

MINUTES OF THE  
CREST HILL PLAN COMMISSION  
May 9, 2018

The May 9, 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 Stryzik, Commissioner Jan Plettau, Commissioner John Stanton, Commissioner Joe Casagrande.

Also present were: Economic Development and Zoning Manager Scott McMaster, Reception Clerk Laurie Thrasher, Engineer Maura Rigoni, Engineer Dana Ludwig.

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

Chairman Izquierdo presented the minutes from the regular meeting held on January 10, 2018 for Commission approval.

(#1) Motion by Commissioner Stryzik, seconded by Commissioner Casagrande, to approve the minutes from the regular meeting held on January 10, 2018 as presented.

On roll call, the vote was:

AYES: Commissioner Stryzik, Casagrande, Plettau, Stanton.

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

ABSTAIN: Chairman Izquierdo.

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

(34)

Chairman Izquierdo presented the minutes from the regular meeting held on February 14, 2018 for Commission approval.

(#2) Motion by Commissioner Stanton, seconded by Commissioner Stryzik, to approve the minutes from the regular meeting held on February 14, 2018 as presented.

On roll call, the vote was:

AYES: Commissioner Stanton, Stryzik, Casagrande, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

ABSTAIN: Commissioner Plettau.

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

(51)

PUBLIC HEARING: (63) Chairman Izquierdo asked for a motion to open the public hearing on the draft zoning ordinance.

(#3) Motion by Commissioner Plettau, seconded by Commissioner Casagrande to open the public hearing on the draft zoning ordinance.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(69)

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

(82) Maura Rigoni and Dana Ludwig from Robinson Engineering gave a presentation on the draft zoning ordinance. Ms. Rigoni went over the changes to the various sections and the new additions to the ordinance. Discussion followed on the Weber Road corridor and the comprehensive plan. Ms. Rigoni went over the procedure for zoning changes and special uses. Chairman Izquierdo asked for comments and questions from the Plan Commission. There were none. Commissioner Strysik commended everyone who worked on the updates to the zoning ordinance. Chairman Izquierdo asked for comments from the audience.

(522) John Evans asked if the existing platted residential property that is non-conforming would still be buildable. Engineer Rigoni explained that it would.

Chairman Izquierdo asked for a motion to close the public hearing on the draft zoning ordinance.

(#4) Motion by Commissioner Casagrande, seconded by Commissioner Stanton, to close the public hearing on the draft zoning ordinance.

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.

(553)

The public hearing was closed at 7:17 p.m.

Chairman Izquierdo asked for a motion to approve the draft zoning ordinance.

(#5) Motion by Commissioner Strysik, seconded by Commissioner Plettau, to recommend to the City Council, the approval of the draft zoning ordinance.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(581)

(595) Chairman Izquierdo asked for a motion to open the public hearing on V-18-1-4-1. All of the necessary paperwork was in order.

(#6) Motion by Commissioner Plettau, seconded by Commissioner Strysik, to open the public hearing on V-18-1-4-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(624)

The public hearing was opened at 7:19 p.m.

(641) Chairman Izquierdo presented the request (V-18-1-4-1) of M Iniguez for a variance in the minimum lot size and depth for the property located at 1815 N Center Street. Mr. Rodriguez explained that they would like to build a single-family home on this property. The City requires that a lot be 70' wide and this parcel is only 48' wide. The property was platted in 1918. Chairman Izquierdo asked for comments and questions from the City Staff. There were none. Chairman Izquierdo asked for comments and questions from the Commission. There were none. Chairman Izquierdo asked for comments or questions from the audience.

(685) Ray Semplinski was not opposed to the variance but was concerned about a secondary storm sewer that is located adjacent to 1813 N Center. Discussion followed on the private alley and the drainage from the existing church. It was explained that this variance would have no impact on the surrounding properties. Future development at 1813 Center could impact the easement and existing drainage pipe. 1813 Center Street is not a part of tonight's request.

Chairman Izquierdo asked for a motion to close the public hearing on (V-18-1-4-1).

(#7) Motion by Commissioner Casagrande, seconded by Commissioner Stanton, to close the public hearing on (V-18-1-4-1).

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.

(851)

The public hearing was closed at 7:25 p.m.

(860) Chairman Izquierdo asked for a motion to approve or deny the request (V-18-1-4-1) for a variance at 1815 N Center Street. Chairman Izquierdo asked for comments and questions from the City Staff. There were none. Chairman Izquierdo asked for comments and questions from the Commission. There were none. Chairman Izquierdo asked for comments or questions from the audience. There were none.

(#8) Motion by Commissioner Plettau, seconded by Commissioner Stryzik, to recommend to the City Council approval of the request (V-18-1-4-1) for a variance at 1815 N Center Street.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(867)

Chairman Izquierdo asked for a motion to open the public hearing on (V-18-2-4-2). All of the necessary paperwork was in order.

(#9) Motion by Commissioner Casagrande, seconded by Commissioner Plettau, to open the public hearing on (V-18-2-4-2).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(895)

The public hearing was opened at 7:26 p.m.

(908) Chairman Izquierdo presented a request (V-18-2-4-2) of M Iniguez for a variance in lot size and depth for the property located at 1817 N Center Street. Mr. Rodriguez went over the request. Chairman Izquierdo asked for comments and questions from the City Staff. There were none. Chairman Izquierdo asked for comments and questions from the Commission. There were none. Chairman Izquierdo asked for comments or questions from the audience. There were none.

(#10) Motion by Commissioner Stryzik, seconded by Commissioner Stanton, to close the public hearing on (V-18-2-4-2).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(928)

The public hearing was closed at 7:27 p.m.

(#11) Motion by Commissioner Plettau, seconded by Commissioner Casagrande, to recommend to the City Council approval of the request (V-18-2-4-2) of M Iniguez for a variance at 1817 N Center Street.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(944)

(960) 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 June 4, 2018.

Chairman Izquierdo asked for a motion to open the public hearing on case (SU-18-2-5-1). All of the necessary paperwork was in order.

(#12) Motion by Commissioner Stryzik, seconded by Commissioner Plettau, to open the public hearing on (SU-18-2-5-1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(995)

The public hearing was opened at 7: 29 p.m.

(1010) Chairman Izquierdo presented a request (SU-18-2-5-1) for a B-3 special use at 1624 Broadway Street for the operation of a used car dealership. Chairman Izquierdo swore in the petitioner. Jason Kolodzinski the petitioner informed the Commission that he is seeking to rezone the property from B-3 to B-3 special use in order to sell used vehicles. Mr. Kolodzinski went over his background in car sales. Mr. Kolodzinski thanked the City Staff for their help with his petition. Mr. Kolodzinski went over the improvements he has proposed for the property. Chairman Izquierdo asked for comments and questions from the City Staff. Manager McMaster felt this business would be a good fit for the City. Chairman Izquierdo asked for comments and questions from the Plan Commission. Commissioner Stanton asked what they would be doing with the one story frame structure. Mr. Kolodzinski explained that he would clean up the building and use it for primarily for storage of paperwork. He went over the improvements that would be done to the main building, green space and paving of a portion of the property.

Discussion followed. Commissioner Stanton questioned the placement of a sidewalk in the front of the property. Manager McMaster explained that there are no other sidewalks on this side of the street. Commissioner Casagrande asked if everything will be brought up to code. Manager McMaster explained that it would. Discussion followed on the paving of portions of the lot. Commissioner Stanton asked if a drainage study was done on the property. Discussion followed. Commissioner Plettau asked if any mechanical repairs would be done in the building. Mr. Kolodzinski explained that there would be two salesmen and two soft car detailers. Chairman Izquierdo asked for comments or questions from the audience.

(1500) John Evans, stated that originally he was opposed to the special use. Mr. Evans would like to make sure that the exterior of the building is painted and there be no portable signs, flags, banners or pennants. The hours of operation be clearly stated and the property be maintained. Chairman Izquierdo explained that a lot of Mr. Evans concerns are addressed in the updates to the zoning ordinance.

Chairman Izquierdo asked for a motion to close the public hearing on (SU-18-2-5-1).

(#13) Motion by Commissioner Plettau, seconded by Commissioner Casagrande, to close the public hearing on (SU-18-2-5-1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(1565)

The public hearing was closed at 7:44 p.m.

(#14) Motion by Commissioner Strysik, seconded by Commissioner Plettau, to recommend to the City Council the approval of the request (SU-18-2-5-1) for a B-3 special use at 1624 Broadway for the sale of used cars.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(1584)

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 June 4, 2018.

PUBLIC COMMENTS: (1612) There was no public comment.

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

(#15) Motion by Commissioner Strysik, seconded by Commissioner Stanton, to adjourn the May 9, 2018 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll, O'Connor.

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

(1619)

The meeting was adjourned at p.m.



COMMISSION CHAIRMAN

As approved this 11 day of July 2018

As presented

As amended