

# VILLAGE OF STICKNEY

6533 West Pershing Road  
Stickney, Illinois 60402-4048  
Phone - 708-749-4400  
Fax - 708-749-4451



**Jeff Walik**  
Village President

**Mary Hrejsa**  
**Tim Kapolnek**

Village Trustees  
**Mitchell Milenkovic**  
**Sam Savopoulos**

**Leandra Torres**  
**Jeff White**



**Audrey McAdams**  
Village Clerk

**REGULAR MEETING**  
**BOARD OF TRUSTEES**  
**STICKNEY VILLAGE COURTROOM**  
**6533 W. Pershing Road**

**Tuesday, November 16, 2021**

**7:00 p.m.**

## **Meeting Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approve Minutes of the Previous Regular Meeting**
- 5. Authorize Payment of Bills**
- 6. Approval of the Determination of the Amount of Money Estimated as \$2,826,142 to be Necessary to be Raised by Taxation For the Year of 2021 (Collected in 2022) Upon the Taxable Property in the Village of Stickney Pursuant to Section 18-60 of The Truth in Taxation Law**
- 7. Pass and Approve, Ordinance 2021-22, "An Ordinance Granting and Approving Certain Variances Related to The Construction of Two (2) New Single-Family Homes at the Property Commonly Known as 4429 Wenonah Avenue, Stickney, Illinois"**
- 8. Report from the President**
- 9. Report from the Clerk**
  - a. Approval of the 2022 Regular Board Meeting Schedule**
  - b. Approval of the 2022 Administrative Office Holiday Schedule**
- 10. Trustee Reports/Committee Reports**
- 11. Reports from Department Heads**
- 12. Public Comments**
- 13. Adjournment**

**Posted November 12, 2021**

**November 2, 2021**

**State of Illinois  
County of Cook  
Village of Stickney**

**The Board of Trustees of the Village of Stickney met in regular session on Tuesday, November 2, 2021, at 7:04 p.m. in the Stickney Village Hall, 6533 W. Pershing Road, Stickney, Illinois.**

**Upon the roll call, the following Trustees were present:  
Trustees White, Savopoulos, Milenkovic, Torres, Kapolnek and Hrejsa**

**Trustee Kapolnek moved, duly seconded by Trustee Milenkovic to approve the minutes of the regular board meeting held on Tuesday, October 19, 2021.**

**Upon the roll call, the following Trustees voted:  
Ayes: Trustee White, Savopoulos, Milenkovic, Torres, Kapolnek and Hrejsa  
Absent: None  
Nays: None  
Mayor Walik declared the motion carried.**

**Trustee White moved, duly seconded by Trustee Savopoulos that the bills, approved by the various committees of the Board, be approved for payment, and to approve warrants which authorize the Village Treasurer to draw checks to pay the bills, to be signed by the authorized signers, as provided for by the Ordinances of the Village of Stickney.**

**Upon the roll call, the following Trustees voted:  
Ayes: Trustee White, Savopoulos, Milenkovic, Torres, Kapolnek and Hrejsa  
Absent: None  
Nays: None  
Mayor Walik declared the motion carried.**

**Trustee Torres moved, duly seconded by Trustee Savopoulos to Approve Resolution 21-2021, "A Resolution Authorizing and Approving an Agreement by and Between Kane, McKenna, and Associates, Inc. and the Village of Stickney for Certain Tax Increment Financing Consulting Services."**

**Upon the roll call, the following Trustees voted:  
Ayes: Trustee White, Savopoulos, Milenkovic, Torres, Kapolnek and Hrejsa  
Absent: None  
Nays: None  
Mayor Walik declared the motion carried.**

**Prior to the vote, Village Attorney Tiffany Nelson-Jaworski and Trustee Savopoulos explained that Stickney will be considering another Tax Increment Financing district on Harlem from 39<sup>th</sup> to 44<sup>th</sup> as well as Pershing Road from Harlem to Ridgeland.**

**MAYOR'S REPORT:** The Mayor said we had a quiet Halloween. You will notice that the dangerous building located at 6915 Pershing Road has been demolished. He reminded us that the Christmas parties are coming up on December 11, 2021, at the Stickney Township Clinic.

**CLERK'S REPORT:** The clerk introduced the Congressional plan for the new legislative boarders. She had printed color copies available for the audience. The Congressional map still must be approved by the governor.

**TRUSTEE REPORTS:**

**Trustee Kapolnek:** Provided information about events taking place at St. Pius X Church.

**Trustee Torres:** The Trustee updated us on the collection for the troops. She expected to transport the collection to the point of contact by the end of the month. She noted that we are also collecting for Toys for Tots. We are having our Christmas party for the senior residents on December 11, 2021, at 11:00 a.m. to 1:00 p.m. and the children's party is 2:00 p.m. to 4:00 p.m. Both events will be at the Stickney Township Clinic. There will be sign up sheets at the office, schools, and website.

**Trustee Milenkovic:** Reported that he attended the Midway Noise Compatibility meeting on October 28, 2021, at 6:30 p.m. There were no noise complaints from Stickney. He noted that 20 trees were delivered in Stickney for planting. Joe Lopez, Director of Public Works, supervised the placement and planting of each tree. Public Works will continue to water them until the first hard frost and again in the spring. He thanked Joe Lopez, the Public Works Director, for following up with the placement and planting of the new trees.

**Trustee Sam Savopoulos:** He had a wonderful time at the senior luncheon this week. In addition, the sidewalk grinding will continue this weekend.

**Trustee White:** The trustee reminded us about the Veterans Day program at the Veteran's pavilion on 39<sup>th</sup> and Ridgeland on November 11, 2021, at 11:00 a.m. Rain or shine.

**DEPARTMENT REPORTS:**

**Fire Chief Jeff Boyajian:** The Chief reminded people to turn their clocks back and should change the batteries in their smoke and carbon monoxide detectors.

**Police Chief Jim Sasseti:** The Chief announced that the Stickney Police Department and the Village of Stickney is launching tip411. It is an interactive platform that can be accessed by different mediums to provide either Police Department or Village Departments with tips related to crime, public works, fire safety or any tip in general. It can be accessed several ways. You can go to our Village of Stickney website and locate the Police dropdown menu. There you can provide real time information. An alternate method is to download an app and you can create an account to provide information to the Village. You can also text the Village to keyword STICKNEY and their message/tip to 847411. You can have a real time conversation with someone in

the police department. Anonymous web tips can also be submitted via the department's website at [www.villageofstickney.com/police](http://www.villageofstickney.com/police). It is a general platform that can cover any type of complaint. We can track the complaint. Follow up will be done to assure accountability.

**Public Works Director Joe Lopez:** We were updated on the progress of Gunderson. from 39<sup>th</sup> to 43<sup>rd</sup>. They are anticipating the grinding of the surface on November 8. Information of the leaf program was given.

Finally, Mayor Walik gave a testimonial on the recent passing of Fred Schimel, a former Trustee.

There being no further business, Trustee White moved, duly seconded by Trustee Savopoulos that the meeting be adjourned. Upon which the Board adopted the motion at 7:24 p.m.

Respectfully submitted,

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Audrey McAdams, Village Clerk

Approved by me this      day of      , 2021

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Jeff Walik, Mayor

**Village of Stickney**  
**Warrant Number 21-22-13**

EXPENDITURE APPROVAL LIST  
 FOR VILLAGE COUNCIL MEETING ON  
 November 16, 2021

Approval is hereby given to have the Village Treasurer of Stickney, Illinois pay to the officers, employees, independent contractors, vendors and other providers of goods and services in the indicated amounts as set forth.

A summary indicating the source of funds used to pay the above is as follows:

01 CORPORATE FUND		48,530.59
02 WATER FUND		8,880.60
03 MOTOR FUEL TAX FUND		4,244.19
05 1505 FUND		-
07 POLICE REVENUE SHARING FUND		-
08 CAPITAL PROJECTS FUND		-
09 BOND & INTEREST FUND		-
	Subtotal:	61,655.38
General Fund Payroll	11/15/2021	220,771.10
Water Fund Payroll	11/15/2021	19,179.52
	Subtotal:	239,950.62

Total to be Approved by Village Council	301,606.00
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Approvals:

\_\_\_\_\_  
 Jeff Walik, Mayor

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 Audrey McAdams, Village Clerk

\_\_\_\_\_  
 Treasurer

**VOS\_41665\_Village of Stickney**  
 Check/Voucher Register - Check Register  
 01 - General Fund  
 From 11/1/2021 Through 11/15/2021

Check Number	Vendor Name	Effective Date	Check Amount
504526	John Flanagan	11/1/2021	500.00
504527	Anthony T. Bertucca	11/1/2021	900.00
504531	Lauterbach & Amen, LLP	11/1/2021	1,000.00
504532	Menards - Hodgkins	11/1/2021	70.68
504533	M. L. Plumbing LLC	11/1/2021	475.00
504535	S & S Industrial Supply	11/1/2021	136.90
504537	ANDERSON PEST SOLUTIONS	11/4/2021	77.95
504538	Artistic Engraving	11/4/2021	98.56
504539	Bell Fuels, Inc.	11/4/2021	1,743.88
504540	Caleb Coulom	11/4/2021	8.33
504544	Google LLC	11/4/2021	208.83
504545	Illinois Association of Chiefs of Police	11/4/2021	265.00
504546	Illinois Municipal League	11/4/2021	825.00
504547	Just Tires	11/4/2021	404.00
504548	Konica Minolta Business Solutions U.S....	11/4/2021	218.66
504549	Menards - Hodgkins	11/4/2021	71.76
504551	Minuteman Press of Lyons	11/4/2021	63.00
504552	Minuteman Security Technologies	11/4/2021	1,490.00
504553	POMP'S TIRE SERVICE, INC.	11/4/2021	12.72
504554	Richard Jaczak	11/4/2021	20.95
504555	S & S Industrial Supply	11/4/2021	614.57
504556	STAPLES BUSINESS CREDIT	11/4/2021	1,100.44
504557	Scott Urbanski	11/4/2021	1,300.00
504558	WASTE MANAGEMENT	11/4/2021	30,467.68
504560	Widaman Sign	11/4/2021	420.00
504561	William Dooley	11/4/2021	33.21
504562	ALAN BRINKER	11/4/2021	750.00
504563	ALAN KULAGA	11/4/2021	750.00
504564	ROBERT SENESE	11/4/2021	750.00
504567	Alta Construction Equipment Illinois LLC	11/8/2021	174.24
504568	Cintas Corporation - #21	11/8/2021	579.12
504569	Comcast	11/8/2021	121.80
504570	Just Tires	11/8/2021	316.98
504572	Quadient Finance USA, Inc.	11/8/2021	519.84
504573	RAY O'HERRON CO. INC.	11/8/2021	1,699.00
504574	Roberto Santos	11/8/2021	5.63
504575	The Gallery Collection	11/8/2021	261.86
504576	Widaman Sign	11/8/2021	75.00
Total 01 - General Fund			48,530.59

**VOS\_41665\_Village of Stickney**  
 Check/Voucher Register - Check Register  
 02 - Water Fund  
 From 11/1/2021 Through 11/15/2021

Check Number	Vendor Name	Effective Date	Check Amount
504529	Ferguson Waterworks	11/1/2021	3,767.00
504530	L.A. Fasteners, Inc.	11/1/2021	86.75
504531	Lauterbach & Amen, LLP	11/1/2021	1,000.00
504536	ALEXANDER CHEMICAL CORPORATION	11/4/2021	112.00
504539	Bell Fuels, Inc.	11/4/2021	871.94
504541	Clear View	11/4/2021	2,232.00
504542	Comcast	11/4/2021	185.62
504543	ComEd	11/4/2021	24.31
504550	Metropolitan Water Reclamation Distri...	11/4/2021	100.00
504559	Westfield Ford, Inc.	11/4/2021	53.80
504568	Cintas Corporation - #21	11/8/2021	386.08
504571	L.A. Fasteners, Inc.	11/8/2021	61.10
	Total 02 - Water Fund		8,880.60

**VOS\_41665\_Village of Stickney**  
Check/Voucher Register - Check Register  
03 - Motor Fuel Tax Fund  
From 11/1/2021 Through 11/15/2021

<u>Check Number</u>	<u>Vendor Name</u>	<u>Effective Date</u>	<u>Check Amount</u>
504528	ComEd	11/1/2021	3,404.48
504534	SealMaster	11/1/2021	605.97
504543	ComEd	11/4/2021	<u>233.74</u>
	Total 03 - Motor Fuel Tax Fund		<u>4,244.19</u>
Report Total			<u><u>61,655.38</u></u>



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**INTEROFFICE MEMORANDUM**

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**TO:** VILLAGE MAYOR AND VILLAGE TRUSTEES  
**FROM:** DAVID GONZALEZ  
**SUBJECT:** TENTATIVE 2021 TAX LEVY  
**DATE:** NOVEMBER 2, 2021

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Village Mayor & Village Trustees,

On an annual basis before the last Tuesday of December, the Village must pass the tax levy ordinance and submit it to Cook County. The Village is required to approve an estimate (tentative) of the 2021 tax levy at least 20 days in advance of passing the final levy. Attached you will find documentation that relates to the proposed 2021 tentative property tax levy.

**Attachment 1: Final 2020 Tax Levy**

The final extended levy for 2020 was \$3,700,162. The levy for the Village is made of 10 funds that include the Corporate, Garbage, Police Pension, IMRF, Fire Protection, Police Protection, Social Security, Auditing, Liability Insurance, and Bonds.

**Attachment 2: EAV History and Estimated 2021 EAV**

Provided is history of the Equalized Assessed Value (EAV) from Tax year 2018 to 2020. The 2020 EAV increased by 37.9% from tax year 2019 as a result of the Tri-Annual Reassessment. New property added to the 2020 EAV total was \$794,500 and there were no expired incentives. The EAV for 2021 is expected to increase by 3.0%.

**Attachment 3: Tax Levy Collection Analysis**

Provided is the Tax levy collections history for the last 6 years. The Village has been collecting at a rate of 94.4% of the levy.

**Attachment 4: 2021 Proposed Tax Levy**

Provided is the proposed estimated tax levy for 2021. The proposed estimated levy (exclusive of the debt levy) for 2021 totals \$2,826,142. The total levy is unchanged from 2020. All changes are based upon the fund's historical activity and current need. The Corporate levy is for \$368,927, an increase of \$42,000 from the 2020 levy. Also included in the overall levy is the Policeman pension of \$1,400,000, which is \$42,000 lower than 2020. This amount ensures that the actuarially determined Illinois Statutory Minimum Contributions to be paid through the property tax levy is met. The debt levy is expected to increase 0.2%, or \$1,890, from the 2020 levy due to higher debt payments due in the upcoming year. The 2021 overall tentative levy is \$3,702,052 which will result in an overall increase of 0.05% from the 2020 levy.

# Attachment 1

## OFFICE OF THE COUNTY CLERK

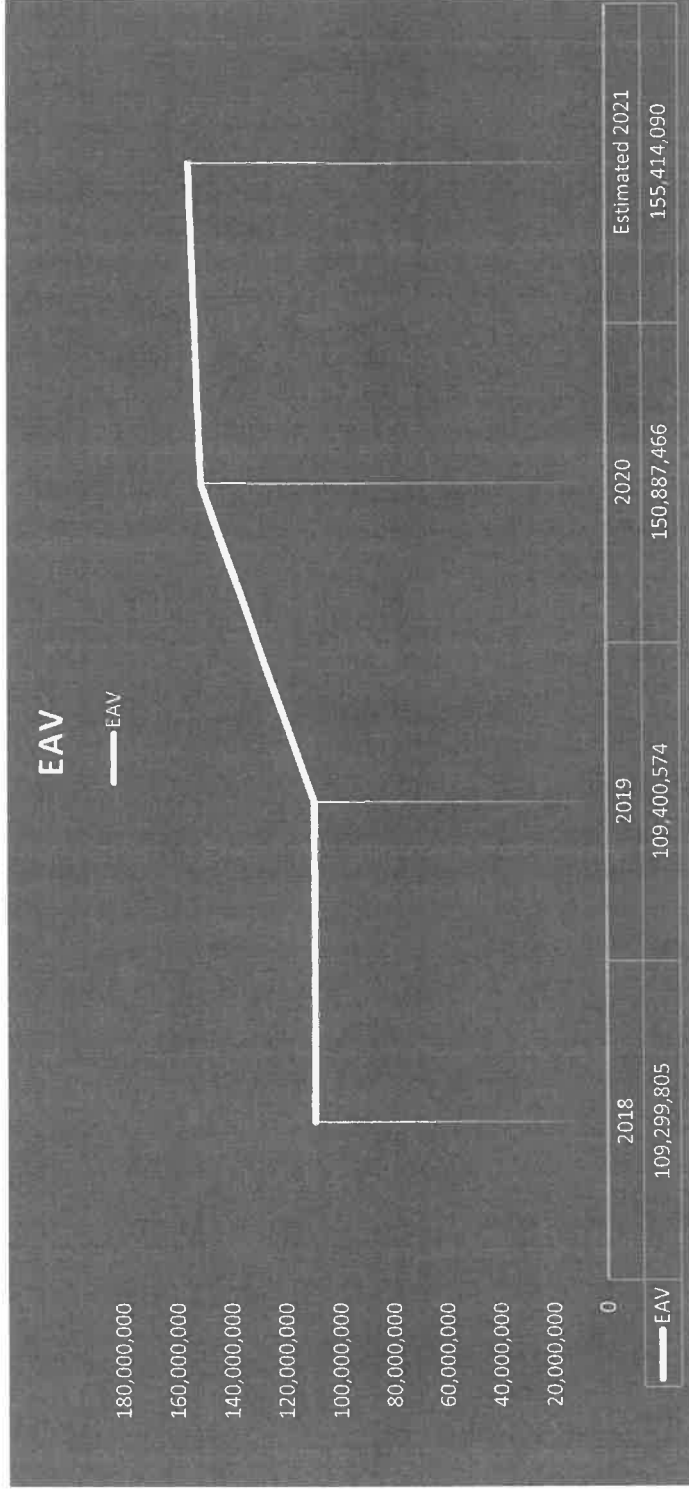
DATE 08/19/21 TAX YEAR 2020 AGENCY TAX RATE REPORT 2020 EAV  
 AGENCY 03-1220-000 VILLAGE OF STICKNEY PRIOR YEAR COOK COUNTY EAV COOK COUNTY 150,887,466  
 PROPERTY TAX EXTENSION LIMITING LAW (PTELL) LIMITING RATE CALCULATION TOTAL 109,400,574  
 2019 AGGREGATE EXTENSION 2020 EAV MINUS NEW PROP, ANNEX., REC TIF VAL, EXP. INCENTIVES MINUS DISCONNECT PROP 794,500  
 X 0.0000 PLUS DISCONNECTIONS TOTAL 110,195,074  
 LIMITING RATE  
 HOME RULE AGENCY OR PTELL NOT APPLICABLE

FUND DESCRIPTION OF FUND	LEVY AMOUNT	LOSS AMOUNT %	TOTAL LEVY	TAX RATE CEILING	MAXIMUM ALLOWABLE LEVY	PRELIMINARY TAX RATE	REDUCED LEVY	PTELL	100.00% OF BURDEN IN COOK COUNTY	FINAL TAX RATE
001 CORPORATE	317,405	3	326,927	0.0000	326,927	0.2167	0.2167		326,927	0.2167
003 BONDS & INTEREST	9,522									
	832,400	5	874,020	0.0000	874,020	0.5793	0.5793		874,020	0.5793
	41,620									
004 GARBAGE	26,523	3	27,319	0.0000	27,319	0.0181	0.0181		27,319	0.0181
	796									
006 POLICE PENSION	1,400,000	3	1,442,000	0.0000	1,442,000	0.9557	0.9557		1,442,000	0.9557
	42,000									
008 I.M.R.F.	106,090	3	109,273	0.0000	109,273	0.0724	0.0724		109,273	0.0724
	3,183									
013 FIRE PROTECTION	307,661	3	316,891	0.0000	316,891	0.2100	0.2100		316,891	0.2100
	9,230									
014 POLICE PROTECTION	424,360	3	437,091	0.0000	437,091	0.2897	0.2897		437,091	0.2897
	12,731									
015 CIVIL DEFENSE	0	3	0	0.0000	0	0.0000	0.0000		0	0.0000
	0									
016 SOCIAL SECURITY	106,090	3	109,273	0.0000	109,273	0.0724	0.0724		109,273	0.0724
	3,183									
018 AUDITING	13,261	3	13,659	0.0000	13,659	0.0091	0.0091		13,659	0.0091
	398									
019 LIABILITY INSURANCE	42,436	3	43,709	0.0000	43,709	0.0290	0.0290		43,709	0.0290
	1,273									
AGENCY GRAND TOTAL			3,700,162		3,700,162	2.453	2.453		3,700,162	2.453

2020 TAX EXTENSION GRAND TOTAL 3,701,269.54

**Attachment 2: EAV History and Estimated 2021 EAV**

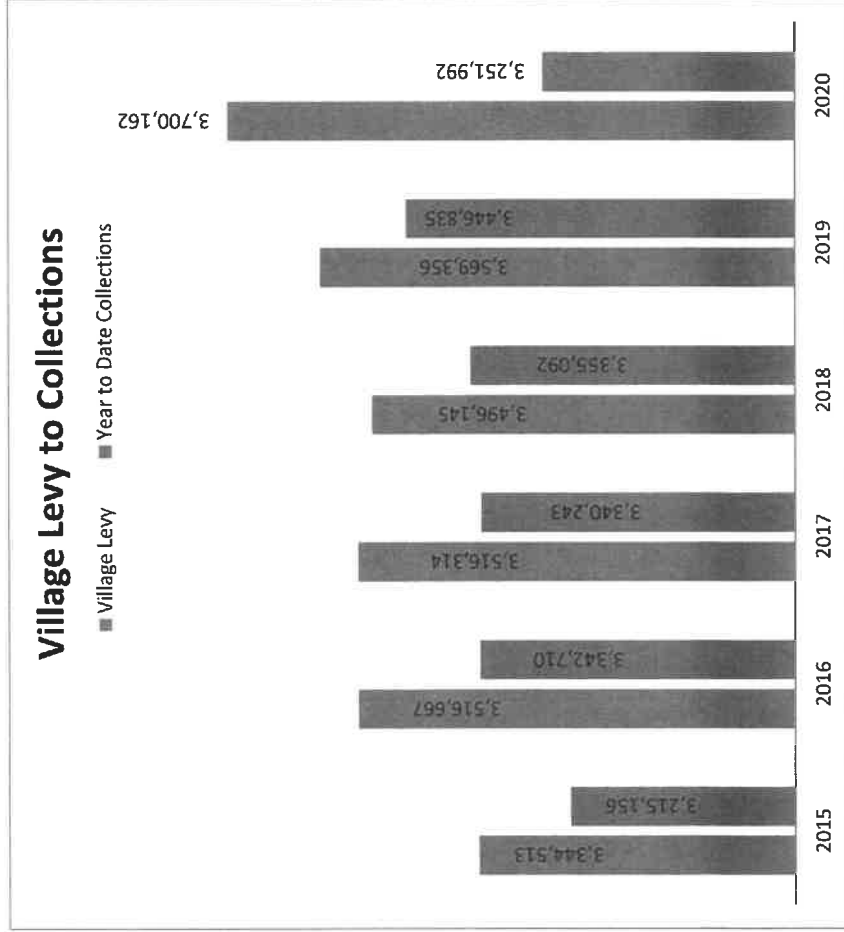
**Village of Stickney  
EAV History and Estimated 2021 EAV**



**Attachment 3: Tax Levy Collection**

**Village of Stickney**

	2015	2016	2017	2018	2019	2020
Village Levy	3,344,513	3,516,667	3,516,314	3,496,145	3,569,356	3,700,162
Year to Date Collections	3,215,156	3,342,710	3,340,243	3,355,092	3,446,835	3,251,992
<b>Percent Collected</b>	<b>96.13%</b>	<b>95.05%</b>	<b>94.99%</b>	<b>95.97%</b>	<b>96.57%</b>	<b>87.89%</b>



Attachment 4 : 2021 Levy

Village of Stickney  
Levy Analysis  
For Tax Levy Year 2021

	2018	2019	2020	Tentative Estimated 2021	Increase (Decrease)
EAV	109,299,805	109,400,574	150,887,466	155,414,090	
Tax Rate	3.1987	3.2626	2.4523	2.3821	
Corporate	308,160	317,405	326,927	368,927	42,000
Garbage	25,750	26,523	27,319	27,319	0
Police Pension	1,193,931	1,354,450	1,442,000	1,400,000	(42,000)
IMRF	103,000	106,090	109,273	109,273	0
Fire Protection	298,700	307,661	316,891	316,891	0
Police Protection	412,000	424,360	437,091	437,091	0
Social Security	103,000	106,090	109,273	109,273	0
Auditing	12,875	13,261	13,659	13,659	0
Liability Insurance	41,200	42,436	43,709	43,709	0
	2,498,616	2,698,276	2,826,142	2,826,142	0
Debt Service					0.00%
Bonds	997,529	871,080	874,020	875,910	1,890
Total Village Debt Levy	997,529	871,080	874,020	875,910	1,890
<b>Total Village Levy</b>	<b>3,496,145</b>	<b>3,569,356</b>	<b>3,700,162</b>	<b>3,702,052</b>	<b>1,890</b>
					<b>0.05%</b>

**ORDINANCE NO. 2021-22**

**AN ORDINANCE GRANTING AND APPROVING CERTAIN VARIANCES RELATED TO THE CONSTRUCTION OF TWO (2) NEW SINGLE-FAMILY HOMES AT THE PROPERTY COMMONLY KNOWN AS 4429 WENONAH AVENUE, STICKNEY, ILLINOIS.**

**WHEREAS**, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the Village has the authority to adopt ordinances and to promulgate rules and regulations related to the effective and orderly development of property located within the Village; and

**WHEREAS**, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to ensuring the health, safety and welfare of individuals residing in, working in and visiting the Village; and

**WHEREAS**, an application was filed by Stanislaw Pepek, requesting a lot size variance and garage location variance (collectively, the "Zoning Relief") to construct two (2) new single-family homes on the two (2) existing property identification numbers ("PINs") at 4429 Wenonah (the "Property") where said proposed plans for said single-family homes place the garages at the front of the Property and where the lot width for each parcel is thirty (30) feet, which is less than the required thirty-five (35) feet in the Village's Single-Family Zoning District; and

**WHEREAS**, the Village's Plan Commission/Zoning Board of Appeals (the "ZBA") held a public hearing on October 19, 2021 and November 2, 2021 (collectively the "Public Hearings"), pursuant to proper notice on the proposed Zoning Relief; and

**WHEREAS**, said Public Hearings were held in-person; and

**WHEREAS**, at said Public Hearings, testimony and comment was given by the Applicant, the Applicant's agents and representatives, members of the ZBA, and the owners of the neighboring property to the south; and

**WHEREAS**, no protest to the proposed Zoning Relief request was filed pursuant to Section 12.16 of the Zoning Ordinance, as provided in Appendix A of the Village of Stickney Code of Ordinances Titled, "The Village of Stickney Zoning Ordinance—1980, as amended (the "Zoning Ordinance"); and

**WHEREAS**, based on the testimony given at said Public Hearings, the ZBA made certain findings of fact and conclusions with respect to the Zoning Relief and made a recommendation to the Village Board that the Zoning Relief be approved subject to the conditions (the "Conditions") stated therein (collectively, the "Findings and Recommendation"); and

**WHEREAS**, a copy of the Findings and Recommendation is attached hereto as Exhibit A and is incorporated herein by reference as if set forth in full; and

**WHEREAS**, the Corporate Authorities find (a) the particular physical surroundings, shape or topographical condition of the Property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were

carried out; (b) the conditions upon which the Zoning Relief are based are unique to the Property for which the variation is sought; and (c) the Zoning Relief will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the Property for which the variation is sought; and

**WHEREAS**, the Corporate Authorities further find that the Zoning Relief will advance the orderly and economic development of the surrounding properties; and

**WHEREAS**, in light of the above, the Corporate Authorities further find that granting the Special Use Permit would not: (a) endanger the public health, safety, morals, comfort, or general welfare of the neighborhood; (b) harm the use or enjoyment of property in the immediate vicinity or damage neighboring property values; (c) impede upon the normal and orderly development and improvement of surrounding property; or (d) alter the essential character of the area;

**NOW, THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of Stickney, County of Cook, State of Illinois, in the exercise of its home rule powers as follows:

**Section 1. Recitals.** The foregoing recitals are herein incorporated and made a part of this Ordinance as if fully set forth herein.

**Section 2. Approval of Special Use Permit and Conditions.** The Findings and Recommendation is hereby adopted. The Village Board concurs with the Findings and Recommendation and, in accordance with the findings and conclusions stated therein, hereby approves the Special Use Permit with the Conditions stated therein.

**Section 3. Savings Clause.** This Ordinance shall not affect suits pending or rights existing at the time this Ordinance takes effect. Such suits and rights shall continue in full force to the same extent and with like effect as if this Ordinance be taken, construed or held to avoid or impair any cause of action now existing under any ordinance of the Village, or any amendment thereto, but as to any consideration of action now existing, such ordinance and amendment thereto, shall be continued in full force and effect.

**Section 4. Superseder.** Other than as set forth in Section 3 above, all ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 5. Severability.** The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect upon its passage and publication as provided by law.



**PASSED** by the Board of Trustees of the Village of Stickney and deposited and filed in my office this \_\_\_\_ day of \_\_\_\_\_, 2021.

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTENTION:**

\_\_\_\_\_  
**Audrey McAdams, Clerk**

**APPROVED** by the President of said Village this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**Jeff Walik, President**

**ATTESTED AND FILED** in my office this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**Audrey McAdams, Village Clerk**

**EXHIBIT A**

**FINDINGS AND RECOMMENDATION**

## **FINDINGS OF FACT AND RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**RE: 4429 Wenonah Avenue, Stickney, Illinois 60804 (the “Property”)**

### **GRANT OF A SPECIAL USE PERMIT**

On November 2, 2021, the Village of Stickney (the “Village”) Zoning Board of Appeals (the “ZBA”) recommended granting a lot size variance and garage location variance (collectively, the “Zoning Relief”) to construct two (2) new single-family homes on the two existing property identification numbers (“PINs”) where said proposed plans for said single-family homes place the garages at the front of the Property and where the lot width for each parcel is thirty (30) feet, which is less than the required thirty-five (35) feet (the “Proposed Use”) in the Village’s Single-Family zoning district, based on the following:

1. Stanislaw Pepek (the “Applicant”) submitted an application to the ZBA requesting a lot size variance and garage location variance (collectively, the “Zoning Relief”) to construct two (2) new single-family homes on the two existing property identification numbers (“PINs”) where said proposed plans for said single-family homes place the garages at the front of the Property and where the lot width for each parcel is thirty (30) feet less than the required thirty-five (35) feet; and
2. The Property is located in the Village’s Single-Family Zoning District; and
3. In accordance with the Illinois Compiled Statutes and the Village’s Zoning Ordinance, as amended, notice of the hearing regarding the Applicant’s requested Zoning Relief (the “Hearing”) was published in one or more newspapers published in the Village, including notice published on September 22, 2021 in the Riverside-Brookfield Landmark, and taxpayer notice was sent by the Applicant; and
4. The initial hearing was held on October 19, 2021 (the “October 19<sup>th</sup> Hearing”), and was continued to and concluded on November 2, 2021 (the “November 2<sup>nd</sup> Hearing”) (collectively, the “Hearings”); and
5. At the abovementioned October 19<sup>th</sup> Hearing, the Applicant and his architects, Andrew and Peter Sterniuk, provided credible evidence that: (a) the Applicant owns the Property, which was subdivided into two (2) lots, each measuring thirty (30) feet wide; (b) the Property is currently uninhabited; (c) the Applicant seeks to construct two (2) single-family homes on each lot; (d) the side, rear, and front setbacks are compliant with the Village’s Zoning Ordinance; (e) the proposed single family homes would be twenty-three (23) feet wide and sixty-two (62) feet long with a two-car garage at the front of the Property; (f) there is no basement proposed or planned for the Property; and (g) the Applicant would also need a “curb-cut” at each Property to provide a driveway for the garage; and

6. At the Hearings, testimony was also heard from David and Joseph Gawdzik, who reside at 4431 Wenonah, which neighbors the Property. The Gawdziks testified that they were concerned about: (a) two (2) houses being constructed on the lot where a single-family home now stands; (b) ingress and egress from their home; (c) potential flooding to their property as a result of the new construction; (d) the proposed single-family homes not fitting with the aesthetic of the surrounding area; and (e) the size of the proposed side yard setbacks, which were three (3) feet; and
7. The October 19<sup>th</sup> Hearing was continued to November 2, 2021; and
8. At the November 2<sup>nd</sup> Hearing, the Applicant presented revised plans adding an additional foot on the side yard setback on the south end of each single-family home, which would add another foot between the Gawdziks' property and the proposed single-family home on the south part of the Property. The Applicant also presented the qualifications and proposed water management solutions from Patrick Sienkiewicz of Lukaven Development & Engineering where said proposals included proper grading, dry wells, drainage plan, silt fences, and other potential water management solutions. The Applicant testified that he would present all plans for water management to the Village and would comply with all code requirements related to water management; and
9. The Gawdziks again testified related to concerns regarding water management. They also presented concerns regarding the side setbacks; however, the setbacks adjacent to his property are one (1) foot more than what is required under the Zoning Ordinance. They also expressed concerns regarding air and light deprivation.
10. The ZBA members discussed the Applicant's application at great length. The ZBA ultimately voted to approve the Zoning Relief on the condition that: (a) the Applicant must present and have approved an acceptable water site management plan; and (b) the Applicant shall comply with the plans as presented at the October 19<sup>th</sup> Hearing and as revised at the November 2<sup>nd</sup> Hearing (collectively, the "Conditions"); and
11. Section 3 of the Village's Zoning Ordinance defines a variance as "a relaxation of the terms of the zoning ordinance where such variances will not be contrary to the public interest and where, due to conditions peculiar to the Property a literal enforcement of the ordinance would result in unnecessary hardship;" and
12. The ZBA finds that, in this case, a relaxation of the terms of the zoning ordinance related to lot size and the placement of a built-in garage at the front of the Property are not contrary to the public interest. As the Property consists of two (2) thirty (30) foot lots, where each lot is five (5) feet less than the requirement, without this variance, the two (2) subdivided lots would be unbuildable; and
13. Further, the ZBA finds that: (a) the particular physical surroundings, shape or

topographical condition of the Property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (b) the conditions upon which the petition for variation are based are unique to the Property for which the variation is sought; and (c) the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the Property for which the variation is sought; and

14. Further, the ZBA finds that granting the Zoning Relief, subject to the Conditions stated above, will not be detrimental to or endanger the public health, safety, or general welfare; will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; that the granting of the Zoning Relief will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and that the Proposed Use conforms in other respects to the applicable regulations of the Zoning Ordinance and other applicable regulations;

#### **CONCLUSION; CONDITIONS**

The Applicant provided evidence that the requested Zoning Relief would comply with the requirements set forth in the Zoning Ordinance, as amended. Testimony at the public hearing on the proposed Zoning Relief demonstrated that the proposed Zoning Relief will not be contrary to the public interest and that due to conditions peculiar to the Property, a literal enforcement of the ordinance would result in unnecessary hardship. Based on the foregoing, the ZBA recommends granting the Zoning Relief, as presented, subject to the Conditions stated herein.

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Chairman of the Zoning Board of Appeals for the Village of Stickney

**EXHIBIT 1**

**Application**

**EXHIBIT 2**

**A001 plans**

**EXHIBIT 3**

**Copy of Published Notice**



**EXHIBIT 4**

**Copy of Taxpayer Notice**

**EXHIBIT 5**

**Copy of Certified Mailings**

**EXHIBIT 6**

**Copy of PowerPoint Presentation from Applicant**

**EXHIBIT 7**

**KLOA Traffic Study**

# VILLAGE OF STICKNEY

6533 West Pershing Road  
Stickney, Illinois 60402-4048  
Phone - 708-749-4400  
Fax - 708-749-4451



**Jeff Walik**  
Village President

**Mary Hrejsa**  
**Tim Kapolnek**

**Mitchell Milenkovic**  
**Sam Savopoulos**

**Leandra Torres**  
**Jeff White**



**Audrey McAdams**  
Village Clerk

November 16, 2021

VILLAGE OF STICKNEY

PUBLIC NOTICE

The following is the 2022 Schedule of the Regular Board Meeting Sessions of the President and the Board of Trustees of the Village of Stickney, Cook County, Illinois:

January	4	18
February	1	15
March	1	15
April	5	19
May	3	17
June	7	21
July	5	19
August	2	16
September	6	20
October	4	18
November	1	15
December	6	20

Meetings are called to order at 7:00 p.m. in the Stickney Village Hall at the above address.

This notice complies with the Illinois Open Meetings Act, 5 ILCS 120 *et seq.*

Respectfully submitted,

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Audrey McAdams  
Village Clerk

Cc: Bulletin Board  
File

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## 2022 VILLAGE OF STICKNEY HOLIDAY SCHEDULE

**The Village Hall and Public Works will be closed for business on the following holidays**

FRIDAY, DECEMBER 31, 2021	NEW YEAR'S DAY
MONDAY, JANUARY 17, 2022	MARTIN LUTHER KING DAY
MONDAY, FEBRUARY 21, 2022	PRESIDENT'S DAY
MONDAY, MAY 30, 2022	MEMORIAL DAY
MONDAY, JULY 4, 2022	INDEPENDENCE DAY
MONDAY, SEPTEMBER 5, 2022	LABOR DAY
MONDAY, OCTOBER 10, 2022	COLUMBUS DAY
FRIDAY, NOVEMBER 11, 2022	VETERAN'S DAY
THURSDAY, NOVEMBER 24, 2022	THANKSGIVING DAY
FRIDAY, NOVEMBER 25, 2022	DAY AFTER THANKSGIVING
FRIDAY, DECEMBER 23, 2022	CHRISTMAS EVE
MONDAY, DECEMBER 26, 2022	CHRISTMAS DAY
MONDAY, JANUARY 2, 2023	NEW YEAR'S DAY