

MINUTES OF THE
CREST HILL PLAN COMMISSION

The September 14, 2023 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 Jan Plettau, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

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

Absent were: Commissioner Angelo Deserio, Commissioner John Stanton.

APPROVAL OF MINUTES: Chairman Bill Thomas presented the minutes from the regular meeting held on July 19, 2023 for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to approve the minutes from the regular meeting held on July 19, 2023, as presented.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Commissioner Plettau.

ABSENT: Commissioner Deserio, Stanton.

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

PUBLIC HEARING: Chairman Bill Thomas presented case number V-23-3-9-1, a request from Reza Auto Repair located at 2386 Jorie Court, seeking approval of a setback variance to install a flagpole on the east side of the building. The necessary paperwork was in order.

Chairman Thomas asked for a motion to open the public hearing on case number V-23-3-9-1.

(#2) Motion by Commissioner Plettau seconded by Commissioner Carroll, to open a public hearing on case number V-23-3-9-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

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

The public hearing was opened at 7:03 p.m.

Chairman Thomas asked our Interim City Planner Maura Rigoni to present the specifics of case number V-23-3-9-1. Planner Rigoni commented that this is a request for a variation for the setback of a flagpole at 2386 Jorie Court. This property is located at the end of a cul-de-sac on the east portion of Jorie Court. The ordinance requires all flagpoles to maintain a setback from the property line equivalent to the height of the pole. The proposed pole is thirty-five feet in height therefore would require a thirty-five-foot setback. This pole will be located eight inches from the curb line of the parking lot. There is approximately twenty-four feet from the curb line to the property line and the adjacent property to the east is the stormwater retention area for this development. After speaking to staff, the interpretation of this is that in case that flagpole should fall it would fall interior to their property. If it would go north, west, or south it would be on their property but falling east it would be in the retention facility not blocking any roads of such.

Planner Rigoni noted that there have been a couple questions raised regarding the distance and height. The interpretation is that the height of the flagpole is permitted strictly based on the setback, meaning that the height of the flagpole is really dictated by the setback.

An example was given stating that Fuller's Car Wash has a forty-foot flagpole that is set sixty feet away and that is why it is a larger one. The other example given was the tallest flagpole outside Crest Hill City Hall is thirty-five feet and the other flagpoles are thirty feet in height.

Chairman Bill Thomas asked Reza Jaddi, the owner of Reza Auto Repair to approach the podium and be sworn in. Applicant was sworn in.

Reza Jaddi introduced himself as the owner of Reza Auto Repair. He explained he thought this would be a simpler process and his eyes were opened to the rules and regulations that must be followed. He explained how his parents came to this country forty-five years ago to better their life and their children's lives. He stated that he has the upmost respect for the American Flag, he flies one at his home and wears one on his uniform for the Village of Romeoville. He commented that the American Flag means more to him than a piece of cloth hanging on a pole. He commented that he has a flag hanging in his business but always has envisioned having a big flagpole like other businesses have. He has been in the business for thirteen years and he owns nine other properties in the City of Crest Hill.

Reza informed the Plan Commission members that he was taken back a bit when he found out the fee for applying for the variance was \$1,050.00. He could have lived in a home across the street from his property and it would have only cost him \$150.00. He stated that he felt like he was kicked in the gut having to pay \$1,050.00 to fly the American Flag but he was hoping by coming here and doing this will make the process easier for the next person who wants to put up an American flag. He hopes this will have some form of change that will come out of this for the next person. He stated he paid the fee because the process was not going to move any further unless he did, but he wanted his flag. Reza stated he understands there are regulations and rules but there should not be big hoops to jump through to display an American Flag. He is afraid that the monetary amount is going to

keep other people from displaying the flag. He commented that he paid the application fee of \$1,050.00 then paid the \$108.00 for certified letters and the list kept going but he had to do it to set precedents.

Reza also explained that he received this flagpole from the Village of Romeoville and thought it was as easy as just putting it in the ground but realized after talking to the city that a variance was needed.

He thanked the Commission for considering this variance.

Chairman Thomas asked if any Commissioners had a question or comment.

Commissioner Peterson commented that he has been selling flagpoles for almost thirty years and the tallest flagpole he sells is twenty-five foot and in his thirty years he has never seen a flagpole fall, they just don't. He also commented that if we are going to worry about a flagpole falling into an empty field then we have other problems.

Reza commented that he understands every situation is different but as far as the variance process goes, he feels if we were expanding, changing building structure, or a parking lot he would understand but we weren't doing any of that or changing anything, we were just placing a flagpole in the ground and that is it. It does not alter the building in any shape or form.

Reza also commented that 90% of the people he had to notify with a certified letter could not see the flagpole and if the pole fell it would not even touch one of their properties. He stated he is hoping to change the process for a flagpole variance.

Chairman Thomas commented that he has a lot of passion for the American Flag and thanked Reza Jaddi for the nice comments about our American Flag. He also asked Reza if the flag would be lit at night. Reza commented that the flagpole will have a solar powered light at the top of the pole by the flag.

Chairman Thomas asked the size of the flag that will be flown. Reza stated that the flag size would be 5'x7'.

Chairman Thomas asked if anyone in the audience would like to speak.

Richard Glasgow, a resident who lives by Reza Auto Repair stated he has lived there forty years and thinks it is great and he has talked to the tenants in his building, and they are all fine with this. He commented that he flies the flag on his six garages as well.

Reza commented that Mr. Glasgow's building is the only building who will be able to see the flag since they are right across the street but no one else can physically see it.

Chairman Thomas also asked if this is an all-weather flag for inclement weather. Reza commented that it is an all-weather flag, he paid \$90.00 for the flag. He commented that

you can go online and purchase a flag for the pole for \$10.00 but he wanted to make sure it is an all-weather nylon flag with embroidered stars. He also commented that after this is all said and done this flag has cost him a pretty penny, so the last thing he wants to do is fly a \$10.00 flag on a \$3,000 pole.

Chairman Thomas asked for a motion to close the public hearing on case number V-23-3-9-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Plettau, to close the public hearing on case number V-23-3-9-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

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

The public hearing was closed at 7:21 p.m.

Chairman Thomas commented that he had no idea what the fee was, and it really irritates him. He stated that he doesn't feel that is right and he is going to pursue this matter.

Chairman Thomas thanked Reza for his loyalty to our Country and for wanting to put up the American flag.

Interim Planner Rigoni commented that she did reach out and pass the reduction request along so that it may go before the City Council. She also commented that there might be an opportunity when this goes to the City Council to request this as well.

Chairman Thomas asked for a motion to recommend approval of the request for Reza Auto Repair located at 2386 Jorie Court, case number V-23-3-9-1, to approve the setback variance to install a flagpole on the east side of the building.

(#4) Motion by Commissioner Plettau seconded by Commissioner Carroll, to recommend approval of the request for Reza Auto Repair located at 2386 Jorie Court, case number V-23-3-9-1, to approve the setback variance to install a flagpole on the east side of the building.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

There being five (5) 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 at a future meeting.

PUBLIC COMMENTS: There were no public comments.

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

(#5) Motion by Commissioner Plettau, seconded by Commissioner Slabozeski, to adjourn the September 14, 2023 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Deserio, Stanton.

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

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

As approved this _____ day of _____, 2023

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN