

(830) Chairman Plettau asked for a motion to open a public hearing on SU/PUD-21-2-7-1. The necessary paperwork is in order.

(#8) Motion by Commissioner Deserio, seconded by Chairman Plettau, to open the public hearing on SU/PUD 21-2-7-1.

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.

(854)

The public hearing was opened at 7:30 p.m.

(866) Chairman Plettau presented case #SU/PUD-21-2-7-1 request of Heidner Properties to rezone the NW corner of Division/Weber Road from B-3 to B-3 PUD/Special Use. Chairman Plettau swore in the petitioners. Mike McKinnon presented the plan for the commercial development located at the NWC of Weber/Division. This is part of a mixed use concept plan which is a total of 79 acres. Tonight they are seeking a special use, in a PUD and a plat of subdivision for 13 acres only. The stormwater detention will be off site. Parcel one of the property which is 5.8 acres will be for a fuel center and phase two will be for a retail center. Mr. McKinnon explained where the interior roads would be and how they would connect to Weber Road and Division Street. Chris Kalischefski went over the site plan and explained how much of the site would be commercial and how much would be for a future residential development. The property is currently zoned B-3, and they are seeking a B-3 special use for the drive through facility for the restaurant. They are also requesting a setback variance for the car-wash pay station canopy of 12'6". There will be a right-in, right-out on both Weber Road and Division Street. The proposed car wash would be an express wash. There will be a masonry building with a vacuum area. Mr. Kalischefski explained how the car wash process would work. This facility is considered a non-destination traffic supported business. The developer will be investing roughly five million dollars into the site. There are none of your typical truck stop amenities such as a sit down restaurant, showers, and truck parking. Mr. Kalischefski presented the landscape plan, the building exterior plan, and the size of signage. They are also providing more parking spaces for the facility's than what the ordinance requires. Part of the facility will be a Dunkin Donuts, and this will have a double stacking drive up lane to help alleviate traffic. They are asking for a setback variance for the car wash pay station canopy of 12'6". Commissioner Slabozeski asked if this is going to 24/7 operation. The car wash will close between 9 and 10. The Dunkin Donuts will not be open all night. The gas station and the store will be a 24 hour operation. Commissioner Carroll asked if they have any similar developments in the area. Mr. Kalischefski and Mr. McKinnon explained where they are currently located in the area. They have done a traffic study for this location and are working with the County regarding their requirements. The sales tax revenue would be roughly \$250,000.00. The remaining acreage in this development will be residential

and will come before the City in the future for approval. Chairman Plettau asked if trucks will be able to fuel up at this facility. The smaller trucks would, but this facility is not designed as a truck stop where they would park their vehicle and spend additional time there. Also, bigger semis would be headed for a truck stop type of facility, not one like this that doesn't have a sit down restaurant or shower facilities. Commissioner Thomas questioned the proposed residential area. Mr. McKinnon explained that this will come before the Council in the future. Commissioner Thomas is concerned about a residential subdivision with children impacting the schools. Commissioner Thomas questioned the utility line that runs through this property. Mr. McKinnon explained that the lines are located on the north side of Division, and they are currently working with the company. Planner Rigoni went over the background of the request which is a special use in a PUD. The developer is exceeding the number of curb cuts and width of cuts. Parking or drive aisle within 5' of a property line between lots 2 & 3. Reduction of the building setback requirements of 20' for the car wash canopy. They are seeking a reduction in the sign setbacks, exceeding the maximum number of wall signage, exceed the maximum area of wall signage and other exceptions as outlined the signage plan. The developer has presented a landscape plan, addressed the Fire Department concerns, and are working with the County. There is a request tonight for approval of the plat of subdivision which would take these 13 acres out of the full acreage for this property. There will also be covenants and conditions placed on the property. The internal roadway will be privately maintained.

(2083) Chairman Plettau asked if anyone had questions or would like to cross examine the applicant. Chairman Plettau swore in Steve Rudman. Mr. Rudman questioned an increase in truck traffic and will the traffic light be adjusted to accommodate this. Mr. McKinnon explained that there will be a minimal increase because this is a destination facility. This means that drivers who normally go this route will stop to fuel up or make purchases. This facility would not typically bring in travelers. As far as the traffic signals, this is up to Will County DOT. As far as a traffic study, it shows that basically 70 vehicles will enter and exit the property and on the weekend it could be around 94. Mr. Rudman asked how this facility compares in size to the Speedway on Weber. They are roughly close in size. Will there be sidewalks to connect this to the residential. This is something that can be worked out with the developer of the residential area once that project is presented. Will Randich Road connect to Longmeadow Drive. It would not. Mr. Rudman was concerned about lighting. Mr. Kalischefski went over the lighting plans and how the LEDs are designed and placed. The signage on the property will also have LED lighting. Mr. Rudman asked for information on the TIF District and how it affects this property. Discussion followed on what property's the TIF District affects in this area.

(2512) Shonna Hayes has concerns about the traffic. Was there any type of crime study done. She is concerned that a gas station will bring more crime into the area. Mr. Kalischefski went over the security measures that they take such as security cameras and employee training. Ms. Hayes asked how this development is going to affect the water quality in the area. Mr. Kalischefski gave a presentation on the car wash and how the amount of fresh water they use is recycled and re-used at the facility. Ms. Hayes is concerned about the safety of the children waiting at the bus stop on Division Street. Also is this the best use for this property as we have numerous gas stations and car washes in

the area. Mr. Kalischefski went over how the traffic flow would work and explained why this business is a good fit for the property. There is a survey and study that is done on the location prior to plans being submitted.

(2990) Chairman Plettau swore in Joan Tierney. Ms. Tierney asked what percentage of the PUD s have full occupancy after five years and ten years. Mr. Kalischefski explained that he cannot answer for the other PUDs, but as far as this developer, after 5 or even 10 years, they have 100% occupancy. Ms. Tierney asked what the length of the lease is. Mr. Kalischefski explained that Gas and Wash is purchasing the property so there would not be a lease. As far as the restaurant, typically the lease for that would be 10 years. Ms. Tierney asked if granting the PUD opens it up for other zoning. Planner Rigoni gave a brief presentation on what a PUD is and how it relates to zoning and regulations. Ms. Tierney asked if they will be selling liquor and cannabis at this facility. Mr. Kalischefski said that if they are granted a liquor license it would be for beer and wine only. There will be no cannabis sold at this facility.

(3302) Chairman Plettau swore in Gerald Fronek. Mr. Fronek informed the Commission that the developer has been maintaining the vegetation on the 13-acre parcel, but the remainder of the property has high weeds. He would like to know when this is going to be cut. Mr. McKinnon said that he would look into it and get it maintained.

(3440) Mercedes asked how this development will affect the property taxes and will the sales tax offset residential taxes. Mr. McKinnon gave an estimate of the property tax and sales tax that this facility would generate.

(3529) Chairman Plettau asked for a motion to close the public hearing on case #SU/PUD-21-2-7-1.

(#9) Motion by Commissioner Deserio, seconded by Commissioner Stanton, to close the public hearing on #SU/PUD-21-2-7-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(3530)

The public hearing was closed at 8:34 p.m.

(3562) Chairman Plettau asked for a motion to approve or deny case #SU/PUD-21-2-7-1.

(#10) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to recommend to the City Council approval of #SU/PUD-21-2-7-1 to rezone the property at the NWC Division /Weber Road from B-3 to B-3 PUD/SU with the following stipulations:

-Approve a special use for a Planned Unit Development and three drive-thru facilities for the 13 acres located at the NW corner of Weber Road and Division Street, in accordance with the reviewed plans, and conditioned upon final engineering (including but not limited to site geometry, traffic study and stormwater), final landscaping, final photometric, final signage, trash enclosure design, and final CC&R's which are to include language to address cross access, maintenance and ownership of property include the western drive-aisle.

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.
(3569)

(Tape #2 begins).

Commissioner Thomas felt that there were too many unanswered questions and the Commission needs more information before a final recommendation to the Council can be made. Commissioner Deserio felt that the questions that came before the Commission are ones that would be answered by the Council. Discussion followed. Planner Rigoni went over some of the items that will be addressed by the engineering plans, the County regulations and City regulations and codes. Mr. McKinnon also informed the Commission that in regard to the residential portion of this entire project it is scheduled to come before the City sometime in the future.

(108) The roll call was then taken on Motion #10.

(130) Planner Rigoni presented a request for the approval of the plat of subdivision for the 13 acres at the NWC of Weber/Division Street per the engineering plans.

(#11) Motion by Chairman Plettau, seconded by Commissioner Stanton, to recommend to the City Council the approval of the plat of subdivision for the 13 acres at the NWC of Weber/Division Street per the engineering plans.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(138)

(163) Chairman Plettau informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear their case on August 2, 2021.

(#12) Motion by Chairman Plettau, seconded by Commissioner Carroll, to table the re-organization of the Plan Commission until the next scheduled meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(181)

PUBLIC COMMENTS: (196) There were no public comments.

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

(#13) Motion by Chairman Plettau, seconded by Commissioner DeSerio, to adjourn the July 14, 2021 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(201)

The meeting was adjourned at 8:43 p.m.



COMMISSION CHAIRMAN

As approved this 8th day of September, 2021.

As presented _____

As amended ✓