

**NOTICE:
THE ZONING AND PLANNING COMMISSION OF THE VILLAGE OF OAK LAWN
WILL HOLD A REGULAR MEETING**

**MONDAY, JUNE 5, 2023, AT 7:30PM
IN THE SECOND FLOOR AUDITORIUM
9446 RAYMOND AVE, OAK LAWN, IL**

Regular Agenda #2023-7

1. ROLL CALL:

- A. Chairman: Mike Moriarty
- B. Commissioners: Steve Adamsheck Bill Lundy
Dave Bennett Mike Moriarty
Tom Duhig Rich Piazza
Dan Greene
- C. Staff: Don Mckenna, Building Official
Drew Guardi, Engineering Technician
Deanne Adasiak, Recording Secretary
Michael Marrs, Village Attorney

2. PLEDGE OF ALLEGIANCE:

3. APPROVAL OF PRIOR MEETING MINUTES:

Regular Meeting #2023-6 - dated May 15, 2023:

Oath: (To be taken by each person testifying on any of the following agenda items. All persons must state their name and address before testifying.)

"I hereby swear that I will tell the whole truth and nothing but the truth on the matter now pending before this Board."

4. OLD BUSINESS:

5. CONTINUED PUBLIC HEARING: PET. #2023-11 – REQUEST FOR SPECIAL USE PERMIT FOR RESIDENTIAL USE AND AN 83.33% PARKING VARIATION IN A C-2 ZONED DISTRICT @ 9724 SOUTHWEST HIGHWAY, SRIRAM KAZA, PETITIONER. [THIS MATTER WAS CONTINUED FROM THE MAY 15, 2023 MEETING IN ORDER TO ALLOW THE PETITIONER TO BE PRESENT AT THE MEETING]

- A. CONTINUED PUBLIC HEARING to consider petitioner's request for special use permit for residential use and an 83.33% parking variation in a C-2 Zoned District. This property is located in a C-2 General Service commercial zoning district. Section 4-6A-2 of the Village zoning ordinance allows residential uses in a C-2 commercial zoning

district by a special use permit only. There are approximately 11 existing parking stalls on the property. With the change in use of the building a parking variation is required.

B. DISCUSSION, MOTION AND RECOMMENDATION by the Zoning and Planning Commission to the Oak Lawn Board of Trustees regarding the request of Petitioner set forth in 5.A. above.

6. PUBLIC HEARING: PET. #2023-17 – REQUEST TO REZONE FROM AN R-1 (SINGLE-FAMILY) DISTRICT TO PK (PARKING) ZONED DISTRICT @ 9517 MERRIMAC AVENUE, PATRICK J. WOYTEC, PETITIONER

A. PUBLIC HEARING to consider petitioner’s request to rezone from an R-1 (single-family) District to PK (parking) Zoned District. Presently, there is a single-family residence and detached garage located on the parcel. It is the wish of the petitioner to demolish the structures and build a parking lot for the employees and patrons of his eye practice at 6201 W. 95th St. The plans indicate that the proposed parking lot will contain 17 parking spaces, landscaping and a 5’ tall masonry wall. Patrons using the proposed parking lot will enter from Merrimac Avenue and exit to the public alley.

B. DISCUSSION, MOTION AND RECOMMENDATION by the Zoning and Planning Commission to the Oak Lawn Board of Trustees regarding the request of Petitioner set forth in 6.A. above.

7. ADOPTION OF TEMPORARY RULES FOR CONDUCT OF PUBLIC HEARING IN MATTER #2023-10:

8. CONTINUED PUBLIC HEARING: PET. #2023-10 – REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A COMMUNITY CENTER, SOCIAL GATHERING, TUTORING, WEEKEND SCHOOL, FOOD PANTRY, AFTER SCHOOL PROGRAM, CHARITABLE CLINIC, CULTURAL EVENTS & INTERFAITH PROGRAMS IN A SINGLE-FAMILY (R-1) ZONED DISTRICT@ 8840 RIDGELAND AVENUE, CHICAGO ISLAMIC CENTER, PETITIONER [THIS MATTER WAS CONTINUED FROM THE MAY 1, 2023 MEETING IN ORDER TO ALLOW THE PETITIONER TO CORRECT ITS ZONING NOTICE SIGN TO SHOW THE REQUIRED INFORMATION]

A. CONTINUED PUBLIC HEARING to consider petitioner’s request for a community center, social gathering, tutoring, week-end school, food pantry, after school program, charitable clinic, cultural events, and interfaith programs in a Single-Family (R-1) Zoned District. Section 4-5A-2 lists the allowable uses in a R-1 zoning district as single-family dwelling units, accessory buildings, community buildings owned by public agencies for recreational uses, elementary-junior & high schools, public libraries, small community residences. If the petitioner wishes to use a property for a use not listed in the zoning

code, then the property must be rezoned or a special use must be obtained in order to operate the requested use in said district. Please note the R-1 zoning code states that a community building must be operated by a public agency for a recreational use, so this community building will require a special use permit.

B. DISCUSSION, MOTION AND RECOMMENDATION by the Zoning and Planning Commission to the Oak Lawn Board of Trustees regarding the request of Petitioner set forth in 8.A. above.

9. PET. #2023-16 – REQUEST TO AMEND SECTION 4-3-3B OF THE ZONING ORDINANCE PERTAINING TO THE EXTERIOR WALL CONSTRUCTION, VILLAGE OF OAK LAWN, PETITIONER

A. Section 4-3-3B of the Zoning Ordinance pertains to the exterior wall construction of buildings and accessory buildings constructed in the commercial and manufacturing districts. We want to specifically prohibit horizontal lap siding and make sure that commercial developers are aware they have the right to appeal this section of the code.

B. DISCUSSION, MOTION AND RECOMMENDATION by the Zoning and Planning Commission to the Oak Lawn Board of Trustees regarding the request of Petitioner set forth in 9.A. above.

10. PUBLIC COMMENT:

11. OTHER BUSINESS:

A. Chairman: _____

B. Members: _____

C. Staff: _____

12. NEXT SCHEDULED MEETINGS:

Regular Meeting #2023-8 – June 26, 2023, at 7:30pm
Regular Meeting #2023-9 – July 17, 2023, at 7:30pm
BOT Meeting #2023-11 – June 13, 2023, at 7:30pm

13. ADJOURNMENT:

PLEASE NOTE: *The deadline for submission of any items for the Zoning & Planning Commission is one month before the meeting. All items receiving approval this evening will be forwarded to the Village President and Board of Trustees for their meeting on Tuesday, June 13, 2023 at 7:30pm.*

APPEALS: *A petitioner has the right to appeal if their petition has been denied by the Zoning & Planning Commission. The petitioner shall submit a letter no later than thirty (30) days after their petition has been denied by the Zoning & Planning Commission to the Village Clerk and a copy to the Department of Community Development & Growth Management.*