

VILLAGE OF EVERGREEN PARK
ZONING BOARD OF APPEALS
Minutes of the Hearing of July 14, 2015

Chair George Peso called the Hearing to order at 7:40 PM.

Members in attendance were members Tom McCarthy, Steve Ligda, John Cotter, Bill Hronec, and George Peso. Member Ray Garner was absent.

The Chair noted the absence of the Court Reporter and requested that Member Steve Ligda record the minutes.

The Board considered the matter of a request for a variation to permit construction of a covered front porch on the property located at 9742 South Homan Avenue, Evergreen Park, Illinois.

The owners/occupiers of the said property, Matthew and Sheryl Webster personally appeared and described the nature of the construction which involved the erection of a covered porch extending across the front of the home and extending approximately 10 feet from the existing front of the home.

The Board posed questions regarding the proposed construction and noted that with the addition of a roof over the porch that the total square footage of the home and detached garage would occupy 40% of the lot and that no further additions or construction would be permitted at the address. The Owner stated his understanding and consented to the restriction.

A motion was made by Tom McCarthy that the Board approve the Owner's request for the erection of a covered porch extending across the front of the home and extending approximately 10 feet from the existing front of the home. The motion was seconded by Bill Hronec. By voice roll call the members voted 5 yea and no nays to approve the request for the variation.

The Board next considered the matter of a request for a parking variation and special use to permit the construction of a dry cleaning plant on the property located at 2942-2946 West 95th Street, Evergreen Park, Illinois.

Haris Aleem, owner of Crisp N Clean Cleaners, and Manager Vernetta Jones appeared with Realtor Lou Cavelle to describe the proposed demolition of two existing structures and construction of a new facility at the site.

The Board examined the plat as submitted with the application and determined that the proposed 14 off-street parking spaces were sufficient and complied with Village Codes.

Village residents Mr. and Mrs. Tony Collins appeared to voice their objections to the proposed construction citing the possibility of fumes and ground leakage that might contaminate the site. Ms. Jones described, in detail, the operation and required handling of the dry cleaning solvents, noting that the cleaning system fully contained the solvent and fumes and that all equipment was set in pans sufficient to contain all possible leakage of solvents.

Mr. and Mrs. Collins also objected to the possibility of additional traffic exiting the North alleyway disrupting their neighborhood. Chairman Peso reviewed the plat with Mr. and Mrs. Collins, noting that the main entrance and exit to the parking lot would be 95th Street and that little, if any, traffic would exit through the alleyway between Richmond and Sacramento Avenues.

A motion was made by Steve Ligda to approve the requested variation and special use to permit construction. The motion was seconded by Tom McCarthy. By voice roll call the members voted 5 yea and no nays to approve the request.

There being no further matters for consideration a motion to adjourn the Hearing was made by Tom McCarthy and seconded by Bill Hronec. All members consented to adjourn at 8:45 PM.

Steve Ligda, Acting Secretary

George P. Peso
CHAIRMAN
7/14/15



WEBSTER RESIDENCE
9742 S. HOMAN

7/14/15

ZONING BOARD VOTE TO APPROVE OR DISAPPROVE			
NAME	APPROVE	DISAPPROVE	ABSTAINING
THOMAS McCARTHY	✓		
BILL HRONEC	✓		
STEVE LIGDA	✓		
REV. RAY GARNER			
JOHN COTTER	✓		
[REDACTED]			
GEORGE PESO	✓		

COMMENTS:

DATE: JULY 14, 2015 ZONING BOARD ATTENDANCE

NAME	PRESENT	ABSENT	ABSENT W/NOTICE
THOMAS McCARTHY	✓		
BILL HRONEC	✓		
STEVE LIGDA	✓		
REV. RAY GARNER		✓	
JOHN COTTER	✓		
 			
GEORGE PESO	✓		

COMMENTS: