

MINUTES OF THE
CREST HILL PLAN COMMISSION
(VIRTUAL MEETING)
May 13, 2020

The May 13, 2020 Plan Commission meeting was called to order by Chairman David Izquierdo, 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 via a video conference: Chairman David Izquierdo, Commissioner John Stanton, Commissioner Ken Carroll, Commissioner Linda Stryzik, Commissioner Joe Casagrande, Commissioner Jan Plettau.

Also present were: Community Development Director Scott McMaster, City Attorney Mike Stiff, Administration Clerk Laurie Thrasher.

Absent was: Commissioner William O'Connor.

(69) Chairman David Izquierdo presented the minutes from the regular meeting held on March 11, 2020 for Commission approval.

(#1) Motion by Commissioner Casagrande, seconded by Commissioner Plettau, to approve the minutes from the regular meeting held on March 11, 2020 as presented.

On roll call, the vote was:

AYES: Commissioner Casagrande, Plettau, Carroll, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioner O'Connor.

ABSTAIN: Commissioner Stryzik, Stanton.

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

(76)

PUBLIC HEARING: (118) Chairman Izquierdo presented the public hearing on case #SU-20-2-3-1. The necessary paperwork was in order. This case was tabled from March 11, 2020 due to notification to surrounding property owners not being done. Christine Lekberg (LandCraft, Inc.) addressed the Commission. They are seeking a B-3 special use for the property at 1604 Caton Farm Road to operate a fiberglass boat repair facility. They are currently renting a facility and would like to purchase and move their operations to Crest Hill. Chairman Izquierdo asked for comments from City Staff. There were none. Chairman Izquierdo asked for comments from the Plan Commission. Commissioner Plettau questioned the existing sign company located at 1604 Caton Farm Road. Ms. Lekberg explained that they would be operating out of the entire building and the sign company would have to vacate the unit. Commissioner Carroll questioned the landscaping that is proposed. Would these evergreens be small shrubs or more mature ones. They would be mature shrubs. Commissioner Carroll asked if they would have a contained dustless unit inside the building or would it be vented outside. It would be a

contained unit. Chairman Izquierdo asked for public comments. Attorney Stiff announced that no public comments were received by mail, email, video or via phone calls on this case.

(#2) Motion by Commissioner Strysik, seconded by Commissioner Plettau, to close the public hearing on case #SU-20-2-3-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.

(373)

(#3) Motion by Commissioner Strysik, seconded by Commissioner Casagrande, to recommend to the City Council the approval of the request (SU-20-2-3-1) of LandCraft, Inc. to rezone the property at 1604 Caton Farm Road to B-3 special use.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.

(404)

(426) Chairman Izquierdo informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on May 18, 2020.

(452) Chairman Izquierdo presented case #SU-20-3-2-2, the request of World Auto. The petitioner has asked that this be tabled until the next Plan Commission meeting which is June 10, 2020. This case was tabled from March 11, 2020. Attorney Stiff announced that no public comments were received by mail, email, video or via phone calls on this case.

(#4) Motion by Commissioner Strysik, seconded by Commissioner Casagrande, to table the request of World Auto until June 10, 2020.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.

(514)

PUBLIC HEARING: (537) Chairman Izquierdo asked for a motion to open a public hearing on case #SU-20-4-5-1 for a special use at 2209 Theodore Street. The necessary paperwork was on file.

(#5) Motion by Commissioner Carroll, seconded by Commissioner Plettau, to open the public hearing on case #SU-20-4-5-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.

(561)

The public hearing was opened at 7:22 p.m.

(576) Chairman Izquierdo presented the request (SU-20-4-5-1) of Zabor Automotive to rezone the property at 2209 Theodore Street from B-3, to B-3 special use. Stephen Zaborsky addressed the Commission. Mr. Zaborsky informed the Council that he has been the owner of the property for roughly 5 years. His previous tenant moved out and he has chosen to open an auto repair facility. This would be his second location. He also owns a repair shop in Rockdale. Chairman Izquierdo asked for comments and questions from the City Staff. There were none. Chairman Izquierdo asked for comments and questions from the Plan Commission. Commissioner Stanton asked if there were any plans for a fence or some type of landscape buffer on the south side of the property and would the abandoned cars be removed. Mr. Zaborsky explained that he did not have plans to construct a fence and the cars have been removed from the property. He does not anticipate vehicles being stored or parked on the property for an extended period of time. Lengthy discussion followed on fencing or landscaping the south side of the property. Commissioner Stanton would like to see a time frame of 12 months set for the buffer. Mr. Zaborsky would not be opposed to constructing a fence if we could make the time frame 18 months due to the business just getting started. Commissioner Stanton said that his request was for the east and south sides of the property. Mr. Zaborsky explained that the property to the east is currently a cemetery. Attorney Stiff explained that we can make a recommendation to the Council and they can decide on the time frame. Attorney Stiff announced that no public comments were received by mail, email, video or via phone calls on this case.

(#6) Motion by Commissioner Plettau, seconded by Commissioner Carroll, to close the public hearing on case #SU-20-4-5-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.

(1199)

(#7) Motion by Chairman Izquierdo, seconded by Commissioner Strysik, to recommend to the City Council the approval of the request (SU-20-4-5-1) of Zabor Automotive for a B-3 special use at 2209 Theodore Street with screening to be placed on the south side of the property with a completion date determined by the City Council.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.

(1225)

(1300) Chairman Izquierdo informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on May 18, 2020.

(1325) Chairman Izquierdo announced that May is the month that we do the re-organization of the Plan Commission. Commissioner Carroll made a recommendation to appoint David Izquierdo as Chairman. Chairman Izquierdo respectfully declined the recommendation.

(#8) Motion by Chairman Izquierdo, seconded by Commissioner Carroll, to appoint Jan Plettau as the Chairman to the Plan Commission.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.

(1343)

(#9) Motion by Chairman Izquierdo, seconded by Commissioner Strysik, to appoint Ken Carroll as the Vice-Chairman to the Plan Commission.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

ABSTAIN: Commissioner Carroll.

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

(1384)

(#10) Motion by Chairman Izquierdo, seconded by Commissioner Casagrande, to appoint Linda Strysik as the Secretary to the Plan Commission.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner O'Connor.

ABSTAIN: Commissioner Strysik.

There being five (5) affirmative votes, the MOTION CARRIED.
(1410)

PUBLIC COMMENTS: (1440) Chairman Izquierdo announced that no public comments were received by mail, email, video or via phone calls for tonight's meeting. Commissioner Carroll questioned some groundwork being done east of the library. This where the new municipal building is being built. Commissioner Plettau asked if the Building Inspectors were back doing code enforcement and inspections. Director McMaster gave the Commission the inspectors schedules.

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

(#11) Motion by Commissioner Plettau, seconded by Commissioner Stanton to adjourn the May 13, 2020 Plan Commission meeting.

On roll call, the vote was:

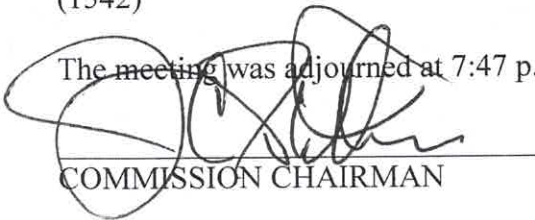
AYES: Chairman Izquierdo, Commissioner Carroll, Strysik, Stanton, Plettau, Casagrande.

NAYES: None.

ABSENT: Commissioner O'Connor.

There being six (6) affirmative votes, the MOTION CARRIED.
(1542)

The meeting was adjourned at 7:47 p.m.



COMMISSION CHAIRMAN

As approved this 9th day of September, 2020

As presented ✓

As amended _____