

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
PLAN COMMISSION OF CREST HILL  
WILL COUNTY, ILLINOIS  
April 3, 2018

The Crest Hill City Council/Crest Hill Plan Commission joint work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The following members were present: Mayor Raymond Soliman, City Clerk Vicki Hackney, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderwoman Barbara Sklare, Alderwoman Claudia Gazal, Alderwoman Tina Oberlin, Alderman Marco Coladipietro, Alderman Nate Albert, Alderman Tom Inman.

Also present were: Plan Commission Chairman David Izquierdo, Vice-Chairman Ken Carroll, Secretary Linda Stryzik, Commissioner Jan Plettau, City Administrator Heather McGuire, Assistant City Administrator/HR Director Megan Fulara, Economic Development and Zoning Manager Scott McMaster, Reception Clerk Zoe Rogers, Engineer Dana Ludwig, Engineer Maura Rigoni.

**TOPIC:** Zoning Ordinance update.

Maura Rigoni from Robinson Engineering presented the proposed changes to be made to the current zoning ordinance.

Discussion followed on the businesses that are already in ordinance form such as outdoor storage facilities, telecommunication facilities, outdoor sales, office uses, tattoo parlors, manufacturing, auto sales, sexually orientated businesses.

Items for a proposed update are massage parlors, and accessory uses in residential and non-residential.

Alderman Coladipietro questioned the zoning classification for tattoo parlors. Alderman Albert questioned the restrictions and why this type of business is only allowed in M-1 and M-2. Maura went over the background of the specifics of the zoning.

Fencing for pools and temporary pools will be updated for safety reasons. Recreational vehicles will be updated.

Discussion followed on the rules and definitions for seasonal sales. Administrator McGuire explained the background of the ordinance. Alderwoman Oberlin questioned allowing farmers markets. Discussion followed on temporary sales. The Council concurred to keep the rules regarding seasonal/temporary sales as is.

Residential tents and portable tents would have proposed setbacks. Home occupations will remain the same.

Development standards for items such as trash enclosures, building facades, and lighting will remain the same. Performance standards will remain the same. Discussion followed on the regulations regarding trash enclosures.

Maura presented the items that would appear in section 9 of the ordinance. The regulations incorporated are standard.

Section 10 deals with planning and zoning. This section of the ordinance was recently updated. Open space requirements and PUD's are addressed in this section.

Section 11 pertains to parking issues, regulations, and provides for more controlled parking for large buildings. This update will also address landscaped islands, green space, setbacks and parking updates. Discussion followed on green space requirements for PUD's, the pipeline property on Weber Road and landscaped islands. Alderman Albert questioned the need for the setback requirement along Weber Road. Mayor Soliman questioned a possible future widening of Weber Road to six lanes of traffic.

Section 12 identifies the Plan Commission. Currently we have one meeting per month. The City may find it necessary to add additional meetings on larger projects so that the Commission can meet with City Staff for in depth discussion.

Section 15-11 requires that we notify surrounding property owners when we're approving subdivision plats. This would be eliminated. You would still do a notification for a special use or a variance. Alderman Albert explained that in the past if we had an additional Plan Commission meeting during the month, the petitioner was required to pay for the meeting. Discussion followed.

Maura then addressed page 118 which deals with variations. She went over the changes to the variation requirements. Once a variance is granted, it can be revoked if not used within 12 months. Discussion followed.

Maura then reviewed the table that is being updated. In regards to residential zoning, there will be some changes made. Discussion followed on building size in relationship to the lot size. Discussion followed on setbacks, and the number of units allowed in a multi-family zoning. Discussion then followed on non-residential zoning as far as lot coverage and setbacks near a residential district. Large group homes versus small group homes will be addressed. Alderwoman Oberlin asked for clarification on what defines a small group home versus a large group home. Maura believed that anything over seven residents defines a large group home. We will be reducing this to five. Alderwoman Oberlin asked how this would relate to the existing group homes. She would like to know how we will define between them. Maura explained that she would look into this. Alderwoman Oberlin would like to see the definition based on square footage. Administrator McGuire explained that this would exclude half way houses, or substance abuse homes. This would be for persons with developmental issues. Discussion followed on the regulations that govern group homes.

Discussion was held on the various definitions for business uses. Maura went over the business classifications and how square footage of the business would affect the zoning. She cited an instance where there are B-1 zoning between B-2 in the same building. Alderman Albert questioned when a special-use would come into play with certain businesses. Discussion followed on properties that were originally built as single family homes and are used as a business.

Maura presented information on various types of indoor and outdoor recreation facilities such as health facilities, go cart tracks, golf areas, dancing schools, etc. Some of the

larger indoor facilities would require special use permits. Alderman Albert asked if this could be broke down in square footage of the facility and also the amount of parking that is required.

Maura presented information on used car sales and online auto sales and other businesses that would require a wider zoning classification. Discussion followed on businesses that have drive throughs. Banquet hall have been added in the classifications. Massage parlors have been added under special uses.

Manufacturing will be updated pertaining to heavy manufacturing. Outdoor storage will be updated. Maura went over the other changes that are proposed. Members of the Council felt the definition of outdoor storage is vague.

Administrator McGuire announced that another joint session will be scheduled to finalize the items that have been discussed. She would like to see this done prior to the May Plan Commission meeting.

**PUBLIC COMMENTS:** There were no public comments.

The meeting was adjourned at 9:09 p.m.

Approved this 16th day of April, 2018

As presented J

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

Vicki L. Hackney By [Signature]  
VICKI L. HACKNEY, CITY CLERK

Raymond R. Soliman  
RAYMOND R. SOLIMAN, MAYOR