

Village of Justice

Zoning & Planning Commission

Minutes of Monthly Meeting

August 28th, 2007

CALL TO ORDER:

Meeting was called to order at 7:27 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. Attorney Paula Wallin was absent from the meeting.

READING & APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Mr. Bruce indicated that it would be in the Board's best interest to table the reading & approval of the minutes from June and July's meetings until the end of the night. Chairman John Bruce entertains a **MOTION** to table the approval of the minutes from June 26th, 2007 and July 24th, 2007 until the end of the meeting.

MOTION:

Mr. Brock **SO MOVES**

SECOND: Mr. Kennedy

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 September 2007 meeting.

MOTION:

Mr. Heslop **SO MOVES**

SECOND: Mr. Figura

VOTE: All Ayes

PETITION #2007-05 - Titanium

Mr. Bruce indicated that the presentation of this Petition would need to be postponed until the September 2007 meeting because the Village Attorney was not present to

aide in the discussion. Mr. Bruce entertains a MOTION to table Petition 2007-05 until the September 2007 meeting.

MOTION:

Mr. Kennedy **SO MOVES**

SECOND: Mr. Allen

VOTE: All Ayes

PETITION #2007-06 – Lohnes

Mr. Bruce swore in the Petitioners, William and Joyce Lohnes. He continued on to read the public notice as published August 7th, 2007 in the Daily Southtown.

Mr. Lohnes indicated that the purpose of this petition was to subdivide one (1) lot into two (2) and build a home on each lot.

Mr. Bruce outlined the following exhibits:

- Exhibit A - Packet & Application
- Exhibit B - Public Notice
- Exhibit C - Documentation of Notification to surrounding neighbors
- Exhibit D - Photograph of sign posted on property

Mr. Bruce asked the Petitioner when the current home would be torn down,

Mr. Lohnes indicated that the home would be torn down after construction was complete on the new home.

Mr. Bruce went on to point out that the ingress/egress or driveway would most likely not be able to be placed on 79th Street because it would be too close to the stop sign. Also, there would be some variance required on lot #2 (corner lot). Variances would include:

LOT #1:

- a.) Frontage on 49.59' x 132.90'
- b.) Square footage of 6,590.51'
- c.) ADA on 49.59' on 79th Street & possible ADA on 132.90' on 84th Street
- d.) Side Yard of 5' on the South, 15' (from 25') on the North and 30' on the West
- e.) Building set back of 15' (from 25')
- f.) 25' garage set back (if on the North side of the property)

LOT #2:

- a.) Frontage of 49.60' x 132.90'
- b.) Square footage of 6,591.84'
- c.) ADA of 49.6'

VOICES FROM THE FLOOR (Opened at 8:23 P.M.)

VOICES FROM THE FLOOR (Closed at 8:24 P.M.)

Mr. Bruce entertains a **MOTION** to subdivide one (1) lot into two (2) lots with the 9 variances (6 for Lot #1 and 3 for Lot #2) as listed above.

MOTION:

Mr. Brock **SO MOVES**

SECOND: Mr. Kennedy

VOTE: All Ayes

READING & APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Mr. Bruce asked everyone to look through the minutes from the June 2007 meeting and note any corrections.

Mr. Oszakiewski noted the corrections necessary.

Mr. Bruce entertains a **MOTION** to approve the Meeting Minutes as corrected from the June 26th, 2007 meeting.

MOTION:

Mr. Kennedy **SO MOVES**

SECOND: Mr. Heslop

VOTE: All Ayes

Mr. Bruce asked everyone to look through the minutes from the July 2007 meeting and note any corrections.

Miss Field noted the correction necessary.

Mr. Bruce entertains a **MOTION** to approve the Meeting Minutes as corrected from the July 24th, 2007 meeting.

MOTION:

Mr. Figura **SO MOVES**

SECOND: Mr. Allen

VOTE: All Ayes

REVIEW OF F&R FOR PETITION #2007-04 –Machaj, 8321 S. 79th Court

Mr. Bruce entertains a **MOTION** to approve the F&R for Petition #2007-04 as submitted.

MOTION:

Mr. Oszakiewski **SO MOVES**

SECOND: Mr. Brock

VOTE: All Ayes

The next meeting is scheduled for September 11th, 2007 at 7:00 P.M.

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

MOTION:

Mr. Kennedy **SO MOVES**

SECOND: Mr. Figura

VOTE: All Ayes

Meeting adjourned at 8:46 P.M.

Respectfully Submitted

Julie Field, Secretary

John W. Bruce

John W. Bruce, Chairman