

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

**MONDAY, JULY 17, 2023, AT 7:30PM
IN THE SECOND FLOOR AUDITORIUM
9446 RAYMOND AVE, OAK LAWN, IL**

Regular Agenda #2023-9

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 #2023-8 - dated June 26, 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. PUBLIC HEARING: PET. #2023-19 – REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A MEDICAL USE IN A C-2 ZONED DISTRICT @ 5102 MUSUEM DR., ADVOCATE HEALTH & HOSPITAL CORPORATION, PETITIONER

- A. PUBLIC HEARING to consider petitioner's request for a special use permit to allow a medical office over 4000 sq. ft. in a C-2 zoned district on 95th St. Section 4-6B-3 of the Village Zoning Code prohibits a medical use in excess of 4,000 gross square feet and located on 95th Street or Cicero Avenue without a special use permit. Although the address for the subject property is on Museum Drive, the subject property abuts 95th street. Advocate Health & Hospital Corporation plans to use the above subject tenant

space as a Pre-Surgical Optimization Clinic.

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. 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 JUNE 5, 2023 MEETING IN ORDER TO ALLOW THE PETITIONER TO PROVIDE ADDITIONAL INFORMATION FOR THE COMMISSION TO CONSIDER]

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 6.A. above.

7. PUBLIC COMMENT:

8. OTHER BUSINESS:

A. Chairman: _____

B. Members: _____

C. Staff: _____

9. NEXT SCHEDULED MEETINGS:

Regular Meeting #2023-10 – August 7, 2023, at 7:30pm
Regular Meeting #2023-11 – August 21, 2023, at 7:30pm
BOT Meeting #2023-13 – August 8, 2023, at 7:30pm

10. 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, August 8, 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.*