

PLAN COMMISSION

June 12, 2023

REGULAR MEETING

ROLL CALL

The meeting was called to order at 7:00 p.m. and the assemblage was invited to stand and recite the Pledge of Allegiance. President John Marshall asked for the roll call to be conducted. Members in attendance and absent are listed below:

Members Present:

President John Marshall, Vice President Daniel Rohaley, Michael Conquest, Chad Jeffries, Carol Drasga, Richard Day, Laura Sauerman

Members Absent: None

Staff Present:

Commission Attorney Joe Irak, Planning & Zoning Administrator Josh Watson, Recording Secretary Jenni Pause, Planning & Zoning Assistant Luke Fricke, Media Manager Mary Freda

APPROVAL OF MINUTES

President John Marshall informed the Board that the May 8, 2023, meeting minutes would need to be deferred. Marshall asked the Commission to approve the May 3, 2023, special meeting notes. Sauerman motioned to approve the May 3, 2023, meeting minutes. Day seconded the motion. A roll call vote was taken, by a vote of 7 Yeas, 0 Nays, 0 Abstentions, the motion unanimously passed, and the meeting notes are now official record of the body.

OLD BUSINESS

None

NEW BUSINESS

23-19 Gold Nest Property, LLC, Petitioner/Taeni & Jacqueline Chang-Stroman, Owner

Request: Change of Zone

Purpose: Commercial/Retail

Location: 1810 East South Street

Jeff Ban, of DVG, 1155 Troutwine, came before the Commission and provided an overview of the petition. Ban stated the property is a little over 3 acres currently zoned R3 and the petitioner would like to develop 2/3 of the property on the east as retail/professional office building and the remaining property would retain the R3 zoning and developed into 3 duplex lots. Ban reported on the Finding of Facts

Watson reported Gold Nest Property, LLC is requesting a Change of Zone for 1810 East South Street from R-3 Residential District to B-3 Business District. Watson reported the petitioner is asking to rezone 2/3's of the property on the East side to B-3 while retaining R-3 on the West end of the property. Watson reported the property is surrounded by R-3 to the North, R-2 to the West and South, and B-3 to the East. Watson reported if approved, the petitioner would return to the Board of Zoning Appeals, seeking Special Use to allow townhomes within the R-3 section of the property and would then subdivide the property accordingly with the rezone layout being presented. Watson reported afterwards, they would be going to Site Development for Office Space, which is a permitted use in a B-3 Business District. Watson reported the Planning Department has received no letters of remonstrations or support and recommended approval of the petition.

Rohaley stated he feels this is a good plan and meets all the criteria.

Marshall agreed with Rohaley and thinks this is a great plan for a subdivision.

Sauerman voiced her concerns with traffic issues. Sauerman asked if the petitioner knows what type of businesses will be going in. Ban stated they are planning on professional office space, attorneys, accountants and that kind of profession. Sauerman stated she would appreciate aesthetically if the parking lot could be in the rear so that the residents across the street do not have to look at the parking lot.

Conquest stated he likes the plan. Conquest stated he understands that the footprint for the office building could change. Ban stated he thinks what they see is generally what they should expect to see. Ban stated parking in the rear is not what typically users are looking for, but they could absolutely berm and/or landscape so that the parking lot is screened from the neighbors across the street.

Jeffries asked Ban to verify that they have about 2 car lengths from the corner of Madison and South to the first proposed residential driveway. Ban stated he believes the distance is close to 100'.

Marshall opened the public portion of the meeting. With no public coming forward, Marshall closed the public portion of the meeting.

Marshall entertained a motion for Petition #23-19. Rohaley motioned to send a Favorable Recommendation to the City Council for Petition # 23-19 subject to Staff comments. Jeffries seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #23-19 received a Favorable Recommendation.

23-20 HR Green Development, LLC, Petitioner/109th & Broadway, LLC, Owner
Request: Site Development
Purpose: Chick-fil-A
Location: 601 East 109th Place

Todd Richards, 1391 Corporate Dr., McHenry, IL, came before the Commission as a representative of the petitioner. Richards provided an intro and history of Chick-fil-A as well events and charities they are involved in. Richards detailed the canopies, the drive-thru, ingress/egress, patio, parking and bicycle racks. Richards stated the site does meet the minimum standards for the city subdivision and zoning code. Richards stated the monument sign also meets the city requirements. Richards stated they have 50 stacking spaces and did a drive-thru cue analysis. Richards detailed some of the findings of the analysis. Richards detailed some of the landscaping and stated they have additional landscape to help screen the drive-thru. Richards provided renderings of the elevations, stated the building will be all masonry and detailed the proposed colors.

Watson reported HRGreen is requesting Site Development approval for a Chick-fil-A located on Lot 3 in the Beacon Hills Subdivision. Watson reported the petitioner is proposing to construct a new quick service restaurant with a drive-thru on the property if approved and the structure will be 6,035 sq ft in size. Watson reported the petitioner has also included a study of drive-thru's at some of their other locations at the request of the Planning Department to help demonstrate that the stacking will not interfere with traffic along 109th Place. Watson reported the Planning Department has received no letters of remonstrations, but we have received numerous phone calls and in person comments in support of Chick-fil-A wanting to develop within the City of Crown Point. Watson reported the site plan meets the minimum requirements of the Crown Point Zoning and Subdivision Codes. Watson reported the site plan was reviewed by the Engineering, Fire, Utilities and Public Works Departments. Watson recommended approval of the petition.

Sauerman stated she is excited for Chick-fil-A. Sauerman stated she appreciated the drive-thru analysis.

Rohaley agreed with Sauerman about the analysis. Richards stated moving the building back helped them get the room they needed for the stacking of 50 vehicles.

Marshall motioned to approve Petition # 23-20. Rohaley seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #23-20 was approved.

23-21 Youche Country Club, Petitioner/Owner

Request: Site Development

Purpose: Pole Barn

Location: Northeast corner of West 133rd & Marshall Street

Marshall informed the Board that Staff has requested a deferral for this permit to allow the petitioner time to submit all the proper documents. Marshall entertained a motion for Petition #23-21. Rohaley motioned to defer Petition # 23-21. Drasga seconded the motion. With no further discussion. Marshall called for roll call. With a roll call vote of 7 Ayes, 0 Nays, and 0 Abstentions, Petition #23-21 was deferred.

MISC. AND PUBLIC COMMENT

No Misc

No Public Comment

ADJOURNMENT

At 7:29p.m. Sauerma motioned to adjourn, seconded by Drasga.

ATTESTMENTS OF MEETING MINUTES

The above minutes were approved and adopted by majority on the 10 day of July, 2023.



John Marshall, President



Josh Watson, Executive Secretary