



## City Council Agenda Memo

Crest Hill, IL

<b>Meeting Date:</b>	September 12, 2022
<b>Submitter:</b>	Tony Budzikowski, AICP, Community & Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Alano Club of Joliet, 1807 Plainfield Road – Special Use Permit for Civic/Institutional Use

**Summary:** Alano Club of Joliet has submitted a request for a special use permit for an indoor civic/institutional use at the property located at 1807 Plainfield Road, formally occupied by the Crest Hill Animal Hospital. The Applicant proposes to utilize this building to host meetings for their membership throughout the week at various times during the day. The property is currently zoned B-3 Business Service District. Indoor civic/institutional uses are listed as permitted special uses in the B-3 zoning district. The 0.25-acre property is located on the west side of Plainfield Road approximately 340' north of the intersection of Plainfield Road and N. Larkin Road. The property has direct and full access to Plainfield Road. The Hillcrest Shopping Center's parking lot is located on the south and west sides of the building and property. A shared parking agreement has also been memorialized with Mr. Abe Katz for use of the Hillcrest Shopping Center for overflow parking.

A public hearing was held before the Plan Commission (PC) on August 16<sup>th</sup> to discuss the specific details of the request. At the PC meeting, the petitioner explained the request and staff summarized various aspects of the staff report and answered questions. No members of the public were in attendance at the public hearing to speak for or against the request. The PC did review the request and make an affirmative recommendation to approve the petition subject to the accompanying Findings of Fact and six (6) conditions identified in the staff report. A seventh condition was also added to their recommendation to require that proper access be provided between parking lots and that the curb be modified to better accommodate pedestrian traffic for accessibility reasons.

**Recommended Council Action:** If the Mayor and City Council are amenable to the Alanos special use permit request, I would ask that you authorize the City Attorney and Staff to prepare the necessary Ordinance to approve the request subject to the Findings of Fact including the seven (7) conditions endorsed by the PC which are as follows:

1. Shared-parking agreement shall be included as an Exhibit to the Ordinance approving the special use permit. The approved ordinance shall also include a provision that alternative

off-street parking must be provided if the Hillcrest Shopping Center parking agreement is withdrawn by the current or a future property owner.

2. Requisite parking stalls shall be restriped for on-site and off-site parking spaces for the Alano Club.
3. The existing dog run on the south side of the building shall be removed prior to final occupancy being approved. The dog run shall include the fence and screening fabric.
4. Trash/recycling receptables shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
5. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
6. Proper access be provided between parking lots and that the curb be modified to better accommodate pedestrian traffic for accessibility reasons. (added by PC)
7. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.

The request will go back to the City Council for final action and approval after completion of the necessary Ordinance.

**Financial Impact:** N/A

**Funding Source:**

**Budgeted Amount:**

**Attachments:**

Cover letter, special use application and plans