



VILLAGE OF  
**SOUTH CHICAGO HEIGHTS**  
**PLANNING AND ZONING COMMISSION**  
**MEETING AGENDA**



**WEDNESDAY, FEBRAURY15, 2023 at 7:00 p.m.**

- A. CALL TO ORDER
- B. ROLL CALL
- C. PUBLIC HEARINGS:
  - 1) An application submitted by Rogelio Aluarado Sanchez of 7653 W. Hickory Creek Drive, Frankfort, Illinois, with permission of the property owner, Lavina Zazzetti of 9280 N. 18000E Road, Grant Park, Illinois, for a special use permit to operate an “automobile repair” use—EZ Mufflers—at 3340 Chicago Road, South Chicago Heights, Illinois (32-32-213-017-0000), at the corner of Chicago Road and West 30<sup>th</sup> Street, within the “B-1” Business District.
  - 2) An application submitted by Chicago Marmon Trucks Inc., located at 15220 S. Halsted Street, Harvey, Illinois, with permission of the property owner, Jonas Budreika of 1406 E. Gartner Road, Naperville, Illinois, for a special use permit to operate “truck repair facility” and “truck parking area” uses at 3241 East End Avenue, South Chicago Heights, Illinois (32-33-101-024-0000 & 32-33-101-025-0000), south of the intersection of East End Avenue and East Sauk Trail, within the “I” Industrial District.
  - 3) An application submitted by A3.5 3000 State LLC for a special use permit to conduct an “industrial outdoor storage” use at 3000 State Street, South Chicago Heights, Illinois (P.I.N.s 32-33-200-006-0000, 32-33-200-018-0000, partially 32-33-200-005-000, and partially 32-33-200-010-0000), northwest of the intersection of East Sauk Trail and State Street, within the “I” Industrial District. The special use permit would allow truck and trailer parking and storage of heavy equipment, goods, construction materials, and containers.
- D. NEW BUSINESS
- E. DISPOSITION OF PREVIOUS MEETING MINUTES
- F. PUBLIC COMMENT
- G. ADJOURNMENT

- (a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The Village of South Chicago Heights Comprehensive Land Use Plan.
- (b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- (c) No Interference With Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
- (d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
- (e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.
- (g) Compliance With Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.