

MINUTES OF THE JOINT WORK SESSION
CITY COUNCIL OF CREST HILL
CREST HILL PLAN COMMISSION
WILL COUNTY, ILLINOIS
April 24, 2018

The City Council 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 Council 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: City Administrator Heather McGuire, Economic Development Manager Scott McMaster, Engineer Maura Rigoni, Engineer Dana Ludwig.

Plan Commission members present were: Commissioner Carroll, Stryzik, Stanton, Casagrande.

Absent was: Alderwoman Tina Oberlin.

TOPIC: Zoning Ordinance.

Maura Rigoni from Robinson Engineering presented a memo dated April 24, 2018 regarding the summary and revisions for the draft zoning ordinance. A new residential zoning district (R1B single family residential) will be added. Section 8.2-19 of the draft ordinance pertains to regulations for outdoor sales. The definition for outdoor storage will be updated. Alderwoman Sklare asked if this would prohibit a business from storing items for another business outside. It would. There will be revisions to the indoor recreational and entertainment category and zoning classifications. Discussion followed on the various businesses that would fall into this category. The PUD open space requirements would be updated. Maura went over the permanent usable common open space area to be set aside in the residential PUD's. She went over the updates for the proposed ordinance. Maura went over the new definitions, sizes and building specifications for group homes. Alderman Vershay asked if we would only allow one person per bedroom. That would be part of the regulations. Maura went over the Weber Road green space setback requirements. The proposed revision keeps the regulations for M-1 and M-2, but modifies the B-1, B-2, B-3 and T-1 Districts. Discussion followed on the revisions. Engineer Dana Ludwig presented information on the pipeline that runs along the east side of a portion of Weber Road in the right-of-way or easements. Discussion followed on the property impacted by the pipeline and setbacks. Discussion followed on the current setbacks on Weber Road and how they will be impacted. Council members questioned what could be placed in the green space. Alderman Albert is concerned over Weber Road being widened in the future and the impact it would have on the green space. Mayor Soliman asked for comments and questions from the Plan Commission members on the setbacks. The Commissioners felt 20 to 25 feet would be adequate. Alderman Vershay felt that we could not make a decision until we see what type of businesses would be going on the property before we can determine the setback. Administrator McGuire explained that they would have get a variance from the required setback if they wanted it to be less. The majority of the Council and Plan Commission members would like to see a minimum 20' setback along Weber Road. Discussion then

followed on parking in the rear and side yards abutting residential. Alderman Albert asked if anything can be written into the ordinance that would require developers to coordinate with Com-Ed to remove the overhead power lines and bury them underground. Maura explained that this is outside of the zoning ordinance. Mayor Soliman explained that we discussed the possibility of burying the lines years ago, and the cost was in the millions to do so. Mayor Soliman asked what kind of restrictions can be placed on massage parlors. Maura suggested making it a special use in ~~B~~ zoning districts. You can require the Police Department to do inspections and also put stipulations and requirements on the business. Discussion followed. You can require that the owner and all employees have State license. Alderman Vershay asked if we can stipulate how close to schools, churches etc. Discussion followed on the current massage parlors being grandfathered in. Alderman Albert asked if there are any regulations that require a barrier between residential property and the railroad. There is a lot of undeveloped property that abuts the railroad. Could we require the developer to put up a barrier or some type of screening. Maura explained that this can be written into the code. Alderwoman Gazal questioned the businesses that display banners for an extended period of time. She would like to see a time frame put on these types of signs. Maura explained that these types of signs are addressed in a different ordinance. Administrator McGuire explained that if the Council has any other revisions, we will need them by the end of the week. We would like to present the amendment to the Plan Commission for their approval on May 9, 2018 and then have Council vote on it at the May 21, 2018 meeting.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: The Mayor had no updates.

COMMITTEE/LIAISON UPDATES: There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES: There were no City Administrator updates.

The meeting was adjourned at 8:08 p.m.

Approved this 7th day of May, 2018
As presented J
As amended _____


VICKI L. HACKNEY, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR