

MINUTES OF THE  
CREST HILL PLAN COMMISSION  
September 9, 2020

The September 9, 2020 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 Ken Carroll, Commissioner Bill Thomas, Commissioner Paula Skiotes, Commissioner Angelo DeSerio.

Also present were: Community Development Director Scott McMaster, Administration Clerk Laurie Thrasher.

Absent were: Commissioner Linda Stryzik, Commissioner John Stanton, City Attorney Mike Stiff, (due to a malfunction of the exterior door locks the Attorney was unable to enter the building).

Chairman Jan Plettau presented the minutes from the regular meeting held on May 13, 2020 for Commission approval.

(#1) Motion by Commissioner Carroll, seconded by Commissioner Thomas to approve the minutes from the regular meeting held on May 13, 2020 as presented.

On roll call, the vote was:

AYES: Commissioner Carroll, Thomas, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Stryzik, Stanton.

ABSTAIN: Commissioner Skiotes, DeSerio.

There being three affirmative votes, the MOTION CARRIED.

(36)

PUBLIC HEARING: (54) Chairman Plettau asked for a motion to open the public hearing on case #V-20-1-8-1. The necessary paperwork was in order.

(#2) Motion by Commissioner DeSerio, seconded by Commissioner Carroll, to open the public hearing on case #V-20-1-8-1.

On roll call, the vote was;

AYES: Commissioner DeSerio, Carroll, Thomas, Skiotes, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Stanton, Stryzik.

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

(71)

The public hearing was opened at 7:05 p.m.

(91) Chairman Plettau presented case #V-20-1-8-1 the request of ComEd for a variance at 2001 Theodore Street to install a firewall 15'6" from grade. Director McMaster explained that they are looking to put in a firewall to protect the public in case something would happen at the facility. Chris Kazzer representing Com-Ed addressed the Commission. The current facility is being upgraded for future capacity. There is a path near the side of the substation that pedestrians are using. ComEd is concerned that there could be a safety hazard if anything were to happen at the facility in the future. The increase in the height of the firewall is for two reasons. There is an elevation grade down to the substation. Due to the height of the transformers this wall would help deflect any fire or heat. Chairman Plettau asked if the wall would only be on the Theodore Street side of the property. It would. Commissioner Carroll asked if this would replace the existing fence. It would. Commissioner Thomas asked if there are any plans to place any landscaping to buffer the wall. Mr. Kazzer explained that the wall is going to be an architectural stone façade, not just a plain wall. Commissioner DeSerio asked if the wall would be precast or cast in place. It would be precast. Commissioner Thomas asked if they have constructed these types of walls at other substations. Mr. Kazzer explained that they have. Commissioner Thomas asked about the specification of the wall and possible damage that an explosion may cause. Discussion followed. Commissioner Carroll asked if we would be maintaining the five-foot setback. We would. The wall would be 12 inches thick. The foundation will be roughly 4 foot below grade. Commissioner DeSerio asked if the wall would have columns set in concrete. Discussion followed on the specifications of the wall. Chairman Plettau asked for further questions from the Commission. There were none. Chairman Plettau asked for comments and questions from the audience. There were none.

(#3) Motion by Commissioner Carroll, seconded by Commissioner Skiotes, to close the public hearing on case #V-20-1-8-1.

On roll call, the vote was:

AYES: Commissioner Carroll, Skiotes, Thomas, DeSerio, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Stanton, Stryzik.

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

(386)

The public hearing was closed at 7:13 p.m.

(#4) Motion by Commissioner Carroll, seconded by Commissioner DeSerio, to recommend to the City Council the approval of case #V-20-1-8-1 the request of ComEd for a variation at 2001 Theodore Street to install a firewall 15'6" from grade.

On roll call, the vote was:

AYES: Commissioner Carroll, DeSerio, Thomas Skiotes, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Stanton, Stryzik.

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

(422)



(444) Director McMaster informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on October 5, 2020.

(459) Chairman Plettau presented the next item for discussion, which is Enterprise TH LLC, Lot 2 Crest Hill Industrial Park, PUD special use. Director McMaster informed the Commission that the applicant rescinded their petition. They may come back in the future with an updated plan.

(#5) Motion by Commissioner Skiotes, seconded by Commissioner Thomas, to table the request of Enterprise TH LLC, Lot 2 Crest Hill Industrial Park, PUD special use.

On roll call, the vote was:

AYES: Commissioner Skiotes, Thomas, DeSerio, Carroll, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Stanton, Stryzik.

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

(474)

(492) Commissioner Thomas asked if this was previously tabled. Director McMaster explained that this came before the Council for discussion at a work session two weeks ago.

PUBLIC COMMENTS: (499) Chairman Plettau welcomed the new Commissioners who are Angelo DeSerio, Paula Skiotes and Bill Thomas.

(530) Wendy Tovey, the Attorney for Indeck addressed the Commission. This is in regard to the tabling of the Enterprise TH LLC request. She went over the background of the request. The plan for the property was discussed at a prior work session with the Council. Ms. Tovey would like to know why the City keeps requesting different plans for this property and then rejecting them. Director McMaster explained that the Council saw the plans for the proposed PUD development. They decided that they were not going to vote in favor of the development as it was presented. Director McMaster suggested that Ms. Tovey submit an FOIA to get further information from the work session. Ms. Tovey feels they are being treated poorly and this could lead to some type of lawsuit.

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

(#6) Motion by Commissioner Carroll, seconded by Commissioner Skiotes, to adjourn the September 9, 2020 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Carroll, Skiotes, DeSerio, Thomas, Chairman Plettau.

NAYES: None.

ABSENT: Commissioners Stanton, Stryzik

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

(655)

The meeting was adjourned at 7:21 p.m.



\_\_\_\_\_

COMMISSION CHAIRMAN

As approved this 10<sup>th</sup> day of NOVEMBER, 2020

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

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