

**Village of Justice**  
**Zoning & Planning Commission**  
**Minutes of Monthly Meeting**  
**April 15, 2013**

**CALL TO ORDER:**

Meeting was called to order at 7:02 pm by Chairman John Bruce.

**ROLL CALL:**

Roll call was taken. Present at meeting were: Henry Oszakiewski, Rich Berkowicz, Bogdan Ogorek, Jack Kennedy excused, Jim Brock Chairman John Bruce, and Secretary Shirley Shilka.

Charlene Carter is not in attendance.

**IN ATTENDANCE:** Ray Hodson, Orley Betcher, Ed Shilka, Jeff Alter, Corey Ninkovic, Ray Kuchek, Donna Bjorklund, Mr. Bjorklund, Kathy Duffek, Jim Duffek, Joe Davern Sr., Joe Davern Jr. Trustee Small, Trustee Kuban,

**READING AND APPROVAL OF MINUTES FROM:** March 18, 2013,

Went over corrections to minutes.

Chairman John Bruce entertains a **MOTION** to approve the Minutes from the March 18, 2013 **MEETING**.

**MOTION:** To accept Minutes from March 18, 2013 meeting, as amended.

Henry Oszakiewski, **SO MOVED**

**SECOND:** Rich Berkowicz

**VOTE:** All Ayes.

John Bruce: Read public notice petition from Joe Davern Sr., purpose is to consolidate Parcel 1 and Parcel 2, then Resubdivide into 2 Lots, with Lot 1 being 132.91' x 282.79', & Lot 2 being 65' x 132.91. Properties are commonly known as 8527 W. 79<sup>th</sup> St. and 7921 S. 85<sup>th</sup> Ct. 8527 W. 79<sup>th</sup> St., is a business and will stay a business, 7921 S. 85<sup>th</sup> Ct., is residential and will remain residential.

Tax ID #'s are 18-35-101-042-0000 for 8527 W. 79<sup>th</sup> St.

18-35-101-026-0000 for 7921 S. 85<sup>th</sup> Ct.

They basically want to pull 35 feet off of the residential lot and add to the commercial lot.

John Bruce: Your intention is to basically pull 35 feet off the residential lot and add to the commercial lot?

Joe Davern: Yes. I would also like to keep the house up as long as possible. The house will stay vacant. I could offer the house to the fire department where they can possibly do some testing in the future. Would also keep the exterior of the house kept up.

At this time I would like to install a fence between the house and business. Would keep people from cutting across lawn to enter bar.

Bogdan Ogorek: Is house in condition to remodel?

Jim Lurquin: Our structural engineer will not even go inside. House must be demolished.

Jim Lurquin to Joe Davern Sr.: Are you planning on rebuilding a house at a later date.

Joe Davern Sr.: Yes.

Jim Lurquin: What about the garage?

Ed Shilka: All structures must be removed.

Joe Davern Sr.: We are only parking our cars there at the house.

Kathy Duffek: 8524 W. 80<sup>th</sup> Street. What is the 35 feet that is left going to used for?

Are you going to make the area larger?

Joe Davern Sr.: We will not be changing anything; we just want to fence that area in. At this time it is being used for horseshoes, we are actually making it smaller and more controlled.

Kathy Duffek: Is the house being used for storage?

Joe Davern Sr.: No, the house is empty; however, I'll take care of the outside.

Donna Bjorklund: 7920 S. 85<sup>th</sup> Avenue. I live behind the garage to that property.

The fence Joe wants to put up will make for less noise. He is just trying to make that area look better. That property looks better than it has ever been.

John Bruce: I recommend the approval for the consolidation of the Parcels, contingent upon the demolition of the house.

Ed Shilka: Mr. Davern has 1 year from today to demo the house or apply for the permit.

John Bruce: The subdivision cannot be recorded until the house is demolished, it will take 60 days to get recorded.

Ray Kuchek: 8528 W. 80<sup>th</sup> Street. If the house is being demolished, is a parking lot going in that area?

John Bruce: No, the lot is being split. The south 65 feet is staying residential, the north 35 feet is commercial.

After additional discussion, the following Recommendation was made:

**MOTION** Rich Berkowicz:

- 1) Recommend the consolidation of Parcel 1 and Parcel 2, then Resubdivide into 2 Lots, with Lot 1 being 132.91' x 182.79', & Lot 2 being 65' x 132.91. Lot 1 is commonly known as 8527 W. 79<sup>th</sup> St. and 7921 S. 85<sup>th</sup> Ct. 8527 W. 79<sup>th</sup> St., is a business and will stay a business. Lot 2 is commonly known as 7921 S. 85<sup>th</sup> Ct., is residential and will remain residential.
- 2) The existing Single Family home on Lot # 2 must be demolished within 1 year from this date, April 15, 2013, and the debris removed prior to recording of the Plat of Re-Subdivision.
- 3) The Petitioner has 1 year from the Recording of the Plat of Re-Subdivision to apply for, and start construction of, a new Single Family Home, or the existing 2 Car garage on the Residential Property must be removed.

**SECOND** Jim Brock

VOTE: All Ayes.

It was then explained to the Petitioner that this is just a recommendation, and that the final approval will come from the Village Board.

It was also stressed that if the Village Board concurs, and Approves this Petition, it cannot be recorded until the above Recommendations, or the modification of them, are completed.

Petitioner indicated that he understood, and would begin work on the properties as soon as the appropriate permits were obtained.

Jim Lurquin went over memo regarding the Com Ed Green Region Program Grant, The deadline is May 15<sup>th</sup>, looking for ideas for this grant; any suggestions must be areas open to the public:

Henry Oszakiewski: Plant a community garden or add to landscaping at the Lipinski Center.

Ed Shilka: Plant around Figura Grove or by the new tot lot.

Ray Hodson: Plant by Asbury.

Sue Small: Land by Metra bike trail.

John Bruce: Enlarge 71<sup>st</sup> Street ditch.

Henry Oszakiewski: Plant trees and complete fence at the tot lot.

John Bruce: I would like to congratulate Henry Oszakiewski on winning the election for the position of Village Trustee.

Jim Lurquin: The 86<sup>th</sup> Avenue gas station should be started next month.

**Chair entertains motion to ADJOURN:**

Rich Berkowicz: **SO MOVED**

**SECOND:** Henry Oszakiewski

**VOTE:** All Ayes.

Next Meeting: May 20, 2013

Respectfully Submitted

Shirley, Shilka, Secretary

*John W. Bruce*

**John W. Bruce, Chairman**