

VILLAGE OF WORTH
REAL ESTATE DEVELOPMENT BOARD
MINUTES OF THE PUBLIC HEARING
HELD on January 3,2022 @7:00pm
7112 W. 111th STREET WORTH IL. 60482

PRESENT: Commissioners Packwood, Nilles, Schneider, Antosz
Chairman Woods

ABSENT: Commissioner Dambek, McNeilly

Also Present: Village President Mary Werner, Village Trustee Rich Dziedzic, Bruce Zartler, and Village Attorney Greg Jones.

CALL TO ORDER- ROLL CALL

Chairman Woods called the public hearing to order @ 7:00 p.m. in the Chambers of Worth Village Hall. Roll call was taken and a quorum was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited

NON-AGENDA ITEMS PUBLIC COMMENT

None

APPROVAL OF MINUTE

December 6th 2021

Motion to approve by Commissioner Packwood second by Commissioner Schneider

Aye vote to approve motion carried

PUBLIC HEARING

Chairman Woods began the public hearing by explaining the hearing process to the audience.

Attorney Jones read the published notice into the record and affirmed that it was published in accordance with applicable state laws.

Agenda item 5A

A request by Hani Al Houary and Sara Abdeddin, consideration of a special use to establish an accounting office on the property located at 11302 South Harlem Avenue, Worth, Illinois, and other relief as required.

Attorney Jones read the notice of publication into the records.

Hani Al Houary stated his case for the application. Chairman Woods asked What was in the building prior? Commissioner Antosz asked what type of service it would be?

Chairman Woods asked for a motion to close the hearing.

Motion to close hearing

Motion by Commissioner Schneider second by Commissioner Antosz

Roll Call: AYES (5): Commissioners Packwood, Nilles, Schneider, Antosz and Chairman Woods.

NAYS (0):

Motion to approve request from petitioner

Motion by Commissioner Schneider second by Commissioner Packwood

Roll Call: AYES (5): Commissioners Packwood, Nilles, Schneider, Antosz and Chairman Woods.

NAYS (0):

Agenda item 5B

A request by Hiam Hmaidan and Sara Abdeddin, consideration of a special use to establish an office offering community services on the property located at 11302 South Harlem Avenue, Worth, Illinois, a variance to reduce the number of required parking spaces, and other relief as required.

Attorney Jones read the notice of publication into the records.

Hiam Hmaidan pleaded her case for a special use permit and variance to reduce the number of parking spaces required.

Commissioner Packwood asked how many employees and customers per day? Petitioner responded "maybe 10."

Building inspector Zartler instructed petitioner that she needs to pave lot to allow additional parking in rear.

Village President Warner stated concerns on number of people showing up and inspection of donated food.

Commissioner Packwood and Schneider voiced concerns of parking to which Commissioner Antosz agreed.

Hiam Hmaidan responded that the people would only be in the office for a short time.

Motion to close hearing

Motion by Commissioner Nilles second by Commissioner Schneider.

Motion to approve Special Use Permit

Roll Call: AYES (0):

NAYS (5): Commissioners Packwood, Nilles, Schneider, Antosz and Chairman Woods.

Motion denied

Motion to approve Parking Variance

Motion by Commissioner Schneider second by Commissioner Nilles.

Roll Call: AYES (0):

NAYS (5): Commissioners Packwood, Nilles, Schneider, Antosz and Chairman Woods.

Motion denied

Agenda item 5

A request by Worth School District 127, consideration to allow a variance on the construction of a detached garage structure that encroaches into the 25' required rear yard setback and exceeds 160 square feet in floor area on the property located at 11218 South Ridgeland Avenue, Worth, Illinois, a variance to reduce the number of required parking spaces, and other relief as required.

Attorney Jones read the notice of publication into the records.

Edward Unright spoke on behalf of the garage construction

No questioned asked.

Motion to close hearing

Motion by Commissioner Schneider second by Commissioner Nilles.

Roll Call: AYES (5): Commissioners Packwood, Nilles, Schneider, Antosz and Chairman Woods.

NAYS (0):

Motion to approve Variance to construct garage

Motion by Commissioner Packwood second by Commissioner Antosz

Roll Call: AYES (5): Commissioners Packwood, Nilles, Schneider, Antosz and Chairman Woods.

NAYS (0):

New Business

None

Old Business

None

Motion to close meeting

Motion by Commissioner Antosz second by Commissioner Packwood

Roll Call: Voice roll call to close meeting @7:39pm

Submitted by: Donald Dambek