

VILLAGE OF OAK LAWN

ZONING & PLANNING COMMISSION

Village Hall Auditorium

Monday, May 1, 2023

Meeting Minutes #2023-5

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 Rich Piazza
Dan Greene

C. Staff: Drew Guardi, Engineering Technician
Don McKenna, Building Official
Gary Gudino, Community Development Director
Mike Marrs, Village Attorney
Deanne Adasiak, Recording Secretary

I. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Moriarty.

II. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2023-4 dated April 17, 2023, was made by Commissioner Duhig, and seconded by Commissioner Piazza.

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

Motion passes: 7-0.

The Oath was administered by Commissioner Moriarty.

III. PUBLIC HEARING

A.) Pet. #2023-10 – Request for Special Use Permit to Allow a Community Center, Social Gathering Center, Tutoring Center, Weekend School, Food Pantry, After-School Program, Charitable Clinic, Cultural Event Center, and Interfaith Program Center in a R-1 District @ 8840 Ridgeland Avenue, Ghassan Bullut, Petitioner

Commissioner Moriarty stated that the petitioner was not present and that the required specifics for the Public Notice sign had not been properly posted, so the Public Hearing for Pet. #2023-10 has been postponed until June 5, 2023.

A motion was made by Commissioner Moriarty to table/postpone Request for Special Use Permit to Allow a Community Center, Social Gathering Center, Tutoring Center, Weekend School, Food Pantry, After-School Program, Charitable Clinic, Cultural Event Center, and Interfaith Program Center in a R-1 District @ 8840 Ridgeland Avenue, Ghassan Bullut. The motion was seconded by Commissioner Piazza.

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

Motion to table/postpone passes: 7-0.

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B.) Pet. #2023-12 – Request for Special Use Permit to Allow a Veterinary Urgent Care Center in a R-3 Zone District @ 9801 S. Cicero Avenue, Angelina T. Senese, Petitioner

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

Angelina Senese, 10929 S. Cicero Avenue, Oak Lawn, Illinois 60453

The petitioner stated that she currently owns and operates Suburban Animal Hospital at 109th and Cicero and is looking to open a second location to serve as a Veterinary Urgent Care. According to the petitioner, the center will provide walk-in emergency veterinary care for fracture repair, emergency surgeries, x-rays, and quality of life care. She stated that no grooming or boarding will be offered at this location.

The petitioner went on to say that the property has been vacant for a long time and that, much like her current location, she intends to make improvements to beautify the property such as tuckpointing and cement repairs, and that she also has plans to install security cameras around all perimeters and install proper lighting.

The petitioner pointed out that there are 24 parking spaces available and that this practice will only require 4 daily parking spaces for staff. She stated that the hours of operations will be from 7:00 a.m. to 10:00 p.m. and that it will be strictly for veterinary medical purposes.

The petitioner expressed that the 109th St. location has been open since 1968 and has never had a rodent problem. She commented that there will never be waste on the ground, and that routine pick up services are used for biohazard products, and that sharps are never exposed and are picked up on a regular basis.

Commissioner Bennett made note of the petitioner's remarks about no boarding at the proposed location and asked about the average length of stay for an animal at the clinic. The petitioner responded that animals are discharged a few hours after surgery and that if medical extended care is ever required, the animal will be transferred to her other location.

Commissioner Piazza asked the petitioner how frequently waste is collected at her current location. The petitioner responded that the Animal Hospital is serviced once a week and that if there is a reason to increase service, she will do so.

Commissioner Piazza pointed out Thrive Pet Care across the street from the proposed location. Thrive, according to the petitioner, is a pet wellness center that does not offer emergency services. She stated that the closest urgent care facilities for pets are in Orland and Mokena.

Commissioner Lundy asked the petitioner whether she intends to keep the 109th St. location open. The petitioner said yes, and then explained that the 109th St. location is a pet wellness facility.

Commissioner Moriarty asked about the petitioner's time at the 109th St. location. The petitioner responded that she has been the owner operator of the 109th St. location for the past four years.

Trustee Jamie Pembroke, 9624 S. Kenneth Avenue, Oak Lawn, Illinois 60453

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Trustee Pembroke mentioned that he spoke with Dr. Senese about her proposed practice. He stated that his concerns about boarding and day care have been discussed. He added that Dr. Senese assured him that she would address the curb appeal and then he shared that their discussion included conversation about landscaping, waste services, and so on. He remarked that he is very comfortable with this business and believes it will be great for our community.

The Public Hearing closed at 7:41 p.m.

A motion was made by Commissioner Duhig to approve Pet. #2023-12 – Request for Special Use Permit to Allow a Veterinary Urgent Care Center in a R-3 Zone District @ 9801 S. Cicero Avenue, Angelina T. Senese, Petitioner; The motion was seconded by Commissioner Adamscheck.

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

Motion to approve passes: 7-0.

IV. NEW BUSINESS

A.) Pet. #2023-13 – Request to Allow Frame Construction in the Exterior Wall of a Commercial Building @ 4300 W. 95th Street, Kaleb W. Yanko, Petitioner

Mr. Ron Weszelits, 10100 Orland Parkway, Orland Park, Illinois 60462

The petitioner explained the request for a variation to allow frame construction for the subject property's exterior walls. The petitioner referenced Sheet A-4.0 provided in the packet. He stated that what is currently there will be used for the renovations. He said there is no change to the exterior or the overall appearance of the building.

Commissioner Moriarty mentioned that the current building is a non-masonry construction. The petitioner replied that is correct. The petitioner then referred to Sheet A-8, pointing out that the renderings show framed wall construction which was done in 2000. He went on to say that Sheet A-5.1 shows the frame construction that will be used over the existing glazing.

Commissioner Lundy expressed that car dealerships are very important to our community.

Commissioner Bennett asked the petitioner if the overall building height will change. The petitioner at first responded no but then corrected himself and said that they are raising the height by a foot to meet with Nissan's branding standards.

A motion was made by Commissioner Piazza to approve Pet. #2023-13 – Request to Allow Frame Construction in the Exterior Wall of a Commercial Building @ 4300 W. 95th Street, Kaleb W. Yanko, Petitioner; The motion was seconded by Commissioner Bennett.

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

Motion to approve passes: 7-0.

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B.) Pet. #2023-14 – Request for a 60 Sq. Ft. garage area and a 10’ garage length variation @ 6701 W. 88th Street, Mike Fiaccato, Petitioner

Mr. Mike Fiaccato, 6701 West 88th Street, Oak Lawn, Illinois 60453

The petitioner explained that he moved to Oak Lawn from Berwyn in 2010. He said his property does not have a basement, so they are using part of their 2-car garage for storage. The petitioner explained his request to extend the garage by building a 24’ x 20’ addition which will exceed the 35’ length requirement by Village Code. The petitioner said the additional space will only be used for storage.

Commissioner Bennett asked the petitioner if the proposed plans to expand will include removing the back wall. The petitioner said there are plans for an entrance access. He said they are not removing the wall but that the roof line will change. Commissioner Bennett asked if that access would allow for cars. The petitioner responded no.

Commissioner Piazza asked if the shed in the yard will be moved. The petitioner responded yes and said the shed will be moved to the southwest corner of the property.

Commissioner Piazza asked about the power line. The petitioner explained that the garage height will remain unchanged and that he does not anticipate any problems.

Commissioner Duhig expressed that he appreciates that the impervious lot coverage will be within the allowable 50% lot coverage.

Commissioner Greene asked the petitioner if the variation is for personal reasons or if the petitioner runs a home-based business. The petitioner responded that it is personal. The petitioner expressed that he takes pride in organizing storage, and he will use the space for storage of holiday decorations, etc.

A motion was made by Commissioner Duhig to approve Pet. #2023-14 – Request for a 60 Sq. Ft. garage area and a 10’ garage length variation @ 6701 W. 88th Street, Mike Fiaccato, Petitioner; The motion was seconded by Commissioner Bennett.

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

Motion to approve passes: 7-0.

V. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members:

Commissioner Bennett mentioned the temporary signs that are still up at the Berman Auto Group on 95th St. (formerly Mancari) and asked as to the reason the signs are still up. Mr. McKenna

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responded that temporary signs are only valid for 90 days, but that the permit could be reapplied for; he said he will look into it.

Commissioner Bennett asked about the debris near the 294 ramps on 95th St. at the west end of town. Mr. McKenna responded that it is an IDOT thoroughfare, but he will check with Public Works. Commissioner Bennett expressed that we need a nice entrance to Oak Lawn.

Commissioner Piazza expressed concern of crowd control for the Public Hearing scheduled for June 5th. Mr. Gudino indicated that there will be a podium set up and the plan includes to have a police presence. He said the Commissioners will be informed accordingly. Commissioner Piazza asked if we would limit public comments. Mr. McKenna said we can suggest that. The Village Attorney commented that we cannot entirely stop public comments, but we can try to control it. He suggested limiting repetitious comments and said we could restrict speaker comments to 3 minutes. The Village Attorney went on to say that temporary rules will be adopted, and someone will have to “man” the time. Commissioner Lundy mentioned that one of the audience members made a comment about construction at the property. Mr. McKenna commented that access is unlikely, so the person may be assuming that information.

Commissioner Lundy asked about the status of the Ghosein property. Mr. Gudino indicated that he had several meetings with the owner and that he has been fined. Commissioner Lundy stated that the owner had also promised to landscape the perimeter of the property. Mr. Gudino commented that he is aware of the concerns of the excessive cars and landscaping and will ensure that the issues are addressed at the next stage of discipline. He went on to say that Mr. Ghosein will appear before Adjudication in May and that if the issues are not resolved, he will be fined \$50 per day.

Commissioner Lundy asked as to whether the Paisan’s project has been temporarily put on hold. He said he noticed the fence has begun to slide and that there was some overgrowth. Mr. McKenna commented that Paisan’s has a deadline on their construction project with Oak Lawn and that they are most likely working at another location and will return soon. Mr. Gudino mentioned that Paisan’s was contacted last week to clean up the property and cut the grass.

C.) Staff: *None*.

VI. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion to adjourn passes.

The meeting adjourned at 8:01 p.m.