

CALL TO ORDER

Chairperson Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) meeting on Thursday, October 6, 2022, at 6:00 pm.

ROLL CALL:

Commissioners Brunner, Feck, Krueger, Reyes-Brahar, Scarpelli, and Steneck were present.

Commissioner Myers was absent.

Also in attendance: Building Inspector Chris Ranieri and Village Engineer Joe Heinz.

APPROVAL OF MINUTES:

1. Planning & Zoning and Historic Commission Meeting Minutes dated August 4, 2022

Motion to approve the August 4, 2022 meeting minutes with corrections to the roll call attendance section by Scarpelli/Kruger

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

PUBLIC COMMENT: None

NEW BUSINESS:

1) Public Hearing Regarding Petition from PAL Land, LLC for:

- i) A variance request from Section 157.127, Required loading berths, requiring two loading berths;
- ii) A variance request from Section 158.04(D)(2)(d)(2)(b), Landscape requirements, requiring landscape islands for every ten parking spaces;
- iii) A variance request from Section 158.04(D)(2)(C), Landscape requirements, requiring a five-foot landscaping area along the foundation; and
- iv) A minor amendment to Section 4(7) of the Planned Unit Development granted by the Village Board in Ordinance No. 08-74, regarding the requirements of interior landscaped parking lot islands, which currently requires 400 sq. ft. islands.

Motion to open the public hearing by Scarpelli/Steneck.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

Persons wishing to be heard were sworn in by Building Inspector Ranieri.

Joe Palumbo, Petitioner, gave the PZHC a background and his intent.

A discussion ensued regarding the proposed retail building and the potential tenants that would be associated with the trucking industry and video gaming.

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A discussion ensued regarding the loading berth request as how it would be of no use to his proposed building.

Petitioner explained why he is requesting less landscape islands at 22 parking spaces instead of 10 spaces. A discussion ensued.

Petitioner explained why he is requesting a variance from the five-foot landscaping area along the foundation. He'd like it for the front of the building only and a variance for the sides and rear. A discussion ensued.

Petitioner explained why he is requesting a variance from the PUD to create smaller islands size of 275 sq. ft. instead of 400 sq. ft.

Motion to close the public hearing by Feck/Krueger.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

Motions on Recommendations

- i) Commissioner Scarpelli made a motion to grant a variance from Section 157.127, Required loading berths, requiring two loading berths. Seconded by Commissioner Krueger.

Commissioner Scarpelli gave a background for his reasoning to recommend the variance. Chair Brunner explained why he disagreed.

5 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli,). 1 Nays (Brunner). Motion Carries.

- ii) Commissioner Scarpelli made a motion to grant a variance request from Section 158.04(D)(2)(d)(2)(b), Landscape requirements, requiring landscape islands for every ten parking spaces. Seconded by Commissioner. Seconded by Commissioner Reyes-Brahar.

A discussion ensued

5 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli). 1 Nay (Brunner). Motion Carries.

- iii) Commissioner Steneck made a motion to grant a variance request from Section 158.04(D)(2)(C), Landscape requirements, requiring a five-foot landscaping area along the foundation. Seconded by Commissioner Krueger

4 Ayes (Reyes-Brahar, Feck, Krueger, Steneck,). 2 Nays (Brunner, Scarpelli). Motion Carries.

- v) Commission Reyes-Brahar made a motion to deny a minor amendment to Section 4(7) of the Planned Unit Development granted by the Village Board in Ordinance No. 08-74, regarding the requirements of interior landscaped parking lot islands, which currently requires 400 sq. ft. islands. Seconded by Commissioner Krueger.

3 Ayes (Reyes-Brahar, Steneck, Scarpelli,). 3 Nays (Feck, Krueger, Brunner). Motion does not carry.

Findings of Fact:

- A) Commissioner Scarpelli made a motion to approve the findings of fact regarding Section 157.127, Required loading berths, requiring two loading berths.

Commissioner Scarpelli withdrew his motion.

Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

1. No
2. No
3. Yes
4. No
5. Yes
6. No
7. No
8. Yes
9. Yes

Commissioner Scarpelli made a motion to approve the revised findings of fact regarding Section 157.127, required loading berths, requiring two loading berths. Seconded by Commission Steneck.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

- B) Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

1. No
2. No
3. Yes
4. No
5. Yes
6. No
7. No
8. Yes
9. Yes

Commissioner Steneck made a motion to approve the revised findings of fact regarding Section 158.04(D)(2)(d)(2)(b), Landscape requirements, requiring landscaping islands for every ten parking spaces. Seconded by Commissioner Krueger.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

- C) Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

- 1) No

- 2) No
- 3) Yes
- 4) No
- 5) Yes
- 6) No
- 7) No
- 8) Yes
- 9) Yes

Commissioner Steneck made a motion to approve the revised findings of fact regarding Section 158.04(D)(2)(C), Landscape requirements, requiring a five-foot landscaping area along the foundation. Seconded by Commissioner Reyes-Brahar

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

Commissioner Scarpelli stated why he voted a certain way due to the language of the motion.

OTHER BUSINESS: None

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:30 pm by Commissioner Krueger, seconded by Commissioner Steneck.

Motion Carries by unanimous voice vote.

Respectfully submitted,
Franco Bottalico, Management Analyst