

NOTICE AND AGENDA FOR PUBLIC HEARING
VILLAGE OF STICKNEY ZONING BOARD OF APPEALS

Tuesday, October 4, 2022
6:00 p.m.
Village of Stickney Court Room
6533 Pershing Road
Stickney, IL 60402

Notice is given that the Zoning Board of Appeals of the Village of Stickney will conduct a public hearing to take public comment and testimony concerning the applications identified in this notice and agenda. All persons in attendance at the foregoing hearing shall have an opportunity to give testimony, be heard and ask questions about the project. Further information regarding this application is available through the Zoning Administrator, Josh Brniak (708-749-4490), whose office is located at the Village of Stickney Village Hall located at 6533 West Pershing Road, Stickney, Illinois 60402. Any person wishing to give testimony or public comment at the hearing may present said comment or testimony at the hearing or they may submit their comments or testimony at least one (1) hour before the hearing to the Zoning Administrator, Josh Brniak at jbrniak@villageofstickney.com. Any changes related to the location or manner of attendance of the hearing resulting from any local or national emergency, including but not limited to COVID-19 related state, federal and local restrictions or other emergency declarations by the Village President, the Governor of the State of Illinois or the President of the United States of America, shall be posted on the Village's website.

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Approval of Minutes from Prior Hearings/Meetings, if any.
5. Swearing in of Witnesses.

APPLICANTS AND WITNESSES PRESENTING EVIDENCE, TESTIMONY OR PUBLIC COMMENT DURING THE HEARINGS SHOULD STATE AND SPELL THEIR NAMES AND STATE THEIR ADDRESSES PRIOR TO TESTIFYING BEFORE THE BOARD.

6. Acknowledgment of Published Notice.
7. Acknowledgement and accepting on-file the Applicant's Notice to Taxpayers.
8. Consideration of Applications for Zoning Relief and Hearing of Testimony:
 - a. Petitioner/Applicant ISF Chicago, LLC, located at 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois, will appear before the Village of Stickney

Planning and Zoning Board to request certain variations from the Village Code and the Village's Zoning Code for the property located at 4400 Ridgeland, Stickney, Illinois 60402 (the "Property"). The requested variances include the following:

- i. To revise the height and location limitations as set forth in Section 22-703 of the Village's Municipal Code to permit stacking of storage containers to not more than 10 feet high (the approximate height of 1 storage container) within 100 feet of a residential zoning district, and to permit stacking of storage containers up to 50 feet in height for portions of the property more than 100 feet of a residential district, provided the Applicant maintains a 10 foot fence and landscaping to address any major visibility concerns;
- ii. To exempt the Applicant from adhering to the premises requirements regarding keeping equipment weighing over 1 ton, or 2,000 pounds on lots made of constructed surfaces, such as paved, asphalt or concrete surfaces set forth in Article XIX, Section 22-705 of the Village's Municipal Code, provided the Applicant implements dust mitigation measures and provides adequate screening, including fencing and landscaping, for the residential neighborhoods to the north of the Property;
- iii. To permit the structure as required in Article XIX Section 22-705 of the Village's Municipal Code (meaning ADA accessible restroom facilities) to be located on ISF Chicago's property located in Forest View, Illinois (provided that ISF Chicago LLC shall cause typical maintenance to any existing structures on the Property), which is connected to the Property;
- iv. To permit operators of otherwise permitted and licensed outdoor storage operations at the Property to extend their license term from one year, as set forth in Article XIX ,Section 22-72, to ten years with license fees of \$20,000 to be paid to the Village annually, by January 31 of each year during such term; and
- v. To limit the annual license fee to not more than \$25,000 a year until January 31, 2038 with no annual increase exceeding 5% of the then applicable license fee.

9. Possible Action to Approve Findings of Fact Related to the Above Applications.

10. Public Comment.

11. Adjournment.

Posted September 28, 2022