

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium 2nd Floor

Monday, October 19, 2020

Meeting Minutes #2020-10

I. ROLL CALL: Meeting called to order at 7:35 p.m.

A. Chairman: Rich Piazza

B. Members: Dave Bennett Pina Paruta
Tom Duhig Rich Piazza (*ABS*)
Bill Lundy (*ABS*) Vernon Zumhagen
Mike Moriarty

C. Staff: Kevin Casey, Village Attorney
Kevin McGuinness, Village Planner
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Zumhagen.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2020-9 dated October 5, 2020 was made by Commissioner Duhig and seconded by Commissioner Paruta.

Roll call: Bennett, abstain; Duhig, yes; Moriarty, yes; Paruta, yes; Zumhagen, yes.

Motion passes: 4-0-1.

The Oath was administered by Commissioner Zumhagen.

The Public Hearing Opened at 7:37 p.m.

IV. PUBLIC HEARING:

A.) Pet. #2020-18 – Request for a Special Use Permit for a Dance Studio on the Ground Floor in a C-1 District at 5201-5207 ½ W. 95th St., Tina Harold, Petitioner

Ms. Tina Harold, 10708 S. Komensky Avenue, Oak Lawn, Illinois

The petitioner indicated that she is planning to open a Dance Studio in Oak Lawn. She explained that her former location was in Chicago Ridge and that she was in business for 9 years until her landlord sold the building. She expressed that she saw a “For Lease” sign for the subject property and felt it was a perfect location for her business.

The petitioner said in March she had an enrollment of 186 students. She explained that she offers ballet, tap, jazz, contemporary dance, etc. She also mentioned that she typically puts on a show once a year.

Commissioner Bennett asked the hours of operation. The petitioner responded that she hopes to open 7 days a week. She mentioned that she was not open on Sundays at her former location. The petitioner added that she typically holds classes late afternoon through the evening and will not have business hours during the day. She mentioned that she occasionally offers private lessons during off hours.

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Commissioner Bennett asked the petitioner if parents typically drop off students or do the parents stay with their children. The petitioner replied that the parents stay on site for age group 6 and under but that most of the students are dropped off. The petitioner mentioned that in July she had sent out policy changes because of the pandemic that included information such as “drop-offs only”. Commissioner Bennett asked if there is a back entrance. The petitioner responded yes and said that the rear door will be used as the main entrance/exit.

Commissioner Duhig asked what the typical class size will be; the petitioner responded because of the pandemic the class size will be 7 students. Commissioner Duhig asked the petitioner if she plans to open on Sundays. The petitioner responded she most likely will offer private lessons on Sundays. Commissioner Duhig said he is concerned about the parking situation and asked the petitioner again about the drop off. The petitioner explained that her larger class size are the younger students and she will have those classes first. Commissioner Duhig asked if the students will be picked up on 52nd Avenue. The petitioner indicated that there are 4 parking spaces on 52nd Avenue.

Mr. John Eggert, 5300 Oak Street, Oak Lawn, Illinois

Mr. Eggert explained that his wife, Anne Marie, owns the subject property from the corner to The Copper Top (formerly Goal Post). He expressed that 99% of those businesses use their back door as the main entrance and very few patrons use the front door. Mr. Eggert said there are a lot of parking spaces. He said he counted 84 parking spaces and 22 additional parking spaces between the VFW and the subject property. He added that there is additional parking along Cook Avenue and Yourell.

Mr. Eggert mentioned the Zoning petition for DaVita at 5020 W. 95th Street. He said that DaVita left the front 1/3 of the building available for retail space but that there are still vacancies 18 months later. Mr. Eggert expressed that it is a team effort to get some of the vacancies filled and those efforts include acting within reason and assisting the potential tenants.

The Public Hearing was closed at 7:49 p.m.

A motion was made by Commissioner Paruta to approve Pet. #2020-18 – Request for a Special Use Permit for a Dance Studio on the Ground Floor in a C-1 District at 5201-5207 ½ W. 95th St., Tina Harold, Petitioner. The motion was seconded by Commissioner Moriarty.

Roll call: Zumhagen, yes; Paruta, yes; Moriarty, yes; Duhig, yes; Bennett, yes.

Motion to approve passes: 5-0-0.

V. OTHER BUSINESS:

- A.) Chairman: *None.*
- B.) Members: *None.*
- C.) Staff:

Mr. McGuinness mentioned a Cook County grant for the Southwest Highway Corridor. He indicated that Commissioner Piazza and Commissioner Zumhagen will serve as representatives

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from the Zoning Commission for the Southwest Highway Corridor Study. He indicated that the areas covered will be 93rd Street (north of OLCBS) south to Ridgeland Avenue. He explained that the grant is for improvements and enhancements to the Southwest Highway Corridor.

VI. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:53 p.m.