



PLANNING AND ZONING COMMISSION MINUTES

MARCH 10, 2025

Roll Call - Establish Quorum

Commissioner Neuhalfen called the meeting to order at 7:03 pm.

Director Patrick Knapp called the roll to check attendance.

Four of the seven commissioners were present and could hear and be heard:

- Commissioner Bumbales
- Commissioner Neuhalfen
- Commissioner Rasek
- Commissioner Szpekowski

Member absent: Chair Patrician, Commissioner Laipert, and Commissioner Sturznickel

Commissioner Rasek made a motion to nominate Commissioner Neuhalfen to Chair for the meeting in Chairman Patrician's absence. Commissioner Szpekowski seconded the motion and the motion was approved with a 4-0 vote.

Staff Present: Director Patrick Knapp, Planner Stephanie Barajas, and Attorney Matthew Walters

Public Comment

Chair Neuhalfen asked for public comments. There was no public comment.

Approval of Minutes

Chair Neuhalfen asked for approval of the February 10, 2025, Planning and Zoning Commission minutes. A motion was made by Commissioner Bumbales and seconded by Commissioner Szpekowski to approve the minutes. The motion was approved with a 4-0 vote.

Chair Patrician arrived at the meeting at 7:04 pm and took over as Chair for Commissioner Neuhalfen.

Case Number PZ-2025-02 – Consideration of a Request to Approve an Amendment to Ordinance No. 2004-O-26 to Authorize the Demolition of the Multi-Tenant Building and Construction of a Parking Lot on Lot 1 of the Oakridge Harnish Resubdivision

Planner Barajas confirmed that the Public Notice Affidavit was received.

Daniel Shapiro, the attorney representing the Petitioner, gave a PowerPoint presentation to the Planning & Zoning Commission requesting a recommendation of approval. Dave Olufs, the architect representing the Petitioner, also participated.

Planner Barajas gave a digital presentation to the Planning & Zoning Commission stating that Staff supports the request with the conditions outlined in the Staff Report.

Commissioner Neuhalfen asked if the Subject Property has current tenants. Mr. Olufs replied that the building is now vacant after the only tenant, a dentist office, moved out in October of last year.

Commissioner Rasek asked for clarification on the approval that occurred in 2005. Mr. Olufs explained the approval and construction process for the Subject Property and the adjacent building that is now Rosen Genesis.

Commissioner Rasek commented that the flow throughout the development will be better. He then asked if the additional parking in The Room Place parking lot would still be needed. Mr. Olufs responded that the dealer has a lot of sales and will need more parking for their inventory. Director Knapp added that The Room Place parking is a temporary solution and that the Rosen vehicle inventory will not be permitted when a new user takes over the space.

Commissioner Bumbales asked about the ownership of the property and the timeline for construction. Mr. Shapiro responded that they would like to begin as soon as possible and that the work may be completed three months after approval. Mr. Olufs explained that pre-construction work has to be completed and that they will use the same contractor that has worked on both the Hyundai and Genesis developments next to the Subject Property.

Chair Patrician asked what the total number of parking spaces will be once the parking lot is constructed. Mr. Olufs responded that there will be about four hundred parking spaces in the Rosen Commercial Center. Chair Patrician then asked about the average number of parking spaces in other dealers. Mr. Olufs replied that a Huntley dealer that he previously designed has around six hundred spaces.

Chair Patrician inquired about measures to prevent the outdoor storage of materials or equipment in the parking lot in the future. Planner Barajas explained that this use requires a Special

Use Permit and that this property would likely not meet the additional regulations for the Permit.

Chair Patrician opened the Public Comment portion of the Public Hearing.

Chair Patrician closed the Public Comment portion of the Public Hearing.

Chair Patrician asked for a motion. A motion was made by Commissioner Bumbales and seconded by Commissioner Rasek to adopt Staff's findings of fact as the findings of the Planning & Zoning Commission and to recommend approval of an amendment to Ordinance 2004-O-26 and as amended as Ordinances 2010-O-35 and 2022-O-23, located at the northeast corner of Randall Road and Harnish Drive, referred to herein as the "Subject Property," subject to the conditions as outlined in the staff report for case PZ-2025-02 dated March 7, 2025, and final staff approval. The motion carried with a 5-0 vote.

New/Old Business

None discussed.

Community Development Report

Director Patrick Knapp provided an update regarding ongoing projects and Village Board approvals of Planning and Zoning cases.

Adjournment

Chair Patrician asked for a motion to adjourn. A motion was made by Commissioner Szpekowski and seconded by Commissioner Rasek. The motion carried on a 5-0 vote. The meeting was adjourned at 7:37 P.M.

Minutes signed by:

Stephanie Barajas, Planner