

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium
Monday, May 16, 2022
Meeting Minutes #2022-3

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

A. Chairman: Vernon Zumhagen

B. Members: Dave Bennett Mike Moriarty
Drew Butler Rich Piazza
Tom Duhig (*ABS*) Vernon Zumhagen
Bill Lundy

C. Staff: Don McKenna, Manager Engineering, Planning & Development
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 #2022-2 dated March 7, 2022 was made by Commissioner Piazza and seconded by Commissioner Butler.

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

Motion passes: 6-0.

The Oath was administered by Commissioner Zumhagen.

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

IV. PUBLIC HEARING:

A.) Pet. #2022-9 – Request for a Special Use Permit to allow a Massage Facility at 4701 W. 95th Street, Xiaohui Yang, Petitioner

Ms. Xiaohui Yang, 4701 West 95th Street, Oak Lawn, Illinois 60453

(Petitioner discussion was held via the petitioner’s translator)

The petitioner explained that she is here to obtain a Special Use to allow for a Massage facility. The petitioner indicated that she operates two other massage businesses in the Chicagoland area. The petitioner believes that a massage business is a great way for customers to unwind after a long day at work. The petitioner went on to say that relaxing people is a Chinese tradition, and that this includes relaxation treatments including foot massage and Chinese medicine.

Commissioner Lundy asked the petitioner if she and her staff have the required professional training and certifications. The petitioner responded that both she and two technicians have their required certifications. Commissioner Lundy asked if there will be more than two technicians. The petitioner responded no and indicated that the business will only have two (2) rooms.

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Commissioner Piazza referenced the petitioner's comments of her other businesses. He said this would be the third store and asked the petitioner the location of the other stores. The petitioner responded that her other stores are located in Chicago and Tinley Park. Commissioner Piazza asked if the other two technicians will be new or from one of the petitioner's other stores. The petitioner responded that initially she will have the licensed technicians from the other stores operate the proposed location and then hire new staff along the way. Commissioner Piazza asked the petitioner if the total number of employees includes the business owner and two technicians. The petitioner responded that there will only be two employees.

Commissioner Moriarty asked the petitioner if she will accept walk-in customers or if it will be by appointment only. The petitioner responded that patrons will be required to make an appointment. Commissioner Moriarty asked the petitioner if the technicians will rent space from her or will they be her direct employees. The petitioner responded that it will depend on how well the technicians work out. Commissioner Moriarty asked the petitioner if she plans to be open 7 days a week. The petitioner responded yes.

Commissioner Zumhagen asked the petitioner the proposed business's name. "Comfort Spa," said the petitioner. If the petition is granted, Commissioner Zumhagen explained to the petitioner that it will be forwarded to the Board of Trustees for approval. He stated that this approval is for the operation of a massage establishment and that the petitioner is responsible for any other business licenses or other regulatory approvals.

Commissioner Piazza asked staff if there is any other massage business in Oak Lawn. Deanne responded "Massage Envy".

The Public Hearing closed at 7:44 p.m.

A motion was made by Commissioner Moriarty to approve Pet. #2022-9 - Request for a Special Use Permit to allow a Massage Facility at 4701 W. 95th Street, Xiaohui Yang, Petitioner. The motion was seconded by Commissioner Bennett.

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

Motion to approve passes: 6-0.

V. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members:

Commissioner Lundy expressed concern about the excessive number of cars parked on the property of Ghossein's Auto Shop in the 5500 block of West 95th Street. Commissioner Lundy remarked that during the Zoning and Planning Meeting last year, the petitioner emphasized that they did not intend to park a large number of cars on site. He expressed that it looks like garbage. Commissioner Lundy also commented on their promise to add landscaping. He said he drove by a few times and he really thinks it looks awful. Mr. McKenna responded that he knows that the business owners are still working with IDOT to complete the egress/ingress process. He said that the initial concept was to remove all ingress/egress on 95th Street but that IDOT would not approve that request. Mr. McKenna also added that he knows they intend to add potted plants to the

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parkway. Mr. McKenna assured Commissioner Lundy that he is in touch with the business owners and noted that he will have the Property Maintenance Division inspect the property in regard to all of the cars parked on site.

C.) Staff: *None.*

VI. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:51 p.m.