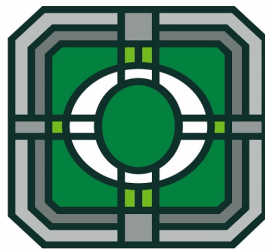


VILLAGE OF ORLAND PARK

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



Meeting Minutes

Tuesday, October 15, 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 7:01 p.m.

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

Absent: 1 - Member Sanchez

APPROVAL OF MINUTES

2024-0769 Minutes for the October 1, 2024 Plan Commission Meeting

APPROVED AS CORRECTED, "Member Zomparelli"

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

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

Nay: 0

Absent: 1 - Member Sanchez

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: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2024-0664 Orland Park Place Resubdivision

Regarding Case Number 2024-0064, also known as Orland Park Place Resubdivision, 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 that this matter be CONTINUED to the Plan Commission due back on 11/5/2024. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Sanchez

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: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2024-0564 Kiddie Academy Orland Park - 7414 W. 159th Street - New Construction

[Petitioners]

Village Attorney Anne Skrodzki swore in Petitioners Christopher Krohe, Mitch Goltz, and Pat Mastrodomenico.

Mitch Goltz, Owner of GW Properties gave a brief history of the development of the 3-lot property back in 2015 and went on to explain how they've been working with staff and various departments to make sure the design and elements of Kiddie Academy will conform to Village Code and standards. (refer to audio)

[Staff]

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 stated the current Development Petition seeks approval for the site plan, landscape plan, and building elevations to construct an approximate 12,600 square-foot building on the 1.6-acre parcel. Staff believes this proposed building and outdoor playground area meet the intent of the concept plan from the original site. (refer to audio)

Mr. LeVigne stated the staff recommends the Plan Commission approve the site plan, landscape plan, and building elevations for Kiddie Academy Daycare subject to conditions.

Chairman Parisi stated to the Petitioner he assumed the requests and changes have been discussed with the developer.

Mr. Goltz responded it has been discussed beforehand and are acceptable.

Chairman Parisi replied thought I'd get it on record.

Mr. Goltz stated, absolutely.

[Commissioners]

Commissioner Zomparelli stated he's glad a few windows were added because the building looks boxy. If you've made some changes/recommendations, I can support that. It's pretty simple and I'd like to see it happen. Thank you.

Commissioner Nugent had concerns with the parking in front of the building along with pedestrian crossing from the parking lot to the building entrance because there is no drop-off. He asked if Avis parks in the spaces parallel to the east side of the building. (refer to audio)

Mr. Goltz responded within the development they have cross parking and more parking spaces available than what is shown. The nine spaces in front are all dedicated for Kiddie Academy. He further describes the spaces designated for drop-off and pickup and other available spaces that will be utilized from Avis. (refer to audio)

Commissioner Nugent asked when Avis is full do you see them needing access to the land.

Mr. Goltz responded Avis has contractual rights to use the spaces on their lot and a limited amount that are not. We aren't maintaining control of that right now because they're not bothering anyone but once we put new signs up, they won't have free rein.

Commissioner Nugent stated concerns about people cutting through the lot going from parent drop-off to the road in front of the senior facility and the back area by Home Depot. (refer to audio)

Mr. Goltz responded there's no reason for anybody to be in that lot. The top portion in yellow is the east/west drive that goes from Harbor Freight to Harlem. There's no access within the lot and it's off the drive. (refer to audio)

Commissioner Nugent asked if any of the people going to the senior facility use that route.

Mr. Goltz stated no, because the east/west drive has a curb and there is a drive going north/south. They have access and parking throughout their entire lot.

Commissioner Nugent mentioned a school in Orland and the biggest concerns being parent drop-off. (refer to audio)

Mr. Goltz explained that Heartis has parking spaces that back up to the main drive

which is unlike most shopping centers. All the parking in this lot is curbed. All those parking spaces have to be turned in and turned out.

Commissioner Nugent stated like any other parking lot they have to watch each other.

Mr. Goltz added but you're not having any cross-traffic with people that are going to Home Depot.

Commissioner Nugent responded I drove by the site to make sure we are 100 percent clear that we watch for the safety of the kids.

Mr. Goltz replied we do too and obviously we have our best interest at heart and the business owners will want to make sure it's a safe environment. Proper signage will be installed, and if any advisory notices are needed for other owners within the development, we'll do that.

Commissioner Nugent responded, thank you.

Commissioner Schussler asked if there were a parent teacher night and they needed parking in excess of what's available in the lot, where would they park.

Mr. Goltz responded we own the Harbor Freight just to the west and we have cross-parking with the rest of the development. Those lots to just to the east are part of this development.

Commissioner Schussler asked where the green is.

Mr. Goltz responded, yes and shows on map where the parking is.

Commissioner Schussler added there's a whole parking lot in front of Harbor Freight and asked if they plan on putting a building there at some point.

Mr. Goltz replied that's the plan. We just recently got approval last year from Harbor Freight which controls the whole site to build on the outlot in the front. Now we're in the middle of marketing it to users. (refer to audio)

Commissioner Schussler added it's underutilized the way it is now.

Mr. Goltz responded, big time. It used to be a Frank's Nursery back in the day. The green space is being used for detention, but I think that's where they may have had plants at some point.

Commissioner Zomparelli added they had Christmas trees there too.

Mr. Goltz stated it looks a little irregular but nonetheless that is part of our master

plan. This is one step closer to that.

Commissioner Schussler asked why the door is not centered on that center area that's kind set back about 3 feet. It looks kind of strange with the two windows and then a door and then a big space of brick.

Commissioner Schussler requested the architect tell us what the reason is.

Design Studio4 Architect Pat Mastrodomenico stated that is not our main entrance. It's the way the space is laid out.

Commissioner Schussler stated that's an emergency exit door for the classroom, and it has to be that way.

Mr. Mastrodomenico replied, right.

Commissioner Schussler stated you answered my question, it has to do with the interior layout and that's the reason it has to be that way. That's fine, it doesn't. I have no further questions.

Commissioner Zaatar stated I don't like to tell the market which way to go. Personally, I don't think it's a good project but that's a personal opinion. I think you're shoehorning in a building in front of a detention pond that doesn't have any parking for 7,000 sq. ft. You're calling it a Kiddie Academy today and it might be an office building in the future, and you're really going to struggle with parking. (refer to audio)

Commissioner Zaatar asked do you also own the lot with Freddy's. Did you propose Panera Bread some years ago.

Mr. Goltz responded we own the land next to Freddy's that was going to be Panera.

Commissioner Zaatar stated I remember you from there.

Mr. Goltz replied we're trying to get them back to the table here.

Commissioner Zaatar asked if they ever contemplated putting this project in front of Harbor Freight instead.

Mr. Goltz responded we only purchased Harbor Freight last year. That was not part of the plan. We bought that last year out of necessity. (refer to audio)

Commissioner Zaatar asked if they own the medical facility behind Harbor Freight.

Mr. Goltz stated no, we sold the land to Heartis in 2016 which is part of the original development. We share access and some common maintenance items. (refer to audio)

Commissioner Zaatar asked how many people will occupy this 7,000 sq. ft. in a day.

Mr. Goltz asked how many students.

Commissioner Zaatar responded faculty and students. What will be the occupancy of the building.

Mr. Goltz replied 170.

Commissioner Zaatar stated I don't think 30 parking spaces is sufficient.

Mr. Goltz added you have to realize the kids aren't driving. We've developed these all over the place. Kiddie Academy has flexible hours and different drop-off times so you're not getting the constant flow of everyone coming at one time. (refer to audio)

Commissioner Zaatar stated if I go on my phone, I see Avis is completely full. Both lots.

Mr. Goltz responded they don't have rights to all of those spaces. They're no different than a lot of other business types if you give the space they'll take it.

Commissioner Zaatar asked if they going to have towing enforcement if they use spaces.

Mr. Goltz stated they have other facilities across the Chicago area where they can move cars to as soon as we tell them they have to move those cars. We have no need to move them right now.

Commissioner Zaatar responded, I hear you, but you didn't answer my question. If I rent a truck from Avis and I parked in that lot, are you going to tow me.

Mr. Goltz replied, I could. If you're not in one of the spaces on their lot, I could. It cuts both ways when you start to enforce those things. If you tow someone and you find out you're wrong, the repercussions of towing someone incorrectly is worse than figuring out who owns it. (refer to audio)

Commissioner Zaatar asked how long is Avis planning to be there.

Mr. Goltz responded they have a 10-year lease. I think they opened in 2019.

Commissioner Zaatar stated that's all of my questions.

Commissioner Paul added I have the same concerns about parking. You said there's about 40 employees so they're going to park somewhere. Then you have people coming in and out to drop off their kids.

Mr. Goltz stated we also have 200 parking spaces next door. It's not part of the plan development but we have rights within the Harbor Freight.

Commissioner Paul asked if that's where employees are going to be encouraged to park.

Mr. Goltz responded, absolutely. Most of the parking on the lot itself will be available for customer drop-offs but we would be looking to provide parking for the employees elsewhere so they're not using the spaces that are for drop-offs.

Commissioner Paul stated I was nervous about the Avis being there, but it sounds like that's been worked out.

Mr. Goltz responded yes, that's been worked out. They have limited rights to the parking they use and if they need parking, they can rent parking from us or somebody else. (refer to audio)

Commissioner Paul stated Harbor Freight has a huge lot.

Mr. Goltz added that's why I went to them and said let us put an outlot there and take parking. The lot you see on the screen is probably on a busy sale day but there's a lot of parking. (refer to audio)

Commissioner Paul stated that's all I have.

Commissioner Nugent asked about the three green spaces to the east and northeast.

Mr. Goltz interjected technically they're not three. The parking, that's one lot up to the access drive. We put limited parking in there for access to Freddy's to get out to the main drive. That's one lot in the front and one big lot in the back.

Commissioner Nugent asked if the road stays that divides the lot if someone buys or leases the parcel between Avis and Freddy's.

Mr. Goltz responded 100 percent. It's a recorded easement.

Commissioner Nugent asked what happens to the second half of the southern green lot.

Mr. Goltz replied a building would go in a portion of that, and parking would be developed on the rest of it.

Commissioner Nugent asked if parking would be between Avis and Freddy's.

Mr. Goltz responded imagine another Freddy's building being built along 159th. Everything north of that would become parking and landscaping.

Commissioner Nugent stated Freddy's is at the sidewalk right now.

Mr. Goltz responded the master plan, as part of the original approvals, eventually there'll be a building built up along the street on 159th Street with parking being on the balance of that lot.

Commissioner Nugent asked, it was Panera you wanted right.

Mr. Goltz responded yes, we had Panera and COVID hit, and they put it on hold. It could look similar to the Avis lot. They'll be parking on the balance of that lot. (refer to audio)

Commissioner Nugent asked what would be envisioned for the large green back piece.

Mr. Goltz responded we have plans for up to a 30,000 sq. ft. building, that's a 2.5-acre lot, 100,000 sq. ft. The intent is that each parcel should be able to survive on its own from a code standpoint. (refer to audio)

Commissioner Nugent asked if a Freddy's-sized property went on the front piece between Freddy's and Avis, they sustain themselves. So Freddy's, Avis, and Kiddie Academy don't really share parking at that point in the future, right?

Mr. LeVigne responded, correct. Avis was approved with a modification to allow for excess parking because at the time we counted vehicle storage spaces as parking spaces. (refer to audio)

Commissioner Nugent stated regarding 151st and LaGrange Road. I was there this afternoon, and it was at peak. You couldn't find a parking space. The traffic study we had that everything is OK, that's visualizing the green parcels and Harbor Freight being developed. (refer to audio)

Mr. LeVigne responded that was just the Kiddie Academy site. It was the amount of traffic produced by the site and that was estimating about 23 cars in parking spaces at any given time.

Chairman Parisi added if you recall, per the traffic study that was provided to us, it was projected that during any period of time the maximum number of staff parking

would be 23.

Commissioner Nugent stated Commissioner Zaatar brought up a good point.

Commissioner Zaatar added we were told 40 staff and over 170 occupancy. That's what we were told by the petitioner.

Developer Christopher Krohe clarified, that is what they're approved to have as far as children. The children come and go so not everybody's there at all times.

Commissioner Zaatar replied you need a certain ratio of faculty per the number of kids. That's federally regulated. This is a 12,000 sq. ft. building and your minimum is 40 staff.

Mr. Krohe responded 40 staff is the full staff but everybody's not working all the time.

Commissioner Zaatar stated my question was what was the total occupancy of the building.

Mr. Krohe responded 23 members of staff is the high point of staff. That's what they expect for the highest number of staff at any one point in time operating during the day.

Commissioner Zaatar replied you're telling me now 23 but I heard earlier someone said 40.

Mr. Krohe added because you have part-time and full-time. You have flow of employees coming and going. It's not 40 all day long. (refer to audio)

Chairman Parisi stated it's mentioned in the traffic study that about 15 percent of staff has other means of transportation to the location.

Commissioner Zaatar responded I understand.

Chairman Parisi continued, others will be dropped off and they project at any given time period.

Commissioner Zaatar added, I understand. My point, and I think what the other commissioner was getting at is this is a 12,000 sq. ft. building and it might not always be a Kiddie Academy with 20 people parking. Kiddie Academy could fail in the next five years, and it might be a building that needs to house 12,000 sq. ft. of people and 23 parking spaces is below our code.

Mr. Goltz stated I think if the use changes that would be determined.

Chairman Parisi added we're meeting today on a project that's planned for now and not in the future. A lot of things can change in the future. If they did, at that time I'm sure our input would be needed once again. But I get your point Commissioner Zaatar.

Commissioner Zaatar asked can I rephrase the questions please. I think there's a misunderstanding of how the regulations work. What is the total occupancy that you'll be allowed to have in students in this building. Preschoolers, kids, the maximum.

Mr. Goltz responded the maximum occupancy allowed by the state would be regulated 170 students.

Commissioner Zaatar replied 170 students, and 23 staff cannot accommodate 170 students at one time. You can look up all the ratios online.

Chairman Parisi added but all the students aren't being tended to at the same time. They come at different times of the day. Is that correct?

Mr. Goltz responded, that's correct. With the maximum being broken up into 12 different rooms. (refer to audio)

Commissioner Zaatar added daycares are common hours. Your peak hours are 9 to 5, Monday through Friday. That's peak hours for a daycare. I'm not here to argue. I was just making sure my points were not misunderstood. (refer to audio)

Mr. Goltz stated we also provided a breakdown.

Commissioner Zaatar continued, you're allowed to have so many people in a 12,000 sq. ft. building and the number of staff that are required to watch that number of kids is another number. It's a specific ratio. For infants, it's one person to two infants. To make us believe that we only need 23 parking spaces seems a little off.

Mr. Goltz responded, for the record, there's 23 that we're showing here. There's access to far more on the site. (refer to audio)

Commissioner Zaatar replied you're looking for development on the Harbor Freight lot. You also said that Avis needs more than they have now. We're going into a situation where everybody needs more than they have.

Mr. Goltz stated we have the parking available should Avis need more parking but at the end of the day, just because they need more parking doesn't mean that we have an obligation to accommodate them. They have other facilities. (refer to audio)

Commissioner Nugent added I'd like you to succeed. We have restaurants at capacity and the problem is, they're too successful. There's a safety concern at peak time when people cross to the extra parking. (refer to audio)

Mr. Goltz responded, understood. I don't disagree with any of those points. The big difference between a Panera or Freddy's and something like this is with Panera, you can't control your flow of traffic. A daycare is most predictable. (refer to audio)

Commissioner Nugent explains the difficulties with parking with the large building at the northeast corner of 144th Place and LaGrange not being rented because of the prior usage. (refer to audio)

Mr. Goltz stated we're developed a lot in the Village and you guys have been great to work with and I think this is the next piece to a larger puzzle that we hope to solve. These are all noted points, and we'll make sure to take that all into consideration.

Commissioner Nugent responded hopefully this is going to succeed after we pass it, and your other projects will have had the experience of Kiddie Academy being open, so we see if the parking is really adequate. I don't think we pay enough attention to safe access into the building. (refer to audio)

Chairman Parisi added it is a very attractive building. Obviously, a lot of thought has been given to the placement of the building and the usage of the surrounding areas. I knew ahead of time there would be discussions of parking and the flow of traffic. (refer to audio)

Commissioner Schussler stated you got a lot of pushback on the parking because we made a mistake at 151st and LaGrange with shared parking. (refer to audio)

[After motion was made]

Mr. Goltz speaks briefly about the 143rd and LaGrange development. (refer to audio)

Commissioner Schussler asked are you talking about the Crossing?

Mr. Goltz responded no, we developed McAlister's and Vision Works. (refer to audio)

I move to approve the Plan Commission recommended Action for Case Number 2024-0564, also known as Kiddie Academy Daycare;

AND

I move to adopt an Ordinance entitled: ORDINANCE APPROVING SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS - (KIDDIE ACADEMY-7414 159th STREET).

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 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

CLOSE 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: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

PUBLIC HEARINGS

OPEN 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: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2024-0733 “Artisanal Food Production” Land Use Text Amendment

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 stated the goal of this amendment is to create a new use definition that recognizes the different scales of production within food processing land uses. This amendment would allow for small scale food manufacturing within the MFG Manufacturing District, or the ORI Mixed Use District. (refer to audio)

Mr. LeVigne stated the staff recommends the Plan Commission approve the Land

Development Code Amendment creating Artisanal Food Production as presented in the staff report.

[Commissioners]

Chairman Parisi asked have there been any recent requests that generated this change?

Mr. LeVigne responded we have had a recent one. Over the past two years of me working for the Village, I've fielded a lot of calls about this exact topic. We say it's a special use and your business has to be located at least 1,000 ft. from any residential and that usually puts an end to the potential of the business locating in Orland Park.

Chairman Parisi replied, thank you. That's good to know.

Commissioner Zaatar asked what does ORI District mean?

Mr. LeVigne responded Office Research Institutional. It's a mixed-use district that's mostly in the southwest corner of town in Will County by Orland Park Business Center.

Commissioner Zaatar asked, (referring to the map), where is LaGrange on this map?

Mr. LeVigne responded, (using cursor to show on the map), LaGrange would be right around here.

Commissioner Zaatar asked if I had a restaurant and wanted to bottle some juice and sell some juice, I have to be in one of those districts or I need a special use? You've fielded a lot of calls on this issue. Do you think this solution is going to resolve those calls?

Mr. LeVigne responded it depends on the use.

Commissioner Zaatar replied the people that have called you have clearly hung up the phone because they're too close to a house or they don't want to go through a special use process, but do you think this solution is going to help them.

Mr. LeVigne responded I do. For example, the most recent call, which is why we're here, someone would like to bottle hot sauce. They have a contract with several grocery store chains, and they are currently unable to located here because they're located within 1,000 ft. of a residential district. (refer to audio)

Commissioner Zaatar stated that person that drove this, which is great, hopefully they make some money in our Village, they are going to be in one of these...what

is it called?

Mr. LeVigne responded MFG Manufacturing and ORI Office Research or Institutional Mixed-Use.

Commissioner Zaatar replied, thanks. They're in one of those zones?

Mr. LeVigne responded, right.

Commissioner Zaatar asked if I'm on Harlem, where the Dunkin Donuts area is, 155th-ish to the east. What is that area called? Where the mechanic shops are.

Commissioner Nugent added the Bridge Teen Center area.

Mr. LeVigne responded that's MFG Manufacturing Zoning District. Along 70th Court.

Commissioner Zaatar stated that's right, 70th Court. They can go rent out one of those little units in one of those strip malls and they can bottle hot sauce.

Mr. LeVigne responded provided they meet the requirements of the health code.

Commissioner Zaatar replied OK, thanks for answering. That's great. I don't know why we would exclude retail, but a little help is better than no help.

Commissioner Paul stated that was my question. I was just trying to understand exactly what we're talking about. They bring the stuff in, and they just bottle it there, package it, label it, and ship it out to someplace else?

Mr. LeVigne responded, correct. Basically, you're not selling direct to consumer, you're selling to wholesale or a different person who will be selling it. I believe that would be permitted.

Commissioner Paul stated thank you, that's all I have.

Commissioner Schussler stated I have no questions.

Commissioner Nugent briefly talked about Wild Blossom in Chicago. Are we allowing enough areas for this? (refer to audio)

[There's some discussion about the zoning map]

Mr. LeVigne responded our three largest zoning districts for this use would be Orland Park Business Center, 183rd and Wolf, 70th Court, and 163rd Street near 107th Court.

Commissioner Nugent asked we rezoned 70th Court or we expanded a year and a half ago did we not? The people felt they didn't have enough use there to get more tenants. (refer to audio)

Chairman Parisi stated I don't recall that.

Commissioner Nugent stated we expanded the ability of what you could put there because they said they had to deny certain tenants even though it's a wide use already. This fits into 70th Court file, we don't need to change?

Mr. LeVigne nodded, no.

Commissioner Zatar added what drove my question is I heard a story from the coffee shop owner from Cello Café on 151st. An Orland inspector said he can't roast coffee beans. Why wouldn't we let him? We need to look into that. (refer to audio)

Commissioner Zomparelli added there's a restaurant in Joliet that makes salad dressing, and they sell it in a ketchup bottle. I thought we can do that. We can't do that in any of our restaurants.

Mr. LeVigne responded, you can. It's direct to consumer. It would be considered retail or restaurant. For example, if you went to Potbelly, you can buy giardiniera in jars from them.

Commissioner Zomparelli added if I went to Hooters they have the 3 mile island sauce. If they wanted to sell that they can?

Mr. LeVigne responded, correct.

[Side discussions had regarding selling and bottling]

Chairman Parisi added I think we're talking about bottling and producing and selling it to commercial users rather than selling it to the general public. Am I correct?

Mr. LeVigne responded, correct.

Commissioner Zomparelli referred to the satellite Baker's Square in Oak Forest baking and boxing pies and sending them to their stores. That's what you're talking about?

Mr. LeVigne responded, correct. That use we do have in the Code, and it would be considered wholesale bakery and that was added previously for other uses just like that.

Commissioner Zomparelli replied I think it's good. I was just confused. Thanks for the enlightenment.

Chairman Parisi stated I have no further questions.

Regarding Case Number 2024-0733, 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 Zomparelli, that this matter be APPROVED. The motion carried by the following vote:

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

Nay: 0

Absent: 1 - Member Sanchez

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: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

OPEN 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: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

2024-0765 Removal of Hearing Officers Text Amendment

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 stated the goal of this amendment is to remove all references to hearing officers from the code and reassign those duties to the Plan Commission. With this change the Plan Commission will be responsible for all variance requests, in addition to the ones that are done now, and appeals to administrative

decisions. (refer to audio)

[Commissioners]

Chairman Parisi asked for specific examples of things they would be hearing that they're currently not.

Mr. LeVigne responded, yes, for example if a single-family property owner wanted to receive a variance to place a shed on their property too close to their home and they sought a variance to have a reduced setback, that would be under the jurisdiction of the Plan Commission. For the record, since I've been here or at least since Carrie's been here, we have not had any Zoning Board of Appeals cases.

Chairman Parisi responded I was getting interested in it. Thank you.

Ms. Skrodzki added, knock on wood, the Zoning Board of Appeals has not met in over five years.

Chairman Parisi responded, and I thought we were getting a promotion.

Commissioner Zaatar asked today, who is the hearing officer? Commissioner Zaatar tells a story about adding a room addition to the back of his house and being told it won't get approved. (refer to audio)

Commissioner Paul stated I don't have any questions, thank you.

Commissioner Schussler stated I have no questions.

Commissioner Zomparelli stated I have no questions.

Commissioner Nugent stated I have no questions, but I have one public question after this.

Chairman Parisi added nor do I.

Regarding Case Number 2024-0765, 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 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

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: 6 - Chairman Parisi, Member Nugent, Member Paul, Member Schussler, Member Zaatar and Member Zomparelli

Nay: 0

Absent: 1 - Member Sanchez

OTHER BUSINESS

[Commissioners]

Commissioner Nugent went into detail regarding accomplishing getting businesses on challenging sites that have been on the market for years. He stated when asked to be on the Board by the Mayor he stated we want to be welcoming to businesses. He stated that when decisions are made at the meetings, they do that. He asked if there are additional things that need to be done, ways to reach out to vacant parcels, and how to solve problems with calls where they have to say no because of the use. Who are you saying no to and why? (refer to audio)

Commissioner Zaatar added I've seen other cities provide information to their planning officials. Do we track the inquiries, do we track what interest we have, do we know why these interests are dying and never coming back to us, are we doing lessons learned? If we are great, maybe we just need to know about it or hear about it because we're interested. (refer to audio)

Chairman Parisi stated I think both Commissioners bring up some very interesting points and that would be helpful. I don't think we would be prevented as Commissioners from contacting our development committee members and suggesting some ideas. We have some great ideas. The communication can go both ways. (refer to audio)

Commissioner Nugent added can we reach out to the owners like we're reaching out to annex all these parcels throughout the township. We can help them with all of our software and technologies to show what a building would be like and how to market it more. (refer to audio)

[Further discussions had about certain sites including H. Frank Oldsmobile.]

Mr. LeVigne, speaking specifically about the H. Frank Oldsmobile site, stated we have had Preliminary Plan Reviews at least three times where we've reviewed the mixed-use, half industrial/half commercial, plans that prospective developers have provided. In the end, they haven't submitted a development petition for a formal review.

Commissioner Schussler asked do they tell you why they're not applying.

Commissioner Nugent added I would listen to almost any proposal there, right.

Commissioner Zomparelli stated it is a nice piece and I added he inquired about a beautiful piece of property by his office. (refer to audio)

Chairman Parisi added I think it's great to have realtors on the Commission. You have much more access to that knowledge than others might.

Commissioner Nugent stated the problem with that side of Harlem is Breman Township taxes aren't so good.

Commissioner Schussler asked when you have dialogue with a developer and you think you're making progress and all of a sudden it stops and they go away, do you ever inquire as to why you're not proceeding with the project that you asked us about and, in some cases, went a few steps forward?

Mr. LeVigne responded I would say it's mostly change of approval or just financial like the amount of money they have to put up front to try to get these plans together to a state that they're preliminarily approved.

Chairman Parisi stated that would be part of the discussion when we bring these problems/opportunities. One of the possible solutions about a property that's difficult to develop might be some leniency on some of the financial requirements.

Commissioner Schussler asked do you ever advise the Board as to these issues regarding financial aspects and the only reason I asked that is because the Village Board has the ability to give a developer incentives if the Board thinks it's in the best interest of the Village. The obvious one we hear about these days are TIF's. How often do you let the powers that be above your level and our level know that there might be a need to consider some incentive to get this particular parcel developed. (refer to audio)

Mr. LeVigne responded I would say for specific ones we've definitely spoken about it.

Development Services Assistant Director Carrie Haberstich stated we have had some other incentives in the past that have since expired but we do discuss financial issues during some of these meetings as well. We have discussed TIF's.

Commissioner Schussler responded I'm saying do you let the mayor know there's a problem with developing, for example, 155th and Harlem. We've had several inquiries, and we keep running into a roadblock.

Ms. Skrodzki added there's a bi-weekly Economic Development meeting with the mayor.

Commissioner Schussler stated so it is happening.

Ms. Skrodzki responded regularly.

Commissioner Schussler responded that answers a lot of questions we have.

Ms. Skrodzki stated feel free to drop in on an Economic Development Advisory Board meeting. They meet on Wednesday mornings at 7:15 a.m. No more than two of you can go, or you could potentially violate the Open Meetings Act.

Ms. Haberstich added 7:15 a.m. on the second Wednesday of each month.

Commissioner Nugent asked if Edwards Realty was part of the Board.

It's various people from the business community but I don't believe Edwards is part of it.

Chairman Parisi added they're on the Village's website on the calendar. Obviously, we have a lot of parcels in the Village that have been sitting. (refer to audio)

Ms. Skrodzki stated if you notice it as an Open Meeting, you can do whatever you want. You just can't have more than two of you at a meeting where you discuss Village business and not notice it under the Open Meetings Act. (refer to audio)

Commissioner Paul added from a marketing standpoint I've always believe if there's money to be made somewhere, somebody's going to make it. Parcel land is available, somebody can make money with it. (refer to audio)

Chairman Parisi stated I don't know what I don't know, and I would welcome any discussion of the subject or any meetings or any participation on or part.

Senior Engineer Peter Puljic commented on open lots and lands and how developers will call to develop those parcels. Some have wetlands and there's no utility hookups and when they're told they have to extend the sanitary main or remove the wetlands, they say this is not profitable and we don't hear back from them for months. (refer to audio)

Commissioner Nugent weighs in on a Gallagher parcel and other challenging areas. (refer to audio)

Commissioner Schussler added we need to tell the Board, Mayor and Trustees they need to step it up and start thinking about giving some incentives to these

hard-to-develop sites that have been mentioned. (refer to audio)

[Discussion about Orland being a desirable Village and getting businesses.]

Chairman Parisi added great discussion.

2024-0768 Memo: New Petitions

NON-SCHEDULED CITIZENS & VISITORS

ADJOURNMENT

The meeting was adjourned at 8:33 p.m.

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

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

Nay: 0

Absent: 1 - Member Sanchez