

ZONING, PLANNING AND APPEALS COMMISSION
VILLAGE OF SCHILLER PARK
AUGUST 15, 2018
MINUTES

ROLL CALL

Upon roll call the following were:

Present: Commissioners Irsuto, Bacha, Blomquist, Kisiel, Powrozek, Lauricella, Bowcock and Chairman Meyers.

Absent: Commissioner McNeill.

Others present: Brian Bursiek, John Komorowski, Marjorie Manchen, Trustee Joan Golembiewski and Jerney Cleveland.

Meeting format read by Chairman Meyers.

Motion made by Commissioner Powrozek second by Commissioner Kisiel to open the meeting. All in favor Aye. Opposed None. Motion carries.

Motion made by Commissioner Powrozek second by Commissioner Kisiel to accept the minutes from the Regular Meeting of July 18, 2018 as read by the Commissioners. All in favor, Aye. Opposed, none.

Abstain: Commissioners Blomquist, Lauricella and Bowcock. Motion carries.

PUBLIC HEARING CASE NO. 18-T-09 Text Amendment Chapter 155 of Title XV

Text amendment addresses permissive language in I-1 district, public parking in C-1-2-3 and 4 zones, clarify number of principal uses per zoning lot in all districts, define towing, limit outdoor storage and truck parking, increase distance from school for medical cannabis dispensing, restrict residential uses beyond residential districts and restrict truck parking as a principal use.

No questions from the commission, no questions from the audience.

Motion made by Commissioner Irsuto second by Commissioner Kisiel to grant the petitioners request.

Upon roll call the following voted:

Yes: Commissioners Irsuto, Bacha, Blomquist, Kisiel, Powrozek, Lauricella, Bowcock and Chairman Meyers.

No: None. Motion carries.

PUBLIC CASE NO. 18-C-10 9355 Bernice Auto recycling business

Petitioner Daniel Donnelly, sworn in by Chairman Meyers. He is requesting a conditional use to operate an auto recycling business at 9355 Bernice. The vehicles will be processed inside the building. All liquids will be handled inside and disposed of in their proper disposal process. There are three businesses over there one of which is Russo, one other. This could be a three and a half million dollar business here, it could be higher. There is a 32 to 68% profit on this type of business. If you have seen the building, we have improved it already and we will be doing more after we receive approval. The property is located at the far end of the street. Cars are bought at auction and stripped of all useable parts for resale. The shells of these cars are then stacked on trucks to be disposed of at a recycling scrap yard.

Petitioner has a background in construction for 17 ½ years. I also worked in an auto recycling business. I've had the property since 2010. This will be a high end junk yard, clean, showroom like an auto parts store. Ideally customers will buy an OEM part for cars being repaired instead of going to manufacturers for a new item. There will be 2 counter guys, maybe 3, I will be there, we need an inventory guy, yard guys taking parts off cars. Parts will be on shelves. There may be times when a customer wants a part

off a car that has not been processed yet, he may go in the yard to get that part, but most will be done by our employees.

We have to be members of ARA to be open, the Auto Recycling Association. They regulate businesses. There will be landscaping all around. Signage if allowed. Bins 7 ½ -8 ft. Osha containers. An 8 ft. fence will be around the yard. All cars will be stripped then put in stacked containers until full then they go to scrap yard. The lot will be paved. There will be cameras with led lights at all corners. It will be lit up at all times. Hours 8-7, they have not really been set yet.

Any further questions, none. Any questions from the audience, none.

Motion made by Commissioner Powrozek second by Commissioner Lauricella to approve the request with the following conditions:

The area will be cleared of all debris before business can begin; the yard shall maintain emergency lanes; any fluids will be removed inside the building and the vehicles dismantled inside the building; a landscape plan will be submitted before to the Community Development Department before the next Village Board meeting; an 8 ft. fence will be constructed and kept in good condition to fully conceal business activities; no materials shall be stored outside above the 8 ft. fence; the business shall maintain the landscaping and meet all EPA regulations for the business.

Upon roll call the following voted:

Yes: Commissioner Irsuto, Bacha, Kisiel, Blomquist, Powrozek, Lauricella, Bowcock and Chairman Meyers.

No: None. Motion carries.

Motion to amend approval with the above conditions made by Commissioner Blomquist second by Commissioner Bowcock. All in favor, Aye. Opposed, None. Motion carries.

OTHER BUSSINESS

Jeremy Cleveland will be leaving on Friday, the 17th, he will be going back to school. We all wish him success and will miss him.

PUBLIC COMMENT

Motion to adjourn made by Commissioner Powrozek second by Commissioner Bacha. All in favor, Aye. Opposed, None. Motion carries. Meeting adjourned at 7:55 P.M.

Jeannine Swerdon, Secretary

Approved _____

Date _____

