

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

ROLL CALL

Upon roll call the following were:

Present: Commissioners Bowcock, McNeill, Powrozek, Lauricella and Chairman Meyers.

Commissioner Kisiel arrived.

Also present: John Komorowski, Scott Bernacki

Absent: Commissioner Irsuto.

Motion to accept minutes from February 12, 2019 as read by the members was made by Commissioner McNeill second by Commissioner Bowcock. All in favor, Aye. Opposed, None. Motion carried.

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

OLD BUSINESS

The Village Board has remanded Case No. 19-V-1 back for reconsideration by the ZPA. A Text Amendment to the New Millennium Village Code. All sections as stated in the petitioners application. Staff: The Text Amendment clarifies the storage use allowable in the I-1 District so as to not serve as a catchall. Storage is not productive for these areas. The Village is worried about these buildings being used for storage. They want a more productive tenant producing for the Village. This is not a pass thru community, come here to work not store things in these units.

Public Comment: Mike Nunin representative for Westmont Capital, a Management Business, I am sitting in for Laura Collins, a statement from Ms Collins regarding 3717-3745 25h Avenue in S.P. this is 132,000 sq. ft. 13 unit area. We have a tentative tenant, Unifast which would store their overflow supplies. Unifast has a steady business and needs the 7,000 sq. ft. for auxiliary storage. It is an indoor storage and an active business in the area. They do not have regular employees at the building, they would be dropping off and picking up supplies. They have an additional storage of their cleaning supplies in Melrose Park that is overflowing and they need additional space.

Any further questions, none.

Motion made by Commissioner McNeill second by Commissioner Lauricella to close the hearing.

All in favor, Aye. Opposed, None. Motion carried.

Motion to grant the petitioners request for the Text Amendment as listed, made by Commissioner McNeill second by Commissioner Powrozek.

Upon roll call the following voted:

Yes: Commissioners Bowcock, Kisiel, McNeill, Powrozek, Lauricella and Chairman Meyers

No: None.

Motion carried.

Motion to open hearing made by Commissioner Powrozek second by Commissioner Bowcock. All in favor, Aye. Opposed, None. Motion carried.

PUBLIC HEARING CASE NO. 19-V-04 9710 Ivanoe

Petitioners Mario Scotta, 3850 Scott St., Andrez Fonfara, 10126 Seymour and Marcus Fonfara, cousin to owner. Petitioners are requesting a reduction in the required 50 ft. lot width to 40 ft. lot width and a reduction to the masonry required from 100% on the street side to 59.1% and reduction from the overall requirement from 50% to 33.2 % The owner, Andrez is building this home for his cousin, Marcus. They hope to break ground in the spring. The house will be between 3500 and 4000 sq. ft. They applied for a permit back in October then found they needed variances. The Village would like to see the property put to a good use.

Is there a problem with using brick on the face of the house? If they use brick on the upper section over the garage it is too heavy for the construction and would prohibit building constructing per the plans submitted. We will use brick on approximately 60% of the street side of the house and another material such as, stucco on the top of the front. The rest of the building will be approximately 33.2 % brick.

Richard Knitter, 3798 Ivanhoe Cir. Wanted to know what the easement requirement was for homes being built, because 3 ft. doesn't seem like a lot of room. The easement is 3ft.

No further questions from the audience.

Motion made by Commissioner Bowcock second by Commissioner McNeill to close this hearing on 9710 Ivanhoe. All in favor, Aye. Opposed, None. Motion carried.

Motion made by Commissioner McNeill second by Commissioner Bowcock to grant the petitioners request to reduce the required 50 ft. lot width to 40 ft. lot width as required in Section 155.1104(A). Upon roll call the following voted:

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

No: None.

Motion carried.

Motion made by Commissioner Powrozek second by Commissioner Bowcock to grant the petitioners request to reduce the amount of brick used on the front of the house from 100% to 59.1% and the overall brick used from 50% to 33.2%. Subject to the condition that it be constructed as presented to this Commission.

Upon roll call the following voted:

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

No: None.

Motion carried.

Motion to open the hearing made by Commissioner McNeill second by Commissioner Powrozek. All in favor, Aye. Opposed, None. Motion carried.

PUBLIC HEARING CASE NO. 19-T-03 Text Amendment

Text amendment to the New Millennium Village Code, Sections 155.1702, "Conditions" 155.1902, "Conditions"; 155.202, "Definitions"; 155.1404 "Lot Size Requirements"; 155.203, "Off Street Parking"; 155.1904(B) "Conditional Use"; 155.1802(E) "Permitted Uses". This amendment is meant to cleanup Chapter 98 of the Code 155 Section. Clearly defining inoperable vehicles, C1, C2, C3, and C4 to all read the same. Restricting loading berths, docks, bays and service doors, off street parking or semi trailers on premises.

PUBLIC COMMENT: Aaron Andrew Cole (?) representing 9329 Bernice, R&M Trucking. This is a 42 year old business in the area. R & M purchased the property in 2014 to do vehicle repair, light repairs. They built a new building on the Schiller Park side of the property, with approximately 80 spaces, to stage vehicles for repair. They applied for a business license, which is pending. This new amendment would destroy the value of the property. They would have to rent a new property to stage their trucks. Motor vehicle repair was a permitted use at the time we constructed this building. This is a power play, we want to work with the Village. We will try to work with the Village for a better outcome. This amendment would destroy our business, we would have a million dollar loss. Limiting parking spaces for a repair facility should not hurt the area. We are asking for a continuance before you make a decision on these amendments so we can work something out with the Village. I only received this notice today. I am requesting a continuance.

Motion by Commissioner McNeill second by Commissioner Lauricella to close the hearing. All in favor, Aye. Opposed, None. Motion Carried.

Motion to grant the petitioners request for the text amendment made by Commissioner McNeill second by Commissioner Powrozek.

Upon Roll call the following voted:

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

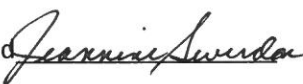
No: None.

Motion Carried.

NEW BUSINESS: Two conditional uses coming up in April.

Motion by Commissioner McNeill second by Commissioner Lauricella to adjourn the meeting. All in favor, Aye. Opposed, None. Motion carried. Meeting adjourned at 8:37 P.M.

Jeannine Swerdon, Secretary

Approved 

Date 4-10-19