

VILLAGE OF WORTH
REAL ESTATE DEVELOPMENT BOARD
MINUTES OF THE PUBLIC HEARING
HELD on February 07, 2022 @7:00pm
7112 W. 111th STREET WORTH IL. 60482

PRESENT: Commissioners Schneider, Packwood, Dambek, McNeilly, Antosz
Chairman Woods

ABSENT: Commissioner Nilles

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

CALL TO ORDER- ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was Board Commissioner Dziedzic

NON-AGENDA ITEMS PUBLIC COMMENT

None

APPROVAL OF MINUTES

Minutes approved for December 6, 2021

Minutes approved for January 3, 2022

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 of A and S Property Investment Group LLC, consideration of a special use to establish up to 3 residential dwelling units on s second story of the building located at 6435 W. 111th Street, Worth, Illinois, and other relief as required

Attorney Jones read the notice of publication into the records.

Omar Younis and Assad Amur spoke as the officers of A and S Property Investment Group LLC. They explained the plans to turn the 1 unit housing area into 3 separate units, as well as the 1 commercial store front in to 6 commercial units.

Commissioner Schneider questioned the added of three units and the size of property. The petitioner responded each unit would be 1,000 square feet.

Commissioner Schneider questioned what type of car lot. The petitioner responded that it was used and mostly on line.

Commissioner Dambek aske if repairs would be done. The petitioner responded in the affirmative

Commissioner Packwood asked what the anticipated tenet would be on the commercial side. It was the petitioners thought they would be auto related, either accessories or insurance related.

Commissioner Antosz asked about the noise in the close proximity to the school. The petitioner feels the distance will keep the noise at a minimum to the school.

The Architect Mohamed Nafe spoke on the aesthetics of the building, as well as the reasoning to the size of the dwelling units.

Building Commissioner Zartler commented he has seen the drawings and the building is all glass construction and will be an asset to the Village.

Motion to close hearing

Motion by Commissioner Schneider second by Commissioner McNeilly

Roll Call: AYES (6): Commissioners Schneider, Packwood, Dambek, McNeilly, Antosz and Chairman Woods.

NAYS (0):

Motion to approve request from petitioner

Motion by Commissioner Dambek second by Commissioner Schneider

Roll Call: AYES (6): Commissioners Schneider, Packwood, Dambek, McNeilly, Antosz and Chairman Woods.

NAYS (0):

Motion passed

New Business

None

Old Business

None

Motion to adjourn

Motion by Commissioner Packwood second by Commissioner Antosz

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

Submitted by: Donald Dambek