

MINUTES OF THE
CREST HILL PLAN COMMISSION

The May 9, 2024 Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Jan Plettau, Commissioner John Stanton.

Also present were: Interim Planner Maura Rigoni, City Attorney Mike Stiff, Administrative Clerk Samantha Tilley.

Absent were: Commissioner Cheryl Slabozeski, Interim Community Development Director Ron Mentzer.

APPROVAL OF MINUTES: Chairman Bill Thomas commented that there was an error on the minutes showing Commissioner Angelo Deserio and Commissioner John Stanton abstained on the approval of minutes for the April meeting when they should have been marked absent. This will be corrected to read they were absent for the approval of the minutes.

Chairman Thomas asked for a motion to approve the amended minutes from the regular meeting held on April 11, 2024 for Commission approval.

(#1) Motion by Commissioner Deserio seconded by Commissioner Peterson, to approve the amended minutes from the regular meeting held on April 11, 2024, as amended.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Stanton.

ABSENT: Commissioner Slabozeski.

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

PUBLIC HEARING: Chairman Bill Thomas presented case number PUD-24-1-5-1, which is a request of Gas N Wash/RR Crest Hill, LLC seeking approval of a B-3 Special Use for a Planned Unit Development and a major Planned Unit Development change. This request is to expand the existing commercial Planned Unit Development currently in place at the northwest corner of Weber Road and Division Street, Crest Hill, Illinois to include the 0.84 Acres immediately adjacent to the west and allow the additional property to be utilized for permanent driveway improvements for the existing Gas N Wash project. The address of the property is in the vicinity of 16664 Weber Road. The necessary paperwork was in order.

Chairman Thomas asked for a motion to Open the Public Hearing on case number PUD-24-1-5-1.

(#2) Motion by Commissioner Plettau seconded by Commissioner Carroll, to open a public hearing on case number PUD-24-1-5-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Slabozeski.

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

The Public Hearing was opened at 7:04 p.m.

Chairman Thomas asked the Interim City Planner Maura Rigoni to present the specifics of this case.

Interim City Planner Maura Rigoni commented that this is a special use request for a Planned Unit Development (PUD) expansion and a major Planned Unit Development (PUD) change for the property located at the northwest corner of Division Street and Weber Road. This is related to the construction of the Gas N Wash that is currently open.

In November of 2022, the City approved a special use for a Planned Unit Development (PUD) and special use for three drive-thru facilities for a commercial development at the northwest corner of Weber Road and Division Street. The approval at that time included a Gas N Wash, retail building, quick serve restaurant, and a future commercial site.

Interim Planner Rigoni commented that in the original approval there were two access points on Division Street. As construction began with final design, they indicated that there was some difficulty in terms of crossing the pipeline which resulted in a delay of construction and a need to determine the best way to coordinate with the pipeline. They have determined it will not be resolved in the immediate future and there was a concern about Gas N Wash not having access on Division Street.

In December of 2023, the City worked with Gas N Wash and Heidner Properties to provide this temporary access that is currently out there now because of that gas line. They have now come back and are requesting an interim permanent access drive that would be curbed and paved and to finish off the development. We use the term interim because we are not sure what the balance of the property is going to be since this is one of sixty-four acres and unsure where that final design might land and possibly change down the road with any future development, and this is why we are calling it an interim.

Some specifics of the proposal are:

- A 36' drive extends west from the current north/south access road, and loops south to intersect with Division Street which would connect into Randich Road.

- The proposed location of the new access drive does not interfere with the existing turn lane on Division Street.
- The design of this access drive will include:
 - o Asphalt and curb and gutter
 - o Lighting along the length of the drive
 - o Landscaping and seed to be provided on either side of the drive.
- It is noted at this time the City does not have a formal application for the development of the balance of the property, which is why we are calling it interim.
- Currently there is a temporary access easement since this property is not owned by Gas N Wash and is currently owned by Heidner who must grant them an easement which is why it is temporary, but the temporary will turn into a permanent easement once we begin permanent construction.
- The design of the access drive leaves a large green space adjacent to Division Street. This area is not large enough for commercial development; therefore, the Plan Commission may consider placing a condition acknowledging this area cannot be developed in its current configuration.
- The plans are currently under review by the City Engineer therefore the Plan Commission should consider conditioning any approval of final engineering. The initial review by the City's Engineer included the following comments:
 - o Traffic control measures and redesign of the intersection of the proposed access drive and the north/south drive are required. This design shall provide for a clear and safe path of travel.
 - o All temporary signage must be removed.
- There are also covenant restrictions on the property and we would look to have some type of expansion of the covenants restrictions or maintenance outlined in the easement to insure it is plowed and maintained so it does not become a nuisance.
- There is consideration in the final PUD and the final easement to make sure there is all cross-access easements and maintenance.

Interim Planner Rigoni mentioned that there are conditions outlined such as:

- The PUD approval for the proposed access drive would be for an indefinite interim basis and in no way should be considered final with respect to its location, design, and configuration. The permanent/final location, design, and configuration for the driveway/street improvement at this location (the "permanent driveway/street improvements) shall be reviewed and approved as part of the PUD approval process for the development of the property located immediately adjacent to the north and west of the interim driveway improvements, known as "Adjacent Development Site". It shall be the sole responsibility of the property owner and/or developer of the "Adjacent Development Site" to reconfigure the interim driveway improvements, if necessary, to

implement the PUD plans approved in the future for the Adjacent Development Site. Which means right now if the development should come back for the rest of the balance of the property and that must be modified all parties are in agreement and understand that it can and would occur.

- No private contracts, agreements, or covenants shall be entered into, executed, or recorded against the land on which the interim drive improvement is located by the current or future owner of that land that would prohibit or make it unreasonably difficult to remove or reconfigure the interim driveway and construct the permanent driveway/street improvements.
- The green space between the interim drive and Division St. is not considered a buildable lot, and no building/development permit will be issued for that land area in its current configuration.
- Approval of Final Engineering, landscaping and photometrics.
- The Plan Commission shall condition any approval of finalization of maintenance responsibilities of the new drive.
- Recordation of Plat of Easement and Final Plat of PUD.

Chairman Thomas asked for the representative from Gas N Wash to approach the podium and be sworn in. Troy Paionk approached the podium and was sworn in. He explained he is the owner of Heidner Properties and is willing to answer any questions they may have.

Chairman Thomas asked Troy if he understands and agrees to all the conditions that were discussed. Troy commented that he understands and agrees with them.

Chairman Thomas asked if any Commissioners have any questions. There were none.

Chairman Thomas commented that he cannot wait until it is paved, and the potholes are fixed. He also asked what all the red flags are at the corner of Division Street. Troy commented that it is part of the Southbound turn lane from Weber Road onto Division Street and there are some changes and signalization work that needs to be done by Will County Department of Transportation.

Chairman Thomas commented how the first time he ever was at a Gas N Wash he thought this is beautiful and thought Crest Hill would benefit from this but now three years later there is so many issues.

Interim Planner Rigoni commented that there was a signage plan that was in the packet but that is not part of the request at this time. Any vote would not be considering the sign.

Chairman Thomas asked if anyone from the audience would like to make a comment.

Arthur Glogowski approached the podium and was sworn in. Arthur stated that he lives on McGilvray Drive and commented that he has been concerned with flooding since this project started. He stated the runoff is coming to the west onto his neighbor's property and now the flooding is going to his property and heading towards Weber Road. He asked if there is any type of thought process to get any of this fixed since the property is starting to get developed. He also

asked if there would be a fence with Gas N Wash to keep the lights down at night since he now sees them from his backyard. He also commented at the original meeting they talked about putting trees and berms in and now there has been no movement on the trees or berms.

Interim Planner Rigoni commented that the larger part of the development has not been developed or approved yet and that would have ponds but there is the balance of the property up to Randich Road. In terms of construction, the development has not been finalized and we are in this interim stage. She also gave her business card to the resident and said she would follow up with him since there are flooding issues and we must make sure we address those issues.

Chairman Thomas asked for a motion to close the public hearing on case number PUD-24-1-5-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Deserio, to close the public hearing on case number PUD-24-1-5-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Slabozeski.

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

The Public Hearing was closed at 7:20 p.m.

Chairman Thomas asked for a motion to recommend approval of the request for case number PUD-24-1-5-1, from Gas N Wash/RR Crest Hill, LLC for approval of a B-3 Special Use for a Planned Unit Development and a major Planned Unit Development change at the property located at 16664 Weber Road, Crest Hill, Illinois contingent on the six (6) conditions read by our Interim City Planner Maura Rigoni.

(#4) Motion by Commissioner Plettau seconded by Commissioner Stanton, to recommend approval of the request for case number PUD-24-1-5-1, of a B-3 Special Use for a Planned Unit Development change located at 16664 Weber Road, Crest Hill, Illinois contingent on the six (6) conditions.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Slabozeski.

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

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case on Monday, May 20, 2024.

PUBLIC COMMENTS: City Attorney Mike Stiff thanked Commissioner Jan Plettau for his years of service and wished him the best in retirement.

Chairman Bill Thomas recognized Commissioner Jan Plettau for his nine (9) years of service on the Plan Commission. Commissioner Jan Plettau was appointed in 2015 to the Plan Commission and during his tenure he was the Chairman of the Plan Commission for two (2) of those years. He had much professionalism and attention to detail that meant a great deal to Chairman Bill Thomas.

Commissioner Ken Carroll thanked Commissioner Jan Plettau and commented that it has been a pleasure working with him these last nine (9) years.

Commissioner Jeff Peterson congratulated Commissioner Jan Plettau on his retirement and said he was the person who brought him into the Plan Commission.

Commissioner John Stanton thanked Commissioner Jan Plettau and congratulated him on his retirement.

Commissioner Angelo Stanton wished Commissioner Jan Plettau good luck on his retirement.

Commissioner Jan Plettau thanked everyone and commented that it is bittersweet that he is leaving but he is moving on to a new chapter in life and excited to start it.

OTHER BUSINESS: There was no other business.

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

(#8) Motion by Commissioner Plettau seconded by Commissioner Carroll, to adjourn the May 9, 2024 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Slabozeski.

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

The meeting was adjourned at 7:26 p.m.

As approved this 27th day of June, 2024
As presented ✓
As amended


BILL THOMAS, COMMISSION CHAIRMAN