



## Minutes

Zoning, Planning and Appeals Commission  
held on Wednesday, September 13, 2023  
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:

Present in Person: Chairman Chad Meyers, Commissioners: Michael Bowcock, David Figareli, Richard Flanagan, Joseph Kisiel, Brian Curry, David Powrozek, Carmelina DePinto and Phil Dindia

Others Present in Person: Village Planner Mitchell Anderson, Secretary Renee Tedesco and Corporate Counsel Ryan Morton

### III. APPROVAL OF MINUTES:

Chairman Chad Meyers called for a Motion to approve the minutes from the July 12, 2023 meeting. A Motion was made by Commissioner Flanagan and seconded by Commissioner Dindia to approve the minutes. Motion carried unanimously on a voice vote.

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

### V. NEW BUSINESS

- a. PUBLIC HEARING Case No. 23-V-09; A Variation pursuant to Section 155.704(A)(1) of the New Millennium Village Code to reduce the front yard setback from 45 feet to 22 feet, upon the property located at 3939 Mannheim Rd.

Motion to open the hearing was made by Commissioner Flanagan and seconded by Commissioner Curry.

Motion carried unanimously on a voice vote.

Eric Prechtel, Attorney from Rosanova and Whitaker Law Firm in Naperville, and his client, the Petitioner Elise Derania, General Manager of the Hampton Inn Schiller Park, were sworn in by Chairman Meyers.

The Petitioner is requesting consideration for a setback variation from 45 feet to 22 feet to allow for additional parking in their lot. A remodel recently added a couple rooms to the building and the Petitioner stated the current configurations of the parking lot does not allow enough parking spaces. Without the variation, Petitioner is able to add 6 parking spaces (for a total of 154). The variation would allow the Petitioner to add 8 additional parking spaces (for a total of 162). They currently

have 150 rooms, which Staff explained means they currently meet the Code's 1:1 parking requirement. Petitioner argued the industry standard is higher. Also, there would still be a landscaped buffer between the lot and the street.

Petitioner mentioned some of their parking spaces are being used by non-patrons, which will be prevented by the installation of a security gate that is accessible by patrons of the hotel only. Due to the hotel's proximity to O'Hare International Airport, the Petitioner admitted that for a nightly fee, guests of the hotel may stay at the property for just one night, but can remain parked in the lot until they return from out of town.

There was general discussion among the Commissioners and Attorney Morton went over the Findings of Fact.

There was a motion to deny the variance because the Petitioners did not demonstrate a hardship and the current number of spaces was merely an inconvenience rather than a necessity, and because the Petitioners did not demonstrate that the request was not based exclusively upon a desire to increase financial gain.

Ayes: Chairman Meyers and Commissioners Michael Bowcock, David Figareli, Richard Flanagan, Joseph Kisiel, Brian Curry, David Powrozek, Carmelina DePinto and Phil Dindia

Nays: None

Abstentions: None

Motion Carried by a count of 9 "aye" votes to 0 "Nays", with 0 abstentions and 0 absent

**b. PUBLIC HEARING Case No. 23-T-10; A Text Amendment to the New Millennium Village Code, Section 155.109, "Bulk Regulations."**

Motion to open the hearing was made by Commissioner Flanagan and seconded by Commissioner Curry.

Petitioner Mitchell Anderson was sworn in and presented to the Board.

At the last ZPA meeting, Staff had concern about the wording in the village code regarding driveways. Staff recommended removing the language all together, so that an administrative employee is not determining what constitutes a hardship.

There was general discussion amongst the Commissioners regarding existing language in the code. The Board did not want to eliminate the option of property owners getting a second entrance. The Board indicated it would support a text amendment to allow for 2<sup>nd</sup> entrances as an authorized variance, approved by the Board rather than staff.

Attorney Morton went over the Findings of Fact and the Board motioned to table the amendment for future working.

Ayes: Chairman Meyers and Commissioners Michael Bowcock, David Figareli, Richard Flanagan, Joseph Kisiel, Brian Curry, David Powrozek, Carmelina DePinto and Phil Dindia

Nays: None

Abstentions: None

Motion Carried by a count of 9 “aye” votes to 0 “Nays”, with 0 abstentions and 0 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 Powrozek.

Motion carried unanimously on a voice vote.

Meeting adjourned at 8:15pm.