



Minutes

Zoning, Planning and Appeals Commission
held on Wednesday, June 14, 2023
at 7:00 p.m.

I. CALL TO ORDER:

Chairman Chad Meyers called the meeting to order at 7:00 p.m.

II. ROLL CALL/ATTENDANCE:

Present in Person: Chairman Chad Meyers, Commissioners: Richard Flanagan, David Figareli, Brian Curry, Carmelina DePinto and Phil Dindia

Others Present in Person: Village Planner Mitchell Anderson, Secretary Renee Tedesco, Recreation Director Randy Splitt and Corporate Counsel Ryan Morton

Absent: Commissioners Michael Bowcock, Joseph Kisiel, and David Powrozek

III. APPROVAL OF MINUTES:

Chairman Chad Meyers called for a Motion to approve the minutes from the February 8, 2023 meeting. A Motion was made by Commissioner Flanagan and seconded by Commissioner DePinto to approve the minutes.

IV. OLD BUSINESS – No old business.

V. NEW BUSINESS

- a. PUBLIC HEARING Case No. 23-V-07; A Variance to the maximum lot coverage requirements stated in Section 155.1106 of the New Millennium Village Code for the property located at 9620 Irving Park Road.

Motion to open the hearing was made by Commissioner Flanagan and seconded by Commissioner Dindia.

Motion carried unanimously on a voice vote.

Petitioner, Randy Splitt, Director of Parks and Recreation for The Village of Schiller Park was sworn in by Chairman Meyers.

The Petitioner addressed the Board regarding items of business for a variance in accordance with 155.704(A)(1) to increase the maximum lot coverage requirement of 60% to 80%.

Currently, the Recreation Department and the skate park are experiencing occasional parking

issues/shortages during events. This had led some to park on the grass at the skate park, or off-site and then walk to their destination. The Railroad also utilizes portions of the lot to access the railyard, and that portion cannot be de-converted to greenspace. As such, the Recreation Department has proposed the parking plan once again, with a general idea to re-visualize the skate park as a more general-use park with picnic areas. This will necessitate more parking on the site.

There was general discussion among the Commissioners and agreeance.

Motion was made by Commissioner Flanagan and seconded by Commissioner Dindia to recommend approval of the variance.

Ayes: Chairman Meyers and Commissioners Flanagan, Figareli, Curry, DePinto and Dindia

Nays: None

Abstentions: None

Motion Carried by a count of 6 “aye” votes to 0 “Nays”, with 0 abstentions and 3 absent

b. PUBLIC HEARING – Case No. 23-T-05; A Text Amendment to the New Millennium Village Code, Section 155.109, “Bulk Regulations.”

Motion to open the hearing was made by Commissioner Figareli and seconded by Commissioner Dindia.

Petitioner, Melanie Kuse was sworn in by Chairman Meyers.

Petitioner Kuse is asking for an Adjustment in driveway regulations to Section 155.105. In 2019, the Village approved a text amendment limiting residential driveway access to one access point from a public right of way. This amendment had many intentions, including minimizing the number of curb cuts in town, limiting impediments to pedestrian sidewalks, and eliminating side yard “stacking”. Petitioner Kuse’s application seeks to add a paragraph allowing secondary entryways specifically for commercial vehicles that cannot be parked on the street or fit in a property’s existing garage.

Petitioner Kuse obtained a permit to install a double gate on her property, but she then learned she could not create a second driveway as a means to store her camper.

She advised that since the camper is not allowed to be parked on the street and since the garage sits on a property with no driveway, there is no viable option for storage of the family’s camper which results in large storage costs that were not anticipated.

There was general discussion among the Commissioners to determine whether it was possible to make an exception for the Petitioner, rather than approve a text amendment affecting the entire village. Attorney Morton advised there did not appear to be changing circumstances that would warrant a text amendment. The code does allow for exceptions to the regulation, but only in circumstances where “the public safety is viewed to be compromised” or a “hardship” is identified.

The Commissioners discussed if this is actually a hardship or a mere inconvenience.

Most Commissioners do not view this change to be in line with the general direction of development for the community. As mentioned, the Board voted quite recently to limit this kind of action.

Motion was made by Commissioner Flanagan and seconded by Commissioner DePinto to deny the text amendment for “Bulk Regulations”.

Ayes: Commissioners Flanagan, Figareli, Curry and DePinto

Nays: Chairman Meyers and Commissioner Dindia

Abstentions: None

Motion Carried by a count of 4 “aye” votes to 2 “Nays” votes, with 0 abstentions and 3 absent

- c. **PUBLIC HEARING – Case No. 23-V-06;** Variances to the required side yard setbacks as required in Section 155.1906 of the New Millennium Village Code for the properties located at 9545-9555 Ainslie Street, 9521 Ainslie Street, and 9521 Kelvin Lane.

Motion to open the hearing was made by Commissioner Flanagan and seconded by Commissioner Curry.

Motion carried unanimously on a voice vote.

Petitioner, Mark Rogers, representative of E.J. Basler, along with Owner, Dennis Basler, were sworn in by Chairman Meyers.

Dennis Basler addressed the Board and provided his company’s history explaining they have been in business for over 50 years and look forward to expanding and improving development in Schiller Park.

The subject properties have been vacant for a number of years, and have many structural and aesthetic issues among them. The Petitioner seeks to demolish all except one building, and construct a new warehouse building for an expansion of the E.J. Basler Co.

The proposed variance request is in light of the unique circumstances that place the industrial areas in question directly next to residential areas with no buffer. A variance allowing a 9-foot reduced transitional side yard (36 feet instead of 45 feet) does not pose any distress to the area, as the new building would still be setback further than the current nonconforming building, which sits at roughly 10-12 feet back from the lot line. Staff does not believe this would be injurious to the neighborhood, as the other yard requirements would still be enforced, including a 10-foot landscape

In response to E.J. Basler’s expansion, there were a number of residents in attendance with questions regarding the development and the effects on the neighboring properties.

Both Mark Rogers and Dennis Basler addressed questions from Residents:

George Walker, Lana Barakat, Izabella Czarnewica and Anthony Clementi.

Concerns of parking issues and construction congestion were addressed with Basler confirming no parking spots would be used by construction trucks and that once the rebuild is completed, since the main entrances to the factory are not accessed through the residential areas, an influx of traffic would not be felt.

There was general discussion among the Commissioners and agreeance.

Motion was made by Commissioner Dindia and seconded by Commissioner Flanagan to recommend approval of the variance.

Ayes: Chairman Meyers and Commissioners Flanagan, Figareli, Curry, DePinto and Dindia

Nays: None

Abstentions: None

Motion Carried by a count of 6 “aye” votes to 0 “Nays”, with 0 abstentions and 3 absent

VI. PUBLIC COMMENT: No additional public comment.

VII. MOTION TO ADJOURN:

There being no further business, a motion to adjourn was made by Commissioner Flanagan and seconded by Commissioner Dindia.

Motion carried unanimously on a voice vote.

Meeting adjourned at 7:59pm.