

MINUTES OF THE  
CREST HILL PLAN COMMISSION  
January 11, 2017

The January 11, 2017 Plan Commission meeting was called to order by Chairman Nate Albert, 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: Commissioner John Evans, Commissioner John Stanton, Commissioner Linda Stryzik, Chairman Nate Albert, Commissioner Jan Plettau, Commissioner Ken Carroll, Commissioner David Izquierdo.

Also present were: Interim City Administrator Heather McGuire, Economic Development and Zoning Manager Scott McMaster, Reception Clerk Laurie Thrasher.

Absent were: None.

(17) Chairman Albert announced that Commissioner Casagrande is on an excused leave from the Commission. David Izquierdo who was a former member of the Commission will be taking his place. Chairman Albert welcomed him back to the Commission.

Chairman Albert presented the minutes from the regular meeting held on November 9, 2016 for Commission approval.

(#1) Motion by Commissioner Stryzik, seconded by Commissioner Carroll, to approve the minutes from the regular meeting held on November 9, 2016 as presented.

On roll call, the vote was:

AYES: Commissioner Stryzik, Carroll, Plettau, Chairman Albert.

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Izquierdo, Stanton, Evans.

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

(39)

(56) Chairman Albert asked for a motion to open the public hearing on case V-17-1-1-1, request of Old Dominion Freight for an increase in impervious area.

(#2) Motion by Commissioner Carroll, seconded by Commissioner Evans, to open the public hearing on V-17-1-1-1.

On roll call, the vote was:

AYES: Commissioner Carroll, Evans, Stanton, Izquierdo, Plettau, Stryzik, Chairman Albert.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(62)

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

(77) Chairman Albert presented the request of Old Dominion Freight (V-17-1-1-1) for a variance for an increase in impervious area. All of the paperwork was on file. Jeff Jacob from Jacob and Hefner addressed the Commission. He explained that they are seeking a variance for an increase in the maximum allowed impervious area from 85% to 86.1%. This would allow them to expand their employee parking. The lot was built to accommodate 67 vehicles. At that time they had 40 employees per shift. They would like to add 20 parking spaces which would bring them to a total of 87. They currently have 80 employees on the first shift. They have 50 employees on the second shift and 20 employees on the third shift. The additional parking spaces are needed to get the employees cars off the roadway. Manager McMaster explained that this variance is in line with what we have allowed in the new Cloverleaf project. Interim Administrator McGuire explained that the Cloverleaf project is just under 87%. Commissioner Carroll questioned the storm water runoff. Mr. Jacob explained that this has been accounted for. Commissioner Evans asked where the nearest homes are. Mr. Jacob showed him on the map where the homes were located. Commissioner Evans would like to see landscaping closer to the homes to help reduce the noise from the terminal. He suggested planting pine trees every 10 feet. Chairman Albert was in agreement with Commissioner Evans. He felt that the additional landscape screening would help reduce the noise. Discussion followed. Interim Administrator McGuire explained that Old Dominion has been receptive to adding additional landscaping on their property. They have changed the system for loading and unloading trucks, and also added some noise buffering pads to the doors to help alleviate noise. They have also eliminated the backup beepers on the trucks. Further discussion followed on the placement of trees. Several members of the Commission disagreed that additional landscaping was necessary. The Commission did not require any of the other developers to provide additional landscaping or buffering. This would not be fair to this developer. Commissioner Izquierdo questioned the lighting for the parking lot. Mr. Jacob explained the current lights would be relocated in the parking lot. Chairman Albert asked for comments and questions from the Plan Commission. There were none. Chairman Albert asked for comments and questions from the audience. There were none. Mr. Jacob explained that they will work with the City to add some additional trees to the landscaping. Discussion followed. Commissioner Izquierdo explained that there is another property that is between the residential and this property. Chairman Albert felt that we have an opportunity to grant a variance and also get something in exchange, such as the additional buffering. Manager McMaster explained that this parking lot is going to eliminate employee vehicles parked on the roadway. This would help eliminate a safety issue. Chairman Albert asked for a motion to close the public hearing on V-17-1-1-1.

(#3) Motion by Commissioner Izquierdo, seconded by Commissioner Carroll, to close the public hearing on V-17-1-1-1.

On roll call, the vote was:

AYES: Commissioner Izquierdo, Carroll, Plettau, Stanton, Evans, Stryzik, Chairman Albert.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(508)

The public hearing was close at 7:16 p.m.

(#4) Motion by Commissioner Izquierdo, seconded by Commissioner Carroll, to recommend to the City Council the approval of the request (V-17-1-1-1) of Old Dominion Freight Lines to increase the maximum allowed impervious area from 85% to 86.1% for the employee parking lot.

On roll call, the vote was:

AYES: Commissioner Izquierdo, Carroll, Stanton, Stryzik.

NAYES: Commissioner Plettau, Evans, Chairman Albert.

ABSENT: None.

There being four (4) affirmative votes, the MOTION CARRIED.  
(524)

(556) Chairman Albert 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 February 6, 2017.

PUBLIC COMMENTS: (565) 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 11, 2017 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Stryzik, Plettau, Izquierdo, Stanton, Evans, Carroll, Chairman Albert.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(582)

The meeting was adjourned at 7:17 p.m.

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COMMISSION CHAIRMAN

As approved this day of 2017

As presented \_\_\_\_\_

As amended \_\_\_\_\_