



## Minutes

Zoning, Planning and Appeals Commission  
held on Wednesday, September 8, 2021  
at 7:00 p.m.

### I. CALL TO ORDER:

The meeting was called 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 David Powrozek, Richard Flanagan, and Michael Bowcock.

Present Via Teleconference: Commissioner David Figareli

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

Absent: Commissioners Mary Lauricella and Joseph Kisiel

### III. APPROVAL OF MINUTES:

Chairman Chad Meyers called for a Motion to approve the minutes from the August 11, 2021 meeting. A Motion was made by Commissioner Flanagan and seconded by Commissioner Powrozek.

Motion carried unanimously on a voice vote.

### IV. OLD BUSINESS

a. 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 to 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 Bowcock and seconded by Commissioner Flanagan.

Motion carried unanimously on a voice vote.

Village Planner Bernacki advised the commission that the Village Board remanded the case back to the commission so that the applicant could further demonstrate data which confirms adequate measures have been taken to provide ingress and egress designed to minimize traffic congestion in the public streets and based on this new data, additional consideration be given to subsequent items listed in Sections 155.905. Windy Screams has submitted a letter to the Village which proclaimed their intent to withdraw their application for conditional use permit and to move forward with standard licensing approval under a modified business plan.

Motion to accept the withdrawal was made by Commissioner Flanagan and Commissioner Bowcock.

Motion carried unanimously on a voice vote.

Ayes: Commissioners: Powrozek, Flanagan, Bowcock and Figarli and Chairman Meyers.

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**

- a. PUBLIC HEARING – Case No. 21-V-17; 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 25<sup>th</sup> Avenue.

Motion to Open Hearing was made by Commissioner Bowcock and seconded by Commissioner Flanagan.

Motion carried unanimously on a voice vote.

Applicant Chris Wellman of Avers Machine & Manufacturing, Inc. stated the plans for the previously approved variance on the 2 story building addition and reconfigured parking plan have now been revised to demonstrate a 1 story building expansion and a request continue the existing parking plan to maximize existing off street parking.

There was general discussion and agreeance among the Commissioners.

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

Motion carried unanimously on a voice vote.

Ayes: Commissioners: Powrozek, Flanagan, Bowcock and Figarli and Chairman Meyers.

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 Flanagan and seconded by Commissioner Bowcock

Motion carried unanimously on a voice vote.

Meeting adjourned at 7:11pm.