

MINUTES OF THE
CREST HILL PLAN COMMISSION
January 10, 2018

The January 10, 2018 Plan Commission meeting was called to order by Chairman David Izquierdo, at 7:00 p.m. in the City Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman David Izquierdo, Commissioner Linda Strysik, Commissioner Jan Plettau, Commissioner John Stanton, Commissioner Joe Casagrande.

Also present were: Assistant City Administrator/HR Director Megan Fulara, Economic Development and Zoning Manager Scott McMaster, Reception Clerk Laurie Thrasher, City Attorney Chris Spesia.

Absent were: City Administrator Heather McGuire, Commissioner Ken Carroll, Commissioner William O'Connor.

Chairman Izquierdo presented the minutes from the regular meeting held on December 13, 2017 for Commission approval.

(#1) Motion by Commissioner Strysik, seconded by Commissioner Plettau, to approve the minutes from the regular meeting held on December 13, 2017 as presented.

On roll call, the vote was:

AYES: Commissioner Strysik, Plettau, Casagrande, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

ABSTAIN: Commissioner Stanton.

There being four (4) affirmative votes, the MOTION CARRIED.

(38)

(53) Chairman Izquierdo asked for a motion to open the public hearing on the annexation and rezoning request for the property located at 20318 W. Renwick Road Lockport, IL 60441. The necessary paperwork was on file.

(#2) Motion by Commissioner Casagrande, seconded by Commission Stanton, to open the public hearing on the annexation of 20318 W. Renwick Road Lockport IL 60441.

On roll call, the vote was:

AYES: Commissioner Casagrande, Stanton, Plettau, Strysik, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

There being five (5) affirmative votes, the MOTION CARRIED.

(70)

The public hearing was opened at 7:02 p.m.

(89) Attorney Chris Spesia presented a request for the annexation and rezoning of the property located at 20318 W. Renwick Road Lockport IL 60441. For the record a legal notice was published in the local newspaper on December 24, 2017. Certified letters were mailed to surrounding property owners on December 21, 2017. Proper signage announcing the meeting date was posted on the property on December 21, 2017. The current owner of the property would like to maintain a residential zoning and for the continuation of a single-family home with swimming pool, gravel driveway and garage. Any improvements on the property would require permits through the City and codes would have to be followed. The property is currently served by well and septic and the City would allow this to continue provided they are in compliance with applicable regulations. Per the agreement the City shall rebate its portion of the general real estate taxes on the property as long as the property continues to be used by the owner for residential purposes. Attorney Spesia explained that as far as the rezoning of the property from agricultural to R-1, this is spelled out in section 12.8-5 of the current codes. Chairman Izquierdo asked for comments and questions from the Plan Commission members. There were none. Chairman Izquierdo asked for comments and questions from the City Staff. There were none. Chairman Izquierdo asked for comments and questions from the audience.

(328) Kate Tradasore asked if the annexation is for future development of the property. Attorney Spesia explained that the current property owner is seeking annexation to the City with an R-1 zoning to maintain the current use of the property.

(365) Chairman Izquierdo asked for a motion to close the public hearing the annexation of 20318 W. Renwick Road Lockport IL 60441.

(#3) Motion by Commissioner Plettau, seconded by Commissioner Strysik, to close the public hearing on the annexation of 20318 W. Renwick Road Lockport IL 60441.

On roll call, the vote was:

AYES: Commissioner Plettau, Strysik, Casagrande, Stanton, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners O'Connor, Carroll.

There being five (5) affirmative votes, the MOTION CARRIED.

(374)

The public hearing was closed at 7:11 p.m.

(#4) Motion by Commissioner Casagrande, seconded by Commissioner Stanton, to recommend to the City Council the approval of the annexation and R-1 zoning of the property located at 20318 W. Renwick Road Lockport IL 60441 pursuant to section 12.8-5 of the Crest Hill codes.

On roll call, the vote was:

AYES: Commissioner Casagrande, Stanton, Plettau, Strysik, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners O'Connor, Carroll.
There being five (5) affirmative votes, the MOTION CARRIED.
(404)

(417) Chairman Izquierdo informed the public that the Plan Commission is a recommendation body only. The case will be forwarded to the City Council for their vote on January 15, 2018.

PUBLIC COMMENTS: (441) There were no public comments.

There being no further business before the Commission a motion for adjournment was in order.

(#5) Motion by Commissioner Stryzik, seconded by Commissioner Plettau, to adjourn the January 10, 2018 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Stryzik, Plettau, O'Connor, Stanton, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners O'Connor, Carroll.

There being five (5) affirmative votes, the MOTION CARRIED.

(444)

The meeting was adjourned at 7:15 p.m.



COMMISSION CHAIRMAN

As approved this 9 day of May 2018
As presented _____
As amended _____