

VILLAGE OF OAK LAWN

ZONING & PLANNING COMMISSION

Village Hall Auditorium

Monday, June 26, 2023

Meeting Minutes #2023-8

I. ROLL CALL: Meeting called to order at 7:31 p.m.

A. Chairman Pro Tem: Bill Lundy

B. Members:

Steve Adamsheck	Bill Lundy
Dave Bennett (<i>ABS</i>)	Mike Moriarty (<i>ABS</i>)
Tom Duhig	Rich Piazza (<i>ABS</i>)
Dan Greene	

C. Staff: Don McKenna, Building Official
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Lundy.

A motion was made by Commissioner Adamsheck to select Commissioner Lundy as Chairman Pro Tem. The motion was seconded by Commissioner Duhig.

Roll call: Adamsheck, yes; Duhig, yes; Greene, yes; Lundy, yes.

Motion passes: 4-0.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2023-7 dated June 5, 2023, was made by Commissioner Adamsheck, and seconded by Commissioner Greene.

Roll call: Adamsheck, yes; Duhig, yes; Greene, yes; Lundy, yes.

Motion passes: 4-0.

The Oath was administered by Commissioner Lundy.

IV. OLD BUSINESS:

None.

V. PUBLIC HEARING:

A.) PET #2023-18 - REQUEST TO REZONE FROM AN R-3 (MULTI-FAMILY) DISTRICT TO PL (PUBLIC LAND) ZONED DISTRICT AT 9401 S. OAK PARK AVENUE, RYAN GORY, PETITIONER

The Public Hearing was opened at 7:35 p.m.

Mr. Ryan Gory, Oak Lawn Park District, 9400 S. Kenton, Oak Lawn, Illinois

The petitioner explained that the subject parcel should be rezoned from an R-3 zoned district to a PL (public land) zoned district. The petitioner explained that the property has previously been used as public land managed by the Park District, and that the zoning issue came up during survey work. He stated that the Park District wants to resolve the issue and correct the zoning. Commissioner Greene

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asked as whether there were only three parcels zoned R-3. The petitioner responded that he would like to say yes to the best of the Park District's knowledge. He stated that the two parcels were zoned R-3 and reiterated it came up during the survey work.

Commissioner Duhig asked whether the property was going to be sold. No, said the petitioner. He explained that the Park District only wishes to change the zoning from R-3 to PL. The petitioner stated that he believes the property was zoned R-3 in the 1960s, but that it was never corrected over the years.

Commissioner Lundy commented on how beautiful those parcels of land are, noting that he often forgets that property is back there.

The Public Hearing closed at 7:40 p.m.

A motion was made by Commissioner Greene to approve Pet #2023-18 – Request to rezone from an R-3 District to PL Zoned District @ 9401 S. Oak Park Avenue, Ryan Gory, Petitioner. The motion was seconded by Commissioner Duhig.

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

Motion to approve passes: 4-0.

VI. PUBLIC COMMENT:

None.

VII. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members: *None.*

C.) Staff:

Commissioner Lundy expressed that he had some comments on a few items. He mentioned the Dr. Green Optical business at 95th and Melvina, and said the owners were in front of this Commission at the last meeting. He mentioned that there are four (4) parking spaces in front of the business and five or six (6) on the side of the business, but no handicapped parking. He said he does not understand how they are able to be open for business. He said that he is unclear how they could also be open without a parking variation. According to Commissioner Lundy, it is a medical facility. Mr. McKenna clarified Commissioner Lundy's remarks, stating that the property at 6161 West 95th Street is used for retail and only sells glasses; he also stated that they are not doing eye exams. Commissioner Lundy asked about the necessity of a parking variance. Mr. McKenna responded that no parking variation was necessary. He reiterated that Dr. Green Optical is not a medical facility but rather a retail establishment. Mr. McKenna then stated that staff had recently conducted an inspection at that location and confirmed that there were no exam rooms, and that the location is currently operating as a retail operation. Commissioner Lundy mentioned again the lack of handicapped parking. Mr. McKenna stated that if the property owner changes the asphalt or restripes, he will be required to

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make changes and add handicapped parking. He stated that the issue of handicapped parking would be handled by the Attorney General's office.

Commissioner Lundy then mentioned the property at 9741 Southwest Highway. He went on to say that several cars are parked overnight at their other location, which is located at 10555 Southwest Highway. Commissioner Lundy recalled when the petitioner submitted his petition for 9741 Southwest Highway, and he feels that it is different than what he does there today. He said that the owner stated that he writes on his license renewals that he operates a Cultural & Educational Center. Commissioner Lundy said that the business has various components such as a food pantry, a medical facility, and so on, which is like the nine petitions/special uses that he is requesting for the Ridgeland Avenue petition. Mr. McKenna stated that this is about uses. He pointed out that our Senior Center provides medical checks, that schools have food pantries, and that the church nearby has a food pantry. He does not believe that the 9741 Southwest Highway does much different. Commissioner Lundy restated that the owner indicated that he writes that he operates a cultural and educational center each year but now also uses it as a food pantry. Mr. McKenna stated that he does not quite understand what Commissioner Lundy is saying, but he believes that Commissioner Lundy is speaking to the wrong audience, and that he should save his questions for when the petitioner is before this Commission again. Commissioner Lundy requested that staff retrieve the Meeting Minutes for 9741 Southwest Highway from a few years ago and email the minutes to all Commissioners.

VIII. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion to adjourn passes.

The meeting adjourned at 7:47 p.m.