

Village of Justice
Zoning Board of Appeal
Minutes of Monthly Meeting
May 3, 2016

CALL TO ORDER:

Meeting was called to order at 7:12pm by Chairman John Bruce.

ROLL CALL:

Present at meeting were: Edwina Gaskin, Bogdan Ogorek, Jim Brock, Chairman John Bruce, and Secretary Shirley Shilka.

George Orawiec – not in attendance

Jack Kennedy – not in attendance

Rich Berkowicz – not in attendance

John Bruce: We have three separate minutes to peruse, what I would like to do is table those this evening until we do the petition.

Jim Brock: **SO MOVED**

SECOND: Edwina Gaskin

VOTE: All Ayes

John Bruce: We have Petition 2015-04, The Polish Subdivision.

John Bruce: Called Miroslaw Krzanowski and Andrzej Leja to front to be sworn in.

John Bruce: Request is to consolidate five (5) lots into one (1) lot and then subdivide into two (2) lots 70 foot each. This petition was published on April 15, 2016 in the Daily Southtown; there is confirmation from the Tribune.

John Bruce: Read the Petition, Legal Notice, Public Notice and Hoefflerle – Butler report in their entirety.

John Bruce: What type of house would you like to build? It looks like the back part of property is not buildable.

Miroslaw Krzanowski: Single Family, not sure due to flood zone.

John Bruce: They are not asking for a variance.

John Bruce: One of the things that has been the policy, is that when we consolidated and re-subdivided over there, a lot of that property was zoned R-2, and as a result there had been a request to down zone based on the size of the buildings. I do not know if the Village Board will want to do that but it had been a

policy in the past to request that it can be down zoned from R-2 to R-1, single family which is what you are going to build on there anyway.

Miroslaw Krzanowski: Will this be re-zoned?

John Bruce: No, this is still R-2 but the Village Board may want to down zone it to R-1.

Ed Shilka: It is automatic to down zone it to R-1.

John Bruce: The Chair would entertain a **MOTION**.

Edwina Gaskin: I make a **MOTION** to consolidate five (5) lots into one (1) and then re-subdivide that one (1) lot into two (2) single lots, 70 foot wide and down zone to R-1.

SECOND: Bogdan Ogorek

ROLL CALL: Edwina Gaskin – Yes

Bogdan Ogorek – Yes

Jim Brock – Yes

John Bruce – Yes

John Bruce: Understand that we are just a recommending body, we review it, and have a public hearing, any interested residents are welcome to attend. This will now go to the Village Board to be heard at their Committee Meeting on May 18th. If they are in favor of this they will bring it up for a motion on May 23rd.

Ed Shilka: Once the board approves their motion then they can submit their plans.

Respectfully submitted

Shirley Shilka, Secretary

John W. Bruce

John W. Bruce, Chairman