

MINUTES OF THE
CREST HILL PLAN COMMISSION
December 14, 2011

The December 14, 2011 Plan Commission meeting was called to order by Chairman Nate Albert 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 Nate Albert, Commissioner John Evans, Commissioner Gordon Butler, Commissioner Linda Stryzik, Commissioner John Stanton, Commissioner Ken Carroll, Commissioner David Izquierdo.

Also present were: City Attorney Heather McGuire, Building Commissioner Steve Kuczkowski, Reception Clerk Laurie Thrasher.

Absent were: None.

Chairman Albert presented the minutes from the regular meeting held on November 9, 2011 for Commission approval.

(#1) Motion by Commissioner Carroll, seconded by Commissioner Izquierdo to approve the minutes from the regular meeting held on November 9, 2011 as presented.

On roll call, the vote was:

AYES: Commissioner Carroll, Izquierdo, Stanton, Chairman Albert, Commissioner Stryzik, Butler.

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Evans.

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

(27)

(42) Chairman Albert informed the Commission that we will be deviating from the agenda. The first item for discussion will be the site plan/final plat for the property located on Division and Enterprise Blvd. The paperwork was on file. Mike Anderson the project manager for Crest Hill Business addressed the Commission. He explained that they are seeking approval for a final plat. They are not asking for any zoning changes or special uses for the property. The property will be divided into a 20 acre parcel and a 43 acre parcel. Chairman Albert explained to the audience that the only item that we are discussing tonight is the site plan. Chairman Albert asked for comments and questions from the Building Commissioner and he had none. Chairman Albert informed the Commission that we were in receipt of a letter from the City Engineer. Chairman Albert asked for comments or questions from the City Attorney. Attorney McGuire explained that the owner of the property has the right to subdivide the property, so there is no issue tonight. Chairman Albert asked for comments and questions from the Commissioner and there were none. Chairman Albert informed the audience that they

are welcome to address the Commission, but can only ask questions regarding the site plan. We are not discussing the types of business' that would be allowed on the property tonight. He asked that anyone wishing to address the Commission sign in, then state their name and address for the record.

(187) Fred Simon, 21147 Sterling Lake Court said that he received a certified letter stating that Mr. Anderson was seeking approval of the final plat. Mr. Simon called the company to find out what type of businesses would be built on the property and at that time he was told that they did not know. Mr. Simon found out that that they are looking to put a truck terminal on the property. He is concerned about what is going to happen in the future with the property. Chairman Albert explained that we cannot discuss any proposed business uses tonight, only the site/final plat. Chairman Albert asked for further comments or questions, there were none.

(#2) Motion by Commissioner Carroll, seconded by Commissioner Izquierdo to recommend to the City Council approval of the site/final plat for 63 acres of property located to the south of Division Street and to the east of Enterprise Blvd. in the Crest Hill Business Park.

On roll call, the vote was:

AYES: Commissioner Carroll, Stanton, Chairman Albert, Commissioners Izquierdo, Butler, Stryzik, Evans.

NAYES: None.

ABSENT: None.

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

(252)

(267) Chairman Albert presented the next item for discussion which is the request (SU-11-3-12-1) of Juan Hernandez for a B-3 special use at 1714 Broadway. The property is currently zoned B-2. The paperwork was filed. Chairman Albert swore in Magali Alarcon who was representing and translating for the petitioner. Ms. Alarcon explained that Mr. Hernandez would like to open an automobile repair facility and also sell used cars at the property. They have paved a portion of the parking lot for customer parking, but did not have any further plans for the building. Commissioner Carroll would like to see this property improved. Ms. Alarcon said that they did not plan any upgrades to the property for about 2 to 3 years. Commissioner Carroll asked if they would be selling used cars and they would. Commissioner Carroll explained that they would have to pave the lot and we have nothing in front of us that shows the property. Ms. Alarcon explained that Mr. Hernandez is not the owner of the property, but is in the process of buying it. He has two more years until the property is his. If the Commission would require that the property be upgraded in order to get the rezoning, then he would do it. Commissioner Carroll asked who can request a zoning change, the leasee or the owner? Commissioner Kuczkowski explained that they would prefer to have the owner ask for the zoning change. If the leasee gives up the business then the zoning reverts back. The zoning is currently B-2 and it needs to become B-3 special use for the auto dealer. Commissioner Kuczkowski explained that it is difficult to work on a case without a layout of the property. He has had conversation with the petitioner about adding onto the

existing building either on the front or back. Commissioner Kuczkowski suggested tabling this case and getting the owner involved. Commissioner Carroll felt that the Commission was not given enough information to make a decision. He also went over to look at the property and it needs a lot of improvement done to it. He is concerned over the parking issue. Commissioner Evans asked if there is a bay currently in the building and there was one. Commissioner Evans said that the property currently looks like a junk yard. There are vehicles being worked on outside the building instead of insider where the work should be done. Ms. Alarcon explained that Mr. Hernandez would like to know if he is going to get the special use because if not, he does not want to put any more money into the property. Ms. Alarcon showed the Commission a copy of plans for the property. Commissioner felt that the drawing did not really show what we are looking for. Commissioner Kuczkowski explained that the petitioner was told that we need architectural plans before any building permits can be issued. Commissioner Stanton asked if they are trying to rezone any of the vacant property to the south of the building. Commissioner Kuczkowski explained that this is not part of the petition. He informed the Commission that there are a number of items that need to be taken care of on the property such as the removal of the junk cars, fencing, paving, and a survey to determine parking. He recommends tabling this request in order to get more information before a decision is made. Chairman Albert asked the Attorney, if the request is denied they cannot come back before the Commission for a year and that was correct. Commissioner Evans would like to see the all of the code violations taken care of before anything else is done.

(#3) Motion by Commissioner Carroll, seconded by Commissioner Stanton to table the request (SU-11-3-12-1) of Juan Hernandez for a special use at 1714 Broadway until the January 11, 2012 Plan Commission meeting so that more information can be presented and the application be amended with the owners name.

On roll call, the vote was:

AYES: Ald. Carroll, Stanton, Chairman Albert, Commissioners Stryzik, Butler, Izquierdo, Evans.

NAYES: None.

ABSENT: None.

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

(760)

(774) Commissioner Kuczkowski asked if we can amend the application with the property owners name on it. Attorney McGuire explained that per the ordinance, the leasee can apply for the zoning request, as long as the application contains the owners name. Chairman Albert asked for comments and questions from the audience, there were none.

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

(#5) Motion by Commissioner Carroll, seconded by Commissioner Izquierdo to adjourn the December 14, 2011 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Carroll, Izquierdo, Evans, Stanton, Stryzik, Butler, Chairman Albert.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(828)

The meeting was adjourned at 7:25 p.m.

COMMISSION CHAIRMAN

As approved this 11th day of January, 2012.

As presented _____

As amended _____