



**Plan Commission**  
**Crest Hill, IL**  
**June 12, 2025**  
**7:00 PM**  
Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

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## **Amended Agenda**

### **Call to Order:**

Pledge of Allegiance

Roll Call

### **Minutes:**

1. Approve the Minutes from the Special Plan Commission Meeting Held on April 24, 2024.

### **New Business:**

2. Public Hearing and Consideration of Case Number V-25-1-6-1, Request of A & J Rehab Properties for the approval variations from various sections of the Crest Hill Zoning Ordinance and the City Code of Ordinances that would allow the existing four-unit apartment building on the 13,374 square foot, R-3 Multi-Family District zoned property located at 1813 N. Broadway Street in Crest Hill, Illinois to be renovated and numerous existing non-conforming conditions to remain on this property post completion of the apartment building renovation project.
3. Public Hearing and Consideration of Case Number SU-25-3-6-1, a Request from Redemption Hour Ministry (the Applicant), is seeking approval of a special use permit and variations to reactivate the existing subject building for a Church in the R-1, Single Family Residence District zoning property located at the northeast corner of Dearborn Street and Ludwig Avenue with the specific address of 1800 Dearborn Street in Crest Hill, Illinois. The variations being requested are related to bringing the existing conditions of the property into compliance in relation to the Crest Hill Zoning Ordinance. No major exterior modifications are being requested with this application.
4. Public Hearing and Consideration of Case Number TXT-25-1-6-1 - regarding amendments to the Crest Hill Zoning Ordinance – the applicant is the City of Crest Hill. The amendments to the Crest Hill Zoning Ordinance would modify the following sections: Section 2 Definitions, Section 8 General Standards and Regulations of Uses, Section 11 Off Street Parking and Loading, Table 4 Index of Permitted & Special Uses: Non-Residential Uses, and other possible sections. The proposed text amendment will add or amend the following aspects of the Zoning Ordinance: defining Motor Vehicles, definition, land use concept and regulations for Junkyard, Motor Vehicle Salvage Yard, Bus, Truck, Tractor and Boat Storage Yard, Architectural Salvage Facility, Storage Garage, Contractor and Landscaping Based Business, Barber Shop/Beauty Parlor/Salon, Alternative Beauty and Personal Services, Fire Arm Sales, Off-Premise FFL Transfer Businesses, Firearm Manufacturer, amongst other possible topics.

### **Other Business:**

5. Reorganization of the Plan Commission (election of Chair, Vice Chair, and Secretary for one-year terms).

### **Public Comment:**

### **Adjournment:**

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.