

MINUTES OF THE  
CREST HILL PLAN COMMISSION  
August 10, 2022

The August 22, 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 Ken Carroll, Commissioner Bill Thomas, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

Also present were: City Attorney Mike Santschi, Economic Development Director Tony Budzikowski, Administration Clerk Laurie Thrasher.

Chairman Jan Plettau presented the minutes from the regular meeting held on May 11, 2022 for Commission approval.

(#1) Motion by Commissioner Deserio, seconded by Commissioner Slabozeski, to approve the minutes from the regular meeting held on May 11, 2022 as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(29)

PUBLIC HEARING: (44) Chairman Plettau asked for a motion to open the public hearing on case #SU-22-2-8-1. The necessary paperwork was in order.

(#2) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to open the public hearing on SU-22-2-8-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(61)

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

(74) Chairman Plettau presented case #SU-22-2-8-1 request of JLP Realty Inc. to rezone the property at 1807 Plainfield Road from B-3 to B-3 Special use to use the facility for a

meeting place. Chairman Plettau swore in John Honiotes, Kallan Dee Elias, and Bob Leonardy. Mr. Honiotes informed the Commission that they are the contract purchaser for the property located at 1807 Plainfield Road. They appeared before the Commission in July for an informational meeting only. Since that time they have met with Mr. Katz, the owner of Hillcrest Shopping Center and have come to a parking agreement for offsite parking. They have 10 onsite parking spaces and 12 offsite parking sites. They will be doing the necessary renovations to the facility and will also be removing the outdoor kennels and painting the exterior of the building. They have been in contact with United Architects and Building Inspector Wilkins has also looked at the facility. Commissioner Stanton questioned the curb between the facility and offsite parking. Mr. Honiotes explained that the curb has deteriorated. They would be restoring a section of this curb to make it an easy transition. The Club was originally on Republic Avenue in Joliet. They sold the property and moved to a location in Shorewood. They recently sold the Shorewood property as it was too small. They would like to move to the location in Crest Hill which is larger. Commissioner Carroll questioned the lighting in the parking lot. Also, he is concerned with the curb and potential for someone tripping. Mr. Honiotes explained that they going to address this with the architect and City staff. Director Budzikowski explained that there is some lighting at the rear of the property. With the parking lot striping and additional lighting they should be okay. Chairman Plettau asked if they have a budget for the project. Discussion followed on the proposed budget. A number of items such as interior painting will be gone in house. Mr. Leonardy, the Vice President of the club explained that Mr. Honiotes and Ms. Elias have put a lot of work into this project and facility. This is a major investment for the club.

(440) Chairman Plettau asked for objectors. There were none. Director Budzikowski gave a summary of the request. This was presented to the Commission in July as an informational subject only. The additional parking has been resolved per the agreement with Mr. Katz. If for some reason the parking agreement were to be revoked, the club would have to find an alternative or the City could revoke the special use permit. The parking area that is in the agreement is underutilized. Also filling a vacant building with people who might shop or dine is good for the City. Director Budzikowski recommends the approval of the special use subject to several stipulations that are spelled out in his memo dated August 10, 2022. One item that was left off of the recommendation is the transition between the parking lots. Commissioner Thomas felt that we need to make sure that motorists use the aisle, versus cutting through the designated parking spaces. Could this be achieved with the placement of arrows on the pavement. Director Budzikowski explained that once the striping is complete this should help. We can also discuss this with Mr. Katz. Mr. Honiotes explained he doesn't feel that there is going to be any difference between this parking situation and the one that existed when the animal hospital was in this facility. Most of the meetings are small groups with 8 to 12 participants. There could be a larger gathering on Saturday evening which usually ends before 10:00 p.m.

(#3) Motion by Commissioner Deserio, seconded by Commissioner Peterson, to close the public hearing on SU-22-2-8-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(700)

(723) The public hearing was closed at 7:22 p.m.

(#4) Motion by Commissioner Carroll, seconded by Commissioner Slabozeski, to approve the request (SU-22-2-821) of the Alano club to rezone the property at 1807 Plainfield Road from B-3 to B-3 special use with the following stipulations:

1. Shared-parking agreement shall be included as an Exhibit to the Ordinance approving the special use permit. The approved Ordinance shall also include a provision that alternative off-street parking must be provided if the Hillcrest Shopping Center parking agreement is withdrawn by the current or a future property owner.
2. Requisite parking stalls shall be restriped for on-site and off-site parking spaces for the Alano Club.
3. The existing dog run on the south side of the building shall be removed prior to final occupancy being approved. The dog run shall include the fence and screening fabric.
4. Trash/recycling receptables shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
5. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
6. Compliance with Plans; the development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.
7. Provide transitional area from the offsite parking lot to the facility with lighting or striping of the parking lot.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(739)

(798) Chairman Plettau informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on September 6, 2022.

(817) Chairman Plettau presented the amendment to the Comprehensive Plan. Director Budzikowski informed the Commission that he is requesting that the amendment to the comprehensive plan regarding revisions to the land use, access, and circulation for the areas near Advantage Ave, Churnovic Lane, Lidice Pkwy and Enterprise Blvd be continued until the September 14, 2022, Plan Commission meeting. This has been published in the paper.

(#5) Motion by Commissioner Deserio, seconded by Commissioner Peterson to continue the amendment to the Comprehensive Plan until the September 14, 2022 Plan Commissioner meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(860)

(875) Chairman Plettau presented the re-organization of the Plan Commission.

(#6) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to appoint Bill Thomas as Chairman to the Plan Commission.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(898)

(#7) Motion by Chairman Plettau, seconded by Commissioner Peterson, to appoint Ken Carroll as Vice-Chairman to the Plan Commission.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Carroll,

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

(929)

(#8) Motion by Commissioner Thomas, seconded by Chairman Plettau, to appoint Angelo Deserio as Secretary to the Plan Commission.

On roll call, the vote was:

AYES: Commissioner Thomas, Chairman Plettau, Commissioner Carroll, Stanton, Peterson, Slabozeski.

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Deserio.

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

(953)

PUBLIC COMMENTS: (972) There were no public comments. Commissioner Stanton asked when the City would be moving into the new facility. Director Budzikowski said

that he has not been told a specific date. Commissioner Thomas said it was his understanding that the move would take place before the end of the year. Commissioner Thomas thanked the Commission for appointing him as the Chairman. He commended Jan Plettau on a job well done as the current Chairman. Commissioner Carroll welcomed the new officers to the Commission and thanked City staff for the information that is provided to the Commission.

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

(#9) Motion by Chairman Plettau, seconded by Commissioner Thomas, to adjourn the August 10, 2022 Plan Commission meeting.

On roll call, the vote was:

AYES: Chairman Plettau, Commissioners Carroll, Stanton, Peterson, Thomas, Slabozeski, Deserio.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.  
(1068)

The meeting was adjourned at 7:33 p.m.

  
COMMISSION CHAIRMAN

As approved this 14 day of September, 2022  
As presented \_\_\_\_\_  
As amended \_\_\_\_\_