



Minutes

Zoning, Planning and Appeals Commission
held on Wednesday, January 13, 2021
at 7:00 p.m.

I. CALL TO ORDER:

Chairman Chad Meyers called the meeting to order at 7:00 p.m.

II. ROLL CALL/ATTENDANCE: NOTE: Illinois Governor Pritzker, in response to the COVID-19 pandemic, issued Executive Order 2020-07 on March 16, 2020, which suspended requirement of the Open Meetings Act that members of a public body be physically present at meetings of the public body, and the limitations of the Open Meetings Act as to when members of a public body may participate in meetings of the public body remotely. To minimize the spread of the COVID-19 virus, some Commissioners could attend this meeting by teleconference.

Present: Chairman Chad Meyers, Commissioners: Mary Lauricella, David Powrozek and David Figareli, Michael Bowcock and Richard Flanagan.

Others Present: Village Planner Scott Bernacki, Secretary Renee Tedesco and Corporate Counsel, Rich Bruen Jr.

Absent: Commissioners: Robert Irsuto, Ken McNeill and Joseph Kisiel.

III. APPROVAL OF MINUTES:

Chairman Chad Meyers called for a Motion. A Motion was made by Commissioner Flanagan seconded by Commissioner Irsuto to approve the minutes from the September 9, 2020 meeting. Motion carried unanimously on a voice vote.

IV. OLD BUSINESS

V. NEW BUSINESS

- a. **PUBLIC HEARING Case No. 21-C-02; A Conditional Use pursuant to Section 155.1904(A)(2) of the New Millennium Code of the Village of Schiller Park to operate an Automobile Rental Business within the I-1 Industrial District, upon the property located at 10501 Delta Parkway.**

Motion to Open Hearing: Motion to open the hearing was made by Commissioner Bowcock, seconded by Commissioner Flanagan

Motion carried unanimously on a voice vote.

Roger LaTour, General Manager of Operations for Ace Rent-A-Car was sworn in by Chairman Meyers.

The Petitioner, Ace Rent-A-Car, is requesting, A Conditional Use pursuant to Section 155.1904(A)(2) of the New Millennium Code of the Village of Schiller Park to operate an Automobile Rental Business within the I-1 Industrial District, upon the property located at 10501 Delta Parkway.

There was general discussion among the Commissioners regarding the Conditional Use in the Nature to operate an Automobile Rental Business in accordance with the proposed site plan.

Chairman Meyers asked whether there were any questions or comments from the members of the public in attendance. No further discussion or public comment ensued;

Chairman Chad Meyers called for a motion to approve the petitioners request in accordance with the code and subject to the conditions raised by the staff and the commission during the hearing. A Motion was made by Commissioner Bowcock and seconded by Commissioner Luricella.

Ayes: Commissioners: Mary Lauricella, David Powrozek, David Figareli, Michael Bowcock and Richard Flanagan.

Nayse: None.

Abstentions: None.

Motion Carried by a count of 5 “aye” votes to 0 “Nayse” and 0 abstain and 1 absent.

b. PUBLIC HEARING Case No. 21-C-03; A Conditional Use pursuant to Section 155.1904(A)(3) of the New Millennium Code of the Village of Schiller Park to operate an Automobile Repair Facility within the I-1 Industrial District, upon the property located at 4309 Transworld Rd.

Motion to Open Hearing: Motion to open the hearing was made by Commissioner Figareli, seconded by Commissioner Bowcock

Motion carried unanimously on a voice vote.

Dorothy Desbrisay, via Zoom Conference Call and Joel Mayer, General Manager of Caliber Collision, formally known as Collision Center of America were sworn in by Chairman Meyers.

The Petitioner, Caliber Collision, is requesting a Conditional Use pursuant to Section 155.1904(A)(3) of the New Millennium Code of the Village of Schiller Park to operate an Automobile Repair Facility within the I-1 Industrial District, upon the property located at 4309 Transworld Road.

There was general discussion among the Commissioners regarding the Conditional Use in the Nature to operate an Automobile Repair Facility in accordance with the proposed site plan.

Chairman Meyers asked whether there were any questions or comments from the members of the public in attendance. No further discussion or public comment ensued;

Chairman Chad Meyers called for a motion to approve the petitioners request in accordance with the code and subject to the conditions raised by the staff and the commission during the hearing. A Motion was made by Commissioner Bowcock and seconded by Commissioner Flannigan.

Ayes: Commissioners: Mary Lauricella, David Powrozek, David Figareli, Michael Bowcock and Richard Flanagan.

Nayse: None.

Abstentions: None.

Motion Carried by a count of 5 “aye” votes to 0 “Nayse” and 0 abstain and 1 absent.

c. PUBLIC HEARING Case No. 21-S-04; A subdivision and pin consolidation pursuant to Chapter 153 of the New Millennium Code of Schiller Park upon property within the I-1 Industrial district located at 3700 Rose St and 9700 Waveland Ave.

Motion to Open Hearing: Motion to open the hearing was made by Commissioner Powrozek, seconded by Commissioner Lauricella

Motion carried unanimously on a voice vote.

Greg Rzedzian and Jeff Dublo were sworn in by Chairman Meyers.

The Petitioners, are requesting a subdivision and pin consolidation pursuant to Chapter 153 of the New Millennium Code of Schiller Park upon property within the I-1 Industrial district located at 3700 Rose St and 9700 Waveland Ave.

There was general discussion among the Commissioners regarding the subdivision and pin consolidation in accordance with the proposed site plan.

Chairman Meyers asked whether there were any questions or comments from the members of the public in attendance. No further discussion or public comment ensued;

Chairman Chad Meyers called for a motion to approve the petitioners request in accordance with the code and subject to the conditions raised by the staff and the commission during the hearing. A Motion was made by Commissioner Bowcock and seconded by Commissioner Powrozek.

Ayes: Commissioners: Mary Lauricella, David Powrozek, David Figareli, Michael Bowcock and Richard Flanagan.

Nayse: None.

Abstentions: None.

Motion Carried by a count of 5 “aye” votes to 0 “Nayse” and 0 abstain and 1 absent.

d. PUBLIC HEARING Case No. 21-V-05; A Variance pursuant to Section A Variance pursuant to Section 155.704(A)(1) of the New Millennium Code of the Village of Schiller Park to reduce the minimum front yard setback listed in Section 155.1606(C) to allow for renovations upon a building within the C-2 Community Shopping District, a Variance pursuant to Section 155.704(A)(4) of the New Millennium Code of the Village of Schiller Park to reduce the applicable off-street parking or loading facilities required by no more than twenty-five percent (25%) of the required facilities as listed in Section 155.2203(B)(8), and a Variance pursuant to

Section 155.704(A)(3) of the New Millennium Code of the Village of Schiller Park to permit the same off-street parking facility to qualify as required facilities to two or more uses, all upon the property located at 9718 Irving Park Rd.

Motion to Open Hearing: Motion to open the hearing was made by Commissioner Flanagan, seconded by Commissioner Lauricella

Motion carried unanimously on a voice vote.

The Petitioners, Tom Damian, is requesting a Variance pursuant to Section 155.704(A)(1) of the New Millennium Code of the Village of Schiller Park to reduce the minimum front yard setback listed in Section 155.1606(C) to allow for renovations upon a building within the C-2 Community Shopping District, a Variance pursuant to Section 155.704(A)(4) of the New Millennium Code of the Village of Schiller Park to reduce the applicable off-street parking or loading facilities required by no more than twenty-five percent (25%) of the required facilities as listed in Section 155.2203(B)(8), and a Variance pursuant to Section 155.704(A)(3) of the New Millennium Code of the Village of Schiller Park to permit the same off-street parking facility to qualify as required facilities to two or more uses, all upon the property located at 9718 Irving Park Rd.

The Commissioners had identified to continue discussion due to discrepancies in details of the project and have requested additional information and documentation. The Commissioners had questions regarding the front and rear yard and how parking would be shared. Petitioner has been asked to work with Village Planner Bernacki to modify existing paperwork, submit missing documentation and return at the next Zoning and Planning Meeting to present case.

Chairman Meyers asked whether there were any questions or comments from the members of the public in attendance. No further discussion or public comment ensued;

Chairman Chad Meyers called for a motion to approve the petitioners request in accordance with the code and subject to the conditions raised by the staff and the commission during the hearing. A Motion was made by Commissioner Powrozek and seconded by Commissioner Flanagan.

Ayes: Commissioners: Mary Lauricella, David Powrozek, David Figareli, Michael Bowcock and Richard Flanagan.

Nayse: None.

Abstentions: None.

Motion Carried by a count of 5 “aye” votes to 0 “Nayse” and 0 abstain and 1 absent.

- e. PUBLIC HEARING Case No. 21-T-01; a Text Amendment to the New Millennium Village Code, Sections 155.105(A), “Fences, Walls and Hedges”; 155.108(C), “Size of Accessory Buildings”; 155.108, “Accessory Building Use Limitations”; 155.202, “Definitions”; 155.1502, “Conditions”; 155.1602, “Conditions”; 155.1603(B)(66), “Permitted Use”; 155.1702, “Conditions”; 155.1703, “Permitted Use”; 155.1902, “Conditions”; 155.1903, “Permitted Use”; 155.1903(I), “Permitted Use”; 155.1903(K), “Permitted Use”; 155.1904, “Conditional Use”; 155.1904(1), “Conditional Use”; 155.1904(11), “Conditional Use”; 155.2002, “Conditions”;**

Motion to Open Hearing: Motion to open the hearing was made by Commissioner Bowcock, seconded by Commissioner Flanagan

Motion carried unanimously on a voice vote.

Village Planner, Scott Bernacki, and Stuart Caravello from the Schiller Park Community Development Department proposed the following changes to the zoning rules and regulations:

- i. Amend fence regulations
- ii. No Chain-Link fences on commercial and residential property
- iii. Regulate size and use of accessory buildings
- iv. Adjust the definitions of *Open Fence* and *Warehouse*
- v. Add the definition of *Self Service Storage Facility*
- vi. Remove the definitions and use of *Distribution Facility*, *Motor Freight Terminal*, *Warehouse I*, *Warehouse II*, *Warehouse III*
- vii. Add lighting regulations in commercial and industrial districts
- viii. Relocating the use of *Tobacco Shops*
- ix. Amend *Accessory Uses* in the I-1 to include restrictions on accessory truck parking
- x. Adding *Warehouse and Distribution Facility* to industrial districts
- xi. Amend the transitional yard requirements in the industrial districts.

The Commissioners engaged in general discussion regarding the above amendments to the Village Code and decided to strike the proposed fence regulations from the recommendations. They did agree to include the chain link fence restrictions for commercial and residential property. The Commissioners agreed to allow the recommendations for all other amendments to move forward.

Chairman Meyers asked whether there were any questions or comments from the members of the public in attendance. No further discussion or public comment ensued;

Chairman Chad Meyers called for a motion to approve the petitioners request in accordance with the code and subject to the conditions raised by the staff and the commission during the hearing. A Motion was made by Commissioner Bowcock and seconded by Commissioner Powrozek.

Ayes: Commissioners: Mary Lauricella, David Powrozek, David Figareli, Michael Bowcock and Richard Flanagan.

Nayse: None.

Abstentions: None.

Motion Carried by a count of 5 “aye” votes to 0 “Nayse” and 0 abstain and 1 absent.

VI. PUBLIC COMMENT: None

VII. MOTION TO ADJOURN:

There being no further business, a motion to adjourn was made by Chairman Commissioner Irsuto and seconded by Commissioner Powrozek

Motion carried unanimously on a voice vote.

Meeting adjourned at 8:30pm