

VILLAGE OF OAK LAWN

ZONING & PLANNING COMMISSION

Executive Conference Room

Monday, March 20, 2023

Meeting Minutes #2023-3

I. ROLL CALL: Meeting called to order at 7:33 p.m.

A. Chairman: Mike Moriarty

B. Members: Steve Adamsheck Bill Lundy (*ABS*)
Dave Bennett (*ABS*) Mike Moriarty
Tom Duhig (*ABS*) Rich Piazza
Dan Greene

C. Staff: Don McKenna, Building Official
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 #2023-2 dated February 6, 2023, was made by Commissioner Piazza and seconded by Commissioner Greene.

Roll call: Adamsheck, yes; Greene, yes; Moriarty, yes; Piazza, yes.

Motion passes: 4-0.

The Oath was administered by Commissioner Moriarty.

IV. NEW BUSINESS:

A.) Pet. #2023-8 – 2 Request to vacate and dedicate an easement @ 6616 West 95th Street, Metkas, Inc., Petitioner

Mr. Mohammed Mahmoud, 14330 Claridge Court, Orland Park, Illinois

Mr. Richard Vane, P.E., MGA Civil Engineering, 25620 S. Gougar Road, Manhattan, Illinois

The petitioner explained his request for the Village to vacate and dedicate a 16' wide utility easement to use for his proposed car wash facility.

Mr. Vane indicated that he does not have a rendering of the proposed car wash, but he has a site plan that illustrates how the easement will be used. He explained that this space will be necessary for car stacking for the car wash. Mr. Vane pointed out that the water main located in the subject easement will be relocated into a new easement to make way for the car wash building. Commissioner Piazza asked Mr. Vane to confirm location of the new easement. Mr. Vane responded that the new 10' wide north/south utility easement will be adjacent to the west lot line. Mr. Vane then showed the site plan and the building concept.

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The petitioner mentioned that he liked the Walgreens building at 95th and Southwest Highway and premised his car wash concept on that building style, which includes a tower. The petitioner also mentioned that he built his first car wash in Crown Point, Indiana, but he recently accepted an offer from Take 5 and sold the property six months ago. He went on to say that another car wash is being built in Wheeling, Illinois, and that the Oak Lawn location will be his third location. He expressed an interest in opening a second location in Portage, Indiana.

Commissioner Greene asked the petitioner to explain the stacking. Mr. Vane explained how there will be three stacking lanes and that it will only work with the easement. He explained that they designed the concept to be functional. The petitioner indicated that the layout of his car wash is the same as the Crown Point location. He mentioned that the Crown Point location is a high-volume operation with plenty of room for car stacking.

Commissioner Piazza asked about the specific number of cars that might stack. Mr. Vane replied 35. Commissioner Piazza then asked how many car vacuums will be on site. Mr. Vane responded 25. Commissioner Piazza mentioned the car wash further down the road and asked about control of access from the west and the hours of operation. The petitioner said his hours will be 8:00 a.m. to 8:00 p.m. Mr. McKenna pointed out that IDOT will only allow a right in, right out onto the property.

The petitioner commented that car wash traffic increases after a snowstorm and that he is always on site to direct traffic in the stacking lanes. Commissioner Pizza asked how many employees will work at the business. The petitioner replied that each shift will have five (5) employees.

Commissioner Piazza then asked where the employees will park. The petitioner replied that he has two employee parking spaces and that the vacuum spaces will be used by the other employees. Commissioner Piazza expressed concern about sound for the residents to the west. The petitioner said he is erecting a fence to serve as a buffer between the residents and his business.

Commissioner Adamscheck asked if it will be a full-service car wash. The petitioner responded no.

Commissioner Moriarty asked about the stacking of the three car wash lanes into the wash bay. The petitioner described how the stacking loop works, which allows only one vehicle to pass through to the center lane at a time. He explained that if one lane gate is open, the other lanes will remain closed until the vehicle in the open lane has completed the stacking loop. The petitioner commented that six car washes can be completed in three minutes.

Don stated for the record that the Village has releases from all utility companies that have agreed to the easement vacation with no objections.

A motion was made by Commissioner Adamscheck to approve Pet. #2023-8 – Request to vacate and dedicate an easement @ 6616 West 95th Street, Metkas, Inc., Petitioner. The motion was seconded by Commissioner Greene.

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Roll call: Adamsheck, yes; Greene, yes; Moriarty, yes; Piazza, yes.

Motion to approve passes: 4-0.

V. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members: *None.*

C.) Staff: *None.*

VI. ADJOURNMENT:

A motion to adjourn was made by Commissioner Adamsheck and second by Commissioner Piazza.

Voice vote: All in favor, aye.

Motion to adjourn passes.

The meeting adjourned at 7:52 p.m.