



## Minutes

Zoning, Planning and Appeals Commission  
held on Wednesday, August 11, 2021  
at 7:00 p.m.

### I. CALL TO ORDER:

The meeting was called to order at 7:07 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: Commissioners: Mary Lauricella, David Powrozek, David Figareli, Joseph Kisiel, and Michael Bowcock.

Others Present in Person: Village Planner Scott Bernacki, and Corporate Counsel, Richard F. Bruen, Jr.

Absent: Chairman Chad Meyers, Secretary Renee Tedesco and Commissions Richard Flanagan.

### III. APPROVAL OF MINUTES:

In Chairman Meyers' absence, Commissioner Michael Bowcock called for a Motion to approve the minutes from the May 12, 2021 meeting. A Motion was made by Commissioner Figareli and seconded by Commissioner Kisiel. Motion carried unanimously on a voice vote.

### IV. OLD BUSINESS – No old business.

### V. NEW BUSINESS

- a. PUBLIC HEARING – No. 21-S-15; 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 9435, 9465, 9511 River Street.

Motion to Open Hearing was made by Commissioner Powrozek and seconded by Commissioner Lauricella.

Motion carried unanimously on a voice vote.

Prior to Petitioner Mark Houser of Bridge Development located at 9525 W. Bryn Mawr, Rosemont, Illinois, being sworn in by Commissioner Bowcock, Commissioner Bowcock stated that proper legal notice was given for this hearing.

Petitioner Houser addressed the Commission regarding the subdivision and pin consolidation request, stating that the existing 3 properties were acquired and the intention is to demolish the existing 3 structures and build one new building approximately 54,000 square feet for a speculative industrial building. A plat of subdivision was presented to the Commission.

There was general discussion and agreeance among the Commissioners.

Commissioner Bowcock asked if there was a motion to recommend 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 9435, 9465, 9511 River Street.

Motion was made by Commissioner Lauricella and seconded by Commissioner Figareli.

Motion carried unanimously on a voice vote.

Ayes: Commissioners: Lauricella, Powrozek, Figareli, Kisiel, and Bowcock.

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-CV-16; A Conditional Use pursuant to Section 155.1754(1) to operate an amusement establishment with outdoor amusement facilities within the C-3/O Flex Commercial Overlay District and for the approval of a collective parking provision in accordance Section 155.2203(A)(4) of the New Millennium Village Code of Schiller Park upon the property located at 5050 River Road.

Motion to Open Hearing was made by Commissioner Figareli and seconded by Commissioner Powrozek.

Motion carried unanimously on a voice vote.

Petitioner, Bryan Kopp of Thirteenth Floor Entertainment Group, along with his Licensing Attorney, Anne Junia of Powell Junia, was sworn in by Commission Bowcock.

Petitioner Kopp addressed the Commission with a presentation overview of his company.

Thirteenth Floor Haunted House is relocating from Melrose Park to Schiller Park on the corner of River Road and River Street for their 8<sup>th</sup> season in Illinois. His company was developed in early 2000 in Denver, CO, offering Halloween activities and haunted attractions. They have locations across the country, which include Seasonal Haunted Houses and Fall Festival attractions and year round interactive social gaming, such as Axe Throwing and Escape Rooms.

There were questions regarding parking which were answered through the utilization of 500 spaces from the O'Hare One Spot Airport Parking Garage located at 9500 River St. directly adjacent to the proposed facility. Valet services will be provided with general parking available on the adjacent streets of Ainslie St., River St. and Winona Ave. which are not directly accessible to the residential streets along Forster Ave.

Discussions continued with explanation of traffic flow and parking options with a diagram displayed for the Commissioners.

Discussions continued regarding the proposed Phase II of the year round operations for this organization including the Axe throwing range, escape rooms and similar games, as well as the potential for a bar/ lounge.

Nick Teague, the Owner of Short Fuse Brewery, addressed the Commission with concerns over traffic control and how the flow can cause back-ups on the side streets and general parking congestion that may impact his business operations.

Commissioner Bowcock asked if there was a motion to recommend a conditional use pursuant to Section 155.1754(1) to operate an amusement establishment with outdoor amusement facilities within the C-3/O Flex Commercial Overlay District and for the approval of a collective parking provision in accordance with Section 155.2203(A)(4) of the New Millennium Village Code of Schiller Park upon the property located at 5050 River Road subject to the comments and recommendations as discussed during the hearing.

1. That this conditional use shall be limited to use by applicant Windy Screams, LLC. and shall not be transferable or assignable for use by any other individual or entity except upon reapplication, hearing and approval in the manner provided in the Schiller Park Zoning Ordinance.
2. That the outdoor amusement facilities shall only be permitted in the rear (West) of the facility and remain limited to the following temporary operations or activities listed.
  - a. Temporary security checkpoints and queue lines for pedestrian customer staging as may be installed in late September and must be uninstalled in early November.
  - b. Temporary restroom facilities as may be installed in late September and must be uninstalled in early November.

- c. Temporary food & beverage tents and seating as may be installed in late September and must be uninstalled in early November or as may be compliant with the Village's applicable codes and ordinances regulating temporary or special event structures.
  - d. Temporary character interactions and "photo ops" as may be installed or utilized in late September and must be uninstalled in early November.
- 3. That sufficient restroom facilities shall be supplied and maintained upon the property, whether permanently indoors or temporarily outdoors via a direct connection to the Village's utility system as approved using a Village building permit.
- 4. That the proposed "phase 2" of the amusement establishment is completed within 1 year of business license approval, including the following regular year-round operations
  - a. Axe throwing
  - b. Bar / lounge, subject to supplemental license approval
  - c. Escape rooms
  - d. Other accessory amusement activities / mini game rooms as proposed.
- 5. That the proposed "phase 2" of the planned building modifications are completed using Village building permits within 1 year of business license approval including
  - a. Front, side and rear façade enhancements including a new paint scheme on the columns, brick and metal paneling of similar nature to and not at variance with the neighboring properties
  - b. Exterior lighting as proposed upon the columns.
- 6. That the applicant will supply the necessary security to assist pedestrians with wayfinding and qualified traffic control agents used to manage appropriate vehicle traffic flow on River Rd. and along River St.
- 7. That the applicant will supply and maintain direct and open pedestrian access to/from the properties of 5050 River Rd. and 9500 River St. Direct access will be provided between the shared East line of 5050 River Rd. and the West line of 9500 River St. for the purposes of supplying customers direct and immediate access to their parked vehicles and limiting cross traffic upon neighboring lots or the public right of way.
- 8. That the shared parking agreement as submitted shall remain in place between Windy Screams, LLC and Skyline Properties Schiller Park throughout the lifetime of the conditional use and collective parking provision. Modifications or amendments to the number, dates, times, or location of parking spots shall be subject to the approval of the Chairman.
- 9. That the existing nonconforming airport parking use is removed from the zoning lot and the zoning lot otherwise remains in full compliance with Section 155.303(F).
- 10. That the conditional use and collective parking provision complies with all other applicable codes and ordinances of the Village of Schiller Park.

Motion was made by Commissioner Powrozek and seconded by Commissioner Kisiel.

Motion carried unanimously on a voice vote.

Ayes: Commissioners: Lauricella, Powrozek, Figareli, Kisiel, and Bowcock.

Nayse: None.

Abstentions: None.

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

**VI. PUBLIC COMMENT:** No additional public comment.

**VII. MOTION TO ADJOURN:**

There being no further business. A motion to adjourn was made by Commissioner Powrozek and seconded by Commissioner Lauricella.

Motion carried unanimously on a voice vote.

Meeting adjourned at 8:18pm.