



Minutes
Zoning, Planning and Appeals Commission
held on Wednesday, March 10, 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 in Person: Chairman Chad Meyers, Commissioners: Mary Lauricella, David Powrozek, David Figareli, Joseph Kiesel, and Richard Flanagan.

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

Absent: Commissioners Michael Bowcock and Ken McNeill

III. APPROVAL OF MINUTES:

Chairman Chad Meyers called for a Motion. A Motion was made by Commissioner Figareli, seconded by Commissioner Powrozek to approve the minutes from the February 10, 2021 meeting. Motion carried unanimously on a voice vote.

IV. OLD BUSINESS

- a. PUBLIC HEARING - Request to withdraw application. Case No. 21-V-05; 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 accept the withdrawal as informational was made by Commissioner Lauricella, seconded by Commissioner Flanagan.

Motion carried unanimously on a voice vote.

Ayes: Commissioners: Lauricella, Powrozek, Figareli, Kiesel and Flanagan.

Nayse: None.

Abstentions: None.

Motion Carried by a count of 5 “aye” votes to 0 “Nayse” and 0 abstain and 2 absent.

- b. PUBLIC HEARING Case No. 21-V-06; A Variance pursuant to Section 155.704(A)(1) of the New Millennium Code of the Village of Schiller Park to reduce the minimum rear yard setback listed in Section 155.1906(A)(4) to allow for building expansion within the I-1 Industrial District upon the property located at 3999 25th Ave.

Motion to Open Hearing was made by Commissioner Powrozek, seconded by Commissioner Flanagan.

Motion carried unanimously on a voice vote.

Petitioner, Chris Wellman, President of Applicant Avers Machine and Manufacturing Inc., was sworn in by Chairman Meyers.

Petitioner Wellman addressed the Board that his company was merging with Innovative Rack & Gear, formally of Wood Dale, and the factory needs more space to accommodate their additional growth. They do not want to reduce parking because they allow/share parking for Lincoln Middle School’s overflow. The requested variance is to allow an addition to the building that will include mezzanine storage space.

There was a question about an easement located along the neighboring properties east line. Petitioner Wellman provided a letter dated 3-9-2021 from Lambert & Associates, a civil engineering and land surveying firm, stating that based on all the information they have obtained, it is improbable that there is an active easement along the east side of the property. However, Petitioner Wellman acknowledged for the record that Applicant is aware of an easement which is recorded on the property and that Applicant takes any and all risks of this easement and any other easements which may apply to the subject property.

Additional information needs to be obtained by the Cook County Recorder’s Office and Petitioner stated he would not build or construct any additions to his building until this matter is confirmed.

There was general discussion and agreeance among the Commissioners.

Chairman Meyers asked if there is a motion to recommend the ZPA grant the variance pursuant to section 155.704(A)(1) of the New Millennium Code to reduce the minimum rear yard setback listed in the section 155.1906(A)(4) to allow for building expansion within the I-1 Industrial District upon the property located at 3999 25th Avenue. Let it be noted for the record and noted in the findings and recommendations if the variance is approved that the applicant has stated that it is aware of an easement which may be recorded on the property and that applicant takes any and all risks of this easement and any other easements which may apply to the subject property.

Motion to grant the variance was made by Commissioner Flanagan, seconded by Commissioner Figareli.

Ayes: Commissioners: Lauricella, Powrozek, Figareli, McNeill, and Flanagan.

Nayse: None.

Abstentions: None.

Motion Carried by a count of 5 “aye” votes to 0 “Nayse” and 0 abstain and 2 absent.

V. NEW BUSINESS – No new business.

VI. PUBLIC COMMENT: None.

VII. MOTION TO ADJOURN:

There being no further business, a motion to adjourn was made by Commissioner Lauricella and seconded by Commissioner Flanagan.

Motion carried unanimously on a voice vote.

Meeting adjourned at 7:11pm.