

# VILLAGE OF OAK LAWN

## ZONING & PLANNING COMMISSION

Lower Level Conference Room

Monday, June 20, 2022

Meeting Minutes #2022-5

**I. ROLL CALL:** Meeting called to order at 7:38 p.m.

**A. Chairman:** Vernon Zumhagen

**B. Members:** Dave Bennett (*ABS*) Mike Moriarty (*ABS*)  
Drew Butler (*ABS*) Rich Piazza  
Tom Duhig 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 #2022-4 dated June 6, 2022 was made by Commissioner Piazza and seconded by Commissioner Lundy.*

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

Motion passes: 3-0-1.

*The Oath was administered by Commissioner Zumhagen.*

**IV. PUBLIC HEARING CONTINUED:**

**A.) Pet. #2022-11 – Request Approval to use less than 50% Masonry, New Construction (Single Family) 4353 W. 107<sup>th</sup> Street, William Kramer, Petitioner**

*Mr. William Kramer, 4353 W. 107<sup>th</sup> Street, Oak Lawn, Illinois*

Commissioner Zumhagen clarified the misunderstanding from the prior Zoning & Planning meeting and said that the signage requirement does not apply to this petition. He asked the petitioner if he had additional comments to add since the discussion from the last meeting. The petitioner said he only wants to make clear that he is seeking a variation of 80% from the required 50% masonry. He went on to say that the proposed home will include 10% masonry.

Commissioner Lundy asked if the impervious surface calculations were considered by staff. Mr. McKenna responded that the petitioner is in compliance.

*The Public Hearing closed at 7:42 p.m.*

*A motion was made by Commissioner Lundy to approve Pet. #2022-11 - Request Approval for the 80% variation from the 50% Masonry for New Construction (Single Family) 4353 W. 107<sup>th</sup> Street, William Kramer, Petitioner. The motion was seconded by Commissioner Duhig.*

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

Motion to approve passes: 4-0.

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Lower Level Conference Room  
Monday, June 20, 2022  
Meeting Minutes #2022-5

**B.) Pet. #2022-13 – Request for a Special Use Permit to Allow the Property to be Used as a Tow Lot, 4552 Rumsey, Othman Hamdon, Petitioner**

*Mr. Othman Hamdon, 4552 Rumsey, Oak Lawn, Illinois*

Commissioner Zumhagen indicated that a sign was posted on the property and that it satisfies the requirements for the public hearing. Commissioner Zumhagen asked the petitioner if had any additional comments to add since the prior meeting. The petitioner replied that he had nothing new to add. Commissioner Lundy asked about fencing. He asked the petitioner if he or his landlord will erect a fence. The petitioner responded that his landlord has reached out to a fence contractor to erect a fence. He indicated that it will be a partial privacy fence as requested by this Board.

Commissioner Piazza asked the petitioner when he planned to move onto the property. The petitioner responded that there is still a lot of work to be done, especially at the rear of the property and so he has no immediate plans to move. The petitioner stated that as soon as he receives an image of the fence, he will share it. Commissioner Zumhagen suggested to the petitioner to send the rendering to Mr. McKenna.

Commissioner Lundy made a comment about a prior petitioner that agreed to erect privacy fencing but has failed to do so. The petitioner stated that he does not want to cause problems with the Village and that he wishes to be a good neighbor to the community. He reiterated that his landlord is in the process of obtaining fence pricing. Commissioner Zumhagen asked the petitioner if his rent or lease payments will begin after the fence is erected. Yes, said the petitioner. He reiterated that he will not move in until the fence is installed.

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

*A motion was made by Commissioner Lundy to approve Pet. #2022-13 – Request for a Special Use Permit to Allow the Property to be Used as a Tow Lot with a condition that the business does not begin operations until a privacy fence is erected at 4552 Rumsey, Othman Hamdon, Petitioner. The motion was seconded by Commissioner Duhig.*

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

Motion to approve with conditions passes: 4-0.

**V. NEW BUSINESS:**

**A.) Pet. #2022-14 – Request for an Honorary Street Name “Tom Galateo Way” on 108<sup>th</sup> Street, from Cicero Avenue to LaCrosse Avenue, Larry Galateo, Petitioner**

*The Oath was administered by Commissioner Zumhagen.*

*Mr. Larry Galateo, 11758 Orchard Road, Willow Springs, Illinois*

The petitioner expressed gratitude to the Board for their time. He said he is the son of Tom Galateo owner of Kenwood Liquors on south Cicero Avenue. He explained that he is here to petition for an honorary street sign dedicated to his father, Tom Galateo. He referenced the proposed street sign at the intersection of 108th Street from Cicero to LaCrosse.

**VILLAGE OF OAK LAWN**  
**ZONING & PLANNING COMMISSION**  
Lower Level Conference Room  
Monday, June 20, 2022  
Meeting Minutes #2022-5

The petitioner shared that this week marks a milestone for his father and the store as they have achieved 50 years in business. The petitioner provided a brief history of the business. He said 50 years ago his father opened a family owned store that would become a vital asset to the Village and all the residents. He said in 1972 his father began to introduce new and unique products and services rarely seen in the Chicago suburbs. The petitioner went on to say that for the last 50 years his father provided employment opportunities for motivated individuals of all ethnicities and ages from the Oak Lawn community. He expressed that his father always believed that learning how to work hard especially at a young age will lead to being a productive member to one's own family and their community. He expressed that he is proud to say that his father's store has employed 1,000 individuals since opening up 50 years ago.

The petitioner shared that his father has built amazing relationships with Oak Lawn residents and customers. He said to this day, even after 50 years, his father still works full time and is always accessible to his customers. The petitioner mentioned that in 50 years running this business, Kenwood has never been closed a single day. He pointed out that is well over 18,000 straight days without a single solitary day of closure. He mentioned that when the Chicagoland area received 20 inches of snow on January 13, 1979, 21 inches of snow on January 2, 1999, 23 inches on February 2, 2011 and so on, Kenwood was open, sidewalks shoveled, their lot was clear and available for its customers.

The petitioner said Kenwood Liquors is not a chain. He said it is not run by outsiders or a Board of Directors, therefore it does not have a financial backing of stockholders or the resources of a big chain store. He said his father has always put his best humanitarian efforts forward and has always supported our beloved Oak Lawn Police and Fire Departments. The petitioner expressed that we are truly blessed by our First Responders.

The petitioner mentioned his father's relationship with Park Lawn for over 25 years. The petitioner gave a brief description on Park Lawn and their amazing services for people with intellectual and developmental disabilities.

The petitioner closed by saying that Kenwood Liquors is a single, family-owned store with hard workers and big goals that opened up 50 years ago exactly where it stands today proudly serving Oak Lawn.

Commissioner Lundy expressed to the petitioner that it is a great story and commented on the great people of Kenwood Liquors. The other Commissioners agreed. Commissioner Piazza expressed that Kenwood always provides quality service and the staff is always friendly. Commissioner Duhig shared his fondest memory of Kenwood Liquors. Commissioner Zumhagen offered congratulations for all of Mr. Galateo's accomplishments.

***A motion was made by Commissioner Piazza to approve Pet. #2022-14 – Request for an Honorary Street Name “Tom Galateo Way” on 108<sup>th</sup> Street, from Cicero Avenue to LaCrosse Avenue, Larry Galateo, Petitioner. The motion was seconded by Commissioner Lundy.***

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

Motion to approve passes: 4-0.

# VILLAGE OF OAK LAWN

## ZONING & PLANNING COMMISSION

Lower Level Conference Room

Monday, June 20, 2022

Meeting Minutes #2022-5

### **B.) Pet. #2022-15 – Request for a Site Plan Review in a C-3 Zoned District, A Variation from the Commercial Exterior Wall Requirements and a Variation to Allow a 3<sup>rd</sup> Monument Sign, 4900 W. 111<sup>th</sup> Street, Spiro Douvris, Petitioner**

*The Oath was administered by Commissioner Zumhagen.*

***Mr. Spiro Douvris, 4214 W. Belmont Avenue, Chicago, Illinois***

The petitioner provided an overview of his petition. He said they are proposing to build a 11,700 square foot building with a truck garage storage, consisting of 101 parking spaces, 260 total seats, and a dry storage area on the second floor.

Commissioner Piazza asked the petitioner if the Oak Lawn location would be their largest store and also asked the number of locations. According to the petitioner, he owns six locations. He stated that their flagship store in Berwyn is 22,000 square feet with 500 seats. He said that the store makes approximately \$12 million in sales. The petitioner said that there are currently seven stores in queue including at Archer and Cicero, Pilsen, Rolling Meadows, and Des Plaines, and that Oak Lawn would be their #3 store in the works to open.

***Mr. Spiro Douvris, Jr., 4214 W. Belmont Avenue, Chicago, Illinois***

Mr. Douvris said they would like to break ground in August. He went on to say that Oak Lawn would be their second largest store.

Commissioner Piazza commented that he has been at some of the other locations. Commissioner Piazza asked about the three proposed signs. The petitioner responded that they are proposing two signs on the building and one free standing sign. Mr. McKenna clarified and said the variation is for a 3<sup>rd</sup> monument sign. Mr. McKenna said there are two other monument signs for the mall and Paisan's is proposing a 3<sup>rd</sup> monument sign.

Commissioner Lundy remarked that he has visited the Berwyn location and also added that it is nice to see a family run a successful business.

Commissioner Zumhagen commented that he grew up three blocks from their Berwyn store.

***A motion was made by Commissioner Duhig to approve Pet. #2022-15 – Request for a Site Plan Review in a C-3 Zoned District, A Variation from the Commercial Exterior Wall Requirements and a Variation to Allow a 3<sup>rd</sup> Monument Sign, 4900 W. 111<sup>th</sup> Street, Spiro Douvris, Petitioner. The motion was seconded by Commissioner Lundy.***

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

Motion to approve passes: 4-0.

## **VI. OTHER BUSINESS:**

A.) Chairman: *None.*

# VILLAGE OF OAK LAWN

## ZONING & PLANNING COMMISSION

Lower Level Conference Room

Monday, June 20, 2022

Meeting Minutes #2022-5

- B.) Members: *Commissioner Lundy expressed his continued concerns about a past petitioner on Rumsey. He mentioned that he was driving by again and recalled at their Zoning meeting, Style Exteriors agreed to put up a privacy fence. He voiced concerns about what petitioners promise during discussions. He remarked that Style Exteriors only added netting to the front fence and it does not look acceptable. He said that he is unsure about our options. Mr. McKenna agreed to look into it. Commissioner Piazza said that we must include a stipulation in the motion. Commissioner Zumhagen said that it may appear petty at times, but if there is no precedence for a blanket approval with an understanding on promises mentioned during a discussion, a stipulation is necessary. Village Counsel reminded the Commissioners that it is always preferable to include stipulations in their motion.*
- C.) Staff: *None.*

### **VII. ADJOURNMENT:**

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 8:16 p.m.