



Plan Commission

Crest Hill, IL

November 13, 2025

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 October 9, 2025.

New Business:

2. Public Hearing and Consideration of petitions Plat of Subdivision, SU-25-4-11-1, and V-25-4-11-1 request of City of Crest Hill, seeking special approvals from the City of Crest Hill Subdivision, Zoning Ordinance, and City Code to subdivide the subject property into two (2) lots; a special use permit for an existing park/playground; multiple variations from Table 1 Residential Zoning Districts and Standards for non-residential uses in R-1 Single-Family Residence District, and Section 8.3-8 Permitted Obstructions in Yards of the Crest Hill Zoning Ordinance; and a variation from Section 15.12.067 on Premises Signs, Chapter 15.12 Sign Code of the Crest Hill Code of Ordinances, to bring the existing conditions of the subject property into compliance, for the existing public park/playground located on the 8,176 sq-ft, R-1 Single-Family Residence District zoned property known as Stanley Gustafson Park, and located at 2227 Parkrose Street, in Crest Hill, Illinois. No site improvements are proposed in this application.

Other Business:

Public Comment:

Adjournment:

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

MINUTES OF THE CREST HILL PLAN COMMISSION

The October 9, 2025, 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, Commissioner John Stanton.

Also present were: Community Development Consultant Ron Mentzer, City Planner Atefa Ghaznawi, City Attorney Mike Stiff, Executive Secretary Samantha Tilley.

Absent were: Commissioner Marty Flynn, Community & Economic Development Director Dan Ritter.

Chairman Thomas excused Commissioner Flynn from tonight's meeting.

Chairman Thomas introduced the new City Planner, Atefa Ghaznawi, and the Community Development Consultant Ron Mentzer.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on June 12, 2025, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on June 12, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Commissioner Stanton.

ABSENT: Commissioner Flynn.

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

PUBLIC HEARING: Chairman Bill Thomas presented case number V-25-2-9-1, request of Amazon.com Inc. for the approval of a variation from Section 15.04.040 of the City of Crest Hill Code of Ordinance that would increase the maximum permitted width of a proposed relocated commercial driveway on Lidice Parkway from 30-feet to approximately 71-feet, and a variation from Section 11.6-2 of the Crest Hill Zoning Ordinance that would allow existing required internal parking lot landscape islands to be replaced with pedestrian sidewalk improvements for the 26.63-acre, M-1 Limited Manufacturing District zoned property located at 16825 Churnovic Lane, in Crest Hill.

Chairman Thomas asked if the paperwork was in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number V-25-2-9-1.

(#2) Motion by Commissioner Butler seconded by Commissioner Peterson, to open a public hearing on case number V-25-2-9-1.

On roll call, the vote was:

AYES: Commissioners Butler, Peterson, Stanton, Carroll, 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 Community Development Consultant Ron Mentzer to present the specifics on this case.

Consultant Ron Mentzer presented the case. He explained that city staff have been working with Amazon since spring on this proposal. The project has two main goals: minimizing unnecessary truck traffic on public roads located adjacent to the Amazon property by improving internal truck circulation on the site and improving on-site pedestrian safety.

Consultant Mentzer described the property as approximately twenty-seven acres, bounded by Division Street on the north, Lidice Parkway on the south, Churnovic Lane on the west, and Enterprise on the east.

Currently, there is no internal site connection between the truck dock areas on the east and west sides of the building. Amazon proposes connecting these areas with a new driveway along the south side of the building.

To accomplish this, Amazon needs to relocate the existing access drive at the southeast corner of the site, which currently provides truck access to Lidice Parkway. A guard shack controlling access to that side of the building would also be relocated. The existing driveway is eighty feet in width, which is nonconforming with city requirements that limit commercial driveways to thirty feet. Amazon is requesting a variance to rebuild the relocated driveway at 71 feet width, which is narrower than the current 80-foot width but still exceeds the 30-foot requirement.

The second variance involves removing landscaping from internal parking lot islands in the northern parking lot and replacing it with sidewalk improvements to enhance pedestrian access and safety for employees. This would involve removing 35-36 existing trees, but Amazon proposes planting more than one hundred new trees on the site, with many located around the perimeter of the northern parking lot to buffer and soften the view from adjacent roadways and the Carillon Lakes neighborhood.

Consultant Mentzer stated that staff recommend approval of the variations based on findings outlined in the staff report, noting that the City Engineer had no issues with the proposed design.

Chairman Thomas asked the representatives in attendance for Amazon, if they would like to approach the podium and be sworn in.

Andrew Obrzut, representing Amazon, provided additional details. He emphasized that the goal of the project is to improve safety for staff, faculty, and the surrounding community. He described the two improvements:

1. Connecting the east and west truck yards with a southern circulatory drive to keep truck traffic within the facility rather than on exterior roadways, which would mitigate queuing on public roads.
2. Moving to the southeast, access is approximately forty feet to the east to allow trucks to exit safely onto roadways.

Mr. Obrzut also noted that an existing access drive located at the southwest corner of the site would be removed, focusing access on existing drives to the northeast/northwest and southeast.

Regarding the improvement of the northern parking lot, Mr. Obrzut explained that the goal is to improve safety for faculty members as they walk from their vehicles to the building. Currently, people often walk through the parking lot rather than using existing sidewalks and striping. The proposed improvements include new sidewalks in the landscape islands, additional signage, and additional striping to guide people safely to the building.

Chairman Thomas noted that the proposed parking lot modifications would reduce the number of on-site parking spaces but that there would still be more than adequate spaces remaining. Consultant Mentzer confirmed that while there would be a net decrease in parking spaces, the site would still contain more than the minimum number of parking spaces required by the Zoning Ordinance.

Chairman Thomas asked the commissioners if they had any questions.

Commissioner Carroll asked if the guard house was new and it was stated that it was, in the last year.

Chairman Thomas asked if anyone in the audience would like to make a public comment. There were none.

Chairman Thomas asked for a motion to close the public hearing on case number V-25-2-9-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the public hearing on case number V-25-2-9-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn.

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

The Public Hearing was closed at 7:17 p.m.

Chairman Thomas commented that it was fitting that the meeting was taking place in October, as Amazon had moved into this building in October 2017, eight years ago. He commended Amazon for proposing improvements that would make their operation more efficient and reduce traffic on Enterprise Drive, which has become extremely busy.

Chairman Thomas asked for a motion to approve the recommendation of case number V-25-2-9-1, the request of Amazon.com Inc. for the approval of a variation from Section 15.04.040 of the City of Crest Hill Code of Ordinance that would increase the maximum permitted width of a proposed relocated commercial driveway on Lidice Parkway from 30-feet to approximately 71-feet, and a variation from Section 11.6-2 of the Crest Hill Zoning Ordinance that would allow existing required internal parking lot landscape islands to be replaced with pedestrian sidewalk improvements for the 26.63-acre, M-1 Limited Manufacturing District zoned property located at 16825 Churnovic Lane, in Crest Hill.

(#4) Motion by Commissioner Carroll seconded by Commissioner Peterson, to approve the recommendation of case number V-25-2-9-1, the request of Amazon.com Inc. for the conditional approval of a variation from Section 15.04.040 of the City of Crest Hill Code of Ordinance that would increase the maximum permitted width of a proposed relocated commercial driveway on Lidice Parkway from 30-feet to approximately 71-feet, and a variation from Section 11.6-2 of the Crest Hill Zoning Ordinance that would allow existing required internal parking lot landscape islands to be replaced with pedestrian sidewalk improvements for the 26.63-acre, M-1 Limited Manufacturing District zoned property located at 16825 Churnovic Lane, in Crest Hill subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Plan Commission Staff Report for Case # V-25-2-9-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn.

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

Chairman Thomas congratulated Amazon.com Inc. and informed the applicant that the Plan Commission is only a recommendation body and that the recommendation will be forwarded to the City Council to would hear their case and have an official vote.

Chairman Bill Thomas presented case number V-25-3-10-1, request of Ruben and Clara Miranda seeking approval of a variation from Section 8.3-8 of the City of Crest Hill Zoning Ordinance that would increase the height of a new fence from 4-feet to 6-feet; decrease the required setback from 5-feet to 0-foot; and change the fence type from open to solid at the corner side yard, for a total length of 88-feet for the 9,291 Sq-Ft, R-1 Single-Family Residence District zoned property located at 2400 Waterford Drive, in Crest Hill.

Chairman Thomas asked if the paperwork was in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number V-25-3-10-1.

(#5) Motion by Commissioner Stanton seconded by Commissioner Peterson, to open a public hearing on case number V-25-3-10-1.

On roll call, the vote was:

AYES: Commissioners Stanton, Peterson, Carroll, Slabozeski, Butler, 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 presented the case. She explained that the subject property is a single-family residence on a corner lot at the southeast corner of Gaylord Road and Waterford Drive, facing Waterford Drive. The house was built in 1994, and the applicants have owned and lived there since that time.

The applicants are proposing to replace an existing fence with a total length of 256 feet throughout their property, eighty-eight feet of which is located on the corner side yard. The existing fence is a 6-foot solid wooden fence with no setbacks that is over 30 years old and has significantly deteriorated due to age, with rotted posts and decaying panels. The new fence would match the existing one and would be a 6-foot solid vinyl fence in white.

To install the new fence on the corner side yard as proposed, the applicants are requesting approval of three variations:

1. Increasing the fence height from a maximum of four feet to six feet
2. Changing the fence type from a 50% open design to solid
3. Reducing the setback from a minimum of five feet to zero feet

City Planner Ghaznawi noted that of the total 256 feet of fence, 168 feet located on the rear and side yards meet the requirements, while the remaining eighty-eight feet on the corner side yard requires the variation.

Staff believe the proposed fence will partially buffer the property from noise and air pollution from the heavily traveled Gaylord Road and will enhance privacy and security. The fence will be consistent with neighboring properties and preserve the established appearance of the neighborhood. Staff recommend approval of the variation request, considering it reasonable and acceptable given the unique orientation of the property and the homeowner's safety and health concerns associated with adjacent Gaylord Road.

Chairman Thomas asked the representatives in attendance for this case to approach the podium and be sworn in.

Dayanara Miranda, speaking on behalf of her father Ruben Miranda, stated that her father has been a resident of Crest Hill for over 30 years. She explained that the current fence is a solid wood 6-

foot-tall fence with no setbacks that was installed over 30 years ago and has significantly deteriorated. She noted that all neighboring properties along Gaylord Road, including those on corner lots, have replaced their fences in recent years with 6-foot fences with no setbacks. Dayanara stated they are requesting three variations, which are increasing the fence height from a maximum of four feet to six feet, changing the fence type from a 50% open design to solid, reducing the setback from a minimum of five feet to zero feet.

Dayanara explained that a 6-foot fence is appropriate and necessary for several reasons:

1. Noise reduction from the busy Gaylord Road
2. Security, as a taller fence, is more difficult to climb.
3. Privacy from pedestrians and passing vehicles.
4. Consistency with neighboring properties
5. Continuity with the established look of the neighborhood.

Chairman Thomas asked the commissioners if they had any questions.

Commissioner Peterson commented that the Miranda family does need a new fence and that it would match everything else in the neighborhood.

Commissioner Carroll confirmed that the entire 256 feet of fence would be six feet tall, closed, and white vinyl.

Chairman Thomas asked if anyone in the audience would like to make a public comment.

Manuel Cueva, a resident, approached the podium and was sworn in. Mr. Cueva spoke in favor of the application, stating that Gaylord Road is very busy but that the Mirandas keep their property very clean and organized. He stated that the new fence would be a positive addition to the house and neighborhood, as it would align with other properties.

Chairman Thomas asked for a motion to close the public hearing on case number V-25-3-10-1.

(#6) Motion by Commissioner Peterson seconded by Commissioner Butler, to close the public hearing on case number V-25-3-10-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn.

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

The Public Hearing was closed at 7:33 p.m.

Chairman Thomas stated that when considering variations, one of the most important factors is whether there is a unique situation. He remarked that having a 30-year-old fence still standing qualified as unique. He agreed with Manuel that the Mirandas keep their property looking good

and are seeking to make it look even better. He thanked them for being loyal Crest Hill residents for over 30 years.

Chairman Thomas pointed out that the fence is on the lot line and over a public utility and drainage easement. He explained that while this is allowable, the utility company or city would have the right to remove the fence if they needed to do work in that area and would not be required to replace it. The agreement would include an acknowledgment of this condition.

Chairman Thomas asked for a motion to approve the recommendation of case number V-25-3-10-1, the request of Ruben and Clara Miranda seeking approval of a variation from Section 8.3-8 of the City of Crest Hill Zoning Ordinance that would increase the height of a new fence from 4-feet to 6-feet; decrease the required setback from 5-feet to 0-foot; and change the fence type from open to solid at the corner side yard, for a total length of 88-feet for the 9,291 Sq-Ft, R-1 Single-Family Residence District zoned property located at 2400 Waterford Drive, in Crest Hill.

(#7) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to approve the recommendation of case number V-25-3-10-1, the request of Ruben and Clara Miranda seeking conditional approval of a variation from Section 8.3-8 of the City of Crest Hill Zoning Ordinance that would increase the height of a new fence from 4-feet to 6-feet; decrease the required setback from 5-feet to 0-foot; and change the fence type from open to solid at the corner side yard, for a total length of 88-feet for the 9,291 Sq-Ft, R-1 Single-Family Residence District zoned property located at 2400 Waterford Drive, in Crest Hill subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Plan Commission Staff Report for Case # V-25-3-10-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn.

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

The recommendation will be forwarded to the City Council for their meeting on Monday, October 27, 2025, at 7:00 PM.

Chairman Thomas noted that in working on this case, it became apparent that there is confusion in the ordinance regarding fencing on side yards and backyards. He requested that city staff include this subject in their ongoing review of the zoning ordinance to better clarify the need for variances in the future.

OTHER BUSINESS: Chairman Thomas explained that at the June 12th Plan Commission meeting, a slate of officers was nominated for the next year (Bill Thomas as Chairman, Ken Carroll as Vice Chairman, and Cheryl Slabozeski as Secretary), but the meeting was adjourned before a vote could be taken.

Chairman Thomas asked for a roll call to ratify the slate of officers nominated at the June 12th meeting (Bill Thomas as Chairman, Ken Carroll as Vice Chairman, and Cheryl Slabozeski as Secretary).

Attorney Stiff explained that there is no motion but just a roll call vote to ratify the action already taken on June 12, 2025.

The vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn.

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 Stanton, to adjourn the October 9, 2025, Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn.

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

The meeting was adjourned at 7:42 p.m.

As approved this _____ day of _____, 2025.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN



To: Plan Commission

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

Date: November 13, 2025

Re: 2227 Parkrose Street (Stanley Gustafson Park) Preliminary and Final Plat of Subdivision; Special Use for an Existing Park/Playground (Case # SU-25-4-11-1); and Multiple Variations Request from Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances (Case # V-25-4-11-1)

Project Details

Project:	Preliminary and Final Plat of Subdivision; Special Use for an existing public park/playground known as Stanley Gustafson Park, and multiple variations requested from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances
Applicant:	City of Crest Hill
Requests:	Special approvals from the City of Crest Hill Subdivision, Zoning Ordinance, and City Code to subdivide the subject property into two (2) lots; a special use permit for an existing park/playground; multiple variations from Table 1 Residential Zoning Districts and Standards for non-residential uses in the R-1 Single-Family Residence District, and Section 8.3-8 Permitted Obstructions in Yards of the Crest Hill Zoning Ordinance; and a variation from Section 15.12.067 On Premises Signs, Chapter 15.12 Sign Code of the Crest Hill Code of Ordinances, to bring the existing conditions of the subject property into compliance. No site improvements are proposed in this application.
Location:	2227 Parkrose Street (the "Subject Property")

Site Details

Lot Size:	Approximately 8,176 sq-ft
Existing Zoning:	R-1 Single-Family Residence District
Existing Improvements:	Lot 1: Stanley Gustafson Park: Recreational structures/equipment and sign on the public right of way facing Parkrose Street Lot 2: City of Crest Hill Well #4: 766 sq-ft 1-story block building used as water utility, and approximately 968 sq-ft paved driveway and sidewalk

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Public Park/Playground and Water Utility	Single-Family Detached and Utility	R-1
North	Single-Family Residence	Single-Family Detached	R-1
South	Single-Family Residence	Single-Family	R-1
East	Single-Family Residence	Single-Family Detached	R-1
West	Single-Family Residence	Single-Family Detached	R-1

Exhibits

Application documents submitted by Applicant include:

- Exhibit C – Application for Development 2025-10-24
- Exhibit D – Legal Description 2025-10-24
- Exhibit E – List of Requested Variations 2025-10-24
- Exhibit F – Subject Property Photos of Existing Condition 2025-10-24
- Exhibit G – Response to Standards for Special Use 2025-10-24
- Exhibit H – Response to Standards for Variations 2025-10-24
- Exhibit I – Final Plat of Subdivision and Plat of Survey Prepared by Robinson Engineering LTD. 2025-09-22

Application Background and Project Summary

The Subject Property is a corner lot and consists of an existing public park/playground known as Stanley Gustafson Park, and a 1-story block building used as City water utility (Well #4), located at south corner of Parkrose Street and Webb Street, facing Webb Street. The entire Subject Property is owned by the City of Crest Hill, and the existing public park/playground is maintained by the Lockport Township Park District. The original development and ongoing maintenance of the park has been done via an informal agreement for many years. However, the Park District has requested the formal transfer of the land as it ensures they have proper maintenance, insurance, and control of the land. It also allows them to potentially obtain grants or other public money to improve the land in the future. The transfer benefits the City as well to avoid any legal complications of owning the underlying land that is controlled by another taxing body.

Figure 1: Arial View of 2227 Parkrose St (the Subject Property) and Its Surroundings



Figure 2: Stanley Gustafson Park Photo of Existing Condition



At this time, the applicant City of Crest Hill is proposing to subdivide the subject property into two (2) lots to separate the existing public park/ playground from the City water utility structure; request a special use approval for the existing public park/ playground; and request multiple variations from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances to bring the existing conditions of the subject property into compliance. No site improvements are proposed in this application. If the Final Plat of Subdivision, special use, and variations requests are approved by the City Council, the ownership of the existing public park/ playground is to be formally transferred to the Lockport Township Park District under a separate agreement.

Summary of Requested Petitions

To subdivide the subject property into two (2) lots and bring the existing conditions of the subject property into compliance, the Applicant is seeking approvals of the following petitions:

- (i) Preliminary and Final Plat of Subdivision to subdivide the subject property into two (2) Lots.
- (ii) SU-25-4-11-1: Special Use for an existing park/playground known as Stanley Gustafson Park in the R-1 Single-Family Residence District.
- (iii) V-25-4-11-1:
 - 1. Two variations from Table 1 Residential Zoning Districts and Standards for non-residential uses in R-1 Single-Family Residence District of the [Crest Hill Zoning Ordinance](#) that decrease the minimum required lot area from 10,000 sq-ft to 4,426 sq-ft; and minimum lot width from 75-feet to 60-feet.
 - 2. Variations from Section 8.3-8 Permitted Obstructions in Yards, of the [Crest Hill Zoning Ordinance](#) that allow open fencing to be located in required front and corner side yard setbacks and recreational structures and equipment in required front, corner side, and interior side yard setbacks.
 - 3. A variation from Section 15.12.067 On Premises Signs, Chapter 15.12 Sign Code of the [Crest Hill Code of Ordinances](#) that allows an existing off-premises sign to remain on the public right of way.

Staff Analysis

Overall, staff believe that the Subject Property represents a unique circumstance within the R-1 Single-Family Residence District due to the property's specific physical characteristics, community context, and public benefit. The parcel's size, shape, and location limit its suitability for residential construction while making it ideally suited for low-intensity public park/ playground use. This distinct condition differentiates the Subject Property from typical residential lots within the R-1 Single-Family Residence District. Additionally, the surrounding neighborhood benefits from the presence of a small, accessible public park/playground that enhances the quality of life for nearby residents without introducing incompatible land uses or adverse impacts. The existing park's design, scale, and operation are consistent with the residential character of the area and serve as a complementary amenity rather than a conflicting use. These factors together create a unique and practical justification for permitting Stanley Gustafson Park as a special use within R-1 Single-Family Residence District, as it balances community needs with land-use compatibility and upholds the intent of the Crest Hill Zoning Ordinance to promote public health, safety, and welfare.

Staff feedback on specific aspects of the requested approvals:

1. Crest Hill Zoning Ordinance (ZO) Table 1 Residential Zoning Districts and Standards for non-residential uses in R-1 Single-Family Residence District
 - Minimum required lot area for non-residential uses in R-1 Single-Family Residence District is 10,000 sq-ft. *Lot area for the existing public park/playground is 4,426 sq-ft.*
 - Minimum required lot width for non-residential uses in R-1 Single-Family Residence District is 75 feet. *The lot width for the existing public park/playground is 60 feet.*
2. Crest Hill Zoning Ordinance (ZO) Section 8.3-8 Permitted Obstructions in Yards
 - Fences, natural, 50% open: not greater than four (4) feet in height nor closer than five (5) feet from front and corner side lot lines. *Existing fence at front and corner side yards is 50% open, four (4) feet in height, and with no setbacks.*
 - Recreational structures and playground equipment, not greater than seven (7) feet in height, are permitted in the rear yard. Required front yard setback is 30 feet, required corner side yard setback is 20 feet, and required interior side yard setback is 10 feet. *Existing recreational structures and playground equipment are located in the required front, corner side, and interior side yard setbacks.*
3. Crest Hill Code of Ordinances Section 15.12.067 On-Premises Signs of Chapter 15.12 Sign Code
 - Only on-premises signs are permitted in any zoning district and must comply with the regulations set forth in this chapter. Off-premises signs are not permitted, except when approved by City Council. *An existing off-premises sign for the identification of a public park/playground is located on the public right-of-way.*

Staff reviewed the existing conditions of the Subject Property with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies parks and playgrounds as Special Use in residential districts. To bring the existing conditions and use of the Subject Property into compliance, the existing public park/ playground must be formally established as a special use in the R-1 Residence District, and the above-mentioned variations are required from the Crest Hill Zoning Ordinance and Code of Ordinances to address the existing non-conformities associated with the property's specific physical characteristics. No site improvements are proposed in this application.

Special Use Approval Standards and Findings

Section 12.7-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a special use 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 formal establishment, maintenance, and operation of Stanley Gustafson Park promote the public health, safety, and general welfare in several ways. The park provides easily accessible open space for physical activity, relaxation, and outdoor recreation. The existing park/ playground's landscaped areas, trees, and vegetation also improve local air quality and contribute to a healthier neighborhood environment.

A well-maintained park enhances neighborhood safety by activating public space and encouraging regular community presence. Increased pedestrian activity and visibility provide natural surveillance (“eyes on the street”), which can deter crime and vandalism. Furthermore, designated recreational areas within the existing park/ playground offer safe spaces for children and families, reducing the need to play or gather near roadways or private properties. The existing park/ playground serves as a focal point for neighborhood interaction, fostering a sense of community identity and social connection among residents. It enhances the aesthetic quality and livability of the area, supporting a balanced mix of land uses that align with community development goals. The Special Use allows this use to continue and be expanded upon.

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 formal establishment, maintenance, and operation of Stanley Gustafson Park enhances the enjoyment and desirability of surrounding properties by providing an attractive, accessible, and well-maintained open space for recreation and community gathering. The park’s landscaped areas and greenery improve the visual character of the area and create a more pleasant environment for residents and visitors alike. Proximity to parks is consistently associated with increased property satisfaction and higher real estate values. Homes and businesses located near parks benefit from improved aesthetics, reduced noise and heat from added vegetation, and the appeal of convenient outdoor amenities. The existing park/ playground also strengthens neighborhood cohesion and community pride, further contributing to the area’s stability and attractiveness.

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 formal establishment of Stanley Gustafson Park promotes the normal and orderly development of the surrounding area by introducing a well-planned public amenity that complements existing and future land uses. Parks are integral components of balanced community design, providing open space that enhances neighborhood character, supports residential development, and encourages compatible infill and redevelopment.

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

The existing public park/ playground has adequate utilities, access roads, drainage, and/or other necessary facilities.

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.

The existing park has adequate ingress and egress. Additionally, Stanley Gustafson Park helps minimize traffic congestion on public streets by providing a nearby neighborhood-oriented recreational and gathering space that residents can easily access by walking or biking, rather than driving to more distant parks. By serving the local neighborhood, the existing park/ playground reduces the need for short vehicle trips, thereby lowering traffic volumes and parking demand on surrounding roadways.

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 existing park/ playground use is consistent with the intent and permitted special uses of the R-1 Single-Family Residence District, which encourages the provision of public open space and recreational amenities that enhance community livability. Furthermore, the operation and maintenance of Stanley Gustafson Park will adhere to the city codes governing public facility upkeep, hours of operation, and public safety. Through compliance with these regulations, the existing park/ playground integrates seamlessly into the surrounding neighborhood while supporting the goals of the City's Comprehensive Plan and the Crest Hill Zoning Ordinance.

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 subject property cannot yield a reasonable economic return if limited solely to the uses permitted under the R-1 Single-Family Residence District. Due to its size, shape, and location, the site is not well-suited for residential development. The limited lot area and potential constraints related to access and setbacks make the construction of other uses economically infeasible. In contrast, the existing public park/ playground represents a viable and beneficial adaptive use that provides substantial community value while respecting surrounding residential character. The existing public park/ playground utilizes the parcel efficiently, eliminates a potential vacant or underutilized lot, and enhances the livability of the neighborhood. Therefore, allowing the property to be used as a public park/ playground rather than for single-family residential purposes is justified, as it enables productive use of the land that is consistent with community objectives and provides a reasonable return in the form of public benefit rather than private economic gain.

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

The existing park/ playground represents a unique circumstance within the R-1 Single-Family Residence District due to the property's specific physical characteristics, community context, and public benefit. The parcel's size, shape, and location limit its suitability for residential construction while making it ideally suited for low-intensity public park/ playground use. This distinct condition differentiates the site from typical residential lots within the district. Additionally, the surrounding neighborhood benefits from the presence of a small, accessible public park/ playground that enhances the quality of life for nearby residents without introducing incompatible land uses or adverse impacts. These factors together create a unique and practical justification for permitting Stanley Gustafson Park to be permitted on its own lot; as it balances community needs with land-use compatibility and upholds the intent of the Crest Hill Zoning Ordinance to promote public health, safety, and welfare.

3. That the variation, if granted, will not alter the essential character of the locality.
Stanley Gustafson Park enhances and strengthens the essential character of the locality by preserving and promoting the neighborhood's sense of community, livability, and visual appeal. The park's landscaped open space and playground complement the surrounding single-family residential environment by providing a peaceful, attractive setting that encourages outdoor activity and neighbor interaction. Rather than altering the existing residential character, the park reinforces it—serving as a natural extension of the neighborhood's identity. Its design and scale are compatible with nearby homes and land uses, and consistent with the area's quiet, family-oriented atmosphere. By introducing green space that improves aesthetics, fosters social connection, and enhances environmental quality, the existing park/ playground contributes positively to the locality's charm, cohesion, and overall sense of place—thereby advancing the community's long-term vision and strengthening its essential character.

In addition, Section 12.6-2 of the Zoning Ordinance further suggests that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A 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 G for a more detailed response to Standards for Variations.

Staff Recommendation

Based on the findings reflected in this staff report, the Staff recommends:

The Plan Commission recommends City Council conditional approval of the Preliminary and Final Plat of Subdivision to subdivide the subject property into two (2) lots; a Special Use for an existing public park/playground known as Stanley Gustafson Park, multiple variations from Table 1 Residential Zoning Districts and Standards for non-residential uses in the R-1 Single-Family Residence District, and Section 8.3-8 Permitted Obstructions in Yards of the Crest Hill Zoning Ordinance; and a variation from Section 15.12.067 on Premises Signs, Chapter 15.12 Sign Code of the Crest Hill Code of Ordinances to bring the existing conditions of the subject property into compliance, subject to the project being implemented in substantial conformance with the application documents referenced in the November 13, 2025, Plan Commission Staff Report for petitions Preliminary and Final Plat of Subdivision, Case # SU-25-4-11-1, and Case # V-25-4-11-1.

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

Application for Development

For Office Use Only: Case Number: Plat of Subdivision, SU-25-4-11-1 & V-25-4-11-1

Project Name: 2227 Parkrose Street (Stanley Gustafson Park) Preliminary and Final Plat of Subdivision; Special Use for an Existing Park/Playground; and Multiple Variations Request from Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances

Owner: _____ Correspondence To: _____

Street address: 20600 City Center Blvd Street address: _____

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

Phone: 815-741-5106 Phone: _____

Email: _____ Email: _____

Property Address: Property Information:

Street address: 2227 Parkrose Street Lot Width: 60 feet

City, St., Zip: Crest Hill, IL 60403 Lot Depth: 136.3 feet

PIN: 11-04-31-109-007-0000 & 11-04-31-109-019-0000 Total Area: 8,176 sq-ft

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.com

Existing Zoning: R-1

Requested Zoning: R-1 Special Use Proposed Land Use: Public Park/ Playground

Adjoining Properties Zoning and Uses:

North of Property: R-1

South of Property: R-1

East of Property: R-1

West of Property: R-1

Purpose Statement (intended use and approval sought): _____

Approval of Plat of Subdivision, Special Use, and multiple variations from Crest Hill Zoning Ordinance and Code of Ordinances for an existing public park/ playground known as Stanley Gustafson Park

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: Public Park/ Playground in R-1 Single-Family Residence District

☒ Variance: Refer to Exhibit E for a complete list of requested variations

☐ Planned Unit Development: _____

☐ Annexation: _____

☒ Plat: Preliminary and Final Plat of Subdivision

☐ 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: N/A Phone: _____

Company: _____ Email: _____

☐ Contractor: N/A Phone: _____

Company: _____ Email: _____

☐ Architect: N/A Phone: _____

Company: _____ Email: _____

☐ Builder: N/A Phone: _____

Company: _____ Email: _____

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

Dan Ritter

Signature of the Applicant

10/24/2025

Date

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



Signature of the Owner

10/24/25

Date

EXHIBIT D
LEGAL DESCRIPTION

PROPERTY ADDRESS: 2227 PARKROSE STREET, CREST HILL, IL, 60403

PERMANENT INDEX NOS: 11-04-31-109-007-0000 and 11-04-31-109-019-0000

LEGAL DESCRIPTION: THE NORTHWESTERLY 10 FEET OF LOT 474 IN RICHLAND SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS AND ALL OF LOT 473, IN RICHLAND SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 60, AS DOCUMENT NO. 392933, IN WILL COUNTY, ILLINOIS.

EXHIBIT E
2227 PARKROSE STREET– LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance (ZO) Table 1 Residential Zoning Districts and Standards for non-residential uses in R-1 Single-Family Residence District

- Minimum required lot area for non-residential uses in R-1 Single-Family Residence District is 10,000 sq-ft. [Lot area for the existing public park/playground is 4,426 sq-ft.](#)
- Minimum required lot width for non-residential uses in R-1 Single-Family Residence District is 75 feet. [Lot width for the existing public park/playground is 60 feet.](#)

Crest Hill Zoning Ordinance (ZO) Section 8.3-8 Permitted Obstructions in Yards

- Fences, natural, 50% open: not greater than four (4) feet in height nor closer than five (5) feet from front and corner side lot lines. [Existing fence at front and corner side yards is 50% open, four \(4\) feet in height, and with no setbacks.](#)
- Recreational structures and playground equipment, not greater than seven (7) feet in height are permitted in rear yard. Required front yard setback is 30 feet, required corner side yard setback is 20 feet, and required interior side yard setback is 10 feet. [Existing recreational structures and playground equipment are located in the required front, corner side, and interior side yard setbacks.](#)

Crest Hill Code of Ordinances Section 15.12.067 On Premises Signs of Chapter 15.12 Sign Code

- Only on premises signs are permitted in any zoning district and must comply with the regulations set forth in this chapter. Off-premises signs are not permitted, except when approved by City Council. [Existing off-premises sign for the public park/playground is located on the public right of way.](#)

EXHIBIT F: 2227 Parkrose Street (Subject Property) Photos of the Existing Condition









Stanley Gustafson Park Facing Parkrose Street



Stanley Gustafson Park Facing Webb Street

EXHIBIT G - Response to the City of Crest Hill Standards for Special Uses

12.7-6 STANDARDS FOR SPECIAL USES ([ZONING ORDINANCE](#), p-134)

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 formal establishment, maintenance, and operation of Stanley Gustafson Park promote the public health, safety, and general welfare in several ways. The park provides easily accessible open space for physical activity, relaxation, and outdoor recreation. The existing park/ playground's landscaped areas, trees, and vegetation also improve local air quality and contribute to a healthier neighborhood environment. A well-maintained park enhances neighborhood safety by activating public space and encouraging regular community presence. Increased pedestrian activity and visibility provide natural surveillance ("eyes on the street"), which can deter crime and vandalism. Furthermore, designated recreational areas within the existing park/ playground offer safe spaces for children and families, reducing the need to play or gather near roadways or private properties. The existing park/ playground serves as a focal point for neighborhood interaction, fostering a sense of community identity and social connection among residents. It enhances the aesthetic quality and livability of the area, supporting a balanced mix of land uses that align with community development goals. The Special Use allows this use to continue and be expanded upon.
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 formal establishment, maintenance, and operation of Stanley Gustafson Park enhances the enjoyment and desirability of surrounding properties by providing an attractive, accessible, and well-maintained open space for recreation and community gathering. The park's landscaped areas and greenery improve the visual character of the area and create a more pleasant environment for residents and visitors alike. Proximity to parks is consistently associated with increased property satisfaction and higher real estate values. Homes and businesses located near parks benefit from improved aesthetics, reduced noise and heat from added vegetation, and the appeal of convenient outdoor amenities. The existing park/ playground also strengthens neighborhood cohesion and community pride, further contributing to the area's stability and attractiveness.
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 formal establishment of Stanley Gustafson Park promotes the normal and orderly development of the surrounding area by introducing a well-planned public amenity that complements existing and future land uses. Parks are integral components of balanced community design, providing open space that enhances neighborhood character, supports residential development, and encourages compatible infill and redevelopment.
4. **That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.** The existing public park/ playground has adequate utilities, access roads, drainage, and/or other necessary facilities.

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.** The existing park has adequate ingress and egress. Additionally, Stanley Gustafson Park helps minimize traffic congestion on public streets by providing a nearby neighborhood-oriented recreational and gathering space that residents can easily access by walking or biking, rather than driving to more distant parks. By serving the local neighborhood, the existing park/ playground reduces the need for short vehicle trips, thereby lowering traffic volumes and parking demand on surrounding roadways.

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 existing park/ playground use is consistent with the intent and permitted special uses of the R-1 Single-Family Residence District, which encourages the provision of public open space and recreational amenities that enhance community livability. Furthermore, the operation and maintenance of Stanley Gustafson Park will adhere to the city codes governing public facility upkeep, hours of operation, and public safety. Through compliance with these regulations, the existing park/ playground integrates seamlessly into the surrounding neighborhood while supporting the goals of the City's Comprehensive Plan and the Crest Hill Zoning Ordinance.

EXHIBIT H - Response to the City of Crest Hill Standards for Variations

12.6-2 STANDARDS FOR VARIATIONS ([ZONING ORDINANCE](#), p-131)

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 subject property cannot yield a reasonable economic return if limited solely to the uses permitted under the R-1 Single-Family Residence District. Due to its size, shape, and location, the site is not well-suited for residential development. The limited lot area and potential constraints related to access and setbacks make the construction of other uses economically infeasible. In contrast, the existing public park/ playground represents a viable and beneficial adaptive use that provides substantial community value while respecting surrounding residential character. The existing public park/ playground utilizes the parcel efficiently, eliminates a potential vacant or underutilized lot, and enhances the livability of the neighborhood. Therefore, allowing the property to be used as a public park/ playground rather than for single-family residential purposes is justified, as it enables productive use of the land that is consistent with community objectives and provides a reasonable return in the form of public benefit rather than private economic gain.
2. **That the plight of the owner is due to unique circumstances;** The existing park/ playground represents a unique circumstance within the R-1 Single-Family Residence District due to the property's specific physical characteristics, community context, and public benefit. The parcel's size, shape, and location limit its suitability for residential construction while making it ideally suited for low-intensity public park/ playground use. This distinct condition differentiates the site from typical residential lots within the district. Additionally, the surrounding neighborhood benefits from the presence of a small, accessible public park/ playground that enhances the quality of life for nearby residents without introducing incompatible land uses or adverse impacts. These factors together create a unique and practical justification for permitting Stanley Gustafson Park to be permitted on its own lot; as it balances community needs with land-use compatibility and upholds the intent of the Crest Hill Zoning Ordinance to promote public health, safety, and welfare.
3. **That the variation, if granted, will not alter the essential character of the locality.** Stanley Gustafson Park enhances and strengthens the essential character of the locality by preserving and promoting the neighborhood's sense of community, livability, and visual appeal. The park's landscaped open space and playground complement the surrounding single-family residential environment by providing a peaceful, attractive setting that encourages outdoor activity and neighbor interaction. Rather than altering the existing residential character, the park reinforces it—serving as a natural extension of the neighborhood's identity. Its design and scale are compatible with nearby homes and land uses, and consistent with the area's quiet, family-oriented atmosphere. By introducing green space that improves aesthetics, fosters social connection, and enhances environmental quality, the existing park/ playground contributes positively to the locality's charm, cohesion, and overall sense of place—thereby advancing the community's long-term vision and strengthening its essential character.

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 physical characteristics of the subject property create a practical hardship that makes strict application of R-1 Single-Family Residence District regulations unreasonable. The parcel's limited size and restricted access make it difficult or infeasible to develop a conforming single-family residence that meets all setback, lot coverage, and parking requirements. Because of these physical constraints, the property cannot be reasonably or economically developed under the existing R-1 Single-Family Residence District standards. Attempting to do so would require substantial alterations or variances that could negatively affect adjoining properties or the character of the neighborhood. In contrast, use of the property as a public park/ playground is uniquely suited to the site's physical conditions. The existing park/ playground requires minimal structural development, preserves existing natural features, and integrates harmoniously with adjacent residential uses. Allowing the park/ playground use alleviates the hardship imposed by the site's limitations while providing a beneficial public amenity consistent with the goals of the Crest Hill Zoning Ordinance and the Crest Hill comprehensive plan.
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 subject property possesses unique conditions that distinguish it from other properties within the R-1 Single-Family Residence District. These conditions include existing site physical constraints such as lot size, setbacks, and lot coverage, which make it unsuitable for conventional residential development but highly appropriate for a small public park or open-space use. Unlike typical residential lots that are designed for single-family homes with standard setbacks and utilities, this parcel is smaller and adjacent to public right-of-way that limit buildable area. These characteristics prevent the property from being reasonably developed in the same manner as surrounding residential parcels. At the same time, these unique conditions make the property particularly well-suited for low-intensity community use as a public park/ playground. The public park/ playground function preserves the land's natural features, enhances the neighborhood environment, and provides public benefit while remaining compatible with nearby homes. Accordingly, the property's unique physical and locational characteristics justify its consideration for park use and distinguish it from other properties within the same zoning classification, thereby supporting the requested zoning variations.
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 hardship affecting the Subject Property arises directly from the limitations imposed by the R-1 Single-Family Residence District zoning regulations. Under the current zoning, the subject property may only be developed with a single-family dwelling and related accessory structures. However, due to the size and locational characteristics of the parcel, conforming single-family residential development is not feasible or economically reasonable. The Crest Hill Zoning Ordinance, while appropriate for standard residential lots, does not adequately account for smaller or irregular parcels such as the Subject Property. The required setbacks and lot coverage restrict the buildable area to a point where

residential construction cannot occur without significant variance relief. As a result, the Crest Hill Zoning Ordinance unintentionally creates practical difficulty and undue hardship that prevents the reasonable use of the Subject Property. Permitting the Subject Property to be used as a public park/ playground provides a reasonable and beneficial alternative use that aligns with the intent of the Crest Hill Zoning Ordinance—to promote public health, safety, and welfare—while eliminating the hardship created by strict residential limitations. The public park/ playground use would make productive use of an otherwise undevelopable parcel, preserve open space, and enhance the quality of life within the surrounding single-family neighborhood.

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 existing public park/ playground within the R-1 Single-Family Residence District single-family will not impair an adequate supply of light and air to adjacent properties, nor will it create adverse impacts on public safety, traffic circulation, or neighborhood property values. Because the existing public park/ playground involves open space and minimal structural development, it will preserve—rather than obstruct—the flow of natural light and air to neighboring homes. The existing public park/ playground enhances the visual openness of the area, maintaining a pleasant and unobtrusive environment consistent with the residential character of the neighborhood. The existing public park/ playground will not substantially increase congestion in public streets, as it primarily serves local residents who are expected to arrive on foot or by bicycle. Additionally, the existing park will not increase the danger of fire or endanger public safety, since the site will be maintained in accordance with City codes, including fire safety and accessibility standards. The absence of large buildings or intensive activities further minimizes any potential hazards. Finally, the presence of the existing public park/ playground will not diminish or impair property values; rather, it is likely to enhance them by improving the aesthetic and recreational appeal of the neighborhood. Parks have been shown to contribute positively to the overall livability and desirability of residential areas. Accordingly, the existing public park/ playground will operate harmoniously with adjacent properties, support neighborhood well-being, and uphold the purposes of the Crest Hill Zoning Ordinance.
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.** Per Table 3 Index of Permitted & Special Uses in Residential Districts of the Crest Hill Zoning Ordinance, parks and playgrounds are classified as special use in the R-1 Single-Family Residence District.
6. **That the variation granted is the minimum adjustment necessary for the reasonable use of the land.** The requested variations for the existing public park/ playground within the R-1 Single-Family Residence District represent the minimum adjustment necessary to enable the reasonable and beneficial use of the Subject Property. The parcel’s size and physical characteristics make it impractical to develop for a conforming single-family dwelling under current R-1 Single-Family Residence District zoning regulations. Without relief, the property would likely remain vacant or underutilized, contributing little to the community or surrounding neighborhood. The existing public park/ playground requires only minor deviation from the applicable regulations of the Crest Hill Zoning Ordinance and Code of Ordinances and does not alter the essential residential character of the area. No large structures, increased density, or intensive uses are proposed. Instead, the existing public park/ playground consists primarily of open green space, landscaping,

and small-scale amenities such as benches, walking paths, and play areas—features that are compatible with adjacent homes and neighborhood conditions. By granting the requested variations, the City Council allows the property to be used productively in a manner that aligns with community goals, supports public welfare, and preserves neighborhood aesthetics. This limited relief provides the least intrusive and most appropriate solution for making reasonable use of the land while maintaining the intent and integrity of the Crest Hill Zoning Ordinance and Code of Ordinances.

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 existing public park/ playground is fully in harmony with the general purposes and intent of the Crest Hill Zoning Ordinance and the Crest Hill Comprehensive Plan. The Crest Hill Zoning Ordinance seeks to promote the public health, safety, comfort, and general welfare of the community by encouraging the proper use of land, the preservation of open space, and the protection of residential character. The existing public park/ playground directly advances these goals by providing accessible green space, enhancing neighborhood livability, and fostering community interaction. The existing public park's design and operation will be low impact, consisting primarily of landscaped open areas, benches, walkways, and playground equipment that are compatible with the surrounding single-family homes. The park will be maintained to the City standards for safety, cleanliness, and appearance, ensuring that it remains a positive and attractive community feature. Furthermore, the existing public park/ playground complements and enhances the essential character of the locality by preserving open space, promoting pedestrian activity, and improving the aesthetic quality of the area. The park's presence reinforces the residential nature of the neighborhood and provides a shared community benefit consistent with neighborhood values. Finally, the existing public park/ playground is consistent with the City's Comprehensive Plan, which typically encourages accessible recreational areas, environmental stewardship, and the creation of vibrant, healthy neighborhoods.
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.** Strict application of the provisions of the Crest Hill Zoning Ordinance would deprive the Subject Property of reasonable use of the land. Under the existing R-1 Single-Family Residence District zoning classification, the property may only be developed with a single-family dwelling and customary accessory structures. However, due to the size, location, and physical characteristics of the parcel, development for residential use in compliance with all zoning standards—such as minimum lot area, lot coverage, setbacks, parking, access, etc.—would be impractical or economically unfeasible. The Crest Hill Zoning Ordinance, while appropriate for typical residential lots, does not account for parcels with unique constraints or community-serving potential such as the Subject Property. As a result, strict enforcement would effectively render the land unusable for its zoned purpose, leading to vacancy or underutilization and providing no meaningful benefit to the neighborhood or the City. Allowing the property to be used as a public park offers a reasonable, beneficial, and compatible alternative use that serves the public interest without undermining the intent of the Crest Hill Zoning Ordinance. The existing public park/ playground would enhance community well-being, preserve open space, and harmonize with adjacent residential properties while mitigating the hardship caused by rigid application of the zoning

regulations. Therefore, relief from the strict application of the Crest Hill Zoning Ordinance and Code of Ordinances is justified to permit a reasonable and productive use of the land consistent with both the spirit and intent of the Crest Hill Zoning Ordinance and Crests Hill Comprehensive Plan.

PLAT OF SUBDIVISION

BEING A RESUBDIVISION OF THE NORTHWESTERLY 10 FEET OF LOT 474 IN RICHLAND SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS AND ALL OF LOT 473, IN RICHLAND SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AREA IN THIS RESUBDIVISION = 8,176 SQ. FT. OR 0.188 ACRES

State of Illinois)
County of Will) SS

The undersigned, City of Crest Hill, a Municipal Corporation, as Titleholder to the property as described hereon, in the City of Crest Hill, Illinois, does hereby certify that as such Titleholder it has caused said property to be surveyed and subdivided as shown hereon.

Also, this is to certify that the property described herein, to the best of the Titleholder's knowledge and belief, lies within the boundaries of:

Plainfield Community Consolidated School District 202, Unit School District 202
Joliet Junior College Community College District 525

Dated this ____ day of _____, 20__.

By: _____
MAYOR

Attest: _____
CITY CLERK

State of Illinois)
County of Will) SS

I, _____, a Notary Public in and for said County in the State aforesaid do hereby certify that

_____ and _____ of the City of Crest Hill, Illinois personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Mayor and City Clerk respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth; and that the said City Clerk did also then and there acknowledge that they, as Custodian of the Corporate Seal of said City, did affix said Seal of said City to the said instrument as their own free and voluntary act, and as the free and voluntary act of said City, for the uses and purposes therein set forth.

Given under my hand and seal this ____ day of _____, 20__.

NOTARY PUBLIC

State of Illinois)
County of Will) SS

We, Robinson Engineering, Ltd., Illinois Professional Design Firm Number 184001128, do hereby certify that a land survey has been made under our direction of the following described property:

The northwesterly 10 feet of Lot 474 in Richland Subdivision of the Northwest Quarter of Section 31, Township 36 North, Range 10 East of the Third Principal Meridian, in Will County, Illinois and all of Lot 473, in Richland Subdivision, a subdivision of part of the Northwest Quarter of Section 31, Township 36 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 16 Page 60, as Document No. 392933, in Will County, Illinois.

We have subdivided said property into two lots of which are represented on the plat hereon drawn. Distances are shown in feet and decimal parts thereof and angular bearings are shown in degrees, minutes and seconds.

We further state that said property falls within the Corporate Limits of the City of Crest Hill, Will County, Illinois and that based on examination of the Federal Emergency Management Agency Maps of Will County, Illinois and Incorporated Areas Panel 142 of 585, Map Number: 17197C0142G with a Map Revised Date of February 15, 2019, the property included in this plat lies within Zone X, no screening, which is identified as an Area of Minimal Flood, subject to uncertainties, inaccuracies, and scale of said map and the uncertainties and inaccuracies associated with scaling from said map.

We hereby designate the City of Crest Hill, Will County, Illinois, to submit this plat, in the original version as dated and signed below for recording on our behalf.

All exterior and interior corners have been set per 765 ILCS 205/1.

Dated at Frankfort, Illinois, 22nd day of September, 2025.

Illinois Professional Land Surveyor No. 035-003241
License Expiration Date: November 30, 2026

Note:

- The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone North American Datum 1983 (NAD '83 (2011)) (GEOID18) GROUND coordinates based upon an average location for the length of the project having the following parameters:

41°33'42.591968811" North Latitude (NAD '83 (2011) Epoch 2010)
88°08'21.256038787" West Longitude (NAD '83 (2011) Epoch 2010)
518.460 Ellipsoid Height U.S. Survey Feet (NAD '83 (2011) Epoch 2010)
627.133 Orthometric Height U.S. Survey Feet (NAVD '88 Geoid '18)

Use of the above information should yield a combined factor of: 1.0000465630.

Ground distances should be divided by the combined factor to arrive at grid distances. Grid distances should be multiplied by the combined factor to arrive at ground distances.

- Compare all points before building and report any difference at once.

- This subdivision plat was prepared with the benefit of information contained in Fidelity National Title Insurance Company Commitment issued by Wheatland Title Company, File No: ROB-2025WL-10084.0 with an Effective Date of September 12, 2025.

- (XXX.XX') Denotes record dimension or dimension computed from record dimension values.
XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

State of Illinois)
County of Will) SS

Robinson Engineering does hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the contruction of such subdivision or any part thereof or that if such surface water drainage will change, adequate provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated at Frankfort, Illinois, this ____ day of _____, 20__.

Engineer

BLANKET UTILITY AND DRAINAGE EASEMENT PROVISIONS

A BLANKET EASEMENT FOR UTILITIES AND DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF CREST HILL, ILLINOIS, INCLUDING, BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, A.T. & T., APPLICABLE CABLE TELEVISION COMPANIES, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER LOTS 1 AND 2 AS SHOWN HEREON, FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING WATERMAINS AND SERVICES, STORM WATER DETENTION, STORM AND / OR SANITARY SEWER MAINS AND SERVICES, STREET LIGHTS AND WIRING TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED BLANKET EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE BLANKET EASEMENT THAT INTERFERE WITH THE SAME OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID BLANKET EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE THE EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF CREST HILL.

EASEMENT PROVISIONS

AN EASEMENT FOR ACCESS IS GRANTED OVER LOT 1 FOR THE BENEFIT OF LOT 2.

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

**Commonwealth Edison Company,
A.T. & T.,
Applicable Cable Television Company,
Grantees**

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

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

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" shall have that meaning set forth for such term in the Declaration of Condominium and/or on this plat as "Common Elements" and/or on this plat as "Common Elements".

Relocation of facilities will be done by Grantees at cost of Grantee/Lot Owner, upon written request. An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", Common Area or Areas", and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" Together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, an the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

State of Illinois)
County of Will) SS

This is to certify that I find no delinquent or unpaid current taxes or special assessments against any of the real estate included in this plat of subdivision.

Dated this ____ day of _____, 20__.

WILL COUNTY CLERK

State of Illinois)
County of Will) SS

I, _____, Director of the Tax Mapping and Platting Office do hereby certify that I have checked the property description on this plat against available county records and find said description to be true and correct, the property herein described is

located on Map Page #04-31A-W and Identified as Permanent Real Estate Tax Index Number (P.I.N.) 11-04-31-109-007-0000 and

11-04-31-109-019-0000.

Dated this ____ day of _____, 20__.

DIRECTOR

State of Illinois)
County of Will) SS

This Instrument No. _____ was filed for record in the Recorder's Office of Will County, Illinois, on the

____ day of _____, 20__, at _____ o'clock ____ m.

WILL COUNTY RECORDER

State of Illinois)
County of Will) SS

Approved by the City of Crest Hill Planning Commission at a meeting held on the ____ day of _____, 20__.

CHAIRPERSON

SECRETARY

State of Illinois)
County of Will) SS

Approved by the City Council of the City of Crest Hill at a meeting held on ____ day of _____, 20__.

MAYOR

CITY CLERK

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS
AND PROFESSIONAL LAND SURVEYORS
125 MOONEY DRIVE BOURBONNAIS, ILLINOIS 60914
(815) 932-7406 Web: www.reltd.com
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ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128

FOR: **CITY OF CREST HILL**
20600 CITY CENTER BOULEVARD
CREST HILL, ILLINOIS 60403

Drawn by: KM Date: September 22, 2025
Checked by: R.E.G. Scale: 1" = 30'
Sheet 1 of 1 Project No. 25-R0969

25-R0969 SUBD-01.DWG

PLAT OF SURVEY

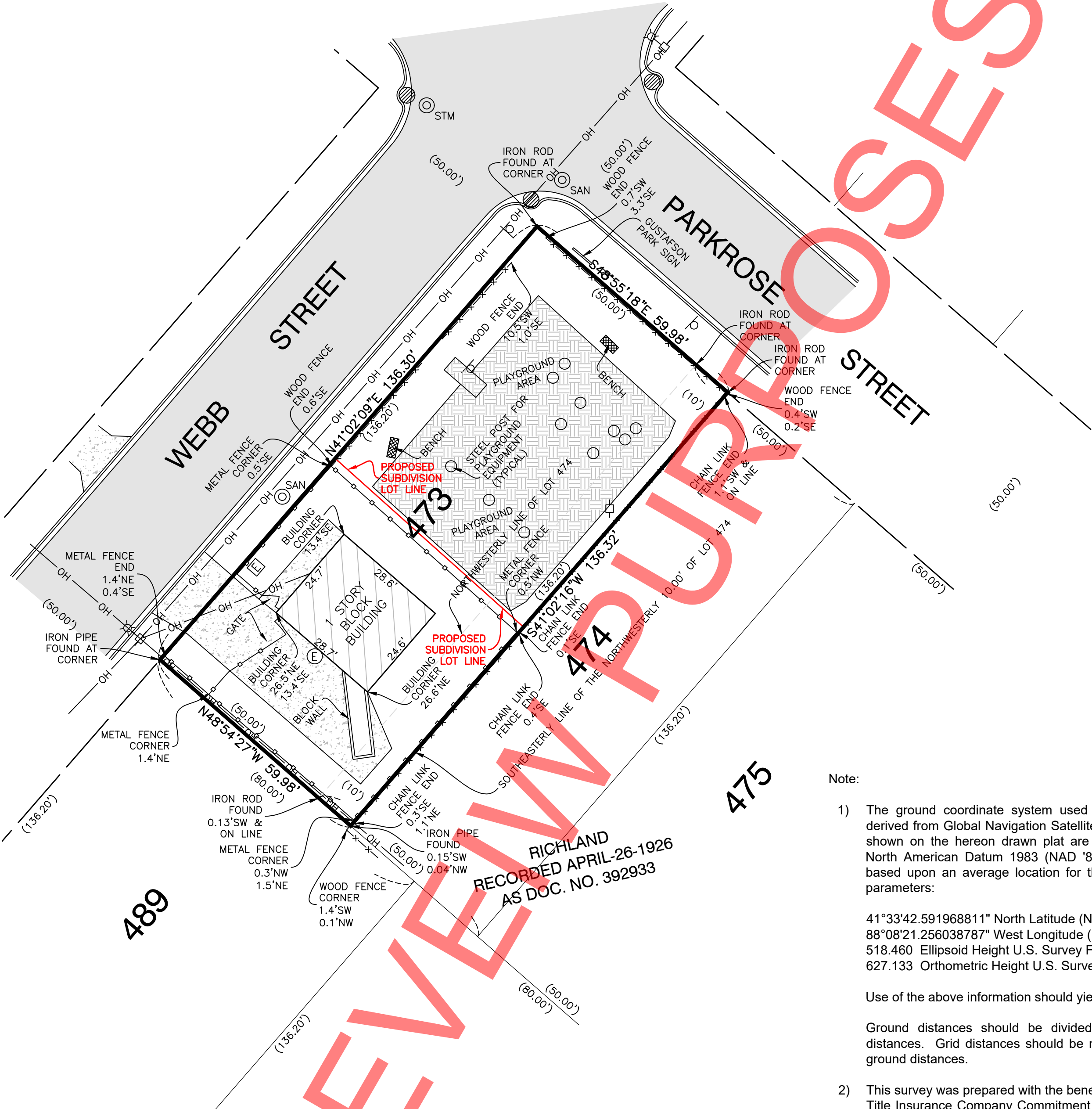
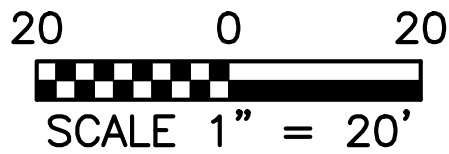
Of

The northwesterly 10 feet of Lot 474 in Richland Subdivision of the Northwest Quarter of Section 31, Township 36 North, Range 10 East of the Third Principal Meridian, in Will County, Illinois and all of Lot 473, in Richland Subdivision, a subdivision of part of the Northwest Quarter of Section 31, Township 36 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 16 Page 60, as Document No. 392933, in Will County, Illinois.

PINs 11-04-31-109-007-0000 and 11-04-31-109-019-0000

Area = 8,176 Square Feet or 0.188 Acres

Known as: 2227 Parkrose Street
Crest Hill, Illinois 60403



LEGEND

- CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- POWER POLE
- POWER POLE WITH LIGHT
- ELECTRIC METER
- ELECTRIC BOX
- SIGN
- OVERHEAD WIRES/CABLES
- CHAINLINK FENCE
- WOOD FENCE
- METAL FENCE
- BITUMINOUS
- CONCRETE

- Note:
- The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone North American Datum 1983 (NAD '83 (2011)) (GEOID18) GROUND coordinates based upon an average location for the length of the project having the following parameters:

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518.460 Ellipsoid Height U.S. Survey Feet (NAD '83 (2011) Epoch 2010)
627.133 Orthometric Height U.S. Survey Feet (NAVD '88 Geoid '18)

Use of the above information should yield a combined factor of: 1.0000465630.

Ground distances should be divided by the combined factor to arrive at grid distances. Grid distances should be multiplied by the combined factor to arrive at ground distances.
 - This survey was prepared with the benefit of information contained in Fidelity National Title Insurance Company Commitment issued by Wheatland Title Company File No. ROB-2025WL-10084.0 with an Effective Date of September 12, 2025.
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XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

State of Illinois)
County of Will) SS

I, Randell E. Gann, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the hereon drawn plat, and that this plat is a true and correct representation of said survey. Dimensions shown hereon are in feet and decimal parts thereof.

Frankfort, Illinois September 22, 2025

License No. 035-003241
Expires November 30, 2026

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Field work completed September 12, 2025.



RICHLAND
RECORDED APRIL-26-1926
AS DOC. NO. 392933

25-R0969

ROBINSON ENGINEERING, LTD.			REVISIONS		
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 125 MOONEY DRIVE BOURBONNAIS, ILLINOIS 60914 (815) 932-7406 Web: www.reitd.com © COPYRIGHT 2025 ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128.			No.	Date	Remarks
FOR: CITY OF CREST HILL 20600 CITY CENTER BOULEVARD CREST HILL, ILLINOIS 60403					
Drawn by: KM	Date: September 22, 2025				
Checked by: R.E.G.	Scale: 1" = 20'				
Sheet 1 of 1	Project No. 25-R0969				