

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium
Monday, December 19, 2022
Meeting Minutes #2022-10

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

A. Chairman: Mike Moriarty

B. Members: Steve Adamscheck Bill Lundy
Dave Bennett Mike Moriarty
Tom Duhig (7:36 p.m.) Rich Piazza (ABS)
Dan Greene

C. Staff: Kevin Casey, Village Attorney
Drew Guardi, Engineering Technician
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Moriarty.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2022-9 dated December 5, 2022 was made by Commissioner Adamscheck and seconded by Commissioner Bennett.

Roll call: Moriarty, yes; Lundy, yes; Greene, abstain; Bennett, yes; Adamscheck, yes.

Motion passes: 4-0-1.

The Oath was administered by Commissioner Moriarty.

IV. NEW BUSINESS:

A.) Pet. #2022-22 – Request for variation from 50% exterior masonry requirement for a single-family home @ 10612 Lockwood Avenue, Tracy Little, Petitioner

Ms. Tracy Little, 10612 Lockwood Avenue, Oak Lawn, Illinois

Mr. Al Little, 10324 Linus Lane, Oak Lawn, Illinois

The petitioner explained that she was looking for a modern-style home, her dream home, in Oak Lawn but could not find one. She explained that she hopes to remodel the subject property for a modern-style look and is requesting a variance from the Village Ordinance which requires 50% masonry on the exterior walls. The petitioner intends to use a brick veneer to cover approximately 23% of the house. The petitioner also stated that she has lived in Oak Lawn for a long time and owns a business here and she expects to live in Oak Lawn for a very long time.

Commissioner Adamscheck called into question the Village Code's requirement for 50% exterior masonry. Mr. Guardi explained that the Ordinance has been part of our Code for more than 60 years. Mr. Guardi added that fire safety is most likely factored into said Ordinance because this construction technique creates structures that are safe, durable, and well-built.

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Commissioner Adamsheck asked whether similar types of variation requests have previously been heard by this board. Commissioner Moriarty replied yes and mentioned that a similar variation had been approved by this Board.

Commissioner Bennett expressed that the proposed design of the home is beautiful but he does not see the hardship rationalizing the variance. The petitioner responded that her builder, MK Construction, has been constructing these style homes for quite a few years.

Mr. Little stated that he is the petitioner's brother. He indicated that the residents in the area are looking forward to the remodeled style home as well as the demolition of the existing home.

Commissioner Bennett stated that the look and design of the house can still be achieved with the materials required by Code.

Commissioner Lundy explained that he will not take part in the discussion because he personally knows the family. He did, however, say that he can attest to their character and that they are a wonderful family. He pointed out that the Little family pay a lot of taxes to Oak Lawn and that they also own The Barrel Club.

Commissioner Moriarty mentioned a newer home in the same area that he believes is less than 50% masonry. He asked the petitioner whether she intended to add any stone to the house. The petitioner responded that she is unsure of the specific material details but that the variance is required due to the brick veneer covering 23% of the home.

Commissioner Bennett asked the petitioner what stopped her from adding more brick. The petitioner responded that she was unaware of the Ordinance when she met with her Architect. Commissioner Bennett asked the petitioner about other design options. The petitioner responded that she had not considered any other options because she was hopeful that the variance would be granted. Commissioner Bennett asked about the exterior materials. The petitioner responded that 23% of the structure will be brick veneer, with the remainder being siding.

Commissioner Bennett said if the proposed materials were fiber cement, he would be more inclined to support the variance. Commissioner Adamsheck pointed out that the plans show stucco.

Commissioner Bennett asked if he could add to the motion that the petitioner cannot use vinyl or LP siding. Village Attorney Casey reiterated the variation request and stated that making that stipulation would have to be made a condition of the motion.

A motion was made by Commissioner Greene to approve Pet. #2022-22 – Request for variation from 50% masonry requirement for a single-family home @ 10612 Lockwood Avenue, Tracy Little, Petitioner. The motion was seconded by Commissioner Moriarty.

Roll call: Adamsheck, yes; Bennett, no; Duhig, abstain; Greene, yes; Lundy, abstain; Moriarty, yes.

Motion to approve passes: 3-1-2.

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V. PUBLIC HEARING:

The Public Hearing opened at 7:50 p.m.

A.) Pet. #2022-23 – Special Use Permit for Body Contouring business in a C-1 zoned district @ 4600 West 103rd Street, Yolanda Figueroa, Petitioner

Ms. Yolanda Figueroa, 5444 W. 84th Street, Burbank, Illinois

The petitioner stated that she is seeking a special use permit to allow for the operation of a body contouring business. The petitioner mentioned that she currently owns a small business in Hinsdale but wishes to relocate it to Oak Lawn. She explained that she is a single mother of two boys and that the Hinsdale location has made her commute difficult in relation to her family. Oak Lawn, she believes, has both diversity and potential. She explained that the body contouring services offered are non-invasive. She described the technique as a collection of therapies that reduce cellulite and eliminate fat. She went on to say that the procedure is a non-surgical alternative that promotes a healthier lifestyle. She stated that the techniques utilize various machine types. The petitioner said that she hopes to bring something new to Oak Lawn and is also considering Salon Suites for cosmetology and hair stylists.

Commissioner Duhig asked the petitioner if she provides medication. The petitioner responded that there is no medication, no needles, no pain, and that the results are available the same day. Commissioner Duhig asked the petitioner about parking. Parking, according to the petitioner, will not be an issue, as there are at least 16 available spaces.

Commissioner Duhig asked about the number of employees. The petitioner responded approximately four (4) employees. Commissioner Duhig asked about the number of visits per day. The petitioner replied one (1). Commissioner Moriarty clarified Commissioner Duhig's question and asked the petitioner about the daily client count. The petitioner stated that she expects 5-7 clients per day. She also said that each client session lasts about 1 1/2 to 2 hours.

Commissioner Lundy asked the petitioner whether her certifications will carry over to Oak Lawn and whether all of her employees would be properly certified. Yes, said the petitioner. Commissioner Moriarty asked about insurance requirements. According to the Village Attorney, insurance may be a state requirement. The petitioner stated that while she is certified, she is not required to have a State license. Commissioner Moriarty asked about liability insurance. The petitioner replied and stated that she is insured. Commissioner Moriarty asked the petitioner how long she operated her business in Hinsdale. The petitioner responded two years.

The Public Hearing closed at 7:57 p.m.

A motion was made by Commissioner Lundy to approve Pet. #2022-23 – Special Use Permit for Body Contouring business in a C-1 zoned district @ 4600 West 103rd Street, Yolanda Figueroa, Petitioner. The motion was seconded by Commissioner Bennett.

Roll call: Moriarty, yes; Lundy, yes; Greene, yes; Duhig, yes; Bennett, yes; Adamscheck, yes.

Motion passes: 6-0.

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The Public Hearing opened at 7:58 p.m.

B.) Pet. #2022-24 – Special Use Permit for Body Contouring with a hyaluronic pen and scalp micropigmentation business in a C-1 zoned district @ 4600 West 103rd Street, Pia Rizza, Petitioner

Ms. Pia Rizza, 7225 W. Higgins, Chicago, Illinois

Ms. Rizza explained that she offers micro art, light tattooing of the scalp for hair loss areas such as for alopecia treatment. She explained that she offers a scalp shading technique to give the appearance of real hair. She said from the crown to the hairline, any area of the scalp with hair loss can be shaded. Commissioner Greene asked about the scalp pigmentation technique. Ms. Rizza described how hydraulic acid is placed in a syringe and the client is given air like shots and said the shading mimics tiny hair follicles.

Commissioner Lundy stated that he has no objections to the subject petition as long as all staff are properly certified.

The Public Hearing closed at 8:00 p.m.

A motion was made by Commissioner Adamscheck to approve Pet. #2022-24 – Special Use Permit for Body Contouring with a hyaluronic pen and scalp micropigmentation business in a C-1 zoned district @ 4600 West 103rd Street, Pia Rizza, Petitioner. The motion was seconded by Commissioner Bennett.

Roll call: Adamscheck, yes; Bennett, yes; Duhig, yes; Greene, yes; Lundy, yes; Moriarty, yes.

Motion passes: 6-0

VI. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members: *Commissioner Lundy mentioned the for Sale sign posted on the proposed Pete's Market property and asked staff if they had heard anything about it. Mr. Guardi responded that he is unaware and has no new information to share.*

C.) Staff: *None.*

VII. ADJOURNMENT:

A motion to adjourn was made by Commissioner Bennett and second by Commissioner Duhig.

Voice vote: All in favor, aye.

Motion to adjourn passes.

The meeting adjourned at 8:04 p.m.