

MINUTES OF THE
CREST HILL PLAN COMMISSION

The July 19, 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 Angelo Deserio, Commissioner Jeff Peterson, Commissioner John Stanton.

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

Absent were: Commissioner Jan Plettau, Commissioner Cheryl Slabozeski.

APPROVAL OF MINUTES: Chairman Bill Thomas presented the minutes from the regular meeting held on June 21, 2023 for Commission approval.

(#1) Motion by Commissioner Carroll seconded by Commissioner Peterson to approve the minutes from the regular meeting held on June 21, 2023, as presented.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Commissioner Stanton.

ABSENT: Commissioner Plettau, Slabozeski.

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

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-2-4-6-1, a request from A&D Storage seeking approval of a B-3 Special Use for a self-service storage facility, located at the southwest corner of Renwick Road and Borio Drive. The necessary paperwork was in order.

Chairman Thomas asked for a motion to open the public hearing on case number SU-23-4-6-1.

(#2) Motion by Commissioner Deserio seconded by Commissioner Peterson, to open a public hearing on case number SU-23-4-6-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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

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

Chairman Thomas asked our Interim Planner Maura Rigoni to present the specifics of case number SU-23-4-6-1. Planner Rigoni commented that this is a special use request for self-storage for the property located at the southwest corner of Renwick Road and Borio Drive. The applicant is A&D Storage. The property is 3.939 acres and is currently vacant. It has ComEd right-of-way on the west side of the property with a retention pond on the south and east sides and the north side is unincorporated. There are a total of eight (8) buildings that run north and south with no overhead doors facing Renwick Road or Borio Drive. There are twenty-four foot aisles that circulate all the buildings, and the drives are proposed to be concrete. There is also a secured entrance that is off Borio Drive and no other access is provided to the site. Planner Rigoni commented that the applicant has indicated that there is an estimation of 5-9 cars expected daily until the facility is at capacity. Then it would be estimated at 2-5 cars daily once capacity is reached. She also noted that it does meet the setbacks and the bulk requirements. The applicant is proposing three (3) parking stalls at the entrance, but most parking will be in front of the units.

Planner Rigoni stated that the applicant is proposing a six-foot wrought iron fence along the west, north, and east property lines and the south side will have an eight-foot vinyl fence. There is landscaping that is proposed on the northeast and south side of the property. Planner Rigoni commented that the ordinance requires a four-foot fence around the front and corner sides but due to the nature of the proposed special use, for security reasons, they have increased from the four-foot fence to a six-foot fence.

It was commented that the proposed landscape plan has been reviewed but does not meet the required number of plant material and additional landscaping will be required to satisfy the requirements. The applicant proposes the following landscape plan:

- Eight-foot evergreens but six-foot is required by ordinance.
- Screening with landscaping and or fencing when adjacent to residential and this requirement is being met with installation of landscaping and fencing along the south property line.
- Detention ponds separate the proposed facility from the residential properties.

Planner Rigoni commented that there are a total of eight buildings proposed and the ordinance states strict interpretation of the building materials. It was noted that there are some facades that face public right of way that have masonry. The applicant is proposing a 3.6' stone kneel wall running the length of the building.

Planner Rigoni commented that a photometric plan has not been provided or any signage plan and recommends the Plan Commission condition a recommendation. She commented that the Fire Department has reviewed the plans and provided the applicant with comments. The applicant is proposing security cameras for safety and monitoring, and we should recommend as a condition that the Police Department is onboard and has access.

Chairman Thomas asked if the representatives from A&D Storage would approach the podium and be sworn in.

Steve Gulden, a consultant for A& D Storage, gave a brief background on the property and the zoning. He commented that with the B-3 zoning you can have several different uses and not very much retail is popping up in this area, mostly just fast food, and restaurants. He stated that this proposed use is a very limited amount of traffic and since Borio is the only access point this particular use will have less cars than a restaurant.

He commented that the applicant is willing to put an eight-foot fence with landscaping in front of the fence and the fence would be wrought iron. The applicant is also willing to brick the entire building on the side of Borio Drive and keep the brick on the north and delete the brick on the south since you will not see it.

Commissioner Stanton commented that it is a very large area and wanted to make sure it does not exceed the lot coverage allowed. Planner Rigoni commented that they did ask the engineer and they did confirm it was 85% and they will not be able to exceed it and that is why we conditioned it upon final engineering.

Steve Gulden commented that the detention pond is sized and designed to accommodate impervious surfaces on all the out lots, so there will be no effect on the detention since it was designed to manage that stormwater from the out lots.

Commissioner Stanton asked if we are supposed to have 80% masonry? Planner Rigoni stated that the way the ordinance is written gives you some deviation and when it comes to these types of buildings where anyone is facing a private or public street should have a minimum of 10% masonry. She commented that this would make one building have 80% masonry and the other building have 10% masonry. Steve Gulden commented that the main site would be on Borio and Renwick and the other parts would be screened by the fence and pond, when residents look in, they do not see the storage facilities but as you drive in you see a 100 % brick façade off Borio Drive.

Commissioner Stanton asked if there will be any offices and how will the facility be managed? Rudy Dixon, owner of A&D Storage, came to the podium and was sworn in. Rudy commented that there are no offices. He further explained that an applicant picks a unit out online and rents it online, once rented they receive a keycode to enter the gate and can go to the unit and put their own lock on the unit. Rudy stated that every person gets their own keycode, which lets them know who is coming and going from the facility. Commissioner Stanton asked what if the keycode breaks? Rudy commented that they would maintenance it right away. Commissioner Stanton asked if the Police Department will have access to the facility. Rudy commented that they will have their very own keycode, as well as the Fire Department.

Chairman Thomas asked Planner Rigoni to clarify the fence height. Planner Rigoni commented that the ordinance states that a side yard and corner yard would have to be a maximum of four-foot in a decorative nature. Since the purpose of this fence is for security

reasons, the applicant has asked for a maximum height of six-foot, which is along the west, north, and east side. She commented that the fence on the southside, since it is not adjacent to the public right-of-way can be the height of eight-foot which the applicant wants for additional security reasons. Planner Rigoni commented that the fence on the southside adjacent to the residences will be a vinyl fence.

Chairman Thomas asked if anyone in the audience had a question or comment.

Christina Pershey, a resident at 20457 Balsum Lane, was sworn in. She asked if there would be a time-out on the gate code. Rudy commented that the keycode access would be timed out at 9:00p.m. and then reopen at 8:00a.m. Planner Rigoni clarified that the facility would not be accessible between the hours of 9:00p.m. and 8:00a.m. Rudy asked if we could have it not be accessible between the hours of 9:00p.m. and 7:00a.m. It was agreed that they will be open from 7:00a.m. until 9:00p.m. Planner Rigoni asked if we could make that a condition if the Plan Commission deems appropriate.

Christina Pershey also asked if there was an updated rendering that included the blind spot, the turn from Borio Drive to Renwick Road? It was stated that the landscaping will be away from the right-of-way behind the poles. Further explanation of the plans was had at the podium with the resident.

Attorney Stiff stated for the record that Ms. Rigoni had addressed Christina's concerns, and everything was looked at on the exhibit at the podium which might not have been completely transcribed for the record.

Chairman Thomas asked for a motion to close the public hearing on case number SU-23-4-6-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Carroll, to close the public hearing on case number SU-23-4-6-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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

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

Chairman Thomas commented that this property is zoned B-3 and when you think about Crest Hill it is not like Joliet, Romeoville, Plainfield, or even Bolingbrook and if they want to increase their revenue, they can annex some land and bring in some commercial property, but Crest Hill is bounded by four sides. He commented that what you must do is look at vacant areas in the city and as a Plan Commission we must consider whether the development of any specific vacant area is acceptable particularly to the surrounding areas, if industrial or residential. Chairman Thomas explained the types of businesses that can go

into a lot that is zoned B-3 without the Plan Commission or the City Council's permission. He stated all those types of businesses will generate quite a bit of undesirable traffic next to a residential area. He commended A&D Storage for the plans they have come up with and in his opinion, this looks like the most beautiful storage facility he has ever seen.

Chairman Thomas stated before he asks for a motion, he would like to read the conditions and make sure the commissioners and the petitioners are all in agreement with these conditions, which are as follows:

1. The fencing along Renwick Road and Borio Drive will be six-foot in height on the east, north, and west sides for security purposes and eight-foot in height on the south side and must be in compliance with section 8.2-14 of the zoning ordinance.
2. Recommendation is conditional on the approval of a final landscaping plan, which will include additional landscaping along the west property line to further screen the overhead doors from the west, on the north to further screen the buildings and the use of full masonry on the east side to further screen those buildings.
3. Recommendation is conditional on approval of the final site plan, final photometric, final signage plan, and final engineering review and approval.
4. Recommendation is conditional on the City of Crest Hill Police Department's review and approval of the security plan.
5. The hours of business will be from 7:00a.m. to 9:00p.m. and the access keycode will be timed out from 9:00p.m. to 7:00a.m. to prevent entry.
6. Increase in the fence height and deviation from the required building materials is considered under the approval of the special use.

Chairman Thomas asked for a motion to recommend approval of the request for case number SU-23-4-6-1, for a request from A&D Storage for a B-3 Special Use Storage Facility located at the southwest corner of Renwick Road and Borio Drive with the six (6) conditions.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend approval of the request of case number SU-23-4-6-1, for a request from A&D Storage for a B-3 Special Use Storage Facility located at the southwest corner of Renwick Road and Borio Drive with the six (6) conditions.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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. Planner Rigoni commented that this will go to a work session on July 31, 2023 and then go before the Council for an ordinance on August 7, 2023.

Chairman Thomas asked for a motion to open the public hearing for a text amendment to the Crest Hill Zoning Ordinance to modify section 12.3-2 regarding meeting time and date of the Plan Commission. The paperwork was in order.

(#5) Motion by Commissioner Peterson seconded by Commissioner Carroll, to open a public hearing for a text amendment to the Crest Hill Zoning Ordinance to modify section 12.3-2 regarding meeting time and date of the Plan Commission.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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

The public hearing was opened at 7:39p.m.

Chairman Thomas asked our Interim Planner Maura Rigoni to present the specifics of the case. Interim Planner Maura Rigoni commented that this is a request for a text amendment for section 12.3-2 meetings in the Crest Hill Zoning Ordinance. The City of Crest Hill initiated this application. The consideration is to modify this certain section that reads in the first sentence:

12.3-2 Meetings

Regular meetings of the Plan Commission shall be held on the second Wednesday of each month at Crest Hill City Hall, unless otherwise specified by the presiding officer.

The modification is to remove the specific date and time and the first sentence would be replaced with:

12.3-2 Meetings

All meetings of the Plan Commission shall be held at the call of the Chairperson, and at such times as the Plan Commission may determine.

Planner Rigoni commented that this language is similar to what other communities will use since there is an ever-changing schedule and it does not bind you to one individual date. The ordinance does require that we adopt an annual meeting calendar, which will outline the proposed dates and times of the Plan Commission meetings for the year. She commented that it was discussed that the Plan Commission would no longer meet on the 2nd Wednesday of the month, but rather the 2nd Thursday of the month. She also commented that it is not specified in the ordinance but does establish a consistent schedule. Planner Rigoni commented that the text amendment would allow, if we ever had to change the schedule again, that we would not have to go through a public hearing.

An updated meeting scheduled for the remainder of the year 2023 has been attached to the staff report.

Chairman Thomas asked for any questions or comments. There were none.

Chairman Thomas asked for a motion to close the public hearing for a text amendment to the Crest Hill Zoning Ordinance to modify section 12.3-2 regarding meeting time and date of the Plan Commission.

(#6) Motion by Commissioner Carroll seconded by Commissioner Deserio, to close a public hearing for a text amendment to the Crest Hill Zoning Ordinance to modify section 12.3-2 regarding meeting time and date of the Plan Commission.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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

The public hearing was closed at 7:43p.m.

Chairman Thomas asked for a motion to recommend to the City Council the approval of the request for a Zoning Code Text amendment of section 12.3-2 Meetings.

(#7) Motion by Commissioner Peterson seconded by Commissioner Carroll, to recommend to the City Council the approval of the request for a Zoning Code Text amendment of section 12.3-2 Meetings.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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

OTHER BUSINESS: Chairman Thomas commented that in order to change the meeting time and date the Plan Commission is proposing to adopt the amended meeting calendar that changes the current meeting structure from the second Wednesday of the month to the second Thursday of the month contingent on approval of the Text amendment by the City Council.

Chairman Thomas asked for a motion to adopt the amended meeting calendar.

(#8) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend to the City Council the adoption of the amended meeting calendar that changes the current meetings from the second Wednesday to the second Thursday of the month contingent on the Text amendment approval.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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

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 Deserio, seconded by Commissioner Peterson, to adjourn the June 21, 2023 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Plettau, Slabozeski.

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

The meeting was adjourned at 7:47p.m.

As approved this _____ day of _____, 2023

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN