

PLANNING AND ZONING BOARD OF APPEALS

- MINUTES -

Public Hearing Held September 12, 2018

Village of Lansing

TO: Mayor Eidam
Executive Assistant to the Mayor
Village Administrator
Village Clerk
Village Board of Trustees
Building Commissioner
Village Attorney
Village Engineer

Chairman Abbasy called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Board Members McSwiggan, Kasper, Fish, Oberman, Caballero, Cole, Chairman Abbasy and Secretary Schmittel. Also present was Bob Alderden of the Building Department, Zoran Savic, Building Commissioner and Village Attorney Matthew Ingersoll.

Absent: Commissioners Venem and Hallow

Chairman Abbasy informed the petitioner a quorum is present.

RE: The request of Fantastic Auto Group for a Special Use Permit for a used vehicle sales and a Variance for the required lot size for a used vehicle sales located at 2444 Ridge Road, Lansing, Illinois 60438.

A public hearing was scheduled for Wednesday, September 12, 2018 at the Municipal Courtroom, 2710-170th Street to receive testimony and take whatever action was deemed to be appropriate on the above request pursuant to the legal notice published in The Daily Southtown newspaper on Tuesday, August 28, 2018.

Present was Hasan Musleh who resides at 9141 Randolph Drive, St. John, Indiana 46373 and Mohammed Musleh who resides at 7902 W. 103rd Street, Palos Hills, Illinois 60465.

Attorney Ingersoll swore Hasan Musleh and Mohammed Musleh in.

Mohammed Musleh described to the board his request for a Special Use Permit allowing a used vehicle sales that will have quality used vehicles, good service and a clean location.

Bob Alderden, Building Department stated that this location has been used for this type of business before and functioned well. Building Commissioner Savic stated the maintenance outside has to be kept up. The Building Department recommends the special use be granted.

With no questions from the audience the public portion of the meeting was closed.

Commissioner Caballero asked the petitioner how many cars would be on the lot. Musleh stated 20-25 cars. Commissioner Fish inquired about the hours of operation and the striping of parking spaces. Musleh stated the hours would be Monday – Friday 9:00 a.m.–7:00 p.m., Saturday 9:00 a.m.–5:00 p.m. and closed on Sundays. Bob Alderden explained the striping.

Commissioner McSwiggan asked the petitioner if there would be auto maintenance at the location. Musleh replied they would only detail and maintenance would be outsourced. Chairman Abbasy asked if they had any other lots. Musleh stated that they have one in Hammond, Indiana.

No further questions being asked, Chairman Abbasy asked for a motion to be made..

Commissioner Kasper made a motion that we recommend to the Village Board that they grant a Special Use Permit to Fantastic Auto Group for a used vehicle sales lot to be located at 2444 Ridge Road, Lansing, Illinois 60438 with the following conditions to be met, that the business is required to provide twelve (12) striped parking spaces and that there be a set limit of fifty five (55) vehicles for sale at any one time.

ROLL CALL ON THE MOTION:

AYES – Cole, Oberman, Fish, Caballero, Kasper, Oberman, Abbasy

NAYS - None

FINDING OF FACTS: Unanimous decision to recommend to the Village Board to **grant** a Special Use Permit to Fantastic Auto Group for a used vehicle sales lot to be located at 2444 Ridge Road, Lansing, Illinois 60438 with the following conditions to be met, that the business is required to provide twelve (12) striped parking spaces and that there be a set limit of fifty five (55) vehicles for sale at any one time.

Commissioner Kasper made a motion that we recommend to the Village Board that they grant a **Variance** of 0.514 acres of the required lot size of one (1) acre to Fantastic Auto Group located at 2444 Ridge Road, Lansing, Illinois 60438 for a used vehicle lot.

ROLL CALL ON THE MOTION:

AYES – Cole, Oberman, Fish, Caballero, Kasper, Oberman, Abbasy

NAYS – None

FINDING OF FACTS: Unanimous decision to recommend to the Village Board to **grant** a Variance of 0.514 acres of the required lot size of one (1) acre to Fantastic Auto Group located at 2444 Ridge Road, Lansing, Illinois 60438 for a used vehicle lot.

Chairman Abbasy asked if there were any public comments. Being none, the public portion of the meeting was closed.

Commissioner Kasper made a motion to adjourn at 6:48 p.m. The motion was seconded by Commissioner McSwiggan.

The public hearing was adjourned.

Respectfully Submitted,

Saad Abbasy, Chairman
Planning & Zoning Board of Appeals

