

Village of Justice

Zoning & Planning Commission

Minutes of Monthly Meeting

September 11th, 2007

CALL TO ORDER:

Meeting was called to order at 7:05 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 were Attorney Sara Gadola and Secretary Julie Field.

READING & APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Mr. Bruce entertains a **MOTION** to approve the Minutes from August 28th, 2007 as amended.

MOTION:

Mr. Oszakiewski **SO MOVES**

SECOND: Mr. Brock

VOTE: All Ayes

F&R FOR PETITION # 2007-06 - Lohnes

Mr. Kennedy noted that "Demolished after new construction" should be added to page two in order to show that the current house would be demolished after the new home was built.

Mr. Bruce entertains a **MOTION** to approve the F&R for Petition #2007-06 as amended.

MOTION:

Mr. Figura **SO MOVES**

SECOND: Mr. Allen

VOTE: All Ayes

PETITION #2006-06 – Sebastian & George Jachymiak a.k.a. Technicraft:

Attorney Gadola swore in the Petitioner's representative, Kinga Bartosek. It was also noted that the Public Notice had already been read aloud at a previous meeting.

Ms. Bartosek indicated that the main purpose of this petition was to consolidate 3 lots (addresses 8307, 8309 & 8349) into 2 lots and then rezone each of the 4 lots to B1.

Ms. Bartosek asked if there was a change in ownership if the zoning would change.

Attorney Gadola pointed out that if the building was destroyed by an act of God or sold, that the new owner would need to come before the Board again.

Ms. Bartosek asked what the permissible uses were for B1.

Mr. Bruce replied that and business related operation was permissible.

VOICES FROM THE FLOOR (Opened at 7:22 P.M.)

VOICES FROM THE FLOOR (Closed at 7:23 P.M.)

Mr. Bruce wanted to know if the lots that currently contained the pet store and home would be the lots used for expansion of the current business.

Ms. Bartosek indicated that this was so.

Mr. Oszakiewski inquired as to whether these lots should be consolidated because they would all be connected.

Mr. Bruce said that if this were done, the Owner would need to bring in a Plat of Consolidation.

Mr. Heslop wanted to know if they would all be operating under separate pins.

Mr. Bruce pointed out that they would for the time being, but eventually they would all go to one pin number for the 3 lots and a separate pin for the parking lot.

Mr. Bruce listed all of the items associated with Petition #2006-06. They are as follows:

- 1.) Consolidate 3 lots into 1
- 2.) Rezone the Residential property from R1 to B1
- 3.) Rezone the consolidated lots to B1

- 4.) Variance for lot depth for consolidated lot and corner parking lot from 125' to 100'
- 5.) Reference Village Ordinance for parking

Mr. Bruce entertains a **MOTION** to approve Petition #2006-06

MOTION:

Mr. Brock **SO MOVES**

SECOND: Mr. Figura

Mr. Oszakiewski asked if "non-conforming use" should be added.

Mr. Bruce indicated that it should be amended to stipulate non-conforming use to 3 consolidated lots only.

Mr. Brock **AMENDS** his motion

Mr. Figura also **AMENDS** his motion

VOTE: All Ayes

PETITION 2007-05 Suleiman Abueid – Titanium Properties:

This petition is a continuance from the August 2007 meeting at which Mr. Bruce read the public notice.

Attorney Gadola swore in the Petitioner Ali Aqel.

Mr. Aqel explained that the purpose of this petition was to subdivide 1 lot into 5 and build duplex housing units.

Mr. Kennedy asked how many homes were going to be erected.

Mr. Aqel said that there would be 10 homes or 5 buildings.

Mr. Bruce inquired as to how many feet the garages would be set back.

Mr. Aqel indicated that there would be a 45' set back for the garages.

Mr. Figura wanted to know how much green space there would be.

Mr. Aqel pointed out that there would be roughly 35% green space.

Mr. Brock asked if all of the homes would be facing 85th Court.

Mr. Aqel confirmed that they would.

Mr. Bruce pointed out that the corner lot would require a 25' set back.

Mr. Aqel said that this is something that would have to be addressed by using a variance or putting up a single unit.

Mr. Brock inquired as to whether or not there were similar properties in the area.

Mr. Aqel indicated that there were no similar properties located along 85th or 86th Avenues.

Mr. Oszakiewski wanted to know if the petitioner had considered putting up single-family homes.

Mr. Aqel said that there was not an interest for single family homes on this property because the price tag would be too high.

Mr. Figura inquired as to whether the existing buildings would be torn down prior to any new construction.

Mr. Aqel said yes.

Mr. Kennedy asked how tall the units would be.

Mr. Aqel pointed out that the buildings would be within code or between 25' to 30' high.

Mr. Bruce also pointed out that the Petitioner was in conformance to the parking requirements. He also pointed out that the following exhibits to the Petition:

Exhibit A – Petition

Exhibit B – Oblique of Property – Outside Garage

Exhibit C – Oblique of Property – Inside Garage

Exhibit D – Petition submitted by resident Bob Buralli of 8030 S. 85th Court containing 21 signatures from surrounding residences against this petition.

VOICES FROM THE FLOOR (Opened at 7:58 P.M.)

Mr. Bob Buralli of 8030 S. 85th Court wants to keep the neighborhood "single-family". Believes a complex like this would create too much congestion.

Ms. Lori Bohn of 8046 S. 85th Avenue does not feel that these proposed buildings keep with the aesthetics of the surrounding neighborhood.

Mr. Jim Deffek of 8524 W. 80th Street concurs with all of the other neighbors. He also asked Mr. Aqel what the price of these homes he was proposing would cost.

Mr. Aqel indicated that the price of these homes would be between \$375,000.00 and \$389,000.00.

Mr. Kranig pointed out that he has been a resident of this area for 25 years and believes that the residence are right in their concerns as to what hardships this proposed development might cause within the neighborhood.

Mr. Ray Kucak of 8528 W. 80th Street feels that single-family homes would be a better fit. He also pointed out his concern with the increased amount of traffic a development like this might cause.

Kathy of 8524 W. 80th Street mentioned that she felt that the Village needed to keep with the aesthetics of the property and single family homes should be put up.

Mayor Wasowicz called attention to the fact that ranch homes would sell in this area and that this should be considered by the Petitioner.

VOICES FROM THE FLOOR (Closed at 8:15 P.M.)

Mr. Figura noted that granting an R2 zoning would change the neighborhood and could possibly set precedence for more.

Mr. Oszakiewski replied that many residence are coming in that currently have R2 zoning on their property wanting to build single-family homes. Also, property taxes can be petitioned and they will not be affected by a development such as this. Lastly, he indicated that the Petitioner needed to work with the community.

Mr. Bruce entertains a **MOTION** to subdivide one (1) lot into five (5).

MOTION:

Mr. Kennedy **SO MOVES**

SECOND: Mr. Brock

VOTE: Mr. Figura & Mr. Heslop – NO

Mr. Oszakiewski, Mr. Allen, Mr. Kennedy, Mr. Brock and Mr. Bruce – YES

Mr. Bruce entertains a **MOTION** to rezone five (5) lots to R2.

MOTION:

Mr. Brock **SO MOVES**

SECOND: Mr. Kennedy

VOTE: All nays

Mr. Bruce indicated that the Board would recommend the subdivision of one (1) lot into five (5) but would not recommend the rezoning of the property from R1 to R2.

The next meeting is scheduled for October 23rd, 2007 at 7:00 P.M.

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

MOTION:

Mr. Kennedy **SO MOVES**

SECOND: Mr. Oszakiewski

VOTE: All Ayes

Meeting adjourned at 8:58 P.M.

Respectfully Submitted

Julie Field, Secretary

John W. Bruce

John W. Bruce, Chairman