

MINUTES OF THE
CREST HILL PLAN COMMISSION

The October 9, 2025, 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 Cheryl Slabozeski, Commissioner Gordon Butler, Commissioner Jeff Peterson, Commissioner John Stanton.

Also present were: Community Development Consultant Ron Mentzer, City Planner Atefa Ghaznawi, City Attorney Mike Stiff, Executive Secretary Samantha Tilley.

Absent were: Commissioner Marty Flynn, Community & Economic Development Director Dan Ritter.

Chairman Thomas excused Commissioner Flynn from tonight's meeting.

Chairman Thomas introduced the new City Planner, Atefa Ghaznawi, and the Community Development Consultant Ron Mentzer.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on June 12, 2025, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on June 12, 2025.

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Stanton.

ABSENT: Commissioner Flynn.

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

PUBLIC HEARING: Chairman Bill Thomas presented case number V-25-2-9-1, request of Amazon.com Inc. for the approval of a variation from Section 15.04.040 of the City of Crest Hill Code of Ordinance that would increase the maximum permitted width of a proposed relocated commercial driveway on Lidice Parkway from 30-feet to approximately 71-feet, and a variation from Section 11.6-2 of the Crest Hill Zoning Ordinance that would allow existing required internal parking lot landscape islands to be replaced with pedestrian sidewalk improvements for the 26.63-acre, M-1 Limited Manufacturing District zoned property located at 16825 Churnovic Lane, in Crest Hill.

Chairman Thomas asked if the paperwork was in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number V-25-2-9-1.

(#2) Motion by Commissioner Butler seconded by Commissioner Peterson, to open a public hearing on case number V-25-2-9-1.

On roll call, the vote was:

AYES: Commissioners Butler, Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

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

Chairman Thomas asked the Community Development Consultant Ron Mentzer to present the specifics on this case.

Consultant Ron Mentzer presented the case. He explained that city staff have been working with Amazon since spring on this proposal. The project has two main goals: minimizing unnecessary truck traffic on public roads located adjacent to the Amazon property by improving internal truck circulation on the site and improving on-site pedestrian safety.

Consultant Mentzer described the property as approximately twenty-seven acres, bounded by Division Street on the north, Lidice Parkway on the south, Churnovic Lane on the west, and Enterprise on the east.

Currently, there is no internal site connection between the truck dock areas on the east and west sides of the building. Amazon proposes connecting these areas with a new driveway along the south side of the building.

To accomplish this, Amazon needs to relocate the existing access drive at the southeast corner of the site, which currently provides truck access to Lidice Parkway. A guard shack controlling access to that side of the building would also be relocated. The existing driveway is eighty feet in width, which is nonconforming with city requirements that limit commercial driveways to thirty feet. Amazon is requesting a variance to rebuild the relocated driveway at 71 feet width, which is narrower than the current 80-foot width but still exceeds the 30-foot requirement.

The second variance involves removing landscaping from internal parking lot islands in the northern parking lot and replacing it with sidewalk improvements to enhance pedestrian access and safety for employees. This would involve removing 35-36 existing trees, but Amazon proposes planting more than one hundred new trees on the site, with many located around the perimeter of the northern parking lot to buffer and soften the view from adjacent roadways and the Carillon Lakes neighborhood.

Consultant Mentzer stated that staff recommend approval of the variations based on findings outlined in the staff report, noting that the City Engineer had no issues with the proposed design.

Chairman Thomas asked the representatives in attendance for Amazon, if they would like to approach the podium and be sworn in.

Andrew Obrzut, representing Amazon, provided additional details. He emphasized that the goal of the project is to improve safety for staff, faculty, and the surrounding community. He described the two improvements:

1. Connecting the east and west truck yards with a southern circulatory drive to keep truck traffic within the facility rather than on exterior roadways, which would mitigate queuing on public roads.
2. Moving to the southeast, access is approximately forty feet to the east to allow trucks to exit safely onto roadways.

Mr. Obrzut also noted that an existing access drive located at the southwest corner of the site would be removed, focusing access on existing drives to the northeast/northwest and southeast.

Regarding the improvement of the northern parking lot, Mr. Obrzut explained that the goal is to improve safety for faculty members as they walk from their vehicles to the building. Currently, people often walk through the parking lot rather than using existing sidewalks and striping. The proposed improvements include new sidewalks in the landscape islands, additional signage, and additional striping to guide people safely to the building.

Chairman Thomas noted that the proposed parking lot modifications would reduce the number of on-site parking spaces but that there would still be more than adequate spaces remaining. Consultant Mentzer confirmed that while there would be a net decrease in parking spaces, the site would still contain more than the minimum number of parking spaces required by the Zoning Ordinance.

Chairman Thomas asked the commissioners if they had any questions.

Commissioner Carroll asked if the guard house was new and it was stated that it was, in the last year.

Chairman Thomas asked if anyone in the audience would like to make a public comment. There were none.

Chairman Thomas asked for a motion to close the public hearing on case number V-25-2-9-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the public hearing on case number V-25-2-9-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Stanton, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

The Public Hearing was closed at 7:17 p.m.

Chairman Thomas commented that it was fitting that the meeting was taking place in October, as Amazon had moved into this building in October 2017, eight years ago. He commended Amazon for proposing improvements that would make their operation more efficient and reduce traffic on Enterprise Drive, which has become extremely busy.

Chairman Thomas asked for a motion to approve the recommendation of case number V-25-2-9-1, the request of Amazon.com Inc. for the approval of a variation from Section 15.04.040 of the City of Crest Hill Code of Ordinance that would increase the maximum permitted width of a proposed relocated commercial driveway on Lidice Parkway from 30-feet to approximately 71-feet, and a variation from Section 11.6-2 of the Crest Hill Zoning Ordinance that would allow existing required internal parking lot landscape islands to be replaced with pedestrian sidewalk improvements for the 26.63-acre, M-1 Limited Manufacturing District zoned property located at 16825 Churnovic Lane, in Crest Hill.

(#4) Motion by Commissioner Carroll seconded by Commissioner Peterson, to approve the recommendation of case number V-25-2-9-1, the request of Amazon.com Inc. for the conditional approval of a variation from Section 15.04.040 of the City of Crest Hill Code of Ordinance that would increase the maximum permitted width of a proposed relocated commercial driveway on Lidice Parkway from 30-feet to approximately 71-feet, and a variation from Section 11.6-2 of the Crest Hill Zoning Ordinance that would allow existing required internal parking lot landscape islands to be replaced with pedestrian sidewalk improvements for the 26.63-acre, M-1 Limited Manufacturing District zoned property located at 16825 Churnovic Lane, in Crest Hill subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Plan Commission Staff Report for Case # V-25-2-9-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Stanton, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

Chairman Thomas congratulated Amazon.com Inc. and informed the applicant that the Plan Commission is only a recommendation body and that the recommendation will be forwarded to the City Council to would hear their case and have an official vote.

Chairman Bill Thomas presented case number V-25-3-10-1, request of Ruben and Clara Miranda seeking approval of a variation from Section 8.3-8 of the City of Crest Hill Zoning Ordinance that would increase the height of a new fence from 4-feet to 6-feet; decrease the required setback from 5-feet to 0-foot; and change the fence type from open to solid at the corner side yard, for a total length of 88-feet for the 9,291 Sq-Ft, R-1 Single-Family Residence District zoned property located at 2400 Waterford Drive, in Crest Hill.

Chairman Thomas asked if the paperwork was in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number V-25-3-10-1.

(#5) Motion by Commissioner Stanton seconded by Commissioner Peterson, to open a public hearing on case number V-25-3-10-1.

On roll call, the vote was:

AYES: Commissioners Stanton, Peterson, Carroll, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

The Public Hearing was opened at 7:24 p.m.

Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Atefa Ghaznawi presented the case. She explained that the subject property is a single-family residence on a corner lot at the southeast corner of Gaylord Road and Waterford Drive, facing Waterford Drive. The house was built in 1994, and the applicants have owned and lived there since that time.

The applicants are proposing to replace an existing fence with a total length of 256 feet throughout their property, eighty-eight feet of which is located on the corner side yard. The existing fence is a 6-foot solid wooden fence with no setbacks that is over 30 years old and has significantly deteriorated due to age, with rotted posts and decaying panels. The new fence would match the existing one and would be a 6-foot solid vinyl fence in white.

To install the new fence on the corner side yard as proposed, the applicants are requesting approval of three variations:

1. Increasing the fence height from a maximum of four feet to six feet
2. Changing the fence type from a 50% open design to solid
3. Reducing the setback from a minimum of five feet to zero feet

City Planner Ghaznawi noted that of the total 256 feet of fence, 168 feet located on the rear and side yards meet the requirements, while the remaining eighty-eight feet on the corner side yard requires the variation.

Staff believe the proposed fence will partially buffer the property from noise and air pollution from the heavily traveled Gaylord Road and will enhance privacy and security. The fence will be consistent with neighboring properties and preserve the established appearance of the neighborhood. Staff recommend approval of the variation request, considering it reasonable and acceptable given the unique orientation of the property and the homeowner's safety and health concerns associated with adjacent Gaylord Road.

Chairman Thomas asked the representatives in attendance for this case to approach the podium and be sworn in.

Dayanara Miranda, speaking on behalf of her father Ruben Miranda, stated that her father has been a resident of Crest Hill for over 30 years. She explained that the current fence is a solid wood 6-

foot-tall fence with no setbacks that was installed over 30 years ago and has significantly deteriorated. She noted that all neighboring properties along Gaylord Road, including those on corner lots, have replaced their fences in recent years with 6-foot fences with no setbacks. Dayanara stated they are requesting three variations, which are increasing the fence height from a maximum of four feet to six feet, changing the fence type from a 50% open design to solid, reducing the setback from a minimum of five feet to zero feet.

Dayanara explained that a 6-foot fence is appropriate and necessary for several reasons:

1. Noise reduction from the busy Gaylord Road
2. Security, as a taller fence, is more difficult to climb.
3. Privacy from pedestrians and passing vehicles.
4. Consistency with neighboring properties
5. Continuity with the established look of the neighborhood.

Chairman Thomas asked the commissioners if they had any questions.

Commissioner Peterson commented that the Miranda family does need a new fence and that it would match everything else in the neighborhood.

Commissioner Carroll confirmed that the entire 256 feet of fence would be six feet tall, closed, and white vinyl.

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

Manuel Cueva, a resident, approached the podium and was sworn in. Mr. Cueva spoke in favor of the application, stating that Gaylord Road is very busy but that the Mirandas keep their property very clean and organized. He stated that the new fence would be a positive addition to the house and neighborhood, as it would align with other properties.

Chairman Thomas asked for a motion to close the public hearing on case number V-25-3-10-1.

(#6) Motion by Commissioner Peterson seconded by Commissioner Butler, to close the public hearing on case number V-25-3-10-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Slabozeski, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

The Public Hearing was closed at 7:33 p.m.

Chairman Thomas stated that when considering variations, one of the most important factors is whether there is a unique situation. He remarked that having a 30-year-old fence still standing qualified as unique. He agreed with Manuel that the Mirandas keep their property looking good

and are seeking to make it look even better. He thanked them for being loyal Crest Hill residents for over 30 years.

Chairman Thomas pointed out that the fence is on the lot line and over a public utility and drainage easement. He explained that while this is allowable, the utility company or city would have the right to remove the fence if they needed to do work in that area and would not be required to replace it. The agreement would include an acknowledgment of this condition.

Chairman Thomas asked for a motion to approve the recommendation of case number V-25-3-10-1, the request of Ruben and Clara Miranda seeking approval of a variation from Section 8.3-8 of the City of Crest Hill Zoning Ordinance that would increase the height of a new fence from 4-feet to 6-feet; decrease the required setback from 5-feet to 0-foot; and change the fence type from open to solid at the corner side yard, for a total length of 88-feet for the 9,291 Sq-Ft, R-1 Single-Family Residence District zoned property located at 2400 Waterford Drive, in Crest Hill.

(#7) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to approve the recommendation of case number V-25-3-10-1, the request of Ruben and Clara Miranda seeking conditional approval of a variation from Section 8.3-8 of the City of Crest Hill Zoning Ordinance that would increase the height of a new fence from 4-feet to 6-feet; decrease the required setback from 5-feet to 0-foot; and change the fence type from open to solid at the corner side yard, for a total length of 88-feet for the 9,291 Sq-Ft, R-1 Single-Family Residence District zoned property located at 2400 Waterford Drive, in Crest Hill subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Plan Commission Staff Report for Case # V-25-3-10-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Slabozeski, Butler, Peterson, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

The recommendation will be forwarded to the City Council for their meeting on Monday, October 27, 2025, at 7:00 PM.

Chairman Thomas noted that in working on this case, it became apparent that there is confusion in the ordinance regarding fencing on side yards and backyards. He requested that city staff include this subject in their ongoing review of the zoning ordinance to better clarify the need for variances in the future.

OTHER BUSINESS: Chairman Thomas explained that at the June 12th Plan Commission meeting, a slate of officers was nominated for the next year (Bill Thomas as Chairman, Ken Carroll as Vice Chairman, and Cheryl Slabozeski as Secretary), but the meeting was adjourned before a vote could be taken.

Chairman Thomas asked for a roll call to ratify the slate of officers nominated at the June 12th meeting (Bill Thomas as Chairman, Ken Carroll as Vice Chairman, and Cheryl Slabozeski as Secretary).

Attorney Stiff explained that there is no motion but just a roll call vote to ratify the action already taken on June 12, 2025.

The vote was:

AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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 Peterson seconded by Commissioner Stanton, to adjourn the October 9, 2025, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

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

As approved this _____ day of _____, 2025.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN