Special Plan Commission
Crest Hill, IL
December 03, 2026
7:00 PM
Council Chambers
20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

Call to Order:

Pledge of Allegiance

Roll Call

Minutes:

1. Approve the Minutes from the Plan Commission Meeting Held on November 12, 2026.

New Business:

2. Public Hearing and Consideration of petition TXT-26-2-12-1, a request of the City of Crest Hill seeking approval of an updated Comprehensive Plan titled **A City Ascending: Crest Hill 2045 Comprehensive Plan.**

Other Business:

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.

MINUTES OF THE
CREST HILL PLAN COMMISSION

The November 12, 2026, 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 were present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Cheryl Slabozeski, Commissioner Jeff Peterson, Commissioner Marty Flynn, and Commissioner John Stanton.

Also present were: Community Development Director Daniel Ritter, and City Planner Atefa Ghaznawi.

APPROVAL OF MINUTES: Before asking for a motion to approve the October 8th Plan Commission meeting minutes, Chairman Thomas noted a correction to the October 8, 2026, minutes. The minutes had stated that eleven parking spaces were available in front of the existing building along Plainfield Road at 1700 Plainfield Road for High Bridge Auto Sales, when only ten spaces were available. Because the limit of ten vehicles was a condition of approval, the minutes were corrected. The applicant had reviewed the corrected version.

Chairman Thomas asked for a motion to approve the updated minutes from the Plan Commission meeting held on October 8, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to approve the minutes from the Plan Commission meeting held on October 8, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Carroll, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: None.
There being six (6) affirmative votes, the MOTION CARRIED.

NEW BUSINESS:
Chairman Bill Thomas presented the Public Hearing and Consideration of petition V-26-9-11-1, a request of Meleenah I. Diaz and Jaden W. Banister seeking approval of a Variation from Section 8.3-8 of the Crest Hill Zoning Ordinance to increase the maximum permitted fence height from 4 feet to 5 feet in the front and corner side yards on the 0.33 acre, R-1 Single-Family Residence District zoned property located at 1720 Cora Street, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork is in order.

Chairman Thomas asked for a Motion to Open the Public Hearing and Consideration of Case #V-26-9-11-1, a request of Meleenah I. Diaz and Jaden W. Banister seeking approval of a Variation

DRAFT

from Section 8.3-8 of the Crest Hill Zoning Ordinance to increase the maximum permitted fence height from 4 feet to 5 feet in the front and corner side yards on the 0.33 acre, R-1 Single-Family Residence District zoned property located at 1720 Cora Street, Crest Hill.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing Case # V-26-9-11-1.
On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Slabozeski, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: None.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:03 p.m.

Chairman Thomas stated that the subject of the hearing is to discuss the request from Meleenah Diaz and Jaden Banister seeking approval of a Variation from Section 8.3-8 of the Crest Hill Zoning Ordinance to increase the maximum permitted fence height from 4 feet to 5 feet in their front and corner side yards. Chairman Thomas asked City Planner Ghaznawi to present the specifics of the case.

City Planner Atefa Ghaznawi explained that the property is a single-family home on a corner lot at the southeast corner of Ludwig Avenue and Cora Street. The zoning ordinance allows a maximum fence height of 4 feet in these yards, with a 5-foot setback from property lines and a 50 percent open design. The lot has a steep grade change of nearly 10 feet from west to east, and the grade is steeper along Cora Street. The house sits at the far corner of the lot, so the property has no true backyard. The only usable open space faces Ludwig Avenue and Cora Street. City Planner Ghaznawi stated that, given these unique physical characteristics, a 4-foot fence would not provide adequate privacy, security, and screening. Therefore, a 5-foot fence is proposed. The applicants would maintain the 5-foot setback and the 50 percent open design as required by the Zoning Ordinance. Staff did not oppose the variation and recommended approval, subject to the project being implemented per the application materials referenced in the November 12, 2026, staff report. City Planner Ghaznawi invited the applicants and their attorney to the podium to speak.

Chairman Thomas swore in the witnesses. Attorney Michael Canna, representing the applicants, thanked City Planner Ghaznawi and Community Development Director Ritter for their help along the way, and to the Chairman and the Commissioners for taking the time to allow them to present at this meeting. He stated that the request would increase the fence height by one foot, and only along the westernmost 92 feet facing Cora Street. The remainder of the fence would be 4 feet. Attorney Canna said the home and garage sit close to the east and south property lines, leaving only the west and north yards usable. The setback line falls at the bottom of the property's steepest slope, which would effectively negate part of a fence's height. He stated that the home's configuration and the slope predate the applicants' ownership and that the hardship was not self-created. He added that the increased height would have minimal effect on light, air, traffic, or the surrounding neighborhood, and that the fence would comply with safety requirements, including the setback and corner-lot visibility.

Applicant Meleenah Diaz stated that the couple has two large dogs and that the neighborhood has a number of stray dogs. She said they wanted to use the yard they had purchased the home for. She described the fence as a cedar scalloped, rolling arches design.

Chairman Thomas asked about the meaning of "50 percent open design." City Planner Ghaznawi explained that the contractor's scope of work specifies cedar panels with 4-inch slats and 2-inch spacing. Chairman Thomas also asked whether a variation from the 5-foot setback was being sought. City Planner Ghaznawi and Attorney Canna clarified that it was not. The setback would be maintained, and the variation was limited to the fence height in the required front yard facing Cora Street, which the ordinance treats as the front yard because it is the short side of the corner lot. The proposed fence along Ludwig Avenue side (corner side yard) would remain at 4 feet height. City Planner Ghaznawi noted that the two heights should meet at the corner and that the contractor would resolve the transition on site.

Community Development Director Dan Ritter noted that the applicants began by seeking to place the fence on the property line. They worked with staff to reduce the scope of the request to the one-foot height increase, which he appreciated.

Chairman Thomas observed that a neighboring chain-link fence of approximately 4 feet lies to the south. The applicants stated that the neighbor agreed to join the fences. The applicants also agreed to angle the northwest corner, which Chairman Thomas said would help preserve sight lines for vehicles. Commissioner Stanton asked what would be done with the green space between the fence and the curb. The applicants stated they planned to landscape the parkway area between the curb and the fence. Community Development Director Ritter noted that the area was identified in the City's path and sidewalk study as a place where future sidewalk connections along Ludwig Avenue could be added.

No members of the public came forward to comment.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case # V-26-9-11-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the Public Hearing on Case # V-26-9-11-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Slabozeski, Carroll, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: None.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:20 p.m.

The Plan Commission recommends City Council's conditional approval of a Variation Request from Section 8.3-8 of the Crest Hill Zoning Ordinance to increase the maximum permitted fence height from four (4) feet to five (5) feet in the required front yard (only) along Cora Street, Crest Hill, subject to substantial conformance with the application documents referenced in the November 12, 2026, Plan Commission Staff Report for Case # V-26-9-11-1.

DRAFT

Chairman Bill Thomas asked for a motion to approve the recommendation for case # V-26-9-11-1.

(#4) Motion by Commissioner Peterson seconded by Commissioner Carroll, to recommend to the City Council the conditional Approval of the petition V-26-9-11-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Slabozeski, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: None.
There being six (6) affirmative votes, the MOTION CARRIED.

The Plan Commission recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the November 23, 2026, Workshop and the December 7, 2026, City Council meeting for final consideration.

Commissioner Stanton recommended that the applicants bring a picture of the fence to avoid any confusion for the City Council.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-11-11-1, a request of Ruth Carroll seeking approval of a Special Use permit for a Massage Establishment business known as Thrive Therapeutic Massage PLLC located on the 2 acres, B-3 Business Service District zoned property located at 16151 S Weber Road, Unit LL50, Crest Hill, Illinois.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing and Consideration of Case #SU-26-11-11-1.

(#5) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to open a public hearing Case # SU-26-11-11-1.
On roll call, the vote was:
AYES: Commissioners Carroll, Slabozeski, Peterson, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: None.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:24 p.m.

Chairman Thomas stated that the subject of the hearing is to discuss the request from Ruth Carroll seeking approval of a Special Use permit for a Massage Establishment business known as Thrive Therapeutic Massage PLLC. Chairman Thomas asked City Planner Ghaznawi to present the specifics of the case.

DRAFT

City Planner Ghaznawi stated that the applicant, an experienced licensed massage therapist, sought a special use permit for Thrive Therapeutic Massage, PLLC. Hours would be Monday through Saturday, 8:00 a.m. to 8:00 p.m., by appointment only. The business was relocating from the Ovation Center in Romeoville to the Crest Lake Professional Center at 16151 S Weber Road, Crest Hill. It is one of three businesses under Discover Wellness LLC. The other two, a chiropractic practice and a mental health therapy practice, are permitted by right in the B-3 zoning district and were already operating. Massage establishments require a special use. No variations or exterior site improvements were proposed, and parking was sufficient to accommodate the customers. Staff described the use as low-intensity and service-oriented, with minimal traffic and noise, and compatible with surrounding commercial and residential uses. Staff recommended approval subject to two conditions and the application materials referenced in the November 12, 2026, staff report.

Applicant Ruth Carroll was sworn in. She stated that the three practitioners work collaboratively but operate independently, and that the move was unexpected and difficult and wants everyone to know that the Crest Hill staff has been amazing to work with. She has practiced massage therapy for nine years, focuses on stress and anxiety management, and also assists clients with pain, range of motion, and sleep. The business operated in Romeoville for about two and a half years, only a mile and a half from the new location, so clients would not have to travel much farther.

Chairman Thomas explained that the special use process gives the Commission a chance to meet the applicants and understand a business, given the negative connotations sometimes associated with massage uses. He noted the value of therapeutic massage from his own experience. Commissioner Slabozeski asked whether Ms. Carroll is licensed by the State of Illinois and would post the license in her office, and Ms. Carroll confirmed both. She added that she uses an extensive intake and interview process for all clients to screen out those seeking other services. Community Development Director Ritter stated that the special use process helps screen out undesirable massage uses while welcoming legitimate ones, which are a needed use.

No members of the public came forward to comment.

There are two conditions of approval:

1. Prior to adding any additional licensed massage therapists to the Massage Establishment, the applicant shall notify the City and shall obtain required licenses and approvals.
2. The proposed Massage Establishment business shall be subject to a background check and approval for the business, massage therapist, and proposed location by the Crest Hill Police Department.

Applicant Ruth Carroll stated that she agreed to both of the conditions.

Chairman Thomas asked for a Motion to Close the Public Hearing for Case # SU-26-11-11-1.

(#6) Motion by Commissioner Slabozeski seconded by Commissioner Peterson, to close the Public Hearing on Case # SU-26-11-11-1.
On roll call, the vote was:
AYES: Commissioners Slabozeski, Peterson, Carroll, Flynn, Stanton, Chairman Thomas.

DRAFT

NAYES: None.
ABSENT: None.
There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:34 p.m.

The Plan Commission recommends City Council conditional approval of a Special Use permit for a Massage Establishment known as Thrive Therapeutic Massage PLLC, subject to conformance with the two conditions for approval and application documents referenced in the November 12, 2026, Plan Commission Staff Report for Case # SU-26-11-11-1.

Chairman Bill Thomas asked for a motion to approve petition for Case #SU-26-11-11-1.

(#7) Motion by Commissioner Flynn seconded by Commissioner Slabozeski, to recommend to the City Council the conditional Approval of the petition for Case #SU-26-11-11-1.
On roll call, the vote was:
AYES: Commissioners Flynn, Slabozeski, Carroll, Peterson, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: None.
There being six (6) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the November 23, 2026, Workshop and the December 7, 2026, City Council meeting for final consideration.

Commissioner Peterson left the Plan Commission meeting at 7:36 p.m.

Chairman Thomas presented the Discussion of Text Amendments to City of Crest Hill Zoning Ordinance for Certain Use Types – Section 2 (Definitions), Section 8 (General Standards and Regulations of Uses), Table 3 & Table 4 (Index of Permitted and Special Uses).

Community Development Director Dan Ritter stated that the item was a discussion intended to gather initial feedback and direction, as the first step in a larger text amendment. He explained that uses are classified as permitted, special, or prohibited in each zoning district, and that periodic review is needed as conditions change. The following uses were identified for possible adjustments. Director Ritter stated that he was open to discuss other uses that the Commission might have input about.

Tobacco stores. These are currently a special use in B-1 and permitted in B-2 and B-3. Due to concerns about concentration, particularly along Plainfield Road, staff suggested making them special uses in B-2 and B-3 so that distances from other tobacco shops and sensitive uses could be reviewed case by case. Chairman Thomas asked if this category also includes cannabis dispensaries. Community Development Director Ritter stated that cannabis dispensaries are a separate category. They are special uses in the business districts, and City Council has indicated it would welcome them. Because state law limits licenses, making them permitted would not attract

more of them, so staff did not recommend changes. In response to Commissioner Carroll's question about the role of tax revenue, he stated that sales tax is a consideration but that diversity in the retail environment is also important. Staff did not propose prohibiting tobacco stores, which are legal businesses.

Secondhand and rummage shops. These are permitted in all business districts. Staff suggested more restrictive treatment, through special use review, for discount and salvage-type operations. Review would cover site conditions, layout, appearance, operations, and the sourcing of goods. Commissioner Carroll cited the former Walgreens location as an example of a property whose inside condition reflects on the City. Community Development Director Ritter noted that the property's ownership arrangement contributed to its condition and that the City has had numerous code issues there.

Battery storage systems. These are currently undefined. Staff suggested allowing them only as an accessory use, for example, in industrial areas alongside solar generation, with requirements for fire and environmental safety and separation distances. Commissioner Carroll raised concern about environmental contamination. Community Development Director Ritter agreed and stated that staff would research how other communities regulate these systems and what the fire district requires.

Data centers. No inquiries have been received. Staff recommended defining the use and prohibiting it in all zoning districts, because no viable locations exist in Crest Hill. The issue could be revisited if technology changes.

Tattoo and body piercing establishments. These are currently a special use in M-1 and permitted in M-2, and cannot seek special use approval in business districts. Staff recommended allowing them in the B-1, B-2, and B-3 districts, citing their commonness, state licensure, and reduced stigma.

Landscaping and contractor offices. Staff suggested separating offices with no outside storage from those with outside storage, and making office-only uses less restrictive. Under current rules, a roofing contractor's office in a shopping center would need a special use, which can be a deterrent.

Storage garages. Staff stated that the current limit on units is unworkable because "unit" is undefined. Staff also expressed concern that personal storage in M-1 and M-2 buildings displaces job-producing businesses.

Outdoor Storage of automobiles (including trucks/trailers). For outdoor storage of trucks and trailers, staff proposed clearer standards for location, screening, paved surfaces, and the percentage of a lot that may be used, to prevent properties from becoming truck parking hubs. Staff noted that even with changes, Crest Hill would remain among the more permissive nearby communities.

Business and professional offices. These are currently prohibited in M-1 and M-2. Staff proposed allowing them as permitted uses there, such as brokerage offices serving industrial areas. Commissioner Carroll asked if this category includes medical offices. Community Development

DRAFT

Director Ritter stated that medical uses are defined separately and would remain prohibited in those districts. City Planner Ghaznawi confirmed that medical practices are a separate defined use.

Parks and playgrounds. These currently require special use approval in residential districts and are prohibited in commercial districts. Staff proposed making them permitted in all residential districts, special uses in business districts, and prohibited in M-1 and M-2 districts.

Enforcement and inspection. Commissioner Stanton asked about annual business inspections and the monitoring of hazardous materials and home businesses. Community Development Director Ritter explained that the City conducts an initial business inspection with building and fire district staff before issuing a business license. Lockport Fire Protection District conducts annual inspections of most properties and informs the City of businesses it finds. Otherwise, zoning enforcement is largely complaint-based. He described this approach as common among communities, noted that the City has the authority to enter any property open to the public, and said one inspection refusal is in the court process. He also described the City's proactive code enforcement efforts, its combined building and code enforcement inspectors, and the possibility of seasonal code enforcement help. Commissioner Slabozeski asked if there would be hiring of summer help to assist with code enforcement. Director Ritter stated that it was something they were looking into for the future.

Chairman Thomas stated that the updated document would make the zoning ordinance easier to understand and help the Commission and City Staff apply it consistently, and that staff was moving in the right direction. Director Ritter stated that staff would draft the amendments and return them for discussion or a public hearing, likely in the new year. He invited Commissioners to submit any additional ideas.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

STAFF UPDATES:
Community Development Director Dan Ritter provided the following updates:

Bowling alley property. Community Development Director Ritter reported that the prospective buyer was still trying to close on the property and obtain financing, with delays related to the small business loan process. Closing had been projected for the end of September, October, and now November. Staff was monitoring code enforcement, particularly the parking lot condition and next spring.

Old City Hall demolition. Community Development Director Ritter reported that water and sewer disconnections were done that week and that the demolition contractor expected to begin the following week or right after the holiday.

Comprehensive Plan. Community Development Director Ritter reported that an open house would be held on December 3, 2026, from approximately 4:00 p.m. to 7:00 p.m., followed by a public hearing at the Plan Commission meeting, with the goal of a recommendation to the City Council

DRAFT

for adoption. The final draft would be included in the packet, and a printed copy was available on request. City Planner Ghaznawi polled Commissioners on attendance. Commissioners Carroll, Slabozowski, and Stanton indicated they would attend, and Commissioners Peterson and Flynn indicated a conflict. Staff confirmed that a quorum of at least four would be present at the December 3rd Plan Commission meeting. Community Development Director Ritter invited Commissioners who could not attend to submit comments. Director Ritter stated that City staff and Department Directors will use the Comprehensive Plan to help with budgeting. He also noted that the Multi-Use Bike and Pedestrian Path Study Phase 1 had advanced and that ground had been broken on the City Commons Plaza.

Chairman Thomas commented that he spoke to both sets of applicants prior to the meeting and said that both stated that as difficult as both request could have been, that working with Director Ritter and City Planner Ghaznawi was a nice and easy process due to the great jobs that both staff members did. Chairman Thomas also thanked Director Ritter and City Planner Ghaznawi for the staff reports they compile for the meetings to help the Commissioners prepare for the meetings and stated that he really appreciated their hard work.

There being no further business before the Commission, a motion for adjournment was in order.

(#8) Motion by Commissioner Flynn seconded by Commissioner Carroll, to adjourn the November 12, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Flynn, Carroll, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Peterson.
There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:30 p.m.

As approved this_____day of_____, 2026.
As presented_____
As amended_____

_____
BILL THOMAS, COMMISSION CHAIRMAN

DRAFT

To: Plan Commission

From: Daniel Ritter, AICP, Community Development Director

Date: December 3, 2026

Re: Case # TXT-26-2-12-1: Approval of an updated Comprehensive Plan titled *A City Ascending: Crest Hill 2045 Comprehensive Plan*

Application Background

Comprehensive Plan Website: www.cresthill.gov/CompPlan

The City's currently adopted Comprehensive Plan ("Comp Plan") was adopted in May 2014 following approximately one year of research, community engagement, public input, and policy direction from the Plan Commission and City Council. The plan was prepared by Houseal Lavigne Associates, a consulting firm specializing in comprehensive planning, urban design, and economic development. A Comprehensive Plan is a long-range policy document that establishes a vision and framework for a community's future growth, development, redevelopment, and overall well-being. It serves as a blueprint for strengthening the City as a vibrant, sustainable, and economically competitive community while providing strategic direction for future decision-making and investment. Unlike plans that focus on individual development proposals or immediate needs, a Comprehensive Plan takes a broader perspective, considering the City's long-term opportunities, challenges, and priorities.

The plan provides guidance to the City Council, Plan Commission, and City staff when determining where to focus resources, establish priorities, and direct public and private investment. It also serves as an important economic development tool by communicating the City's vision and expectations to prospective businesses, property owners, and developers, providing greater clarity and predictability regarding the types of development and improvements the City seeks to encourage. While a Comprehensive Plan does not typically establish directly enforceable regulations, it provides the policy foundation for other regulatory documents, including the Zoning Ordinance and Subdivision Regulations. These regulations, along with the City's programs, policies, and capital improvement priorities, can then be developed and implemented in a manner consistent with the broader vision, goals, and objectives established by the plan.

Comprehensive Plans are generally reviewed and updated every eight to ten years to ensure they remain relevant and responsive to changing community needs, development trends, economic conditions, technologies, and other emerging opportunities and challenges. The City's current plan is now more than eleven years old. Significant changes in development markets, economic conditions, infrastructure needs, and planning priorities at the national, state, and local levels have occurred since its adoption, making an update both timely and necessary.

An updated plan also provides an opportunity for current elected officials, appointed officials, and City staff to establish ownership of the community's long-term vision and priorities. This helps ensure the document remains an active and useful resource for development review, capital planning, budgeting, economic development, and policy decisions. Additionally, an adopted Comprehensive Plan provides a documented planning foundation for the City's regulatory framework and decision-making, helping

demonstrate how individual policies, regulations, and development decisions support the community's established goals and objectives.

In January 2026, the City contracted with Houseal Lavigne Associates, the consultant responsible for the original 2014 plan, to conduct a comprehensive audit and update of the existing document. Over the past ten months, Houseal Lavigne and City staff have worked through the planning process, including meetings and discussions with a steering committee consisting of the Plan Commission and City Council, as well as opportunities for public participation and feedback through in-person outreach and social media engagement. Input received from elected and appointed officials, residents, stakeholders, and City staff has been incorporated into the preparation of the updated draft plan.

The proposed plan will be presented for public review at an Open House scheduled for December 3, 2026, followed by a formal public hearing before the Plan Commission. Following the public hearing and consideration of public input, the Plan Commission will make a recommendation to the City Council for final consideration and adoption.

Proposed Update

The Comprehensive Plan Update represents an important investment in the future of the City of Crest Hill, establishing a forward-looking framework to guide growth, development, redevelopment, and community investment through 2045. The updated plan builds upon the City's existing assets and community character while recognizing changing conditions, emerging opportunities, and the long-term needs of the community. The plan establishes a vision and identifies strategic opportunities to strengthen Crest Hill's commercial and industrial corridors, encourage reinvestment in existing properties, support new residential and mixed-use development, and enhance the overall quality of life for residents. It provides guidance on a range of important community planning elements, including land use, transportation, housing, economic development, community facilities, infrastructure, and other factors that contribute to the City's long-term success.

Importantly, the updated plan considers both the opportunities and challenges associated with Crest Hill's location, existing development patterns, available development sites, infrastructure, and proximity to major regional transportation corridors. It recognizes the City's potential for continued growth while emphasizing the importance of thoughtful land use planning, strategic public investment, redevelopment, and maintaining a strong and desirable community character.

The plan also provides a foundation for continued economic development by identifying opportunities to attract new businesses and investment, support existing businesses, promote redevelopment of underutilized properties, and position the City to take advantage of future development opportunities. By clearly communicating the City's vision and priorities, the plan can help establish greater consistency and predictability for property owners, developers, businesses, and other stakeholders considering investment in Crest Hill.

Ultimately, the updated Comprehensive Plan is intended to serve as a practical policy guide for future decision-making. It will assist the City Council, Plan Commission, and City staff in evaluating development proposals, considering zoning and land use amendments, establishing capital improvement priorities, and directing economic development initiatives. By providing a consistent long-term vision, the plan helps ensure that individual projects and policy decisions contribute to the City's broader goals and desired future.

Public Information and Meetings

The most recent draft and update with revisions will be posted in the Plan Commission packet and Comp Plan website www.cresthill.gov/CompPlan no later than 5 pm on Monday, November 30, 2026.

Houseal Lavigne and city staff will be available at the open house on Thursday, December 3rd from 4:30 pm to 7 pm to review the plan, recommendations, and answer any questions. Houseal Lavigne will present an overview of the updated Comprehensive Plan at the public hearing following the open house on December 3rd at 7 pm.

Staff Recommendation

The proposed Comprehensive Plan Update, *A City Ascending: Crest Hill 2045 Comprehensive Plan*, provides a positive, comprehensive, and forward-looking framework for guiding the City's future growth, development, and investment. The updated plan reflects the City's commitment to thoughtful and responsible planning, economic vitality, strategic redevelopment, and continued investment in the community.

The update builds upon the foundation established by the City's 2014 Comprehensive Plan while recognizing the significant changes, opportunities, and challenges that have emerged over the past decade. It provides a renewed vision for Crest Hill's future and establishes meaningful direction for the City's continued evolution through 2045.

Staff believes the updated plan represents a positive step forward for the City and will serve as a valuable resource for the City Council, Plan Commission, and City staff in evaluating future development proposals, considering zoning and land use changes, establishing priorities, and making long-term investment decisions. Although the Comprehensive Plan is intended to provide general policy guidance rather than establish specific regulatory requirements, its adoption will help promote consistency, predictability, and accountability in the City's planning and development decisions.

Staff supports the proposed Comprehensive Plan Update and recommends its approval and adoption.

Recommended Motion

The Plan Commission recommends City Council approval and adoption of the proposed updated comprehensive plan, titled *A City Ascending: Crest Hill 2045 Comprehensive Plan,* for Case # TXT-26-2-12-1.