

# **Village of Justice**

## **Zoning & Planning Commission**

### **Minutes of Monthly Meeting**

July 24<sup>th</sup>, 2007

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

Meeting was called to order at 7:02 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 Attorney Paula Wallin and Secretary Julie Field.

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

Mr. Bruce indicated that due to a technical glitch, the minutes from the June 26<sup>th</sup> meeting were unavailable for review. Chairman John Bruce entertains a **MOTION** to table the approval of the minutes from June 26<sup>th</sup>, 2007 until the next meeting.

#### **MOTION:**

Mr. Figura **SO MOVES**

**SECOND:** Mr. Heslop

**VOTE:** All Ayes

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

Mr. Bruce indicated that the Petitioner has asked for a continuance until the next Zoning Board Meeting therefore entertaining a **MOTION** to table the discussion of Petition #2006-06 until the August 28<sup>th</sup>, 2007 meeting.

#### **MOTION:**

Mr. Kennedy **SO MOVES**

**SECOND:** Mr. Figura

**VOTE:** All Ayes

#### **PETITION #2007-04 – Machaj – 8321 S. 79<sup>th</sup> Court**

Attorney Wallin read the public notice as published on July 3<sup>rd</sup>, 2007 in the Daily Southtown.

Mr. Bruce indicated that all of the notarized documents were not yet available and would be incorporated upon receipt.

Mr. Bruce entertains a MOTION to table Petition #2007-04 until the Petition is present.

**MOTION:**

Mr. Brock **SO MOVES**

**SECOND:** Mr. Allen

**VOTE:** All Ayes

**PETITION #2007-04 – Machaj – 8321 S. 79<sup>th</sup> Court (Continued)**

Attorney Wallin swore in the Petitions agent Mr. Thaddeus Kowalczyk.

Mr. Kowalczyk indicated that the purpose of this petition was to subdivide one (1) lot into two (2) with a variance on the lot size square footage. He also presented the Board with a list of all the surrounding addresses and the return receipts from the mailing sent to notify these neighbors.

Attorney Wallin indicated that the Petition Application would be labeled Exhibit A, the Return Receipts and Affidavit of Service would be labeled Exhibit B and the Proof of Payment of Property Tax would be labeled Exhibit C.

Mr. Brock asked if there were other properties in this area with similar variances.

Mr. Kowalczyk indicated that according to the sidwell, there is a precedent for this type of variance.

Mr. Brock asked if there were any drainage problems associated with this property.

Mr. Kowalczyk said that he was not aware of any.

Mr. Bruce pointed out that when the Village annexed this property into the community, the Roberts Park area had already been subdivided into 50' lots by the county.

Mr. Oszakiewski wanted to know if this property was currently zoned R1.

Mr. Bruce confirmed that this particular property indeed had a R1 zoning.

Attorney Wallin asked if this area was part of the Village's comprehensive plan.

Mr. Bruce pointed out that it was part of phase two of the comprehensive plan.

Mr. Bruce corrected the Letter of Consent which stated the incorrect address. The correct address should be 8321.

**VOICES FROM THE FLOOR (Opened at 7:28 P.M.)**

**VOICES FROM THE FLOOR (Closed at 7:29 P.M.)**

Mr. Heslop mentioned that the square footage was not enough to meet village code.

Mr. Bruce said that this property would be roughly 6,642 S.F.

Mr. Heslop asked what that current code indicated it should be.

Mr. Bruce said that current code was 8,125 S.F. He then asked Attorney Wallin if a variance was necessary due to the fact that it was part of the comprehensive plan.

Attorney Wallin specified that it was technically not a variance because it was included within the comprehensive plan.

Mr. Oszakiewski wanted to verify that the monies for the curb, gutter and sidewalk would be going into escrow due to the fact that there were not any sidewalks in the area presently.

Mr. Bruce disclosed this information to the Petition and he is aware of this situation.

Mr. Kowalczyk also revealed that the house had already been torn down.

Mr. Bruce pointed out that the is basically a simple subdivision conforming to the Village Code and Comprehensive Plan in phase 2.

Attorney Wallin confirmed this.

Mr. Bruce entertains a MOTION to subdivide one (1) lot into two (2) 50' lots (6,642.5 S.F each) with a 30' set back, a 5' side yard and a 10' utility easement. Also noted is that the subdivision is in compliance with the Village's Comprehensive Plan, phase 2.

**MOTION:**

Mr. Brock **SO MOVES**

**SECOND:** Mr. Kennedy

**VOTE:** All Ayes

The next meeting is scheduled for August 28<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 7:41 P.M.

**Respectfully Submitted**

**Julie Field, Secretary**

***John W. Bruce***

John W. Bruce, Chairman