



## Village Planning Committee Meeting Summary

### Z-163-24-7

<b>Date of VPC Meeting</b>	April 15, 2025
<b>Request From:</b>	RE-43
<b>Request To:</b>	A-1
<b>Proposed Use:</b>	Light industrial uses
<b>Location</b>	Approximately 770 feet south of the southeast corner of 69th Avenue and Van Buren Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	5-0

#### **VPC DISCUSSION:**

*One member of the public registered to speak on this item.*

#### **Staff Presentation:**

**Nayeli Sanchez Luna**, staff, displayed the location of the subject site and noted the acreage and proposal. Mrs. Sanchez Luna stated that the applicant was proposing light industrial uses with open storage. Mrs. Sanchez Luna summarized the surrounding land uses and added that staff had not received any correspondence regarding the case. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings and proposed stipulations.

#### **Applicant Presentation:**

**Shaine Alleman**, representing the applicant with Tiffany & Bosco P.A., displayed the subject site and noted the predominately heavy commercial and industrial uses in the area. Mr. Alleman stated that he has been working with numerous property owners to address their concerns regarding illegal businesses in the area. Mr. Alleman assured the community and committee that the site was being cleared up and will be leased for a business that would follow A-1 regulations. Mr. Alleman reiterated that he will continue to work with the community to bring these properties up to code. Mr. Alleman concluded the presentation by summarizing their public outreach and noting that they agree to all the stipulations proposed by staff.

#### **Question from the Committee:**

**Dustine Thrower** asked what type of businesses would use the subject site. **Mr. Alleman** noted that due to the size of the lot, any business on site would primarily

include open storage. Mr. Alleman stated that the site could not accommodate a warehouse.

**Lisa Perez** stated that the City does not inspect properties unless there are complaints. Ms. Perez added that numerous complaints and calls get inspectors involved. Ms. Perez added that the Navigation Center has brought light to the issues in this area including the commercial parking on 69th Avenue. Ms. Perez stated that change takes time and that she was glad that the area was being brought up to code.

**Chair Parris Wallace** asked where the applicant was in the compliance process. **Mr. Alleman** stated that they had a court hearing next week where they were going to provide an update on their rezoning case. **Chair Wallace** asked if the tenant or the property owner deals with the complaint. **Mr. Alleman** noted that the property owner is responsible for any complaints and that the property owner has received numerous fines. **Chair Wallace** asked if the existing structures, such as the single-family house on the site would be allowed to remain after the site is rezoned. **Mr. Alleman** confirmed. **Chair Wallace** asked how the neighborhood meeting went. **Mr. Alleman** noted that only one individual showed up to the public meeting but that he had constant communication with Jennie Ortega, an active member of this community.

#### **Public Comment:**

**Jennie Ortega** stated that she has spoken with Shaine Alleman on the issues in the neighborhood. Ms. Ortega voiced her concerns regarding 69th Avenue and that the road is one way in and one way out. Ms. Ortega added that these companies block the road and that calling the police does not help. Ms. Ortega voiced her frustration on the lack of enforceability in the area. Ms. Ortega mentioned additional air pollution from a body shop located west of her property. Ms. Ortega reiterated her concerns regarding the road situation. **Mr. Thrower** added that 69th Avenue is a dead-end street. **Ms. Ortega** stated that semitrailers also block trashcans.

#### **Community Discussion:**

**Kristine Morris** asked if parking will be provided on site. **Mr. Alleman** confirmed.

**Ms. Perez** recommended Jennie Ortega to work with Andy, a police officer who has been involved and working in the area. **Elizabeth Esquedt** and **Ms. Ortega** noted that they have been in contact with him. **Ms. Perez** noted that there have been some state bills and text amendments that have tried to reduce parking. **Mr. Alleman** added that he has been working consistently with the neighborhood and has identified a few key players that causes the issues in the area. Mr. Alleman noted that he has been working with the Neighborhood Services Department to deal with the illegal parking, air pollution, and dead storage vehicles. Mr. Alleman stated that the property was here today because they want to ensure that they have the correct zoning designation and that they are willing to follow A-1 standards.

**Renee Dominguez** added that she lived in a mixed-use area like the one presented. Ms. Dominguez stated that the best way to get items addressed was to have numerous

neighbors complain and to contact supervisors as well. **Ms. Ortega** voiced her frustration and anger regarding the existing conditions.

**Ms. Morris** asked if parking will be available on site and if any parking will be available on the street. **Mr. Alleman** stated that parking will be available on site and that semitrailers will be prohibited from parking on the street.

**Motion:**

**Lisa Perez** motioned to recommend approval of Z-163-24-7 per the staff recommendation. **Renee Dominguez** seconded the motion.

**Vote:**

**5-0**, Motion to recommend approval of Z-163-24-7 per the staff recommendation passed with Committee Members Dominguez, Morris, Perez, Thrower, and Wallace in favor.

**Staff comments regarding VPC Recommendation:**

None.