

MINUTES OF THE  
CREST HILL PLAN COMMISSION  
December 8, 2010

The December 8, 2010 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 Peter Delaney, Commissioner John Stanton, Commissioner Ken Carroll.

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

Absent were: None.

Chairman Albert presented the minutes from the regular meeting held on November 10, 2010 for motion approval.

(#1) Motion by Commissioner Carroll, seconded by Commissioner Delaney to approve the minutes from November 10, 2010 Plan Commission meeting as presented.

On roll call, the vote was:

AYES: Commissioner Carroll, Delaney, Stanton, Albert, Stryzik, Butler.

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Evans.

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

(19)

(32) Chairman Albert presented the first item for discussion which is the request of Hawthorne Landscaping Inc. 2364 Plainfield Road for a setback variance (V-10-12-1) at 931 Brian Drive. The paperwork was on file. Bob Gable from United Architects addressed the Commission. He showed the Council the plans for the proposed addition. They would like to build an office addition on the front of the building that would encroach into the front yard setback. They are seeking a variance from 30' to 20'. Commissioner Kuczkowski explained that this property is located on a cul-de-sac. There is a new set of plans that Mr. Gable went over with the Commission. Chairman Albert asked for comments from the Attorney and there were none. Chairman Albert asked for comments and questions from the audience.

(227) Ben Cerven 113 Coghill Street, Joliet owns the property across the street. He had no objections to the variance request and commented that there is a lot of wasted space on a cul-de-sac.

(247) Commissioner Carroll asked if they tried to reconfigure the addition to maintain the required setback. Mr. Gable said that they did take it into consideration. Commissioner Carroll asked if they had considered putting the addition on the rear of the building. Mr. Gable explained that they did not feel that this would be a good area because this is where they store materials and their vehicles. Commissioner Carroll asked if there will be sales at this site. Mr. Gable explained that this addition would be an office for the company with very little customer traffic.

(304) Darlene Rodriguez owner of the landscape company explained that they do not have much customer traffic. They would actually go to the site to appraise the landscaping needs of the customers. Commissioner Stanton said that it appears that the owners are trying to dress up the building and add extra space to the existing structure by adding offices. Commissioner Carroll asked if this was the only building in the area that required a setback variance. Commissioner Kuczkowski said that we currently do not. Commissioner Carroll asked if the Building Commissioner had a problem with the variance and addition and he did not. Chairman Albert asked for further comments from the audience, there were none.

(#2) Motion by Commissioner Evans, seconded by Commissioner Stryzik to recommend to the City Council the approval of the variance request (V-10-12-1) of Hawthorne Landscaping for a front yard setback variance from 30' to 20' to allow an office addition to the front of the property.

On roll call, the vote was:

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

NAYES: Commissioner Delaney.

ABSENT: None.

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

(426)

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

(#3) Motion by Commissioner Evans, seconded by Commissioner Delaney to adjourn the December 8, 2010 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(452)

The meeting was adjourned at 7:14 p.m.

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COMMISSION CHAIRMAN

As approved this day of 2010,

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

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