

VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, August 6, 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.

[Member Zaatar was present via phone due to travel for business]

Present: 7 - Chairman Parisi; Member Sanchez; Member Nugent; Member Paul; Member Schussler; Member Zaatar, Chairman Zomparelli

APPROVAL OF MINUTES**2024-0608 Minutes for the July 16, 2024 Plan Commission Meeting**

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

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

PUBLIC HEARINGS**OPEN PUBLIC HEARING****2024-0488 14299 Wolf Road Zoning Map Amendment (Yunker Schoolhouse)**

Village Attorney Anne Skrodzki swore in the Petitioner.

Petitioner and Owner of Yunker Schoolhouse Richard Riley gave a brief presentation on the zoning when he purchased the schoolhouse from the school district and how it served commercial purposes. He agrees with the findings and recommendations from the staff report. (refer to audio)

Associate Planner 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 gave a presentation on the request to rezone the 0.5-acre schoolhouse from E-1 Estate Residential to BIZ General Business District, noting the comprehensive plan, zoning, surrounding properties, and a cell phone tower on the property. (refer to audio)

Mr. LeVigne stated the staff recommends the Plan Commission approve a Zoning Map Amendment for 14299 Wolf Road from E-1 Estate Residential to BIZ General Business.

[Commissioners]

Chairman Parisi asked if there was anyone from the public who would like to speak.

No members of the public spoke.

Commissioner Zomparelli stated he doesn't like the schoolhouse in that location because of the closeness of the road (143rd Street) and asked if the building could be moved to another location.

Mr. Riley responded he recommended the building be moved back with the widening of 143rd Street.

Commissioner Zomparelli asked back to where?

Mr. Riley replied about 20' back and keep it on that parcel. There was a proposal to preserve the elevation of that corner and to make a walking path that would go parallel on the north side of 143rd Street. (refer to audio)

Commissioner Zomparelli stated the turning lane gets pretty close within 8' to 10' from the door. Am I correct?

Mr. Riley responded you're right. My concern was that it would have gone right up to the foot of the stairs. He stated he declined when he was asked to grant an easement for road purposes because he wanted to have control to see where the road was going to go. Mr. Riley gives a brief history of the schoolhouse. (refer to audio)

Commissioner Zomparelli asked if it's currently for sale.

Mr. Riley replied it is for sale right now.

Commissioner Zomparelli asked if you could donate that building, move it, and build a store on that land would it be feasible?

Mr. Riley responded not really. If you move the schoolhouse off the property, you will defeat one of its best hallmarks being it's on its original piece of property. (refer to audio)

Commissioner Zomparelli asked if Mr. Riley was involved in the original schoolhouse's move.

Mr. Riley replied he was.

Commissioner Zomparelli asked if it was moved from 94th Avenue to where it's currently sitting.

Mr. Riley responded right to where the chambers are at now. Mr. Riley continues about his representation of Ameritech and how he was introduced to the schoolhouse. (refer to audio)

Commissioner Zomparelli stated the purchase of the schoolhouse was a win-win.

Mr. Riley responded it was and I was proud to be a part of that process. (refer to audio)

Commissioner Zomparelli stated I've seen the pictures in the chamber and they're impressive and that was in 1986.

Mr. Riley responded I believe yes.

Commissioner Zomparelli asked do you remember how much it was to move that school and that was only down 151st Street?

Mr. Riley responded I don't know; Ameritech footed that bill. (refer to audio)

Commissioner Zomparelli stated it's interesting, but I'm concerned about the schoolhouse being that close to the intersection and I imagine you are as well.

Mr. Riley responded I am. I think a drawing that was proposed would soothe some of those concerns. (refer to audio)

Chairman Parisi added we were going to have the stairs exit sideways instead of straight down and we were going to put a railing in front of it. If that's what you're referring to?

Mr. Riley replied yes, I didn't think the stairs were going to go sideways.

Chairman Parisi stated there was going to be a side exit.

Mr. Riley responded from the side of the building.

Chairman Parisi explained the stairs wouldn't come straight down towards 143rd, they would go to the side.

Commissioner Zomparelli added they would go east towards Pop's.

Chairman Parisi said east and west. Like you said, Mr. Riley, it's elevated so that's how those concerns were addressed.

Commissioner Zomparelli stated I love that little building and I'd love to see it on West Avenue if somebody could just pick it up. It would be expensive to move.

Mr. Riley replied yes it would be expensive to move and the use for that property would be limited going forward. (refer to audio)

Commissioner Zomparelli stated that's all I have. Thank you for your time.

Commissioner Nugent stated Shell is also zoned E-1 and we're not cleaning that up at the same time.

Mr. LeVigne responded we're just doing them parcel by parcel like when an application comes in. Shell has its non-conforming status if it ever goes out of business, or a new tenant decides to take over, they will rezone.

Commissioner Nugent stated Shell owns the land to the east and south, so I always thought the idea was the road doesn't have to be straight at that intersection. (refer to audio)

Mr. LeVigne responded the land to the east and the south has a different property owner.

Commissioner Nugent asked for Shell?

Mr. LeVigne replied yes.

Commissioner Nugent asked isn't the lot owner east of Shell?

Mr. LeVigne replied it is not.

Commissioner Nugent asked if the half-acre includes what looks like should be easements so in the future it's going to lose a lot of its area?

Mr. Riley responded that issue came up when I first got the survey it had drawn lot lines to what he thought was the right-of-way, but both of those roads are easements for highways. (refer to audio)

Commissioner Schussler asked perpetual easement?

Mr. Riley responded I'm not sure of the easement status. It's a county and state highway. It's not considered a right-of-way. (refer to audio)

Commissioner Schussler stated my understanding was that they're going to move the roadway to the south to compensate for the schoolhouse.

Mr. Riley responded if that's true I'm glad to hear that.

Commissioner Schussler stated that's good news.

Mr. Riley replied that is good news.

Commissioner Schussler commented the parking for the building is a strange shape. I doubt you can get four or five cars in there. (refer to audio)

Mr. Riley responded there was at one time a beautiful tree there and I did not want to see it go away so I made the parking lot go around it. (refer to audio)

Commissioner Schussler asked does your easement give you the right for any vehicles to park in his lot?

Mr. Riley responded it does indeed.

Commissioner Schussler asked is there any limit on the number of spaces?

Mr. Riley stated, No.

Commissioner Schussler asked is there any limit on the term of the agreement?

Mr. Riley answered, No.

Commissioner Schussler stated that solves the parking problem.

Mr. Riley added that easement document was provided to staff.

Commissioner Schussler asked what Section 6-314 that deals with cell towers provide?

Mr. LeVigne responded they would have to screen the base of the tower and if there were any changes to the tower, they would have to come in for a special use permit.

Commissioner Schussler recounts his time on the school board and remembers when Mr. Riley purchased the property and the move of the other schoolhouse. (refer to audio)

Mr. Riley stated I think Ameritech also paid for the historical redo inside.

Commissioner Schussler responded they might have paid some of it, but a lot of that money was raised voluntarily. Commissioner Schussler continues about the purchase of Yunker Schoolhouse. (refer to audio)

Mr. Riley stated that was the first property I fell in love with. (refer to audio)

Commissioner Schussler added Mr. Riley did some landmark cases regarding sighting cell towers throughout the entire Midwest during his career.

Mr. Riley responded, thank you.

Commissioner Schussler stated I have no further questions.

Commissioner Sanchez added I think it's pretty cut and dry, E-1 Estate Residential doesn't seem to fit the property, so I'm all for it.

Commissioner Paul stated obviously we want to preserve this building to make it viable. It makes sense to change the zoning so we can do that.

Commissioner Schussler asked Mr. Riley if he had any objection to going through the process to designate it as a local Orland Park Landmark.

Mr. Riley answered, not that I'm aware of. I would personally like to see what the ramifications are. (refer to audio)

Commissioner Schussler asked staff what is involved in designating this as a local landmark, and would it involve any modifications that the owner would have to make.

Chairman Parisi stated respectfully I would suggest that you can ask the staff about that after our meeting.

Chairman Parisi added I want to thank you for sharing your best knowledge and concern. You are very studied on the subject and thank you for taking the time to be here, much appreciated.

Regarding Case Number 2024-0488, also known as 14299 Wolf Road Zoning Map Amendment, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated July 30, 2024;
And

Staff recommends that the Plan Commission approve a Zoning Map Amendment for 12499 Wolf Road from E-1 Estate Residential to BIZ General Business.

Plan Commission Recommended Motion

Regarding Case Number 2024-0488, also known as 14299 Wolf Road Zoning Map Amendment, 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

CLOSE PUBLIC HEARING

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

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

NON-PUBLIC HEARINGS**OPEN NON-PUBLIC HEARING**

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

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

OTHER BUSINESS**2024-0561 Plan Commission Bylaws - Public Participation Policy**

Development Services Assistant Director Carrie Haberstich stated this case was part of a lengthy conversation at the last meeting. As discussed, we modified items 4 and 5 to clarify the 3-, 10-, and 30-minute timeframes. (refer to audio)

Ms. Haberstich reads on record, "the 3- and 10-minute public comment periods may exceed the time allocated at the discretion of the presiding officer. The 30-minute public comment period may exceed the time allocated if the public officials, by majority vote at the meeting, agree to allow the public comment period to exceed the allocated time for that particular public comment period."

[Commissioners]

Chairman Parisi asks Commissioner Zaatar if he has any comments.

Commissioner Zaatar responded I have no comments.

Commissioner Sanchez stated I think that makes it a lot more clear than it was before.

Commissioner Zomparelli stated I'm good, thank you.

Commissioner Nugent added I'm good.

Commissioner Schussler commented I'm the one that asked for it to be clarified

and I think it's crystal clear now what the rules are.

Chairman Parisi added great, I agree with Commissioner Schussler, and I thank you for clarifying it for us.

Regarding Case Number 2024-0561, Staff recommends the Plan Commission offer a vote of confidence regarding the "Plan Commission Bylaws - Public Participation Policy", as discussed at this Plan Commission meeting and within the Staff Report dated August 2, 2024.

Recommended Motion

Regarding Case Number 2024-0561, also known as Plan Commission Bylaws - Public Participation Policy, 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: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0

Plan Commission Bylaws - In the Absence of the Chair Policy

Ms. Haberstich stated I want to clarify you did approve the bylaws for this policy at the last meeting. There were a couple of items that were discussed as part of the record, so we made an adjustment to the introductory paragraph and item number 1. Ms. Haberstich clarifies which items were modified. (refer to audio)

Ms. Skrodzki stated this was already approved and the language of the staff report just includes the additional discussion that was approved in the last meeting. Correct?

Ms. Haberstich responded yes; it includes the discussion from the last meeting.

Ms. Skrodzki added I think we're good with the direction that was on the record last time and the approval that was taken then.

2024-0607 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 7:34 p.m.

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

Aye: 7 - Chairman Parisi, Member Sanchez, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Chairman Zomparelli

Nay: 0