

MINUTES OF THE  
CREST HILL PLAN COMMISSION

The July 11, 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 John Stanton.

Also present were: Interim City Planner Maura Rigoni, Attorney Alex Boyd, Administrative Clerk Samantha Tilley, Administrative Clerk Zoe Gates.

Absent were: Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the regular meeting held on June 27, 2024, for Commission approval.

(#1) Motion by Commissioner Carroll seconded by Commissioner Deserio, to approve the minutes from the regular meeting held on June 27, 2024.

On roll call, the vote was:

AYES: Commissioners Carroll, Deserio, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

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

PUBLIC HEARING: Chairman Bill Thomas presented case number RZ-24-1-7-1, which is a request of Marian Patkowski seeking approval of the rezoning of the property located at 1817 North Broadway Street, Crest Hill, Illinois from R-1 Single Family Residence District to R-2 Two Family Residence District. The necessary paperwork was in order.

Chairman Thomas asked for a motion to Open the Public Hearing on case number RZ-24-1-7-1.

(#2) Motion by Commissioner Deserio seconded by Commissioner Carroll, to open a public hearing on case number RZ-24-1-7-1.

On roll call, the vote was:

AYES: Commissioners Deserio, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

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

The Public Hearing was opened at 7:02 p.m.

Chairman Thomas asked the Administrative Clerk Zoe Gates to present the specifics on this case.

Administrative Clerk Zoe Gates commented that this is a rezoning from R-1 to R-2 for the location at 1817 N. Broadway Street. Currently there is mixed zoning surrounding the property, which is business and residential. There is a Comprehensive Plan for the land use and development suggested for the area which does indicate the wish of the city would be business zoning exclusively. Also, this property, with a previous owner, came before Plan Commission and the City Council in 1998 and was denied a request to rezone from R-1 to R-2.

Chairman Thomas asked if any Commissioners have any questions.

Commissioner Deserio asked if there is a certain reason it was denied in 1998. Administrative Clerk Gates commented that she did go through the records in the vault and did not find any discussion at that time as to why. She did state the Comprehensive Plan is from 2014 which is after the denial, and she has no reason.

Commissioner Carroll commented that the Comprehensive Plan has been in effect for ten years and asked if the city is still serious about pursuing the Comprehensive Plan. Administrative Clerk Gates commented that nothing is in the works at that exact address proposed but the current owner does not want to use this location for business purposes. This would be the city's choice whether they wish to continue to follow the Comprehensive Plan.

Interim City Planner Maura Rigoni commented that the Comprehensive Plan is used as guide in terms of development and even though nothing is happening now it could purely be the lack of development in the area. Not only are you tasked with the standards that are in the packet, but you also must look and see if it is consistent with the Comprehensive Plan.

Chairman Thomas asked Attorney Daniel Stefanczuk, the representative for the case, to approach the podium and be sworn in. Attorney Daniel Stefanczuk was sworn in. He explained that when his client/the applicant purchased this property it was a two unit and had already been flagged by the city with illegal tenants living there. The house is already conformed to the R-2 type of situations with two floors. This single-family home property has already been transformed into two units. He then explained across the street is commercial and vacant land but if you look to the south there is a single-family home that is rezoned to commercial with a plumbing business running out of it and to the north there is a massive multi-unit structure. Administrative Clerk Gates verified that to the north is a remodeling business that is zoned B-2 and to the south is a four-unit property that is zoned R-3, and it is empty, and the owner is considering demolition and rezoning to business zoning, although no action has been taken.

Attorney Stefanczuk explained his client would like this zone as a two-unit since it is on a major thoroughway and most single-family homes have been converted into store fronts or businesses.

Chairman Bill Thomas explained that the intention of the Comprehensive Plan is to have that entire area of Broadway Street from Caton Farm Road to Theodore Street to be all commercial type buildings and no residences.

Chairman Thomas asked the Commissioners if there were any more questions.

Commissioner Stanton asked when this property was converted to a two-unit structure. Attorney Stefanczuk stated the applicant purchased the property in 2022 and the property was in violations when it was purchased in 2022. He also commented that he is not sure when it was converted since when they purchased the property it was already a two-unit, but he did note that there has been two electrical meters since 2008 on Google Street view. He commented that he believes this was converted way before 2008 and assumed anywhere from 1996 through 2000. Administrative Clerk Gates commented that there were no permits on file for any work or the conversion but commented that there is only one water meter.

Interim City Planner Rigoni commented that any changes made to the property would have to comply with all building codes and regulations and be evaluated. Attorney Stefanczuk commented that if this were approved, he then would go back to his client request that an inspection take place and see what needs to be completed to get the property efficient for R-2 zoning.

Commissioner Stanton asked if the Building Department has done an evaluation for life safety. Administrative Clerk Gates commented that the Building Department has not been able to do a full inspection of the property. Attorney Stefanczuk commented that the Building Department was out for electrical purposes, but he also believed they checked plumbing as well.

Commissioner Stanton asked if they were to approve this request, would the Building Department make sure it complies with all building regulations and the life safety code. Interim Planner Rigoni commented that they would inspect and make sure they comply with all codes, especially since this would be a change in use for this property.

Commissioner Deserio asked if two families are living in the building currently. It was stated that just one family is living there currently. He then asked what the purpose was of wanting to convert this into a two-family unit. Attorney Stefanczuk commented that it is strictly for investment purposes, and they will keep this property regardless.

Interim Planner Rigoni commented that the city does require a nonconforming use to be brought to conformance.

Chairman Thomas asked if anyone in the audience would like to approach the podium and make a comment regarding this case. No one approached the podium.

Chairman Thomas asked for a motion to close the public hearing on case number RZ-24-1-7-1.

(#3) Motion by Commissioner Carroll seconded by Commissioner Deserio, to close the public hearing on case number RZ-24-1-7-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Deserio, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

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

The Public Hearing was closed at 7:23 p.m.

Chairman Thomas commented that the Plan Commission is to uphold the zoning ordinance and to review them when someone wants to make a change and this property is a concern from this standpoint.

Chairman Thomas asked for a motion to DENY the request for case number RZ-24-1-7-1, for Marian Patkowski for the approval of the rezoning of the property located at 1817 North Broadway Street, Crest Hill, Illinois from R-1 Single Family Residence District to R-2 Two Family Residence District.

(#4) Motion by Commissioner Carroll seconded by Commissioner Stanton, to DENY the request for case number RZ-24-1-7-1, for Marian Patkowski for the approval of the rezoning of the property located at 1817 North Broadway Street, Crest Hill, Illinois from R-1 Single Family Residence District to R-2 Two Family Residence District.

On roll call, the vote was:

AYES: Commissioners Carroll, Stanton, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

There being four (4) 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, July 22, 2024, at the earliest.

OTHER BUSINESS: Chairman Thomas explained that we are needing to update our Plan Commission Bylaws. He then explained the proposed changes, such as the meeting day and location. He also explained that the Plan Commission Secretary is more of an overseer position than an active position and the executive secretary position is now a staff member of the city and responsible for all secretary duties. Chairman Thomas also commented that there is more discussion to be had regarding the executive secretary before the next meeting on August 8, 2024.

The procedure in amending the Bylaws has also been simplified to no longer require three signatures to even discuss the change.

Chairman Thomas commented that the City Council approved an Ordinance where a Council Member or a Commissioner can attend a meeting via zoom if you have a present quorum but there are specific reasons to allow you to attend via zoom. Another wards, you would have to have four members present physically. He also commented that there is a clause that a commissioner cannot be absent for more than three consecutive meetings.

Chairman Thomas asked for an informal vote to approve the amended Plan Commission Bylaws.

AYES: Commissioners Deserio, Carroll, Stanton, Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

Chairman Thomas commented that the Bylaws amendments do not need to go to the City Council. Attorney Alex Boyd commented that from his understanding the Bylaws are of the Plan Commission Board and that is what governs the Board, and no changes of the Bylaws need approved by the City Council.

Chairman Thomas commented that they will officially approve the Bylaws at the next meeting.

Chairman Thomas informed the Commission that there was a need to do the re-organization of the Plan Commission.

Commissioner Carroll recommended to reappoint Bill Thomas as the Chairman of the Plan Commission.

(#5) Motion by Commissioner Carroll seconded by Commissioner Deserio, to reappoint Bill Thomas as the Chairman of the Plan Commission.

On roll call, the vote was:

AYES: Commissioners Carroll, Deserio, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

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

Chairman Thomas recommended to reappoint Ken Carroll as Vice-Chairman of the Plan Commission.

(#6) Motion by Chairman Thomas seconded by Commissioner Stanton, to reappoint Ken Carroll as Vice Chairman of the Plan Commission.

On roll call, the vote was:

AYES: Commissioners Stanton, Carroll, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

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

Chairman Thomas recommended to reappoint Angelo Deserio as Secretary of the Plan Commission.

(#7) Motion by Chairman Thomas seconded by Commissioner Stanton, to reappoint Angelo Deserio as Secretary of the Plan Commission.

On roll call, the vote was:

AYES: Commissioners Stanton, Carroll, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

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

Chairman Thomas commented that the City Council was upset that we had to delay the Plan Commission Meetings two separate times which affected the two cases on the agenda. He also

commented that we as Commissioners cannot let that happen again since they know the meeting dates every single month in advance.

Commissioner Deserio commented that they are down a Commissioner on the Plan Commission which did not help the quorum and another Commissioner had Covid and to not risk getting anyone else sick chose not to come. He also commented that hopefully we can get another Commissioner soon enough.

Chairman Thomas commented that he appreciates every one of the commissioners.

PUBLIC COMMENTS: There were no public comments.

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

(#8) Motion by Commissioner Deserio, seconded by Commissioner Carroll, to adjourn the July 11, 2024, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Deserio, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Peterson, Slabozeski.

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

The meeting was adjourned at 7:42p.m.

As approved this 0th day of August, 2024.  
As presented ✓  
As amended \_\_\_\_\_

Bill Thomas  
BILL THOMAS, COMMISSION CHAIRMAN