

MINUTES OF THE CREST HILL PLAN COMMISSION

The November 9, 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 Angelo Deserio, Commissioner John Stanton, Commissioner Jan Plettau, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

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

Absent were: Commissioner Ken Carroll.

APPROVAL OF MINUTES: Chairman Bill Thomas presented the minutes from the regular meeting held on September 14, 2023 for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to approve the minutes from the regular meeting held on September 14, 2023, as presented.

On roll call, the vote was:

AYES: Commissioner Peterson, Slabozeski, Plettau, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Stanton, Deserio.

ABSENT: Commissioner Carroll.

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

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-23-6-11-2, a request from Springfield Development Partners located at the Southwest Corner of Borio Drive and Renwick Road, seeking approval of a B3-Special Use for a self-service storage facility and building setback variance.

Chairman Thomas commented that Springfield Development Partners have taken this project from A&D Storage. Springfield Development Partners have asked for additional time to work on their proposal before coming to the Plan Commission but since the public hearing was published, we will need to open this public hearing and table it.

Chairman Thomas asked for a motion to open the public hearing on case number SU-23-6-11-2

(#2) Motion by Commissioner Plettau seconded by Commissioner Peterson, to open a public hearing on case number SU-23-6-11-2.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll.

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

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

Chairman Thomas asked for a motion to recess the public hearing to December 14, 2023 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

(#3) Motion by Commissioner Deserio seconded by Commissioner Plettau, to recess the public hearing on case number SU-23-6-11-2 to December 14, 2023 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll.

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

Attorney Mike Stiff asked if anyone in the audience, for the record, would like to make a public comment on SU-23-6-11-2. There were no public comments.

Chairman Thomas asked for a motion to table public hearing SU-23-6-11-2 to December 14, 2023 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

(#4) Motion by Commissioner Plettau seconded by Commissioner Stanton, to table public hearing SU-23-6-11-2 to December 14, 2023 at 7:00 p.m. in the Council Chambers located at 20600 City Center Boulevard.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll.

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

The public hearing was closed at 7:05 p.m.

Chairman Thomas presented case number SU-23-5-11-1, a request from Caliber Collision Centers located at 1815 Plainfield Road, seeking approval of a B3-Special Use for auto repair. The paperwork was in order.

Chairman Thomas asked for a motion to open the public hearing on case number SU-23-5-11-1.

(#5) Motion by Commissioner Deserio seconded by Commissioner Peterson, to open a public hearing on case number SU-23-5-11-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll.

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

Chairman Thomas asked our Interim Planner Maura Rigoni to present the specifics of the case. Interim Planner Maura Rigoni commented that this is a Special Use request for the property at 1815 Plainfield Road. This property is commonly known as Wreck's Auto Repair. Caliber Collision is purchasing the business only and not the building. The current owner of the business will retain the building. It is noted that the property is zoned B3, and auto repair has been utilized at this property for several years. Interim Planner Rigoni noted that in 2000 we had changed the zoning ordinance to require a special use for auto repair. The current business has been there since the late 1990's and therefore did not need a special use at that time. Since the business is being sold, Section 5.5 of the Zoning Ordinance takes effect, requiring the new business owner to seek approval of a special use to continue legally operating the auto repair business. She commented that since this business did not have a special use on the property and because it is being sold, it must come before the Plan Commission to request the special use to bring to conformity.

Interim Planner Rigoni commented that Caliber Collision Centers will be adding a mobile auto glass repair business, also. There will be no glass repair done at the site unless it is in conjunction with the auto repair, but the mobile business will consist of dispatching to other locations for glass repair.

Interim Planner Rigoni commented that there is striped parking on the side and the rear of the business. She also noted there are specific regulations outlined in the zoning ordinance for auto repair. It was further noted that some regulations did not apply to this property since it was not adjacent to the residential property. Interim Planner Rigoni also noted that one of the regulations in the ordinance prohibits storage of vehicles outside the building unless considered under the special use. Interim Planner Rigoni explained that under the current operation, vehicles have been stored outside the building, and the new applicant would like to continue to store vehicles outside the building, within the fenced area. Interim Planner Rigoni summarized the regulations, which are:

- An eight (8) foot fence shall be maintained adjacent to all residential properties, *which property is not surrounded by residential properties*.
- No exterior lighting shall be permitted to shadow adjacent residential properties, *which property is not surrounded by residential properties*.
- No exterior repair of motor vehicles shall be permitted; all repairs must take place inside the building.
- No vehicles sales or rental shall be permitted on the property, unless a special use has been approved, in accordance with Section 12.0.
- No outdoor storage shall be permitted on the property, including, but not limited to, the following items: automotive parts, tires, automotive equipment.

- Overnight parking of vehicles is permitted outside of the building, within the fenced area on the property.
- No overnight parking of any semitrailers or other storage and/or hauling or moving requirement shall be permitted.
- No vehicles shall be allowed on the property with a weight of over eighteen thousand (18,000) pounds.
- The area on the adjacent property to the south is limited to vehicle storage only, associated with the operations at 1815 Plainfield Road.

Interim Planner Rigoni commented that there is a small portion (50x100) that is an extra parking area adjacent to the property and in 2016 a permit was issued to Wreck's Auto Repair to utilize a portion of the property to the south for additional overflow. It is encouraged that the commission places a condition limiting this area to vehicle storage only.

Chairman Thomas asked for the seller of the business and a representative from Caliber Collision Center to approach the podium for any questions that may be asked.

Dorothy Des Brisay the representative from Caliber Collision Centers and Kurt Johnson the property owner approached the podium and were sworn in.

Dorothy Des Brisay commented that Caliber Collision Centers have been around since 1997 and are in forty-one states and have a total of 1,724 locations. She commented that Wreck's Auto Repair fits the criteria that they want.

Chairman Thomas asked the Commissioners if they have any questions or comments.

Commissioner Peterson asked when they say auto repair do they mean body repair. Dorothy commented that it would be auto body repair and paint. Commissioner Peterson asked if any mufflers or brakes would be worked on. Dorothy stated that the company outsources that kind of work.

Commissioner Stanton asked if there is a fence around the premises or just one side. Kurt commented that the entire back and the one side is fenced in. Commissioner Stanton commented that there is no fence facing the street and it was commented that it was only of the left side if you are looking at the building.

Interim Planner Rigoni commented that there is a fence that runs from the front of the building to the east property line.

Kurt approached the dais and showed the fence line to Commissioner Stanton on a map.

Commissioner Slabozeski asked how many days per week they will be open and what the hours of operations would be. Dorothy stated the hours of operation are 7:30 a.m. to 5:30 p.m. Monday through Friday and then half day on Saturday to deliver vehicles to customers who could not come Monday through Friday.

Chairman Thomas asked if they agree to the conditions that were discussed. Dorothy stated that they do agree with the conditions, and they are standard conditions for auto body and Caliber Collision is very respectful.

Chairman Thomas commented that he drove by the property and was impressed how clean the property looks.

Chairman Thomas asked if anyone in the audience had a question or comment. There were no questions or comments.

(#6) Motion by Commissioner Deserio seconded by Commissioner Plettau, to close the public hearing on case number SU-23-5-11-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll.

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

The public hearing was closed at 7:20 p.m.

Chairman Thomas asked for a motion to recommend approval of the request for case number SU-23-5-11-1, for a request from Caliber Collision Centers located at 1815 Plainfield Road, for a B3-Special Use for auto repair with the seven (7) conditions previously mentioned.

(#7) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to recommend approval of the request for case number SU-23-5-11-1, for a request from Caliber Collision Centers located at 1815 Plainfield Road, for a B3-Special Use for auto repair with the seven (7) conditions previously mentioned.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll.

There being six (6) 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 November 27, 2023.

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 Deserio, seconded by Commissioner Plettau, to adjourn the November 9, 2023 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Carroll.

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

The meeting was adjourned at 7:23p.m.

As approved this _____ day of _____, 2023

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN