

MINUTES
FLOSSMOOR PLAN COMMISSION
CONTINUED MAY MEETING
JUNE 2, 2016

Chair Curran called the June 2, 2016 Meeting to order at 7:35 PM

1. ROLL CALL

PRESENT:

Chair Curran, Commissioners Martin, Matthys, Mitchell and White.

ABSENT:

Commissioners McCarthy and Thiros.

ALSO PRESENT:

Scott Bugner, Zoning Administrator; Edward McCormick, Village Attorney; Michael O'Connor, Holliday Properties; Debi Coble, Goodwill Michiana; Lori Tozer and Charles Greenebaum, residents.

2. APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 28, 2016

Commissioner Mitchell motioned to accept the minutes of the APRIL 28, 2016 meeting as submitted. Commissioner Matthys seconded the motion which passed by voice vote.

Ayes: Chair Curran, Commissioners Matthys and Mitchell

Nays: None

Abstained: Commissioners Martin and White

3. PUBLIC HEARINGS

A. A PUBLIC HEARING OF A REQUEST FOR REZONING FROM B-1 TO B-2. (19601 GOVERNORS HIGHWAY – GOODWILL OF MICHIANA).

June 2, 2016

Page 2 of 5

Chair Curran introduced the petition and asked Mr. Bugner to provide a brief summary of the agenda item. Mr. Bugner provided a brief summary of the proposed request and a description of the property as outlined in the staff memorandum.

Mr. Bugner explained that the petition for rezoning has been requested by Goodwill Industries of Michiana to operate a donation center at the former First Midwest Bank. Mr. Bugner explained that the existing zoning does not permit charitable organizations to operate and that the property would require a rezoning from B-1 to B-2 for a charitable organization use. He stated that in 2014 the total property tax levy was \$49,479.56. Mr. Bugner stated that the site would only be used for donation drop off and that no retail sales would occur.

Chair Curran asked Mr. Bugner if there were any updates to the current property tax assessment. Mr. Bugner advised that the second installment had yet to be issued for the 2015 levy year.

Commissioner Mitchell asked about the existing location nearby on 183rd St. west of Kedzie Avenue and whether there was a policy of locating these donation centers in such close proximity to other similar sites.

Chair asked if the petitioner could address the question asked by Commissioner Mitchell.

Mike O'Connor of Holliday Properties introduced himself and stated that he works with Goodwill to identify and acquire viable sites for their operations. Mr. O'Connor advised that Goodwill was a contract purchaser of the subject property. Mr. O'Connor introduced Debi Coble of Goodwill to answer any questions specific to the operations. Mr. O'Connor provided a handout to the Plan Commission detailing the mission of Goodwill.

Ms. Coble stated that Goodwill did not have a policy with regard to location but that they look for sites that offer convenience. She explained that the Hazel Crest location was their first drive-thru in the area and indicated that it has proven to be convenient for the communities that it serves.

Commissioner Mitchell asked what makes the Flossmoor site a good location given the close proximity to the Hazel Crest location. Ms. Coble stated that the Flossmoor community is concerned about recycling and giving back to the community and that the site would offer more convenience. She stated that based on the donations given to the Hazel Crest location, there weren't a lot of donations coming from the Flossmoor zip code and that being in the community would be more of a convenience. The petitioner advised that at the Hazel Crest location, Olympia Fields, Homewood and Hazel Crest accounted for about 90 percent of the donations.

Commissioner Matthys advised that he frequently donates to Goodwill and finds the Hazel Crest location to be very convenient as a Flossmoor resident. Commissioner Matthys asked if Goodwill would apply for a property tax exemption should a rezoning be granted. Ms. Coble indicated that Goodwill would seek a tax exemption.

June 2, 2016

Page 3 of 5

Attorney McCormick asked if Goodwill had any Church affiliation. Ms. Coble stated that Goodwill is a community based organization.

Commissioner Martin asked about the Tinley Park location. Ms. Coble stated that the Tinley location was operated by Goodwill of Wisconsin. She stated that there are 164 Goodwill locations in North America.

Chair Curran asked if each Goodwill location were operated separately. Ms. Coble advised that they are separated by region by Goodwill International with Goodwill Michiana operating in parts of Will, Cook and Kankakee Counties in Illinois, as well as 16 counties in Indiana.

Commissioner White asked if there were any other locations in the area that were zoned the same as the property in question. Mr. Bugner advised that the subject property was zoned B-1 while all of the surrounding property was zoned B-2.

Chair Curran asked what types of services were offered by Goodwill Michiana to residents of Illinois, stating that the provided handout indicated that most of the services were provided to residents of Indiana. Ms. Coble stated that there was in office in Lansing which offered vocational services and that they were in the process of obtaining contracts for occupational and rehabilitation services in Illinois.

Chair Curran asked if any member of the public wished to speak on the matter and indicated that two letters of opposition to a rezoning were submitted to the Plan Commission and have been added to the record.

Lori Tozer of 906 Gardner Road stated that one of the reasons that Flossmoor residents may not donate as much to the Hazel Crest location in comparison to other surrounding communities is that there are many other opportunities to donate items within the community such as, the Welfare Community, and the Bargain Box which is affiliated with Flossmoor Community Church. She stated that while Flossmoor is very conscious of recycling and reuse, there are other local charities are already being utilized by local residents.

Commissioner Matthys asked if a rezoning were to be approved, would there be any other necessary approvals to operate the donation center as submitted. Mr. Bugner advised that a charitable organization may operate in the B-2 district as of right. Commissioner Matthys stated that any property currently zoned B-2 could be purchased by a charitable organization and seek a property tax exemption. Mr. Bugner stated that is correct.

Commissioner Matthys stated that maintaining the property as B-1 is advantageous to the Village and given that there is an existing facility in such a close proximity, he feels that the proposed facility would serve more patrons outside of Flossmoor and not necessarily add any convenience to the residents of Flossmoor.

Commissioner Mitchell expressed concern that rezoning would reduce the commercial tax base that Flossmoor struggles to maintain. He stated that the Village of Flossmoor is at a competitive

June 2, 2016

Page 4 of 5

disadvantage with neighboring Olympia Fields and Homewood and that maintaining a commercial tax base is important. He further stated that while Goodwill does good work in the communities that they serve, such a facility is not necessarily attractive to other commercial businesses that generate a commercial tax base.

Chair Curran agreed with the concerns presented by the other Commissioners and did not see how the proposal would benefit Flossmoor.

Commissioner Matthys asked if the fence was the same as previously proposed. Mr. Bugner advised that a six (6) foot aluminum wrought iron style fence was proposed with no change to the location.

Chair Curran asked if there were any questions or comments from the public, to which there was none.

Chair Curran asked for a motion to recommend that the petition for rezoning be denied.

Commissioner White motioned to recommend the petition for rezoning from B-1 to B-2 be denied. Commissioner Martin seconded the motion which passed by roll call vote.

AYES: Chair Curran, Commissioners Martin, Matthys, Mitchell and White.

NAYS: None

A. OTHER BUSINESS

None

B. OLD BUSINESS

None

C. STAFF REPORTS

Mr. Bugner advised that the Meijer gas station had opened for business and that the Meijer store was scheduled to open on June 23.

D. MEMBERS CONCERNS AND IDEAS

Chair Curran stated that the earlier petition for rezoning raises some concern for other properties that have been zoned B-2 and the ability of a non-profit to purchase a site and in turn seek a property tax exemption. He asked whether there should be consideration to rezone existing B-2 properties in south triangle to B-1 in an effort maintain the commercial tax base. Commissioners briefly discussed the issue and Chair Curran stated that further discussion on the issue may be warranted in the near future.

June 2, 2016

Page 5 of 5

Commissioner White motioned to adjourn the meeting. Commissioner Matthys seconded the motion which passed by unanimous voice vote.

AYES: Chair Curran, Commissioners Martin, Matthys, Mitchell and White.

NAYS: None