

**Village of Justice
Zoning & Planning Commission
Minutes of Monthly Meeting
Date: July 28, 2020**

CALL TO ORDER:

Meeting was called to order at 7:04PM by Chairman John Bruce.

ROLL CALL:

Roll call was taken. Present at meeting were: Albert Perez, Todd Allen, Jim Brock, Chairman John Bruce, Secretary Shirley Shilka.

IN ATTENDANCE:: Jim Lurquin, Robert Graffe, Kelly Graffe, Trustee Kuban, Trustee Oszakiewski, Building Commissioner Ed Shilka, Joseph McCann, John Small, Sue Small, Rich Sparr, Robin Sparr, Barbara Stimatz, Kathy Svoboda.

READING AND APPROVAL OF MINUTES: Chair would entertain a **MOTION** to table the minutes from July 7, 2020.

Jim Brock: **MOTION** to table minutes

SECOND: Albert Perez

VOTE: All Ayes

John Bruce: **Petition 2020-03** By Mr. Bob Graffe requesting a special use variance to permit a 2nd, oversized garage, larger than 24' X 36', taller than 14', for the customization, maintenance, & storage of the property owner's collection of antique, classic & customized vehicles, including an 8' privacy fence to provide additional safety & security.

John Bruce: Read Public Notice and Legal Description, Published in the Chicago Sun Times and the Tribune.

Bob Graffe: Requesting a variance for an oversized garage to store classic and antique cars, as he has several that are spread out in various locations and would like them on his own property.

He has notified surrounding property owners, which he has documentation to comply with the ordinance and also a sign on the property.
would like 34' X 44' and 18'tall.

John Bruce: Our code is 24' X 36' and height of 14'. Why would you want this so high?

Bob Graffe: Would like a second floor for storage.

Jim Brock: You want an 8' fence on the back of the property?

What size on the side?

Bob Graffe: 8' along back, there are already fences along the side.

Jim Brock: He wants 34' X 44', do we have to amend the petition?

Bob Graffe: I went to Menards, if I go to 36' I will have to go to an architect.

John Bruce: We have to go by Public Notice.

Jim Brock: Can you go with 24' X 48' deep.

Bob Graffe: I will see what the architect says since he has been to Menards.

Jim Brock: You also have to consider the neighbors.

Bob Graffe: I have already been to the neighbors.

Albert Perez: Is there a limit to height of fence?

John Bruce: Limit is 6', commercial is 8', this would be separating his property from Sterling Estates Mobile Home Park. It would not be an eyesore.

Albert Perez: Is there a limit on garages?

John Bruce: How tall is the overhead door?

Bob Graffe: 10'

John Bruce: If you go 19' this can be an apartment and that is not allowed in case you should sell the property.

John Bruce: I noticed there was a discussion with the Village Engineer, Ed do you know anything about this?

Ed Shilka: The drainage around the property is on hold until after this hearing and then the final grading will be done after the variance.

John Bruce: to Ed Shilka: What is the Building Departments point of view on this?

Ed Shilka: We have three others in town, 24' x 48' 16' on peak.

As for his truss issues; he can get any size he wants, someone 5' tall can walk from one end to the other, you can also put a gambrel roof there.

Jim Brock: In your main garage, what is the height, 8 ‘?

Ed Shilka: He will have to have a 9’ wall for the 8’ door.

Jim Brock: Is this a gable roof?

Bob Graffe: From Menards it is a gambrel roof.

Jim Brock: What is construction, brick or siding?

Bob Graffe: Wood frame, 2 doors 18’ wide.

Jim Brock: Is this situated on the lot length wise?

Bob Graffe: Length wise, the width would face the street.

John Bruce: We are looking at 16’ tall 24’ x 48’. Variance would be due to nature of what he wants to do for storing his vehicles.

Rich Sparr 7811 Garden Lane: We have always kept garage sizes down, we have never allowed a 2nd garage. If you grant this to Mr. Graffe that is OK, I see no problem because I have wanted a 2nd garage.

What will be done if another resident wants a 24’ x 48’ garage and uses his whole yard? Or someone from Roberts Park? Or any other resident?

What are we going to do to keep green space and also flooding issues?

Where do we stop this? You will most likely get a flood of residents who would want this.

Bob your house is beautiful, but what are we going to do when the next guy comes in?

This is something we have to think about. I also have my own stuff to store.

Joseph McCann 7201 Oak Grove: I wanted a second garage and was told no.

Sue Small 7225 S. 86th Ave: Our lot is R-2, when we built our garage we want to put a mother-in-law unit on the second floor and we were told no. Is this now going to be a precedence?

Ed Shilka: They want to put living space above a detached garage, which you cannot do. You can only add living space if the garage is attached the house.

Rich Sparr: There will have to be a second driveway.

Bob Graffe: There will be a second driveway.

Rich Sparr: If this is granted, what comes next?

Barbara Stimatz 7744 Oak Grove: I don't think this would be a good idea. Are you giving him the right to run a business?

Ed Shilka: This is not for a business, this is for his own personal cars.

Barbara Stimatz: He cannot do repairs on this property, are these his cars? He cannot work on cars, neighbors will complain because of sight, sounds and smells.

John Bruce: This is not a business.

Jim Brock: Will there be plumbing in this garage?

Bob Graffe: There will be no plumbing, only HVAC.

Sue Small: Can we have the dimensions one more time?

John Bruce: Code is 14', he wants 19'.

Sue Small: Will all the cars be plated and registered in Justice?

Bob Graffe: Yes.

John Bruce: Just a thought, can he use a tent?

Ed Shilka: No.

Sue Small: There has been a complaint about no fence around the pool.

Ed Shilka: He has been notified to install a temporary fence as the permanent fence is being manufactured.

Trustee Oszakiewski: Where is this fence going?

Bob Graffe: Fence will be going to front face of house.

Joseph Mc Cann: If this is approved, can I then build a 2nd garage?

Kathy Svoboda: What is sufficient property size?

Ed Shilka: We would have to consider green space.

Kathy Svoboda: to Mr Graffe; is 24' X 48' with 16' height, satisfy your needs?

Ed Shilka: This would be Mr. Graffe's choice.

John Bruce: to Mr. Graffe; Would 24' X 48' deep 16' height, meet your needs.

Bob Graffe: Yes. As long as I can walk up there.

Ed Shilka: I would recommend getting gable ends, this would give you enough for storage.

Kathy Svoboda: to Bob Graffe; so this would be big enough?

Bob Graffe: Yes.

Joseph McCann: As for height, what is it now, 10'.

Ed Shilka: He can put in a 10' door.

John Bruce: We are also looking at an 8' privacy fence in the rear of property?

Bob Graffe: Actually I do not need a fence on either side since there are already fences there. Along the back is only to block out the mobile homes.

John Bruce: So we are looking at a second garage, 24' X 48' X 16'. Variance of 12' on size and 2' height and code issue of fence.

Ed Shilka: Size of fences are 6' but can be 8' because of mobile home park.

John Bruce: In front would have to be 4'.

Jim Brock: 8' is I-1 and 6' is standard code.

Ed Shilka: Temporary fence is going around the pool.

John Bruce: Variance is 2nd garage 12'; 36' to 48', 2' on elevation to 16', and 8' fence.

John Bruce: Can he have more than 1 driveway?

Ed Shilka: He has to have 2 driveways, how would he get around, he has to have 2 driveways.

John Bruce: Is there room?

Ed Shilka: Yes.

Rich Sparr: He definitely has enough room and then everyone on that side of town will need a second garage.

Jim Brock: to Trustee Oszakiewski; Does the square footage need to change?

Ed Shilka: The variance falls into the size, we have our own set of codes.

John Bruce: Chair will entertain a **MOTION**.

Jim Brock: I cannot make a **MOTION** to approve this due to the fact that the Village of Justice does not allow 2 garages. Deny as it is written.

SECOND: Albert Perez

John Bruce: **MOTION** is to recommend to deny the petition to put up a 2nd garage on the property no matter what size.

ROLL CALL:

Albert Perez - Yes

Todd Allen - Yes

Jim Brock - Yes

John Bruce - Yes

John Bruce: We are a recommending body this now will go the Village of Justice Board for their decision.

Rich Sparr: There will be a lot of concern, we have these lots that are huge and we want to get vehicles and boats out of the driveways. We have to start allowing this to be done.

Kathy Svoboda: There could have been 3 houses with 3 driveways on this property, it was never recorded.

Rich Sparr: We are looking at this all wrong.

John Bruce: You have copies of the minutes from the meeting on July 7, 2020, are there any corrections or additional information.

John Bruce: Chair will entertain a **MOTION** to accept the minutes.

Todd Allen: I make a **MOTION** to accept the minutes.

SECOND: Jim Brock

All Ayes

John Bruce: Chair will entertain a **MOTION** to adjourn the meeting.

Albert Perez: I make a **MOTION** to adjourn

SECOND: Todd Allen

All Ayes

Respectfully submitted:

Shirley Shilka, Secretary