

MINUTES OF THE
CREST HILL PLAN COMMISSION
January 11, 2012

The 2012 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.

Chairman Albert asked that everyone remain standing for a moment of silence in memory of Scott Strysik, husband of Commissioner Linda Strysik who recently passed away.

Roll call indicated the following present: Chairman Nate Albert, Commissioner John Evans, Commissioner John Stanton, Commissioner David Izquierdo.

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

Absent were: Commissioner Gordon Butler, Commissioner Linda Strysik, Commissioner Ken Carroll.

Chairman Albert presented the minutes from the regular meeting held on December 14, 2011 for Commission approval.

(#1) Motion by Commissioner Evans, seconded by Commissioner Stanton to approve the minutes of the regular meeting held on December 14, 2011 as presented.

On roll call, the vote was:

AYES: Commissioner Evans, Stanton, Chairman Albert, Commissioner Izquierdo.

NAYES: None.

ABSENT: Commissioner Gordon Butler, Commissioner Linda Strysik, Commissioner Ken Carroll.

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

(45)

(55) Chairman Albert presented the first case for discussion case #SU-11-3-12-1 which was tabled from the December meeting. There was no one in attendance regarding this matter.

(#2) Motion by Commissioner Izquierdo, seconded by Commissioner Evans to table case #SU-11-3-12-1 until the February 8, 2012 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Izquierdo, Evans, Stanton, Chairman Albert.

NAYES: None.

ABSENT: Commissioner Gordon Butler, Commissioner Linda Strysik, Commissioner Ken Carroll.

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

(101)

(110) Chairman Albert presented the next item for discussion which is case #SU-12-1-1-1 special use request at 1711-1713 Broadway. The paperwork was on file. Chairman Albert swore in Lerida Vargas. Ms. Vargas informed the Commission that they would like to rezone the property to B-3 special use for the use as an automotive repair facility. The lot is currently gravel and they would be paving it in the future. They would also be painting the existing building. Commissioner Kuczkowski informed the Commission that this is the old Dimmick Sewer Service property. The house that was on the property burned down. There are two lots here and they would both be rezoned to B-3 special use. The vacant lot would be used for parking. Commissioner Evans asked if a building inspection was done. Commissioner Kuczkowski said that he inspected the building about a year ago. There is ample parking on the vacant lot. Commissioner Evans asked if there would have to be fencing along the rear of the property between the business and residential. Commissioner Kuczkowski said that if they were going to do any outdoor storage they would need a fence. They would also have to pave and strip the lot when the plants re-open. There will be roughly six parking places and no repair work of any kind can be done outside the building. Commissioner Stanton questioned curb cuts and the existing ones would be adequate. Commissioner Evans would like to have the Building Commissioner re-inspect the property and decide what repairs would be needed. Commissioner Evans would like to see this case tabled so that we can get more information. He does not want to see any more auto repair facilities along Broadway. We have three that look good and four that are an eyesore. There are also three that are out of business. Ms. Vargas asked to have a brief discussion with her partner. Chairman Albert asked for comments and questions from the Attorney and there were none. Chairman Albert explained that when he first saw the application he thought the petitioner was going to demolish the existing building and construct a new one. He agrees that this property needs more than paint to make it look good. Commissioner Izquierdo would like to see a site plan. Chairman Albert is also concerned about the screening of the property. Commissioner Kuczkowski explained that if they are storing items outside they would need to have screening. There are also some maintenance items that need to be addressed. Clerk Thrasher informed the Chairman that no one signed up to cross examine the petitioner. Chairman Albert asked for objectors from the audience.

(400) Lisa Kloeckner 1717 Broadway is the owner the three lots on Broadway. Chairman Albert swore her in. Ms. Kloeckner informed the Commission that she is objecting to the rezoning. She is concerned about the safety of her children and the condition of the property.

(449) Ms. Vargas indicated to the Commission that they will go ahead and have the case tabled until February.

(#3) Motion by Commissioner Evans, seconded by Commissioner Izquierdo to table case #SU-12-1-1-1 until the February 8, 2012 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Izquierdo, Evans, Stanton, Chairman Albert.

NAYES: None.

ABSENT: Commissioner Gordon Butler, Commissioner Linda Stryzik, Commissioner Ken Carroll.

There being four (4) affirmative votes, the MOTION CARRIED.
(469)

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

(#4) Motion by Commissioner Evans, seconded by Commissioner Stanton to adjourn the January 11, 2012 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Izquierdo, Evans, Stanton, Chairman Albert.

NAYES: None.

ABSENT: Commissioner Gordon Butler, Commissioner Linda Stryzik, Commissioner Ken Carroll.

There being four (4) affirmative votes, the MOTION CARRIED.
(485)

The meeting was adjourned at 7:15 p.m.

COMMISSION CHAIRMAN

As approved this 8th day of February, 2012

As presented _____

As amended _____