

MINUTES OF THE
CREST HILL PLAN COMMISSION
March 13, 2019

The March 13, 2019 Plan Commission meeting was called to order by Chairman David Izquierdo, 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 David Izquierdo, Commissioner Ken Carroll, Commissioner Linda Stryzik, Commissioner Joe Casagrande, Commissioner Jan Plettau.

Also present were: Economic Development and Zoning Manager Scott McMaster, City Attorney Mike Stiff, Administration Clerk Laurie Thrasher.

Absent were: Commissioner John Stanton, Commissioner William O'Connor.

Chairman David Izquierdo presented the minutes from the regular meeting held on February 13, 2019 for Commission approval.

(#1) Motion by Commissioner Casagrande, seconded by Commissioner Stryzik, to approve the minutes from the regular meeting from February 13, 2019 as presented.

On roll call, the vote was:

AYES: Commissioner Casagrande, Stryzik, Plettau, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

ABSTAIN: Commissioner Carroll.

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

(33)

PUBLIC HEARING: (46) Chairman Izquierdo asked for a motion to open the public hearing on RZ-19-1-3-1. The necessary paperwork was in order.

(#2) Motion by Commissioner Carroll, seconded by Commissioner Casagrande, to open the public hearing on RZ-19-1-3-1.

On roll call, the vote was:

AYES: Commissioner Carroll, Casagrande, Stryzik, Plettau, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

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

(60)

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

(73) Chairman Izquierdo presented the first item for discussion which is case #RZ-19-1-3-1 the request of Marathon Oil company to rezone the property at 2207 Broadway from B-3 to M-1. Gary Davidson from Castle Law addressed the Commission. The petitioner would like to construct a 4-unit 12,000 square foot building for warehousing and storage by potential tenants. Mr. Davidson explained that there was a deed restriction on the property stating that it could only be used as an industrial or commercial use. There were remediation letters issued by the EPA that no further action is required by the purchaser. The current zoning conflicts with the deed restrictions from the owner. Jason Green presented the site plan of the property. This includes 2 driveways onto Broadway and a ring road in the front and back of the property. There are 21 parking spaces in the rear and 3 regular and one handicapped space in the front. The property meets the size requirement, will not exceed the maximum coverage of the lot and the building will not exceed the maximum height. They will maintain a 30' setback for the building. Chairman Izquierdo asked for comments or questions from City Staff. Manager McMaster explained that the entrances are currently in place. Mr. Green explained that the entrances and property will be improved. Commissioner Strysik questioned how the property would be lit. Mr. Green said that it would be on the building. Commissioner Carroll asked what the building would be used for. Linas Meilus explained that the building would be used for independent contractors such as plumbers, HVAC or those who need a small amount of space and parking. Chairman Izquierdo asked if the petitioner would be opposed to putting a fire alarm system in the building. The petitioner would work with City Staff. Commissioner Carroll was concerned about traffic because there are no turn lanes on Broadway. Manager McMaster explained that this will not be a high traffic development. Chairman Izquierdo asked for comments or questions from the public. There were none.

(#3) Motion by Commissioner Plettau, seconded by Commissioner Carroll, to close the public hearing on RZ-19-1-3-1.

On roll call, the vote was:

AYES: Commissioner Plettau, Carroll, Casagrande, Strysik, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

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

(356)

The public hearing was closed at 7:11 p.m.

(#4) Motion by Commissioner Strysik, seconded by Commissioner Plettau, to recommend to the City Council the approval of the request (RZ-19-1-3-1) of Marathon Oil Company to rezone the property at 2207 Broadway from B-3 to M-1.

On roll call, the vote was:

AYES: Commissioner Strysik, Plettau, Casagrande, Carroll, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

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

(370)

(380) Chairman Izquierdo informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case on Monday April 1, 2019.

PUBLIC HEARING: (400) Chairman Izquierdo asked for a motion to open the public hearing on SU-19-1-3-1. The necessary paperwork was in order.

(#5) Motion by Commissioner Casagrande, seconded by Commissioner Carroll, to open the public hearing on SU-19-1-3-1.

On roll call, the vote was:

AYES: Commissioner Casagrande, Carroll, Stryzik, Plettau, Chairman Izquierdo.

NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

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

(413)

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

(424) Chairman Izquierdo presented the request SU-19-1-3-1 of Tammy and Ken Barvian to rezone the property at 2231 Plainfield Road from B-2 to B-2, special use. Chairman Izquierdo swore in the petitioner. Manager McMaster informed the Commission that they are seeking a special use for a seasonal ice cream store with a drive through facility for the property at the intersection of Plainfield Road and Webb Street. The facility will have outdoor seating and a drive through facility. The information that was presented to the City meets our codes. Chairman Izquierdo asked for comments or questions from the Plan Commission. Commissioner Stryzik questioned the lighting for the property. Manager McMaster explained that there could be lighting on the building and pole lighting. Mr. Barvian explained that they will be constructing a fence between this property and the existing residential property. Manager McMaster informed the Commission that the petitioner has also proposed landscaping along with the fence. Mr. Barvian informed the Commission that there is a curb cut on Plainfield Road and they have contacted IDOT in regards to utilizing it. Chairman Izquierdo asked if they would be open to having a fire alarm system on the building. They would. Chairman Izquierdo asked if anyone would like to cross exam the petitioner.

(654) William Slimack owns the property that abuts this property. The original use of the property was for an office space. Mr. Slimack has concerns over the increase in traffic in the residential area that an ice cream shop would bring in. He is concerned about the safety of the children that use the playground that is located about a block from this property. He is concerned about patrons leaving trash lying around and it blowing into adjacent yards. Mr. Slimack asked how many cars can this property accommodate. Mr. Barvian said that they have 14 parking spaces. The building is under 1000'. Mr. Slimack asked if there would be a public bathroom. There would. Where would the entrance be. There is a curb cut on Plainfield Road and a second one on Webb Street. Mr. Slimack again stated that this is going to cause more traffic. Cars will cut through the residential area and cause a safety issue.

(865) Melissa Turek is concerned about increased traffic, disruption to the residential area, the safety of the children using the playground and increased noise. She also does not feel that the size of the lot will accommodate this type of business.

(987) Commissioner Strysik informed the residents that the property is already zoned for an ice cream store. The only thing that they need approval on is the drive through. They can build this without a drive through and not have to get approval from the Commission and Council.

(1009) Nancy Slimack is concerned about increased traffic and parking in the residential area. She is also concerned about the safety of children at the playground.

(1095) Chairman Izquierdo informed the residents that he also lives in this area. The zoning is in place to allow an ice cream store. The only thing that they are seeking approval on is to allow a drive through. Chairman Izquierdo said that the petitioners are willing to work with the residents and the City on this project. Commissioner Casagrande felt that some of the concerns that were expressed tonight such as the condition of the street, cars running the stop signs and parked cars obstructing driveways can be addressed to the Council and Police Department.

(1164) Mr. Slimack explained that he has had trucks turning around in his driveway, cars blocking his driveway. He is concerned that the proposed property is too small to support an ice cream store. He is concerned over the safety of the children at the playground. Commissioner Casagrande said that people will go through the drive up and exit the property. The petitioner can open this business without the drive up because the proper zoning is in place.

(1373) Melissa Turek does not feel this property has enough parking spaces. She cited another business in the City that had to tear out a retention pond to expand their parking because they did not have enough spaces.

(1424) Chairman Izquierdo explained that the Commission and City are here to make sure that all of the codes are met.

(1440) Chairman Izquierdo asked for a motion to close the public hearing on SU-19-1-3-1.

(#6) Motion by Commissioner Strysik, seconded by Commissioner Carroll, to close the public hearing on SU-19-1-3-1.

On roll call, the vote was:

AYES: Commissioner Strysik, Carroll, Plettau, Casagrande, Chairman Izquierdo

NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

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

(1443)

The public hearing was closed at 7:42 p.m.

(#7) Motion by Commissioner Plettau, seconded by Chairman Izquierdo, to recommend to the City Council the approval of the request SU-19-1-3-1 to rezone the property at 2231 Plainfield Road from B-2 to B-2 special use.

On roll call, the vote was:

AYES: Commissioner Plettau, Chairman Izquierdo, Commissioner Strysik, Plettau, Casagrande.

NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

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

(1461)

(1477) Chairman Izquierdo informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case on Monday April 1, 2019.

PUBLIC COMMENTS: (1490) There were no public comments.

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

(#8) Motion by Commissioner Strysik, seconded by Commissioner Casagrande, to adjourn the March 13, 2019 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Strysik, Casagrande, Plettau, Carroll, Chairman Izquierdo.

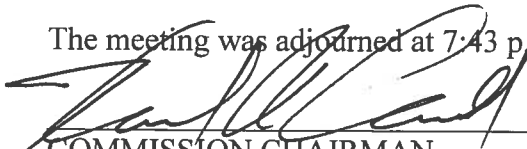
NAYES: None.

ABSENT: Commissioners Stanton, O'Connor.

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

(1495)

The meeting was adjourned at 7:43 p.m.


COMMISSION CHAIRMAN

As approved this 12 day of June, 2019
As presented _____
As amended _____