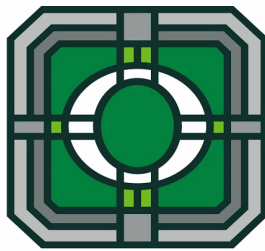


VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes (Amended)

Tuesday, May 7, 2024

7:00 PM

Village Hall

Plan Commission

*Nick Parisi, Chairman
Edward Schussler, Vice Chairman
Commissioners: John J. Paul, Patrick Zomparelli, Yousef Zaatar,
Daniel Sanchez and John Nugent*

CALLED TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m.

Present: 6 - Member Parisi; Member Schussler; Member Paul; Member Zaatar; Member Sanchez, Member Nugent

Absent: 1 - Member Zomparelli

APPROVAL OF MINUTES**2024-0362 Minutes for the March 19, 2024 Plan Commission Meeting**

A motion was made by Member Paul, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 4 - Member Parisi, Member Schussler, Member Paul and Member Sanchez

Nay: 0

Abstain: 2 - Member Zaatar and Member Nugent

Absent: 1 - Member Zomparelli

PUBLIC HEARINGS**OPEN PUBLIC HEARING**

A motion was made by Member Parisi, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

2024-0349 Substantive Amendment: Recategorize Gazebos in Definitions and Accessory Structures

Cody Grodi respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. Grodi stated Development Services is proposing a code amendment pertaining to gazebos as shown on the accessory structure table in Section 6-302.C.1(B). The Land Development Code currently has gazebos categorized with playhouses, tree houses and open-sided summer houses. Our staff believes that this categorization unnecessarily prohibits gazebos in certain zoning districts. (refer to audio)

Mr. Grodi stated the staff recommends the Plan Commission approve the Land Development Code Amendments for Section 2-102 and Section 6-203.C as presented in the attached amendment report dated May 2, 2024.

[Commissioners]

Commissioner Paul stated it looks like there's something about mailing requirements.

Marcus LeVigne replied there's a small correction. The first item on the Plan Commission recommended actions and motion sheet is for the recategorizing gazebos in the definitions. That was a typo from a previous template, and it was updated after the agenda was published.

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 2, 2024;

And

Staff Recommends that the Plan Commission approve the Land Development Code Amendments for Section 2-102 and Section 6-203.C as presented in the attached amendment report titled "5/07/2024 Land Development Code Amendments" dated May 2, 2024.

Recommended Motion

Regarding Case Number 2024-0349, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

OPEN PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

2024-0350 Substantive Amendment: Allow Hens in Residential Districts via Health, Police, and Development Regulations

Mr. Grodi respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. Grodi stated Development Services is proposing a code amendment that would allow residents to keep hens assuming all regulations that are listed in the proposed amendment are being met. (refer to audio)

Mr. Grodi stated the staff recommends the Plan Commission approve the Land Development Code Amendments for Section 6-302.E as presented in the attached amendment report dated May 2, 2024.

[Commissioners]

Commissioner Paul stated he never realized chickens were an issue and what brought this about.

Mr. Grodi responded residents were inquiring and we are aware people within the Village have chickens currently.

Commissioner Schussler stated when he was on the Village Board, there were constant inquiries about keeping chickens. (refer to audio)

Chairman Parisi stated that we are a growing Village, and these things need to be addressed to establish some uniformity. It's also to streamline and remove ambiguous language from the text. (refer to audio)

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 2, 2024;

And

Staff Recommends that the Plan Commission approve the Land Development Code Amendments for Section 6-302.E as presented in the attached amendment report titled "5/07/2024 Land Development Code Amendments" dated May 2, 2024.

Recommended Motion

Regarding Case Number 2024-0349, I move to approve the Staff Recommended

Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Paul, seconded by Member Schussler, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

OPEN PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

2024-0351 Substantive Amendment: Allow Townhomes in the Old Orland Historic District

Marcus LeVigne respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. LeVigne stated the goal of this amendment is to allow townhomes in a primarily non-commercial area within the Old Orland Historic District (OOHD). The specific areas are outlined on a new map that will replace the existing map in the code. (refer to audio)

Chairman Parisi asked why the current townhomes are not conforming.

Mr. LeVigne responded they were approved when the property was zoned R6, prior to the existing OOHD zoning.

Commissioner Schussler added the developer came in with a proposal that the Board felt at the time was complementary to the architecture in the historic district. The Board allowed it. (refer to audio)

Mr. LeVigne responded we believe it still is complementary to the district and future townhomes would be as well. Mr. LeVigne showed a table of uses within OOHD.

Mr. LeVigne stated the staff recommends that the Plan Commission approve the Land Development Code Amendments for Section 6-209 and 6-209.B as presented in the attached amendment report dated May 2, 2024.

[Commissioners]

Chairman Parisi asked if the old map was deleted because it had commercial properties in it.

Mr. LeVigne responded yes, we would like to maintain the mixed-use district of Old Orland. Instead of replacing commercial with residential, we would like to keep the commercial area, commercial.

Chairman Parisi stated I was trying to visualize this. If you go down Beacon Street off 143rd, there are commercial properties and antique shops but towards the end of the block there's an empty lot. Would it apply to this area?

Mr. LeVigne responded it would only be townhomes in the blue shaded area and commercial in the red shaded areas on the current map. (refer to audio)

Commissioner Zaatar asked if there are parties interested in developing in the area.

Chairman Parisi responded whether we do or not, I'm not sure, but this will lay the groundwork and establish the rules of where they can do it.

Commissioner Zaatar asked what drove the effort.

Mr. LeVigne responded it can lay out the groundwork for future development as well as bring in non-conforming development up to compliance.

Commissioner Nugent asked if what's on the page of the report is the same as what is projected on the screen.

Mr. LeVigne responded correct.

Commissioner Nugent asked if you're now red colored, not red colored building, are you considered commercial zoning within the historic district or exempt from

the townhouse aspect of the district zoning. (refer to audio)

Commissioner Nugent asked if the vacant parcel behind Beacon Properties would be considered residential and they can only build houses.

Mr. LeVigne responded that would be residential, correct.

Commissioner Nugent asked if the people next door can build an office, he can only build a house.

Mr. LeVigne responded correct.

Commissioner Nugent asked if the five structures on Oak Street can only be houses as they are and they can only be replaced with houses.

Mr. LeVigne replied you can build a new house there.

Commissioner Nugent stated he was under the impression that 144th and 143rd had commercial zoning. Are we taking commercial zoning away from them?

Mr. LeVigne responded no. For example, the property on West Avenue, the former Bills Barbershop, that one is red and blue on this map. That can be either commercial or residential.

Commissioner Nugent stated that just sold. Do we know what that person wants to do with the property.

Mr. LeVigne responded he wasn't aware that it just sold.

Commissioner Nugent stated it closed in December and five of the properties have just sold or are on the market. What use are we telling those people the properties are? (refer to audio)

Mr. LeVigne responded it's a permitted commercial area. You can do residential or commercial or both. You cannot do first floor residential in certain areas. If you're doing both, the residential would have to be upstairs.

Commissioner Nugent asked if the vacant lot has to be commercial since there's no structure.

Mr. LeVigne responded it's permitted for commercial. It could be residential, commercial, or mixed-use.

Commissioner Nugent stated there's a lot of activity that just happened in the area and wants to make sure people that just bought didn't buy with a perception and we've now created another, or we don't create limits they didn't have. (refer to

audio)

Mr. LeVigne responded we're not changing anything in the red. If you go to the Plan Commission report, the map with the big red X has all the same commercial areas that are permitted previously and currently. The only change now would be the blue area which townhomes would be permitted. (refer to audio)

Commissioner Nugent asked if the houses next to Mitchell's Flowers on Beacon Avenue can retain their house status.

Mr. LeVigne responded correct.

Commissioner Nugent asked why the line was drawn there when there's one more house north of 144th. Why did the three properties just sold get a special status and if we're splitting the zoning between two houses.

Mr. LeVigne responded I'm not sure about the original amendment but that is the commercial area of Beacon Avenue, and it is not being altered.

Commissioner Nugent asked if the two-flat properties on the south side of 143rd Place are legal two-flats until they sell.

Chairman Parisi asked where are you at.

Commissioner Nugent replied 143rd Place, west of the tracks.

Mr. LeVigne asked next to the Dwan Hookah.

Commissioner Nugent replied right, the angled building next to the tracks is that General Store. Can they build townhomes there. (refer to audio)

Mr. LeVigne responded he would not be able to.

Commissioner Nugent asked if the two-flats can remain two-flats.

Mr. LeVigne responded they are allowed to remain two-flats.

Commissioner Nugent stated if he bought them, would keep their non-conforming status upon transfer.

Anne Skrodzki replied sale does not affect status, use affects status.

Commissioner Nugent asked are they the only people we're doing townhomes for at this time.

Mr. LeVigne responded yes.

Commissioner Nugent asked if the corner house on 143rd Place can be sold as commercial.

Mr. LeVigne responded correct.

Commissioner Nugent stated I want to have clarity and clarity is on the record.

Commissioner Schussler stated the Bill's Barbershop property is both colors. What is that property?

Mr. LeVigne responded that would be permitted commercial area and permitted townhome area. It's an overlay of both colors.

Commissioner Schussler stated either commercial or townhouse.

Mr. LeVigne replied we amended the map from the staff report to what's up on the screen now to remove the east side of 143rd Place.

Ms. Skrodzki added only that square with Bill's Barbershop is the only purple on the entire map.

Mr. LeVigne responded correct.

Commissioner Nugent asked if the gentleman that owns the entire block of 9900 143rd Place, south side, can tear down those structures, are they protected. (refer to audio)

Mr. LeVigne responded no.

Commissioner Nugent asked if he could tear down his whole block and build townhomes someday.

Mr. LeVigne responded currently it would be permitted commercial area. What is shown on the Power Point is what we're going to be approving. What is shown in the staff report was an error on our end. The only purple property on this map would be where former Bill's Barbershop was.

Commissioner Nugent replied OK.

Commissioner Schussler asked if the only purple now is where Bill's Barbershop was. Are both sides of 143rd Place now removed from the commercial area and it's only going to be townhouses.

Mr. LeVigne responded correct. We changed the map after this agenda was printed. West of Brook Avenue would be blue where the townhomes are. East of

Brook Avenue would be just the red in that area and remaining as it is now.

Commissioner Schussler confirmed Bill's Barbershop is the only "either/or".

Commissioner Schussler looked at the monitor behind him and stated, it's easier to see here. Thank you.

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 2, 2024;

And

Staff Recommends that the Plan Commission approve the Land Development Code Amendments for Section 6-209 and Section 6-209.B as presented in the attached amendment report titled "5/07/2024 Land Development Code Amendments" dated May 2, 2024.

Recommended Motion

Regarding Case Number 2024-0351, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

OPEN PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

2024-0352 Substantive Amendment: Increase Parking Lot Aisle Width for 90° Parking Spaces

Marcus LeVigne respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. LeVigne stated the goal of this amendment is to increase the drive aisle widths for 90° parking spaces where parking is permitted on both sides of the aisle from 22' to 24' or 60' across. (refer to audio)

Mr. LeVigne stated the staff recommends that the Plan Commission approve the Land Development Code Amendments for Table 6-306.C(A) as presented in the attached amendment report dated May 2, 2024.

[Commissioners]

Commissioner Schussler stated it's long overdue. In addition to that, have you considered making the width of the parking spaces a little wider, 9.5' instead of 9'.

Mr. LeVigne responded we can look into that change.

Commissioner Schussler asked you're looking at that now.

Mr. LeVigne stated I believe it was brought up recently by Commissioner Zomparelli.

Carrie Haberstich added it's not part of the current case but that's something we can add for future consideration.

Commissioner Schussler replied OK.

Mr. LeVigne stated unfortunately we didn't have the public hearing notice in time.

Commissioner Schussler responded I encourage you to look at that because when you talk about traffic delays with people holding up the line behind them because they're having trouble navigating in and out of parking spaces, that situation applies to the tight spaces they're trying to get into and there's wasted parking spaces. (refer to audio)

Chairman Parisi stated in conjunction with that we'd have to consider what we're requiring for minimum number of parking spaces for this type of building or that type of building because that would limit the number of spaces you can fit. (refer to audio)

Commissioner Nugent asked is the area by Panera and Smashburger 22 or 24 feet.

Mr. LeVigne responded it's 22.

Commissioner Nugent stated we see how the 9.5 could benefit and a field study should be done at peak times for the restaurants by Smashburger. We failed there and we failed the community. (refer to audio)

Chairman Parisi added it is a bit challenging.

Commissioner Nugent stated we need to look at that and figure out how not to duplicate it.

Chairman Parisi responded I'm glad it hasn't affected the success of those restaurants.

Commissioner Nugent stated because they're all popular. It's not a safety issue.

Chairman Parisi replied when issues like this come up it's more of a learning opportunity for us.

Commissioner Nugent stated we should have critiqued the design of the parking lot. It looks fine on paper, but it doesn't work in reality. (refer to audio)

Commissioner Schussler added I agree with Commissioner Nugent. Hindsight is always 20/20. I think we missed the ball there when we were batting. (refer to audio)

Chairman Parisi stated we have a number of properties in the Village that are restricted by the amount of space you are allowed to pave on. At the time our staff analyzed the situation and made what they thought was the best choice. (refer to audio)

Recommended Action

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 2, 2024;

And

Staff Recommends that the Plan Commission approve the Land Development Code Amendments for Table 6-306.C(A) as presented in the attached amendment report titled "5/07/2024 Land Development Code Amendments" dated May 2, 2024.

Recommended Motion

Regarding Case Number 2024-0352, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

OPEN PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

2024-0353 Substantive Amendment: Update Garages on the Accessory Structures and Uses Table

Cody Grodi respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Mr. Grodi stated Development Services is proposing a code amendment pertaining to garages as shown on the accessory structure table in Section 6-302.C.1(A) and 6-302.C.1(B). Currently, the structure tables pertaining to garages does not indicate whether garages are permitted, permitted with conditions, or not permitted. (refer to audio)

Mr. Grodi stated the staff recommends to accept and make findings of fact as discussed at this meeting and the Plan Commission approve the Land Development Code Amendments for table Section 6-302.C.1(A), 6-302.C.1(B), and 6-302.C.13 as presented in the attached amendment report dated May 2, 2024.

[Commissioners]

Commissioner Paul stated I like that the size of the garages are tied to the size of

the lot. Four or five car garages in some areas would be perfect but in other areas that would look really dumb. It makes sense to do it that way.

Chairman Parisi added the orientation makes sense.

Commissioner Paul responded yes.

Commissioner Schussler stated he remembers when a three-car garage was a special use. I think this is a reasonable change. (refer to audio)

Commissioner Nugent asked can you build a new house in town with a detached garage? (refer to audio)

Mr. Grodi responded yes you can. Some are permitted to only have a detached or attached garage, but it would be their decision.

Commissioner Nugent asked if I live in Orland Hills or Orland Park and I have the space to put up a detached garage and convert my attached garage, we didn't change that right. (refer to audio)

Mr. Grodi responded nothing has been made more restrictive for the residents in this code amendment.

Commissioner Nugent asked if they have the same rights they had before.

Mr. Grodi responded yes, if they were permitted prior, they're permitted it now with the way the code amendment has been written.

Commissioner asked if I currently have an attached garage in an area like Fernway where they have half-acre lots, I can keep my attached garage and add a detached garage. (refer to audio)

Mr. Grodi responded no unless you are over 21,780 square feet. It would be lot specific. If it's over 21,780 square feet, they can have both and if they're under, then they would have to choose between attached or detached.

Commissioner Nugent asked if they'd have to convert the attached if they wanted a new detached.

Mr. Grodi responded correct.

Commissioner Nugent stated we probably picked that number for a reason. (refer to audio)

Chairman Parisi added there was a new house built around 144th and Raney's Lane and they build a detached garage.

Commission Schussler stated it was on Westwood Drive.

Chairman Parisi responded the house next door had an empty lot because of a pipeline. (refer to audio)

Commissioner Schussler stated those two lots were purchased by the Village because they continuously flooded, and the builder put up a house with a detached garage and the rest of the neighborhood has attached.

Chairman Parisi asked did the builder need special exemption to do that.

Commissioner Schussler responded I don't think so.

Mr. LeVigne replied no.

Commission Nugent asked if we require a garage with new construction or can you just do parking.

Mr. LeVigne responded we do not require a garage. We do require off-street parking.

Commissioner Nugent replied so we don't require one.

Mr. LeVigne responded correct.

Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 2, 2024;

And

Staff Recommends that the Plan Commission approve the Land Development Code Amendments for Table 6-302.C.1(A) and Table 6-302.C.1(B), and Section 6-302.C.13 as presented in the attached amendment report titled "5/07/2024 Land Development Code Amendments" dated May 2, 2024.

Recommended Motion

Regarding Case Number 2024-0353, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Paul, seconded by Member Sanchez, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatari, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

CLOSE PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

NON-PUBLIC HEARINGS

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

2024-0359 Village of Orland Park Hostert Cabin Restoration - 14701 West Avenue - Certificate of Appropriateness

Allison Izguerra respectfully requested the staff report be accepted into the record as written and presented during the meeting. (refer to staff report)

Ms. Izguerra stated the Petitioner who is the Village of Orland Park is seeking approval of a certificate of appropriateness for minor work on a landmark structure. The Jacob and Bernard Hostert Cabins are located at 14701 West Avenue. The existing zoning is open space district. (refer to audio)

Ms. Izguerra stated the staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and withing the staff report dated May 3, 2024, and staff recommends that the Plan Commission approve a Certificate of Appropriateness.

[Commissioners]

Chairman Parisi responded thank you. We've been provided with a detailed discussion and a good bit of history with visual attachments that help us understand what's going on here.

Commissioner Sanchez asked who will be doing the maintenance work.

Greg Bruggeman replied no one yet.

Commissioner Paul stated these are nice and you have to maintain them, otherwise we're having a discussion like we did a few years ago on Boley Farm.

Take care of them now.

Chairman Parisi responded that's true.

Commissioner Schussler stated in a discussion there's a section that talks about proposed future resubdivision.

Ms. Izguerra and Chairman Parisi responded yes.

Commissioner Schussler stated if you look at the map right underneath in our handout, is that correct.

Ms. Izguerra responded yes, a future rezoning and resubdivision of the land to clean up lot lines, yes.

Commission Schussler asked if that's the proposal.

Ms. Izguerra responded yes in the future.

Commissioner Schussler asked if the cabins will be in open space zoning.

Ms. Izguerra responded yes.

Commissioner Schussler asked if the building in front of the cabins used by Parks and Recreation, soon to be Veterans Center, going to be a non-conforming use with open space zoning.

Ms. Izguerra responded I don't believe so.

Mr. LeVigne added the proposed new Veteran Center was a code amendment. We do allow civic and fraternal nonprofit organizations within the open space district now.

Commissioner Schussler responded I think it's going to continue to be owned by the Village and it will be leased at a very nominal amount to the VFW and the American Legion but that won't affect this proposal for that to be open space zoning.

Mr. LeVigne responded correct.

Commissioner Schussler asked if there are plans to restore the historic building south of 144th Place.

Mr. Bruggeman responded that's the old Chiappetti Slaughterhouse. It's right off Ravinia and I don't know the exact date it was put there. We're working with Public Works to get some pricing on making the doors and windows more accessible.

(refer to audio)

Commissioner Schussler stated it should be by the Hostert Cabins. (refer to audio)

Mr. Bruggeman stated the insides of the building are really interesting so we're hoping we can work to get that interpreted.

Commissioner Schussler responded good, it's long overdue.

Regarding Case Number 2024-0359, also known as Hostert Cabin Restoration, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated May 3, 2024;

And

Staff recommends that the Plan Commission approve a Certificate of Appropriateness.

Recommended Motion

Regarding Case Number 2024-0359, also known as Hostert Cabin Restoration, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

A motion was made by Member Schussler, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

CLOSE NON-PUBLIC HEARING

A motion was made by Member Parisi, seconded by Member Paul, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli

OTHER BUSINESS

Chairman Parisi stated there are appearance review petitions that are going to be forthcoming and I'm sure once decisions are made, they will be brought before use.

Commissioner Schussler asked do those come before us. We don't get

appearance reviews.

Mr. LeVigne responded not the appearance reviews but the development petitions.

Commissioner Sanchez asked if Fogo de Chao is the Olive Garden.

Commissioner Nugent and Mr. LeVigne stated TGI Fridays.

Chairman Parisi stated there are a number of appearance review petitions and they're on the positive side to improve appearances. I'm glad to see it.

2024-0361 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 8:03 p.m.

A motion was made by Member Parisi, seconded by Member Paul, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 6 - Member Parisi, Member Schussler, Member Paul, Member Zaatar, Member Sanchez and Member Nugent

Nay: 0

Absent: 1 - Member Zomparelli