

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Village Hall Auditorium  
Monday, August 16, 2021  
Meeting Minutes #2021-9

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

- A. Chairman Pro Tem: Bill Lundy
- B. Members: Dave Bennett Pina Paruta  
Tom Duhig Rich Piazza (*ABS*)  
Bill Lundy Vernon Zumhagen (*ABS*)  
Mike Moriarty
- C. Staff: Kevin McGuinness, Village Planner  
Tom Condon, Village Attorney  
Deanne Adasiak, Recording Secretary

*A motion was made by Commissioner Duhig to appoint Commissioner Lundy as Chairman Pro Tem. The motion was seconded by Commissioner Bennett.*

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

Motion passes: 5-0.

**II. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Commissioner Lundy.

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

*A motion to approve the Regular Meeting Minutes #2021-8 dated July 19, 2021 was made by Commissioner Moriarty and seconded by Commissioner Duhig.*

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

Motion to approve passes: 3-0-2.

*The Oath was administered by Commissioner Lundy.*

**IV. SUBDIVISION:**

A.) Sub. #2021-2– Request for a 2-Lot Resubdivision with Equal Side Yard and Side Yard Setback Variations at 6632 & 6644 W. 91<sup>st</sup> Place, SRZ Development Group, LLC and Frederick Mendoza, Petitioner

*Mr. Sebastian Zaborski, SRZ Development Group, 9205 Forest Edge Drive, Burr Ridge, IL*

The petitioner stated that he owns SRZ Development Group. He mentioned that he had previously built a home for himself and attempted to resubdivide it. He said that his neighbors did not want him to resubdivide at the time. He stated that his neighbor now supports the idea of reshaping the two existing lots to create more rectangular lots. He explained that because the houses are already built on the properties, both properties require an equal side yard variation and a side yard setback variation.

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Village Hall Auditorium  
**Monday, August 16, 2021**  
Meeting Minutes #2021-9

Commissioner Bennett asked Mr. Zaborski about the absence of the other petitioner. Mr. Zaborski stated that the petitioner was unable to attend the meeting. Mr. McGuinness informed Commissioner Bennett that the other petitioner signed off on the petition paperwork as owner and as a petitioner.

Commissioner Duhig asked for clarification that the petitioners took the triangle shaped properties and divided the properties evenly. The petitioner said that is correct.

Commissioner Lundy mentioned to the petitioner the Village's maximum impervious surface ratio is fifty percent (50%). The petitioner responded that he is already at 50%.

*A motion was made by Commissioner Duhig to approve Sub. #2021-2 - Request for a 2-Lot Resubdivision with Equal Side Yard and Side Yard Setback Variations at 6632 & 6644 W. 91<sup>st</sup> Place, SRZ Development Group, LLC and Frederick Mendoza, Petitioner. The motion was seconded by Commissioner Paruta.*

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

Motion passes: 5-0.

*Commissioner Moriarty made a motion to combine the discussion of the next two petitions. The motion was seconded by Commissioner Duhig.*

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

Motion passes: 5-0.

*The Public Hearing opened at 7:40 p.m.*

B.) Sub. #2021-3– Request for a 2-Lot Resubdivision with Front, Rear, Side, and Equal Side Yard Setback Variations at 4661 W. 94<sup>th</sup> St. & 9400 S. Kenton Ave., Landmark Engineering LLC, Petitioner

A.) Pet. #2021-21-Request for Rezoning from PL to C-2 at 4661 W. 94<sup>th</sup> St., Landmark Engineering LLC, Petitioner

*Mr. Gary Fast, 12061 Aspen Lane, Homer Glen, Illinois.*

The petitioner stated that he is requesting a resubdivision of the former Park District property. He stated that the property was approved and sold to Mancari Chrysler Dodge Jeep Ram. He said they are petitioning to have the property rezoned to C-2 in order to match the zoning of the dealership. He stated that the plans include reconfiguring the perpetual easement and that the soccer field will be converted into a parking lot for inventory or overflow of surface parking. The petitioner stated that Mancari had been leasing a portion of the Park District property for over 25 years. The petitioner stated that a new Service Center will be built on the property directly north of the existing Service Center. He stated that the current and existing Service Center will be demolished to make way for more parking.

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Village Hall Auditorium  
**Monday, August 16, 2021**  
Meeting Minutes #2021-9

The petitioner said Stellantis, a global automaker, is the new owner of Chrysler Corporation. He explained that Mancari meets all of their requirements except for a building setback from the dealership showroom to the back. He stated that they are currently determining whether they will enhance the showroom on 95th Street as is or attach to the new Sales building through the manufacturer's third party. According to the petitioner, this will increase the visibility of 95th Street. He contends that this will allow for an additional driveway, resulting in a safer traffic flow off of 95th Street. According to the petitioner, the plan also includes closing down Kenton Avenue. He explained that several people currently cut through the property to get to the medical building or the strip mall. He stated that the area will be fenced in, and that a new driveway off Kenton Avenue will be built for the Park District. The petitioner stated that the improvements will modernize the facility and bring it into the twenty-first century.

Commissioner Bennett said he would like to hear feedback from the Park District.

*Mr. Steve Radice, Property Services Manager, 9446 Raymond Avenue, Oak Lawn, IL.*

Mr. Radice informed Commissioner Bennett that he works for the Village of Oak Lawn, not the Park District. He stated that the Park District sold the property to the Village of Oak Lawn, who then sold it to Mancari. He stated that the Park District is completely uninvolved in this.

Mr. McGuinness stated that the pool property included buildings that would have met setbacks at the time it was built. However, after the subdivision the pool property will require the front, back, and equal side yard setbacks.

Commissioner Bennett stated that when the Park District was present at the initial meeting, he asked them outright if they needed any of the land for which they were seeking the variance; he stated that they were adamant that they did not. Mr. McGuinness explained that after the subdivision, the Park District eliminated parking south of the pool and then west of the pool as well. He stated that following the subdivision, the property must meet the setback requirements. He stated that the subdivision triggers this in order to meet those regulations.

Commissioner Bennett expressed that the Park District should have known that they did not have those setbacks and he feels that should have brought to this Commission's attention when that massive variance was granted. Commissioner Bennett stated that it was a significant figure. He stated that he tried to ask pertinent questions but he feels he did not receive all of the answers. He stated that he understands that the Park District no longer has the necessary land. He said that if this were two separate businesses, it would be fine. He expressed that this is public land. He stated that it was not available for them to hand over. Commissioner Bennett expressed that when the variance was granted, the Zoning Commission did not receive all of the information they required. He claimed that someone at the Park District must have known they would require a variance. Commissioner Bennett stated again that he asked the Park District specifically if they saw a need for a variance in the future, to which the petitioner replied no.

Commissioner Bennett questioned whether the land is owned by a single company or by different companies. The petitioner responded one (1) company. Commissioner Bennett asked staff whether or not drainage would be required. Mr. McGuinness responded that if a new building is constructed they must go through MWRD to meet their requirements. Commissioner Bennett asked if it will be done "piece meal" *again*. He asked if the property will be reviewed as one property or sections of

VILLAGE OF OAK LAWN  
ZONING & PLANNING COMMISSION  
Village Hall Auditorium  
Monday, August 16, 2021  
Meeting Minutes #2021-9

property. Mr. Radice explained that anything Mancari wants to do must be approved with proper permitting, and they will have to go through MWRD because there is no way around it. Mr. Radice added that they will also have to meet all the guidelines set by the Building Dept.

Commissioner Bennett stated that he understands, but he believes that if they take all of the square footage, it will be a different requirement than if done in stages. The petitioner stated that he was involved with the Planning Committee and that they are in the process of selecting a contractor, and that the discussion so far has been that the property would be developed in its entirety at the time of development, rather than piecemeal.

The petitioner stated that the next step is to hire a civil engineer to go over the property and discuss the implications of water detention. He stated that if they discover that the property will not support what they are attempting to do, they will augment it; however, he stated that they will still be required to follow the guidelines and rules.

Mr. Radice expressed to Commissioner Bennet that one thing has nothing to do with the other. He said to him that if he is against the rezoning then be against the rezoning. He said what Mancari does in the future has anything to do with the rezoning. Commissioner Bennett said he feels it does.

Mr. McGuinness stated that if Mancari is redeveloping the entire site, they will need surface or underground detention in accordance with MWRD. He compared it to other large developments, such as Oak Lawn Commons (95th & Pulaski), which had to install an underground drainage system, and Stony Creek Phase II (TJ Maxx and Home Goods), which had to add underground storage as well as permeable pavers. He said the same thing about the Mariano's development, which constructed a detention pond to the west of their building. He stated that MWRD requirements were based on the size of the property and the development. Commissioner Bennett expressed concern that if the property is completed in "piece meal" fashion, it will save them on the drainage requirement. Mr. McGuinness stated that based on what he has seen, he believes MWRD will know and catch it, as well as inquire about the rest of the property *if* the work is done in sections. Mr. Radice expressed that Mancari would not want any flooding issues on their property.

Commissioner Moriarty asked the petitioner if the Park District will be keeping the parking lot near the pool. The petitioner responded yes.

Commissioner Lundy expressed that he understands Commissioner Bennett's concerns and stated that it would have been nice to see a Master Plan. He said he also knows that whatever they build it will have to follow Code. Commissioner Bennett said he understands that and said again that he wants to be sure that the entire development is reviewed at one time rather than sections. Commissioner Lundy asked the petitioner if the three parcels will be developed as one. The petitioner responded yes. Commissioner Lundy restated that when Mancari develops the Master Plan it will be one parcel. The petitioner replied yes.

Mr. McGuinness explained that the resubdivision would show one parcel over three acres. The three acres of land would require underground or surface retention.

The petitioner restated what he said earlier and said they prefer to redevelop the property as one parcel at one time and will get it done correctly. He restated that he will not do it in piece meal.

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Village Hall Auditorium  
**Monday, August 16, 2021**  
Meeting Minutes #2021-9

Mr. Radice mentioned the north-south easement that runs west of the soccer field and east of the other parking lot. Mr. Radice stated that there is a telephone line on the property and that they intend to keep that easement. The petitioner stated that the above-ground utilities would be removed and buried as underground utilities. The petitioner stated that the property has a perpetual easement that zigzags through it at 4700 W 95th; he stated that they are taking the two existing lots and changing the easement to go directly north of the Medical building.

Commissioner Lundy reiterated his understanding of Commissioner Bennett's comments and reminded the petitioner that the property was transferred from the Park District to the Village, who then sold it to Mancari. Mr. Radice explained that when the Park District gives up green space, there is a lot of bureaucracy and loopholes that would take a long time, possibly years, but the way suggested was to sell it to the Village of Oak Lawn, another public entity, and the Village could then sell it to a private entity.

Commissioner Lundy said when the property was leased through the Park District it was not on the tax rolls and with the resubdivision the property will now fall on the tax rolls. The petitioner replied yes.

*The Public Hearing was closed at 8:05 p.m.*

B.) Sub. #2021-3– Request for a 2-Lot Resubdivision with Front, Rear, Side, and Equal Side Yard Setback Variations at 4661 W. 94<sup>th</sup> St. & 9400 S. Kenton Ave., Landmark Engineering LLC, Petitioner

*A motion was made by Commissioner Paruta to approve Sub. #2021-3– Request for a 2-Lot Resubdivision with Front, Rear, Side, and Equal Side Yard Setback Variations at 4661 W. 94<sup>th</sup> St. & 9400 S. Kenton Ave., Landmark Engineering LLC, Petitioner. The motion was seconded by Commissioner Moriarty.*

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

Motion to approve passes: 5-0.

A.) Pet. #2021-21-Request for Rezoning from PL to C-2 at 4661 W. 94<sup>th</sup> St., Landmark Engineering LLC, Petitioner

*A motion was made by Commissioner Paruta to approve Pet. #2021-21-Request for Rezoning from PL to C-2 at 4661 W. 94<sup>th</sup> St., Landmark Engineering LLC, Petitioner. The motion was seconded by Commissioner Moriarty.*

Roll call: Paruta, yes; Moriarty, yes; Lundy, yes; Duhig, yes; Bennett, no.

Motion to approve passes: 4-1.

**V. OTHER BUSINESS:**

A.) Chairman:

VILLAGE OF OAK LAWN  
ZONING & PLANNING COMMISSION  
Village Hall Auditorium  
Monday, August 16, 2021  
Meeting Minutes #2021-9

B.) Members: *None*.

C.) Staff:

Mr. McGuinness said he will research MWRD requirements for redevelopment and will send his findings to the Commissioners via email.

**VI. 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 8:07 p.m.