

1                   BEFORE THE CITY OF CREST HILL  
2                   PLANNING AND ZONING COMMISSION  
3 PUBLIC HEARING AND CONSIDERATION    )  
4 OF SU-22-2-8-1, REQUEST OF            )  
5 JLP REALTY 1807 PLAINFIELD ROAD       )

6           REPORT OF PROCEEDINGS had in the above-entitled  
7 matter, at the Crest Hill City Hall, 1610 Plainfield  
8 Road, Crest Hill, Illinois, on the 10th day of August,  
9 2022.

10                   COMMISSIONERS PRESENT:

11                   MR. JAN PLETTAU - CHAIR

12                   MR. BILL THOMAS

13                   MR. JOHN STANTON

14                   MR. JEFF PETERSON

15                   MR. ANGELO DeSERIO

16                   MS. CHERYL SLABOZESKI

17                   MR. KEN CARROLL

18 PRESENT: MR. MICHAEL SANTSCHI

19                   Spesia & Taylor

20                   Joliet, Illinois

21                   appeared on behalf of the Commission.

22 ALSO PRESENT: MS. LAURIE THRASHER - Commission secretary

23                   MR. TONY BUDZIKOWSKI - Community Economic  
24                   Director

1           CHAIRMAN PLETTAU: Good evening, everyone. Welcome  
2 to the August 10th Crest Hill Planning Commission  
3 meeting. At this time I would like to ask everyone to  
4 rise for the Pledge of Allegiance.

5                               (Whereupon, the Pledge of  
6                               Allegiance was recited)

7           CHAIRMAN PLETTAU: Can I get a roll call for  
8 attendance please?

9           MS. THRASHER: Jan Plettau?

10          CHAIRMAN PLETTAU: Here.

11          MS. THRASHER: Ken Carroll

12          COMMISSIONER CARROLL: Here.

13          MS. THRASHER: John Stanton.

14          COMMISSIONER STANTON: Here.

15          MS. THRASHER: Jeff Peterson.

16          COMMISSIONER PETERSON: Here.

17          MS. THRASHER: Bill Thomas.

18          COMMISSIONER THOMAS: Here.

19          MS. THRASHER: Cheryl Slabozeski.

20          COMMISSIONER SLABOZESKI: Here.

21          MS. THRASHER: Angelo DeSerio.

22          COMMISSIONER DeSERIO: Here.

23          CHAIRMAN PLETTAU: Next on the agenda is approval  
24 of minutes for May 11th.

1 (Whereupon, court reporter went  
2 off the record.)

3 CHAIRMAN PLETTAU: New business and public  
4 hearing of consideration of SU-22-2-8-1. Request of JLP  
5 Reality at 1807 Plainfield Road.

6 Do we have the persons here for that?

7 MS. THRASHER: Jan, you need to open the public  
8 hearing.

9 CHAIRMAN PLETTAU: Yes, we need to open the  
10 public hearing at 7:02.

11 COMMISSIONER CARROLL: So moved.

12 COMMISSIONER DeSERIO: Second.

13 CHAIRMAN PLETTAU: Second by Commissioner  
14 DeSerio.

15 MS. THRASHER: Ken Carroll.

16 COMMISSIONER CARROLL: Yes.

17 MS. THRASHER: Angelo DeSerio.

18 COMMISSIONER DeSERIO: Yes.

19 MS. THRASHER: John Stanton.

20 COMMISSIONER STANTON: Yes.

21 MS. THRASHER: Jeff Peterson.

22 COMMISSIONER PETERSON: Yes.

23 MS. THRASHER: Bill Thomas.

24 COMMISSIONER THOMAS: Yes.

1 MS. THRASHER: Cheryl Slabozeski.

2 COMMISSIONER SLABOZESKI: Yes.

3 MS. THRASHER: Jan Plettau.

4 CHAIRMAN PLETTAU: Yes.

5 MS. THRASHER: Motion carries.

6 CHAIRMAN PLETTAU: Everyone that is coming to the  
7 podium, you would need to sign in, please.

8 Anyone who is speaking needs to be  
9 sworn in.

10 AUDIENCE MEMBER: I will be speaking.

11 AUDIENCE MEMBER: I'll be speaking.

12 AUDIENCE MEMBER: I will speak also.

13 CHAIRMAN PLETTAU: I need to swear each one of  
14 you separately.

15 who will speak first?

16 AUDIENCE MEMBER: I will.

17 CHAIRMAN PLETTAU: Raise your right hand.

18 JOHN HONIOTES,

19 called as a witness herein, having been first  
20 duly sworn, was examined and testified as follows:

21 CHAIRMAN PLETTAU: You may proceed.

22 MR. JOHN HONIOTES: Hi folks, my name is John  
23 Honiotes. Currently serve as president of the Joliet  
24 Alano Club board. We're trying to purchase the building

1 at 1807 Plainfield Road. We have -- we're here for the  
2 planning, you know, to go through what we need to do to  
3 get approval.

4 So I believe we have some -- I think  
5 one of the main sticklers that we had was parking. And  
6 we were able to get Mr. Abe Katz who was the owner of  
7 the Crest Hill mall, we have a working agreement with  
8 him that we worked through with Tony, and some other  
9 things. And so in between the lawyers and everything, I  
10 believe it has been signed and we're in good standing  
11 with that. I think that's one of the things the last  
12 time we were here that you wanted us to have.

13 I believe that since that's happened,  
14 Mr. Katz has on his own expense restriped some of the  
15 exterior that shows some of those parking places that we  
16 would generally be using. There is basically 15 that  
17 are right along the property line and those are the main  
18 ones. Very rarely, maybe once a week we may be  
19 trickling over and get back and use a few more of the  
20 parking spaces in the main parking lot. But as a  
21 general rule, we're only going to be using those. We  
22 tend to have in our own parking lot that comes with the  
23 building, and the 12, the 15 that we have that Mr. Katz  
24 has been so graciously allowing us to use.

1 AUDIENCE MEMBER: We have some pictures.

2 MR. JOHN HONIOTES: There are some pictures of  
3 those, if you want to see some of those.

4 Other than that, folks, I believe --  
5 couple other things -- oh, yeah. We also -- I do know  
6 that there is going to be some renovations that need to  
7 be done to the building. I already contacted Bob Global  
8 (phonetic) with United Architectural. We already had a  
9 meeting with one of your building inspectors, that was  
10 Mr. Wilkins. He went through all of that stuff. He  
11 doesn't see any real problems with it. It is a very  
12 doable thing for us.

13 CHAIRMAN PLETTAU: You are planning on purchasing  
14 the property; is that correct?

15 MR. JOHN HONIOTES: Yes.

16 AUDIENCE MEMBER: We would like to.

17 MR. JOHN HONIOTES: Yeah, we would definitely  
18 like to. It doesn't make no sense if we can't get our  
19 amendment for the property and use it as a meeting  
20 place.

21 I'm trying to think of what else.  
22 One of the other things, too, we plan on cleaning it up  
23 a little bit. Dog kennels on the unsightly outside  
24 would be removed. Some paint and things that will be

1 done. And some other things. We generally -- well, we  
2 do take care of our properties. It will be more of an  
3 asset. It won't be an eye sore. Will be a good-looking  
4 building.

5 COMMISSIONER STANTON: Is there like a curb  
6 between your parking and curb?

7 MR. JOHN HONIOTES: That's one of the things --

8 COMMISSIONER STANTON: That has to be removed?

9 MR. JOHN HONIOTES: The curb there, it is  
10 deteriorated to the point where there really isn't one  
11 there right now. Yes, that would be one of the things  
12 that we would fix. So there would be minimal. It  
13 wouldn't be the whole curb. There would definitely be a  
14 section that's already missing that we have to turn  
15 around and fix to make it a nice, easy transition  
16 through.

17 COMMISSIONER STANTON: The reason why I'm asking,  
18 since you are restriping, if you want some sort of easy  
19 access in, out.

20 MR. JOHN HONIOTES: That's one of the things we  
21 would like to talk to the architect first and get all  
22 that approved. Yeah, that would be one of the things we  
23 would be doing.

24 COMMISSIONER STANTON: Okay, good.

1           COMMISSIONER PETERSON: You are moving from over  
2 on Springfield?

3           MR. JOHN HONIOTES: That's a long story. We sold  
4 that building because of some -- because of the  
5 pandemic -- we were on Republic and because of the  
6 pandemic, it got to the point where it was closed for a  
7 while and it was, you know, there was just -- anyway,  
8 the building was put for sale and we got a really good  
9 price for it and we sold the building.

10          COMMISSIONER PETERSON: You own that building  
11 also?

12          MR. JOHN HONIOTES: No, that building was sold.

13          AUDIENCE MEMBER: We sold the building on  
14 Republic. 265 Republic was our home for like 20 --

15          MR. JOHN HONIOTES: 35.

16          AUDIENCE MEMBER: 35. And then with that money  
17 purchased 101 Grove Street, Shorewood. That is where we  
18 are operating out of right now. But it is very tiny.

19          CHAIRMAN PLETTAU: Excuse me, Ma'am. Can I stop  
20 you for a minute? Did you sign in by any chance?

21          AUDIENCE MEMBER: I did.

22          CHAIRMAN PLETTAU: Your name is?

23          MS. KALLAN DEE ELIAS: Kallan Dee Elias.

24          CHAIRMAN PLETTAU: And so for the record --



1 MS. KALLAN DEE ELIAS: I promise to tell the  
2 truth.

3 KALLAN DEE ELIAS,  
4 called as a witness herein, having been first  
5 duly sworn, was examined and testified as follows: Mrs.  
6 Mrs. So help me God, yes.

7 CHAIRMAN PLETTAU: Go ahead.

8 MS. KALLAN DEE ELIAS: We're now at 101 Grove  
9 Street, Shorewood, Illinois. We've been there since  
10 October of last year. We are selling that to the  
11 village of Shorewood for what we paid for it. So we're  
12 wanting to move out of that because we could not do what  
13 we do.

14 MR. JOHN HONIOTES: It wasn't big enough.

15 COMMISSIONER PETERSON: Okay.

16 CHAIRMAN PLETTAU: Any other questions from the  
17 Commissioners?

18 COMMISSIONER CARROLL: I have a question here.  
19 Do we have adequate lighting in that parking lot? The  
20 curb was brought up. I saw that curb yesterday. It is  
21 a tripping hazard if people don't know that there isn't  
22 a spot for them to walk through. I don't know whether I  
23 should be addressing that to you guys or to the city.  
24 That is a definite problem.

1           MR. JOHN HONIOTES: Once again, that's one of the  
2 things I saw right away. That would be addressed. When  
3 it is done, like I said, I'd like to go over with the  
4 architect and the village -- the village itself so we  
5 can figure it all out and make it the best for  
6 everybody. It is definitely something that has to be  
7 done but it is definitely not -- of all the work that  
8 we're probably going to do in the place, that's minimal.

9           COMMISSIONER CARROLL: Okay.

10          MR. JOHN HONIOTES: The ladies that attend  
11 meetings will want light at night.

12          MR. BUDZIKOWSKI: Commissioner Carroll, there are  
13 some wall backs (phonetic) on the building in the back,  
14 but I don't know if those will be adequate or not to  
15 light up that portion of the parking lot.

16                       Between additional lighting and  
17 striping of that offsite lot, I think that's important,  
18 because if you are going to have people there at night  
19 now, who need to find a place they are supposed to park  
20 as well as use the correct area for drive aisles and it  
21 should be partially lit.

22          COMMISSIONER CARROLL: I'm just concerned about  
23 somebody coming from that one particular, which -- and  
24 tripping over the curb. That was my main concern.

1 MR. BUDZIKOWSKI: It is a good point and I  
2 probably want to drive by in the evening. I'm curious  
3 how much of the streetlights in that area would be on  
4 it.

5 CHAIRMAN PLETTAU: Is there a budget or estimate  
6 that you guys are planning on spending for that project?  
7 By any chance?

8 MR. JOHN HONIOTES: Well, we would have excess of  
9 up to \$200,000 to spend to put it back -- I don't plan  
10 on spending that much, but we have that possibility  
11 without a problem.

12 CHAIRMAN PLETTAU: But roughly between 100 and  
13 200,000?

14 MR. JOHN HONIOTES: Yeah. I would say the plan  
15 would be -- I'm a licensed contractor. That type of  
16 thing we're going to be able to get it done a little bit  
17 less expensive because we do a lot of work inhouse.

18 MS. KALLAN DEE ELIAS: We have a professional  
19 painter.

20 MR. JOHN HONIOTES: Everything would be done with  
21 permits and legally. And with Mr. Global.

22 Yeah, I don't foresee that being --  
23 that's not the issue. We can do this. We have the  
24 money to do it.

1           CHAIRMAN PLETTAU: Okay. Any other questions  
2 from the Commissioners?

3                       Okay. Sir?

4           MR. BOB LEONARDY: Yes. My name is Bob Leonardy.  
5 I'm signing in now and I serve as the vice president of  
6 the Joliet Alano Club. And Jeff and Kallan have been  
7 doing the primary work. We are the three primary  
8 officers of the board.

9           CHAIRMAN PLETTAU: I have to swear you in.

10                       BOB LEONARDY,  
11           called as a witness herein, having been first  
12 duly sworn, was examined and testified as follows:

13           CHAIRMAN PLETTAU: Proceed.

14           BOB LEONARDY: That really is my role, just to  
15 support these two, because we know the most important  
16 position on any board is the secretary. That person  
17 wears more hats than anybody else. They've been doing  
18 so much work. We want to make sure that all of our Is  
19 are dotted, our Ts are crossed, and give you the  
20 reassurance we're here for the long hall. We're here  
21 for the long term. It is a major investment we can well  
22 afford, and we plan to be able to support this  
23 investment in the years to come.

24                       Also, I want to make myself available

1 to any of you for any questions in the future as an  
2 additional resource for that. Thank you.

3 CHAIRMAN PLETTAU: Okay.

4 Any questions from the Commissioners?  
5 Nothing at this time? Okay. Thank you.

6 Anybody from the audience here for  
7 this? No?

8 AUDIENCE MEMBER: I don't know what you mean by  
9 that.

10 CHAIRMAN PLETTAU: For public comment.

11 AUDIENCE MEMBER: No.

12 CHAIRMAN PLETTAU: Anything from the city?

13 MR. BUDZIKOWSKI: Yeah, quick summary for the  
14 record, and I know you have everything in your packet.  
15 But the request this evening is a special use in the B-3  
16 district for civic institutional use. You saw this  
17 petition in its concept all stages on May 11th. You  
18 heard the primary comments, primary offstreet parking.  
19 It is a small lot. It will get smaller because of the  
20 handicapped space. The emphasis was to try overflow  
21 parking.

22 So Alano Club approached Mr. Abe Katz  
23 of the Crest Hill shopping center. He worked through  
24 it. We are happy he was able to come to some

1 arrangement. You have the signed parking agreement in  
2 your packet which I think is very important. And one of  
3 the things I have mentioned in the staff report is that  
4 that be memorialized in your approval as one of the  
5 conditions as well as in an ordinance. We don't want to  
6 think this way, but if that parking agreement ever goes  
7 away, Alano Club will be obligated to find parking  
8 somehow because they can't function without that offsite  
9 lot.

10 So we would give them a certain  
11 period of time. We'll have to work with our attorney to  
12 determine how long that period would be. But if they  
13 are unable to find parking to address their needs, the  
14 city may need to revoke that special use permit so they  
15 wouldn't operate in the future. That's kind of our  
16 mechanism to make sure that either that parking  
17 agreement is in place or an alternative is found.

18 And Mr. Katz has no indication that  
19 he will go away. He just signed Harbor Freight for a  
20 10-year extension of their lease. Hopefully he'll be  
21 there for a good long time and there won't be any  
22 issues.

23 And that parking lot is very  
24 underutilized right now. If you have gone by it at any

1 point in the last month, just like I have almost every  
2 day to check it out during time difference of days,  
3 there is an occasional van from one of the businesses  
4 behind there, a few scattered cars parked there  
5 diagonally through very illegible spaces. So this is a  
6 good opportunity to share spaces with somebody who  
7 really does need them.

8 And I also mentioned in the staff  
9 report, filling a vacant building with people who can  
10 shop or dine or go to a service in town is really good.  
11 And there is a large number of people that will be  
12 generated here. Whether they are taking a bus or  
13 pulling up in a car, that could help some of the  
14 businesses whether it be the Subway or Harbor Freight.  
15 Rather see an occupied building who can take care of its  
16 zoning needs with the parking and clean up the building  
17 and space.

18 So staff has given you a  
19 recommendation to approve with a number of conditions.  
20 Happy to talk about any of those.

21 I appreciate Mr. Stanton's comment  
22 about the ramp, but Mr. DeSerio mentioned that at the  
23 May 11th meeting. I missed that in the staff  
24 recommendation. It is something we will look at. But

1 if you also want to add that as a condition, there  
2 should be some form of transition there in some form.

3 COMMISSIONER DeSERIO: I drove by there the other  
4 night, and saw some lady coming around the bus area to  
5 try and walk around there, and looked like she was going  
6 towards the building you are looking to purchase which  
7 is why I brought that up at the last meeting. Because  
8 now it is not bad, but when we get our typical 12 inches  
9 of snow, whoever is parking in that side lot there is  
10 going to have to have access without going around that  
11 bus stop and not getting close to traffic. I would  
12 think that would be a liability concern on your end as  
13 well as us.

14 MR. BUDZIKOWSKI: Add it to a condition if  
15 appropriate. When we get a building permit in, capture  
16 that with striping, potentially lighting, or the kind of  
17 transitional area.

18 And that's all I have. Thank you.

19 CHAIRMAN PLETTAU: Sure.

20 COMMISSIONER THOMAS: Just about that, I use that  
21 entrance if I'm coming from my house to get into the  
22 shopping center, and I will pull in this and I will not  
23 go straight, I will cut across because there is -- I  
24 have never seen a car parking there. I really like the



1 drawing they have there to define the spots. Now you've  
2 got an aisle.

3 But I think the change is, how are we  
4 going to train people now that we want them to go down  
5 this aisle? Should it be arrows in and out? Should  
6 there be like a yield sign at the end? Because there is  
7 crosstraffic that I have seen come from behind Harbor  
8 Freight and go that way. So essentially we're going to  
9 have an unsigned intersection there.

10 I don't think it is going to be real  
11 busy, but now is probably the time to somehow retrain  
12 people to go down this aisle and make a left to get into  
13 the shopping center. I don't know. Just a thought.

14 MR. BUDZIKOWSKI: I think the product of striped  
15 spaces with people parking in them now will help. But  
16 as this evolves, might have to work with Mr. Katz on  
17 some traffic-type control sign whether it is a yield or  
18 something else.

19 But I think that will be a work in  
20 progress to see if there is a need or not. I know he  
21 has that elsewhere onsite, so this might be a  
22 continuation after we evaluate it.

23 MR. JOHN HONIOTES: My feeling is there is going  
24 to be absolutely no difference on the majority -- 95

1 percent of the time it will be no different than it was  
2 when it was an animal hospital. Okay? Because there  
3 were people that worked there and people that came in  
4 there and those parking lots, the 10 were always full  
5 there. 9 to 5. There will be some extra here and  
6 there, but I -- it is going to be -- I don't foresee a  
7 huge impact on us being there. Most of the meetings are  
8 fairly small. 8, 10, 12 people. That type of thing.  
9 It is going to be minimal. And there is just a few of  
10 them during the day type of thing. There is different  
11 things type of thing. Occasionally there is going to be  
12 a bigger one, and that's usually on a Saturday night  
13 which is most of the -- and when I say "night,"  
14 everything is done before 9:30 type of thing. 10  
15 o'clock everything will be done. So it is not -- there  
16 is not a lot of other things that will be there. They  
17 are there for an hour, hour and a half tops, and then we  
18 are done by 10.

19 CHAIRMAN PLETTAU: Okay. Anything else?

20 Okay. At this time I am asking for a  
21 motion to close the public hearing.

22 COMMISSIONER DeSERIO: So moved.

23 COMMISSIONER PETERSON: Second.

24 CHAIRMAN PLETTAU: Motion by Commissioner

1 DeSerio. Seconded by Commissioner Peterson.

2 Roll call, please.

3 MS. THRASHER: Angelo DeSerio.

4 COMMISSIONER DeSERIO: Yes.

5 MS. THRASHER: Jan Plettau.

6 CHAIRMAN PLETTAU: Yes.

7 MS. THRASHER: John Stanton.

8 COMMISSIONER STANTON: Yes.

9 MS. THRASHER: Ken Carroll.

10 COMMISSIONER CARROLL: Yes.

11 MS. THRASHER: Cheryl Slabozeski.

12 COMMISSIONER SLABOZESKI: Yes.

13 MS. THRASHER: Jan Plettau.

14 CHAIRMAN PLETTAU: Yes.

15 MS. THRASHER: Bill Thomas.

16 COMMISSIONER THOMAS: Yes.

17 CHAIRMAN PLETTAU: Okay. Public hearing is  
18 closed at 7:23. Okay.

19 So at this time I would like to ask  
20 for a motion to approve or deny the request for the  
21 special use with the outlined conditions that Tony came  
22 up with.

23 COMMISSIONER CARROLL: So moved.

24 COMMISSIONER SLABOZESKI: Second.

1 COMMISSIONER THOMAS: Just to be sure, we're  
2 talking about the six conditions on page four.

3 COMMISSIONER CARROLL: The six conditions.

4 COMMISSIONER THOMAS: Did we add another one?

5 COMMISSIONER DeSERIO: I would move to add a 7th  
6 one about access from the side lot.

7 CHAIRMAN PLETTAU: So that's going to be a motion  
8 to approve?

9 COMMISSIONER CARROLL: Motion to approve.

10 CHAIRMAN PLETTAU: Okay. Seconded by who?

11 COMMISSIONER SLABOZESKI: Cheryl.

12 CHAIRMAN PLETTAU: Commissioner Cheryl.

13 Roll call.

14 MS. THRASHER: Ken Carroll.

15 COMMISSIONER CARROLL: Yes.

16 MS. THRASHER: Cheryl Slabozeski.

17 COMMISSIONER SLABOZESKI: Yes.

18 MS. THRASHER: Angelo DeSerio.

19 COMMISSIONER DeSERIO: Yes.

20 MS. THRASHER: Bill Thomas.

21 COMMISSIONER THOMAS: Yes.

22 MS. THRASHER: Jeff Peterson.

23 COMMISSIONER PETERSON: Yes.

24 MS. THRASHER: John Stanton.

1 COMMISSIONER STANTON: Yes.

2 MS. THRASHER: Jan Plettau.

3 CHAIRMAN PLETTAU: Yes.

4 MS. THRASHER: Motion carries.

5 COMMISSIONER DeSERIO: For clarity, that is with  
6 the 7th addition. Correct?

7 CHAIRMAN PLETTAU: Correct.

8 COMMISSIONER THOMAS: That is to go behind the  
9 bus stop. Not in front of it. Is that what you are  
10 saying?

11 COMMISSIONER DeSERIO: To give some access from  
12 that 10 or 15 parking stalls so that people don't have  
13 to walk in front of that bus stop to get into the  
14 building.

15 COMMISSIONER THOMAS: Like you say, in the  
16 wintertime there is a issue with that bus stop with snow  
17 being piled there.

18 COMMISSIONER DeSERIO: Yes.

19 CHAIRMAN PLETTAU: Okay. So at this time, we're  
20 just a recommendation body for the Mayor and the City  
21 Council.

22 I suggest that all of you attend a  
23 meeting on what date?

24 MS. THRASHER: September 6th.

1 CHAIRMAN PLETTAU: September the 6th. Okay?

2 MR. JOHN HONIOTES: Yes, sir. Appreciate it.

3 Thank you.

4 COMMISSIONER THOMAS: I want to say what I said  
5 on May 11th. Thank you for bringing this service to the  
6 city of Crest Hill. I am not aware that we have  
7 anything like this in the city, and that's a valuable  
8 service that you are going to be providing. So thank  
9 you.

10 MS. THRASHER: Thank you.

11 MS. KALLAN DEE ELIAS: Thank you.

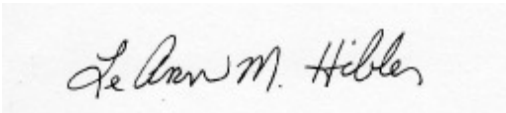
12 CHAIRMAN PLETTAU: Thank you.

13 \* \* \* \* \*

1 STATE OF ILLINOIS )

2 COUNTY OF W I L L )

3  
4 I, LeANN M. HIBLER, a Certified Shorthand  
5 Reporter of the State of Illinois, do hereby certify  
6 that I reported in shorthand the proceedings had at the  
7 meeting aforesaid, and that the foregoing is a true,  
8 complete, and correct transcript of the proceedings of  
9 said meeting as appears from my stenographic notes so  
10 taken and transcribed by me.

11  
12   
13 \_\_\_\_\_

14 LeANN M. HIBLER, CSR, RMR, CRR

15 IL CSR #084 003148  
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