Ave., Ahmed Shalabi, Petitioner.

The Oath was administered again by Commissioner Zumhagen.

Mr. Othman Hamdan, 9234 Kilpatrick, Oak Lawn, Illinois.

The petitioner explained that he wants the rezoning so that he can expand his towing business into a larger space. He explained that his towing company only services insurance companies and motor clubs. He said they will store cars that will eventually be transported to a body shop or a specific car dealer that may be too busy to accept the cars at the time of the accident.

Mr. Raed Shalabi, Attorney, 12630 S. Harlem, Palos Heights, Illinois.

Mr. Shalabi explained that his client, the petitioner, has managed several successful businesses and that they have outgrown their current space. He stated that his current company, Official Towing, has no violations or issues. He added that the expansion is not to add more clients rather it is

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simply because they have outgrown their current space. Mr. Shalabi also mentioned that the petitioner runs a furniture store and there have never been complaints or violations.

Mr. Shalabi explained the request for a land use change to allow the towing business in an M-1 zoning district. He stated that one of the reasons for this request is to use the property for the towing business and that the expansion will support paying overhead costs and other expenses. He said the issues the petitioner is having right now is that the property is zoned PL and does not allow for a towing company. Mr. Shalabi said the petitioner is aware of Village Ordinances and intends to run a successful business.

Commissioner Duhig asked about business operations. Mr. Shalabi explained that the towing company only services established businesses such as State Farm, Allstate, etc. He said they service those vehicles that have towing coverage with their insurance carrier.

Commissioner Duhig asked about the business on the south side. The petitioner explained that he currently operates Official Towing at 9234 Unit B. He said there is a mechanic shop operating at 9234 Unit A who is also licensed with the Village. Commissioner Duhig asked the name of the company that purchased the subject property. The petitioner responded that the name is 92nd Properties LLC. Commissioner Duhig asked how long Official Towing has been in business. The petitioner responded since 2019. The petitioner explained how the operations work of picking up vehicles and transporting vehicles to a body shop.

Commissioner Duhig asked if there are any tax advantages for the Village of Oak Lawn. Village Counsel responded that currently the land is zoned PL and therefore the property is not on tax rolls but if the zoning change is approved, the property will go on the tax rolls.

Commissioner Lundy asked the petitioner if he knew he had to request the rezoning when he purchased the property. The petitioner responded yes. Commissioner Lundy asked the petitioner if anyone informed him that it would not be an issue or did the petitioner assume it would not be an issue. The petitioner replied that before he went through the process of purchasing the property, he was in the market to rent/lease the property. The petitioner said he had another location in mind but it did not work out. The petitioner said he spoke to Deanne two or three times and she provided the required information on the process of rezoning in order to operate a towing business. Mr. Shalabi expressed that no one stated that the process would be easy.

Commissioner Lundy said it appears that there are a lot of cars currently stored on the subject property. The petitioner said there are a few cars and explained that the only reason that they are on the lot is because they did not want to move the cars on the street. Commissioner Lundy noted that there seemed to be approximately 15-20 cars. Dee Adasiak mentioned that she did request to the petitioner to have the cars be removed from the lot.

Commissioner Piazza mentioned that when he was at the property today he did not see 15-20 cars; he saw approximately 50 cars. The petitioner said a lot of those cars came in over the weekend. Commissioner Piazza confirmed with the petitioner that there will be no overflow of cars onto the street. The petitioner replied that they will not put any cars on the street. The petitioner said Deanne also mentioned to him in the past not to store any cars on the street. Commissioner Piazza asked the petitioner how many tow trucks will be stored inside the building. The petitioner

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responded five (5). Commissioner Piazza asked the hours of operation. The petitioner replied that they will only service accidents from 8:00 a.m. – 5:30 p.m. and everything else is roadside.

Commissioner Zumhagen asked the petitioner if he plans to keep the 9234 Kilpatrick property for the towing business. The petitioner responded no. He explained that his plan is to move the entire business to 9200 Kilpatrick. He said that they do have some work to do and will get the required permits from the Building Dept. Commissioner Zumhagen said he feels it is a great location for a towing business. He echoed Commissioner Piazza’s comments about cars remaining in the lot and not on the street.

The Public Hearing closed at 7:49 p.m.

A motion was made by Commissioner Lundy to approve Pet. #2021-16 – Rezoning from PL to M-1 at 9200 S. Kilpatrick Ave., Ahmed Shalabi, Petitioner. The motion was seconded by Commissioner Duhig.

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

Motion to approve passes: 4-0.

V. OTHER BUSINESS:

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

VI. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:55 p.m.