



Plan Commission

Crest Hill, IL

September 10, 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 August 13, 2026.

New Business:

2. Public Hearing and Consideration of petitions Preliminary and Final Plat of Subdivision, RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1, a request of Kurt Fife - Extreme 2017 LLC seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals to rezone 1618-1620 N Broadway St from B-2 to B-3; consolidate five (5) parcels into one (1) parcel, and dedicate Utility and Sidewalk Easement; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance, located on the approximately 0.95 Acre, B-2 General Business District and B-3 Business Service District zoned property, located at 1618-1626 N Broadway Street, Crest Hill.
3. Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawad Hamayel - First Global Trading LLC, seeking approval of a Special Use permit for an Automobile Sales and/or Leasing business known as High Bridge Auto Sale located on the approximately 1.46 Acre, B-2 General Business District zoned property at 1700 Plainfield Road, Crest Hill. **To be continued due to insufficient Public Notice. Next Public Hearing date is October 8, 2026.**
4. Public Hearing and Consideration of petitions SU-26-10-9-3 and V-26-8-9-2, a request of Ahmed Mosin - 2350 Property LLC (D/B/A Shell) seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals for a Special Use permit for redevelopment of an existing fueling station; multiple Variations from the Crest Hill Zoning Ordinance Table 2 Zoning Districts and Standards, Nonresidential Districts, Section 11.5 Parking Setbacks, and Section 11.6 Design, Development, and Maintenance; and a Variation from Section 15.12.060 of Chapter 15.12 Crest Hill Sign

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.

Code, located on the approximately 0.85 Acre, B-2 General Business District zoned property located at 2350 Plainfield Road, Crest Hill. **To be continued due to late Public Notice. Next Public Hearing date is October 8, 2026.**

Other Business:

Public Comment:

Adjournment:

MINUTES OF THE CREST HILL PLAN COMMISSION

The August 13, 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 present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Gordon Butler, Commissioner Marty Flynn, and Commissioner Jeff Peterson.

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

Absent were: Commissioners John Stanton and Cheryl Slabozeski.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on July 9, 2026, for Commission approval.

(#1) Motion by Commissioner Carroll seconded by Commissioner Butler, to approve the minutes from the Plan Commission meeting held on July 9, 2026.

On roll call, the vote was:

AYES: Commissioners Carroll, Butler, Peterson, Flynn, Chairman Thomas.

NAYES: None.

ABSTAIN: None.

ABSENT: Commissioners Stanton, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented the Public Hearing and Consideration of petitions Preliminary and Final Plat of Subdivision, SU-26-7-8-1, and V-26-6-8-1, a request of the City of Crest Hill seeking special approvals from the Crest Hill Subdivision, Zoning Ordinance, and City Code to subdivide the Subject Property into four (4) Lots; Special Use for an outdoor entertainment plaza and public park/ playground in the B-3 Business Service District; and Variations request from Table 2 Zoning Districts and Standards for non-residential uses in the B-3 Business Service District, and Section 8.3-8 Permitted Obstructions in Yards of the Crest Hill Zoning Ordinance; located on the proposed 3.1 acre, B-3 Business Service District zoned property known as the City Center Plaza, at 20590-20660 City Center Boulevard, Crest Hill.

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 for Preliminary and Final Plat of Subdivision, Case Numbers SU-26-7-8-1, and V-26-6-8-1.

(#2) Motion by Commissioner Peterson seconded by Commissioner Flynn, to open a public hearing case number SU-26-7-8-1, and V-26-6-8-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Flynn, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Slabozeski, Stanton.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:04 p.m.

Chairman Thomas stated that the subject of the hearing is to discuss the request from the City of Crest Hill for special use for an outdoor plaza and public park/ playground referred to as Crest Hill Commons for the property located at 20590-20660 City Center Boulevard. Chairman Thomas asked Community Development Director Dan Ritter to present the specifics on this case.

Community Development Director Ritter presented the request on behalf of the City of Crest Hill. He explained that the application encompasses three related components: a preliminary and final plat of subdivision, a special use permit for an outdoor entertainment plaza and public park/playground, and variations request necessitated by the unique nature of the proposed internal lot 4 configuration.

Director Ritter described the subject property as a 19.33-acre property currently zoned B-3 Business Service District, which includes the recently completed City Hall and Police Department complex (completed in 2023), and the vacant land to the north and west of the Municipal Complex. The proposed plaza will be located between the White Oak Public Library (constructed in 2013) and the City Hall. The property was part of the original Menards Subdivision platted in 2007, the commercial development of which has not materialized to the scale originally anticipated. Director Ritter noted that the site is geographically central to the community, making it a logical location for a civic gathering space.

The project has been formally named **Crest Hill Commons** by the City Council, and is intended to serve as a centralized, all-inclusive outdoor public plaza for the community — including walking paths, a music band shell/amphitheater, a playground, event space for markets and concerts, and related amenities. Director Ritter emphasized that the intent is to create a community gathering destination for residents in Crest Hill.

Regarding the plat of subdivision, Director Ritter explained that the single large parcel would be divided into four lots: Lot 1 (remaining undeveloped land to be planned in the future), Lot 2 (City Hall and Police Department), Lot 3 (the overall Crest Hill Commons plaza parcel), and Lot 4 (an internal lot to be transferred to the Lockport Township Park District for a public park/playground). An Intergovernmental Agreement (IGA) with the Lockport Township Park District (Resolution #1250) is already in place. Director Ritter acknowledged that carving out an internal lot without

traditional frontage or setbacks is atypical, but is justified given that both owners are public entities and the arrangement is intended to be permanent, with appropriate easements in place.

The requested variations relate primarily to Lot 4 (proposed public park/playground), which — as an interior lot — does not conform to the standard B-3 zoning requirements for lot area, lot coverage, and setbacks, and variations from Section 8.3-8 Permitted Obstructions in Yards, of the Crest Hill Zoning Ordinance that allow open fencing to be located in required front and side yard setbacks and recreational structures and accessory structures in required front, side, and rear yard setbacks on all lots. Director Ritter noted that staff does not recommend specific conditions for approval given that the applicant is the City of Crest Hill itself.

Director Ritter outlined a phased construction schedule. Phase 1, for which the City Council provided preliminary direction on Monday, August 10, 2026, includes grading, underground utilities, concrete flatwork, and parking lot construction on the southern portion of the site. Subsequent phases would add irrigation, pedestrian lighting, pathways, landscaping, the playground equipment installation, and ultimately the plaza structures and shelters. The goal is to complete sufficient site work in the current season (2026) to establish ground cover, enabling use of the site as early as the following year (2027).

Director Ritter also noted that the Lot 1 parcel and adjacent commercial out-lots to the west along Weber Road would be subject to future sub-area planning as part of the City's comprehensive plan, which is nearing completion. The City is also currently working on a bike/pedestrian path plan. In the interim, Lot 1 can serve as supplemental parking for large events, and Menards has previously cooperated in making its parking lot available for public events.

No members of the public came forward to comment.

Chairman Thomas asked for a motion to close the public hearing.

(#3) Motion by Commissioner Peterson seconded by Commissioner Butler, to close the Public Hearing case number SU-26-7-8-1, and V-26-6-8-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Carroll, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:31 p.m.

Chairman Bill Thomas stated that he was excited about this project. He has been driving around, looking at places, and looking over the paperwork. Chairman Thomas shared observations from his visits to Brent Hassert Park, which he found impressive in its amenities, but noted that on recent visits the facility appeared unoccupied. He raised the question of whether the community needs another playground given the proximity of that regional facility, and suggested that a marketplace or vendor stall concept — similar to developments he observed in Batavia — might yield a more immediate community benefit as a first priority.

Chairman Thomas also emphasized the importance of vehicle barrier protections — such as knee walls and bollards — at all pedestrian access points throughout the Public Plaza, referencing incidents of vehicle intrusion at other public spaces in the region.

Director Ritter clarified that the playground is not part of Phase 1 and would be installed in a later phase alongside the pathway system, power infrastructure, and event amenities. He explained that the playground's inclusion is intended to make the space family-friendly — particularly during events such as markets, concerts, and movies — and that the Lockport Township Park District's involvement has been specifically aimed at avoiding duplication of Hassert Park's regional-scale features. The Crest Hill Commons playground is envisioned as a complementary, event-supportive amenity rather than a destination park.

Director Ritter confirmed that the current plan incorporates knee seat walls along the front of the plaza facing City Center Blvd., serving both as seating, aesthetic elements, and vehicle barriers, with defined entrance points that could also allow the space to be fenced off for ticketed events if desired.

Commissioner Peterson expressed support for including the playground, noting that providing a child-friendly space is among the first considerations for families attending events.

Chairman Bill Thomas asked for a motion to approve petitions Preliminary and Final Plat of Subdivision, SU-26-7-8-1, and V-26-6-8-1.

(#4) Motion by Commissioner Carroll seconded by Commissioner Flynn, to recommend to the City Council the conditional Approval of the petitions Preliminary and Final Plat of Subdivision, SU-26-7-8-1, and V-26-6-8-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Flynn, Butler, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Slabozeski, Stanton.

There being five (5) affirmative votes, the MOTION CARRIED.

The Plan Commission recommends City Council's conditional approval of the Preliminary and Final Plat of Subdivisions to subdivide the subject property into four (4) lots; a Special Use for an outdoor entertainment plaza and public park/ playground known as Crest Hill Commons in the B-3 Business Service District, multiple variations from Table 2, Zoning Districts and Standards for Non-Residential uses in the B-3 Business Service District, and Section 8.3-8 Permitted Obstructions in Yards of the Crest Hill Zoning Ordinance; subject to the project being implemented in substantial conformance with the application documents referenced in the August 13, 2026, Plan Commission Staff Report for petitions for Preliminary and Final Plat of Subdivisions Case # SU-26-7-8-1, and Case # V-26-6-8-1.

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 August 24, 2026, Workshop and the September 8, 2026, City Council meeting for final consideration.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition TXT-26-1-8-1, a request of the City of Crest Hill seeking approval of text amendments to Chapter 15.12 Sign Code of the Crest Hill Code of Ordinances.

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 for petition TXT-26-1-8-1.

(#5) Motion by Commissioner Peterson seconded by Commissioner Butler, to open a Public Hearing and Consideration of petition TXT-26-1-8-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Carroll, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Slabozeski.

There being five (5) affirmative votes. The MOTION CARRIED.

The Public Hearing was opened at 7:45 p.m.

Chairman Thomas stated that the subject of this hearing is to discuss the proposed Text Amendments to Chapter 15.12 Sign Code to update and modernize the current Sign Code regulations. This topic was reviewed at length in the July 9th, 2026, Plan Commission meeting and City Staff is now ready to make their recommendations. Chairman Thomas asked City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Ghaznawi noted that the proposed text amendments to Chapter 15.12 of the Sign Code had been presented in detail at the July 9, 2026, Plan Commission meeting. The substance of the amendments has remained largely consistent, with one modification made in direct response to Commission feedback from the prior meeting.

The sole change from the previously presented version concerns the proposed maximum wall sign area. The existing Sign Code permits wall signs up to 15% of the total wall area of a tenant space/building — a standard City Planner Ghaznawi and Director Ritter described as difficult to calculate consistently by the sign contractors and the City Staff. The July proposal replaced the current requirement with a ratio of 1.5 square feet of sign area per linear foot of store frontage. In response to the Plan Commission's recommendation that this ratio was insufficiently permissive for visibility, the revised proposal increases this ratio to 2.0 square feet of sign area per linear foot of store frontage, which staff characterized as a reasonable middle ground between the prior two requirements.

Director Ritter emphasized that the overall intent of the proposed text amendments is twofold: to improve the aesthetic quality and design standards of signage along the City's commercial corridors and the community overall, and to simplify and clarify the regulations for both applicants and staff. He noted that the percentage-of-wall-area standard is uncommon among peer communities and creates calculation burdens, while the linear footage approach requires only a tape measure. Director Ritter acknowledged that no code could anticipate every circumstance and

committed to returning to the Plan Commission with further adjustments if real-world application reveals any unintended outcomes or challenges.

Chairman Thomas inquired about the Plan Commission concern about the brightness of signs and if applicable provisions were added in the updated Sign Code. City Planner Ghaznawi confirmed that provisions addressing the brightness of electronic, digital, and LED signs have been incorporated by reference to the performance standards of the Zoning Ordinance (Section 8.5) and applicable electrical codes, in response to the Plan Commission's request from the prior meeting.

Chairman Thomas acknowledged the improvements reflected in the revised proposal and noted the timeliness of updated sign regulations given emerging development activity along the Weber Road corridor (from Caton Farm Road to Renwick Road) and the Broadway corridor, where new sign standards would apply to incoming businesses and could influence reinvestment by existing businesses.

No members of the public came forward to comment.

Chairman Thomas asked for a motion to close the public hearing for Case # TXT-26-1-8-1.

(#6) Motion by Commissioner Flynn seconded by Commissioner Carroll, to close the Public Hearing case number TXT-26-1-8-1.

On roll call, the vote was:

AYES: Commissioners Flynn, Carroll, Butler, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:55 p.m.

Chairman Bill Thomas asked for a motion to approve the requests of the City of Crest Hill for approval of text amendments to Chapter 15.12 of the Sign Code of the Crest Hill Code of Ordinances Case # TXT-26-1-8-1.

(#7) Motion by Commissioner Peterson seconded by Commissioner Butler, to approve the requests of the City of Crest Hill for approval for text amendments to Chapter 15.12 of the Sign Code of the Crest Hill Code of Ordinances Case # TXT-26-1-8-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Butler, Carroll, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

The Plan Commission recommends City Council's approval of the proposed text amendments to Chapter 15.12 Sign Code of the Crest Hill Code of Ordinances, subject to the proposed text amendments being implemented in substantial conformance with the application documents referenced in the August 13, 2026, Plan Commission Staff Report for Case # TXT-26-1-8-1.

Our 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 August 24, 2026, Workshop and the September 8, 2026, City Council meeting for final consideration.

OTHER BUSINESS: Director Ritter provided the following updates to the Plan Commission:

Hillcrest Shopping Center — New Tenants: Two new businesses are preparing to open at Hillcrest Shopping Center. (1701 N Larkin Ave, #800D) Swig Drinks, a specialty beverage concept and the first Illinois location of the brand, will be occupying the former Smoothie King space and is in the soft-opening and staff training phase, with a grand opening event planned. The business operates under the existing special use approval previously granted for that drive-through location. Additionally, Acapulco Bakery, a local area bakery with an existing location in Shorewood, will be opening a second location in the same shopping center (1701 N Larkin Ave, #600). Director Ritter noted that the shopping center ownership has also made recent investments in property maintenance, including repainting, signage repairs, and parking lot repaving at the Route 30 entrance.

Seasons at Crest Hill (Apartment Complex): Director Ritter reported that the building permit for this development is on the verge of issuance, potentially as soon as the following day, and that site work is expected to commence shortly.

QuikTrip (Former City Hall): The QuikTrip project is awaiting a final disconnect approval from ComEd, after which the former City Hall structure will be demolished, and underground utility work will commence under the previously approved permit.

GIS Consortium: The City is transitioning its geographic information system services to the GIS Consortium, a cooperative serving approximately 60 Chicagoland communities. This will provide both public-facing tools — including interactive maps for zoning, taxing districts, and utility information — and internal staff tools for more accurate data and improved operational decision-making. The transition is expected to be complete with a public website launch anticipated around mid-September.

Building Inspector Recruitment: The Community Development Department is actively recruiting a new building inspector, with interviews anticipated to start within the next one to two weeks. Director Ritter noted that code enforcement and property maintenance will be a significant focus for the new hire, particularly in the City's older residential and commercial areas.

City Website Redesign and Domain Transition: The City's website is being redesigned with a modernized layout and will transition from the cityofcresthill.com domain to **cresthill.gov**, consistent with security best practices for local governments. The existing domain will redirect to the new address for at least six months. New business cards and updated contact information for staff and officials will follow.

1693 Plainfield Road (Former HOB0/Handy Andy Site): Director Ritter reported that the property owner is advancing a plan to demolish the majority of the existing building — retaining only the O'Reilly Auto Parts portion — and redevelop the remainder of the site into approximately three commercial out-lots along Plainfield Road. Director Ritter indicated there is active interest in at least two of the proposed out-lots. This redevelopment will require a Planned Unit Development (PUD) zoning process and will come before the Plan Commission at a future meeting.

September Plan Commission Agenda: Director Ritter advised that the September meeting will include three redevelopment-related special use cases, primarily involving properties along the Route 30 and Broadway corridors, as well as a general discussion of updates to permitted and

prohibited uses in the zoning ordinance. Topics for the use discussion will include the potential prohibition of data centers, uses that may be overrepresented in the community, and areas where current regulations may be unnecessarily restrictive.

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 Carroll seconded by Commissioner Peterson, to adjourn the August 13, 2026, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Butler, Flynn, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Slabozeski.

There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:09 p.m.

As approved this _____ day of _____, 2026.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN



To: Plan Commission

From: Atefa Ghaznawi, AICP, LEED AP, City Planner
Daniel Ritter, AICP, Community Development Director

Date: September 10, 2026

Re: 1618-1626 N Broadway Street, Plat of Subdivision, Rezone 1618-1620 N Broadway St from B-2 to B-3 (Case # RZ-26-2-9-1); Special Use for a Contractor-Based Business known as Reasonable Tree Experts (Case # SU-26-8-9-1); and a Variation request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to Decrease the Required Front Yard Setback for a Drive Aisle (Case # V-26-7-9-1)

Project Details

Project:	Preliminary and Final Plat of Subdivision to Consolidate Five (5) Parcels into One (1) Parcel and Dedicate Utility and Sidewalk Easement; Rezone 1618-1620 N Broadway St from B-2 to B-3; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation Request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to Decrease the Required Front Yard Setback for a Drive Aisle.
Applicant:	Kurt Fife - Extreme 2017 LLC
Requests:	Special approvals from the City of Crest Hill Zoning Ordinance and Code of Ordinances for Preliminary and Final Plat of Subdivision to Consolidate Five (5) Parcels into One (1) Parcel and Dedicate Utility and Sidewalk Easement; Rezone 1618-1620 N Broadway St from B-2 to B-3; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation Request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to Decrease the Required Front Yard Setback for a Drive Aisle.
Location:	1618-1626 N Broadway Street (the "Subject Property")

Site Details

Lot Size:	Approximately 0.92 Acre
Existing Zoning:	B-2 General Business District & B-3 Business Service District
Existing Improvements:	Approx. 2,400 SF & 960 SF two existing one-story commercial buildings, and existing pavement and driveways

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Landscaping Contractor-Based Business	Mixed-Use/Flex	B-2, B-3
North	HVAC Contractor-Based Business	Mixed-Use/Flex	B-2
South	Auto Repair	Mixed-Use/Flex, Heavy Industrial	B-2
East	Industrial, Truck Parking and Repair	Heavy Industrial	Unincorporated, Will County
West	HVAC Contractor-Based Business, Car Dealership, Auto Repair, Single-Family Detached Residence	Local Commercial, Mixed-Use/Flex	B-1, B-3, R-1

Exhibits

Application documents submitted by Applicant include:

1. Exhibit D – Application for Development 2026-07-31
2. Exhibit E – Legal Description 2026-08-03
3. Exhibit F – List of Requested Variations 2026-08-03
4. Exhibit G – Project Narrative 2026-08-03
5. Exhibit H – Response to Standards for Variation
6. Exhibit I – Response to Standards for Special Use
7. Exhibit J – Response to Standards for Rezoning
8. Exhibit K – Proposed Site Plan prepared by Geotech Inc. last revised 2026-08-20
9. Exhibit L – Plat of Subdivision prepared by Geotech Inc. last revised 2026-08-20

Application Background and Project Summary

Kurt Fife - Extreme 2017 LLC (the Applicant) is the owner of Reasonable Tree Experts and the Subject Property located at 1618-1626 N Broadway Street, Crest Hill. The Applicant is proposing to operate a landscaping contractor-based business on the property that will include outdoor storage and an above-ground fuel tank for fueling the business vehicles on site. The applicant is proposing to redevelop the property and improve it to more closely meet the city's current standards for development and meet screening and landscaping requirements. Reasonable Tree Experts was founded in 1976, and the business specializes in difficult tree removal, tree trimming, stump grinding and removal, consultation, and lot clearing for municipal, residential and commercial properties with certified arborists. The proposed hours of operation are Monday – Friday 7:00 AM – 7:00 PM, Saturday 7:00 AM – 2:00 PM, and Sunday Closed.

The proposal includes Preliminary and Final Plat of Subdivision to consolidate five (5) parcels into one (1) parcel and dedicate utility and sidewalk easement; rezone 1618-1620 N Broadway St from B-2 to B-3; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to decrease the required front yard setback for a drive aisle adjacent to an existing

building. The existing legal non-confirming physical attributes of the Subject Property will remain unchanged. Additionally, the applicant will discontinue and seal the existing septic and water wells on the property and connect to the City's water and sewer, and install sidewalk and landscaping improvements along Broadway Street as part of this project.

Figure 1: Location Map of 1618-1626 N Broadway Street (the Subject Property)



Proposed Exterior Improvements

- Construct new driveways and rear parking lot; install new gates facing Broadway Street; install fencing along the west, north and south of the Subject Property; install an above-ground fuel tank for fueling the business vehicles on site; discontinue and seal the existing septic and water wells on the property and connect to the City's water and sewer, after the City work is completed to extend the water main; and install sidewalk and landscaping improvements along Broadway Street.

Summary of Requested Petitions

The Applicant is seeking approval for the following petitions:

- Preliminary and Final Plat of Subdivision to consolidate five (5) parcels into one (1) parcel and dedicate 10 feet Utility and Sidewalk Easement
- Rezone 1618-1620 N Broadway St from B-2 (General Business District) to B-3 (Business Service District)
- Special Use for a Contractor-Based Business
- A Variation from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to Decrease the Required Front Yard Setback for a Drive Aisle

Staff Analysis

Overall, the proposed Contractor-Based Business for the commercially zoned Subject Property is consistent with other existing automotive and commercial activities on the Broadway Street commercial corridor. The proposed Special Use permitted by the proposed rezoning is appropriate for a Contractor-Based Business, given the functional characteristics of the area and the nature of the operations. Contractor-Based Businesses typically involve limited on-site customer traffic, with activity primarily consisting of administrative functions, equipment storage, and dispatching of vehicles to off-site job locations. As such, Contractor-Based Businesses are generally compatible with areas that accommodate light industrial, service commercial, or transitional land uses.

The Subject Property is located on the Broadway Street commercial corridor, which accommodates a mix of uses that range from service commercial, warehouse, light industrial, and residential uses. A Contractor-Based Business is consistent with this pattern and represents a low- to moderate-intensity use that can coexist with other permitted and existing uses on Broadway Street. The nature of the operation—primarily involving office functions, storage, and dispatching—does not preclude or conflict with future development opportunities on adjacent properties. Additionally, Contractor-Based Businesses often serve the local community, providing essential services that benefit nearby residential and commercial properties. Given these factors, the proposed rezoning and Special Use will allow for a use that aligns with the existing and planned character of the neighborhood, while maintaining compatibility with surrounding land uses and supporting economic activity.

With respect to the public services, the anticipated demand is expected to be minimal and well within the capacity of existing infrastructure and municipal service providers. Services such as fire protection, utilities, and roadway networks are already in place to serve similar commercial or light industrial uses in the area. The Subject Property will benefit from the City's water main extension to the east side of Broadway Street, by dedicating utility and sidewalk easements on the property, sealing the existing septic and water wells, and connecting to the City's water and sewer utilities. In addition, the productive reuse of the existing commercial property will contribute to the overall stability and attractiveness of the area, supporting continued reinvestment and improvement along Broadway Street. Accordingly, the proposed rezoning and Special Use will not interfere with, but rather support, the planned and anticipated development of the surrounding area.

The Variation request to decrease the required front yard setback for a drive aisle adjacent to an existing building if granted, will not alter the essential character of the neighborhood. The operational needs of a Contractor-Based Business for maneuvering and accessing the existing commercial building will require a site layout that is often constrained by strict front yard setback requirements. Under the current regulations, the developable area will be significantly reduced, limiting the ability to develop the site in a manner that can support efficient operations. As a result, the property will be restricted to a layout that is impractical or economically unfeasible for a Contractor-Based Business, thereby diminishing its utility and marketability. The inability to reasonably accommodate necessary improvements and operational features will prevent the property from achieving a viable return under the existing zoning regulations in the B-3 Zoning District. Accordingly, relief from the required front yard setback for a drive aisle is necessary to enable a reasonable and functional use of the property for a Contractor-Based Business, consistent with its physical characteristics and intended purpose.

Staff feedback on specific aspects of the requested approvals

- **Crest Hill Zoning Ordinance, Section 11.5 Parking Setbacks**

- (i) Minimum required front yard setback for parking and drive aisle is 10 feet in B-3 Zoning District. *Proposed front yard setback for a drive aisle is 5 feet.*

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Contractor-Based Businesses as Special Use in the B-3 Business Service District. To operate the proposed Contractor-Based Business, 1618-1620 N Broadway St must be rezoned from B-2 General Business District to B-3 Business Service District, and a Special Use permit and the above-mentioned Variation request be granted.

Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a Variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

The property in question cannot yield a reasonable return if limited to compliance with the front yard setback regulations for parking and drive aisles in the B-3 Zoning District as currently applied to a Contractor-Based Business. The operational needs of a Contractor-Based Business for maneuvering and accessing the existing commercial building and established setbacks will require a site layout that is often constrained by strict setback requirements. Under the current regulations, the developable area will be significantly reduced, limiting the ability to redevelop the site in a manner that can support efficient operations.

As a result, the property will be restricted to a layout that is impractical and economically unfeasible for a Contractor-Based Business, thereby diminishing its utility and marketability. The inability to reasonably accommodate necessary improvements and operational features will prevent the property from achieving a viable return under the existing zoning constraints. Accordingly, relief from the front yard setback regulations for a drive aisle is necessary to enable a reasonable and functional use of the property for a Contractor-Based Business, consistent with its physical characteristics and intended purpose.

2. That the plight of the owner is due to unique circumstances.

The plight of the owner is due to unique circumstances related to the physical characteristics of the property and the operational requirements of a Contractor-Based Business, rather than any conditions created by the owner. The Subject Property will be constrained by factors such as the location of the existing building, limited lot depth, and the location of the existing and proposed utility infrastructure, all of which can significantly restrict the developable area under the standard setback requirements for parking and drive aisle in the B-3 Zoning District. These constraints will make it difficult to configure the site in a manner that accommodates the functional needs of a Contractor-Based Business, including vehicle maneuvering and internal circulation.

When combined with strict setback limitations, these requirements can create conditions that are not reasonably adaptable to the standard development patterns. Accordingly, the hardship experienced by the property owner arises from these unique physical and regulatory circumstances, which limit the practical use of the Subject Property for an otherwise appropriate and permitted type of business, rather than from any self-created conditions.

3. That the variation, if granted, will not alter the essential character of the locality. ***The requested Variation, if granted, will not alter the essential character of the locality. The relief sought is limited to an adjustment in front yard setback requirements for a drive aisle to accommodate a Contractor-Based Business, a use that is generally low- to moderate-intensity in nature. The primary functions of such a business—office operations, vehicle parking, and equipment storage—will be designed and operated in a manner that is consistent with the surrounding development patterns. The Variation requested will not introduce a new or more intensive use to the area than already exists, nor is the development inconsistent with the existing character of the Broadway Street Commercial Corridor and the nearby properties. Any potential visual or operational impacts associated with the proposed Contractor-Based Business will be effectively mitigated through site design measures such as improved landscaping, fencing, screening, and organized outdoor storage.***

Furthermore, the surrounding area along Broadway Street includes a mix of residential, commercial, service-oriented and light industrial uses, where similar flexibility in site design is often necessary to accommodate practical development needs. The proposed Variation will allow the property to function efficiently while maintaining compatibility with the adjacent properties. Accordingly, the approval of the Variation from front yard setback requirements for a drive aisle will not change the essential character of the locality, but will instead allow the property to be developed in a manner that is both functional and consistent with the surrounding area.

In addition, Section 12.6-2 Standards for Variations, Section 12.7-6 Standards for Special Use, and 12.8-5 Standards for Rezoning/Map Amendments of the Zoning Ordinance further suggest that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A, Exhibit B, and Exhibit C have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests. Please refer to Exhibit H for the response to Standards for Variations, Exhibit I for the response to Standards for Special Use, and Exhibit J for the response to Standards for Rezoning.

Conditions of Approval

The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. A 10-foot-wide public sidewalk and utility easement shall be dedicated along the entire west property line facing Broadway Street, and contiguous parcels under the same ownership shall be consolidated. A Plat of Subdivision shall be prepared by a licensed surveyor. The signed and stamped Plat(s) shall be submitted by the property owner in the

required form within 60 days following approval of the Special Use permit and recorded prior to any exterior storage occurring on-site.

2. Curbed turf area, landscaping, and trees shall be provided along Broadway Street frontage as part of the proposed site development per the approved plans. This shall encompass the parkway, subject to IDOT approval, and a minimum of 10 feet inside of the lot frontage.
3. A 5-foot-wide sidewalk shall be installed along Broadway Street frontage. The property owner shall work with the City to coordinate the sidewalk and landscaping improvements with the City Water Main Installation. An IDOT permit shall be obtained for any work within the public right-of-way. Please refer to the IDOT website for more information regarding the IDOT permit requirements.
4. The property owner shall discontinue and seal the existing septic(s) and water well(s) on the property and connect to the City's sewer and water within 6 months following completion of the City's water main installation on the property. This requirement may be extended up to an additional 6 months with approval of the Director of Engineering for weather, technical, or other delays not caused by the property owner. A permit shall be obtained from the Will County Public Health Department, in addition to the City of Crest Hill, to discontinue and seal the existing septic and water wells.
5. The applicant shall apply for a building permit for the proposed exterior improvements within ninety (90) days following the approval of the Special Use permit. This requirement may be extended up to an additional ninety (90) days with approval of the Community Development Director for weather, technical, or other delays not caused by the property owner.
6. All required final engineering plans showing a full topographic survey, proposed geometry and grading, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
7. All required final engineering and building plans showing location/relocation of the proposed fuel tank, landscaping details along the Broadway Street frontage and the east property line, final location of outdoor storage enclosure and dumpster enclosure, and related supporting project information shall be submitted for final review and approval in conjunction with the formal building permit application submitted with this project.
8. Proposed outdoor storage enclosure and dumpster enclosure shall maintain a minimum 10 ft setback from the rear and side property lines.
9. The proposed fuel tank location shall be in compliance with the IFC, NFPA, and other adopted regulations or requirements as directed by the Building Official, Lockport Township Fire Protection District, and State Fire Marshal.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommends the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommends that any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

The Plan Commission recommends City Council conditional approval of Preliminary and Final Plat of Subdivision; Rezone 1618-1620 N Broadway St from B-2 to B-3; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to decrease the required front yard setback for a drive aisle, subject to the project being implemented in substantial conformance with the nine (9) conditions for approval and application documents referenced in the September 10, 2026, Plan Commission Staff Report for petitions Preliminary and Final Plat of Subdivision, Case # RZ-26-2-9-1, Case # SU-26-8-9-1, and Case # V-26-7-9-1.

EXHIBIT A**Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2**

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

EXHIBIT B**Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6**

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*

EXHIBIT C**Supplemental Rezoning/Map Amendments Approval Facts to Consider Per Zoning Ordinance Section 12.8-5**

1. *Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.*
2. *Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.*
3. *Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.*
4. *Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the City and the probable effect of such change on the cost of providing public services.*
5. *The amount of vacant land which is currently zoned for similar development in the City or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances which may make part of such vacant land unavailable for development.*
6. *The recent rate at which land is being developed in the proposed district of the City, and particularly in the vicinity of the area included in the proposed amendment.*
7. *The effect of the proposed amendment upon the growth of existing neighborhoods as envisaged by the Crest Hill Comprehensive Plan.*
8. *Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.*
9. *If the proposed amendment involves a change from a residential to a non-residential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the City.*
10. *Existing uses and zoning within the general area of the property in question.*
11. *The extent to which property values are diminished by particular zoning restrictions.*
12. *The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.*
13. *Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.*



EXHIBIT D

Application for Development

RZ-26-2-9-1

For Office Use Only: Case Number: SU-26-8-9-1, V-26-7-9-1

Project Name: Reasonable Tree ExpertsOwner: Kurt Fife Correspondence To: Boyd IngemansonStreet address: 1618-1626 Broadway Street address: [REDACTED]City, St., Zip: Crest Hill IL 60403 City, St., Zip: [REDACTED]

Phone: [REDACTED] Phone: [REDACTED]

Email: [REDACTED] Email: [REDACTED]

Property Address: 1618-1626 Property Information: 276'
Street address: Broadway Lot Width: 276'City, St., Zip: Crest Hill IL 60403 Lot Depth: 150'PIN: 11-04-33-412-029, 045, 632 Total Area: 41,400 sq ft

11-04-33-412-033, 034
 *Submit an electronic version of the legal description only in a Word document to:
buildingdepartment@cityofcresthill.com

Existing Zoning: B3, B2 Existing Land Use: _____Requested Zoning: B3 SU Proposed Land Use: Contractor & Landscape Business

Adjoining Properties Zoning and Uses:

North of Property: Commercial - HVAC Repair (B2)South of Property: Commercial - (B2)East of Property: Industrial - Parking Repair AutomotiveWest of Property: Commercial - Car Salesman (B3)

Purpose Statement (intended use and approval sought): _____

Development Request: Please check all that apply and describe:

☒ Rezoning: 1618-1620 N Broadway from B-2 to B-3

☒ Special Use: Tree Contractor & Landscape Business

☒ Variance: Section 11.5 Parking Setbacks Crest Hill Zoning Ordinance

☒ Planned Unit Development: _____

☒ Annexation: _____

☒ Plat: Consolidate 5 parcels into 1 parcel & dedicate utility & sidewalk easement

☒ Other: _____

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

☒ Civil Engineer: Tom Carroll Phone: _____

Company: Geotech

Email: _____

[] Contractor: _____ Phone: _____

Company: _____ Email: _____

[] Architect: _____ Phone: _____

Company: _____ Email: _____

[] Builder: _____ Phone: _____

Company: _____ Email: _____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

Signature of the Applicant

7/31/2026

Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

Signature of the Owner

Date

EXHIBIT E

1618-1626 N BROADWAY STREET - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1618-1626 N BROADWAY STREET, CREST HILL, IL, 60403

PERMANENT INDEX NOS: 11-04-33-412-034-0000; 11-04-33-412-033-0000; 11-04-33-412-032-0000; 11-04-33-412-045-0000; and 11-04-33-412-029-0000

LEGAL DESCRIPTION:

REASONABLE TREE SUBDIVISION, THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXHIBIT F

1618-1626 N BROADWAY ST – LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance, Section 11.5 Parking Setbacks:

- (i) Minimum required front yard setback for parking and drive aisle is 10 feet in B-3 Zoning District. Proposed front yard setback for a drive aisle is 5 feet.

EXHIBIT G

REASONABLE TREE EXPERTS

Reasonable Tree Experts started in 1976. We incorporated March 1993 (C Corp) under T.R.D.A. Wood Products, Inc. dba Reasonable Tree Experts.

At present: We do tree removal, tree trimming, stump removal, and lot clearing for Residential, Municipalities, and Commercial with Certified Arborists.

Past Business: Along with the tree business, we owned and operated Chicagoland Wholesale Mulch in Crest Hill under the same Corporation from 1995-- - 2025. Along with mulch manufacturing, we did wood recycling. We also did site-development clearing for construction from 1985 - 1996.

Hours of operation: M - F = 7:00am to 7:00pm
 Sat = 7:00am to 2:00pm
 Sunday Closed

Number of employees: Between 5 and 12
 *Varies due to demand and seasonal work

Services Offered: Difficult tree removal - Tree trimming - Stump grinding - Consultation

OVERALL SITE IMPROVEMENTS

Demolition of house at 1620 N. Broadway

Consolidate 5 lots to 1 parcel and re-zone

Fence the property with 2 gates and 2 entrances

Pavement, sidewalk, and curbs as outlined on plans via Geotech and approved with Crest Hill

Install fuel tank per regulations by State Fire Marshall and City of Crest Hill, to be completed August 5 - 6, 2026.

Hook-up to city water and sewer - when available

Specific parking marked for trucks, employees, trailers, and handicapped space

Storage area for wood chips

Wall signs on buildings - 2

Possibly a future electric or digital sign

Storage for tools, miscellaneous attachments, saws, etc. for business needs - Repair and service equipment, air compressor, etc.

Office areas: 3 workstations

At present there are 4 exterior motion-censored lights and 8 security cameras inside and outside.

Would like to add 2 exterior lights for the outside wall-mounted signs

Future add on: Truck port cover at rear of building (similar to a carport) to be out of the weather

EXHIBIT H: City of Crest Hill Standards for Variations

12.6-2 STANDARDS FOR VARIATIONS, CREST HILL ZONING ORDINANCE

The Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;

The property in question cannot yield a reasonable return if limited to compliance with the front yard setback regulations for parking and drive aisles in the B-3 Zoning District as currently applied to a Contractor-Based Business. The operational needs of a Contractor-Based Business for maneuvering and accessing the existing commercial building will require a site layout that is often constrained by strict setback requirements. Under the current regulations, the developable area will be significantly reduced, limiting the ability to develop the site in a manner that can support efficient operations.

As a result, the property will be restricted to a layout that is impractical and economically unfeasible for a Contractor-Based Business, thereby diminishing its utility and marketability. The inability to reasonably accommodate necessary improvements and operational features will prevent the property from achieving a viable return under the existing zoning constraints. Accordingly, relief from the front yard setback regulations for a drive aisle is necessary to enable a reasonable and functional use of the property for a Contractor-Based Business, consistent with its physical characteristics and intended purpose.

2. That the plight of the owner is due to unique circumstances;

The plight of the owner is due to unique circumstances related to the physical characteristics of the property and the operational requirements of a Contractor-Based Business, rather than any conditions created by the owner. The Subject Property will be constrained by factors such as the location of the existing building, limited lot depth, and the location of the existing and proposed utility infrastructure, all of which can significantly restrict the developable area under the standard setback requirements for parking and drive aisle in the B-3 Zoning District. These constraints will make it difficult to configure the site in a manner that accommodates the functional needs of a Contractor-Based Business, including vehicle maneuvering and internal circulation.

In addition, Contractor-Based Businesses often require more flexible site layouts than conventional commercial uses due to the need for outdoor operational space and access for larger vehicles and equipment. When combined with strict setback limitations, these requirements can create conditions that are not reasonably adaptable to the standard development patterns. Accordingly, the hardship experienced by the property owner arises from these unique physical and regulatory circumstances, which limit the practical use of the Subject Property for an otherwise appropriate and permitted type of business, rather than from any self-created conditions.

3. That the Variation, if granted, will not alter the essential character of the locality.

The requested Variation, if granted, will not alter the essential character of the locality. The relief sought is limited to adjustment in front yard setback requirements for a drive aisle to accommodate a Contractor-Based Business, a use that is generally low- to moderate-intensity in

nature. The primary functions of such a business—office operations, vehicle parking, and equipment storage—will be designed and operated in a manner that is consistent with the surrounding development patterns. The Variation requested will not introduce a new or more intensive use to the area than already exists, nor is the development inconsistent with the existing character of the Broadway Street Commercial Corridor and the nearby properties. Any potential visual or operational impacts associated with the proposed Contractor-Based Business will be effectively mitigated through site design measures such as improved landscaping, fencing, screening, and organized outdoor storage.

Furthermore, the surrounding locality typically includes a mix of residential, commercial, service-oriented and light industrial uses, where similar flexibility in site design is often necessary to accommodate practical development needs. The proposed Variation will allow the property to function efficiently while maintaining compatibility with the adjacent properties. Accordingly, the approval of the Variation from front yard setback requirements for a drive aisle will not change the essential character of the locality, but will instead allow the property to be developed in a manner that is both functional and consistent with the surrounding area.

For the purpose of supplementing the above standards, the Plan Commission, in making the determination, whenever there are particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. **That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**

The particular physical surroundings, shape, and site conditions of the Subject Property will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict application of the zoning regulations governing front yard setbacks were enforced for the proposed Contractor-Based Business. The Subject Property will be constrained by the unique physical characteristics such as strict location of the existing buildings, and nonconforming lot configuration that reduce the amount of developable area. These conditions, when combined with the functional requirements of a Contractor-Based Business—such as building area, employee and fleet parking, equipment storage, and safe vehicle maneuvering—significantly limit the ability to utilize the Subject Property in a practical and efficient manner under the strict zoning requirements in the B-3 Zoning District.

Strict adherence to the current front yard setback requirements in the B-3 Zoning District will result in an inefficient site layout that restricts the usable portion of the property to an extent that impairs reasonable development. This condition is not generally experienced by other properties within the same zoning district that may have more conventional dimensions or fewer physical constraints. Accordingly, the hardship arises from the unique physical characteristics of the property itself, rather than any action by the owner, and creates a limitation on the reasonable use and development of the Subject Property for a Contractor-Based Business under the strict application of the Zoning Ordinance.

2. **The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.**

The conditions upon which the Variation request is based are unique to the Subject Property and the specific operational requirements of the proposed Contractor-Based Business, and are not

generally applicable to other properties within the B-3 Zoning District. The Subject Property is distinguished by physical limitations such as strict location of the existing buildings, lot coverage limits, and nonconforming lot configuration that reduce flexibility in meeting strict front yard setback requirements. These conditions are inherent to the property itself and are not typically present across other similarly zoned parcels, which may have more conventional shapes, sizes, and development opportunities.

In addition, the nature of the proposed Contractor-Based Business requires functional site planning for vehicle parking, equipment storage, and operational circulation. When combined with the site's unique physical constraints, these requirements create a need for flexibility that is specific to this property and its intended use, rather than a condition experienced broadly by other properties in the B-3 Zoning District. Accordingly, the basis for the requested variation arises from unique, site-specific circumstances affecting the Subject Property and is not a general condition applicable to other properties within the same zoning classification.

3. That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property

The alleged difficulty or hardship is caused by the strict application of the Zoning Ordinance requirements governing front yard setbacks for parking and drive aisles, and is not self-created by any person presently having an interest in the property. The existing ordinance standards, when applied to the subject property, limit the amount of developable area available for a contractor-based business and restrict the placement and configuration of necessary site improvements such as existing buildings, parking areas, vehicle maneuvering space, and outdoor storage. These requirements, while generally applicable across the B-3 zoning district, create practical limitations when applied to a property with site-specific constraints.

The condition prompting the request for relief is not the result of any action by the current property owner, including subdivision, construction, or use decisions. Rather, the hardship arises from the interaction between the Zoning Ordinance requirements and the existing physical characteristics of the site, which together restrict reasonable development of the property for its intended use. Accordingly, the difficulty experienced is attributable to the regulatory framework as applied to the property, rather than any self-imposed condition, and justifies consideration of the requested Variation for the proposed Contractor-Based Business.

4. That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed Variation from front yard setback requirements will not impair an adequate supply of light and air to adjacent properties, nor will it substantially increase street congestion, create fire hazards, endanger public safety, or diminish surrounding property values. The requested Variation is intended solely to allow a more functional site layout for the proposed Contractor-Based Business, including appropriately configured parking and site circulation, and limited outdoor storage of vehicles, equipment and material.

Any potential impacts to adjacent properties will be mitigated through site design measures such as buffering and screening which will help preserve light, air, and visual compatibility with the adjacent properties. The scale and nature of the proposed Contractor-Based Business typically do

not generate high levels of pedestrian or customer traffic, and vehicular activity can be accommodated on-site, thereby minimizing any effect on the surrounding streets. Furthermore, with proper ingress and egress design, traffic circulation will not be significantly impacted, and emergency access will be maintained in accordance with all applicable regulations. The proposed Contractor-Based Business is not expected to introduce conditions that would increase fire risk or otherwise compromise public safety. Accordingly, the Variation will allow reasonable use of the property for The proposed Contractor-Based Business without adversely affecting adjacent properties or the surrounding neighborhood.

5. That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as “similar and compatible uses.”

The requested Variation does not permit a use otherwise excluded from the B-3 Zoning District, except as may be authorized through the established review and approval process for “similar and compatible uses” by the Plan Commission, subject to approval by the City Council. The relief sought is limited to adjustments in front yard setback requirements for a drive aisle to accommodate the proposed Contractor-Based Business, which is consistent with the type of low-to moderate-intensity service and light industrial uses in the Broadway Street Commercial Corridor. The Variation does not introduce a fundamentally new or unrelated use, nor does it expand permitted uses beyond those that are reviewed and approved through the City’s existing zoning procedures.

6. That the variation granted is the minimum adjustment necessary for the reasonable use of the land.

The requested Variation represents the minimum adjustment necessary to permit the reasonable use of the Subject Property for the proposed Contractor-Based Business. The relief sought is narrowly tailored to address specific constraints related to front yard setback requirements for a drive aisle that limits the ability to utilize the site in a functional and efficient manner. This adjustment is intended solely to accommodate essential components of the Contractor-Based operation, including required parking, vehicle circulation, and limited outdoor storage.

The Variation request does not seek broad or unnecessary deviations from the Crest Hill Zoning Ordinance, but rather only one modification required to allow the property to be used in a practical and viable manner consistent with its intended purpose. All other applicable zoning standards, including those related to safety, access, buffering, and screening will remain in full effect. Accordingly, the Variation request is the minimum relief necessary to enable reasonable development and use of the property for the proposed Contractor-Based Business while maintaining compliance with the intent and purpose of the Crest Hill Zoning Ordinance.

7. **That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.**

The granting of the requested Variation is in harmony with the general purposes and intent of the Crest Hill Zoning Ordinance and supports its objective of promoting reasonable and appropriate land use while protecting the public health, safety, and welfare. The relief sought from front yard setback requirements for a drive aisle is limited in scope and is intended solely to allow the efficient and practical development of the proposed Contractor-Based Business. The proposed use is generally low- to moderate-intensity in nature and will be operated in a manner that is compatible with surrounding properties through appropriate site planning, buffering, and compliance with applicable development standards.

The Variation request will not be injurious to the neighborhood or detrimental to the public welfare. Any potential impacts related to traffic, noise, or outdoor activity will be effectively mitigated through standard regulatory controls and site design measures. The essential character of the locality will remain unchanged, as the proposed use is consistent with the existing transitional land use patterns on the Broadway Street Commercial Corridor. Furthermore, the Variation request is not in conflict with the City's Comprehensive Plan for development. Rather, it supports the Comprehensive Plan's broader goals of encouraging compatible land use transitions, promoting economic development, and allowing for the efficient use of the land within appropriate areas. Accordingly, the granting of the Variation request for front yard setback requirements for a drive aisle is consistent with the Crest Hill Zoning Ordinance and Comprehensive Plan and will not adversely affect the surrounding area or the overall community welfare.

8. **That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.**

The circumstances and conditions affecting the Subject Property are such that strict application of the Zoning Ordinance provisions governing front yard setbacks requirements will substantially limit the ability of the property owner to make a reasonable and beneficial use of the Subject Property for the proposed Contractor-Based Business. The combined effect of these requirements, when applied to the site's physical constraints and the operational needs of the proposed Contractor-Based Business, significantly reduces the developable area available for existing buildings, parking, vehicle maneuvering, and equipment storage. This results in a site configuration that will not be practical or functional for the intended use, thereby limiting the property's ability to be reasonably utilized in a manner consistent with similar properties and permitted development expectations. While mere loss in value is not, by itself, sufficient to justify the Variation request, the conditions here go beyond a simple reduction in value. The strict application of the Zoning Ordinance will effectively deprive the property owner of a reasonable and viable use of the Subject Property for the proposed Contractor-Based Business, given the functional requirements of the use and the constraints imposed by the existing regulations. Accordingly, the requested Variation is necessary to allow a reasonable and beneficial use of the Subject Property consistent with the intent of the Zoning Ordinance and the operational requirements of the proposed Contractor-Based Business.

EXHIBIT I: City of Crest Hill Standards for Special Uses

SECTION 12.7-6 STANDARDS FOR SPECIAL USES, CREST HILL ZONING ORDINANCE

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

- 1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.**

The establishment, maintenance, and operation of the proposed Contractor-Based Business will not be detrimental to or endanger the public health, safety, or general welfare. Contractor-Based Businesses are generally low-intensity in nature, with the majority of work occurring off-site and limited on-site activity related to office functions, equipment storage, and dispatching. As such, the use is not expected to generate significant noise, traffic, or environmental impacts beyond those typically associated with permitted commercial and light industrial uses on the Broadway Street Commercial Corridor.

Potential impacts to public health and safety—such as vehicle movements, outdoor storage, and operational activities—will be effectively managed through compliance with the applicable zoning regulations, building codes, and performance standards. Measures such as designated parking and loading areas, proper screening and buffering, adherence to hours of operation, and safe ingress and egress will ensure that the proposed Contractor-Based Business operates in a controlled and orderly manner. In addition, the property will be subject to oversight by local authorities, including fire, police, and code enforcement, further ensuring that all activities are conducted safely and in accordance with the applicable regulations. Accordingly, with appropriate site design and regulatory compliance, the proposed Contractor-Based Business will not pose a risk to public health, safety, or general welfare and is compatible with the surrounding area.

- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The proposed Contractor-Based Business will not be injurious to the use and enjoyment of other properties in the immediate vicinity for permitted purposes, nor will it substantially diminish or impair property values within the neighborhood. Contractor-Based Businesses are typically characterized by limited on-site activity, with most operations occurring off-site. As a result, impacts such as noise, traffic, and customer activity are generally minimal and comparable to other low-intensity commercial or light industrial uses in the Broadway Street Commercial Corridor. Any potential external effects—such as vehicle storage, equipment, and materials—will be effectively mitigated through appropriate site design, including screening, fencing, landscaping, and designated storage areas.

In addition, adherence to the zoning regulations governing hours of operation, screening, and access, will ensure that the use remains compatible with surrounding properties. Proper ingress and egress design will minimize traffic disruptions, and buffering measures will protect nearby residential and commercial uses. Given these considerations, the operation of the proposed Contractor-Based Business at the Subject Property is not expected to interfere with the reasonable use and enjoyment of neighboring properties. On the contrary, maintaining and utilizing the Subject Property in a productive manner may contribute positively to the Broadway Street

Commercial Corridor by reducing vacancy and underutilization. Therefore, the proposed Special Use will not adversely affect nearby property values or the overall character of the neighborhood.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The establishment of the proposed Contractor-Based Business will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the existing Zoning Districts. The Subject Property is located on the Broadway Street Commercial Corridor which accommodates a mix of uses that is transitioning toward commercial or light industrial activities. The proposed Contractor-Based Business is consistent with this pattern and represents a low- to moderate-intensity use that can coexist with the other permitted uses in the on the Broadway Street Commercial Corridor. The nature of the operation—primarily involving office functions, storage, and dispatching—does not preclude or conflict with the future development opportunities on the adjacent properties.

Furthermore, the proposed Contractor-Based Business will be subject to applicable zoning regulations and performance standards, ensuring that site design, access, screening, and operational characteristics remain compatible with the surrounding properties. These measures will help maintain an orderly development pattern and prevent adverse impacts that could otherwise hinder neighboring investment or redevelopment. In addition, the productive use of the existing commercial property will contribute to the overall stability and attractiveness of the Broadway Street Commercial Corridor, supporting continued reinvestment and improvement. Accordingly, the proposed Special Use will not interfere with, but rather align with, the planned and anticipated development of the Broadway Street Commercial Corridor and the surrounding area.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Adequate utilities, access roads, drainage, and other necessary facilities are in place to support the proposed Contractor-Based Business. The Subject Property will benefit from City's water main extension to the east side of Broadway Street, by dedicating utility and sidewalk easement on the property, sealing the existing septic and water wells, and connecting to the City's water and sewer infrastructure. The anticipated demand associated with the proposed Contractor-Based Business is relatively modest and can be accommodated within the capacity of the existing infrastructure. Any required service connections or upgrades will be completed in accordance with applicable engineering standards and the City requirements.

The site has direct access to the Broadway Street Commercial Corridor that is sufficient to accommodate the type and volume of traffic generated by contractor operations, including employee vehicles and work trucks. Ingress and egress will be designed to ensure safe and efficient traffic flow, minimizing congestion and maintaining compatibility with the surrounding uses. Based on these factors, the necessary infrastructure and public facilities are in place to adequately support the proposed Contractor-Based Business.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Adequate measures will be taken to provide ingress and egress designed to minimize traffic congestion on public streets for the proposed Contractor-Based Business. The nature of a Contractor-Based Business typically results in limited and predictable traffic patterns, with most vehicle trips occurring during standard business hours and consisting primarily of employee vehicles and work trucks. Customer traffic is generally minimal. The site will be designed to accommodate these patterns through clearly defined access points that provide safe and efficient entry and exit.

The proposed internal circulation will allow for the orderly movement of vehicles, including sufficient space for maneuvering and staging, thereby preventing queuing or congestion on the adjacent Broadway Street. Additionally, on-site parking and loading areas will be provided in accordance with zoning requirements to ensure that all business-related vehicles are accommodated on the property. Based on these considerations, the proposed ingress and egress design will effectively minimize traffic congestion and ensure safe and efficient access to and from the site.

6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.

The proposed Contractor-Based Business will conform to the applicable regulations of the Crest Hill Zoning Ordinance and applicable City requirements. The site is designed in accordance with applicable landscaping, screening, and fencing regulations to ensure compatibility with the surrounding properties. In addition, the proposed Contractor-Based Business will adhere to all building, fire, and life safety codes, as well as any applicable licensing or operational requirements. Accordingly, the proposed Special Use will be developed and operated in full compliance with the Crest Hill Zoning Ordinance and all other applicable City regulations.

EXHIBIT J: City of Crest Hill Standards for Rezoning/Map Amendments

12.8-5 STANDARDS FOR REZONING/MAP AMENDMENTS [CREST HILL ZONING ORDINANCE](#)

The Plan Commission shall recommend, and the City Council shall grant a Rezoning/Map Amendment only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.

The proposed use permitted by the proposed rezoning will be appropriate for a Contractor-Based Business given the functional characteristics of the Broadway Street Commercial Corridor and the nature of the operations. Contractor-Based Businesses typically involve limited on-site customer traffic, with activities primarily consisting of administrative functions, equipment storage, and dispatching of vehicles to off-site job locations. As such, a Contractor-Based Business is generally compatible with the Broadway Street Commercial Corridor that accommodates light industrial, service commercial, or transitional land uses.

The Subject Property appears capable of supporting such operations without creating undue impacts on surrounding properties. Potential concerns such as noise, traffic, and outdoor storage will be effectively mitigated through compliance with zoning performance standards and the Conditions of Approval. Additionally, Contractor-Based Businesses often serve the local community, providing essential services that benefit nearby residential and commercial properties. Given these factors, the proposed rezoning will allow for a use that aligns with the existing and planned character of the area, while maintaining compatibility with surrounding land uses and supporting economic activity.

2. Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.

The proposed rezoning to allow a Contractor-Based Business is not anticipated to generate additional dwelling units; therefore, it will not place a direct impact on public school capacity. Contractor-Based Businesses are typically non-residential in nature, involving office, storage, and dispatch functions rather than housing, and accordingly do not contribute to increased student enrollment.

With respect to other public services, the anticipated demand is expected to be minimal and well within the capacity of existing infrastructure and municipal service providers. Services such as fire protection, utilities, and roadway networks are already in place to serve similar commercial or light industrial uses in the area. The Subject Property will benefit from City's water main extension to the east side of Broadway Street, by dedicating utility and sidewalk easement on the property, sealing the existing septic and water wells, and connecting to the City's water and sewer infrastructure.

3. Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.

The proposed rezoning for a Contractor-Based Business is in accordance with existing and planned public water supply and sanitary sewer service for the area. The Subject Property is located within

an area that is already served, and planned to be served, by municipal water and sewer infrastructure consistent with adopted utility plans and capital improvement programs.

Contractor-Based Businesses typically have relatively modest water usage and wastewater generation compared to more intensive commercial or industrial uses. Any site-specific connections or improvements will be completed in compliance with applicable engineering standards and municipal regulations. Accordingly, the proposed rezoning aligns with the community's infrastructure planning, and adequate sanitary sewer services are available, and public water services can be readily provided, to support the intended use.

4. Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the City and the probable effect of such change on the cost of providing public services.

The proposed rezoning to allow a Contractor-Based Business is not expected to result in an increase/decrease in the City's total zoned residential capacity. The proposed rezoning will reclassify two parcels on the Subject Property from B-2 General Business District to B-3 Business Service District which will not materially affect the overall housing supply within the City.

With respect to public service costs, Contractor-Based Businesses generally place a lower demand on municipal services compared to residential uses. They do not generate school enrollment and typically require fewer ongoing services such as parks, libraries, and residential waste collection. While there may be minor demands on services such as police, fire protection, and roadway maintenance due to business operations and vehicle trips, these impacts are generally modest and comparable to other low-intensity commercial and light industrial uses in the Broadway Street Commercial Corridor.

5. The amount of vacant land which is currently zoned for similar development in the City or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances which may make part of such vacant land unavailable for development.

There is a limited amount of vacant land within the City and in contiguous areas that is currently zoned for similar Contractor-Based Business development, particularly in locations that provide the necessary access, visibility, and compatibility with surrounding uses. While some parcels are zoned for commercial or light industrial purposes, not all are readily developable for a Contractor-Based Business due to site-specific constraints.

In the vicinity of the Subject Property, vacant land appropriately zoned for a Contractor-Based Business are constrained by factors such as inadequate lot size or configuration, lack of direct access to arterial or collector roadways, limited availability of utilities, environmental conditions (e.g., floodplain or drainage issues), or proximity to residential properties that will make contractor operations less suitable. Additionally, some vacant parcels are held for future development, encumbered by ownership or market limitations, or otherwise not available for immediate use. Given these considerations, the amount of vacant, suitable, and available land for Contractor-Based Businesses is effectively limited. The proposed rezoning will help address this gap by reusing an existing commercial property that is functional, appropriately located, and capable of accommodating the operational needs of such a business without adverse impacts on surrounding properties.

6. The recent rate at which land is being developed in the proposed district of the City, and particularly in the vicinity of the area included in the proposed amendment.

The recent rate of development within the City—particularly in and around the area of the proposed rezoning—indicates a steady and ongoing pattern of growth across residential, commercial, and industrial sectors.

Within the vicinity of the Subject Property, development patterns are characterized by incremental infill, redevelopment of underutilized existing commercial properties, and continued expansion of commercial and light industrial uses. These trends support the conclusion that the area is actively transitioning and accommodating new development consistent with the market demand. Based on these factors, the recent rate of land development on the Broadway Street Commercial Corridor and the surrounding area can be characterized as steady and increasing, reflecting an active development climate. The proposed rezoning to allow a Contractor-Based Business is consistent with this pattern and represents a logical continuation of the ongoing development trends in the area.

7. The effect of the proposed amendment upon the growth of existing neighborhoods as envisaged by the Crest Hill Comprehensive Plan.

The proposed rezoning to allow a Contractor-Based Business is consistent with the growth and development patterns envisioned by the Crest Hill Comprehensive Plan and is not expected to adversely affect existing neighborhoods. The Comprehensive Plan generally promotes the orderly transition between land uses, encouraging appropriate buffers and compatibility between residential areas and non-residential uses. Contractor-Based Businesses, which are typically low-intensity in nature with limited customer traffic, can function effectively in transitional areas between residential neighborhoods and commercial and light industrial uses. When properly regulated, such uses do not generate the level of activity typically associated with more intensive commercial operations.

The Subject Property is located on the Broadway Street Commercial Corridor where there are a mix of uses and a transition in land use. Allowing a Contractor-Based Business at this location supports the Crest Hill Comprehensive Plan's objectives by facilitating adaptive reuse and productive use of an existing commercial property while maintaining compatibility with the surrounding development. Any potential impacts related to noise, traffic, or outdoor storage will be mitigated through compliance with zoning standards, buffering, screening, and operational limitations. Accordingly, the proposed rezoning will not hinder the growth of the existing neighborhoods but rather support the Comprehensive Plan's vision of balanced development, appropriate land use transitions, and the efficient use of land resources.

8. Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.

The adoption of the proposed rezoning to allow a Contractor-Based Business is not expected to negatively affect the likelihood that other areas designated for similar development will be developed. Market demand, site characteristics, access to transportation, and availability of utilities remain the primary factors influencing whether such areas are developed, and those factors will continue to guide investment decisions irrespective of the proposed rezoning.

In many cases, Contractor-Based Businesses require specific site conditions—such as adequate lot size, outdoor storage capability, and convenient access to arterial roadways—that are not uniformly present across all designated areas. As a result, the Subject Property is particularly well-suited for this use, while other designated areas may develop over time with similar or alternative permitted uses consistent with their individual characteristics and market conditions.

Furthermore, the approval of the proposed rezoning does not indicate an oversupply of land for Contractor-Based Businesses, nor does it undermine the long-term viability of other designated areas. Rather, it provides an additional opportunity to accommodate a use that may otherwise be difficult to site. Accordingly, there is no compelling basis to conclude that the designation for similar future development should be withdrawn from other areas. Existing zoning designations should remain in place to preserve flexibility and allow the market to determine the most appropriate timing and location for such development, consistent with the City's planning objectives.

9. If the proposed amendment involves a change from a residential to a non-residential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the City.

The proposed rezoning does not involve a change from a residential to a non-residential designation. The rezoning of land to accommodate a Contractor-Based Business will serve a functional need by expanding opportunities for local employment and service provision within the City. Contractor-Based Businesses provide essential services to residents and other businesses, including construction, maintenance, and repair activities. These uses generate employment opportunities across a range of skill levels and support the local economy. The availability of appropriately located sites for such businesses is often limited due to operational needs such as outdoor storage, vehicle access, and buffering from residential uses. As a result, rezoning of two parcels on the Subject Property from B-2 General Business District to B-3 Business Service District will help meet this demand.

The Subject Property offers characteristics that are conducive to this type of use, such as direct access to the Broadway Street Commercial Corridor and compatibility with the nearby non-residential and transitional land uses. The proposed rezoning will support the City's goal of maintaining a balanced land use pattern by providing employment-generating uses while still preserving the overall supply of residential land. Accordingly, the proposed rezoning will help address the need for commercial land in an appropriate location, enhancing the City's ability to provide commercial services and employment opportunities for its residents without adversely impacting the broader residential development pattern.

10. Existing uses and zoning within the general area of the property in question.

The existing uses and zoning classification within the general area of the Subject Property reflect a mix of residential, commercial, and light industrial designations, indicative of a transitional land use pattern. Nearby properties along the Broadway Street Commercial Corridor are zoned for a combination of single-family and multi-family residential uses, service-oriented commercial uses and light industrial uses. Existing uses in the vicinity include residential neighborhoods, small-scale service businesses, office uses, contractor yards, storage facilities, and low and high intensity industrial operations. This mix of uses suggests that the area is not exclusively residential in character, but rather accommodates a range of activities with varying intensities.

Given this context, a Contractor-Based Business will be compatible with the surrounding zoning and land use pattern, particularly as the Subject Property is located near commercial and light industrial zoned properties and along the Broadway Street Commercial Corridor which supports higher-intensity uses. The presence of similar or complementary uses in the area further supports the appropriateness of the proposed rezoning, as it will be consistent with the established development pattern in the Broadway Street Commercial Corridor. Overall, the existing mix of uses and zoning in the general area provides an appropriate setting for a Contractor-Based Business, especially where adequate buffering, screening, and site design measures will be implemented to ensure compatibility with the nearby residential and commercial properties.

11. The extent to which property values are diminished by particular zoning restrictions.

The extent to which property values are diminished by the zoning restrictions in the B-2 Zoning District, as they relate to a Contractor-Based Business, is tied to the limitations those regulations place on the reasonable and economically viable use of the Subject Property. Where B-2 Zoning District restricts the Subject Property to more limited commercial uses, the property owner is unable to utilize the site for a Contractor-Based Business despite its suitability in terms of location, access, and configuration. Contractor-Based Businesses often require features such as outdoor storage, parking for work vehicles, and flexible building space—characteristics that are typically not permitted in the B-2 Zoning District. As a result, the property's marketability will be reduced because it cannot be used for a use that aligns with the market demand and the physical attributes of the site.

On the Broadway Street Commercial Corridor where there is a demonstrated need for Contractor-Based Businesses and limited availability of appropriately zoned land, such restrictions can further constrain the pool of potential buyers or tenants, thereby diminishing the property's overall value. Conversely, permitting a Contractor-Based Business can enhance the property's utility and economic potential by allowing a use that is both functional and in demand. Accordingly, the strict zoning limitations of the B-2 Zoning District that prohibit the Contractor-Based Business operations will have the effect of diminishing property value by preventing the highest and best use of the property, particularly where the surrounding area and site conditions would otherwise support such a use.

12. The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.

The extent to which the restriction of the petitioner's property promotes the health, safety, morals, or general welfare of the public must be evaluated in relation to the actual impacts of the proposed Contractor-Based Business and the context of the surrounding area. Zoning restrictions are intended to protect the public by separating incompatible land uses and minimizing adverse impacts such as excessive noise, traffic congestion, visual blight, or safety hazards. In strictly residential areas, limitations on Contractor-Based Businesses can serve a valid public purpose by preserving neighborhood character and reducing potential conflicts between the residential living and business operations.

However, as the Subject Property is located on the Broadway Street Commercial Corridor and in proximity to other transitional commercial or light industrial uses, the continued restriction of the property will provide limited additional public benefit. Contractor-Based Businesses are generally low-intensity in nature, with most activity occurring off-site and relatively modest on-site impacts. Potential concerns—such as vehicle storage, hours of operation, or outdoor materials—will be

effectively addressed through reasonable conditions, screening, and compliance with performance standards. If such mitigation measures are available and enforceable, the strict application of zoning restrictions of the B-2 Zoning District cannot substantially advance public health, safety, or welfare beyond what could otherwise be achieved while allowing a Contractor-Based Business. In that context, the zoning restrictions can impose a disproportionate limitation on the property owner relative to the public benefit gained. Accordingly, while zoning restrictions can serve an important role in protecting the public, their application in this instance can only minimally promote those objectives, particularly if the proposed Contractor-Based Business can operate in a manner that is compatible with surrounding uses and consistent with the applicable regulations.

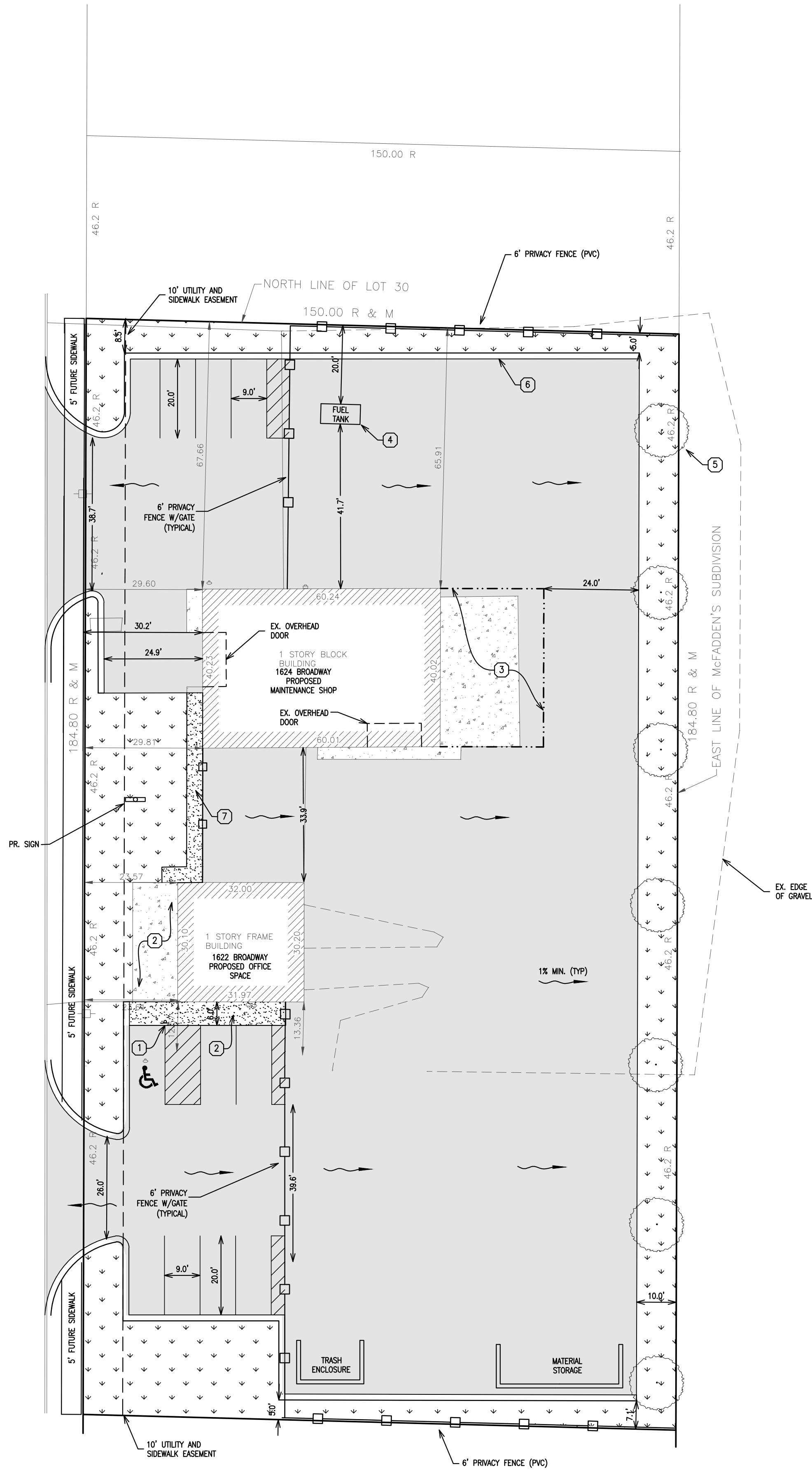
13. Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.

The proposed rezoning represents the minimum adjustment necessary to allow the reasonable use of the property for a Contractor-Based Business. The Subject Property's physical characteristics, location, and access make it suitable for contractor operations; however, the existing zoning regulations of the B-2 Zoning District limit its ability to be utilized in a manner consistent with the market demand. Without the proposed rezoning, the property will be restricted to uses that do not fully align with its functional capabilities and economic potential.

The rezoning is narrowly tailored to permit a Contractor-Based Business use rather than introducing a broad range of more intensive commercial or industrial uses. In addition, any potential impacts associated with the use—such as outdoor storage, vehicle parking, or operational activity—will be addressed through applicable zoning standards and Conditions of Approval, ensuring compatibility with the surrounding properties. As such, the rezoning request does not exceed what is necessary to enable a reasonable and viable use of the property, and it avoids unnecessary expansion of permitted uses beyond those required. Accordingly, the proposed rezoning can be considered the minimum adjustment needed to accommodate the intended Contractor-Based Business while maintaining the overall intent of the zoning regulations.

EXHIBIT K

BROADWAY STREET - ILLINOIS ROUTE 53



PART OF SOUTHEAST QUARTER OF SEC. 33 T36N R10E
PROPERTY IDENTIFICATION NUMBERS: 11-04-33-412-029
11-04-33-412-032
11-04-33-412-033
11-04-33-412-034
11-04-33-412-045

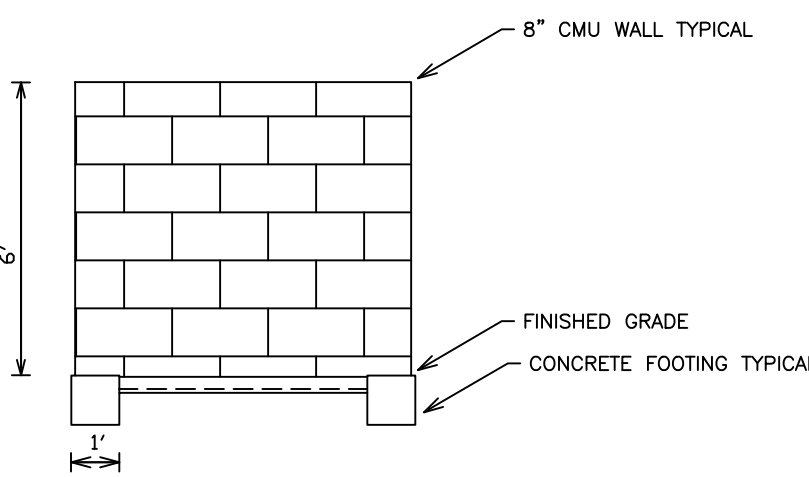
PROPERTY ADDRESS: 1618 - 1626 N. BROADWAY
CREST HILL, IL 60403
CLIENT: KURT FIFE
1622 N. BROADWAY
CREST HILL, IL 60403

SITE DATA:
SITE AREA: 41,570 SF
IMPERVIOUS AREA: 34,029 SF (81.9%)
PERVIOUS AREA: 7,541 SF (18.1%)

- NOTES:
- CONCEPT PLAN ILLUSTRATES GENERAL LAYOUT FOR SITE. FINAL ENGINEERING PLANS SHOWING PROPOSED GEOMETRY AND GRADING SHALL BE SUBMITTED FOR CITY APPROVAL.
 - EXISTING CONDITIONS BASED ON PREVIOUS PLAT OF SURVEY BY GEOTECH INC. AND AVAILABLE AERIAL IMAGERY. A FULL TOPOGRAPHIC SURVEY WILL BE REQUIRED FOR THE FINAL ENGINEERING PLANS.
 - SIDEWALK ALONG BROADWAY STREET MAY BE DEFERRED, DEPENDING ON TIMING FOR EXTENSION OF WATER AND SANITARY SEWER MAINS.
 - MATERIAL STORAGE AND TRASH ENCLOSURE SHOWN FOR REFERENCE. FINAL LOCATIONS TO BE DETERMINED DURING FINAL ENGINEERING.

- CONSTRUCTION NOTES:
- ACCESSIBLE STALL SIGNAGE
 - EXISTING PAVEMENT AND CONCRETE APRON TO BE REMOVED AND REPLACED AS NECESSARY TO PROVIDE ACCESSIBLE ROUTE TO ENTRANCE ON WEST SIDE OF BUILDING.
 - PROPOSED ROOF/CANOPY TO BE CONSTRUCTED OVER EXISTING CONCRETE PAVEMENT AREA
 - FUEL TANK LOCATION TO BE DETERMINED DURING FINAL ENGINEERING BASED ON STATE FIRE MARSHAL SETBACK REQUIREMENTS.
 - DECIDUOUS SHADE TREES (REDPOINT RED MAPLE, OR SIMILAR) AT 40 FOOT SPACING ALONG EAST FRONTAGE. SPECIFIC TREE TYPES TO BE DETERMINED DURING FINAL ENGINEERING.
 - PROVIDE CURB ADJACENT TO PAVEMENT ALONG SOUTH, NORTH, AND WEST FRONTAGES.
 - PCC SIDEWALK TO BE INSTALLED BETWEEN TWO EXISTING BUILDINGS.

HATCH LEGEND:
BITUMINOUS PAVEMENT



MATERIAL STORAGE/TRASH ENCLOSURE TYPICAL SECTION

REASONABLE TREE EXPERTS
1622 N. BROADWAY
CREST HILL, IL

CONCEPT PLAN

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 22057
DATE: 3.07.26
DRAWN BY: TC
CHECKED BY: CP

SHEET NO.

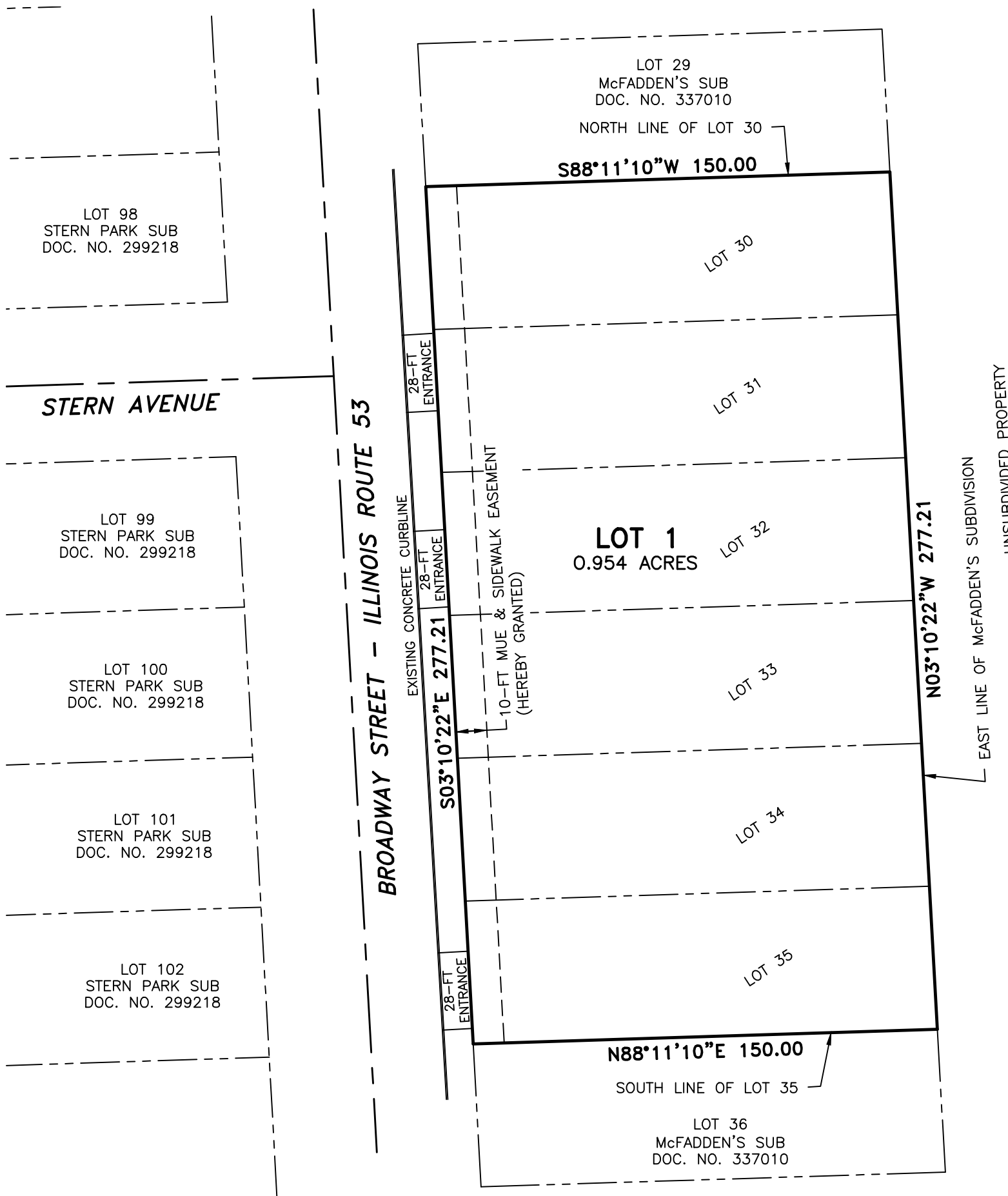
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P.I.N.:
11-04-33-412-029
11-04-33-412-032
11-04-33-412-033
11-04-33-412-034
11-04-33-412-045

EXHIBIT L

FINAL PLAT OF
REASONABLE TREE SUBDIVISION

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



MUNICIPAL UTILITY EASEMENT (MUE) PROVISION

Municipal Utility Easement (MUE); an easement for serving the subdivision and other property with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crest Hill, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and water mains, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (MUE) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (MUE) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of the portion of the municipal utility easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns). No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

- Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or approved plantings) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts,
- Trees, plants or shrubbery, except as shown on the approved landscape plan, or alter, modify or change in any way the topography or elevations of the Municipal Utility Easement.

Said easements may be used for driveways and parking however, the grade of the subdivided property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance of the utility be required.

The City of Crest Hill is responsible for repairing water services between the water main, to and including the buffalo box. The property owner and/or the property owner's association are responsible for the restoration of the surface after any such water service repair. Only perpendicular crossings of the MUE are permitted by public utilities. The MUE is exclusive of any blanket easement.

SIDEWALK EASEMENT PROVISION

An easement is hereby reserved and granted to the City of Crest Hill, their successors and assigns, for the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate a sidewalk over, across, and along the surface of the property shown on the plat marked "SIDEWALK EASEMENT", together with right of access across the property for necessary employees, contractors, sub-contractors and equipment to do any of the aforementioned operations.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

COMMONWEALTH EDISON COMPANY,
AMERITECH TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY,
GRANTEES

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

GENERAL NOTES:

- R DENOTES "RECORD" DISTANCE AND/OR DIRECTION
- D DENOTES "DEED" DISTANCE AND/OR DIRECTION
- C DENOTES "CALCULATED" DISTANCE AND/OR DIRECTION
- M DENOTES "MEASURED" DISTANCE AND/OR DIRECTION
- GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
- NO COMMITMENT FOR TITLE INSURANCE WAS USED DURING THE PREPARATION OF THIS PLAT AND SURVEY.
- THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
- THE AREA OF THE SURVEYED PARCEL IS 0.954 ACRES.
- THERE IS DEPRESSED CURB THAT TOTALS 170 FEET IN LENGTH RUNNING FROM THE NORTH LINE OF LOT 30 SOUTH TO NEAR THE SOUTH LINE OF LOT 33. THE OWNER IS USING TWO AREAS FOR ACCESS INTO HIS PROPERTY AS SHOWN EAST OF AND TOWARDS THE NORTHERN PORTION OF LOT 31 AND EAST OF AND TOWARDS THE SOUTHERN PORTION OF LOT 32. THE EXISTING ENTRANCE EAST OF AND TOWARDS THE SOUTHERN PORTION OF LOT 35 IS USED FOR ACCESS TO LOTS 34 AND 35. AT THE PRESENT TIME THERE IS NO ACCESS BETWEEN LOTS 33 AND 34.
- PM - DENOTES PERMANENT MONUMENT. 5/8" X 30" REBAR ROD SET IN CONCRETE.

CREST HILL PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE CREST HILL PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 20 _____.

CHAIRMAN _____

SECRETARY _____

CREST HILL CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE CREST HILL CITY COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____, 20 _____.

MAYOR _____

CLERK _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF WILL) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

THOMAS CARROLL ILLINOIS P.E. #062-052783
EXPIRATION DATE: 11-30-2027

WILL COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 202_____.

COUNTY CLERK

WILL COUNTY TAX MAPPING

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON

TAX MAP NUMBERS: _____ AND IDENTIFIED

AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN): _____

DATED THIS _____ DAY OF _____, 202_____.

DIRECTOR

WILL COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF
WILL COUNTY, AFORESAID ON THE _____ DAY OF _____, 202_____, A.D. AT _____ O'CLOCK ____M.

WILL COUNTY RECORDER

LAND SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 1 LOT AND NO STREETS, THE FOLLOWING DESCRIBED PROPERTY:

LOTS 30 THROUGH 35 IN McFADDEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1921, AS DOCUMENT NUMBER 337010, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY:

- THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
- NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 17197CD0162G, EFFECTIVE FEBRUARY 15, 2019.
- THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CREST HILL.
- THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF CREST HILL HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- 5/8" x 30" EPOXY COATED REBAR RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

DATED AT CREST HILL, ILLINOIS, THIS 21st DAY OF July, 2026, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11-30-2026
EMAIL: cpapesh@geotechincorp.com



PROPERTY OWNER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT EXTREME 2017 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN HAS CAUSED AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

TO THE BEST OF OUR KNOWLEDGE, THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF CHANEY-MONGE DISTRICT 88, LOCKPORT TOWNSHIP HIGH SCHOOL DISTRICT 205, AND ILLINOIS COMMUNITY COLLEGE DISTRICT NUMBER 525.

DATED, THIS _____ DAY OF _____, 202_____, A.D.

EXTREME 2017 LLC
1624 N BROADWAY STREET
CREST HILL, IL 60403

By: _____
MANAGING PARTNER

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY

THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 202_____, A.D.

By: _____
NOTARY PUBLIC

ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

DATE: _____

JOSE RIOS, P.E.
REGION ONE ENGINEER

GEOTECH INC.
CONSULTING ENGINEERS — LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

REASONABLE TREE
SUBDIVISION

FINAL PLAT OF
SUBDIVISION

DRAWN BY: CP
CHECKED BY: TC

JOB # GJN22057
DATE: 07/21/2026

08/20/26 CP PER CITY REVIEW
DATE BY REVISION



To: Plan Commission

From: Daniel Ritter, AICP, Community Development Director

Date: September 10, 2026

Re: 2350 Plainfield Road, Shell Gas Station and C-Store Redevelopment - Special Use for a Fueling Station (Case # SU-26-10-9-3); and Variations from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers (Case # V-26-8-9-2) – *Continue to the 10/08/26 meeting for Additional Notification Time*

For the scheduled item, the legal notice was published in the newspaper correctly, but the certified mailing of notices for this request appears to have been sent two days after the Zoning Ordinance requirement of no later than 15 days. It has been recommended by staff and the City Attorney that additional time be given before the hearing. This ensures that in the event that any notices were not received before the scheduled hearing, they will have time to review the proposal.

Staff and the City Attorney recommend that the Plan Commission open the scheduled public hearing for the item at this meeting, any public comments are taken at the time, and then the item is continued to the October 8, 2026, regular Plan Commission meeting. At the October 8th meeting, staff will provide a full presentation of the case, the applicant can review the project, and the public can provide any additional comments or testimony.

In the meantime, if anyone has specific questions about the meetings or the project, they can reach out to staff at the contact information below:

Daniel Ritter
Community Development Director
815-741-5107
dritter@cityofcresthill.com.