

**Village of Justice
Zoning Board of Appeal
Minutes of Monthly Meeting
January 14, 2016**

CALL TO ORDER:

Meeting was called to order at 7:05pm by Chairman John Bruce.

ROLL CALL:

Present at meeting were: Rich Berkowicz, Edwina Gaskin, Jim Brock, Chairman John Bruce, and Secretary Shirley Shilka.

Bogdan Ogorek excused

George Orawiec not in attendance.

John Bruce: We have the minutes from the April 21, 2015 meeting, we can retable them.

Rich Berkowicz: Made a MOTION to table the April 21, 2015 minutes

SECOND: Edwina Gaskin

VOTE: All Ayes

John Bruce: I would like to table the minutes from the December 1, 2015 meeting. We will review them at the next meeting.

Jim Brock: Made a MOTION to table December 1, 2015 minutes.

SECOND: Rich Berkowicz

VOTE: All Ayes

John Bruce: We have Petition 2015-05 for CLJ Auto & Tire at 9012 W. 79th St. (AKA Frontage Road), Justice, Illinois pending for tonight.

John Bruce: Read Public Notice in its entirety as posted.

The purpose of this petition is to request a Special Use permit to allow the repair of automobiles, light trucks, etc. Commonly referred to as "Traditional Gas Station Vehicle Service", but not to include heavier vehicles (Trucks) containing, i.e., 8, 10, 12, 14, & 16, etc., wheels. (just for reference this is the former Firestone a traditional tire store). Pin #'s are 18-27-407-062-0000 and #18-27-409-026-0000.

I have certification from the Tribune as to the publication and the actual publication and actual bill for the public notice. The property is currently owned by Randall Rucka. The petitioner is actually CLJ Auto, Carlos Juarez is the actual leasee.

John Bruce: Carlos & Linda Juarez sworn in by John Bruce.

Carlos Juarez: Business will be a car repair shop and will also work on Village of Bedford Park Squad Cars

John Bruce: This is a variance B-1, but has been moved to an I-1 category. The petitioner had to comply with the State of Illinois statute for notification of property owners within 250ft, do you have this documentation and how was this done?

Linda Juarez: We went door to door and mailings of the petition.

John Bruce: Did you receive any response back?

Linda Juarez: Not even one.

John Bruce: Are there any questions? This is basically the same type of work that was there before, and the same type of petition that we heard last month for the mechanics at All Star Gas Station.

Jim Brock: What will the hours of operation be?

Carlos Juarez: 8:00 to 6:00pm all week and 9:00 to 5:00pm on Sunday.

John Bruce: Code is 7:00 to 9:00pm. Do you plan on vehicles being parked overnight?

Carlos Juarez: Only vehicles being dropped off.

Jim Brock: Is this strictly a repair shop, would there be body or fender work?

Carlos Juarez: Yes, just a repair shop, oil changes, that kind of stuff. No body work will be done.

Trustee Rusch: 8019 S. 84th Avenue, Justice. The leased is signed from July 31, 2015 to August, 2016.

What happens at the end of the lease?

Carlos Juarez: I have the option to purchase the building.

Trustee Rusch: Is there a term on Special Use?

John Bruce: The Special Use is granted to Carlos Juarez.

Trustee Rusch: If he sells the property does it revert back to B-1?

John Bruce: If the property or the business is purchased by the same person then the license "Special Use" continues. If he sells the business or the property the process for "Special Use" will begin again with the new owner.

Trustee Oszakiewski: 7506 Cronin, Justice: to Carlos Juarez - How long have you been operating this business?

Carlos Juarez: Since September 1, 2015.

Trustee Oszakiewski: Were you unaware that this was a Special Use?

Carlos Juarez: I was not aware of this until I applied for a business license in September.

John Bruce: I believe the Mayor authorized the operation of the business pending the decision.

Trustee Rusch: Let the records show he does not have the authorization to approve this.

Trustee Kuban: 8748 Willow Dr., Justice: I do not know who authorized this but I believe Mr. Juarez was not told by Mr. Rucka that he needed a Special Use license.

Edwina Gaskin: I think someone needs to send letters to the businesses to inform them that if they do sell the business to someone else they need to inform them of this.

Trustee Oszakewski to Edwina Gaskin: This is not impossible to happen this is common.

Edwina Gaskin: I think Firestone did repair work and oil changes also. I am not too sure on this.

So they have all the oil disposal equipment that is needed.

Carlos Juarez: I upgraded to OSHA EPA regulations, and follow their guide lines.

John Bruce: His business license will be subject to all of that.

Rich Berkowicz: Does he have a business license now?

John Bruce: No, he cannot get a business license until there is a ruling by the Village Board. His business license was applied for but since this process needed to be done it was felt by, whom ever, that it was senseless for this building to be left vacant for 3, 4, or 5 months or however long this would take and still have to pay taxes or whatever. I believe this was the reason.

John Bruce: The chair would entertain a **MOTION**.

Jim Brock: I make a **MOTION** that we accept the Special Use permit.

SECOND: Rich Berkowicz

ROLL CALL: Rich Berkowicz Yes

Edwina Gaskin: Yes

Jim Brock: Yes

John Bruce: Yes

John Bruce: All Ayes

It is now recommended that Village Board Grant the Special Use. Understand that we are just a recommending body. We do not make the final decision the Village Board will make that decision and this will be contingent upon your observance of the Village code and all ordinances that pertain to your business and subject to your business license. The next Village Board meeting will be January 20, 2016 at 7:00pm.

Respectfully submitted

Shirley Shilka, Secretary



John W. Bruce, Chairman