

**VILLAGE OF OAK LAWN**  
Village Hall Auditorium  
9446 Raymond Avenue Oak Lawn Illinois 60453  
**ZONING & PLANNING COMMISSION**  
Monday, April 19, 2021  
Meeting Minutes #2021-4

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

- A. Chairman:** Vernon Zumhagen
- B. Members:** Dave Bennett Pina Paruta  
Tom Duhig (ABS) Rich Piazza  
Bill Lundy Vernon Zumhagen  
Mike Moriarty
- C. Staff:** Kevin McGuinness, Village Planner  
Kevin Casey, Village Planner  
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 #2021-3 dated April 5, 2021 was made by Commissioner Lundy and seconded by Commissioner Piazza.*

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

Motion passes: 4-0-2.

*The Oath was administered by Commissioner Zumhagen.*

*The Public Hearing opened at 7:32 p.m.*

**IV. PUBLIC HEARING:**

A.) Pet. #2021-7 – Request for a Parking Variation at 4931 W. 95<sup>th</sup> St., Eileen Desmond, Petitioner

*Mrs. Eileen Desmond, 8747 Moody Avenue, Oak Lawn, Illinois.*

The petitioner explained her request for a parking variation for a Coffee and Cocktails shop and tavern, Cork and Bean. She explained that currently there are forty-two (42) parking spaces available in the area and six (6) parking spaces on the property. She mentioned the seating capacity is forty-five (45). The petitioner explained that the concept of the shop/tavern is a relaxed environment for residents to enjoy coffee in the morning and cocktails in the evening. She also mentioned that she wants to provide an outlet for local artists to showcase their talents and market their creations. The petitioner

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briefly mentioned that in addition to specialty coffees such as espresso, she will also have upscale drinks.

Commissioner Moriarty asked the petitioner if she plans to stripe the six (6) parking spaces on the property. The petitioner responded that they are not that far into planning but that she will stripe the parking spaces. Commissioner Moriarty asked the hours of operation. The petitioner responded that initially they will open 7:00 a.m. – Midnight and see how business is in full operation mode.

Commissioner Paruta asked how many employees will work during a shift. The petitioner replied that there will be 2-3 employees per shift. Commissioner Paruta asked if there is a full menu. The petitioner responded that it is not a full service kitchen but that she intends to offer breakfast pastries, breakfast sandwiches, lunch sandwiches and wraps and appetizers including Charcuterie and cheese boards. Commissioner Paruta expressed that it looks like it will be a very nice establishment.

Commissioner Piazza restated that the capacity is forty-five (45). The petitioner responded that she will have forty-five (45) seats. Commissioner Piazza asked if there will be live music. The petitioner responded that she hopes to have acoustic musicians, not full bands. Commissioner Piazza expressed that parking is tight but that the proposed establishment looks great. The petitioner expressed that she feels most of her customers will UBER to her establishment.

Commissioner Lundy pointed out the proposed front patio on 95<sup>th</sup> Street. He expressed that 95<sup>th</sup> Street is a vibrant street and there is a lot of traffic. The petitioner explained that her building is set back further than the other buildings on the block. Commissioner Lundy said that he hopes that the proposed patio passes in Plan Review; he expressed that he is not sure if the patio will be allowed to face 95<sup>th</sup> Street due to safety concerns.

Mr. McGuinness mentioned that the proposed site plan shows sixty (60) seats. The petitioner explained that she had to reduce seating in order to provide ADA complaint restrooms.

Commissioner Piazza asked the petitioner if she has considered extending hours to 2:00 a.m. The petitioner replied that it is a possibility.

*The Public Hearing closed at 7:41 p.m.*

*A motion was made by Commissioner Paruta to approve Pet. #2021-7 – Request for a Parking Variation at 4931 W. 95<sup>th</sup> St., Eileen Desmond, petitioner. The motion was seconded by Commissioner Piazza.*

Roll call: Bennett, yes; Lundy, yes; Moriarty, yes; Paruta, yes; Piazza, yes; Zumhagen, yes.

Motion to approve passes: 6-0-0.

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*The Public Hearing opened at 7:43 p.m.*

B.) Pet. #2021-8 – Request for a Parking Variation at 4036 W. 111th St., James Gorney, Petitioner

***Mr. James Gorney, 4029 Dean Drive, Oak Lawn, Illinois.***

The petitioner explained that he is seeking a parking variation for his proposed bar and grill restaurant, Birdies. The petitioner said that his bar concept will include seven (7) indoor golf simulators, a bar, and a full kitchen.

Commissioner Bennett expressed that he is concerned about parking especially with the new tenant, Hog Wild, and the existing tenant, Reilly's Daughter. He said he feels it will be pretty hectic as far as parking but that the proposed establishment looks fantastic.

Commissioner Lundy said parking is his main concern too. Commissioner Lundy asked the petitioner if patrons have to make reservations to use the golf simulators. The petitioner responded yes. Commissioner Lundy said Hog Wild will do a lot of business during the day and Reilly's will be busy mostly on the weekends; he asked the petitioner if he is concerned about the impact on his new business and whether he considered asking for specific parking spaces for Birdies. The petitioner said he has not discussed specific parking spaces with the management company but reminded the Board about how far the parking extends to the west. He said a lot of those parking spaces are never used. The petitioner said he understands that Hog Wild is coming in and that he had a discussion with the owner and he feels that the parking will work out well. He mentioned that the breakfast establishment closes early and there are no tenants east of that restaurant. The petitioner mentioned that the bank has been closed for a while and that even when they are open it is mostly ATM drive-thru and not much bank parking. The petitioner said to use that lot at its full potential, even with the parking spaces along 111<sup>th</sup> Street, will work out well for his business and Hog Wild. He reiterated that a lot of the parking lot is not used. The petitioner also mentioned the hours of operation among the three main businesses is somewhat staggered. He said it is beneficial to all the businesses on how it will play out. He said he feels Reilly's Daughter will be mostly evening; the breakfast restaurant 7:00 a.m. – Noon; and his hours will be 7:00 a.m. – midnight or 7:00 a.m. – 2:00 a.m. He said if the golf simulators are booked at their maximum, it would only be 28 people. The petitioner said he may get a lunch crowd but that Reilly's does not have much going on during the afternoon. He also added that he is not sure how many of Hog Wild customers will be carry-out versus dining in the restaurant.

Commissioner Piazza asked how many employees will be on site. The petitioner replied that he will not have more than six (6) employees per shift seven (7) days a week. Commissioner Piazza mentioned the 1997 Village Comprehensive plan for that property includes upgrades in the parking lot, landscaping, building facade, etc. He asked Mr. McGuinness if he knows if the property owner has any plans for that property as he feels that it needs a facelift. Mr. McGuinness said he agrees. The petitioner expressed that he agrees with Commissioner Piazza's comments. He mentioned that the property owner is

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having someone come out to stain the brick and will be replacing the roof in the next few months.

Commissioner Moriarty asked how many people can use one golf simulator. The petitioner responded that the simulators are really based on an hour play. He said the average is one hour per player or per team. He said you can have as many as six people that can play for six hours.

*The Public Hearing closed at 7:52 p.m.*

*A motion was made by Commissioner Moriarty to approve Pet. #2021-8 – Request for a Parking Variation at 4036 W. 111<sup>th</sup> St., James Gorney, Petitioner. The motion was seconded by Commissioner Bennett.*

Roll call: Zumhagen, yes; Piazza, yes; Paruta, yes; Moriarty, yes; Lundy, yes; Bennett, yes.

Motion to approve passes: 6-0-0.

**VI. OTHER BUSINESS:**

A.) Chairman:

Commissioner Zumhagen mentioned that all items that were on the last meeting agenda passed unanimously by the Village Board of Trustees.

B.) Members: *None.*

C.) Staff: *None.*

**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 7:54 p.m.