

1 **PLANNING AND ZONING COMMISSION OF THE VILLAGE OF**
2 **OLYMPIA FIELDS**

3
4 Minutes of the Planning and Zoning Commission Meeting held on Tuesday, January 21st,
5 2020.

6
7 **CALL TO ORDER:**

8
9 Chairman Blackwell called the meeting to order at 7:05 P.M. The assembly recited the Pledge of
10 Allegiance.

11
12 **SWEARING-IN OF MR. ARTHUR JONES:**

13
14 Chairman Blackwell stated that we have some New Business. We have a new Commissioner
15 who just came on board, Mr. Art Jones, who is a long-time resident of Olympia Fields. He asked
16 Faith, to swear in Mr. Jones as a Commissioner.

17
18 The Court Reporter, Faith Stine, administered the oath to Mr. Arthur Jones as follows: “I, Arthur
19 Jones, hereby swear under oath, that I will abide to the rules, regulations and all pertinent
20 Ordinances, subject to my appointment as a Commissioner on the Olympia Fields Planning and
21 Zoning Commission.”

22
23 **ROLL CALL:**

24
25 **Members Present:**

26 Chairman Blackwell, Commissioner Green, Commissioner Betts, and Commissioner Jones.

27
28 **Members Absent:**

29 Commissioner Miller and Trustee Pennington.

30
31 **Village Representatives:**

32 John McDonnell - Building Commissioner

33 Pete Iosue – Teska Associates

34
35 Chairman Blackwell stated that we have Trustee Pennington absent, who is not a voting member
36 of the Commission. He is the Trustee Liaison. We have Mark Miller absent. He stated that with
37 four Commissioners here, we have a quorum sufficient to vote.

38
39 **REVIEW AND APPROVE THE MINUTES OF JULY 30th, 2019:**

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41 Chairman Blackwell stated that we have a packet of Minutes from July 30th, 2019. There is a
42 second packet of Minutes from August 20th, 2019. He asked Commissioner Jones to abstain from
43 voting on the previous Minutes as he just came onboard today.

44 **Motion by Commissioner Green, Second by Commissioner Betts to Approve the Minutes of**
45 **the Planning and Zoning Commission Meeting from July 30th, 2019, as Presented.**

46 **Voice Vote: All Ayes. Motion Carried.**

47

1 **REVIEW AND APPROVE THE MINUTES OF AUGUST 20th, 2019:**
2

3 **Motion by Commissioner Green, Second by Commissioner Betts to Approve the Minutes of**
4 **the Planning and Zoning Commission Meeting from August 20th, 2019, as Presented.**

5 **Voice Vote: All Ayes. Motion Carried.**
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7 **Public Hearing and discussion to consider an application filed by the Village President to**
8 **rezone the subject property from Planned Unit Development (PUD) to B-3. The property is**
9 **generally located on the South West corner of Lincoln Highway and Western Avenue,**
10 **approximately 15 acres.**
11

12 Chairman Blackwell stated that tonight, we are having a Public Hearing and a discussion to
13 consider an application filed by the Village President to rezone the subject property from a
14 Planned Unit Development (PUD) to B-3. The property is generally located on the South West
15 corner of Lincoln Highway and Western Avenue. It has a footprint of approximately 15 acres.
16

17 Chairman Blackwell stated that this evening, we have a presentation from Teska Associates
18 regarding that parcel. Prior to that, he asked Mr. John McDonnell to provide a quick briefing
19 before Teska gets started on their presentation.
20

21 Mr. McDonnell stated that he will give you a little background on this property if you don't
22 know it. This is the old Jewel Plaza property. We now try to refer to it as "Olympia Corners,"
23 because Jewel is no longer there. We came upon this property about a year ago. There had been
24 no movement on the sale of this property, or the marketing of the property. The owner was an
25 absentee owner. He lived out in South Carolina. He was just looking for a quick flip and that
26 didn't happen for him. He ended up just basically, dragging this property as far as he could go.
27

28 Mr. McDonnell stated that the Village got interested in it because there was no movement in it.
29 The Village thought that we could do a better job than they could at marketing that property. We
30 started to work with the South Suburban Land Bank. They step in for properties like this that are
31 delinquent in paying their taxes and maintaining the property. They enter into an agreement to
32 hold that property, kind of freeze the taxes on that property, and it gives them so much time to
33 find a buyer for it. If they don't get a buyer for it, then the Land Bank takes that over. The
34 Village made a deal with the Land Bank and the new owner to purchase that property. The
35 Village owns that property outright. The Land Bank has nothing to do with the property at all. It
36 is the sole property of the Village of Olympia Fields.
37

38 Mr. McDonnell stated that quite sometime before that purchase happened, he, Cynthia Saenz,
39 and Trinette Britt-Johnson had been working with Teska Associates on just a general plan. What
40 could we do with the property? How would it look if we tore the buildings down? The biggest
41 part of that is getting rid of the Planned Unit Development zoning. Planned Unit Development
42 zoning was used years ago. He doesn't know why. It was a very cumbersome zoning practice. If
43 anything wanted to go in there, you literally had to have several meetings before the Planning
44 and Zoning Commission, Site Plan Development, then the Board, to get anything approved, any
45 type of store or anything. The B-3 makes it easier. We have a list of things that are okay to be put
46 into a B-3 and that's it. There is no varying for it. If you want to vary from it, then you have to
47 go for a variance to that B-3 District. It was decided between ourselves and Teska Associates

1 that B-3 would best fit this property. This property is in a TIF District. That can make it
2 attractive to some people that would be interested in it. We are already getting people that are
3 interested in the property. That's what we would like to do.

4
5 Chairman Blackwell inquired of Mr. McDonnell what the classification is for B-3. What does it
6 stand for? Mr. McDonnell stated business. It's a Business Class Development. Right now, our B-
7 3 has everything but the kitchen sink in it. He stated that at your meeting next month, we are
8 going to tighten up the B-3 District a lot, and get rid of some of the things that we don't want in a
9 B-3 District. We have been working with the Village Attorney on a complete zoning restructure
10 for the past two years. Hopefully, that is going to come to a head here and we are going to get
11 that finally done. He stated that what we are going to bring to you at next month's meeting, is the
12 changed list of B-3 items that we would like to see in the B-3 District. We are going to go ahead
13 and change that section of the Ordinance right away just for this project.

14
15 Chairman Blackwell stated very good. He inquired whether or not there were any questions for
16 John.

17
18 Commissioner Green inquired of Mr. McDonnell whether or not we are talking about that one
19 building, or are we talking that whole area. Mr. McDonnell stated the whole area. There is a
20 typo. Instead of 15 acres, it is actually 17 acres. It is the entire site. Commissioner Green
21 inquired of Mr. McDonnell whether or not the Finance Company on one side is part of it. Mr.
22 McDonnell stated no, it is not part of it. Commissioner Green stated all the way to Western. Mr.
23 McDonnell stated correct. Mr. Iosue stated this is the bank right there. This is the McDonald's. It
24 is just the Jewel, and the strip mall. Commissioner Green stated thank you.

25
26 Commissioner Jones inquired of Mr. McDonnell when the property was purchased from the
27 Land Bank. Mr. McDonnell stated that he doesn't know the exact date. It only happened like
28 three or four weeks ago from today. Commissioner Jones inquired the end of 2019. Mr.
29 McDonnell stated that it was like mid-December.

30
31 Commissioner Jones stated that he is looking at the map. He inquired whether or not the
32 McDonald's is already a B-3. He stated he is sorry, is that the Dunkin Donuts? Mr. McDonnell
33 stated that the McDonald's that is there on the corner piece of property, an insurance agency, and
34 there is a small strip plaza there. There use to be a Ponderosa there. Now, it is four or five
35 different businesses there. That will remain in a PUD. It is just the property that the Village now
36 owns, that 17 acres. Commissioner Jones stated thank you. Chairman Blackwell thanked Mr.
37 McDonnell.

38
39 **PRESENTATION BY TESKA ASSOCIATES INC.**

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41 Mr. Pete Iosue from Teska Associates stated that we are the planning consultants for the Village.
42 Hopefully, everybody got his memo on the property. He stated that John pretty much summed it
43 up already. There are a couple of little things he would like to add regarding why we want to
44 change the zoning. He stated that as John said, when this corner was developed, it was originally
45 developed under a PUD. Mr. Iosue stated that what the Planned Unit Development allows the
46 Village to do is kind of deviate from the Standard Zoning Ordinance. When that was approved, it
47 was approved with a specific Site Plan and specific requirements for that specific development.

1 It is not really appropriate anymore now. Now that the Village acquired it, they are looking for a
2 new developer to take that down and hopefully do a new development. The existing Site Plan is
3 kind of irrelevant at this point. That's kind of the point of why the Village is initiating removing
4 that PUD Zoning Classification. He stated that as John mentioned, we did recommend going
5 with the B-3 Business Commercial District. He stated that as John also mentioned, the Village is
6 in the process of updating the entire Zoning Ordinance, which will address the B-3 criteria.

7
8 Mr. Iosue stated that in case there are any questions, and to put everyone's mind at ease, the
9 Village has also already since the time this was developed, adopted Design Guidelines, which
10 cover building, architecture, landscaping, and all those Site Plan issues that were addressed
11 through the PUD that might not necessarily be addressed through straight zoning, but now you
12 have that extra layer of Design Guidelines. Now that the property is in the Village's control, you
13 obviously can control what type of development comes in there. You have an approval process
14 for anyone that comes in to develop the property. There are a number of layers of control that
15 you have to encourage a good, high-quality development on that property. The B-3 Zoning
16 District is perfectly appropriate for that area. That's why we recommended going with the B-3.
17 That's pretty much it. It is pretty straight forward. We just want to flip that zoning to B-3 to
18 encourage and to help the Village market the property and get a new developer.

19
20 Chairman Blackwell thanked Mr. Iosue. No one had any questions for Mr. Iosue.

21
22 **DISCUSSION OF THE MEMBERS:**

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24 Chairman Blackwell stated that he did not have any discussion. The Commissioners stated that
25 they did not have any discussion.

26
27 **OPEN FOR PUBLIC COMMENT:**

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29 **Motion by Chairman Blackwell, second by Commissioner Green, to Open the Meeting for
30 Public Comment at 7:23 P.M.**

31 **Voice Vote: All Ayes. Motion Carried.**

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33 Chairman Blackwell stated that the meeting is hereby open for the Public Comment portion of
34 the meeting. (No one in the audience wished to make any Public Comment).

35
36 **CLOSE PUBLIC COMMENT:**

37
38 **Motion by Commissioner Betts, Second by Commissioner Green to Close the Public
39 Comment Aspect of our Meeting at 7:23 P.M.**

40 **Voice Vote: All Ayes. Motion Carried.**

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42 Chairman Blackwell stated that the Public Comment portion of the hearing is hereby closed.

1 **VOTE ON MOTION:**

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3 Chairman Blackwell stated that we have before us a recommendation for a proposed vote based
4 on the criteria regarding the change of this parcel of property from a PUD which it is currently
5 zoned as, to a B-3 Commercial District.

6 **Based on the Presentation by the Village Staff and Teska, Motion by Chairman Blackwell,**
7 **Second by Commissioner Jones to Approve the Zoning Change of the Aforesaid Property**
8 **from a PUD to a B-3.**

9 **Voice Vote: (All Ayes) Motion Carried.**

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11 Chairman Blackwell stated that we have unanimous approval for the approval of the change in
12 the zoning.

13

14 **ADJOURNMENT:**

15

16 **Motion by Commissioner Green, Second by Commissioner Betts to Adjourn the Meeting at**
17 **7:26 P.M.**

18 **Voice Vote: All Ayes. Motion Carried.**

19

20 Respectfully submitted by Faith Stine.

21