



Special Plan Commission

Crest Hill, IL

May 21, 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 April 9, 2026.

New Business:

2. Public Hearing and Consideration of petition SU-26-6-5-2, a request of Bernardino Estrada seeking approval of a Special Use for a Self-Service Storage Facility located on the approximately 12,789 sq-ft, B-3 Business Service District zoned property located at 103 Elsie Avenue, Crest Hill.
3. Public Hearing and Consideration of petitions RZ-26-1-5-1, SU-26-5-5-1, and V-26-5-5-1, a request of Javier Salazar, seeking the City of Crest Hill Zoning Ordinance special approvals to rezone the Subject Property from B-2 to B-3; Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to decrease the required lot size, increase the maximum permitted lot coverage, and decrease the minimum required front yard, side yard, and rear yard setbacks, located on the approximately 13,860 sq-ft, B-2 General Business District zoned property located at 1818-1820 N Broadway Street, Crest Hill.

Other Business:

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

Public Comment:

Adjournment:

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

MINUTES OF THE
CREST HILL PLAN COMMISSION

The April 9, 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 Cheryl Slabozeski, Commissioner Gordon Butler, Commissioner Jeff Peterson, and Commissioner John Stanton.

Also present were: City Planner Atefa Ghaznawi, Community & Economic Development Consultant Ron Mentzer, and Administrative Clerk Linda Riha.

Absent were: Commissioner Marty Flynn.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on March 12, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on March 12, 2026.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Commissioner Slabozeski.

ABSENT: Commissioner Flynn.

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

PUBLIC HEARING: Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-4-4-2, and V-26-4-4-2, requests of Francisco Martinez Trejo for an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting business located on the 20,575 sq-ft, B-3 Business Service District zoned property located at 1923 N Broadway St, Crest Hill.

Chairman 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 Case numbers SU-26-4-4-2 and V-26-4-4-2.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to open a public hearing case numbers SU-26-4-4-2 and V-26-4-4-2.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Stanton, Butler, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

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

Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Atefa Ghaznawi presented the case, explaining that Francisco Martinez Trejo owns the property at 1923 North Broadway Street and is seeking to amend and expand his existing 2009 special use permit. The proposal includes changing the auto repair business to include auto repair and painting, continuing the automobile sales business, and seeking relief from parking requirements for both businesses. The business will provide automotive repair, refinishing, and vehicle sales services to the community, with the sales business specializing in pre-owned vehicles that have been inspected and prepared for sale.

The variation request addresses unique circumstances where strict parking adherence would reduce functional space for vehicle display and service operations, creating economic hardship. Staff recommended approval subject to ten conditions including restricted vehicle display areas, limited hours of operation (Monday-Friday 9 AM to 7 PM, Saturday 9 AM to 6 PM, and Sunday closed for auto repair/painting business; Monday-Saturday 9 AM to 6 PM and Sunday closed for auto sales/leasing business), and no outside vehicle repair.

City Planner Atefa Ghaznawi asked Francisco Martinez Trejo to come forward and present his case. Chairman Bill Thomas asked the representatives to sign in at the podium and raise their right hands to get sworn in.

Francisco Martinez Trejo appeared with his translator/friend, Ms. Flor Fuentes, who explained that Mr. Martinez has a family of four children and his wife, and this business is his only means of providing income for his family. He has invested all of his savings into purchasing the property two years ago and has been working for a year to obtain proper licenses. Ms. Fuentes emphasized Mr. Martinez's commitment to working with the city to meet all requirements and his desire to contribute revenue to Crest Hill while improving the property's appearance.

Chairman Bill Thomas asked Mr. Martinez how long he's been operating the business in its current location. Mr. Martinez stated that he bought the business two years ago and worked as a mechanic there. He wanted to add automobile painting but needed to have a Special Use/license through the City.

Commissioner Jeff Peterson inquired about Mr. Martinez's capabilities, learning he can perform all the work himself but plans to hire employees as the business grows. When asked about the car sales component, Ms. Fuentes explained the property previously operated as a car dealership and auto repair, and Mr. Martinez plans to rent dealership space to help pay off the property.

Chairman Thomas expressed support for the business expansion and particularly praised the proposed improvements to clean up the property perimeter, noting the area of Broadway Street needed beautification. Ms. Fuentes confirmed the property already looks much better than when Mr. Martinez purchased it, as it previously had junk cars, a lot of garbage, and even a mobile home in the parking lot.

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

(#3) Motion by Commissioner Butler seconded by Commissioner Slabozeski, to close the public hearing for petitions SU-26-4-4-2 and V-26-4-4-2.

On roll call, the vote was:

AYES: Commissioners Butler, Slabozeski, Stanton, Peterson, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Flynn.

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

The Public Hearing was closed at 7:18 p.m.

Chairman Thomas asked the applicant if he agreed to the ten (10) conditions previously discussed with him by the City Staff. The applicant stated that he agreed.

Chairman Bill Thomas asked for a motion to approve the requests of Francisco Martinez Trejo seeking approval for an amended Special Use permit and Variations for his automobile sales and/or leasing business and his Automobile Body Repairing/Painting business, contingent on the 10 conditions just discussed.

(#4) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to recommend to the City Council the conditional approval of the petitions SU-26-4-4-2, and V-26-4-4-2, requests of Francisco Martinez Trejo for an amended Special Use for an Automobile Sales and/or Leasing business and an Automobile Body Repairing/Painting business, and Variations from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing business and Automobile Body Repairing/Painting business located on the 20,575 sq-ft, B-3 Business Service District zoned property located at 1923 N Broadway St, Crest Hill.

On roll call, the vote was:

AYES: Commissioners Carroll, Slabozeski, Peterson, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Flynn.

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

The Plan Commission unanimously recommends City's Council's conditional approval of the amended Special Use for an Automobile Sales and/or Leasing Business and an Automobile Body Repairing/Painting Business; and Variations request from Section 11.8 Schedule of Parking Requirements of the Crest Hill Zoning Ordinance to decrease required parking spaces for both Automobile Sales and/or Leasing Business and Automobile Body Repairing/Painting Business,

subject to the project being implemented in substantial conformance with the ten (10) conditions for approval and application documents referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-4-4-2, and Case # V-26-4-4-2.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. He informed Mr. Martinez that the recommendation would go to city council with a workshop on April 27th, 2026, and final vote at the May 4th, 2026, City Council meeting.

Chairman Thomas thanked Mr. Martinez Trejo for his efforts in improving this stretch of Broadway Street and wished him much success with his expanded business ventures.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.

Chairman 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 Case numbers SU-26-3-4-1 and V-26-3-4-1.

(#5) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

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

Chairman Thomas asked the City Planner Atefa Ghaznawi to present the specifics on this case. City Planner Atefa Ghaznawi explained that Jorge Cruz seeks to purchase, renovate, and reoccupy the vacant former Crest Hill Bowling Lanes at 905 Theodore Street, which has been vacant since 2020. Cruz and his family have been Crest Hill residents since 2005 and have been operating their business in a small space in Hillcrest Shopping Center for several years. The proposal includes an indoor soccer sports facility with training, recreational leagues, youth development programming, and community sporting events, plus a restaurant serving American-style bar and grill food to athletes, families, and the general public.

Proposed site improvements include repairing and replacing fencing, installing new landscaping, repaving and restriping parking lots, adding landscaping islands and lighting repairs, repairing the building's awnings, and updating the ground sign with a modern design. City Planner Ghaznawi emphasized this represents adaptive reuse of a vacant commercial building, replacing blighted conditions with an active, well-maintained use that contributes positively to the neighborhood.

The variation request for the existing freestanding sign would allow adequate business visibility without altering the neighborhood's essential character. Staff recommended approval of the requested petitions subject to six conditions including completion of all improvements prior to occupancy, operating hours of Monday-Sunday 9 AM to midnight for the soccer facility and 7 AM to 11 PM for the restaurant, maximum occupancy of 200 people (including employees, players, customers, etc.), prohibition of banquet hall or convention center use, and compliance with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.

City Planner Atefa Ghaznawi asked Jorge Cruz to come forward and present his case. Chairman Bill Thomas asked the representatives to sign in at the podium and raise their right hands to get sworn in.

Jorge Cruz testified that he has been a Crest Hill resident since 2005, his father opened the soccer facility at Hillcrest Center in 2010, and after years of seeking expansion space, they found this location in 2024. The facility will accommodate two regular-sized indoor soccer fields, including appropriate flooring, field markings, safety netting, and spectator viewing areas as needed; include a concession stand for players, and feature a restaurant run by Mr. Cruz (who has restaurant experience) and his brother while his father, mother, and sister operate the soccer training and leagues.

Mr. Cruz explained the layout includes two soccer fields separated from the restaurant by a wall with doors, and netting separating the fields from a concession area. He confirmed alcohol would be retained in the restaurant area only and would not be allowed on the soccer fields, with appropriate signage posted.

Chairman Thomas questioned seating arrangements for spectators, learning there would be bench areas for fans and standing room around the fields with protective netting. When Chairman Thomas expressed concern about the midnight closing hour, Mr. Cruz explained their current location operates 2 PM to 11 PM or midnight, with late hours serving people who get off work late and use the facility for exercise. The representative Omar Tahrani offered to amend the hours for the indoor soccer facility to 11 PM initially and potentially request extension later if needed.

Commissioner Carroll asked about restaurant capacity, with Mr. Cruz estimating 10-15 people per hour from soccer activities might visit the restaurant. Commissioner Peterson received confirmation that the restaurant would be open to the general public, not just soccer participants. Commissioner Slabozeski asked Mr. Cruz if the restaurant would be open for breakfast, lunch and dinner. Mr. Cruz stated that the restaurant is going to serve breakfast and coffee in the morning during the slow times to get things going and also open for lunch and dinner. Chairman Thomas inquired about potential monitors in the restaurant to view the soccer fields, which Mr. Cruz confirmed was planned as a live stream system. Commissioner Butler asked about potential staffing counts. Regarding staffing, the project narrative indicated 10-15 employees for the soccer facility and 6-10 for the restaurant.

Two residents testified during public comments. Robin Phelps, a 60-year resident living near the bowling alley, expressed support for the concept but concerned about midnight hours and the bar component. She recalled problems with the previous bar at the former bowling alley including loud noise, broken bottles, and disturbances, requiring residents to clean up debris. Both Ms. Phelps and other resident present, Carrie Polus, worried about similar issues with people drinking and walking home from the new establishment.

Community & Economic Development Consultant Ron Mentzer provided important context about liquor licensing, explaining he had participated in meetings with Mr. Cruz, his father, and Mayor Ray Soliman (the City's Liquor Commissioner). Consultant Mentzer clarified this would be a restaurant liquor license allowing alcohol service with food, not a bar license for extended drinking. Mayor Soliman was clear that he would only support a restaurant license, meaning customers couldn't simply spend time together drinking for hours but would need to order food. Consultant Mentzer noted Mayor Soliman is very hands-on as the Liquor Commissioner, sets clear expectations, calls in license holders when issues arise, and isn't afraid to revoke licenses when necessary. He emphasized that the family has significant self-interest in maintaining compliance to protect their substantial investment.

Commissioner Stanton inquired about the hours of both the soccer facility and the restaurant. City Planner Atefa Ghaznawi stated that the indoor soccer facility's hours are Monday-Sunday 9 AM to midnight and the restaurant hours are Monday-Sunday 7 AM to 11 PM. Commissioner Stanton then asked if the restaurant would need to be opened after 9:00-10:00PM. The representatives stated that there are people who come to play soccer or work out right from work and might need to eat afterward. Residents Ms. Phelps and Ms. Polus added that they think the idea and concept of an indoor soccer facility is a wonderful idea but still have concerns about the bar aspect of the facility falling into the past problems of the former bowling alley with disturbances and broken bottles. Mr. Cruz stressed that he thought that a bowling alley clientele and a soccer facility clientele are quite different and hoped there weren't any of the past issues that arise. He also mentioned that his family is very hands-on with the business.

Commissioner Slabozeski asked when Mr. Cruz planned to open the business. Mr. Cruz stated that once the work was done as stated in the agreement. He hoped that he could get a rush team in there to get it done and open by July or August 2026. He stated that he wanted to be ready to go for the winter soccer season.

Chairman Thomas asked for a motion to close the public hearing for cases SU-26-3-4-1 and V-26-3-4-1.

(#6) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Stanton, Butler, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Flynn.

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

The Public Hearing was closed at 7:58 p.m.

Chairman Thomas expressed concern about the “sports bar” signage after extensive discussion about it not being a bar, suggesting alternatives like “sports restaurant” or “Corner Kick Lounge.” He strongly preferred limiting both soccer facility and restaurant hours to 11 PM rather than midnight, offering to support future hour extensions if the business proved successful and problem-free.

Commissioner Peterson favored leaving the hours as requested, noting that restrictions based on potential drunk patrons seemed unfair since problematic drinking could occur elsewhere regardless.

Commissioner Stanton preferred some alcohol service time restrictions, suggesting alcohol service end earlier than food service to maintain control, stopping alcohol at 8 PM while allowing food service until 11 PM or midnight.

Commissioner Carroll supported matching restaurant and soccer facility hours so families would leave together when activities ended and inquired about managing unruly customers. Mr. Cruz assured Commissioners they would be hands-on in monitoring patrons and preventing over-service.

Commissioner Slabozeski suggested simply monitoring the situation as proposed. She also inquired about whether there will be security cameras inside and outside. Mr. Cruz answered that there will be a security system inside and outside of the facility.

Commissioner Butler stated that he had no problem with keeping the operating hours as proposed with proper monitoring.

Consultant Mentzer added that businesses serving alcohol must obtain dram shop insurance requiring mandatory training for staff on monitoring customers and overseeing unruly situations. He noted police departments prefer to be called for any issues rather than having business owners manage problems themselves, creating a partnership approach to prevention. Consultant Mentzer also explained that the City Council had recently modified liquor control provisions to expand restaurant alcohol service hours to midnight to compete with national chains like Chili's, Applebee's, and Olive Garden which typically serve until 11 PM or midnight on weekends. The previous 10 PM limit had been a factor in difficulty attracting such competitive businesses to Crest Hill.

Commissioner Stanton thanked Consultant Mentzer for the added information about the modified liquor control provisions and being in competition with the national chains. He stated that it made sense to him.

After discussion, the Commission took an informal straw vote showing 4-2 support for keeping the proposed hours unchanged. Chairman Thomas noted he would forward the discussion details to the City Council for their final determination on operating hours.

Chairman Bill Thomas asked for a motion to approve the requests of Jorge Cruz seeking approval for a Special Use and Variation for an Indoor Recreational and Entertainment (Soccer) Facility, contingent on the 6 conditions just discussed.

(#7) Motion by Commissioner Peterson seconded by Commissioner Carroll, to recommend to the City Council the conditional approval of the Public Hearing and Consideration of petitions SU-26-3-4-1, and V-26-3-4-1, requests of Jorge Cruz for a Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, located on the 2.23 acres, B-2 General Business District zoned property located at 905 Theodore St, Crest Hill..

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Slabozeski, Stanton, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Flynn.

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

Chairman Thomas stated the Plan Commission unanimously recommends City Council's conditional approval of the Special Use for an Indoor Recreational and Entertainment (Soccer) Facility, and Variations from Section 15.12.080 Signs in Business Districts, Chapter 15.12 of the Crest Hill Code of Ordinances-Sign Code to increase permitted sign area from 50 sq-ft to 89 sq-ft, increase permitted digital sign area from 20 sq-ft to 54 sq-ft, increase permitted sign height from 15 feet to 21 feet, and decrease the required setback from the property line from 10 feet to 3 feet for an existing on-premises free-standing sign, subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents

referenced in the April 9, 2026, Plan Commission Staff Report for petitions Case # SU-26-3-4-1, and Case # V-26-3-4-1.

Chairman Thomas announced that this recommendation will be forwarded to the City Council and to keep in mind that the Plan Commission is a recommendation body only. The City Council will hear about this case during the April 27th, 2026, Work Session Meeting and the May 4th, 2026, City Council meeting for formal vote.

Chairman Bill Thomas then thanked Mr. Cruz for having the vision to repurpose an existing commercial property that has been vacant for six years and to further expand his indoor soccer sports training facility in the City of Crest Hill. He wished Mr. Cruz and his family much success with both the new soccer facility and the restaurant associated with it.

OTHER BUSINESS: There was no other business.

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 Peterson seconded by Commissioner Slabozeski, to adjourn the April 9, 2026, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Stanton, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Flynn.

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

The meeting was adjourned at 8:18 p.m.

As approved this _____ day of _____, 2026.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

Commissioners

Cheryl	Gordon	Ken	Bill	John	Jeff	Marty
Slabozeski	Butler	Carroll	Thomas	Stanton	Peterson	Flynn

ATTACHMENT 1

1. The applicant shall apply for a building permit for interior renovation for the Automobile Body Repairing/Painting business within thirty (30) days following the approval of the Special Use permit.
2. The applicant shall complete all proposed interior and exterior improvements in accordance with the plans as presented, within seven (7) months following the approval of the Special Use permit.
3. For the Automobile Sales and/or Leasing business, a maximum of three (3) motor vehicles shall be permitted for display in the striped parking area of the northeast parking lot, facing Broadway Street. Motor vehicles for retail sale may remain in such parking spaces after the regular business hours of the Automobile Sales and/or Leasing business.
4. The west side of the northeast parking lot shall be limited to customer and employee parking, and shall not have motor vehicles parked thereon after the regular business hours of the Automobile Sales and/or Leasing business.
5. The northwest parking lot shall have a maximum of five (5) parking spaces designated/striped for the parking of automobiles associated with the Automobile Body Repairing/Painting business.
6. 1923 N Broadway St Plan Commission Staff Report April 9, 2026 6. There shall be no off-street parking other than as specified in the Conditions for Approval.
7. There shall be no tarped motor vehicles located in any of the designated parking areas or upon any outside location on the Subject Property.
8. There shall be no outside repair of motor vehicles on the Subject Property.
9. Hours of operation for the Automobile Body Repairing/Painting business shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 9:00 AM – 6:00 PM, and Sunday closed.
10. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday- Saturday 9:00am-6:00pm and Sunday closed.

Commissioners

Cheryl	Gordon	Ken	Bill	John	Jeff	Marty
Slabozeski	Butler	Carroll	Thomas	Stanton	Peterson	Flynn

ATTACHMENT 2

1. The following items shall be indicated on the permit and completed prior to occupancy of the business:

- i. All proposed interior improvements shall be completed and in compliance with all building and fire code requirements.**
- ii. East parking lot shall be milled, resurfaced, and striped according to the plan, along with new end islands per the approved plan. The west parking lot shall be restriped with new end islands installed per the approved plan.**
- iii. Existing fence on the north side of the east parking lot, bordering the residential properties, shall be repaired/replaced wherever worn or damaged. A 6-foot solid fence shall be required for the entirety of the special use.**

2. Hours of operation for the indoor soccer facility shall be limited to Monday – Sunday: 9:00 AM – 12:00 AM.

3. Hours of operation for the restaurant shall be limited to Monday – Sunday: 7:00 AM – 11:00 PM.

4. Total occupancy for the entire facility shall be limited to no more than 200 people.

5. The Subject Property shall not be used as a banquet hall, convention center, or for any other special ticketed events. A separate Special Use permit shall be required for a change of use to expand the capacity of the venue, or to have any other events other than recreational indoor soccer.

6. The proposed indoor soccer facility and restaurant shall comply with Chapter 9.72 Curfews Applicable to Minors of the City of Crest Hill Code of Ordinances.



To: Plan Commission

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

Date: May 21, 2026

Re: 103 Elsie Avenue, Special Use Application for a Self-Service Storage Facility (Case # SU-26-6-5-2), no Variation is requested as part of this application.

Project Details

Project:	Special Use Application for a Self-Service Storage Facility
Applicant:	Bernardino Estrada
Requests:	Special Use Application for a Self-Service Storage Facility
Location:	103 Elsie Avenue (the "Subject Property")

Site Details

Lot Size:	Approximately 12,789 sq-ft
Existing Zoning:	B-3 Business Service District
Existing Improvements:	Approx. 6,198 SF existing one-story commercial building with approximately 2,980 SF existing parking, pavement, and driveway

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Warehouse	Local Commercial	B-3
North	Single-Family Detached Residence, Truck Parking and Repair	Local Commercial, Light Industrial	R-1, M-1
South	Single-Family Detached Residence, Auto Repair, Car Dealership	Local Commercial, Mixed-Use/Flex	R-1, B-2, B-3
East	Restaurant, Auto Repair, Truck Parking, and Repair	Local Commercial, Heavy Industrial	B-2 SU, M-1

West	Single-Family Detached Residence, Multi-Family Residence	Local Commercial, Single-Family Detached	R-1, R-3
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Exhibits

Application documents submitted by Applicant include:

1. Exhibit B – Application for Development 2026-03-23
2. Exhibit C – Legal Description 2026-03-23
3. Exhibit D – Plat of Survey 2026-03-23
4. Exhibit E – Project Narrative 2026-03-23
5. Exhibit F – Proposed Floor Plan 2026-03-23

Application Background and Project Summary

Bernardino Estrada (the Applicant) is the owner of the Subject Property located at 103 Elsie Avenue, Crest Hill. The Applicant is requesting approval of a Special Use permit for a Self-Service Storage Facility for the existing commercial property. No variations have been requested as part of this application, and no exterior site improvements have been proposed. As such, the existing legal non-confirming physical attributes of the Subject Property will remain unchanged. The existing entrance on Elsie Ave will remain the main site entrance. Proposed hours of operation will be Monday to Sunday, 9:00 A.M. - 9:00 P.M. The existing basement space is not included in the proposed Self-Service Storage Facility.

Figure 1: Location Map of 103 Elsie Avenue (the Subject Property)



Summary of Requested Petition

The Applicant is seeking approval of a Special Use permit for a Self-Service Storage Facility for the existing commercial property. No variations have been requested as part of this application, and no exterior site improvements have been proposed.

Staff Analysis

Overall, the proposed Self-Service Storage Facility is a low-intensity use that typically generates minimal noise, traffic, and on-site activity. Operations are generally limited to occasional customer visits and routine facility management, with no significant outdoor activities, assembly uses, or continuous operational impacts that would interfere with the adjacent properties. The establishment of the proposed Self-Service Storage Facility in the existing vacant commercial building will not impede the normal and orderly development and improvement of surrounding properties for the uses permitted in the B-3 Zoning District.

A Self-Service Storage Facility is a low-impact, service-oriented use that operates primarily within an enclosed building and generates minimal external activity. It does not create significant traffic demand, noise, or outdoor operational impacts that would interfere with the development potential or improvement of the adjacent properties. While the Subject Property has limited parking, the operational characteristics of a Self-Service Storage Facility typically require only a small number of parking spaces for short-term customer visits and on-site management, and do not generate sustained parking demand. The site access will utilize the existing driveway and the designated loading/unloading dock that connects to the adjacent public roadway network in a safe and controlled manner. The site configuration will allow efficient movement of passenger vehicles and small trucks without creating queuing or congestion that extends into the public streets.

Additionally, the reuse of the existing vacant commercial property supports, rather than hinders, the stability and continued investment in the area by eliminating vacancy and maintaining occupancy of the building in a manner consistent with the surrounding development patterns. This helps prevent deterioration and contributes to the overall vitality of the neighborhood. Surrounding properties remain fully available for development or redevelopment in accordance with the permitted uses, and the proposed Self-Service Storage Facility does not introduce conditions that would restrict or discourage such investment. Accordingly, the proposed Special Use will not impede the orderly development of neighboring properties and is consistent with the continued investment and improvement within the neighborhood.

Staff feedback on specific aspects of the requested approval

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Self-Service Storage Facilities as Special Use in the B-3 Business Service District. No variations have been requested as part of this application, and no exterior site improvements have been proposed. As such, the existing legal non-confirming physical attributes of the Subject Property will remain unchanged.

Special Use Approval Standards and Findings

Section 12.7-6 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a Special Use permit 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 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 Self-Service Storage Facility within the existing vacant commercial building will not be detrimental to or endanger the public health, safety, or general welfare. A Self-Service Storage Facility is a low-intensity land use that typically generates minimal traffic, with limited daily trips primarily associated with customers accessing storage units or facility management activities. Unlike higher-intensity commercial uses, it does not involve significant on-site assembly of people, food service, or continuous operational activity, thereby reducing potential impacts on the surrounding properties.

The proposed Self-Service Storage Facility will operate primarily within the existing structure, which limits external impacts and maintains compatibility with the surrounding residential and commercial properties. Any concerns related to safety, including fire protection, security, and access, will be addressed through compliance with applicable building codes, fire codes, and security standards, including controlled access, surveillance systems, and adequate emergency access as required by the City and Fire Department. While the Subject Property has limited parking, the operational characteristics of a Self-Service Storage Facility typically require only a small number of parking spaces for short-term customer visits and on-site management, and do not generate sustained parking demand. Accordingly, with appropriate regulatory compliance and site management, the proposed Self-Service Storage Facility will not adversely affect 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.

The proposed Self-Service Storage Facility in the existing vacant commercial building will not be injurious to the use and enjoyment of other property in the immediate vicinity for permitted purposes, nor will it substantially diminish or impair property values within the surrounding neighborhood. A Self-Service Storage Facility is a low-intensity use that typically generates minimal noise, traffic, and on-site activity. Operations are generally limited to occasional customer visits and routine facility management, with no significant outdoor activities, assembly uses, or continuous operational impacts that would interfere with adjacent properties.

Because the proposed Self-Service Storage Facility is primarily contained within the existing building, external impacts on neighboring properties are further reduced. Any potential concerns related to appearance, lighting, or security will be addressed through compliance with applicable zoning, building standards, including controlled access, and appropriate maintenance of the property. In addition, the reuse of a vacant commercial building for a Self-Service Storage Facility can provide a stabilizing influence on the area by eliminating vacancy, reducing the likelihood of property deterioration, and maintaining an active but low-impact use consistent with the surrounding development patterns. Accordingly, the proposed Special Use is compatible with the nearby properties and will not negatively affect the enjoyment or value of surrounding land uses.

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 Self-Service Storage Facility in the existing vacant commercial building will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the B-3 Zoning District. A Self-Service Storage Facility is a low-impact, service-oriented use that operates primarily within an enclosed building and generates minimal external activity. It does not create significant traffic demand, noise, or outdoor operational impacts that would interfere with the development potential or improvement of the adjacent properties.

The reuse of an existing vacant commercial structure also supports, rather than hinders, the stability and continued investment in the area by eliminating vacancy and maintaining occupancy of the building in a manner consistent with the surrounding development patterns. This helps prevent deterioration and contributes to the overall vitality of the neighborhood. Surrounding properties remain fully available for development or redevelopment in accordance with the permitted uses, and the proposed Self-Service Storage Facility does not introduce conditions that would restrict or discourage such investment. Accordingly, the proposed Special Use will not impede the orderly development of neighboring properties and is consistent with continued investment and improvement within the neighborhood.

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 Self-Service Storage Facility in the existing vacant commercial building. The Subject Property is served by existing public utilities, including water, sanitary sewer, and electrical service, which are sufficient to accommodate the low-intensity operational needs of a Self-Service Storage Facility. The facility's utility demands are minimal compared to more intensive commercial or industrial uses, and no significant upgrades are anticipated beyond the existing service connections.

The site is accessible via existing public roadways that are designed to accommodate commercial traffic. The anticipated traffic generated by a Self-Service Storage Facility is generally low and consists primarily of occasional customer visits and periodic maintenance activity, which can be safely and efficiently handled by the surrounding roadway network. Stormwater drainage for the site is managed in compliance with applicable City regulations. Accordingly, the Subject Property is adequately served by the existing infrastructure to support the proposed Self-Service Storage Facility.

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 have been taken to provide ingress and egress designed to minimize traffic congestion on public streets for the proposed Self-Service Storage Facility in the existing vacant commercial building. A Self-Service Storage Facility is a low-traffic generator, with vehicle trips typically occurring on an intermittent basis and spread throughout the day. The majority of visits are short-term and involve individual customer access rather than sustained peak-hour traffic. As such, overall traffic impacts are generally minimal compared to other commercial uses.

The site access will utilize the existing driveway and the designated loading/unloading dock that connects to the adjacent public roadway network in a safe and controlled manner. The site configuration will allow efficient movement of passenger vehicles and small trucks without creating queuing or congestion that extends into 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.

The proposed Self-Service Storage Facility shall, in all other respects, conform to the applicable regulations of the Zoning Ordinance and all other applicable City regulations. The proposed Self-Service Storage Facility will comply with all standards governing building safety, fire protection, property maintenance, access, lighting, etc. as well as any other applicable City regulations. The proposed Self-Service Storage Facility will be required to obtain all necessary permits and approvals prior to operation and will remain subject to ongoing inspection and enforcement to ensure continued compliance. Accordingly, the proposed Special Use will be operated in full accordance with the Ordinance and all other applicable City regulations.

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. Hours of operation for the proposed Self-Service Storage facility shall be limited to Monday – Sunday, 9:00 AM – 9:00 PM.
2. Storage of flammable, explosive, toxic, hazardous, or radioactive materials shall be prohibited on the Subject Property.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommend 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 a Special Use permit for a Self-Service Storage Facility located at 103 Elsie Avenue, subject to the conformance with the two (2) Conditions for Approval and application documents referenced in the May 21, 2026, Plan Commission Staff Report for Case # SU-26-6-5-2.

EXHIBIT A**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 B

Application for Development

For Office Use Only: Case Number: SU-26-6-5-2

Project Name: _____

Owner: Bernardino Estrada Correspondence To: _____

Street address: [Redacted] Street address: _____

City, St., Zip: [Redacted] City, St., Zip: _____

Phone: [Redacted] Phone: _____

Email: [Redacted] Email: _____

Property Address: Street address: 103 Elsie Avenue Property Information: Lot Width: _____

City, St., Zip: Crest Hill, IL, 60403 Lot Depth: _____

PIN: 11-04-33-207-012-0000 Total Area: _____

*Submit an electronic version of the legal description only in a Word document to: buildingdepartment@cityofcresthill.com

Existing Zoning: B-3 Existing Land Use: None

Requested Zoning: B-3 Special Use Proposed Land Use: Self-service Storage Facility

Adjoining Properties Zoning and Uses: North of Property: R-1, M-1

South of Property: R-1, B-2, B-3

East of Property: B-2 SU, M-1

West of Property: R-1, R-3

Purpose Statement (intended use and approval sought): This application is for a special

use permit for an intended Self-Service Storage Facility on our B-3 zoned property.

Development Request: Please check all that apply and describe:

Rezoning: _____

Special Use: Requested permit for B-3 zoned property to be used as Self-Service Storage Facility.

Variance: _____

Planned Unit Development: _____

Annexation: _____

Plat: _____

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: _____ Phone: _____

Company: _____ Email: _____

Contractor: _____ Phone: _____

Company: _____ Email: _____

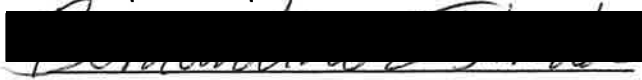
Architect: _____ Phone: _____

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

03/18/26

Date

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



Signature of the Owner

03/23/26

Date

EXHIBIT C

103 ELSIE AVENUE - LEGAL DESCRIPTION

PROPERTY ADDRESS: 103 ELSIE AVENUE, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-33-207-012-0000

LEGAL DESCRIPTION:

LOTS 25 AND 26 IN MCGOWAN AND GROSS ADDITION TO JOLIET, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1917, IN PLAT BOOK 19, PAGE 5, AS DOCUMENT NO. 300478 IN WILL COUNTY, ILLINOIS.

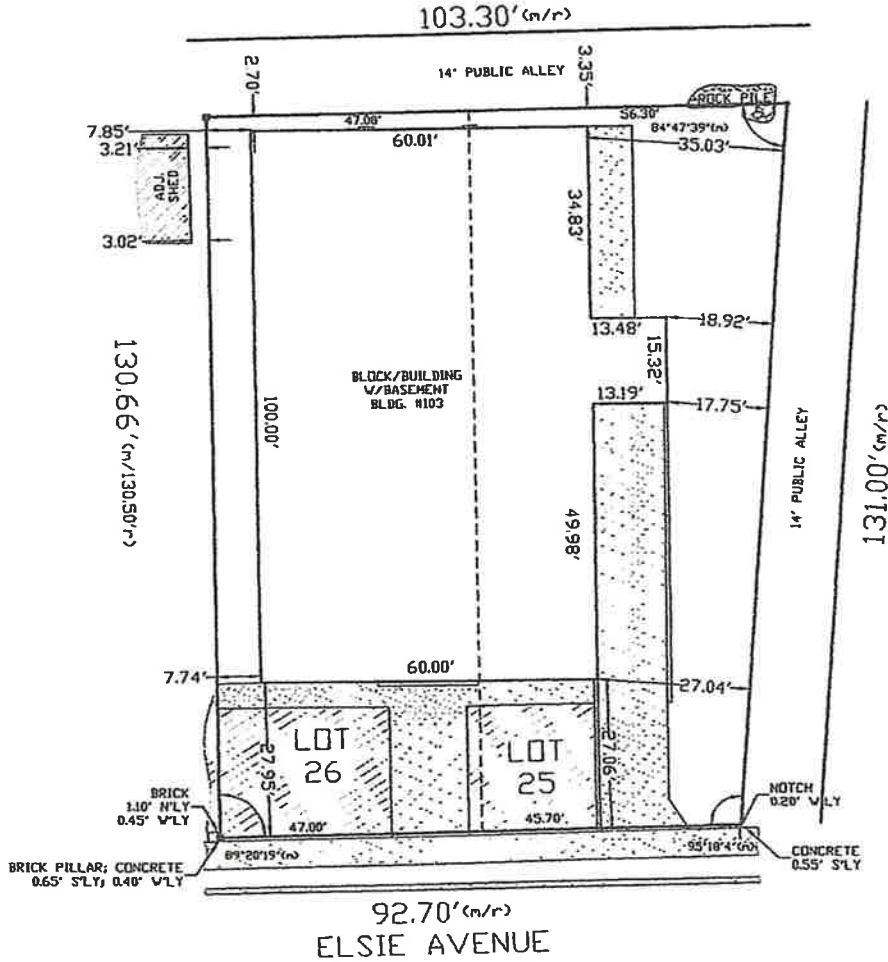
Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973
 P.O. Box 810 Bolingbrook, IL 60440
 PH: 630-759-0205 FAX: 630-759-9291

PLAT OF SURVEY

LOTS 25 AND 26 IN MCCOWAN AND GROSS ADDITION TO JOLIET, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1917 IN PLAT BOOK 19 PAGE 5 AS DOCUMENT NO. 300478 IN WILL COUNTY, ILLINOIS.

SCALE 1" = 20'



State of Illinois }
 County of Will } SS

I, Michael G. Hervey, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 11TH day of JULY, A.D., 2022, FIELDWORK DATE: JUNE 28, 2022
 at Bolingbrook, Illinois

Michael G. Hervey
 Illinois Professional Land Surveyor No. 35-002500
 License Expires: November 30, 2022

CLIENT: LUDAS

JOB NO.: 87914-22

LEGEND:

BR CK	ASPHLT	ADJ. CL.
WALL	CONCRETE	CABLE
WOOD PVC	ENCLOSURE	ST. C.
SEI	IRON PIPE	CROSS
IRON PIPE	RESURF.	NOTCH
MAG. NAIL	PIPE NAILS	NO. 10
CABLE	WOOD FENCE	CATCH BASIN
WOOD FENCE	WOOD FENCE	WOOD FENCE
WOOD FENCE	WOOD FENCE	WOOD FENCE

ABBREVIATIONS:

A = ARC LENGTH	KLV = NORTHLY
R = RAD. C.	SLY = SOUTHLY
CH = CHORD LENGTH	ELY = EASTLY
DO = RECORD VALUE	WLY = WESTLY
± = MEASURED VALUE	TRIP-TYPICAL
B.S.L. = BUILDING SETBACK LINE OR OVERHANG	
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.D. = PUBLIC UTILITY DRAINAGE EASEMENT	
V.E.C. = VARIANCE EASEMENT	

NOTES:
 1. COMPARE THE LEGAL DESCRIPTION OF THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT UNLESS THE LOCATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. D. LONG LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ALL LEGAL ENCUMBRANCES. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN FIELD DIMENSIONS EXCEED 9 FEET OR MORE. 5. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY. 6. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO ALL AREAS ARE "ASCENT" UNLESS OTHERWISE ADDED.

EXHIBIT E

03.26.2026

City of Crest Hill

Planning and Zoning Department
20600 City Center Blvd
Crest Hill, IL 60403
(815) 741-5100



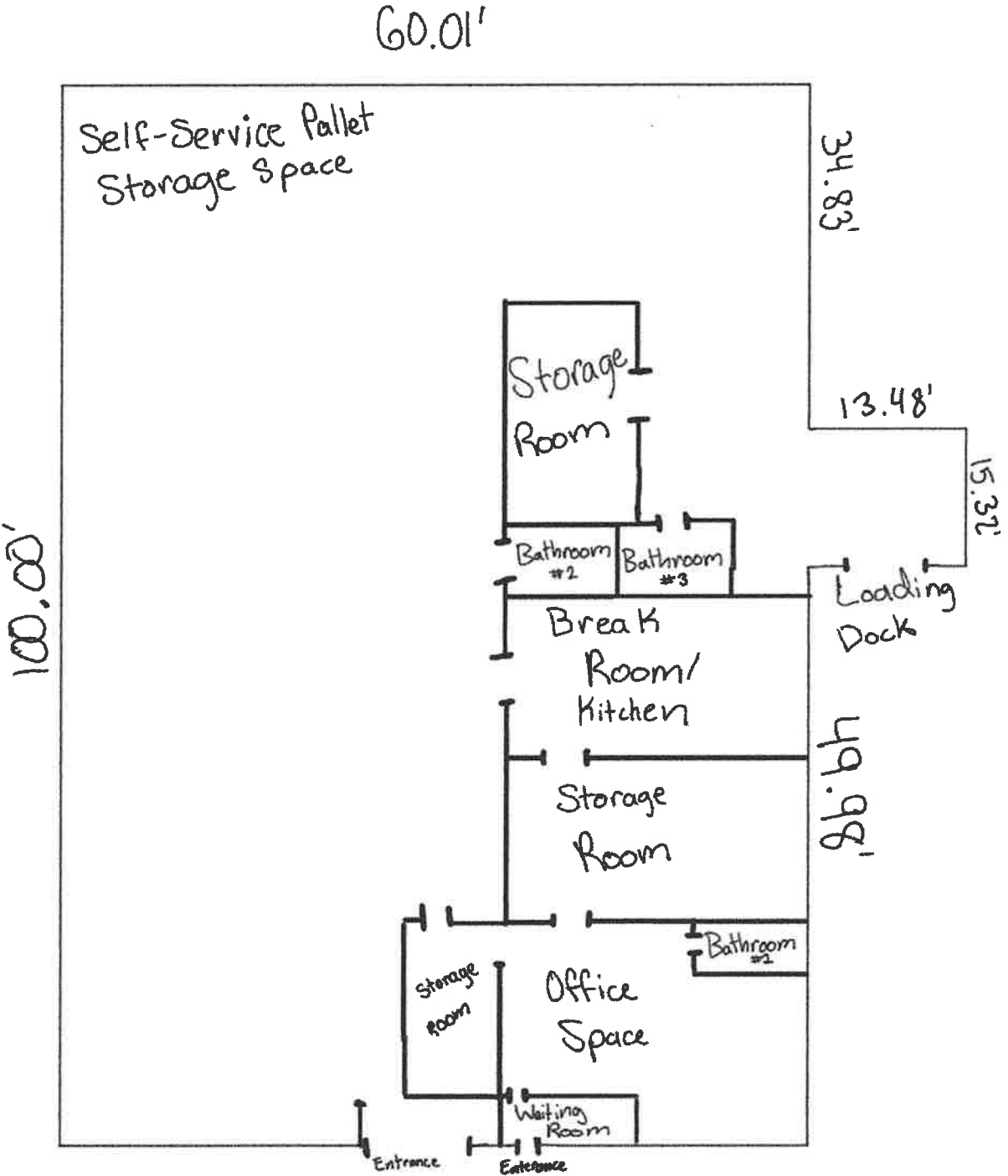
Re: Elsie Self-Service Storage
103 Elsie Ave
Crest Hill, IL 60403

Project Summary Narrative:

Our request for a B-3 special use permit is the only necessary addition for our proposed project. The property at 103 Elsie Avenue is 6,000 sq ft, and the proposed self-service storage facility would make efficient use of the existing open space with no modifications to the building. The existing entrance on Elsie Ave. will remain the main entry point for customers and emergency vehicles. Operating hours will be from 9:00 am - 9:00 pm.

Request for Special Use:

We are requesting a special use permit to operate a self-service storage facility on the existing subject property. The subject property is zoned B-3 (General Business District), which requires a special use permit for self-storage. The proposed use is characterized by low traffic generation, minimal noise, and limited off-site impacts, making it compatible with surrounding commercial land uses within the B-3 zoning district.



103 Elsie Ave.
 Crest Hill, IL 60403

Proposed Floor Plan Diagram



To: Plan Commission

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

Date: May 21, 2026

Re: 1818-1820 N Broadway Street, Rezone the Subject Property from B-2 to B-3 (Case # RZ-26-1-5-1); Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc. (Case # SU-26-5-5-1); and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks (Case # V-26-5-5-1)

Project Details

Project:	Rezone the Subject Property from B-2 to B-3; Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks.
Applicant:	Javier Salazar
Requests:	Special approvals from the City of Crest Hill Zoning Ordinance to Rezone the Subject Property from B-2 to B-3; Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks.
Location:	1818-1820 N Broadway Street (the "Subject Property")

Site Details

Lot Size:	Approximately 13,860 sq-ft
------------------	----------------------------

Existing Zoning:	B-2 General Business District
Existing Improvements:	Approx. 3,930 SF existing one-story commercial building, and approx. 2,450 existing pavement and driveways

Surrounding Zoning and Land Use Summary

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

Exhibits

Application documents submitted by Applicant include:

1. Exhibit D – Application for Development 2025-09-19
2. Exhibit E – Legal Description 2025-10-20
3. Exhibit F – Plat of Survey 2025-10-20
4. Exhibit G – List of Requested Variations 2025-10-27
5. Exhibit H – Project Narrative 2025-10-27
6. Exhibit I – Response to Standards for Variation
7. Exhibit J – Response to Standards for Special Use
8. Exhibit K – Response to Standards for Rezoning
9. Exhibit L – Proposed Site Plan with Landscaping and Utility and Sidewalk Easement, by Atlantis Architects, last revised 2026-04-08

Application Background and Project Summary

Javier Salazar (the Applicant) is the owner of the Subject Property located at 1818-1820 N Broadway Street, Crest Hill. The Applicant is proposing to operate a concrete raising contractor business on the property that will include outdoor storage. He is proposing to redevelop the property and improve it to more closely meet the city’s current standards for development and meet screening requirements.

The proposal will include a request to rezone the Subject Property from B-2 (General Business District) to B-3 (Business Service District); consolidate two parcels into one parcel, and dedicate 10 feet Utility and Sidewalk Easement; request approval of a Special Use permit for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to decrease the required lot size, increase the maximum permitted lot coverage, and decrease the minimum required front yard, side yard, and

rear yard setbacks for the existing building and the proposed outdoor storage. 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 will install sidewalk and landscaping improvements along Broadway Street as part of this project. Concrete Raising & Waterproofing Inc. specializes in various concrete and waterproofing services such as concrete raising (mud jacking), basement waterproofing, concrete resurfacing, driveway and foundation repairs, masonry sealing, and new concrete services. The proposed hours of operation are Monday – Friday, 9:00 AM – 7:00 PM.

Figure 1: Location Map of 1818-1820 N Broadway Street (the Subject Property)



Ongoing and Proposed Improvements

- **Interior Improvements:** Replaced concrete floor, renovated interior spaces, insulated roofs and walls, installed a 10,000 BTU gas heater, and other miscellaneous code compliance improvements.
- **Exterior Improvements:** Painted exterior walls; installed new window awning; construct new driveway and rear parking lot; install new gate facing Broadway Street; install fencing along the north and south of the Subject Property bordering commercial properties; 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:

- Rezone the Subject Property from B-2 (General Business District) to B-3 (Business Service District)
- Plat/Easement Approvals - Consolidate two (2) parcels into one (1) parcel and dedicate 10 feet Utility and Sidewalk Easement
- Special Use for a Contractor-Based Business

- (iv) Variations from Table 2 Zoning District Standards for Nonresidential Districts of the Crest Hill Zoning Ordinance to decrease the minimum required lot size; increase the maximum permitted lot coverage; and decrease the minimum required front yard and side yard setbacks.
- (v) Variations from Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to decrease the minimum required rear yard and side yard setbacks for outdoor storage.

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 easement 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 Variations request to decrease the required lot size, increase the maximum permitted lot coverage, and decrease the minimum required front yard, side yard, and rear yard setbacks, if granted, will not alter the essential character of the neighborhood. The operational needs of a Contractor-Based Business, such as adequate space for vehicle parking, equipment storage, maneuvering areas, etc., require a site layout that is often constrained by strict lot coverage limits and 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 lot size, lot coverage, and setback requirements 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, Table 2 Zoning District Standards for Nonresidential Districts, B-3 Business Service District:**

- (i) Minimum required lot size is 1 acre. *Existing lot size 0.32 acre*
- (ii) Maximum permitted lot coverage is 85%. *Proposed lot coverage is 86.5%*
- (iii) Minimum required front yard setback is 30 feet. *Existing front yard setback is 20 feet*
- (iv) Minimum required side yard setback is 10 feet. *Existing side yard setback is 9 feet*

- **Crest Hill Zoning Ordinance, Section 8.2-18 Outdoor Storage:**

h. All goods, material, merchandise or raw materials must maintain a minimum setback of 10' from the rear and side yards. No goods, material, merchandise or raw materials may be stored in the front yard. *Proposed outdoor storage of material will be located 6 feet from the rear lot line, and 0 foot from the side lot line.*

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, the Subject Property must be rezoned from B-2 General Business District to B-3 Business Service District, and a Special Use permit and the above-mentioned Variations 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 existing lot size, lot coverage, and setback regulations for the B-3 Zoning District as currently applied to a Contractor-Based Business.

The operational needs of a Contractor-Based Business, such as adequate space for vehicle parking, equipment storage, maneuvering areas, etc., require a site layout that is often constrained by the strict location of the existing building, lot coverage limits, and setback requirements. Under the current zoning regulations for the B-3 Zoning District, the developable area will be significantly reduced, limiting the ability to develop the site in a manner that supports 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 lot size, lot coverage, and setback requirements 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 depth and width, and the location of the existing and proposed utility infrastructure, all of which can significantly restrict the developable area under the standard lot size, lot coverage, and setback requirements 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 parking, circulation, and equipment and material storage.

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 and lot coverage 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 Variations, if granted, will not alter the essential character of the locality. The reliefs sought are limited to adjustments in lot size, lot coverage and setback requirements 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 Variations 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 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 Variations will allow the property to function efficiently while maintaining compatibility with adjacent properties. Accordingly, the approval of the Variations for lot size, lot coverage and setback reliefs 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 I for the response to Standards for Variations, Exhibit J for the response to Standards for Special Use, and Exhibit K 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 Easement and Plat of Consolidation (or a combined 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's 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 connect to the City's water main 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.
5. The property owner shall discontinue and seal the existing septic and water wells on the property and connect to the City's sewer main within 6 months following approval of the Special Use permit and prior to any exterior storage occurring on-site. 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.
6. No parking shall occur in the front yard, unless solely accessed from the private lot. Pavement shall be minimized in the front yard to only what is necessary to access the building and site per the proposed site plan.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommend 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 to rezone the Subject Property from B-2 to B-3; Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks, subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents referenced in the May 21, 2026, Plan Commission Staff Report for petitions Case # RZ-26-1-5-1, Case # SU-26-5-5-1, and Case # V-26-5-5-1.

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

V-26-5-5-1

For Office Use Only: Case Number: RZ-26-1-5-1, SU-26-5-5-1

Project Name: _____

Owner: Javier Salazar Correspondence To: Javier Salazar

Street address: 1820 N. Broadway Street address: 1820 N Broadway

City, St., Zip: Crest Hill, IL 60403 City, St., Zip: Crest Hill, IL 60403

Phone: [Redacted] Phone: [Redacted]

Email: [Redacted] Email: [Redacted]

Property Address: Street address: 1820 N. Broadway St Property Information: Lot Width: 86' 42" 16"

City, St., Zip: Crest Hill, IL 60403 Lot Depth: 03' 17" 44"

PIN: 11-04-33-412-000-0000 Total Area: 13,860 sq ft

*Submit an electronic version of the legal description only in a Word document to: buildingdepartment@cityofcresthill.com

Existing Zoning: B2 Existing Land Use: _____

Requested Zoning: B3 Proposed Land Use: _____

Adjoining Properties Zoning and Uses:

North of Property: B2

South of Property: B2

East of Property: B2, B3

West of Property: B2

Purpose Statement (intended use and approval sought): _____

Development Request: Please check all that apply and describe:

- Rezoning: B3
- Special Use: Contractor-Based Business
- Variance: Lot Size, Lot Coverage, and Setbacks
- Planned Unit Development: _____
- Annexation: _____
- Plat: _____
- 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: _____ Phone: _____
Company: _____ 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.

[Redacted Signature]
Signature of the Applicant

09/19/25
Date

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

[Redacted Signature]
Signature of the Owner

09/19/25
Date

EXHIBIT E

1820 N BROADWAY STREET - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1818-1820 N BROADWAY STREET, CREST HILL, IL, 60403

PERMANENT INDEX NOs: 11-04-33-412-005-0000 & 11-04-33-412-006-0000

LEGAL DESCRIPTION:

LOTS 3 AND 4, IN MCFADDENS'S 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 PLAT BOOK 17, PAGE 23, IN WILL COUNTY, ILLINOIS.

EXHIBIT F

Item 3.

PLAT OF SURVEY

ADDRESS:
1820 Broadway St.
Crest Hill, IL 60403

LOTS 3 AND 4, IN McFADDEN'S 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 PLAT BOOK 17, PAGE 23, IN WILL COUNTY, ILLINOIS.

FIELD WORK COMPLETED ON: 08/11/2025

CLIENT:
Javier Salazar

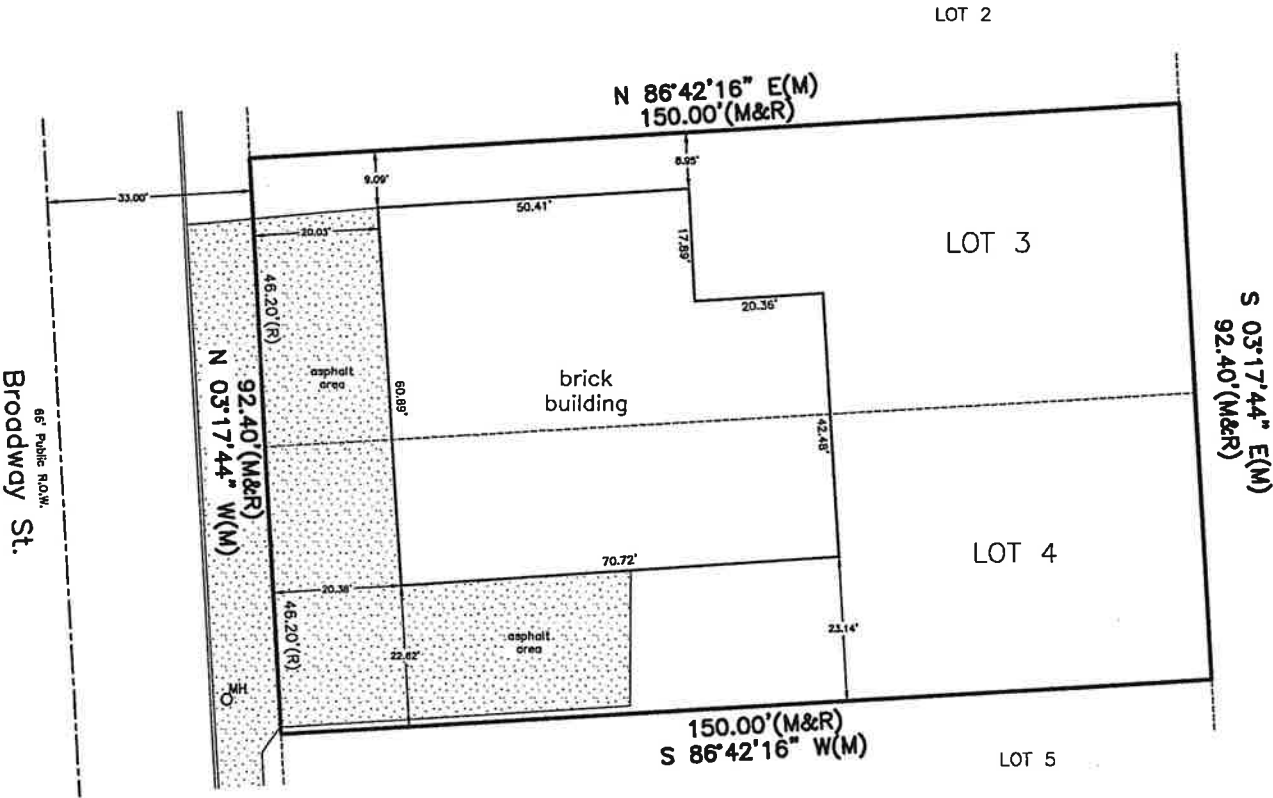
Area: 13,860.00 Sq. Feet



SCALE 1"=20'

Basis of Bearing

STATE PLANE COORDINATES



STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 12TH DAY OF AUGUST OF 2025.

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



LEGEND



Asphalt Surface

- Center Line
- Boundary Line
- Adjacent Line

- MH manhole
- (M) Measured or Calculated
- (R) Recorded
- Monument Found
- Monument Set

Notes:
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING
P.O. BOX 681
Minooka, IL 60447
(815) 521-6354
sls@landsurveying.com

EXHIBIT G

1818-1820 N BROADWAY ST – LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance, Table 2 Zoning District Standards for Nonresidential Districts, B-3 Business Service District:

- (i) Minimum required lot size is 1 acre. Existing lot size 0.32 acre
- (ii) Maximum permitted lot coverage is 85%. Proposed lot coverage is 86.5%
- (iii) Minimum required front yard setback is 30 feet. Existing front yard setback is 20 feet
- (iv) Minimum required side yard setback is 10 feet. Existing side yard setback is 9 feet

Crest Hill Zoning Ordinance, Section 8.2-18 Outdoor Storage:

- h. All goods, material, merchandise or raw materials must maintain a minimum setback of 10' from the rear and side yards. No goods, material, merchandise or raw materials may be stored in the front yard. Proposed outdoor storage of material will be located 6 feet from the rear lot line, and 0 foot from the side lot line.

Rezoning & Special Use Permit Request Information: 1820 Broadway St

Proposed Site Plan: Indicated on the plat of survey. Outdoor storage will be in the back to store mason sand, baseball mix and $\frac{3}{4}$ stone mix.

Required number of parking spaces: 7 parking spaces total measuring 10ft by 20ft each will be added (3 on the front property and 4 on the back of property)

Detailed floor plans: marked on plat of survey

Project Narrative:

Hours of Operation: Monday- Friday 9:00am – 5:00pm

Number of employees: 2

Services Offered: Concrete Raising (mud jacking), basement waterproofing, concrete repairs, concrete resurfacing, driveway repairs, foundation repairs, masonry sealing, new concrete services. Portable bathroom rentals.

Proposed Signage: Nothing at this time (Awning sign proposed is prohibited)

Scope of Work:

Exterior Improvements: Planned installation of Asphalt Driveway and entire parking lot back and north side of the property. Installing 3-inch-thick asphalt driveway and parking lot with the following dimensions:

North side of the property 10ft x 70ft

South side of the property 23ft x 70ft

Back (east side of property) 92ft x 60ft

Exterior walls - 3 sides north, south and west side walls have been painted. (cost \$3,200)

Back Garage (20ft x 40ft) proposed improvements –

1. Remove concrete floor (20ft x 40ft) and pour new concrete
2. Remove walls measuring 2ft x 4 ft x 10ft high (north, south and east side of building) and reinstall with 2ft x 6ft x 10ft high same areas mentioned above.
3. Install Metal sheets on the exterior walls to the above-mentioned walls.

Install gas heater 10,000 BTU

Interior Improvements:

Interior walls have been painted, and interior remodeling is currently underway under existing permit authorization (25-08-0083).

Insulation installation to roof and walls.

Total Estimated Cost including labor and material \$38,000

EXHIBIT I: 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 existing lot size, lot coverage, and setback regulations for the B-3 Zoning District as currently applied to a Contractor-Based Business.

The operational needs of a Contractor-Based Business, such as adequate space for vehicle parking, equipment storage, maneuvering areas, etc., require a site layout that is often constrained by the strict location of the existing building, lot coverage limits, and setback requirements. Under the current zoning regulations for the B-3 Zoning District, the developable area will be significantly reduced, limiting the ability to develop the site in a manner that supports 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 lot size, lot coverage, and setback requirements 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 depth and width, and the location of the existing and proposed utility infrastructure, all of which can significantly restrict the developable area under the standard lot size, lot coverage, and setback requirements 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 parking, circulation, and equipment and material storage.

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 and lot coverage 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 Variations, if granted, will not alter the essential character of the locality. The reliefs sought are limited to adjustments in lot size, lot coverage and setback requirements 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 Variations 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 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 Variations will allow the property to function efficiently while maintaining compatibility with adjacent properties. Accordingly, the approval of the Variations for lot size, lot coverage and setback reliefs 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 lot size, lot coverage, and 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 building, lot coverage limits, 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 lot size, lot coverage, and 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 Variations 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 building, lot coverage limits, and nonconforming lot configuration that reduce flexibility in meeting strict lot size, lot coverage, and 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 variations 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 lot size, lot coverage, and setbacks, 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 buildings, parking areas, vehicle maneuvering space, and outdoor storage. These requirements, while generally applicable across the 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 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 Variations 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 Variations from lot size, lot coverage, and 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 Variations are 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 Variations 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 Variations do 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 lot size, lot coverage, and setback requirements 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 Variations do not introduce a fundamentally new or unrelated use, nor do 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 Variations represent the minimum adjustment necessary to permit the reasonable use of the Subject Property for the proposed Contractor-Based Business. The reliefs sought are narrowly tailored to address specific constraints related to lot size, lot coverage, and setback requirements that limit the ability to utilize the site in a functional and efficient manner. These adjustments are intended solely to accommodate essential components of the Contractor-Based operation, including required parking, vehicle circulation, and limited outdoor storage.

The Variations request does not seek broad or unnecessary deviations from the Crest Hill Zoning Ordinance, but rather only those modifications 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 Variations 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 Variations 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 reliefs sought for lot size, lot coverage, and setback requirements are 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 operated in a manner that is compatible with surrounding properties through appropriate site planning, buffering, and compliance with applicable development standards.

The Variations 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 in the Broadway Street Commercial Corridor. Furthermore, the Variations 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 variations request for lot size, lot coverage, and setback requirements 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 lot size, lot coverage, and 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 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 Variations are 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 J: 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 in 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 in 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 point 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 K: 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 accord 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 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 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 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 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.

In 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 makes 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.

BROADWAY LANDSCAPE

Item 3.

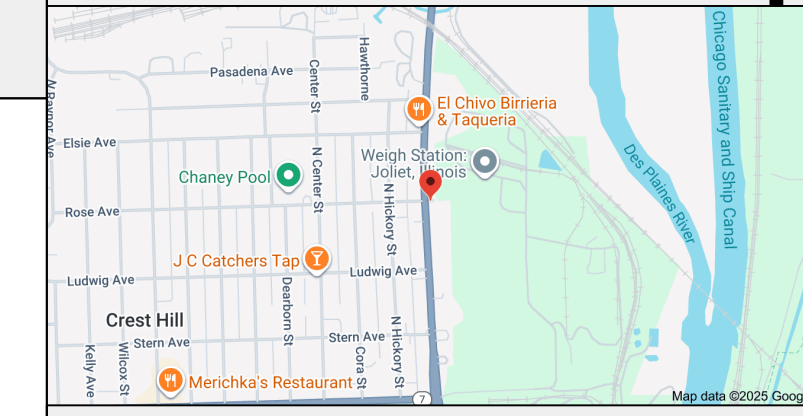
scope of work

1. provide parking w/landscape for existing commercial property
2. TOTAL WOTRK AREA: 9,900 SF

sheet index

1. a.00 cover

location map n.t.s.



liability notes

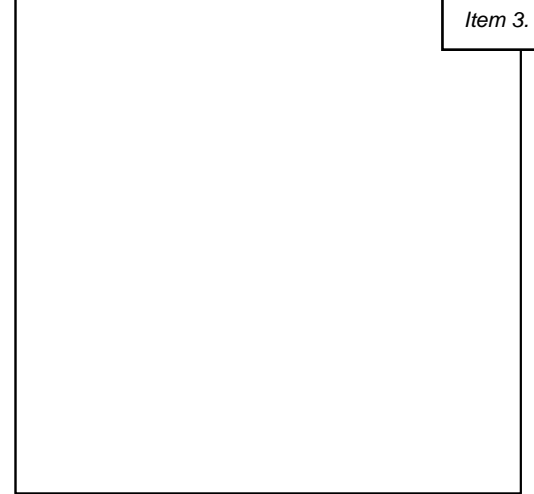
PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT); THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT; THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT, AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON ACCOUNT OF BODILY INJURY, INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS SERVANTS OR EMPLOYEES, OR BY ANY PERSON WHOMSOEVER; AND THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COST AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, THE ARCHITECT, AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH 48 SEC. 60-69 ILLINOIS REVISED STAT) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT THE PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING).

LIMIT OF WARRANTY OF THE ARCHITECT'S WORK PRODUCT
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL PROMPTLY NOTIFY SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OR THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKEN SUCH ACTION.

NOTE:
THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME TO THE ARCHITECT. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITION. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK. CONTRACTORS MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BID SUBMISSIONS.

contractor notes

contractor to verify all existing conditions and to notify architect of any discrepancies between the existing field conditions on the drawings prior to commencing any work on the area in question.



parking w/landscape
1820 n Broadway st. crest hill il

ATLANTIS ARCHITECTS
I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COPY WITH APPLICABLE CODES



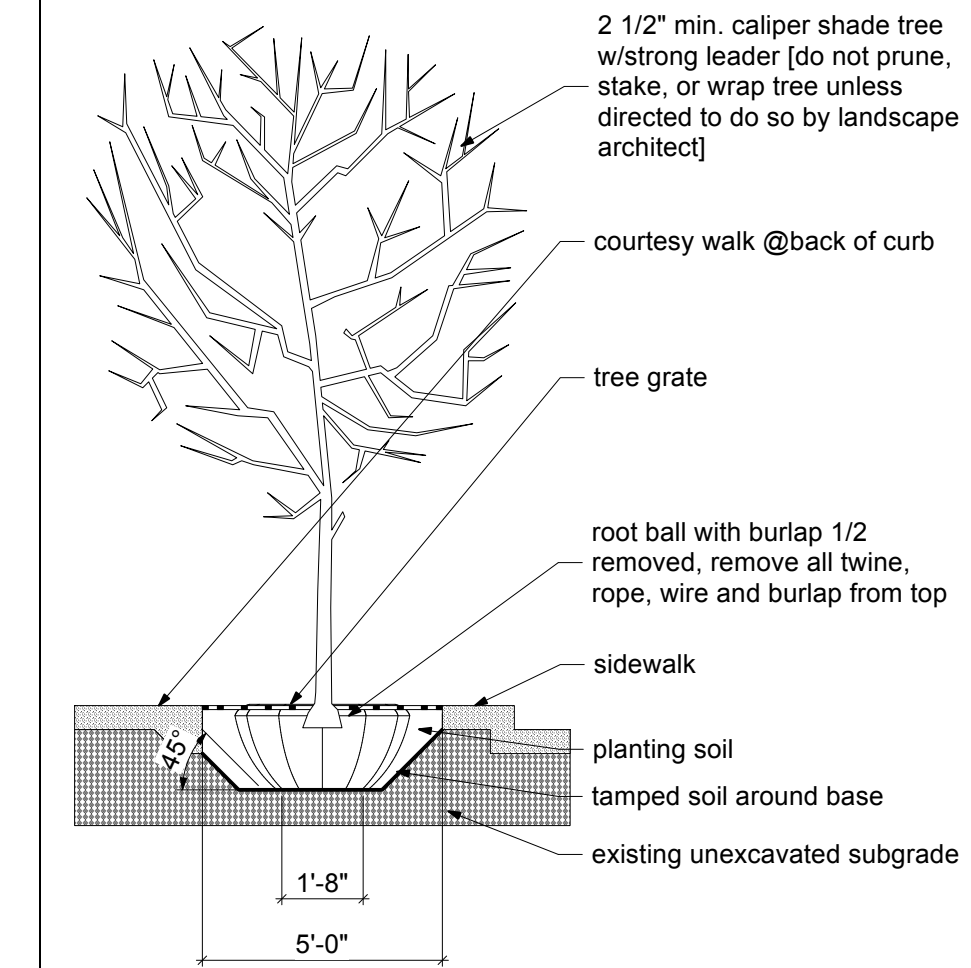
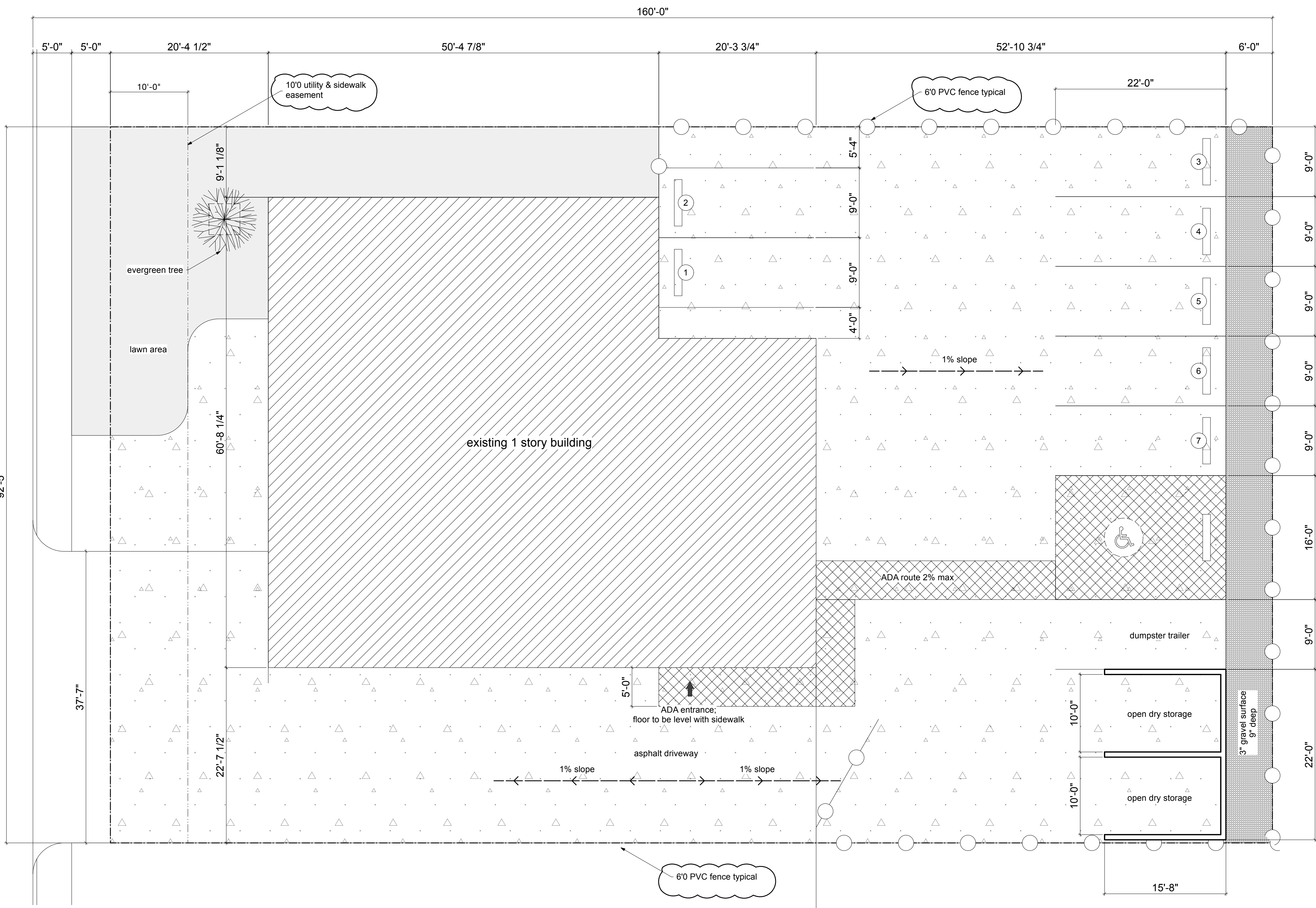
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ATLANTIS ARCHITECTS

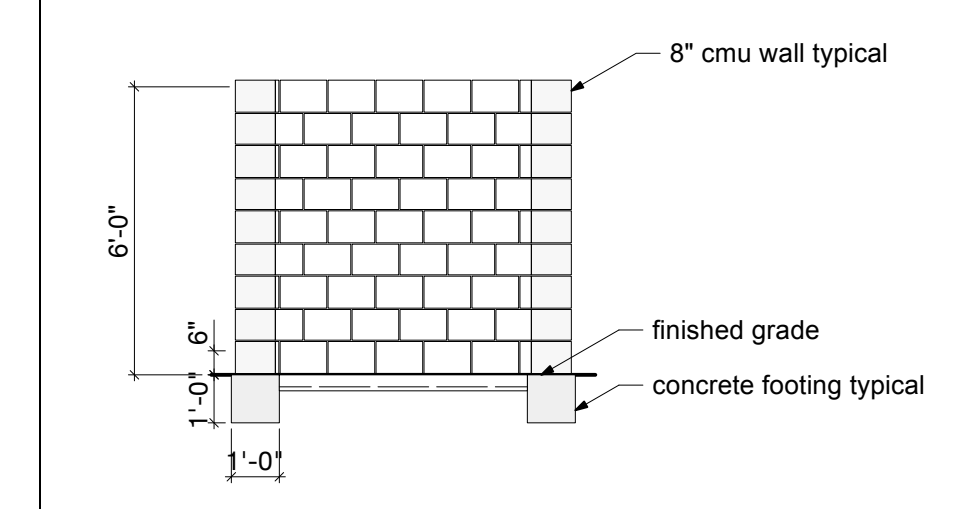
2541 W DIVISION ST #1
CHICAGO IL 60622
773.780.5731

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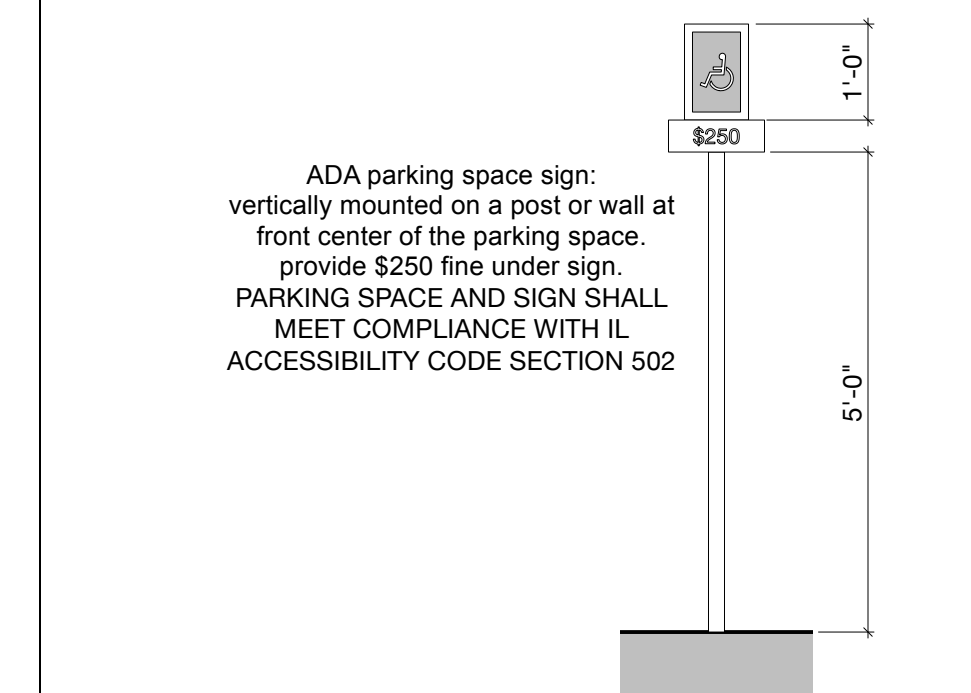
FOR PERMIT PROCEDURES ONLY



z.2 tree planting
1/4" = 1'-0"



z.3 open storage
1/4" = 1'-0"



z.4 parking sign
1/2" = 1'-0"

z.1 proposed site plan
1/8" = 1'-0"

plants						surfaces		
qty	tag	botanical name	common name	size	condition	lot area	square feet	percentage
1	pinus	pinus	eastern white pine	4"	b.b			
						building coverage	3922.00	28.30
						hard surface	8071.00	58.23
						landscape	1313.00	9.47
						gravel	554.00	4.00
						TOTAL	13860.00	100.00

TYPICAL STREET CROSS SECTION - BROADWAY STREET

Item 3.

