

MINUTES OF THE  
CREST HILL PLAN COMMISSION  
February 14, 2018

The February 14, 2018 Plan Commission meeting was called to order by Vice-Chairman Ken Carroll, at 7:00 p.m. in the City Council Chambers of the City Building.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Vice-Chairman Ken Carroll, Commissioner Linda Stryzik, Commissioner John Stanton, Commissioner William O'Connor, Commissioner Joe Casagrande.

Also present were: Economic Development and Zoning Manager Scott McMaster, City Attorney Mike Stiff, Reception Clerk Laurie Thrasher.

Absent: City Administrator Heather McGuire, Chairman David Izquierdo, Commissioner Jan Plettau.

Vice-Chairman Carroll presented the minutes from the regular meeting held on January 10, 2018 for Commission approval. Due to Commissioner O'Connor and Vice-Chairman Carroll being absent at the January meeting, the minutes will be tabled until the next meeting.

(#1) Motion by Commissioner Stryzik, seconded by Commissioner Casagrande to table the minutes from the regular meeting held on January 10, 2018 until the next meeting.

On roll call, the vote was:

AYES: Commissioner Stryzik, Casagrande, O'Connor, Stanton, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Commissioners Plettau, Chairman Izquierdo.

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

(34)

(51) Vice Chairman asked for a motion to open the public hearing on case SU-18-1-2-1 Crest Hill Auto Sale Inc. Ltd. The necessary paperwork was on file.

(#2) Motion by Commissioner Casagrande, seconded by Commissioner O'Connor, to open the public hearing on SU-18-1-2-1 Crest Hill Auto Sale Inc. Ltd.

On roll call, the vote was:

AYES: Commissioners Casagrande, O'Connor, Stanton, Stryzik, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Commissioner Plettau, Chairman Izquierdo.

There being five affirmative votes, the MOTION CARRIED.

(70)

The public hearing was opened at 7:04 p.m.

(75) Vice-Chairman presented the only item on the agenda on the agenda for discussion which is case #SU-18-1-2-1 the request of Crest Hill Auto Sale Ent. Ltd. 1670 Theodore Street to rezone from B-3 to B-3 special use to allow automotive sales. Vice Chairman Carroll swore in Jason Kuriger, who is the petitioner. Economic Development and Zoning Manager McMaster explained that Mr. Kuriger attended a work session to present his plans to the City Council. The Council had no problem with the plan, but did ask for a restriction on the number of cars being offered for sale on the property. Mr. Kuriger explained that he is the owner of the property located at 1670 and 1680 Theodore Street. The property at 1670 Theodore would be the business address for the automotive sales. The property at 1680 Theodore Street would remain the Milex/Mr. Transmission business. The cars for sale would be located at the west end of the property. Vice-Chairman asked for comments or questions from City Staff. There were none. Vice-Chairman O'Connor asked for comments or questions from the Plan Commission members. Commissioner O'Connor asked how many parking spaces would be used for the sale of cars. Mr. Kuriger explained there would be 10 to 15 cars on the lot. Commissioner Strysik asked if Mr. Kuriger would adhere to the limit to the number of cars on the lot. Mr. Kuriger would agree to what the Council wanted. Commissioner O'Connor asked if the lot would be extended and made larger. It would not. Alderwoman Strysik asked if the lot would be paved. It is currently paved. Vice-Chairman asked for the price range of the cars that would be for sale. The price would range from \$5,000.00 to \$20,000.00. Mr. Kuriger would be purchasing vehicles through the auctions. Vice-Chairman Carroll questioned the signage for the property. Mr. Kuriger explained that there are two signs on the property that can accommodate both businesses. The top sign will read Milex/Mr. Transmission and the bottom sign will read Crest Hill Auto Sales. Vice-Chairman Carroll questioned lighting for the property. Mr. Kuriger explained that the property has adequate lighting. Commissioner Strysik commented that she has been a customer of Mr. Kuriger for a number of years and he is an upstanding business man. Vice-Chairman Carroll asked for further comments and questions from the Commission. There were none. Vice-Chairman Carroll asked for comments and questions from the audience. There were none.

(378) Vice-Chairman Carroll asked for a motion to close the public hearing on SU-18-1-2-1.

(#3) Motion by Commissioner Strysik, seconded by Commissioner Casagrande, to close the public hearing on SU-18-1-2-1.

On roll call, the vote was:

AYES: Commissioners Strysik, Casagrande, Stanton, O'Connor Vice-Chairman Carroll.

NAYES: None.

ABSENT: Commissioner Plettau, Chairman Izquierdo.

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

(385)

The public hearing was closed at 7:13 p.m.

(#4) Motion by Commissioner Stanton, seconded by Commissioner Stryzik, to recommend to the City Council the approval of the request (SU-18-1-2-1) of Crest Hill Auto Sale Ent. Ltd. to rezone the property at 1670 Theodore Street from B-3 to B-3 special use.

On roll call, the vote was:

AYES: Commissioner Stanton, Stryzik, Casagrande, Stanton, O'Connor.

NAYES: None.

ABSENT: Commissioner Plettau, Chairman Izquierdo.

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

(404)

(414) Vice-Chairman Carroll 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 March 5, 2018.

PUBLIC COMMENTS: (433) There were no citizens wishing to address the Plan Commission.

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

(#5) Motion by Commissioner Casagrande, seconded by Commissioner Stanton, to adjourn the February 14, 2018 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Casagrande, Stanton, O'Connor, Stryzik, Vice-Chairman Carroll.

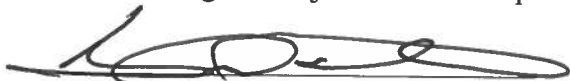
NAYES: None.

ABSENT: Commissioner Plettau, Chairman Izquierdo.

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

(449)

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



COMMISSION CHAIRMAN

As approved this 9 day of May 2018  
As presented ✓  
As amended \_\_\_\_\_