

ZONING, PLANNING AND APPEALS COMMISSION  
VILLAGE OF SCHILLER PARK  
OCTOBER 10, 2018  
MINUTES

ROLL CALL

Upon roll call the following were:

Present: Commissioners Irsuto, Bacha, Kisiel McNeill, Powrozek, Lauricella, Bowcock

Absent: Commissioner Blomquist and Chairman Meyers

Others present: Brian Bursiek, John Komorowski, Brad Townsend and Marjorie Manchen

Motion by Commissioner Powrozek second by Commissioner Irsuto to accept the minutes from September 12, 2018 as read by the Commissioners with one correction, Commissioner Kisiel was listed as present and absent. All in favor, Yes. Opposed, None. Motion carries.

Motion by Commissioner Kisiel second by Commission Lauricella to open the meeting. All in favor, Yes. Opposed, None. Motion carries

Motion made by Commissioner Irsuto second by Commissioner Powrozek to appoint Commissioner Bacha as Chairman Protem. All in favor, Yes. Opposed, None. Motion carries.

PUBLIC HEARING NO. 18-V-12 9438 Lawrence Ct.

Proper legal notices have been sent. Darius Kogut for the applicant, Michal Soja sworn in by Chairman Protem Bacha. Mr. Soja has 8 parking spaces now and two of them are not being used. He has a garden apartment which is a studio apartment. He would like to use the two parking spaces that are not being used for this studio apartment. Other units have basement apartments and they were permitted by the village.

Brian Bursiek for the Village. The village objects to this request for the seven items needed for a proper variance to be granted. The two called out in my memorandum specifically; (3) it is exclusively driven by a desire to increase financial gain and (4) the hardship (lack of parking) has been created by the property owner by seeking to add another unit. He has created his own problem and we don't think that it qualifies. There may be two spaces available now, but if someone else moves in there they may require the two spaces. This is why we have parking requirements. Times have changed and people have more cars.

Reasons might change with other units that don't have enough spaces right now and added an additional apartment. They may not have had permits to add their additional apartment.

Do they have leases? He doesn't know.

He is within the realm of parking spaces, he is allowed up to a 25% reduction.

In order to lease that apartment, he would have to have ten spaces. It is not owner occupied. He is creating a unit making it a 5 unit building. He is in a multifamily district, but he does not have the required number of parking spaces.

No questions from the audience.

Motion by Commissioner Powrozek second by Commissioner Irsuto to close the meeting. All in favor, Yes. Opposed, None. Motion carries.

There is a motion by Commissioner Powrozek second by Commissioner Irsuto to grant the petitioners request.

Upon roll call the following voted:

Yes: Commissioner Kisiel

No: Commissioners Irsuto, McNeill, Powrozek, Lauricella, Bowcock and Chairman Protem Bacha.

Motion fails.

#### OTHER BUSINESS

There will be a meeting on November 14, 2018.

#### PUBLIC COMMENT

None.

Motion by Commissioner McNeil second by Commissioner Kisiel to adjourn. All in favor, Yes. Opposed, None. Motion carries. Meeting adjourned at 7:35 P.M.

Jeannine Swerdon, Secretary

Approved \_\_\_\_\_

Date \_\_\_\_\_

