

MINUTES OF THE
CREST HILL PLAN COMMISSION
May 11, 2022

The May 11, 2022 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 John Stanton, Commissioner Bill Thomas, Commissioner Angelo Deserio, Commissioner Cheryl Slabozeski.

Also present were: Interim Planner Maura Rigoni, Community and Economic Development Director Tony Budzikowski, Administration Clerk Laurie Thrasher.

Absent was: Commissioner Ken Carroll, Commissioner Jeff Peterson, City Attorney Mike Stiff.

Chairman Jan Plettau presented the minutes from the regular meeting held on March 9, 2022 for Commission approval.

(#1) Motion by Commissioner Deserio, seconded by Commissioner Slabozeski, to approve the minutes from the regular plan Commission meeting held on March 9, 2022

On roll call, the vote was:

AYES: Commissioner Deserio, Slabozeski, Thomas, Stanton, Chairman Plettau.

NAYES: None.

ABSENT: Commissioner Carroll, Peterson.

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

(35)

(48) Chairman Plettau presented a request from the Alano Club of Joliet. They are a not-for-profit, seeking a special use permit for the property at 1807 Plainfield Road. This was formerly the Crest Hill Animal Hospital and is approximately 4,400 square feet. They would like to use the facility to host meetings. Chairman Plettau announced that tonight's meeting is informational only. We will not be voting on the subject matter. All of the necessary paperwork was in order. Tod Carter and John Honiotes from the Alano Club addressed the Commission. They would like to utilize the facility at 1807 Plainfield Road to host meetings for their members. The Building Department did a walk through of the facility and advised the applicant of the capacity restrictions and any interior improvements that would be required prior to operation. The final purchase of the property is contingent on the granting of the special use permit. Mr. Carter informed the Council that in regard to the parking, they have been in contact with Mr. Katz the owner of the adjacent property to work out an easement agreement for additional parking. Chairman Plettau asked if any consideration was given to purchasing the additional parking spaces from Mr. Katz. It appeared that Mr. Katz would prefer to have an easement agreement rather than selling a

portion of the property. Mr. Katz also indicated that he did not have a problem with the special use request because of the club's work with AA and other 12 step groups. If any issues arise with the parking, then the agreement would be rescinded, and the club would not be allowed to use the parking spaces. Interim Planner Rigoni explained that we have received the background information on the club, their potential growth, anticipated attendance, and hours of operation. There are no improvements needed to the exterior of the facility. Parking is a significant component of the special use request. The Zoning Ordinance does not identify parking regulations for this specific use but does state the City can refer to most similar listed uses or as determined by the Zoning Officer. Several parking categories were reviewed including office, institutional auditorium, and place of assembly. Based on the information provided, the maximum capacity of a meeting is 50 and this primarily occurs once a week. Based on the categories the parking required ranges from 12 to 18 spaces (based on a maximum capacity of 50). There are currently six parking spaces on-site. Modifications to the existing parking will be required to meet ADA requirements. This will decrease the number of current spaces. The applicant has reached out to Mr. Katz and received confirmation that members may park in the shopping center adjacent to the property with a formal recorded cross parking agreement, which will secure this parking arrangement should the shopping center change ownership. Planner Rigoni informed the Commission that they were provided with a zoning map, an aerial map, and parking plan. Commissioner Stanton asked how many additional spaces would they need. There are 13 spaces along the building, 30 in the general area and additional unstriped spaces to the rear of the facility. Mr. Honiotes explained that the adjacent parking spaces are very rarely used. Also, there are a number of attendees that will come to the meetings together so that eliminates the number of cars at the facility. There are also people that will take public transportation as there is a bus stop near the front of the facility. Commissioner Deserio questioned the number of required parking spaces. Planner Rigoni explained the parking requirement is due to the nature of the assembly. The suggestion was to secure spaces for 50 attendees. Commissioner Deserio questioned the percentage of handicapped spaces. They will need to do some modifications to the existing spaces to bring it up to code and ADA requirements. Commissioner Thomas was concerned about the safety issue with the parking spaces being filled adjacent to the building. This is how many people access the shopping center off of Plainfield Road. Planner Rigoni explained that as it sits now, there is designated parking in that area. Commissioner Stanton suggested that the parking spaces that will be allotted to the Alano Club in the shopping center be striped. He also suggested that you have a contract in place for the use of the parking spaces. Mr. Carter said that this has been discussed. Chairman Plettau asked what would happen to the parking arrangement if the shopping center were to be sold. The agreement would carry over to the new owner. It would only expire if the Alano Club sold their property. Mr. Carter explained that they would do the striping of the spaces at their own expense. Chairman Plettau asked if the club will be doing any other improvements to the property. Mr. Honiotes went over the upgrades that are planned for the interior of the property. As far as the exterior, there are some animal enclosures that will need to be removed that will allow for a few more parking spaces along the side of the building. Commissioner Thomas asked why a special use is required for this facility. Planner Rigoni explained because it is an indoor recreation/assembly place. It has different hours and parking needs from a regular business. Commissioner Deserio asked why the parking issue did not come into play when the animal

hospital was in the building. Planner Rigoni explained that the animal hospital was in existence for quite a number of years. Because the use is now changing we need to bring everything up to code. Discussion followed on the B-3 zoning and parking requirements. Commissioner Deserio questioned the striping of parking spaces on this property. Are we now going to go throughout the City and require everyone to restripe their lots. Planner Rigoni explained that we have had talks with several of the business owners in regard to the parking lots and the striping. Development Director Budzikowski explained that these concerns can be addressed. He also suggested that the ordinance have a provision to revoke the special use if the parking is no longer available. Director Budzikowski would be available to meet with the Commissioners to discuss this issue in further detail. Chairman Plettau asked if the Commission would need to take a vote on this proposal. Planner Rigoni explained that tonight's meeting was for discussion only. There are some items that the applicant needs to address prior to the formal submittal to the Commission. Commissioner Deserio asked how people are going to safely cross the parking lot to access the facility. Mr. Honiotes explained that there was a berm in place at one time near the building, but it is worn down. This is something that will have to be addressed also. What is going to happen in the winter when there is snow in the lot. Mr. Honiotes explained that since they have to plow their own lot, they can take care of these spaces also. Several Commissioners expressed concern over a patron using a walker or wheelchair. Mr. Honiotes thought that the majority of the spaces on their property would be used for handicapped parking. Most of the time these patrons are with another person. Kallan Dee Elias explained that they will take care of the snow removal and make sure patrons have access to the facility. Mr. Carter explained that they can't finalize the purchase of the property until they have approval of the City. Director Budzikowski suggested that the petitioner wait until they have final approval of the City Council before they complete the deal. Discussion followed on what the petitioner needs to provide to get on an upcoming agenda.

PUBLIC COMMENTS: (1340) There were no citizens wishing to address the Commission.

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

(#2) Motion by Commissioner Thomas, seconded by Commissioner Stanton, to adjourn the May 11, 2022 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Thomas, Stanton, Chairman Plettau, Commissioners Deserio, Slabozeski.

NAYES: None.

ABSENT: Commissioner Peterson, Carroll.

There being five (5) affirmative votes, the MOTION CARRIED.
(1350)

The meeting was adjourned at 7:40 p.m.



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COMMISSION CHAIRMAN

As approved this 10th day of August, 2022
As presented _____
As amended _____