

ZONING, PLANNING AND APPEALS COMMISSION
VILLAGE OF SCHILLER PARK
JUNE 12, 2019
MINUTES

ROLL CALL

Upon roll call the following were:

Present: Commissioners Irsuto, Kisiel, McNeill, Powrozek, Lauricella and Chairman Meyers

Absent: Commissioner Bowcock

Others Present: Scott Bernacki, Matt Ingersoll

Meeting format read by Chairman Meyers.

Motion made by Commissioner Powrozek second by Commissioner Kisiel to accept the minutes from the May 8, 2019 meeting as read by the Commissioners. All in favor, Aye. Opposed, none. Motion carries.

Motion to open the meeting made by Commissioner Kisiel second by Commissioner Irsuto. All in favor, Aye. Opposed, none. Motion carries.

PUBLIC HEARING CASE NO. 19-C-09 3838 River rd. O'Hare Blue Sky Parking

The petitioner is requesting a Conditional Use pursuant to Section 155.1904(A)(8) of the Zoning Ordinance for the storage of passenger automobiles only, within the I-1 Industrial district.

Attorney David Sweis representing the petitioner, also present two of the owners of Sky Blue Parking and the landlord of the subject property.

The petitioners have operated their business in the village for a number of years. They have provided all the required material to the village. The entire property to be used for parking private autos. Additional improvements will be done to the property, ventilation, an office, waiting area and landscaping.

Employees will work in shifts 24/7 and wear uniforms to acknowledge they work there. The building will be under 24 hr surveillance. No traffic to enter the residential area. All traffic to enter and leave on to River Rd. The shuttles will go down River Rd. to Balmoral, they will not be entering Irving Park Rd.

There is a 50 ft. area to pull into the building, there is enough room to move more than one vehicle at a time into the building. It can support a line of traffic. There will be valets to park the cars.

10509 United Parkway is the applicant's other lot.

The lease ended on Byron, not the type of property used for parking cars. The applicant used that property for overflow or longer term parking.

The previous business was CM Mfg. (Craftsman Metals). All their jobs were shipped to Mexico and the building was not being used anymore.

The petitioners are open to any routes the village would prefer, such as River Rd. to Balmoral.

The shuttle will run approximately every 15/20 minute to O'Hare from River Rd. On a daily basis they could receive a couple hundred clients coming to drop off or pickup their autos. The ingress and egress area is rather wide, it could support one auto leaving and one entering the area at the same time.

Anything further to add. They will be competing with trucks entering and leaving this area from the other businesses.

It will not be used as an overflow from United Parkway. No transporting of vehicles from the other facility. Everything is separate from United Parkway.

There are safety concerns entering and exiting from a 40mph highway. They will enter and leave with the flow of traffic. This is not trucks trying to enter the traffic. This is just for people flying out of O'Hare

or returning from O'Hare. They maintain customer's flight itinerary so they know when they will be returning and they can have their autos rotated from the back to be ready for them. There is also the problem of rising crime for this type of facility. This would be coming into a residential area and bringing this type of crime with it. Those areas are the open lots, this is entirely enclosed. It is not prone to crime, it will be fenced, cameras and someone on duty at all times.

Any further questions or concerns. None, this hearing is closed.

Motion by Commissioner McNeill second by Commissioner Lauricella to deny the petitioners request for a conditional use pursuant to Section 155.1904(A)(8) of the Zoning Ordinance.

Upon roll call the following voted:

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

No: None.

Motion carries.

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

PUBLIC HEARING CASE NO. 19-T-08 TEXT AMENDMENT

The petitioner, the Village of Schiller Park, is requesting a text amendment to the New Millennium Village Code, Sections 155.202, "Definitions", 155.1904(B) "I-1 Conditional Use"; 155.2002(B) "I-2 Conditions"; 155.2003 "I-2 Permitted Use"; 155.2003(34) "I-2 Permitted Use"; 155.2004 "I-2 Conditional Use". All the amendments were explained to the Commissioners as listed in the June 6, 2019 Memorandum from Scott Bernacki.

Motion made by Commissioner Irsuto second by Commissioner Kisiel to grant the petitioners request for the Text Amendments as stated.

Upon roll call the following voted:

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

No: None.

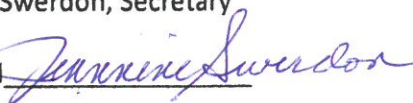
Motion Carries.

The Village recommends charging for "Certified Zoning Letters", a fee of around \$100.

There being no further business a motion by Commissioner McNeill second by Commissioner Powrozek to adjourn. All in favor, Aye. Opposed, none. Motion carries. Meeting adjourned at 8:11 P.M.

Jeannine Swerdon, Secretary

Approved



Date

7-10-19