

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room
Monday, March 2, 2020
Meeting Minutes #2020-3

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

A. Chairman: Rich Piazza

B. Members:

Dave Bennett	Pina Paruta (<i>ABS</i>)
Tom Duhig	Rich Piazza
Bill Lundy	Vernon Zumhagen <i>7:51 p.m.</i>
Mike Moriarty	

C. Staff:

Jack Gallagher, Village Engineer/Director
Kevin Casey, P&DC Attorney
Kevin McGuinness, Village Planner
Dee Adasiak, Recording Secretary

Also Present: Mayor Sandra Bury

II. PLEDGE OF ALLEGIANCE”

The Pledge of Allegiance was led by Chairman Piazza.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2020-2 dated February 3, 2020 was made by Commissioner Duhig and seconded by Commissioner Lundy.

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

Motion to approve passes: 4-0-1.

IV. MISCELLANEOUS PETITION:

The Oath was administered by Commissioner Piazza.

A.) Pet. #2020-4 – Request for a Basement Dwelling Unit Variation at 5636 St. James Ct., Engin Gocmen, Petitioner

Mr. Engin Gocmen, 5636 St. James. Ct., Oak Lawn, IL.

Ms. Advie Gocmen, 8654 Menard, Burbank, IL.

The petitioner explained that he recently purchased the subject property and did not know that basement dwelling units were prohibited. He indicated that he learned about this provision because he is doing work on the building. The petitioner said he is requesting a Special Use to allow the basement dwelling. He mentioned that there are two egresses from the basement.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

Ms. Gocmen said she is Engin's mother. She said that nothing was changed; she said they painted the walls and changed the floor. She added that she replaced the existing cabinets. She reiterated that there was already a stove and refrigerator and that they did not add anything new.

The petitioner added that currently he is averaging \$900 in income for each of the four units and the mortgage is at \$3,600. He said if he removes a unit, he will not have enough to pay the mortgage and other bills.

Commissioner Bennett asked the height of the finished ceilings in the basement. The petitioner responded that he is not certain. Ms. Gocmen responded that the height is over 7'. Commissioner Bennett asked how many parking spaces are available for the building. The petitioner responded that there are six (6) parking spaces and that there is also available street parking.

Commissioner Duhig commented that this type of situation has come up in the past and expressed that it is definitely against Village Ordinances for good reasons. Commissioner Duhig said there are twenty (20) similar buildings just like the subject property and if we allow the basement dwelling for this petition then precedence will be set. Commissioner Duhig also mentioned Life & Fire safety concerns. Mrs. Gocmen reiterated that there are two egresses.

Village Counsel expressed that before occupancy is issued it would have to be inspected by the Fire Department. He reminded Commissioner Duhig that the focus tonight is whether or not to grant the variance; he added that occupancy approval would go through the permitting process. Commissioner Duhig expressed that based on what has been done in the past, he will stick to the ruling of not allowing the basement dwelling. Mrs. Gocmen commented that the previous owner occupied one of the units and the owner's son lived in the basement. The petitioner said that is why he presumed that it was legal to have the basement dwelling when he purchased the building. He expressed that he should have done his due diligence.

Commissioner Moriarty asked how many bedrooms are in each unit. The petitioner replied two (2). Commissioner Moriarty asked if the tenants are assigned one parking space per unit. The petitioner responded yes. Commissioner Moriarty asked if the tenants have one car or multiple cars. The petitioner responded one car. Commissioner Moriarty asked about the entrance and whether there is a front and back entrance with stairs going into the basement. The petitioner responded yes.

Commissioner Lundy asked if the building was listed as a 4-unit building when the petitioner purchased the building. The petitioner responded yes. Ms. Gocmen said it was listed as 4 units with a basement. She said it did not say it was a "livable" basement only that it was a basement. Ms. Gocmen said when they went to visit the property the basement was finished like an apartment. Commissioner Lundy asked the petitioner if they are rehabbing the building. The petitioner replied that they are only doing painting and some flooring. The petitioner explained that when the Inspector was at the property he was told that he needed a fire escape. Commissioner Lundy asked the petitioner if they are adding new windows. Ms. Gocmen responded that the windows were already in place. Commissioner Lundy said it would be helpful to have pictures. Ms. Gocmen responded that she did not know that she should bring pictures. She said she would have been more than happy to bring pictures for the Commissioners to review. The petitioner said he has a copy of the building inspector's report.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

Commissioner Piazza asked about the access to the second floor. The petitioner replied that there is one main entrance and a staircase up to the two floors and a staircase to the basement. He said at the other side of the building it has the same type of access.

Commissioner Duhig commented that this Commission has turned down at least 15 of these types (basement dwelling) of petitions. Village Counsel reminded Commissioner Duhig that each petition is heard on its merit. He added that this Commission has also approved this kind of petition. The petitioner asked how recent. Village Counsel responded that it was in the last 4-5 years. Ms. Gocmen asked the Commissioners to consider their request and expressed that her son has three young children and this is not easy for them.

Mr. McGuinness asked the residents in the audience if they had any comments for Pet #2020-4 @ 5636 St. James Ct. There were not any resident comments.

A motion was made by Commissioner Lundy to deny Pet. #2020-4-Request for a Basement Dwelling Unit Variation at 5636 St. James Ct., Engin Gocmen, Petitioner. The motion was seconded by Commissioner Duhig.

Roll call: Bennett, no; Duhig, yes; Lundy, yes; Moriarty, yes; Piazza, yes.

Motion to deny passes: 4-1-0.

The Public Hearing opened at 7:49 p.m.

V. PUBLIC HEARING:

The Oath was administered by Commissioner Piazza.

A.) Pet. #2020-3 – Request for a Special Use Permit for a Body Art Establishment (Microblading) in a C-3 Zoning District at 4705 W. 95th St., Shital Patel, Petitioner

Ms. Shital Patel, 9436 McVicker, Oak Lawn, IL.

Mr. Prayas Patel, 9436 McVicker, Oak Lawn, IL.

Commissioner Piazza mentioned that he knows that the business was previously located on Southwest Highway. The petitioner explained they want to relocate because their current lease expired. She expressed that she was at their current location for seven (7) years.

Commissioner Lundy asked if the landlord gave a special reason why the lease was not being renewed. The petitioner replied that that there was no specific reason.

Commissioner Duhig commented for the record that page 2 of the petition paperwork lists the variation request at 4305. Commissioner Duhig asked if the former business was a dry cleaner. The petitioner responded yes. Commissioner Duhig expressed concern about chemicals and to make sure that the property is thoroughly cleaned. Mr. Patel commented that the landlord is doing a very thorough cleaning.

Commissioner Moriarty asked the petitioner about signage and whether the sign will be

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

illuminated. Village Counsel reminded Commissioner Moriarty that the Architectural Review & Preservation Commission reviews signage and the applicants are aware about transferring the signage from the former business to the new location. Mr. Patel expressed that they are aware of the signage review process.

Commissioner Piazza expressed that he was at the site over the weekend and he feels that the business is a very well maintained business.

Mr. McGuinness asked the residents in the audience if they had any comments for Pet #2020-3 @ 4705 W. 95th Street. There were not any resident comments.

The Public Hearing closed at 7:55 p.m.

A motion was made by Commissioner Duhig to approve Pet. #2020-3-Request for a Special Use Permit for a Body Art Establishment (Microblading) in a C-3 Zoning District at 4705 W. 95th St., Shital Patel, Petitioner. The motion was seconded by Commissioner Moriarty.

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

Motion to approve passes: 6-0-0.

The Public Hearing opened at 7:56 p.m.

The Oath was administered by Commissioner Piazza.

B.) Pet. #2020-5 – Request for a Special Use Permit for a Residential Use in a C-2 Zoning District and a Parking Variation at 9724 Southwest Hwy., Sriram and Chandrarekha Kaza, Petitioner

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

The petitioner explained that a year ago he submitted a similar petition but it did not pass due to parking concerns. The petitioner said that one lot has a first floor commercial property and the other lot is a residential home. He explained that last year the Village Board made a recommendation to demolish the residential home to allow for additional parking.

The petitioner explained that he is planning to construct four residential units on the 2nd floor of the building and demolish the existing house (9730 Southwest Highway) for a new parking lot and a stairway entrance to the second floor of the existing commercial building.

The petitioner said his petition last year passed the Zoning & Planning Board but failed at the Village Board of Trustees level. He reiterated that last year the Village Board's recommendation was to demolish the home on the adjacent property.

Commissioner Bennett asked the petitioner if he plans to construct 4 units on the 2nd floor. The petitioner responded yes. Commissioner Bennett asked what the maximum occupancy will be for each unit. Mrs. Kaza responded that each unit would allow for 2-3 people. She said each unit will be a one-bedroom apartment. Mr. McGuinness mentioned that the plans show three one-bedroom units and one two-bedroom unit.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

Commissioner Zumhagen pointed out that the petition last year had *two* 2-bedroom units not *four* 4-bedroom units. Commissioner Zumhagen expressed that the proposed plan is clearer than the last time. The petitioner expressed that he wants to improve the appearance of the building and he will add a new façade. Commissioner Zumhagen said just like last year, the concern will be parking spaces. The petitioner said he noticed that his architect put two-way parking on the lot rather than accommodate for parking on both sides of the lot. Commissioner Zumhagen said to the petitioner that there is just the right amount of space for parking. He said there is not room to open up for additional parking. Commissioner Zumhagen commented that removing the house will be helpful. Commissioner Zumhagen said if the major sticking point becomes the number of units; he asked the petitioner if he would consider a revision to the plans to reduce the number of units. The petitioner responded that is negotiable.

Commissioner Moriarty asked what type of business is on the first floor. The petitioner responded that it is an HVAC contractor's business. Commissioner Moriarty asked how many parking spaces the business uses. Mrs. Kaza commented that the business owner does not have much customer service and is typically off-site for deliveries. She indicated that the business owner uses 1-2 parking spaces. Commissioner Moriarty asked if there is any available street parking. The petitioner mentioned that there are a few available parking spaces and there is also available parking down the block but on the other side of the street.

Commissioner Duhig asked the petitioner after the house is demolished how many parking spaces the lot will allow. Commissioner Zumhagen responded according to the petition there will be 10 (ten) parking spaces.

Commissioner Lundy asked Counsel if this petition moves forward to allow for a residential use whether the first floor could ever be changed from commercial to residential. Village Counsel responded that the property would be considered a mixed use and if they attempted to convert the first floor they would have to return to this Commission.

Commissioner Piazza asked the petitioner if he has a long term contract with the commercial tenant. The petitioner replied that he has a 3-year contract. Commissioner Lundy asked if the commercial tenant has the entire first floor. The petitioner responded yes. Commissioner Lundy asked the petitioner if he has any intention to divide the first floor. The petitioner responded no.

Mr. McGuinness asked the residents in the audience if they had any comments for Pet #2020-5 @ 9724 Southwest Highway. There were not any resident comments.

The Public Hearing closed at 8:10 p.m.

A motion was made by Commissioner Bennett to approve Pet. 2020-5-Request for a Special Use Permit for a Residential Use in a C-2 Zoning District and a Parking Variation at 9724 Southwest Hwy., Sriram and Chandrarekha Kaza, Petitioner. The motion was seconded by Commissioner Moriarty.

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

Motion to approve passes: 6-0-0.

The Public Hearing opened at 8:11 p.m.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

The Oath was administered by Commissioner Piazza.

C.) Pet. #2020-6 – Request for a Special Use Permit for a Commercial Kitchen in an R-1 Zoning District at 9701 S. Brandt Ave., Elizabeth Lynch, Petitioner

Ms. Elizabeth Lynch, 4708 W. 87th Place, Hometown, IL.

The petitioner explained that she would like to utilize the kitchen at Trinity Lutheran Church for her small baking business. She explained that she started out using the “Cottage Food Law” to bake goods out of her home but then began looking for a commercial kitchen to prepare her baked goods. She said she happened to come across Trinity Lutheran Church’s kitchen. She expressed that Trinity has a great commercial kitchen with two commercial sized ovens and it would be perfect for her. She said if the Permit is granted she would use their kitchen to prepare baked goods to sell at farmer’s markets, craft fairs, and coffee shops.

Commissioner Lundy said Trinity is in a residential district and asked about the commercial kitchen classification.

Mr. Jim Buschbach, 9761 Brandt Avenue, Oak Lawn, IL.

Mr. Buschbach commented that Trinity Lutheran Church has had a commercial kitchen for over 50 years.

Commissioner Lundy noted that the staff memo indicates the petitioner’s intention to use the kitchen 1 day a week but that the petitioner’s form shows 1-2 days a week. The petitioner responded that right now it would be 1 day but she is hoping that it goes to 2 days a week.

Commissioner Zumhagen asked the petitioner if she is planning to change any of the equipment in the kitchen. The petitioner responded no. Commissioner Zumhagen asked if there will be additional health department inspections required. The petitioner responded yes. She explained that there already was a State inspection and a local health inspection will be required as part of the business license application process. Commissioner Zumhagen said he believes that there will be an annual health inspection. He asked the petitioner if she is okay with making sure that Trinity’s kitchen is maintained to the standard of the Health Department. The petitioner replied yes. Commissioner Zumhagen commented that it sounds like a great collaboration. He mentioned that the alley will be resurfaced this year. He explained that the petition paperwork indicated that the petitioner will be accessing the property off the alley and he wanted her to be aware of the pending alley improvements. Commissioner Zumhagen expressed as a neighbor and resident he has no concerns.

Commissioner Duhig said his only concern is that the kitchen will be up to code with Fire & Life Safety regulations. Village Counsel said he reached out to the Village Fire Inspector and the church is in full compliance with the Fire Safety code. He said the fire system has been upgraded and the only missing item is a rapid entry key which has since been placed on order by the church and due to be installed in the near future.

Commissioner Bennett asked the petitioner why she would only be baking 1-2 days a week. The petitioner responded that her business is a smaller scale business and so she will do a bulk bake for the 1-2 days that she is using the kitchen. Commissioner Bennett asked if she feels that she would

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

eventually use the kitchen more than 1-2 days a week. The petitioner responded that she does not foresee a need to use the kitchen 5 days a week.

Commissioner Piazza said he visited the site and he feels that Trinity's kitchen is a very clean and adequate kitchen.

Deanne asked the residents in the audience if they had any comments for Pet #2020-6 @ 9701 S. Brandt Avenue. There were not any resident comments.

The Public Hearing closed at 8:19 p.m.

A motion was made by Commissioner Zumhagen to approve Pet. #2020-6-Request for a Special Use Permit for a Commercial Kitchen in an R-1 Zoning District at 9701 S. Brandt Ave., Elizabeth Lynch, Petitioner. The motion was seconded by Commissioner Lundy.

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

Motion to approve passes: 6-0-0.

The Public Hearing opened at 8:21 p.m.

The Oath was administered by Commissioner Piazza.

D.) Pet. #2020-7 – Request for a Parking Variation at 6334 W. 95th St., NRF VII – Oak Lawn, LLC, Petitioner

Mr. Steven Bauer, Meltzer, Portal & Stelle, LLC, 1515 E. Woodfield Rd., Schaumburg, IL.

The petitioner indicated that he is present on behalf of the ownership of the subject property in connection with a parking variation that amounts to a total of 49.83%. He said the reality is the variation is only an increase of 15.93% based on historic variations that have been granted by the Village since 1987. He explained that an additional parking deficit resulted from the occupancy of the Penny's Place at the subject property in 2013. He said the Penny's Place deficit was 33.9%. The petitioner said effectively they are going from a 33.9% deficit based on Village Code that assumes the parking demand is a 49.83% deficit.

The petitioner said the purpose of the request is the effort of the property ownership to bring two new uses to the shopping center: an Urgent Care medical use (3,900 sq. ft.) and a Wing Stop restaurant (1,500 sq. ft.). He said an existing tenant, Fantastic Sam's, will relocate as part of bringing the two new tenants to the site. The petitioner reiterated that there have been a series of variations granted for this property. He briefly mentioned that in 1984 when the Village approved the entitlements for the property to be developed that amounted to a 14.50% deficit. He said there has always been a parking deficit at this site "out of the gate".

The petitioner expressed that the particular hardship and uniqueness of their Special Use request is that the actual observed parking demand for the shopping center is significantly less than what the Village code assumes the demand would be. The petitioner circulated a parking evaluation. The petitioner indicated that the parking evaluation was conducted by property ownership at periodic times over the course of two weeks beginning on February 12th – March 1st. The petitioner said

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

that the evaluation shows that the total observed actual parking demand was at its peak 82 parking spaces. He said there are 150 parking spaces on the site so it is roughly 55% of the spaces that actually exist. The petitioner said that there is a significant surplus of stalls beyond what the code assumes would be the case.

Commissioner Bennett asked about Wing Stop. The petitioner replied that it is a fast casual restaurant. Commissioner Bennett commented that Wing Stop will bring in more traffic. The petitioner said it will presumably bring in more occupancy and demand on the site. The petitioner mentioned that in working with staff the parking analysis based on Village code assigns 15 parking spaces as demand associated for that space/Wing Stop. Commissioner Bennett asked what age group the restaurant targets. The petitioner replied that he does not know that there is particular age group but he believes it expands from unmarried twenty-year olds to families.

Commissioner Moriarty asked the occupancy of the entire mall.

Mr. Marc Blum, Next Realty, 5215 Old Orchard Rd., Suite 880, Skokie, IL.

Mr. Blum replied that today the occupancy is 72% and it will grow to 86% with the new tenants. Commissioner Moriarty asked if any tenants have ever complained for lack of parking. Mr. Blum replied no.

Commissioner Duhig asked about Wing Stop seating. The petitioner said he does not have seating with him. Mr. Blum responded that Wing Stop will primarily be a carry-out but that tables will be available. Mr. Blum said that in the parking counts they used the plans that were given that included the tables and chairs. He gave the formula for the parking counts. Mr. McGuinness said that it was based on thirty (30) seats which is equivalent to 15 parking stalls.

Commissioner Duhig asked about the 95th Street Corridor Plan that relates to medical facilities on 95th Street. Village Counsel responded that the medical use is under the 6,000 threshold. He said over 6,000 sq. ft. would require a Special Use permit.

Commissioner Zumhagen asked which Urgent Care business will open. Mr. Blum responded that they are under a confidentiality agreement.

Commissioner Zumhagen asked the petitioner if they know the hours of the Wing Stop. Mr. Blum said he believes it will be similar to Subway's hours. He said he does not believe they will be open at 8:00 a.m. Commissioner Zumhagen asked if Wing Stop is seeking a liquor license. Mr. Blum replied that he does not know that answer. Commissioner Zumhagen asked if the Urgent Care will be a 24-hour operation. Mr. Blum responded that he does not know. He said the lease stipulates that the facility has to open at specific retail hours.

Commissioner Zumhagen pointed out the early morning parking counts show the highest number. The petitioner said based on the actual observed peaks the 82 stalls/cars is 55% of the total parking supply on the site. He said relative to the question on the Urgent Care's use hours of operation there will effectively be a trade off as the retail service and restaurant uses will not be open in the middle night if the Urgent Care medical use is open during the middle of the night. He said the parking demand created by the retail uses during the day will subside in the evening. Commissioner Zumhagen responded that he understands but he feels that a 24-hour medical facility does have different impacts not necessarily better or worse, just something different to take in

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

consideration. He said much like considering whether Wing Stop serves alcohol. Commissioner Zumhagen expressed that he would not want to see additional gaming in that area.

Commissioner Zumhagen said there is a very unique mix of low impact commercial on the site which will work and getting the occupancy up is something that the Village would like to see.

Commissioner Lundy asked staff if another tenant comes in to occupy another vacant space will the petitioner have to return to this Commission for an additional parking variation. Mr. McGuinness said his calculations included the vacant spaces as general commercial. The petitioner added that 43.48 parking spaces have been assigned to the vacant units.

Commissioner Piazza asked which tenants are Wing Stop and the Urgent Care replacing on the site. Mr. Blum responded that Wing Stop will take a portion of the Mattress Firm store and the medical use will take over at the Payless Shoe store space. Mr. Blum added that the Fantastic Sam's store will relocate to the other part of the Mattress Firm store to make room for the medical tenant. The petitioner said that information was included in the site plan.

Commissioner Piazza said he does have a concern about parking. He said he was at the site on Sunday at approximately 12:45 p.m. and there were 115 parking spaces occupied. He expressed a concern that there were approximately twenty-eight (28) "out of state" cars parked in that lot. Commissioner Piazza asked about the fifteen (15) governmental cars. Mr. Blum responded that the demand for the government cars ebbs and flows with the Army recruiters. He expressed that they are not able to control that and that the location is good for the government. Mr. Blum said he is not sure about the out of state cars. Mr. Blum said typically the government recruiter will drive their personal vehicle to the property and then take a government vehicle off-site. He said that could be the explanation but he is not certain.

Mayor Sandra Bury, Village President and Liquor Commissioner, 9446 Raymond Ave., Oak Lawn, IL.

Mayor Bury asked the petitioner about the existing game café and whether there was an exclusive agreement in place to allow for additional gaming at that site. Mr. Blum responded that it has been 10 years since that lease was signed so he does need to go back to review that lease. Mayor Bury expressed that the liquor issue is a big one and she wishes that the petitioner had a response to the liquor inquiry. She mentioned that the Village receives several inquiries for people that want to open a small location to add gaming.

Mayor Bury asked about the medical use lease. She mentioned that she did not see handicapped parking spaces on the site plan.

The Public Hearing closed at 8:45 p.m.

A motion was made by Commissioner Zumhagen to approve Pet. #2020-7-Request for a Parking Variation at 6334 W. 95th St., NRF VII – Oak Lawn, LLC, Petitioner. The motion was seconded by Commissioner Bennett.

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

Motion to approve passes: 6-0-0.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020
Meeting Minutes #2020-3

The Public Hearing opened at 8:47 p.m.

The Oath was administered by Commissioner Piazza.

D.) Pet. #2020-8 – Request for a Special use Permit for a Medical Office and a Parking Variation at 6201 W. 95th St., Akram Abedelal, Petitioner

Mr. Akram Abedelal, 6201 West 95th Street, Oak Lawn, IL.

The petitioner explained his request for an expansion within the existing building of the medical office. He said on the main level there is a clinic with 10 administrative staff that he would like to relocate to the lower level. He said the plan is to free up clinic space to improve efficiency with more testing stations that will speed up waiting times. The petitioner said new staff will not be added rather they are only hoping to be more efficient.

Commissioner Lundy asked about the 18 parking spaces at that back lot. The petitioner explained that the back lot is a private lot. The petitioner further explained that the doctor at the practice is the owner of that private lot and has been using the lot for over three years. Commissioner Lundy asked if there is signage for staff parking. The petitioner replied that there is no signage. Commissioner Lundy asked what type of improvements will be made to the lower level. The petitioner responded that they will add seating area with desks, a break room, and a conference room. The petitioner expressed that the administrative staff does not need to be in the clinic. Commissioner Lundy asked how many more testing units will be added. The petitioner replied that there will be four testing rooms and they will be able to move the patients more efficiently. Commissioner Lundy commented that more patients will be added to the practice. The petitioner said they will be able to increase patients if the process is more efficient.

Commissioner Zumhagen asked the petitioner to clarify if he will be increasing the volume of patients. The petitioner explained that currently patient waiting times is 25 minutes and they want to shorten the waiting times. He said the thought is not to increase the number of patients. The petitioner said there are only a certain amount of patients for each doctor and their goal is to move out the patients efficiently. Commissioner Zumhagen explained to the petitioner that the reason for the Commission's specific questions is to be mindful of the parking impact on the surrounding area. Commissioner Zumhagen expressed that his concern is the impact of parking.

Commissioner Duhig asked about the total number of employees. The petitioner responded that on the main level there are 10 administrative employees and the clinic has clinical staff.

Commissioner Bennett asked how many people actually work in the existing building. The petitioner responded approximately 28 on the busiest day. Commissioner Bennett asked about employee parking. The petitioner responded that the administrative staff park in the back lot. He added that the doctors park in the primary lot. The petitioner mentioned parking at 6161 W. 95th Street and said his staff utilize 12 parking spaces at that location. Commissioner Bennett commented on the number of administrative staff, managers, and doctors and asked the petitioner to clarify the total number. The petitioner replied approximately 30. Commissioner Bennett said that he calculates 40 parking spaces based on the information provided in the packet. The

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

Commissioners discussed the parking arrangements at 6161 W. 95th Street at length and the possibility of that parking going away at some point in the future.

The petitioner reiterated that their goal is to continue to make sure their business functions better and efficiently. He said when the business first started they did not have the additional parking (18 plus the additional 12 parking spaces) and that they are mindful of improving and that is why they have the additional parking. The Commissioners continued discussion on parking lot ownership and whether the petitioner had parking agreements. The petitioner said that they are always looking for opportunity and he reiterated that they have the same number of employees when they first came to the Village and they have added parking since then without changing the number of employees. Commissioner Lundy expressed concerns of parking especially with new patients.

Commissioner Piazza commented that the petitioner stated that on the busiest day there are 28 employees. He asked the petitioner how many patients are seen on a daily basis. The petitioner responded that the practice saw 85 patients today. Commissioner Piazza reiterated the concerns of increased staffing. Commissioner Duhig made a recommendation to the petitioner to consider relocating to Southwest Highway where there is opportunity to expand.

Ms. Mary Brandt, 9534 Melvina, Oak Lawn, IL.

Ms. Brandt expressed frustration on the parking in front of her home all day long. She indicated that she is certain it is an employee parking at her residence because it is always the same car. She commented that there is signage posted along the street marked “Residential Parking Only” yet the employees and/or patients are parking down the block.

The petitioner commented that over the last few years he tried to manage the parking situation until he ended up becoming a full time parking monitor. He expressed that if there is permit parking and if patients are violating that restriction than they should be ticketed or towed.

Ms. Maureen Urlacher, 9529 S. Melvina, Oak Lawn, IL.

Ms. Urlacher expressed that the parking problem is a serious issue. She commented that the petitioner is not concerned about the parking situation. Ms. Urlacher went in great detail about the parking problem. She expressed that the Village cares about parking for businesses but are never concerned about the impact on residential parking. The petitioner expressed that Ms. Urlacher lives at the corner and he pointed out that at one point there was no signage. He said he feels no matter what the parking numbers are some people will park on the corner as they find it to be convenient parking.

Mr. Jason Urlacher, 9529 S. Melvina, Oak Lawn, IL.

Mr. Urlacher said at the onset of this business opening the residents in the area came together with the petitioner. Mr. Urlacher said they were informed at that time that parking would not be an issue. He expressed that parking has been a problem since the first day the business started operations. Mr. Urlacher commented about the signage and the history of when the signage was first placed to signage being removed to the signage being added back. Mr. Urlacher said that the parking situation slightly improved when the signage was put back but there are still parking issues for the residents. Mr. Urlacher also mentioned that he was unable to get mail for a week because his mailbox was blocked by one of the employees/patient’s car.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

Mayor Sandra Bury, 9440 S. 51st Avenue, Oak Lawn, IL.

Mayor Bury said her business is located immediately next door to the subject property. Mayor Bury said she has a few questions about the petition application. She said that the petitioner listed 18 employees on the petition paperwork but after today's discussion the number of employees is higher. She expressed concern about the conflicting information on the number of employees and the number of parking spaces. Mayor Bury said that from the very beginning she felt it was important to remove herself from the parking issue yet she was concerned because there has been disruption. Mayor Bury commented on the impact of parking as a major issue. Mayor Bury said that the petitioner keeps commenting that the practice is not at capacity and she wonders how stressful it will be to the community when the business reaches capacity.

Mayor Bury said the practice has worked with the Village about the parking concerns but it continues to be a daily stress. Mayor Bury expressed to the petitioner that she wants the practice to be successful. She piggybacked the concerns of the residents and also mentioned that Crown Mortgage was listed on the market not too long ago.

The petitioner asked Dr. Bury at what capacity is she present at today's meeting. Mayor Bury responded that she is present as a resident and a neighbor. The petitioner said he was not sure about the comments that Mayor Bury made about misleading information. The petitioner added that there are a lot of moving pieces and they are trying to make their practice run efficiently. The petitioner said he does not want to have a "tit for tat" but there have been patients of Dr. Bury parked at his location. He said most of the time he understands that Dr. Bury's patients may get confused about parking in his lot because it is directly next door to his business. The petitioner said his issue is if they cannot move forward with this he will be unable to make improvements internally. He referenced Commissioner Duhig's comments about considering Southwest Highway but he said that the practice is not there yet. He expressed that if they expand further then down the road they can consider Southwest Highway and he reiterated that they are just not there yet. Mayor Bury responded to the petitioner's comments about her patients parking in his lot. She said that her patients would never park in his lot a second time as her practice has sufficient parking and parking in the petitioner's lot is an inconvenience.

Ms. Darlene Bartlett, 9520 S. Melvina, Oak Lawn, IL.

Ms. Bartlett commented on the number of parking spaces including the parking spaces on the street and she wondered why half the time the 18 parking spaces are open but the two hour parking spaces are always filled with employee parking. She asked why the employees do not park in the back lot and leave the two hour parking spaces for the patients. The petitioner said the two hour parking signs were supposed to be removed by the Village. Ms. Bartlett said there are areas that are supposed to be residential parking and there are spaces that are supposed to be two-hour parking for customers. The petitioner said he will tell his employees not to park in the two hour parking spaces. Ms. Bartlett recapped the meeting minutes from the initial petition that was submitted three years ago.

Mr. Mike Allen, Owner of Crown Mortgage, 835 S. Monroe, Hinsdale, IL.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Conference Room

Monday, March 2, 2020

Meeting Minutes #2020-3

Mr. Allen commented that the Crown Mortgage building currently has 53 parking spaces and 7,500 sq. footage of space for sale. He said this building is within walking distance of the subject property. The petitioner asked if only the parking spaces are for sale. Mr. Allen responded no.

Ms. Doreen Bartlett, 9520 S. Melvina Avenue, Oak Lawn, IL.

Ms. Bartlett referenced her daughter's comments on two hour parking. She commented that she noticed that patients and/or employees are parking in the old realtor's office on the corner which has helped the parking situation. The petitioner reiterated that he will remind his staff not to park in the two hour parking spaces.

Commissioner Piazza asked the petitioner if he will provide the parking lot contracts for the additional parking spaces that have been discussed. The petitioner responded yes.

Commissioner Zumhagen commented about the parking variation differential based on the number of employees listed on the paperwork versus the actual number of employees that work in the building. Mr. McGuinness explained to the petitioner that the actual number of employees was not used when calculating the parking variation. Commissioner Zumhagen said the new parking variation percentage will be upwards of 75%.

The Public Hearing closed at 10:05 p.m.

A motion was made by Commissioner Moriarty to deny Pet. #2020-8-Request for a Special Use Permit for a Medical Office and a Parking Variation at 6201 W. 95th Street. The motion was seconded by Commissioner Bennett.

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

Motion to deny passes: 6-0-0.

VI. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members: *None.*

C.) Staff: *None.*

VII. ADJOURNMENT:

A motion to adjourn was made by Commissioner Zumhagen and seconded by Commissioner Bennett.

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 10:09 p.m.