

MINUTES OF THE
CREST HILL PLAN COMMISSION
March 10, 2021

The March 10, 2021 Plan Commission meeting was called to order by Chairman Jan Plettau, 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: Chairman Jan Plettau, Commissioner John Stanton, Commissioner Bill Thomas, Commissioner Angelo DeSerio.

Also present were: City Attorney Mike Stiff, Administration Clerk Laurie Thrasher.

Absent were: Commissioner Paula Skiotes, Commissioner Ken Carroll.

Chairman Jan Plettau presented the minutes from the regular Plan Commission meeting held on 2021 for Commission approval.

(#1) Motion by Commissioner DeSerio, seconded by Commissioner Stanton, to approve the minutes from the regular Plan Commission meeting held on February 10, 2021 as presented.

On roll call, the vote was:

AYES: Commissioner DeSerio, Stanton, Thomas, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Carroll, Skiotes.

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

(30)

(41) Chairman Plettau presented case #PUD-21-2-3-1. Interim Planner Maura Rigoni informed the Commission that the petitioner for case #PUD-21-2-3-1 is requesting the case be tabled indefinitely.

(#2) Motion by Commissioner DeSerio, seconded by Commissioner Stanton, to table the request of Below 0 (PUD-21-2-3-1) indefinitely.

On roll call, the vote was:

AYES: Commissioner DeSerio, Stanton, Thomas, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Carroll, Skiotes.

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

(54)

PUBLIC HEARING: (64) Chairman Plettau asked for a motion to open the public hearing on case #SU-21-1-3-1. The necessary paperwork was in order.

(#3) Motion by Commissioner Thomas, seconded by Commissioner Stanton, to open the public hearing on case #PUD-21-1-3-1.

On roll call, the vote was:

AYES: Commissioner Thomas, Stanton, DeSerio, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Carroll, Skiotes.

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

(89)

Chairman Plettau opened the public hearing at 7:04 p.m.

(102) chairman Plettau presented case #SU-21-1-3-1 request of Route 52 Investment for a B-3 special use at 1521 Cedarwood Drive. Chairman Plettau swore in the petitioner and their representative. Eric Carlson the representative for Darpan Kikani addressed the Commission. He explained that they are constructing a 7500 square foot commercial building at 1521 Cedarwood Drive. They are seeking a B-3 special use for a drive through facility for a proposed restaurant. There will also be a liquor store and general retail. These uses will meet all of the parking requirements. Chairman Plettau asked for comments and questions from the Commission. Commissioner DeSerio questioned the location of the proposed facility. Mr. Carlson explained that the structure will be constructed on the existing concrete pad at 1521 Cedarwood Drive. Chairman Plettau questioned the size of the restaurant area and what it might be. Mr. Carlson said that once the construction begins on the building, they will start to market it. Chairman Plettau questioned lighting, landscaping, parking, and berms. There is a landscape plan that has been submitted. Commissioner Thomas asked if the only item we are voting on tonight was the special use. It was. Planner Rigoni explained that the plans are being reviewed and they will have to comply with all of the ordinances. Chairman Plettau asked for comments or questions from the audience. There were none.

(#4) Motion by Commissioner DeSerio, seconded by Commissioner Stanton, to close the public hearing on case #SU-21-1-3-1.

On roll call, the vote was:

AYES: Commissioner DeSerio, Stanton, Thomas, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Carroll, Skiotes.

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

(285)

The public hearing was closed at 7:09 p.m.

(#5) Motion by Commissioner Stanton, seconded by Commissioner Thomas, to recommend to the City Council the approval of case #SU-21-2-3-1 request of Route 52 Investment for a B-3 special use at 1521 Cedarwood Drive.

On roll call, the vote was:

AYES: Commissioner Stanton, Thomas, DeSerio, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Carroll, Skiotes.
There being four (4) affirmative votes, the MOTION CARRIED.
(302)

(317) Chairman Plettau informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on April 5, 2021.

PUBLIC COMMENTS: (333) Administration Clerk Laurie Thrasher commended Linda Stryzik for her ten years of the service on the Plan Commission and wished her well in the future.

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

(#6) Motion by Commissioner DeSerio, seconded by Commissioner Stanton, to adjourn the March 10, 2021 Plan Commission meeting.

On roll call, the vote was:

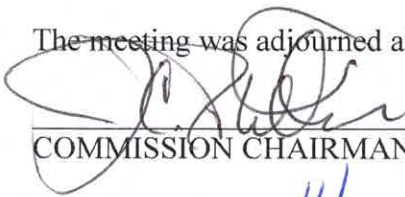
AYES: Commissioner DeSerio, Stanton, Thomas, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Carroll, Skiotes.

There being four (4) affirmative votes, the MOTION CARRIED.
(354)

The meeting was adjourned at 7:12 p.m.



COMMISSION CHAIRMAN

As approved this 14 day of July, 2021.

As presented. _____

As amended _____