

ZONING BOARD OF APPEALS MEETING
THURSDAY, FEBRUARY 27, 2020
GLENWOOD VILLAGE HALL
GLENWOOD, ILLINOIS
5:30 p.m.

The Meeting of the Zoning Board of Appeals was called to order with the following members in attendance: Rick Miller, William R. Miller, Howard Swacker, and Chairman Allen Scampini.

CHIEF WELSH: For the record, Kevin Welsh, Fire Chief, and host of other assigned duties.

This evening before you you have two things to consider, and this is for the location which when they -- it was first purchased by a fellow, Nareesh, brought this; and, he was from California, had extensive talks with staff a couple years ago about intended uses, possible uses, and centered down eventually on utilizing mostly on both RV and automobile storage with a specialty in car clubs and motorcycle clubs with the concept that the entire green space, or the greenhouse

1 space would be used for the storage purpose
2 with the old retail center, or retail piece of
3 it to be used for like a clubhouse for the
4 members, or the people who are involved with
5 their cars, vehicles and everything there;
6 and, then the north building was going to be
7 rehabilitated and utilized as a repair shop
8 for these fellows.

9 So that deal moved forward and
10 the individual, Mr. Nareesh, spent lots of
11 money rehabilitating that; went through the
12 MWRD process, went through the Village
13 Building Code process, lots of updates, lots
14 of corrections, added fire sprinklers in the
15 whole front assembly area, added a kitchen
16 area, conformed to every standard that we had
17 that could be out there and then,
18 unfortunately, or depending on where you are
19 sitting, fortunately, he determined that he no
20 longer wanted to do the project in Glenwood
21 and had some reasons which are not pertinent
22 to this, but he made the determination to sell
23 and sold it to Mr. Rob Opilka, the Petitioner
24 who is here tonight on the application for the

1 zoning relief.

2 Rob was familiar with the
3 property because he had actually worked there
4 in some of the rehabilitation because he was
5 in between lifestyles as a business owner,
6 restaurateur and the like. I will let him
7 explain that if you need it.

8 He purchased the facility, but
9 in order to make the purchase work he needed
10 consideration for a Class 8 for the Cook
11 County for the reduction in real estate
12 taxes.

13 That process went through the
14 Economic Development Committee, the Finance
15 Committee, and then to the Board of Trustees,
16 and they approved that request for the Class 8
17 so he was -- the Village did formulate a
18 resolution supporting his request to get that
19 Class 8 down to the Cook County Assessor's
20 Office, and that is in process now; but, the
21 former use of the building when they first
22 came in and examining that, we qualified it
23 because the focus of that was storage and auto
24 repair; and, storage and auto repair are

1 allowable uses, permitted uses in the
2 manufacturing district or the M District of
3 our zoning code.

4 However, now, Mr. Opilka has
5 changed the focus of what the business plan
6 is, and it centers more on a banquet facility,
7 restaurant, bar, and entertainment so as the
8 final formality to his process to get up and
9 running and open, the last pieces we need to
10 correct officially are the fact that in the
11 M zoning District, specifically, Article 8,
12 Section 8.03, which lays out the permitted and
13 special uses allowed in the M zoning District;
14 and, specifically we are recommending to the
15 Zoning Board to recommend the insertion, which
16 is the text amendment to add a new Number 29;
17 and, that Number 29 would be restaurants and
18 banquet facilities with and without outdoor
19 entertainment and bar facilities and that
20 Number 29 would not be a permitted but a
21 special use on the chart, hence the need for
22 consideration after that, after accepting that
23 text amendment, the consideration for awarding
24 that special use to Mr. Opilka for his

1 operation.

2 So those are the two things
3 before you tonight.

4 Just one other thing of note was
5 we created an M1, I believe, Zoning District
6 that was specific to other parcels where it
7 did say that anything in a B1 or B2 would be a
8 permitted use. So this isn't far off from our
9 zoning practice, and not too far off of our
10 spectrum of what would be allowable in a
11 manufacturing district because we do have that
12 separate one and that is only -- I believe
13 there is only one parcel entered into that
14 which never came about.

15 But if you will remember several
16 years ago, this same application was -- we had
17 to add a text amendment for what is now Red
18 Dot Storage, Glenwood Storage, because those
19 of us who go back a while know that was a
20 little concrete processing plant from taking
21 concrete, when that wasn't the in thing, and
22 he opened up a place to crush concrete and we
23 made a text amendment and awarded special use
24 of that.

1 That's my presentation, if you
2 have any questions of me; otherwise, the
3 Petitioner is here, if you have questions of
4 him.

5 The building is 98 percent
6 complete. I know that he is awaiting, I
7 believe still, the State liquor license. The
8 Village has been issued. You do have it now?
9 So he has the Village and State liquor
10 license. He has a business license in the
11 Village of Glenwood, pending the actions here
12 tonight, the recommendation of the Board.
13 Other than that, I'll be right there if you
14 need me.

15 Do you want to talk to the
16 Petitioner?

17 CHAIRMAN SCAMPINI: Do you have any
18 questions for the Petitioner?

19 MR. RICK MILLER: This might be a
20 dumb question, but as far as this text
21 amendment in the M zoning District, would that
22 be across all M zoning districts?

23 CHIEF WELSH: Yes, but it would be a
24 special use; not permitted. So anyone wanting

1 it would have to come back here to this body.
2 John and I wrestled with that. It's kind of
3 like six foot fences. Do you want to open it
4 wide, or do you want to have a little more
5 control; and, I think the idea here is a
6 little more control because I don't think we
7 want this type of application at Rose Service
8 Building, or something like that.

9 So it is specific to each one
10 has to come before you with a request.

11 CHAIRMAN SCAMPINI: We don't need the
12 Petitioner to ask him any questions?

13 MR. SWACKER: I don't have any.

14 MR. RICK MILLER: I would like to
15 hear a little bit more about the venue.

16 THE PETITIONER: I am Rob Opilka. It
17 will be called Tuscan Gardens.

18 A I have been working there since
19 August as a carpenter, fixing a lot of
20 projects, and it was approached to me to buy
21 the place, and I did so forth, and since then
22 I have been finding all the mistakes here and
23 there, how things should have been done and
24 readjusting, but we're almost done making it.

1 We are at like 98 percent ready to open up.

2 And we are looking to have
3 lunch, dinner open to -- I am a funeral
4 director as well, so I'll be attracting quite
5 a few funeral lunches my way.

6 I know everybody in town. I'm a
7 native of Chicago. All the funeral homes, all
8 the cemeteries, everybody knows me. I've got
9 a good rapport with everybody, and they keep
10 asking me when are you going to be open.

11 CHAIRMAN SCAMPINI: Are you still
12 going to use the storage all the old
13 greenhouses.

14 THE PETITIONER: The greenhouses,
15 eventually I will approach you guys and see
16 what we can do to increase that area as well
17 and incorporate it into doing other things to
18 create more revenue for myself and the
19 Village.

20 There is 50 some thousand square
21 feet of greenhouse, almost 60,000 feet of
22 greenhouse. I have areas there where we have
23 cleaned out and ready to move forward, but I
24 have been informed we have to have a

1 sprinkling system put in, but I don't have the
2 funds to do it at this time. We will talk
3 further about if you folks have TIFF's or
4 something that can help me, but I would invite
5 you to please come and look at it. It is
6 pretty incredible. I want to turn the back
7 area, like the greenhouse area into play
8 centers for kids, maybe baseball, pool. I've
9 got options on a lot of pool tables.

10 I am planning on using security,
11 but pool tables, bungee cords, batting courts
12 in the back, in the greenhouse. Maybe put in
13 a couple batting cages, and then make a putt
14 putt for kids in the back.

15 It will really attract the whole
16 family environment there, and I think it would
17 be pretty -- if you come over and look at it,
18 you will understand my vision here.

19 On the north side where he had
20 his auto shop and that's a fully -- that can
21 be opened up tomorrow, too, if I so chose, but
22 as far as me not being mechanical, I don't see
23 the money being made there as far as what we
24 are looking at, and I'll be petitioning later

1 for you guys to help me get TIFF's and we can
2 develop that and maybe bring in other
3 businesses, such as maybe a microbrewery.

4 I am looking at golf simulators,
5 things of that nature and figure it out.
6 There are so many options there, and the
7 opposite side there is an indoor area
8 completely surrounded where I hope to do
9 outdoor concerts during the summer. That is
10 55,000 square foot outdoors.

11 We were in the process of
12 possibly putting up some canopies and making
13 it so we could have bandstands underneath the
14 canopies so rain or shine, we could still have
15 an outdoor concert.

16 But also we could have outdoor
17 dining, boxing pits outside, bocce. I want to
18 make this into a real enjoyable place for
19 people to want to come to and have things to
20 do.

21 Everybody can go to a bar. It
22 is kind of boring. When you get my age, I
23 have been there long enough, but for me, I am
24 looking for things to do.

1 We put the bags up in the back
2 and when we want to, we go play a set of bags,
3 or we have a couple pool tables in there right
4 now. We will play a couple games of pool. It
5 will be a fun place to hang out.

6 CHAIRMAN SCAMPINI: Were letters sent
7 out to the neighbors?

8 THE PETITIONER: Yes.

9 CHIEF WELSH: We gave them a list for
10 the addresses. I don't know how many
11 exactly.

12 MS. WILLIAMSON: Ten. We have got
13 four.

14 CHIEF WELSH: Four back. Mostly
15 corporate and a few houses.

16 CHAIRMAN SCAMPINI: Is there anyone
17 in the audience who has any questions or
18 comments?

19 I am ready to accept any
20 motions.

21 MR. RICK MILLER: On Item 1, I move
22 to make a text amendment to add restaurants
23 and banquet facilities with or without outdoor
24 entertainment and bar facilities as a special

1 use in the M zoning District.

2 CHAIRMAN SCAMPINI: And second?

3 MR. SWACKER: I will second.

4 CHAIRMAN SCAMPINI: Let's take a
5 vote.

6 MR. RICK MILLER: Yes.

7 MR. WILLIAM MILLER: Yes.

8 MR. SWACKER: Yes.

9 CHAIRMAN SCAMPINI: Yes.

10 Four yeses.

11 Can we have another motion for
12 the special use.

13 MR. RICK MILLER: The -- I recommend
14 the granting of special use for the restaurant
15 and banquet facility with outdoor entertain
16 and bar facilities within the M zoning
17 District.

18 MR. SWACKER: I will second that
19 motion.

20 CHAIRMAN SCAMPINI: Vote?

21 MR. SWACKER: Yes.

22 MR. WILLIAM MILLER: Yes.

23 MR. RICK MILLER: Yes.

24 CHAIRMAN SCAMPINI: Yes. Four yeses.

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CHIEF WELSH: That's it.

We will be scheduling the next meeting. We do have something to bring back to you for action from the Board.

MR. RICK MILLER: I move that we close the meeting.

MR. SWACKER: I will second that one, too.

(Which were all the proceedings had at the meeting of the Zoning Board of Appeals held on Thursday, February 27, 2020.)

1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF COOK)
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5 I, RENEE C. KERR, a Certified
6 Shorthand Reporter doing business in the
7 County of Cook and State of Illinois, do
8 hereby certify that I reported in machine
9 shorthand the meeting of the Zoning Board of
10 Appeals.

11 I further certify that the foregoing
12 is a true and correct transcript of said
13 proceedings as appears from the stenographic
14 notes so taken and transcribed by me.
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19 *Renee C. Kerr*

20 CSR No. 084-001508
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<p style="text-align: center;">A</p> <p>accept 11:19 accepting 4:22 action 13:4 actions 6:11 add 4:16 5:17 11:22 added 2:14,15 addresses 11:10 age 10:22 ago 1:19 5:16 Allen 1:9 allowable 4:1 5:10 allowed 4:13 amendment 4:16,23 5:17 5:23 6:21 11:22 Appeals 1:1,7 13:11 14:10 appears 14:13 application 2:24 5:16 7:7 approach 8:15 approached 7:20 approved 3:16 area 2:15,16 8:16 9:7,7 10:7 areas 8:22 Article 4:11 asking 8:10 assembly 2:15 Assessor's 3:19 assigned 1:12 attendance 1:8 attract 9:15 attracting 8:4 audience 11:17 August 7:19 auto 3:23,24 9:20 automobile 1:22 awaiting 6:6 awarded 5:23</p>	<p>awarding 4:23</p> <hr/> <p style="text-align: center;">B</p> <p>B1 5:7 B2 5:7 back 5:19 7:1 9:6,12,14 11:1 11:14 13:3 bags 11:1,2 bandstands 10:13 banquet 4:6,18 11:23 12:15 bar 4:7,19 10:21 11:24 12:16 baseball 9:8 batting 9:11,13 believe 5:5,12 6:7 bit 7:15 Board 1:1,6 3:15 4:15 6:12 13:4 13:11 14:9 bocce 10:17 body 7:1 boring 10:22 boxing 10:17 bring 10:2 13:3 brought 1:17 building 2:6,13 3:21 6:5 7:8 bungee 9:11 business 3:5 4:5 6:10 14:6 businesses 10:3 buy 7:20</p> <hr/> <p style="text-align: center;">C</p> <p>C 14:5 cages 9:13 California 1:18 called 1:7 7:17 canopies 10:12 10:14 car 1:22 carpenter 7:19 cars 2:5</p>	<p>cemeteries 8:8 center 2:2 centered 1:20 centers 4:6 9:8 Certified 14:5 certify 14:8,11 Chairman 1:9 6:17 7:11 8:11 11:6,16 12:2,4 12:9,20,24 changed 4:5 chart 4:21 Chicago 8:7 Chief 1:11,12 6:23 11:9,14 13:1 chose 9:21 Class 3:10,16,19 cleaned 8:23 close 13:6 clubhouse 2:3 clubs 1:23,23 code 2:13 4:3 come 7:1,10 9:5 9:17 10:19 comments 11:18 Committee 3:14 3:15 complete 6:6 completely 10:8 concept 1:23 concert 10:15 concerts 10:9 concrete 5:20,21 5:22 conformed 2:16 consider 1:15 consideration 3:10 4:22,23 control 7:5,6 Cook 3:10,19 14:2,7 cords 9:11 corporate 11:15 correct 4:10 14:12 corrections 2:14</p>	<p>County 3:11,19 14:2,7 couple 1:19 9:13 11:3,4 courts 9:11 create 8:18 created 5:5 crush 5:22 CSR 14:20</p> <hr/> <p style="text-align: center;">D</p> <p>deal 2:9 depending 2:18 determination 2:22 determined 2:19 develop 10:2 Development 3:14 dining 10:17 dinner 8:3 director 8:4 district 4:2,2,11 4:13 5:5,11 6:21 12:1,17 districts 6:22 doing 8:17 10:9 14:6 Dot 5:18 dumb 6:20 duties 1:13</p> <hr/> <p style="text-align: center;">E</p> <p>Economic 3:14 enjoyable 10:18 entered 5:13 entertain 12:15 entertainment 4:7,19 11:24 entire 1:24 environment 9:16 estate 3:11 evening 1:14 eventually 1:21 8:15 everybody 8:6,8</p>	<p>8:9 10:21 exactly 11:11 examining 3:22 explain 3:7 extensive 1:18</p> <hr/> <p style="text-align: center;">F</p> <p>facilities 4:18,19 11:23,24 12:16 facility 3:8 4:6 12:15 fact 4:10 familiar 3:2 family 9:16 far 5:8,9 6:20 9:22,23 February 1:1 13:12 feet 8:21,21 fellow 1:17 fellows 2:8 fences 7:3 figure 10:5 final 4:8 Finance 3:14 finding 7:22 fire 1:12 2:14 first 1:16 3:21 fixing 7:19 focus 3:23 4:5 folks 9:3 following 1:8 foot 7:3 10:10 foregoing 14:11 formality 4:8 former 3:21 formulate 3:17 forth 7:21 fortunately 2:19 forward 2:9 8:23 four 11:13,14 12:10,24 front 2:15 fully 9:20 fun 11:5 funds 9:2</p>
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