

# **Village of Justice**

## **Zoning & Planning Commission**

### **Minutes of Monthly Meeting**

March 27<sup>th</sup>, 2007

#### **CALL TO ORDER:**

Meeting was called to order at 7:01 P.M. by Chairman John Bruce.

#### **ROLL CALL:**

Roll call was taken. Present at the meeting were Henry Oszakiewski, Ed Figura, Jeffrey Allen, George Heslop, Jack Kennedy Jim Brock and Chairman John Bruce. Also present at the meeting was Secretary Julie Field. Excused from the meeting was Attorney Paula Wallin.

#### **READING & APPROVAL OF MINUTES FROM PREVIOUS MEETING:**

Mr. Bruce asked everyone to review the minutes from the February 27<sup>th</sup>, 2007 meeting and note any corrections.

Mr. Bruce noted that the tax ID number on Page 2 needed to be corrected and shown as 18-27-402-048-0000.

Mr. Bruce entertains a **MOTION** to approve the Meeting Minutes as amended from the February 27<sup>th</sup>, 2007 meeting.

#### **MOTION:**

Mr. Kennedy **SO MOVES**

**SECOND:** Mr. Brock

**VOTE:** All Ayes

#### **REPORTS**

Mr. Bruce indicated that there was nothing new to discuss regarding Case Law or Procedures for non-conforming use and that Attorney Wallin was currently reviewing the Conceptual Comprehensive Plan.

#### **PETITION # 2006-06 Sebastian Jachymiak/Technicraft**

Mr. Bruce indicated that Petition #2006-06 is scheduled to come before the Zoning Board on April 24<sup>th</sup>, 2007

#### **OLD BUSINESS**

Mr. Bruce indicated that there was nothing to discuss at this time.

## **NEW BUSINESS**

Mr. Bruce indicated that there was nothing to discuss at this time.

## **OPEN DISCUSSION**

Mr. Brock noted that he has been receiving phone calls regarding the property being developed by Bruce Mack located at 80<sup>th</sup> & 86<sup>th</sup> and the height of the dirt/grading. These calls have been forwarded to the Mayor.

Mr. Figura asked if a copy of the ICC codes could be obtained for the Zoning Board's review.

Mr. Bruce said that a copy could be obtained by e-mailing Attorney Wallin.

Mr. Figura noted that he still did not feel that it was right for the Building Commissioner to be able to make such decisions without consulting with the Zoning Board.

Mr. Bruce argued that the Building Commissioner has such rights under the ICC codes and that he did not need to ask the Zoning Board for any assistance in making such decisions. He only needs to answer to the Mayor in such instances.

Mr. Kennedy interjected that continued discussion on this topic was fruitless and that the Building Commissioner should be made available to answer such questions.

Mr. Bruce said that the Building Commissioner's presence could be requested but that he had the right to refuse the invitation.

Mr. Figura asked Mr. Bruce what the precedent was for other Petitioners that may come in requesting the same variance as the one in question.

Mr. Bruce interposed that it would depend on the reasons for the 25'+ building elevation.

Mr. Oszakiewski asked if anyone in the Village currently had a copy of the ICC codes available for review.

Mr. Bruce indicated that the Building Department has a copy on file.

Mr. Heslop questioned as to whether or not variances had been given for height and width on this particular property.

Mr. Bruce said that he did not believe that any variances were given for the side lots on this property.

Mr. Heslop argued that everything related to building should come before the Zoning Board as step 1.

Mr. Bruce declared that the Village Board could decide that certain items NOT come before the Zoning Board for recommendation.

Mr. Oszakiewski pronounced that the Zoning Board was becoming less and less informed about what is going on or being approved.

Mr. Bruce stated that if anyone on the Zoning Board was that concerned about this issue that they should take legal action.

**VOICES FROM THE FLOOR (Opened at 8:00 P.M.)**

Mr. Gregory Klein of 6656 West Schreiber Avenue, Chicago, IL noted that in Chicago the Alderman has final say over building aspects, which is very similar to how our Village is run with the only difference being that the Village Board had the final say.

**VOICES FROM THE FLOOR (Closed at 8:03 P.M.)**

The next meeting is scheduled for April 24<sup>th</sup>, 2007 at 7:00 P.M.

Mr. Bruce entertains a **MOTION** to adjourn the meeting.

**MOTION:**

Mr. Kennedy **SO MOVES**

**SECOND:** Mr. Allen

**VOTE:** All Ayes

Meeting adjourned at 8:04 P.M.

**Respectfully Submitted**

**Julie Field, Secretary**

***John W. Bruce***

John W. Bruce, Chairman