

**Village of Justice
Zoning Board of Appeals
Minutes of Monthly Meeting
June 5, 2018**

CALL TO ORDER:

Meeting was called to order at 7:26PM by Chairman John Bruce.

ROLL CALL:

Roll call was taken. Present at meeting were: Albert Perez, Rich Berkowicz, Jessica Tsapralis, Chairman John Bruce, and Secretary Shirley Shilka.

Bogdan Ogorek is excused

Village Trustee's in attendance: Melanie Kuban, Henry Oszakiewski, Edward Rusch, Richard Sparr (also as resident), Rick Symonds, and Karen Warner.

Also in attendance: Jim Lurquin, Edward Shilka, Matthew Zarebczan, and Milos Dimitrijevic & Natalie (did not say her last name)

John Bruce: Request to table previous minutes until after the meeting.

We have petition 2018-01 to rezone 1 lot from R-2 to B-1, address commonly known as 7850 Garden Lane, This was published in the South town Publication on May 17, 2018.

John Bruce: Read the Public Notice in its entirety.

John Bruce: Request to Milos Dimitrijevic to step forward along with anyone else who will testify on his behalf.

Natalie (did not give her name): Explained that the property was purchased to construct a bill board for advertising of business's. We have just moved into the Village of Justice last year, we have a transportation company as well as a repair shop here in the Village, and later on we are planning to construct a bill board and possibly a building for investment on that property. Our main goal right now is to construct a 2 sided, lit, bill board to advertise some business's, along with other business's in the village as well. The proposed billboard will be angled so it can be seen on the Tri-State.

John Bruce: Keep in mind that the purpose of zoning is to monitor and adapt Zoning to meet specific needs to the actual structure that goes on the piece of property. We can take into consideration to a certain extent, as far as how the

impact is going to affect whether it is R-3 on an R-2 property. You would have to have parking and size along with any zoning issues.

The structure itself that goes on there, even a building, on an R-2 would have to meet the Building Department specifications, & monitored by the Building Department itself. Whether it is a fall zone or lighting impact to the community or sufficient lighting for safety. The sign has to fall under a B-1 or better Zoning.

John Bruce: Milos Dimitrijevic was sworn in.

John Bruce: Basically what we are doing is rezoning the property from R-2 to B-1 with a unrequested variance should it be needed for lot depth should the Building Department decide to change the address from Garden Lane to 79th Street. *

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

Rich Berkowicz: I make a **MOTION** to Recommend that the Village Board Rezone the property from R-2 to B-1, with an unrequested Variance for the new Lot Depth of 80 Feet due to the Building Department changing the address from 7850 Garden Lane to 9300 Old 79th Street/Frontage Road. Lot Width is now 222.53 Feet, with total Lot size at 17,802.40 Square Feet. The existing Utility Easement of 10 Feet on what is now the West North/South Lot Line must remain, with the Building Setback on both Old 79th Street/Frontage Road, as well as the Sideyard Setback on Garden Lane being a minimum of 30 Feet.

It is also suggested, but not mandatory, that there be a Building Setback of at least 10 Feet along the new Rear, East/West Lot Line, to permit an 8 Foot Privacy Fence (& Maintenance thereof) to separate the Business Property from the Residential Property currently adjacent to the existing North East/West Lot Line.

SECOND: Jessica Tsapralis

ROLL CALL:	Albert Perez	Yes
	Rich Berkowicz	Yes
	Jessica Tsapralis	Yes
	John Bruce	Yes

John Bruce: Understand that we are a recommending body only. The Village Board will take our recommendations and review them. They will discuss this at the next Committee Meeting on Wednesday June 20, 2018. Trustee Rusch will be your contact person.

Meeting Recessed at 7:45 PM

Meeting Reconvened at 8:03 PM

Minutes from November 10, 2017 & November 17, 2017 were Unanimously Approved.

Next Meeting will be July 17, 2018

Meeting Adjourned at 8:30 PM

Respectfully submitted:

Shirley Shilka, Secretary

John W. Bruce

John W. Bruce, Chairman