

MINUTES OF THE  
CREST HILL PLAN COMMISSION  
July 14, 2021

The July 14, 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 Ken Carroll, Commissioner Bill Thomas, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

Also present were: City Attorney Mike Stiff, Administration Clerk Laurie Thrasher, Interim Planner Maura Rigoni.

Chairman Jan Plettau presented the minutes from the regular meeting held on March 10, 2021 for Commission approval.

(#1) Motion by Commissioner Deserio, seconded by Commissioner Thomas, to approve the minutes from the regular meeting held on March 10, 2021 as presented.

On roll call, the vote was:

AYES: Commissioner Deserio, Thomas, Stanton, Slabozeski, Peterson, Chairman Plettau.

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Carroll.

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

(36)

PUBLIC HEARING:: (49) Chairman Plettau asked for a motion to open the public hearing on case #RZ-21-2-7-1. The necessary paperwork was in order.

(#2) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to open the public hearing on RZ-21-2-7-1.

On roll call, the vote was:

AYES: Commissioner Carroll, Deserio, Slabozeski, Thomas, Peterson, Stanton, Chairman Plettau.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(72)

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

(81) Chairman Plettau presented case #RZ-21-2-7-1 the request of Pride Land Capital LLC Series H to rezone the property at 1610 Marlboro from R-1 to R-2. Chairman Plettau swore

in the petitioner. Chenping Ni the owner of the property addressed the Commission. He explained that he purchased the property as a two unit. The front unit is vacant. The rear unit is currently occupied. Prior to purchasing the property Mr. Ni emailed the Building Department regarding any violations on the property. There were none. After the purchase was made, Mr. Ni filled out the rental information form which asked for the number of units on the property. At that time he was told that because this is zoned R-1 it can only be a used as a single family unit. He then contacted Com-Ed regarding the utilities and was told that they installed a meter on the second unit in roughly 2005. Mr. Ni has done work on the front unit which is currently vacant. Interim Planner Rigoni gave a brief summary on the request. The surrounding property is zoned R-1 with the exception of a commercial property. The City has been requiring rental property to register with the City. This is how the property was found to be in non-compliance. As far as the correspondence with the Building Department, at the time of the email there were no violations as the property was vacant. Commissioner Stanton asked if Com-Ed notified the City that they were installing a second meter. Planner Rigoni did not think that utilities were required to do so. There is only one water meter at the property. Commissioner Carroll said that if we were to approve this request the property would be non-compliant as far as the ordinances. Commissioner Slabozeski asked how many entrances were there to access the units. There is only one entrance for both of them. Commissioner Slabozeski was concerned that this would be a fire and safety hazard. Commissioner Peterson questioned parking. Mr. Ni explained that there are spaces for three vehicles. There is no garage. Commissioner Stanton questioned the plat of survey and the driveway encroaching on the other property. Planner Rigoni explained that this should have been addressed during closing. It is possible that this has existed since the structure was built. Commissioner Deserio asked if this is approved, could it be setting a precedence. It would and could be considered spot zoning. Commissioner Deserio asked if we need to contact the surrounding homes to make them aware of this request. Planner Rigoni explained that notification to surrounding property owners is part of the procedure and they provided proof of notification. Notification is also done through a legal notice in the paper, and signage posted on the property. Mr. Ni explained that 34 notices were sent to property owners within 300 feet of the property.

(451) Chairman Plettau asked for comments or questions from the audience. There were none.

(468) Chairman Plettau asked for a motion to close the public hearing on case #RZ-21-2-7-1.

(#3) Motion by Commissioner Carroll, seconded by Commissioner Stanton, to close the public hearing on RZ-21-2-7-1.

On roll call, the vote was:

AYES: Commissioner Carroll, Stanton, Peterson, Thomas, Slabozeski, Deserio, Chairman Plettau.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(469)

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

(480) Chairman Plettau asked for a motion to approve or deny case #RZ-21-2-7-1.

(#4) Motion by Chairman Plettau, seconded by Commissioner Carroll, to recommend to the City Council the denial of the request RZ-21-2-7-1 to rezone the property at 1610 Marlboro from R-1 to R-2.

On roll call, the vote was:

AYES: Chairman Plettau, Commissioner Carroll, Stanton Peterson, Thomas, Slabozeski, Deserio.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED, and the REQUEST WAS DENIED.

(483)

(500) Chairman Plettau informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on August 2, 2021.

(514) Chairman Plettau asked for a motion to open the public hearing on RZ-21-3-7-2. The necessary paperwork was in order. All of the State agencies were notified as this is currently a State owned property.

(#5) Motion by Chairman Plettau, seconded by Commissioner Stanton, to open the public hearing on RZ-21-3-7-2.

On roll call, the vote was:

AYES: Chairman Plettau, Commissioner Stanton, Peterson, Thomas, Slabozeski, Deserio, Carroll.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(560)

The public hearing was opened at 7:20 p.m.

(571) Chairman Plettau presented case #RZ-21-3-7-2 request of the City of Crest Hill to rezone the SE corner of Division and Weber from M-1 to B-1. Planner Rigoni explained that the State of Illinois is proposing to sell the 200 acre parcel at the SE corner of Weber/Division. Per the comprehensive plan, the City calls for the property to be commercial and transitional. There are currently no development plans for this property. If the zoning were to be left as M-1, it would open it up for a warehouse or manufacturing use.

(613) Chairman Plettau asked for comments and questions from the audience. Robert Cattaneo asked what a B-1 zoning is and what can be placed on the property. Planner Rigoni went over the zoning classification. He expressed a concern over the increase in traffic in the area.

(658) Shonna Hayes questioned the need for the rezoning without a comprehensive plan. Planner Rigoni explained that we have a comprehensive plan. There are no development or building plans currently in place for the property. Ms. Hayes is concerned over the increase in traffic.

(726) Commissioner Carroll questioned the comprehensive plan and the proposed single family area. Will this be eliminated. Planner Rigoni explained that the entire 200 acre parcel is zoned M-1. There is no single family zoning on the parcel at this time. Commissioner Deserio asked by rezoning this from M-1 to B-1, are we eliminating the possibility of manufacturing uses. This was correct.

(785) Chairman Plettau asked for a motion to close the public hearing on RZ-21-3-7-2.

(#6) Motion by Commissioner Carroll, Commissioner Stanton, to close the public hearing on RZ-21-3-7-2.

On roll call, the vote was:

AYES: Commissioner Carroll, Stanton, Peterson, Thomas, Slabozeski, Deserio, Chairman Plettau.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(787)

The public hearing was closed at 7:28 p.m.

(802) Chairman Plettau asked for a motion to approve or deny case #RZ-21-3-7-2 request of the City of Crest Hill to rezone the SE corner of Division and Weber from M-1 to B-1 based on the factors as presented in appendix "C".

(#7) Motion by Chairman Plettau, seconded by Commissioner Carroll, to recommend to the City Council the approval of RZ-21-3-7-2 the rezoning of the property at the SE corner of Division and Weber from M-1 to B-1 based on the factors as presented in appendix "C".

On roll call, the vote was:

AYES: Chairman Plettau, Commissioner Carroll, Stanton, Peterson, Thomas, Slabozeski, Deserio.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(807)

(828) The City Council will hear this case on August 2, 2021.

(830) Chairman Plettau asked for a motion to open a public hearing on SU/PUD-21-2-7-1. The necessary paperwork is in order.

(#8) Motion by Commissioner Deserio, seconded by Chairman Plettau, to open the public hearing on SU/PUD 21-2-7-1.

On roll call, the vote was:

AYES: Commissioner Deserio, Slabozeski, Thomas, Peterson, Stanton, Carroll, Chairman Plettau.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(854)

The public hearing was opened at 7:30 p.m.

(866) Chairman Plettau presented case #SU/PUD-21-2-7-1 request of Heidner Properties to rezone the NW corner of Division/Weber Road from B-3 to B-3 PUD/Special Use. Chairman Plettau swore in the petitioners. Mike McKinnon presented the plan for the commercial development located at the NWC of Weber/Division. This is part of a mixed use concept plan which is a total of 79 acres. Tonight they are seeking a special use, in a PUD and a plat of subdivision for 13 acres only. The stormwater detention will be off site. Parcel one of the property which is 5.8 acres will be for a fuel center and phase two will be for a retail center. Mr. McKinnon explained where the interior roads would be and how they would connect to Weber Road and Division Street. Chris Kalischefski went over the site plan and explained how much of the site would be commercial and how much would be for a future residential development. The property is currently zoned B-3, and they are seeking a B-3 special use for the drive through facility for the restaurant. They are also requesting a setback variance for the car-wash pay station canopy of 12'6". There will be a right-in, right-out on both Weber Road and Division Street. The proposed car wash would be an express wash. There will be a masonry building with a vacuum area. Mr. Kalischefski explained how the car wash process would work. This facility is considered a non-destination traffic supported business. The developer will be investing roughly five million dollars into the site. There are none of your typical truck stop amenities such as a sit down restaurant, showers, wand truck parking. Mr. Kalischefski presented the landscape plan, the building exterior plan, and the size of signage. They are also providing more parking spaces for the facility's than what the ordinance requires. Part of the facility will be a Dunkin Donuts, and this will have a double stacking drive up lane to help alleviate traffic. They are asking for a setback variance for the car wash pay station canopy of 12' 6". Commissioner Slabozeski asked if this is going to 24/7 operation. The car wash will close between 9 and 10. The Dunkin Donuts will not be open all night. The gas station and the store will be a 24 hour operation. Commissioner Carroll asked if they have any similar developments in the area. Mr. Kalischefski and Mr. McKinnon explained where they are currently located in the area. They have done a traffic study for this location and are working with the County regarding their requirements. The sales tax revenue would be roughly \$250,000.00. The remaining acreage in this development will be residential

and will come before the City in the future for approval. Chairman Plettau asked if trucks will be able to fuel up at this facility. The smaller trucks would, but this facility is not designed as a truck stop where they would park their vehicle and spend additional time there. Also, bigger semis would be headed for a truck stop type of facility, not one like this that doesn't have a sit down restaurant or shower facilities. Commissioner Thomas questioned the proposed residential area. Mr. McKinnon explained that this will come before the Council in the future. Commissioner Thomas is concerned about a residential subdivision with children impacting the schools. Commissioner Thomas questioned the utility line that runs through this property. Mr. McKinnon explained that the lines are located on the north side of Division, and they are currently working with the company. Planner Rigoni went over the background of the request which is a special use in a PUD. The developer is exceeding the number of curb cuts and width of cuts. Parking or drive aisle within 5' of a property line between lots 2 & 3. Reduction of the building setback requirements of 20' for the car wash canopy. They are seeking a reduction in the sign setbacks, exceeding the maximum number of wall signage, exceed the maximum area of wall signage and other exceptions as outlined the signage plan. The developer has presented a landscape plan, addressed the Fire Department concerns, and are working with the County. There is a request tonight for approval of the plat of subdivision which would take these 13 acres out of the full acreage for this property. There will also be covenants and conditions placed on the property. The internal roadway will be privately maintained.

(2083) Chairman Plettau asked if anyone had questions or would like to cross examine the applicant. Chairman Plettau swore in Steve Rudman. Mr. Rudman questioned an increase in truck traffic and will the traffic light be adjusted to accommodate this. Mr. McKinnon explained that there will be a minimal increase because this is a destination facility. This means that drivers who normally go this route will stop to fuel up or make purchases. This facility would not typically bring in travelers. As far as the traffic signals, this is up to Will County DOT. As far as a traffic study, it shows that basically 70 vehicles will enter and exit the property and on the weekend it could be around 94. Mr. Rudman asked how this facility compares in size to the Speedway on Weber. They are roughly close in size. Will there be sidewalks to connect this to the residential. This is something that can be worked out with the developer of the residential area once that project is presented. Will Randich Road connect to Longmeadow Drive. It would not. Mr. Rudman was concerned about lighting. Mr. Kalischefski went over the lighting plans and how the LEDs are designed and placed. The signage on the property will also have LED lighting. Mr. Rudman asked for information on the TIF District and how it affects this property. Discussion followed on what property's the TIF District affects in this area.

(2512) Shonna Hayes has concerns about the traffic. Was there any type of crime study done. She is concerned that a gas station will bring more crime into the area. Mr. Kalischefski went over the security measures that they take such as security cameras and employee training. Ms. Hayes asked how this development is going to affect the water quality in the area. Mr. Kalischefski gave a presentation on the car wash and how the amount of fresh water they use is recycled and re-used at the facility. Ms. Hayes is concerned about the safety of the children waiting at the bus stop on Division Street. Also is this the best use for this property as we have numerous gas stations and car washes in

the area. Mr. Kalischefski went over how the traffic flow would work and explained why this business is a good fit for the property. There is a survey and study that is done on the location prior to plans being submitted.

(2990) Chairman Plettau swore in Joan Tierney. Ms. Tierney asked what percentage of the PUD s have full occupancy after five years and ten years. Mr. Kalischefski explained that he cannot answer for the other PUDs, but as far as this developer, after 5 or even 10 years, they have 100% occupancy. Ms. Tierney asked what the length of the lease is. Mr. Kalischefski explained that Gas and Wash is purchasing the property so there would not be a lease. As far as the restaurant, typically the lease for that would be 10 years. Ms. Tierney asked if granting the PUD opens it up for other zoning. Planner Rigoni gave a brief presentation on what a PUD is and how it relates to zoning and regulations. Ms. Tierney asked if they will be selling liquor and cannabis at this facility. Mr. Kalischefski said that if they are granted a liquor license it would be for beer and wine only. There will be no cannabis sold at this facility.

(3302) Chairman Plettau swore in Gerald Fronck. Mr. Fronck informed the Commission that the developer has been maintaining the vegetation on the 13-acre parcel; but the remainder of the property has high weeds. He would like to know when this is going to be cut. Mr. McKinnon said that he would look into it and get it maintained.

(3440) Mercedes asked how this development will affect the property taxes and will the sales tax offset residential taxes. Mr. McKinnon gave an estimate of the property tax and sales tax that this facility would generate.

(3529) Chairman Plettau asked for a motion to close the public hearing on case #SU/PUD-21-2-7-1.

(#9) Motion by Commissioner Deserio, seconded by Commissioner Stanton, to close the public hearing on #SU/PUD-21-2-7-1.

On roll call, the vote was:

AYES: Commissioner Deserio, Stanton, Carroll, Peterson, Slabozeski, Thomas, Chairman Plettau.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(3530)

The public hearing was closed at 8:34 p.m.

(3562) Chairman Plettau asked for a motion to approve or deny case #SU/PUD-21-2-7-1.

(#10) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to recommend to the City Council approval of #SU/PUD-21-2-7-1 to rezone the property at the NWC Division /Weber Road from B-3 to B-3 PUD/SU with the following stipulations:

-Approve a special use for a Planned Unit Development and three drive-thru facilities for the 13 acres located at the NW corner of Weber Road and Division Street, in accordance with the reviewed plans, and conditioned upon final engineering (including but not limited to site geometry, traffic study and stormwater), final landscaping, final photometric, final signage, trash enclosure design, and final CC&R's which are to include language to address cross access, maintenance and ownership of property include the western drive-aisle.

On roll call, the vote was:

AYES: Commissioner Carroll, Deserio, Slabozeski, Thomas, Peterson, Stanton, Chairman Plettau.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(3569)

(Tape #2 begins).

Commissioner Thomas felt that there were too many unanswered questions and the Commission needs more information before a final recommendation to the Council can be made. Commissioner Deserio felt that the questions that came before the Commission are ones that would be answered by the Council. Discussion followed. Planner Rigoni went over some of the items that will be addressed by the engineering plans, the County regulations and City regulations and codes. Mr. McKinnon also informed the Commission that in regard to the residential portion of this entire project it is scheduled to come before the City sometime in the future.

(108) The roll call was then taken on Motion #10.

(130) Planner Rigoni presented a request for the approval of the plat of subdivision for the 13 acres at the NWC of Weber/Division Street per the engineering plans.

(#11) Motion by Chairman Plettau, seconded by Commissioner Stanton, to recommend to the City Council the approval of the plat of subdivision for the 13 acres at the NWC of Weber/Division Street per the engineering plans.

On roll call, the vote was:

AYES: Chairman Plettau, Commissioner Stanton, Peterson, Thomas, Slabozeski, Deserio, Carroll.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(138)

(163) Chairman Plettau informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on August 2, 2021.



(#12) Motion by Chairman Plettau, seconded by Commissioner Carroll, to table the re-organization of the Plan Commission until the next scheduled meeting.

On roll call, the vote was:

AYES: Chairman Plettau, Commissioner Carroll, Stanton, Peterson, Thomas, Slabozeski, Deserio

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(181)

PUBLIC COMMENTS: (196) There were no public comments.

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

(#13) Motion by Chairman Plettau, seconded by Commissioner DeSerio, to adjourn the July 14, 2021 Plan Commission meeting.

On roll call, the vote was:

AYES: Chairman Plettau, Commissioner Deserio, Slabozeski, Thomas, Peterson, Carroll, Stanton.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(201)

The meeting was adjourned at 8:43 p.m.

  
COMMISSION CHAIRMAN

As approved this 8<sup>th</sup> day of September, 2021.

As presented \_\_\_\_\_

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