

ZONING, PLANNING AND APPEALS COMMISSION  
VILLAGE OF SCHILLER PARK  
FEBRUARY 13, 2019  
MINUTES

ROLL CALL

Upon roll call the following were:

Present: Commissioners Powrozek, Bacha, Bowcock, McNeill, Kisiel, and Chairman Meyers.  
Also present: Brian Bursiek, John Komorowski, Scott Bernacki, Nathan Bruemmer and Joan Golembiewski.  
Absent: Commissioners Irsuto and Lauricella.

Meeting format read by Chairman Meyers.

Motion by Commissioner Baca second by Commissioner McNeill to accept the amended minutes from December 12, 2018 as read by the Commissioners. All in favor, Aye. Opposed, None. Motion carried.

Motion by Commissioner Powrozek second by Commissioner Bacha to open the meeting. All in favor, Aye. Opposed, None. Motion carried.

PUBLIC HEARING CASE NO. 19-V-02 9451 and 9511 W. Ainslie St.

Petitioner Dennis Basler of E.J. Basler Company, requesting a variance from the minimum transitional rear yard setback of 45' to 10' as required by Section 155.1906(B)(1) for the purpose of constructing a 3,050 sq. ft. addition to the manufacturing space at 9451 Ainslie. The petitioner is also requesting a variance from the minimum Interior side yard setback requirement of 10' as required by Section 155.1906 (A)(2) of the Zoning Ordinance for the purpose of constructing a connecting breezeway between the properties of 9451 Ainslie and 9511 Ainslie. Current conditions of the East side yard of 9451 Ainslie are 8'-6", petitioner finally seeks a variance from the same 10' requirement to correct this existing condition.

The company that has been operational at 9511 Ainslie since 1957 purchased the neighboring vacant building at 9451 Ainslie with the intentions of performing a full gut rehab of which only the structure will remain. This includes the construction of the addition and connecting breezeway, new façade, roof, landscaping, fencing, and parking lot. The company grew by 30 employees in the last 5 months and the renovations proposed including the breezeway will create a modern industrial campus consisting of the existing location and new manufacturing space. Some improvements will also extend to the current location to keep a consistent look.

Public Comment, Barbara Josinska resident of Kelvin Lane Condos abutting 9511 Ainslie voiced concerns over increased noise due to the growth of the company. The petitioner has assured that the source of the noise she speaks of is from a different manufacturer on the same block.

Any further questions, Village Planner confirmed that variances include 9451 Ainslie. Rear yard | 45' required, Est. 30' existing, 10' proposed to match the current setback of the neighboring property. The requirement to install an 8' fence and maintain a 10' landscaped buffer. West Side Yard | 10' required to 0' proposed for the construction of the connecting breezeway. East Side Yard | 10' required to 8'-6" to match the current setback of the property. 9511 Ainslie East Side Yard | 10' required to 0' proposed for the construction of the connecting breezeway.

Motion made by Commissioner McNeil second by Commissioner Bowcock to grant the petitioners request for a variance from the side yard setbacks at the properties 9451 Ainslie and 9511 Ainslie and the transitional rear yard setback at 9451 Ainslie.

Upon roll call the following voted:

Yes: Commissioners Powrozek, Bacha, Bowcock, McNeill, Kisiel, and Chairman Meyers.

No: None.

Motion Carried.

The Village Board has the final say in all zoning matters.

PUBLIC HEARING CASE NO. 19-T-01

Scott Bernacki, representing the petitioner, The Village of Schiller Park, requesting text amendments to various code sections within the New Millennium Village Code for the purpose of strengthening the language and definitions which will safeguard the value of Villages commercial properties, and diversify / modernize the direction of development in the Industrial districts to benefit the community.

Text amendment revisions were reviewed.

Public Comment, none.

Any further questions, Commissioner Bacha seeking additional clarification as to why Boat sales was being moved. The Petitioner reinforced that this is an effort in consistency, arguing that boats sales shall be placed in the same use category as motor vehicle and camper trailer sales in the same district.

Motion made by Commissioner Bacha second by Commissioner Powrozek to grant the petitioners request for all proposed text amendments to the New Millennium Village Code.

Upon roll call the following voted:

Yes: Commissioners Powrozek, Bacha, Bowcock, McNeill, Kisiel, and Chairman Meyers.

No: None.

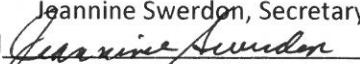
Motion Carried.

The Village Board has the final say in all zoning matters.

PUBLIC COMMENT: Nikolay Bogdanov resident at 9458 Kelvin Lane Unit 207 voiced concern over increased noise due to the construction of the project at 9451 Ainslie. Village staff assured that the new addition and breezeway serve as a physical, audio and visual barrier between the parking courtyard and the buildings on Kelvin Ln. Adding the aesthetic appeal of the new façade and stylized fence, the overall industrial and residential area should expect to see an improvement.

OTHER BUSINESS: There is an anticipated hearing on March 13, 2019

Motion by Commissioner Kisiel second by Commissioner McNeil to adjourn the meeting. All in favor, Aye. Opposed, None. Motion carried. Meeting adjourned at 7:41 P.M

Joannine Swerdon, Secretary  
Approved   
Date 3-13-19