

VILLAGE OF OAK LAWN

ZONING & PLANNING COMMISSION

Village Hall Auditorium

Monday, April 17, 2023

Meeting Minutes #2023-4

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

A. Chairman: Mike Moriarty

B. Members:

Steve Adamsheck	Bill Lundy
Dave Bennett	Mike Moriarty
Tom Duhig	Rich Piazza
Dan Greene	

C. Staff: 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 #2023-3 dated March 20, 2023, was made by Commissioner Adamsheck, and seconded by Commissioner Piazza.

Roll call: Adamsheck, yes; Bennett, yes; Duhig, yes; Greene, yes; Lundy, abstain; Moriarty, yes; Piazza, yes.

Motion passes: 6-0-1.

The Oath was administered by Commissioner Moriarty.

The Public Hearing opened at 7:31 p.m.

IV. PUBLIC HEARING

A.) Pet. #2023-11 – Request for Special Use Permit to allow a residential use in a commercial zoned building and an 83.33% parking variation in a C-2 Zoned District at 9724 Southwest Highway, Sriram Kaza, Petitioner

Mr. Sriram Kaza, 6481 Garfield Ridge Ct., Burr Ridge, Illinois

Commissioner Moriarty asked for confirmation from staff that the Special Use Permit will allow for two units with a requirement of 14 parking spaces. Mr. Guardi indicated that there is a commercial space on the first floor that requires 62 parking spaces, bringing the total parking requirement to 66 stalls, representing an 83.33% parking variation.

Commissioner Adamsheck asked about the available space on the second floor. Mr. Guardi responded that there is currently no specific use other than storage and that nothing has been built out on the second floor.

The petitioner explained that he is planning on constructing two residential units (one 1-bedroom and one 2-bedroom) on the second floor of the building. He stated that the second floor is framed but is currently not in use.

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Commissioner Moriarty asked what occupies the first floor. The petitioner replied that there is a Heating & Cooling business in the commercial space. Commissioner Moriarty asked if there is only one business. The petitioner responded yes and said that the space is not conducive to add another commercial tenant.

The petitioner stated that he has previously appeared before this Commission for said property, and that his initial plans for a build out of *four* units on the second floor were approved.

Commissioner Greene asked about the commercial tenant's lease terms. The petitioner responded that he had difficulty finding a tenant, but that his tenant has been there for two years and that her lease is for five years.

Commissioner Duhig questioned the petitioner's decision to reduce the number of units from four to two. The petitioner responded that the main factor was cost. He went on to say that when the pandemic happened, he did not pursue construction. According to Commissioner Duhig, the petitioner would be "pushing the envelope" in terms of parking. The petitioner said he understands the concern. He stated that when he appeared before this Commission for the 4-unit residential use, he demolished a building to make way for a parking lot. Commissioner Duhig asked about the number of parking spaces available in the new lot. According to the petitioner, there are eleven parking spaces in the lot. The petitioner pointed out that the commercial space has a back entrance that allows for parking inside the building.

Commissioner Lundy asked the petitioner whether he had put up the required signage for the Public Hearing. The petitioner replied that he had not put up a sign. Commissioner Moriarty explained the requirement to post a sign for a public hearing. The sign is placed on the subject property when a request is made to the Village to review and relieve a specific zoning / variation requirement. The petitioner recalled that he put up a sign for the prior Special Use Permit for this property. He believes he misunderstood and thought that the sign was required for the *next* meeting (Board of Trustees). Commissioner Lundy asked the petitioner if he was informed of the requirement to post the sign. The petitioner responded that someone from the Village called him, but he does not recall if that specific request was mentioned.

Mr. Guardi stated that he believes he informed the petitioner of the requirement to post a sign on the property. He went on to say that the sign must be placed on the property at least 15 days before the hearing. Mr. Guardi explained that the petitioner can put up a sign and that, while he will miss the deadline for the May 1st meeting, he will be fine for the May 15th meeting.

Commissioner Bennett asked about parking spaces in front of the building. The petitioner responded that there is no parking on the street and restated that there are 11 parking spaces in the parking lot as well as parking inside the building via a rear entrance.

Commissioner Bennett asked whether the HVAC business is retail. Staff responded that it is a service business, not a retail store. Commissioner Bennett asked staff to find out the occupancy limits for the proposed apartments.

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The petitioner stated that two 1400 square foot units have already been framed on the second floor.

A motion was made by Commissioner Moriarty to table/postpone Request for Special Use Permit to allow a residential use in a commercial zoned building and an 83.33% parking variation in a C-2 Zoned District at 9724 Southwest Highway, Sriram Kaza, Petitioner. The motion was seconded by Commissioner Bennett.

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

Motion to table/postpone passes: 7-0.

V. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members:

Commissioner Bennett commented on the parking striping at the Eye Physician building located at 95th & Melvina. He said that the office staff is parking in the street, and he feels that the striping needs to be redone. Drew indicated he would let Public Works know about it.

Commissioner Lundy commented on the parking issues at Ghossein's and said that they still have not put up their landscaping along 95th Street. He estimated that at least 30 cars were on the property. Deanne said that the Property Maintenance Department have them scheduled for Adjudication next month.

C.) Staff: *None.*

VI. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion to adjourn passes.

The meeting adjourned at 7:52 p.m.