Plan Commission
Crest Hill, IL
November 12, 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 October 8, 2026.

New Business:

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

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

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

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 8, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following were present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Cheryl Slabozeski, Commissioner Jeff Peterson, and Commissioner John Stanton.

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

Absent was: Commissioner Marty Flynn.

Chairman Thomas noted that Commissioner Flynn had informed the Commission of his inability to attend.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on September 10, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Stanton, to approve the minutes from the Plan Commission meeting held on September 10, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Slabozeski.
ABSENT: Commissioner Flynn.
There being four (4) affirmative votes, the MOTION CARRIED.

NEW BUSINESS:
Chairman Bill Thomas stated there are two cases on the agenda and both were continued from the September 10, 2026, Plan Commission meeting.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawal Hamayel - First Global Trading LLC, seeking approval of a Special Use permit for an Automobile Sales and/or Leasing business known as High Bridge Auto Sale located on the approximately 1.46 Acre, B-2 General Business District zoned property at 1700 Plainfield Road, Crest Hill.

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Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork is in order. Chairman Thomas stated that the public hearing remained legally in process and requested City Planner Ghaznawi to present the specifics of the case.

City Planner Ghaznawi summarized the case. The applicant, Jawad Hamayel, owner of the subject property at 1700 Plainfield Road, is requesting approval of a used automobile dealership — High Bridge Auto Sale — to operate in conjunction with an existing furniture store on the same property. The property is zoned B-2 General Business District, which requires a special use permit for a used car dealership. The furniture store will remain on the first floor with front access, while the car dealership office will be located in the basement level accessed from the rear of the building. Vehicle storage for the dealership is proposed at the rear of the property.

No variations are being requested. The legal non-conforming conditions of the property will remain unchanged. The two uses are vertically separated with separate access points and parking areas, allowing them to operate independently without conflict.

City Planner Ghaznawi highlighted significant proposed site improvements, including enhanced landscaping along Plainfield Road, removal of all non-conforming signage, installation of a new monument sign and wall signs compliant with the recently adopted sign code, installation of a dumpster enclosure, and full repair and restriping of both the front and rear parking lots. Staff concluded that the proposal is consistent with the auto-oriented and commercial character of the Plainfield Road corridor and recommended approval subject to seven conditions, with the application materials and the project to be implemented in substantial conformance with those conditions.

Mr. Jawad Hamayel was sworn in and addressed the Commission. He described his background as a long-standing business owner in the community, noting that his family has operated a furniture business in the area since 2019, most recently relocating to 1700 Plainfield Road in March 2023. He expressed his intent to expand the family's existing automobile wholesaling activities into retail sales at the same location. Mr. Hamayel emphasized his commitment to long-term investment in Crest Hill and his desire to improve the property's appearance to better match the City's standards.

Commissioner Peterson asked for clarification on the plan for vehicle display along Plainfield Road. City Planner Ghaznawi explained that one of the seven conditions for approval, Condition No. 3, restricted the display of vehicles in the front row of parking spaces along Plainfield Road to business hours only, requiring vehicles to be moved to the rear lot after business hours. Mr. Hamayel indicated that while he had agreed to that condition, he would prefer to keep the display vehicles in the front overnight, as visibility from the road is important for attracting customers and promoting the business. He noted that the front and rear entrances serve distinct purposes, and that having cars visible at night provides a marketing advantage.

Commissioner Stanton confirmed that no automotive repairs would take place on the premises; the dealership would operate as a sales-only facility. City Planner Ghaznawi and Mr. Hamayel both confirmed this.

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Commissioner Stanton raised a question regarding the signage layout on the proposed monument sign, noting that the furniture business name appeared in the upper portion of the sign while the auto dealership name was in a lower position. Mr. Hamayel explained the rationale, noting that the car dealership sign was placed at the top to draw attention from the passing traffic. Chairman Thomas and other commissioners agreed that the signage arrangement was acceptable, as no ordinance dictates the ordering of tenants on a sign.

Commissioner Carroll asked about the maximum number of vehicles to be displayed in the front at any one time. City Planner Ghaznawi confirmed the maximum would be eleven* vehicles, corresponding to the available parking spaces facing Plainfield Road. *Note: It was determined after the meeting that the correct number of parking spaces for the car dealership to display vehicles is actually ten parking spaces, so it will be referenced as ten parking spaces maximum going forward.

Commissioner Peterson and Commissioner Carroll both expressed support for allowing 24-hour display in the front parking spaces, citing the precedent set by other car dealers on Plainfield Road. Chairman Thomas agreed, proposing that Condition No. 3 be modified to permit vehicle storage and display in the front row at all times, limited to a maximum of ten spaces facing Plainfield Road.

Community Development Director Dan Ritter acknowledged that there is no existing ordinance prohibiting overnight vehicle storage, but noted that staff had originally proposed the restriction because overnight display had not been part of the applicant's initial proposal, and to prevent the site from becoming unmanageable. He indicated that the planning commission had the authority to modify that condition and that if the commission was comfortable with allowing overnight display, it could be permitted.

Director Ritter raised the additional concern that overnight vehicle storage typically warrants review of exterior lighting and security measures, noting that vehicle theft at car dealerships is not uncommon and that the Police Department generally recommends adequate lighting, security cameras, and gate access. It was acknowledged that exterior lighting plans had not been formally reviewed under the assumption that vehicles would not remain in the front lot overnight. City Planner Ghaznawi proposed that the condition be modified to allow overnight storage subject to the applicant providing an adequate exterior lighting plan to be reviewed and approved by applicable City departments, including the Police Department, as part of the permit application process. Chairman Thomas and the Commission concurred with this approach. It was agreed that Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application. The Commission also briefly discussed the applicant's mention of a security gate on the side of the building near the driveway, and staff confirmed that gate installation requirements — including a Knox Box for fire department access — would be handled through the standard permit review process without the need for a separate condition.

No members of the public came forward to comment.

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Chairman Thomas asked for a Motion to Close the Public Hearing on Case SU-26-9-9-2.

(#2) Motion by Commissioner Carroll seconded by Commissioner Peterson, to close the Public Hearing on case number SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Slabozeski, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:38 p.m.

Chairman Thomas confirmed for the public record that Mr. Hamayel had reviewed and agreed to all seven conditions of approval. Mr. Hamayel confirmed this.

The Conditions of Approval are as follows:

1. All proposed interior and exterior improvements shall be completed in accordance with the plans as presented, prior to occupancy of the Automobile Sales and/or Leasing business.
2. Parking spaces in the front parking lot, adjacent to the building shall be limited to customer and employee parking. Motor vehicles for sale may be displayed in parking spaces adjacent to Plainfield Road during the regular business hours for Automobile Sales and/or Leasing business. Storage of vehicles after the regular business hours shall be prohibited in the front parking lot facing Plainfield Road.
3. Storage of motor vehicles after the regular business hours shall be limited to the rear parking lot per the approved site plan and shall not block the drive aisle access at any time. No vehicles may be stored inside of the building. *Note: Condition No. 3 would be modified to allow vehicle display in the front row of up to ten parking spaces at all times, contingent upon the applicant providing exterior lighting details satisfactory to applicable City departments as part of the building permit application.
4. Hours of operation for the Automobile Sales and/or Leasing business shall be limited to Monday-Friday 9:00am-6:00pm, Saturday 9:00am-5:00pm, and Sunday closed.
5. Exterior lighting shall be downcast, shaded, and designed so as to avoid glare onto neighboring properties and adjacent roadways.
6. All vehicles offered for sale, lease, or display on the Subject Property shall have a valid and transferable title and shall not have a salvage, rebuilt, junk, flood, water-damaged, or a title designation associated with a total loss or significant damage. Vehicles with a substantial documented insurance claim or vehicle history indicating significant flood, water, fire, or hail damage shall not be stored, displayed, or offered for sale on the Subject Property. The dealership shall maintain documentation demonstrating compliance with this condition and shall make such documentation available to the City upon reasonable request.
7. All deteriorated asphalt areas within the front and rear parking areas shall be repaired and repaved to the satisfaction of the City. The entire parking lot shall be restriped in accordance with the approved site plan and applicable City requirements. All required pavement repairs, resurfacing, and restriping shall be completed prior to occupancy of the property for use as a car dealership or the storage of vehicles on the property.

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The Plan Commission recommends City Council's conditional approval of a Special Use permit for a Used Automobile Sales and/or Leasing business located at 1700 Plainfield Road, Crest Hill, subject to substantial conformance with the seven (7) Conditions for Approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for Case # SU-26-9-9-2.

Chairman Bill Thomas asked for a motion to approve the recommendation for case # SU-26-9-9-2.

(#3) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend to the City Council the conditional Approval of the petition SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas thanked Mr. Hamayel for his commitment to investing in Crest Hill and for his willingness to improve the appearance of the Route 30 corridor.

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Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-10-9-3 and V-26-8-9-2, a request of Ahmed Mosin - 2350 Property LLC (D/B/A Shell) seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals for a Special Use permit for redevelopment of an existing fueling station; multiple Variations from the Crest Hill Zoning Ordinance Table 2 Zoning Districts and Standards, Nonresidential Districts, Section 11.5 Parking Setbacks, and Section 11.6 Design, Development, and Maintenance; and a Variation from Section 15.12.060 of Chapter 15.12 Crest Hill Sign Code, located on the approximately 0.85 Acre, B-2 General Business District zoned property located at 2350 Plainfield Road, Crest Hill.

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

Chairman Thomas stated that since the Public Hearing is still in process, he asked Community Development Director Dan Ritter to state the details of the case.

Community Development Director Ritter presented the case. The applicant, Ahmed Mosin of 2350 Property LLC, has owned the subject property — an existing gas station and convenience store constructed in 1995 — since May 2026. The current use is a legal nonconforming use under the B-2 zoning district, which now requires a special use permit for fueling stations. The proposed redevelopment of the site triggers the requirement to bring the property into conformance with current special use standards.
The applicant is proposing to demolish the existing approximately 2,200 square foot convenience store and construct a new approximately 3,895 square foot modern C-store building with an internal food tenant. The new building will feature masonry materials including brick and stone veneer, with mechanical equipment screened on the roof. The building will be shifted toward the Plainfield Road right-of-way and away from the adjacent residential properties to the northeast, improving the rear yard setback. Other site improvements include reconstruction of the pavement areas, removal of paved areas encroaching into the IDOT right-of-way, a new parking lot layout, enhanced landscaping along Plainfield Road and the side of the property, new wall and ground signage, upgraded LED lighting throughout, public sidewalk installation along both Plainfield Road and Sycamore Drive frontages, and updated canopy columns and a dumpster enclosure matching the new building's masonry materials.

Director Ritter outlined the requested variations, most of which reflect existing site conditions or represent improvements over the current state: a reduced lot area (existing condition); reduced front yard and corner side yard setbacks (new conditions resulting from the building shift toward the right-of-way and away from residential neighbors); a reduced front yard landscape setback (improved from a current negative setback that encroaches into the IDOT right-of-way); an increased driveway width (existing condition, slightly above the 40-foot maximum); and a reduced ground sign setback (improved from the current 0-foot condition to approximately 4.5 feet from the property line, though still below the 10-foot minimum).

Director Ritter noted that the site access points on Plainfield Road and Sycamore Drive will remain unchanged, as they are positioned as far from the intersection as possible and cannot be relocated without compromising traffic safety.

Director Ritter also reported on actions taken since the September hearing in response to concerns raised by two neighboring residents. The petitioner agreed to: trim overgrown vegetation along the Sycamore Drive right-of-way that was obstructing sight lines; install stop signs and stop bars at both exit points; review and, if necessary, restore the existing vegetative buffer along the residential boundary that had been thinned by a utility company's trimming; replace the existing deteriorated fence in its entirety with a new 8-foot-tall fence; and explore relocation of the dumpster enclosure away from the residential properties. Director Ritter noted that one resident, Kristi Flores, had communicated to staff that she felt heard and was pleased with the proposed improvements.

Staff recommended approval of the special use and all requested variations, subject to nine conditions for approval.

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Bill Kokalias of Axios Architects representing Ahmed Mosin the applicant, who was out of town, was sworn in and addressed the Commission. He also introduced Waleed Houleis, the on-site property manager. Mr. Kokalias noted that the collaboration with City staff over approximately the past year had yielded a significantly improved site design. He confirmed that the decision to demolish the existing building, rather than attempt a remodel, was reached after extensive evaluation and that the new 3,800 square foot structure would be taller, brighter, and more modern. He confirmed the applicant's agreement to the stop signs, landscaping improvements, 8-foot fence replacement, and willingness to relocate the dumpster enclosure further north if needed.

Mr. Kokalias raised a concern regarding the proposed location of the ground monument sign, which as shown in the submitted plans was positioned at the corner of Plainfield Road and Sycamore Street at the same plane as the front of the building. He acknowledged that this placement would render the sign largely invisible to passing motorists and that the existing sign would need to be removed as it currently sits within the IDOT right-of-way. Director Ritter confirmed that signs within the right-of-way are outright prohibited under the City's code and that placement there would not be permissible regardless of IDOT approval, as allowing commercial signage in the right-of-way would create broader legal complications. City Planner Ghaznawi further noted that the City's sign code prohibits off-premises signs.

Director Ritter suggested that the sign could be relocated to the northwestern corner of the property near the gas pumps, which would provide significantly better visibility to traffic on Plainfield Road from both directions. Mr. Kokalias agreed this would be a preferable location. The Commission reached consensus that the sign relocation made practical sense. Staff recommended that the approval be conditioned such that the sign, wherever located on the property, must maintain at minimum the 4.5-foot setback from the property lines that was the subject of the variation request. Any final sign location would be reviewed through the permit application process without requiring the applicant to return to the Commission.

Randy Massey, a neighboring resident, was sworn in and addressed the Commission. Mr. Massey raised concerns about the height of the new building relative to the existing structure and asked whether lighting from the redeveloped site would spill onto adjacent residential properties. Director Ritter responded that the applicant had submitted a photometric study demonstrating improved lighting conditions, with all new fixtures to be full-cutoff, downcast LED lights that prevent glare and light trespass onto neighboring properties, replacing existing fixtures that were in some cases angled outward. The resident also confirmed their understanding that the parking area to the rear would not be expanded closer to the residential properties.

Mr. Massey additionally requested that the dumpster enclosure be relocated toward Sycamore Drive rather than further north. Director Ritter acknowledged this preference and indicated that the trash hauler's operational requirements would also need to be factored into any final location decision. Mr. Kokalias stated the applicant was open to relocating the enclosure to better accommodate the neighbors. Mr. Massey also raised a concern about an unauthorized early-morning trash pickup occurring around 3:30 a.m. Director Ritter acknowledged the concern, noted the City's noise ordinance would apply, and indicated that the Police Department was monitoring the situation. He suggested that changing the waste hauler or contacting the hauler directly may resolve the issue and offered to assist in following up.

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Mr. Massey further noted the presence of a large tree growing within a stormwater detention swale on the property, which appeared to be obstructing the drainage infrastructure. Director Ritter confirmed that given the scope of the construction project, this could be addressed as part of the site work.

No additional public comments were received.

Chairman Thomas asked for a Motion to Close the Public Hearing for petitions Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to close the Public Hearing on case numbers SU-26-10-9-3 and V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Slabozeski, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 8:25 p.m.

Chairman Thomas confirmed for the public record that the applicant had reviewed and agreed to all nine conditions of approval.

The Conditions of Approval are as follows:

1. The project shall obtain a permit and start work within 6 months of City Council approval.
2. The fence adjacent to the residential homes shall be replaced with a solid 8-foot fence. All future maintenance of the fence shall be the responsibility of the gas station property and shall be maintained to keep a consistent appearance across the fence with matching materials and colors.
3. None of the existing landscape buffer shall be removed as part of the project.
4. There shall be no outside storage of goods.
5. No separate diesel fueling pumps shall be permitted or advertised to large semi-trucks.
6. Overgrowth foliage along the buffer near the property's exit at Sycamore Street shall be trimmed back and maintained to ensure proper and safe visibility when entering and exiting.
7. Stop signs and solid stop bars meeting MUTCD requirements shall be placed at the exits in proper locations before entering the public right-of-way. These shall be shown on the final engineering plans prior to final permit approval.
8. Any landscape removed or damaged by AT&T or other utilities shall be replaced with comparable landscape buffering within the designated buffer area.
9. Dumpster location shall be revised to be further north where there is an open landscape area, if feasible.

The Plan Commission recommends City Council's conditional approval of a Special Use for a Fueling Station with a Convenience Store; and Variations requested from the Crest Hill Zoning Ordinance and City Code of Ordinances to permit reduced building, parking, sign, and landscape setbacks and other landscape waivers, subject to the project being implemented in substantial

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conformance with the nine (9) conditions for approval and application documents referenced in the October 8, 2026, Plan Commission Staff Report for petitions Case #SU-26-10-9-3, and Case #V-26-8-9-2.

Chairman Bill Thomas asked for a motion to approve petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.

(#5) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to recommend to the City Council the conditional Approval of the petitions for Case #SU-26-10-9-3 and Case #V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Carroll, Slabozeski, Peterson, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioner Flynn.
There being five (5) affirmative votes, the MOTION CARRIED.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the October 26, 2026, Workshop and the November 2, 2026, City Council meeting for final consideration.

Chairman Thomas expressed thanks to the applicant and the architect for his commitment to investing in Crest Hill, for working with City staff to improve the site with beautiful designs and for his willingness to improve the appearance of the Route 30 corridor. He further stated that the building and landscaping look incredible. Chairman Thomas had one last question of whether the gas station would be open while the building gets torn down and rebuilt. Mr. Kokalias stated that the gas station would be closed during construction.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

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

Email Domain Transition: Community Development Director Ritter informed the Commission that the City's email addresses are transitioning from the @cityofcresthill.com domain to @cresthill.gov. He requested that commissioners bring their City-issued devices to City Hall on Friday, October 9, the following Monday, or the following Wednesday, when IT staff would be available to assist with the changeover, a process expected to take approximately 15–20 minutes. Commissioners unable to attend those times were asked to contact Director Ritter to arrange an alternative time.

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Comprehensive Plan Update: Director Ritter reported that the City's consultant is preparing an updated draft of the Comprehensive Plan, incorporating staff comments. A draft is expected to be distributed to the Plan Commission and City Council steering committee by the end of October, with a public open house anticipated in November and potential adoption proceedings to follow. Director Ritter thanked City Planner Ghaznawi for her presentation on community planning month at the October City Council meeting.
Prior Case Update — Reasonable Tree Experts Redevelopment (Broadway Street): Director Ritter reported that the redevelopment project for the Reasonable Tree Experts property on Broadway Street, which the Commission had previously reviewed, received City Council approval and is moving forward.
Old City Hall Demolition: Director Ritter reported that permits for the demolition of the old City Hall building have been approved. The City Council has requested that certain bricks be saved prior to demolition. A demolition timeline had not been confirmed but was expected within the next couple of weeks.

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

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

The meeting was adjourned at 8:36 p.m.

As approved this_____day of_____, 2026.
As presented_____
As amended_____

_____
BILL THOMAS, COMMISSION CHAIRMAN

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Crest Hill
CITY OF NEIGHBORS

To: Plan Commission

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

Date: November 12, 2026

Re: 1720 Cora Street, a Variation Request from Section 8.3-8 of the Crest Hill Zoning Ordinance for Maximum Fence Height in the Front and Corner Side Yards (Case # V-26-9-11-1)

Project Details

Project:	Variation Request for a Fence in the Front and Corner Side Yards
Applicant:	Meleenah I. Diaz and Jaden W. Banister
Requests:	A Variation Request from Section 8.3-8 of the Crest Hill Zoning Ordinance to increase the maximum permitted fence height from four (4) feet to five (5) feet in the front and corner side yards
Location:	1720 Cora Street (the "Subject Property")

Site Details

Lot Size:	Approximately 0.33 acre
Existing Zoning:	R-1 Single-Family Residence
Existing Improvements:	Approx. 1,450 SF existing single-family house, 832 SF detached garage, existing driveway and sidewalks.

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Single-Family Residence	Single-Family Detached	R-1
North	Single-Family Residence	Single-Family Detached	R-1
South	Single-Family Residence	Single-Family Detached	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:

1. Exhibit B – Application for Development 2026-06-23
2. Exhibit C – Legal Description 2026-09-14
3. Exhibit D - List of Requested Variations
4. Exhibit E – Plat of Survey with Location of Proposed Fence 2026-09-14
5. Exhibit F – Project Narrative 2026-09-14
6. Exhibit G – Proposed Fence Scope of Work 2026-09-14
7. Exhibit H – Response to Standards for Variation

Application Background and Project Summary

Meleenah I. Diaz and Jaden W. Banister (collectively the "Applicant") are the owners of the single-family house located at 1720 Cora Street, Crest Hill (the "Subject Property"). The applicant is requesting approval of a Variation to increase the maximum permitted fence height from four (4) feet to five (5) feet in the front and corner side yards. The proposed fence will be 50% open design and will maintain a five (5) feet setback from the property lines as required by the Zoning Ordinance. As shown in Figures 1 and 2, there is a 10-foot steep grade spanning from the west property line to the east property line, especially along the west property line facing Cora Street.

Figure 1: Location Map of 1720 Cora Street with Existing Grades



Figure 2: 1720 Cora Street existing condition photo, showing the west-east steep grade



Summary of Requested Petition

The applicant is requesting approval of a Variation request to increase the maximum permitted fence height from four (4) feet to five (5) feet in the front and corner side yards. The proposed fence will be a 50% open design and will maintain a five (5) feet setback from the property lines as required by the Zoning Ordinance.

Section 8.3-8 Permitted Obstructions in Yards, the Crest Hill Zoning Ordinance

- Fences, natural, open: not greater than four (4) feet in height nor closer than five (5) feet from front and corner side lot lines.

Staff Analysis

The Subject Property is a single-family house located on a corner lot. There is approximately 10-foot steep grade spanning from the west to east property lines, especially along the western edge of the Property. The existing steep grade; irregular configuration of the home on its lot—being situated very near to the south and east property lines (such configuration results in the only useful green space being near Cora St. and Ludwig Ave.); and the lack of a true backyard, create unique site conditions that make compliance with the current fence height regulation in front and corner side yards challenging.

Due to the property's unique physical characteristics, a 4-foot fence permitted by the Zoning Ordinance will not provide adequate privacy, security, and screening from Cora St., Ludwig Ave., and neighboring properties. The requested Variation for a 5-foot fence will allow the property to be used and enjoyed in a manner consistent with its residential purpose while addressing the practical difficulties associated with the property's unique physical conditions. The Variation request is limited to only request what is required under these conditions. The proposed fence will be 50% open design, and will maintain a 5-foot setback from the west and north property lines, as required by the Zoning Ordinance. The requested Variation will not change the property's permitted use but will provide a reasonable accommodation for its unique physical characteristics. Therefore, Staff don’t oppose granting the requested Variation due to the limited and specific scope of the Variation request.

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 is a single-family house located on a corner lot. There is approximately 10-foot steep grade from the west to east property lines, especially along the western edge of the Property. The existing steep grade; irregular configuration of the home on its lot—being situated very near to the south and east property lines (such configuration results in the only useful green space being near Cora St. and Ludwig Ave.); and the lack of a true backyard create unique site conditions that make compliance with the current fence height regulation in front and corner side yards challenging.

   Due to the property's unique physical characteristics, a 4-foot fence permitted by the Zoning Ordinance will not provide adequate privacy, security, and screening from Cora St., Ludwig Ave. and neighboring properties. The requested Variation for a 5-foot fence will allow the property to be used and enjoyed in a manner consistent with its residential purpose while addressing the practical difficulties associated with the property's unique physical conditions. The Variation request is limited to only request what is required under these conditions. The proposed fence will be 50% open design, and will maintain a 5-foot setback from the west and north property lines, as required by the Zoning Ordinance. The requested Variation will not change the property's permitted use but will provide a reasonable accommodation for its unique physical characteristics.

2. That the plight of the owner is due to unique circumstances.
   The plight of the property owner is due to unique circumstances associated with the Subject Property's existing steep grade; irregular lot configuration of the home on its lot—being situated very near to the south and east property lines (such configuration results in the only useful green space being near Cora St. and Ludwig Ave.); and the lack of a true backyard. The significant changes in elevation, combined with the property's irregular configuration and exposure to two street frontages, create challenges in providing adequate privacy, security, and screening with a 4-foot fence that complies with the current Zoning Ordinance.

   These conditions are specific to the property's physical characteristics and are not generally applicable to other properties in the R-1 Zoning District. The requested Variation for a 5-foot fence will address these unique site conditions while maintaining the property's single-family residential use and compatibility with the surrounding residential neighborhood.

3. That the variation, if granted, will not alter the essential character of the locality.
   The requested Variation for a 5-foot fence on a single-family residential corner lot with a steep grade and irregular lot configuration will not alter the essential character of the locality. The proposed 5-foot fence is intended to address the property's unique topographical conditions and corner-lot configuration while

providing adequate privacy, security, and screening. The proposed fence will remain accessory to the existing single-family residence and, provided it is appropriately designed and maintained, will be compatible with the surrounding residential properties. The Variation request will not change the permitted use of the property or negatively affect the established character of the neighborhood.

In addition, Section 12.6-2 Standards for Variations further suggest 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 H for the response to Standards for Variations.

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 recommend 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 Variation Request from Section 8.3-8 of the Crest Hill Zoning Ordinance to increase the maximum permitted fence height from four (4) feet to five (5) feet in the front and corner side yards located at 1720 Cora Street, Crest Hill, subject to substantial conformance with the application documents referenced in the November 12, 2026, Plan Commission Staff Report for Case # V-26-9-11-1.

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

Application for Development

For Office Use Only: **Case Number:** V-26-9-11-1

Project Name: _____

Owner: Meleenah Diaz
Street address: 1720 Cora Street
City, St., Zip: Crest Hill, IL 60403
Phone: [redacted]
Email: [redacted]

Correspondence To: Michael T. Canna
Street address: [redacted]
City, St., Zip: [redacted]
Phone: [redacted]
Email: [redacted]

Property Address:
Street address: 1720 Cora Street
City, St., Zip: Crest Hill, IL 60403
PIN: 11-04-33-407-001

Property Information:
Lot Width: 148.93
Lot Depth: 97.07
Total Area: 14,453 sf

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

Existing Zoning: 0040 Residential
Existing Land Use: Residential
Requested Zoning: Same
Proposed Land Use: Same

Adjoining Properties Zoning and Uses:
North of Property: Ludwig Ave.
South of Property: 1718 Cora - Residential
East of Property: Alleyway
West of Property: Cora St.

Purpose Statement (intended use and approval sought): Fence variance.

Development Request: Please check all that apply and describe:

[ ] Rezoning:_____

[ ] Special Use:_____

✓ Variance: Variance for installation of fence

[ ] 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: [redacted]

Company: Northwest Cedar Products Email: [redacted]

[ ] Architect:_____ Phone:_____

Company:_____ Email:_____

[ ] Builder: Attorney: Michael T. Canna Phone: [redacted]

Company: Sosin, Arnold & Schoenbeck, Ltd. Email: [redacted]

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

[redacted] 06-23-2026

Signature of the Applicant Date

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

_____ _____

Signature of the Owner Date

EXHIBIT C

1720 Cora Street - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1720 Cora Street, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-33-407-001-0000

LEGAL DESCRIPTION:

LOTS 231 AND 232 IN STERN PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 33 IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1996 AS DOCUMENT NO. 299218 IN WILL COUNTY, ILLINOIS.

EXHIBIT D
1720 CORA STREET – LIST OF REQUESTED VARIATIONS

Section 8.3-8 Permitted Obstructions in Yards, Crest Hill Zoning Ordinance

- Fences, natural, open: not greater than four (4) feet in height nor closer than five (5) feet from front and corner side lot lines. Proposed fence at front and corner side yards will be five (5) feet in height, 50% open design and will maintain five (5) feet setback from the property lines.

EXHIBIT E

1720 Cora Street

KABAL SURVEYING COMPANY

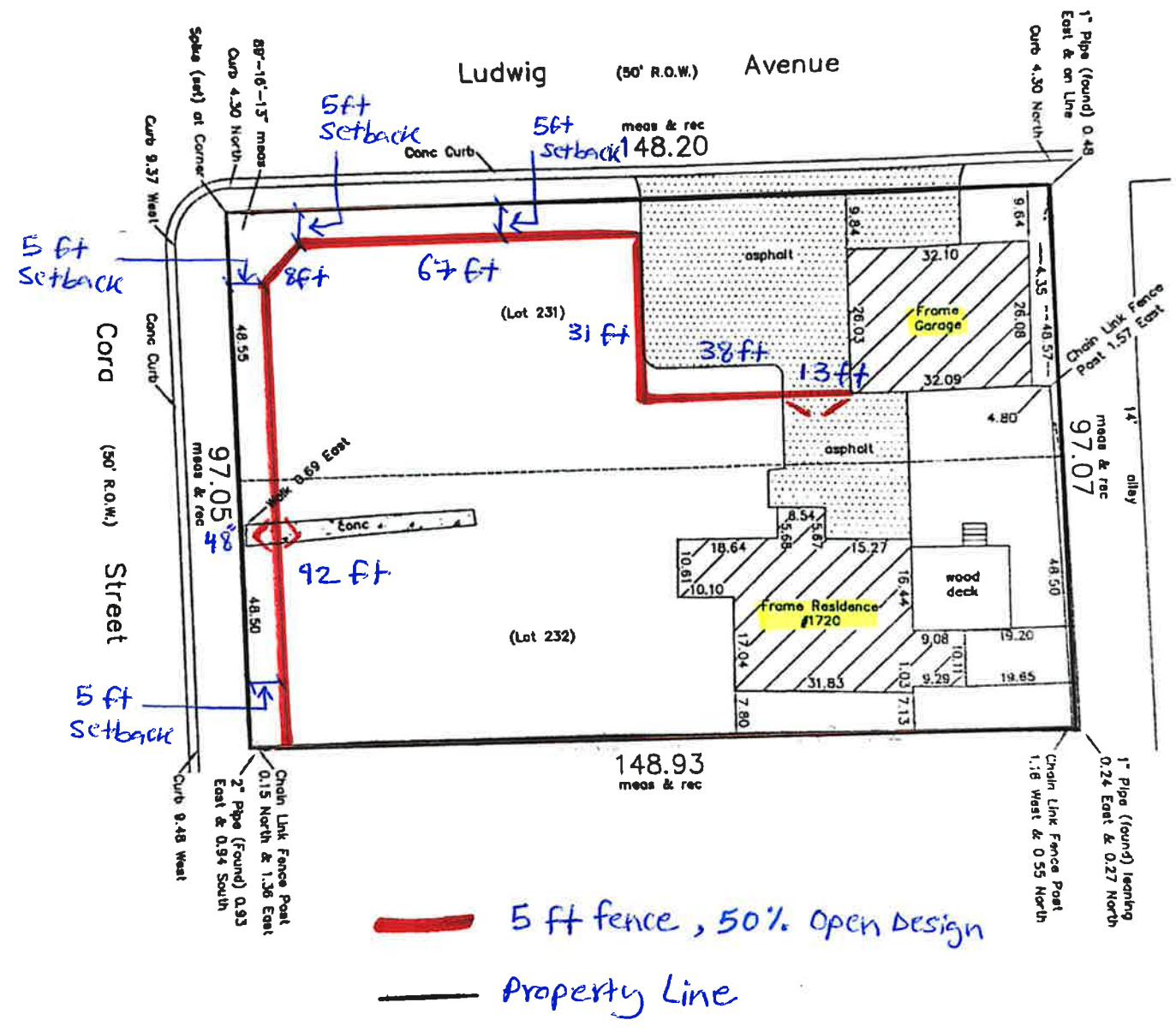
Land Surveying Services

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2662
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Lots 231 and 232 in Stern Park, a Subdivision of part of the South half of Section 33 in Township 36 North, Range 10, East of the Third principal Meridian, according to the Plat thereof recorded October 20, 1996 as Document no. 290218 in Will County, Illinois.

Address: 1720 Cora Street, Crest Hill



LEGEND
meas = measured, E = East
rec = record, S = South
R.O.W. = right-of-way
conc = concrete, W = West
pch = porch, rad = radius
N = North, OH = overhang
pc = point of curve

Area of property is approximately 14,418 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed October 18, 2023

Scale: 1 inch = 25 ft.

Order No. 231769

Ordered By: Klunk & Forzley Law PC

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

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

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

EXHIBIT F

NARRATIVE IN SUPPORT OF REQUEST FOR VARIANCE

Applicant/Owner: Jaden W. Banister and Meleenah I. Diaz (collectively the "Applicant").

Subject Property: The Applicant is the owner of the real property commonly known as **1720 Cora St.**, Crest Hill, Illinois, 60403 and further identified with PIN: 11-04-33-407-001-0000 (the "Property").



Zoning: The Property is located in the zoning district designated as: Single Family Residence District R-1.

Applicable Zoning Ordinances: Section 8.3-8 (Permitted Obstructions in Yards) and Section 8.3-9.1 (Fences Walls and Hedges) which require that fences for corner side yards not be greater than four (4) feet in height.

Variance Requested: The Applicant seeks a variance for ninety-two (92) feet of fence length on the west boundary of the Property to exceed the height limit by twelve (12) inches, equaling a total fence height of five (5) feet along the west boundary (see the attached Proposal of Northwest Cedar Products) (the "Request").

Narrative

This Narrative is submitted to Plan Commission to address the standards and considerations as set forth in the City of Crest Hill "Standards for Variations".

The plight of the owner is due to unique circumstances affecting the Property. This Request is not based on personal preference, but instead arises from conditions that are specific to the Property, including: (i) an irregular configuration of the home on its lot—being situated very near to the south and east property lines, (ii) such a configuration results in the only useful green space being near Cora St. and Ludwig Ave., (iii) the lack of a true backyard, and (iv) the lot being subject to a particularly steep west-to-east grade especially along the western edge of the Property. These conditions create limitations on use that do not typically affect other parcels within the same residential zoning classification. In fact, a home that is not on a corner lot, with a true backyard, is

allowed a fence that is six (6) feet in height along the side yards and back yards under the same Ordinance.

Granting the requested variation(s) will not alter the essential character of the locality. The proposed improvement and resulting condition will remain consistent with the established pattern of development in the area because fencing is generally allowed in the area, including at heights higher than that made in the Request. The Request is compatible in scale, appearance, and impact, and will not change the essential character of the neighborhood but will instead allow a reasonable use of the Property that fits within the existing locality.

In further support of the foregoing standards, the evidence will establish that the particular physical surroundings, shape, or topographical condition of the Property—particularly the configuration of the home on the property and the dramatic slope of the property, would result in a particular hardship upon the owner—distinguished from a mere inconvenience—if the strict letter of the Ordinances were adhered to. Specifically, if the fence is constructed at the setback line on the western side of the Property along Cora St., it will be at the bottom of the most drastic slope found on the Property. Positioning a fence at the base of an incline effectively negates a portion of its height. Compliance with the applicable ordinances materially limits the Applicant such that compliance would effectively prevent the Applicant from achieving the practical benefits of having a fence from both a privacy and security standpoint. The hardship is not merely a preference for a different configuration; rather, the ordinance's strict application, given the Property's conditions, would impose a substantial and particular burden.

The conditions upon which the petition is based are unique to the Property for which the variation is sought and are not applicable generally to other property within the same zoning classification. Other properties in the district are typically interior lots or on plots of land with less slope, whereas the subject Property is distinguished by being a corner lot on a dramatic slope. Accordingly, the Request is grounded in a property-specific hardship, not a desire for relief that would be broadly sought by other owners similarly situated.

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 constraint results from the application of the ordinance's dimensional or operational standards to preexisting or inherent conditions of the Property, including the fact that the lot configuration, structure location, and natural slope all predate the current Applicant's ownership. The Applicant did not create the hardship by voluntary action, and instead seeks relief only because strict compliance, in light of the Property's existing characteristics, would prevent reasonable and beneficial use.

The proposed variation(s) will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood. The Request is designed and located so that impacts on adjacent properties are minimal, including that it is only one length of fence with a requested increase in height that is less than what is otherwise permissible for neighboring lots.

The proposed fence will comply with applicable safety requirements, including lot setback and corner lot visibility requirements. The proposed condition is compatible with surrounding properties and is not expected to negatively affect neighborhood property values. The variation does not permit a use otherwise excluded from the particular zone. The Applicant is not seeking to introduce a prohibited use. The intended use of the Property remains residential.

The Request, of only a twelve (12) inch increase in height is the minimum adjustment necessary for the reasonable use of the land, and is one (1) foot less than the maximum six (6) foot height allowed for interior lots on flatter ground. Lesser relief would not allow Applicant the same use and enjoyment of the land as any other neighbor who is allowed a six (6) foot fence. Similarly, to negate the slope of the land, the fence would have to be moved too far east which would greatly decrease the only useable yard space.

Granting the variation is in harmony with the general purposes and intent of the Zoning Ordinance and will not be injurious to the neighborhood, 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 Request advances the ordinance's purposes by allowing reasonable use of the Property while maintaining compatibility with surrounding development and protecting public health, safety, and welfare. The improvement will be developed and maintained in a manner that is orderly and consistent with the area.

For reasons fully set forth in this narrative, the circumstances and conditions are such that strict application of the provisions of the Zoning Ordinance would deprive the Applicant of reasonable use of the land. Without the requested relief, the Applicant would be deprived of its otherwise practical, reasonable, and beneficial use.

For all of the foregoing reasons, the Applicant respectfully requests that the Plan Commission recommend approval, and that the City Council grant, the requested variation for the Property, as the standards for variations in Crest Hill Zoning Ordinance § 12.6-2 are satisfied.

Respectfully submitted,

Michael T. Canna

Michael T. Canna
Attorney for Applicant

Sosin, Arnold & Schoenbeck, Ltd.
9501 West 144th Place, Suite 205
Orland Park, IL 60462
708-448-8141
mcanna@sosinarnold.com

15537 S. Weber Rd. Romeoville, IL 60446 **Office: 815 836-8731 Fax: 815 836-8730**

VINYL

Item 2.

Crew

EXHIBIT G

Cedar Products
NORTHWEST
WHEN QUALITY MATTERS MOST

Proposal Date: 9-3-26

Expiration Date: 9-31-26

Target Installation Date:

Name Meleenah Diaz

Address 1720 Cora St.

City State Zip Crest Hill, IL 60403

Cell Phone 708-972-8813 Home Work

Email

Subdivision County

Dig # / Date Called

Survey

Survey at Estimate Y / N

Given to Salesman Y / N

Legal Survey ☐

Found Pins ☐

Northwest Staked Yard (Not Official) ☐

Total Footage 236

Job Conditions

New Sod ☐

Unfinished Grade ☐

Ready to Go ☐

Please email all documents to: northwestcedarproducts@gmail.com

Customer Responsibilities

- ☐ Obtain Permit - If Needed
- ☐ Seek HOA Approval
- ☐ Provide a Legal Survey
- ☐ Clear Fence Lines
- ☐ Fitted Rule / Haul Dirt
- ☐ ~~Dirt Removal Not Included~~
- ☐ Locate Private Utilities

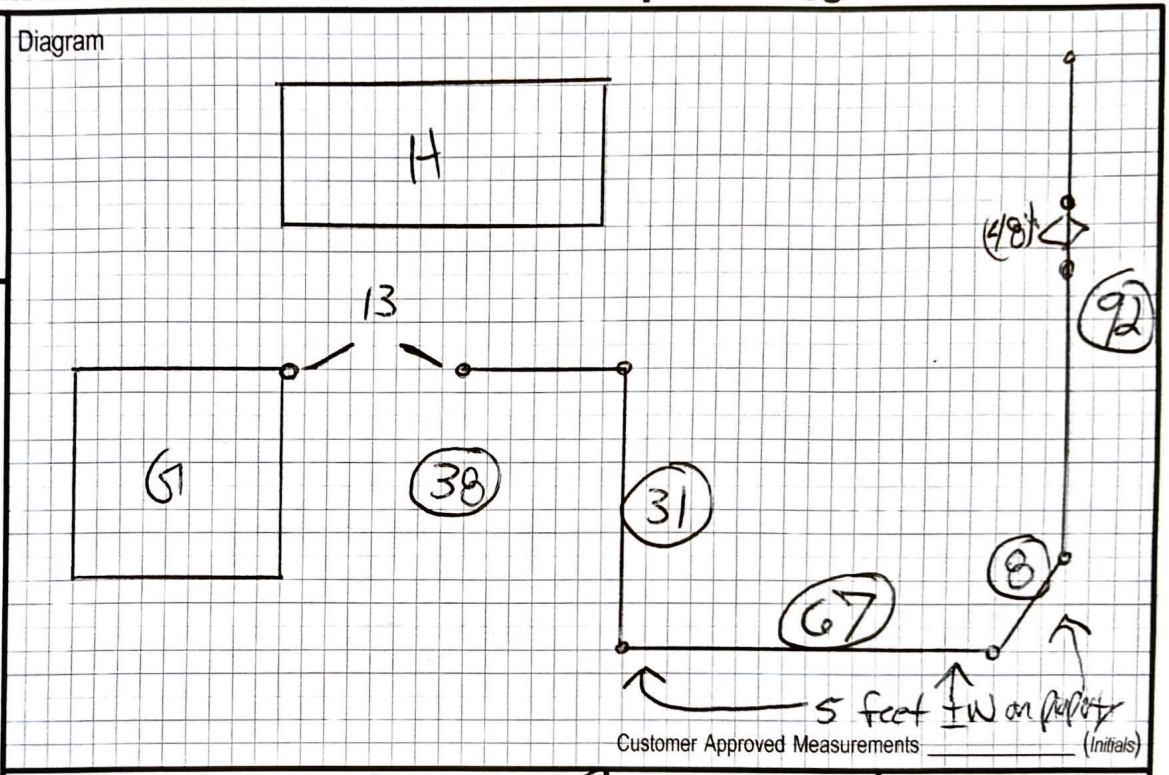
Northwest is not liable for damage to underground items not located by J.U.L.I.E. or Digger companies (including sprinkler lines, drain tiles, electric fence and private utility lines).

Customer Acknowledges that the fence will will follow the natural contours of the property unless otherwise specified.

Every Northwest Fence is installed by a professional team. You the Homeowners are not required to be present during the installation, however, in your absence any changes you may want to height and any movement of posts will be additional costs.

State law requires all contractors to dig no closer then 18" from all JULIE markers. Any digging closer shall require a signature from the homeowner assuming full liability for any damages that may occur.

Diagram



Customer Approved Measurements _____ (Initials)

☐ ~~Take Out and Haul Existing Fence~~ *Wood* *Footage* _____

☐ ~~Take Out and Stack Existing Fence in the Yard~~ *Chain Link* *Steel / Alum* *Price* _____

Rem. Sect. Amt _____

Asp / Con Breaks _____

Core Drill Holes _____

Custom Initial _____

Co. Rep. Initial _____

☒ Haul Dirt ☐ Leave Dirt

☐ Move Dirt to a spot in the Yard *Price* _____

Payment

Amount $ 1,000

CK # _____ Date _____

V M D A

Exp. _____ Appr _____

Payment

Amount $ 5,500

CK # _____ Date _____

V M D A

Exp. _____ Appr _____

Material _____

Tax _____

Labor _____

Grand Total 6,500

Deposit 1,000

Balance 5,500

Payment Terms

☐ _____ % down. Balance Due to Crew Chief or Office upon Completion

☐ _____ % down. Financing Terms _____

Acceptance of proposal: **"YOU, THE CONSUMER, MAY CANCEL THIS CONTRACT BY NOTIFYING Northwest, IN WRITING, ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION."**

The signer has read each of the provisions on this page and the specifications on page 2 and the conditions of sale on the back of the contract. The above prices, specifications, and conditions of sale are hereby accepted. This proposal becomes a binding and enforceable contract when received by Northwest either (a) bearing the customer's signature or (b) without signature but accompanied by down payment from the customer as required. All materials are specified as above and all work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed upon (a) written order or (b) customer consent and will become an extra cost over and above the sale.

Customer _____ Date _____

Company Representative _____ Date _____

Rolling - Arch

Height: Ht 5 ft | Footage: 236 ft

Stick Build ☐ Sections ☒

Style
- Shadow Board ☐
- Board on Batton ☐
- Solid ☐
- Spaced 1" ☐
- Spaced 1.5" ☐
- Spaced 2" ☒
- Spaced 2.5" ☐
- Spaced 3" ☐

Boards
Type 4" Cedar
# of Boards ____
- Dog Ear ☒
- Diamond Point ☐
- Deep Cut ☐
- Gothic Point ☐
- French Gothic ☐
- Flat Cut ☐

Construction
- Face Nail ☒
- Mortise & Tenon ☐
- Toe Nail ☐

Frames
- 2 Frames ☒
- 3 Frames ☐
- Raised Mid 4/2 ☐
- Raised Bottom 12" ☐
- Other ____

Post Tops — Amt
- Beveled Cap 6" ☐ ____
- Williamsburg ☐ ____
- Lantern ☒ ____
- 6" Teak Pyramids ☐ ____
- 4" Teak Trim ☐ ____
- 4.5" Teak Trim ☐ ____
- Copper Ball 4" ☐ ____
- Copper Ball 6" ☐ ____
- Copper Pyrmaid 5" ☐ ____
- Copper Accent 3.5" ☐ ____
- Other ____

Bottom
- Top Ledge ☐ Top Face ☐
- Bottom Face ☐ — Amt
- 4"x 8" KD Rough 11/16" ☐ ____
- 4"x 8" NWC Smooth ☐ ____
- 4"x 12" KD ☐ ____

Sections — Not Fitted
- 8' ____
- 7' ____
- 6' ____
- 5' ____
- 4' ____
- 42" ____
- 36" ____
- Slope ____
- 30" ____

Posts — Amt
- 4x4x7' ☒ ____
- 4x4x8' ☐ ____
- 4x4x10' ☐ ____
- 4.5x4.5x7' ☐ ____
- 4.5x4.5x8' ☐ ____
- 4.5x4.5x10' ☐ ____
- 5x5x7' ☐ ____
- 5x5x8' ☐ ____
- 5x5x10' ☐ ____
- 5.5x5.5x7' ☐ ____
- 5.5x5.5x8' ☐ ____
- 5.5x5.5x9' ☐ ____
- PostMaster ☐ ____
- Other ____

Name

Comments

Post Drilled — 4" 5"
- Line ____ ____
- Corner ____ ____
- End ____ ____
- Solid ____ ____

Gates — Amt
- Single 1
- Double 1
- Custom ____

Arbors
- 2 Post Arbor ☐ Amt ____
- 4 Post Arbor ☐ Amt ____
- Straight ☐ Big SQ Arched ☐
- Small SQ Lattice ☐ Wide Opening ____

Post Treatment
- Normal ☐
- Tar ☐
- Green ☐

Post Set
- ☒ Wet Set
- ☐ Dry Set
- ☐ Rock Set
- ☐ Other ____

Footings

Hours ____ Footage ____

Style
- Shadow Board ☐
- Board on Batton ☐
- Solid ☐
- Spaced 1" ☐
- Spaced 1.5" ☐
- Spaced 2" ☐
- Spaced 2.5" ☐
- Spaced 3" ☐

Boards
Type ____
# of Boards ____
- Dog Ear ☐
- Diamond Point ☐
- Deep Cut ☐
- Gothic Point ☐
- French Gothic ☐
- Flat Cut ☐

Construction
- Face Nail ☐
- Mortise & Tenon ☐
- Toe Nail ☐

Stick Build ☐ Sections ☐

Frames
- 2 Frames ☐
- 3 Frames ☐
- Raised Mid 4/2 ☐
- Raised Bottom 12" ☐
- Other ____

Post Tops — Amt
- Beveled Cap 6" ☐ ____
- Williamsburg ☐ ____
- Lantern ☐ ____
- 6" Teak Pyramids ☐ ____
- 4" Teak Trim ☐ ____
- 4.5" Teak Trim ☐ ____
- Copper Ball 4" ☐ ____
- Copper Ball 6" ☐ ____
- Copper Pyrmaid 6" ☐ ____
- Copper Accent 3.5" ☐ ____
- Other ____

Bottom
- Top Ledge ☐ Top Face ☐
- Bottom Face ☐ — Amt
- 4"x 8" KD Rough 11/16" ☐ ____
- 4"x 8" NWC Smooth ☐ ____
- 4"x 12" KD ☐ ____

Sections — Not Fitted
- 8' ____
- 7' ____
- 6' ____
- 5' ____
- 4' ____
- 42" ____
- 36" ____
- Slope ____
- 30" ____

Posts — Amt
- 4x4x7' ☐ ____
- 4x4x8' ☐ ____
- 4x4x10' ☐ ____
- 4.5x4.5x7' ☐ ____
- 4.5x4.5x8' ☐ ____
- 4.5x4.5x10' ☐ ____
- 5x5x7' ☐ ____
- 5x5x8' ☐ ____
- 5x5x10' ☐ ____
- 5.5x5.5x7' ☐ ____
- 5.5x5.5x8' ☐ ____
- 5.5x5.5x9' ☐ ____
- PostMaster ☐ ____
- Other ____

Name

Comments

Post Drilled — 4" 5"
- Line ____ ____
- Corner ____ ____
- End ____ ____
- Solid ____ ____

Gates — Amt
- Single ____
- Double ____
- Custom ____

Arbors
- 2 Post Arbor ☐ Amt ____
- 4 Post Arbor ☐ Amt ____
- Straight ☐ Big SQ Arched ☐
- Small SQ Lattice ☐ Wide Opening ____

Post Treatment
- Normal ☐
- Tar ☐
- Green ☐

Post Set
- ☐ Wet Set
- ☐ Dry Set
- ☐ Rock Set
- ☐ Other ____

EXHIBIT H: City of Crest Hill Standards for Variations

12.6-2 STANDARDS FOR VARIATIONS, CREST HILL ZONING ORDINANCE

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

1. **That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;**
   The Subject Property is a single-family house located on a corner lot. There is approximately 10-foot steep grade from the west to east property lines, especially along the western edge of the Property. The existing steep grade; irregular configuration of the home on its lot—being situated very near to the south and east property lines (such configuration results in the only useful green space being near Cora St. and Ludwig Ave.); and the lack of a true backyard create unique site conditions that make compliance with the current fence height regulation in front and corner side yards challenging.

   Due to the property's unique physical characteristics, a 4-foot fence permitted by the Zoning Ordinance will not provide adequate privacy, security, and screening from Cora St., Ludwig Ave. and neighboring properties. The requested Variation for a 5-foot fence will allow the property to be used and enjoyed in a manner consistent with its residential purpose while addressing the practical difficulties associated with the property's unique physical conditions. The Variation request is limited to only request what is required under these conditions. The proposed fence will be 50% open design, and will maintain a 5-foot setback from the west and north property lines, as required by the Zoning Ordinance. The requested Variation will not change the property's permitted use but will provide a reasonable accommodation for its unique physical characteristics.

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

   The plight of the property owner is due to unique circumstances associated with the Subject Property's existing steep grade; irregular lot configuration of the home on its lot—being situated very near to the south and east property lines (such configuration results in the only useful green space being near Cora St. and Ludwig Ave.); and the lack of a true backyard. The significant changes in elevation, combined with the property's irregular configuration and exposure to two street frontages, create challenges in providing adequate privacy, security, and screening with a 4-foot fence that complies with the current Zoning Ordinance. These conditions are specific to the property's physical characteristics and are not generally applicable to other properties in the R-1 Zoning District. The requested Variation for a 5-foot fence will address these unique site conditions while maintaining the property's single-family residential use and compatibility with the surrounding residential neighborhood.

3. **That the Variation, if granted, will not alter the essential character of the locality.**
   The requested Variation for a 5-foot fence on a single-family residential corner lot with a steep grade and irregular lot configuration will not alter the essential character of the locality. The proposed 5-foot fence is intended to address the property's unique topographical conditions and corner-lot configuration while providing adequate privacy, security, and screening. The proposed fence will remain accessory to the existing single-family residence and, provided it is appropriately designed and maintained, will be compatible with the surrounding residential properties. The

Variation request will not change the permitted use of the property or negatively affect the established character of the neighborhood.

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 Subject Property's existing steep grade; irregular lot configuration of the home on its lot—being situated very near to the south and east property lines (such configuration results in the only useful green space being near Cora St. and Ludwig Ave.); and the lack of a true backyard create practical difficulties that distinguish the Subject Property from other properties in the R-1 Zoning District. The significant elevation changes, irregular lot configuration, and exposure to two street frontages make it difficult to provide adequate privacy, security, and screening with a 4-foot fence that complies with the current Zoning Ordinance. Strict enforcement of the regulations will prevent the owner from reasonably addressing these site-specific conditions and will result in a particular hardship beyond mere inconvenience. The requested Variation for a 5-foot fence will accommodate the property's unique topographical characteristics while maintaining its single-family residential use and preserving the essential character of the surrounding neighborhood.

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 supporting the requested Variation are unique to the Subject Property due to its irregular lot configuration, corner-lot location and steep grade. The property's topography and exposure to two street frontages create specific challenges in providing adequate privacy, security, and screening with a 4-foot fence that complies with the current Zoning Ordinance. These circumstances are related to the physical characteristics and configuration of the property and are not generally applicable to other properties within the R-1 Zoning District. The requested Variation will address these unique conditions while maintaining the property's single-family residential use and remaining compatible with the character of the surrounding neighborhood.

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 arises from the current Zoning Ordinance's fence height restrictions as applied to the Subject Property's unique steep grade and corner-lot configuration. The property's topographical conditions, irregular lot configuration, and exposure to two street frontages create challenges in providing adequate privacy, security, and screening within the permitted 4-foot fence. These conditions are inherent to the property's physical characteristics and are not the result of actions taken by the current property owner to create a hardship. The requested Variation will provide reasonable relief from the existing restrictions while accommodating the property's unique conditions and maintaining the character of the surrounding residential 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 requested Variation for a 5-foot fence on a single-family residential corner lot with irregular lot configuration and steep grade is not expected to impair the adequate supply of light and air to adjacent properties, increase congestion on public streets, increase fire hazards, or endanger public safety. The proposed fence will serve as an accessory improvement to the existing residence and is intended to address the property's unique topographical conditions and corner-lot configuration. Provided the proposed fence is properly located, constructed, and maintained in accordance with applicable safety and visibility requirements, it is not anticipated to substantially diminish or impair property values within the surrounding neighborhood. The requested Variation will allow the property owner to address site-specific needs while maintaining the residential character of the area.

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

   The requested Variation for a 5-foot fence on a single-family residential corner lot with irregular lot configuration and a steep grade does not permit a use that is otherwise prohibited within the R-1 Zoning District. The property will continue to be used for its permitted single-family residential purpose, and the proposed fence is an accessory structure to the existing residence. The Variation seeks only relief from the applicable fence height restrictions to accommodate the property's unique topographical conditions and corner-lot configuration. The proposed fence will be 50% open design, and will maintain 5 feet setback from the west and north property lines, as required by the Zoning Ordinance. Therefore, the requested Variation does not introduce a new or incompatible land use and remains consistent with the intent of the R-1 Zoning District and the established residential character of the neighborhood.

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

   The requested Variation for a 5-foot fence on a single-family residential corner lot with irregular lot configuration and steep grade represents the minimum adjustment necessary to allow the reasonable use and enjoyment of the property. Due to the significant changes in elevation and the property's exposure to two street frontages, a 4-foot fence permitted under the current Zoning Ordinance, cannot provide adequate privacy, security, and screening. The proposed 5-foot fence is intended to address these specific site conditions while avoiding unnecessary deviations from the zoning requirements. The Variation request, if granted, will provide reasonable relief while preserving the residential character of the neighborhood and maintaining compliance with all other applicable zoning and safety requirements.

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

   The granting of the requested Variation for a 5-foot fence on a single-family residential corner lot with irregular lot configuration and steep grade will be in harmony with the general purposes and intent of the current Zoning Ordinance. The proposed 5-foot fence is intended to accommodate the property's unique topographical conditions and corner-lot configuration while providing

reasonable privacy, security, and screening for the residential use of the property. Provided the proposed fence is properly located, constructed, and maintained in accordance with applicable safety and visibility requirements, the Variation request is not expected to be injurious to the surrounding neighborhood, detrimental to the public welfare, or alter the essential character of the locality. The proposed improvement would not change the property's permitted residential use and is not anticipated to conflict with the City's Zoning Ordinance and Comprehensive Plan.

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 Subject Property is a single-family residential corner lot with irregular lot configuration and steep grade, creating unique topographical challenges that affect the reasonable use and enjoyment of the property. The strict application of the Zoning Ordinance's fence height restrictions will prevent the property owner from adequately addressing privacy, security, and screening needs due to the property's elevation changes and exposure to two street frontages. The requested Variation is intended to provide a practical solution to these site-specific conditions while allowing the property to continue to be used for its permitted residential purpose. The hardship is based on the property's physical characteristics and the limitations imposed by the current Zoning Ordinance, rather than a mere loss in property value. If supported by the Plan Commission's recommendations and the City Council's findings, the requested Variation will allow reasonable beneficial use of the property while remaining consistent with the intent of the Zoning Ordinance and the character of the surrounding neighborhood.

Crest Hill
CITY OF NEIGHBORS

To: Plan Commission

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

Date: November 12, 2026

Re: 16151 S Weber Road, Unit LL50, Special Use Application for a Massage Establishment known as Thrive Therapeutic Massage PLLC (Case # SU-26-11-11-1)

Project Details

Project:	Special Use for a Massage Establishment known as Thrive Therapeutic Massage PLLC
Applicant:	Ruth Carroll
Requests:	Special Use for a Massage Establishment
Location:	16151 S Weber Road, Unit LL50 (the "Subject Property")

Site Details

Lot Size:	Approximately 2 acres
Existing Zoning:	B-3 Business Service District
Existing Improvements:	Approx. 26,000 SF existing commercial office building, existing parking lot and driveways

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Commercial Office Building	Local Commercial	B-3
North	Commercial Office Building	Local Commercial	B-3
South	Detention Pond	Detention	R-3
East	Single-Family Attached Residence	Single-Family Attached	R-3
West	Single-Family Detached Residence	Single-Family Detached	Unincorporated Will County

Exhibits

Application documents submitted by Applicant include:

1. Exhibit B – Application for Development 2026-10-01
2. Exhibit C – Legal Description 2026-10-12
3. Exhibit D – Property Owner's Letter of Authorization 2026-10-12
4. Exhibit E – Proposed Floor Plan 2026-10-12
5. Exhibit F – Project Narrative and Business History 2026-10-12
6. Exhibit G – Plat of Survey 2026-10-12

Application Background and Project Summary

Ruth Carroll is an experienced licensed massage therapist and the owner of Thrive Therapeutic Massage PLLC. Thrive Therapeutic Massage PLLC is an established, single practitioner massage therapy business and provides a variety of customized therapeutic massage services for clients experiencing anxiety and chronic stress, and seeking support with discomfort and pain, muscle tension, range of motion and ease of movement, sleep, and improving overall quality of life. The business was formerly located at the inside the Discover Wellness Suite located in The Ovation Center, Romeoville.

Thrive Therapeutic Massage PLLC is looking to expand its business in the City of Crest Hill, and is seeking approval of a Special Use Permit to operate a therapeutic massage practice in one private office inside Suite LL50 at Crestlake Professional Center located at 16151 S Weber Road. The remaining two offices in suite LL50 will contain independently operated businesses consisting of a chiropractic practice (Bolton Family Wellness) and a mental health therapy practice (Peace of Mind). Please see Exhibit E for the suite's proposed floor plan. The proposed hours of operation by appointment only will be Monday through Saturday, 8 a.m. – 8 p.m.

Figure 1: Location Map of 16151 S Weber Road (the Subject Property)



Summary of Requested Petition

Thrive Therapeutic Massage PLLC is requesting approval of a Special Use permit for a Massage Establishment to operate its business at the Subject Property. No variations have been requested as part of this application, and no exterior site improvements have been proposed.

Staff Analysis

Overall, the proposed Massage Establishment is a low-intensity, service-oriented business that generates minimal traffic, noise, and environmental impacts compared to many other permitted commercial uses in the B-3 Zoning District. Operations will occur entirely within an enclosed building, with no outdoor activities, amplified sound, or exterior storage. The business will comply with all applicable building, fire, health, and zoning codes, including occupancy limits, licensing requirements, and regular inspections. Adequate on-site parking is available to prevent overflow into residential streets, and hours of operation will be by appointment only, and limited to reasonable daytime and evening hours to ensure compatibility with nearby residences and commercial uses.

The business will occupy 104 SF of an existing 663 SF tenant space without requiring substantial structural alterations, expansion, or site modifications that constrain adjacent properties. Because the proposed Special Use is compatible with the B-3 Zoning District's intended small and medium-scale commercial activities, it will support continued economic vitality without creating conditions that hinder the development, improvement, or reasonable use of surrounding properties in accordance with the Crest Hill Zoning Ordinance.

Given the limited operational impacts, compliance with applicable City regulations and standards, and the nature of the use, the proposed special use is not expected to interfere with the reasonable use and enjoyment of nearby properties or adversely affect the character or orderly appearance of the neighborhood.

Staff feedback on specific aspects of the requested approval

Staff reviewed the proposed Massage Establishment with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Massage Establishments as Special Use in the B-3 Business Service District. No variation has been requested as part of this application.

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 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 massage establishment will not be detrimental to or endanger the public health, safety, or general welfare. The use is a low-intensity, service-oriented business that generates minimal traffic, noise, and environmental impacts compared to many other permitted commercial uses in B-3 Zoning District. Operations will occur entirely within an enclosed building, with no outdoor activities, amplified sound, or exterior storage. The business will comply with all applicable building, fire, health, and zoning codes, including occupancy limits, licensing requirements, and regular inspections. Adequate

on-site parking is available to prevent overflow into residential streets, and hours of operation will be by appointment only, and limited to reasonable daytime and evening hours to ensure compatibility with nearby residences.

Security measures, including proper lighting, clear visibility at entrances, and adherence to all state and local regulations governing massage establishments, will further promote a safe environment for clients, employees, and surrounding property owners. As a professional wellness service, the use is consistent with other small-scale commercial activities in the neighborhood and will not create conditions that threaten public health, safety, or the general welfare of the community.

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 massage establishment will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor will it substantially diminish or impair property values within the neighborhood. The use is a low-impact, service-oriented business that operates entirely within an enclosed building and does not involve outdoor activities, noise generation, odors, hazardous materials, or late-night operations. Client visits are typically scheduled and staggered, resulting in minimal traffic and parking demand compared to many other permitted commercial uses in the B-3 Zoning District.

The character of a professional massage establishment is consistent with other personal service and small-scale commercial uses commonly found in the neighborhood. With appropriate signage, lighting, and code compliance, the business will maintain a quiet, orderly, and well-maintained appearance that is compatible with surrounding properties. As such, the proposed special use will not interfere with neighboring properties' lawful use and enjoyment and is not expected to have any measurable adverse impact on 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.
The establishment of the proposed massage establishment will not impede the normal and orderly development or improvement of surrounding properties for uses permitted within B-3 Zoning District. The use is a low-intensity, indoor personal service that is consistent with the residential and commercial character of the neighborhood and comparable in scale and impact to other permitted commercial and office uses in B-3 Zoning District.

The business will occupy an existing tenant space without requiring substantial structural alterations, expansion, or site modifications that constrain adjacent properties. It will not introduce excessive traffic, noise, lighting, or environmental impacts that discourage reinvestment or redevelopment of nearby parcels. Parking will be accommodated on-site, and operations will be conducted during reasonable business hours to maintain compatibility with nearby residential and commercial uses.

Because the proposed Special Use is compatible with B-3 Zoning District's intended small and medium-scale commercial activities, it will support continued economic vitality without creating conditions that hinder the development, improvement, or

reasonable use of surrounding properties in accordance with the Crest Hill Zoning Ordinance.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
   The proposed massage establishment will not require additional utilities, access roads, or drainage. The existing utilities, access roads, drainage, and/or other necessary infrastructure can adequately serve the proposed massage establishment.

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 ensure that ingress and egress to the proposed massage establishment minimize traffic congestion on adjacent public streets. The business will operate within an existing building served by established driveways and access points that meet applicable City regulations and standards. No new curb cuts, access drives, or changes to traffic flow are proposed.

   The nature of the use is low-intensity and appointment-based, resulting in staggered client arrivals and departures rather than concentrated peak-hour traffic. Trip generation is expected to be modest and comparable to, or less than, other permitted personal service or office uses within the B-3 Zoning District.

   On-site parking is available in accordance with zoning requirements to prevent overflow parking onto nearby residential streets. Internal circulation patterns allow for safe vehicle maneuvering without backing into the public right-of-way. As a result, the proposed special use will not create undue traffic congestion and will maintain safe and efficient movement of vehicles 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 massage establishment will, in all respects, conform to the applicable regulations of the Crest Hill Zoning Ordinance and all other relevant City codes and requirements. The business will obtain and maintain all required licenses and permits, including any local and state approvals specific to massage establishments, and will operate in compliance with established operational standards.

   The subject property will comply prior to issuance of a certificate of occupancy with applicable zoning requirements, including but not limited to parking, signage, lighting, and accessibility. The building will meet all building, fire, health, and life-safety codes, and inspections will be completed as required by the City.

   No variations from the Crest Hill Zoning Ordinance and Code of Ordinances are requested other than the Special Use approval itself. Accordingly, the proposed Special Use will remain fully consistent with the intent and requirements of the Crest Hill Zoning Ordinance and all other applicable City regulations governing properties within B-3 Zoning District.

Condition of Approval

The proposed Massage Establishment shall be in substantial compliance with the application documents approved by the City Council and identified below:

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

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 recommend 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 Massage Establishment known as Thrive Therapeutic Massage PLLC, subject to conformance with the conditions for approval and application documents referenced in the November 12, 2026, Plan Commission Staff Report for Case # SU-26-11-11-1.

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.*

Crest Hill
CITY OF NEIGHBORS

EXHIBIT B

Application for Development

For Office Use Only: **Case Number:** SU-26-11-11-1

Project Name: Thrive Therapeutic Massage PLLC Special Use

Owner: Jeff Crockett Properties

Street address: [redacted]

City, St., Zip: [redacted]

Phone: [redacted]

Email: [redacted]

Correspondence To: Ruth Carroll

Street address: [redacted]

City, St., Zip: [redacted]

Phone: [redacted]

Email: [redacted]

Property Address:

Street address: 16151 Weber Rd ste LL50

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

PIN: 11-04-20-105-016-0000
11-04-20-105-017-0000

Property Information:

Lot Width:

Lot Depth:

Total Area: 104.5 SqFt

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

Existing Zoning: B3

Existing Land Use:

Requested Zoning: Special Use

Proposed Land Use:

Adjoining Properties Zoning and Uses:

North of Property: B3

South of Property: R3

East of Property: R3

West of Property: N/A

Purpose Statement (intended use and approval sought): Massage Establishment

Development Request: Please check all that apply and describe:

[ ] Rezoning: _____

[X] Special Use: Massage Establishment

[ ] 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.

[redacted]

Signature of the Applicant

9/28/26

Date

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

[redacted]

10/1/26

Date

EXHIBIT C

16151 S WEBER ROAD - LEGAL DESCRIPTION

PROPERTY ADDRESS: 16151 S WEBER ROAD, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-20-105-016-0000 and 11-04-20-105-017-0000

LEGAL DESCRIPTION:

LOTS 3 AND 4 IN CRESTLAKE COMMERCIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 2003 AS DOCUMENT NUMBER R2003-245546, IN WILL COUNTY, ILLINOIS.

EXHIBIT D

Jeff Crockett Properties

[redacted]

Property Address:
16151 Weber Rd ste LL50
Crest Hill, IL 60403

On-site contact:
Chrissy Johnson
[redacted]

Jeff Crockett Properties authorizes Thrive Therapeutic Massage PLLC to apply for a special use permit to operate a massage establishment in suite LL50 of the Crestlake Professional Center located at 16151 Weber Rd, Crest Hill, IL 60403.

[redacted]

Signature of the Owner

Date 9/27/26

16151 S Weber Road, Suite LL50, Proposed Floor Plan

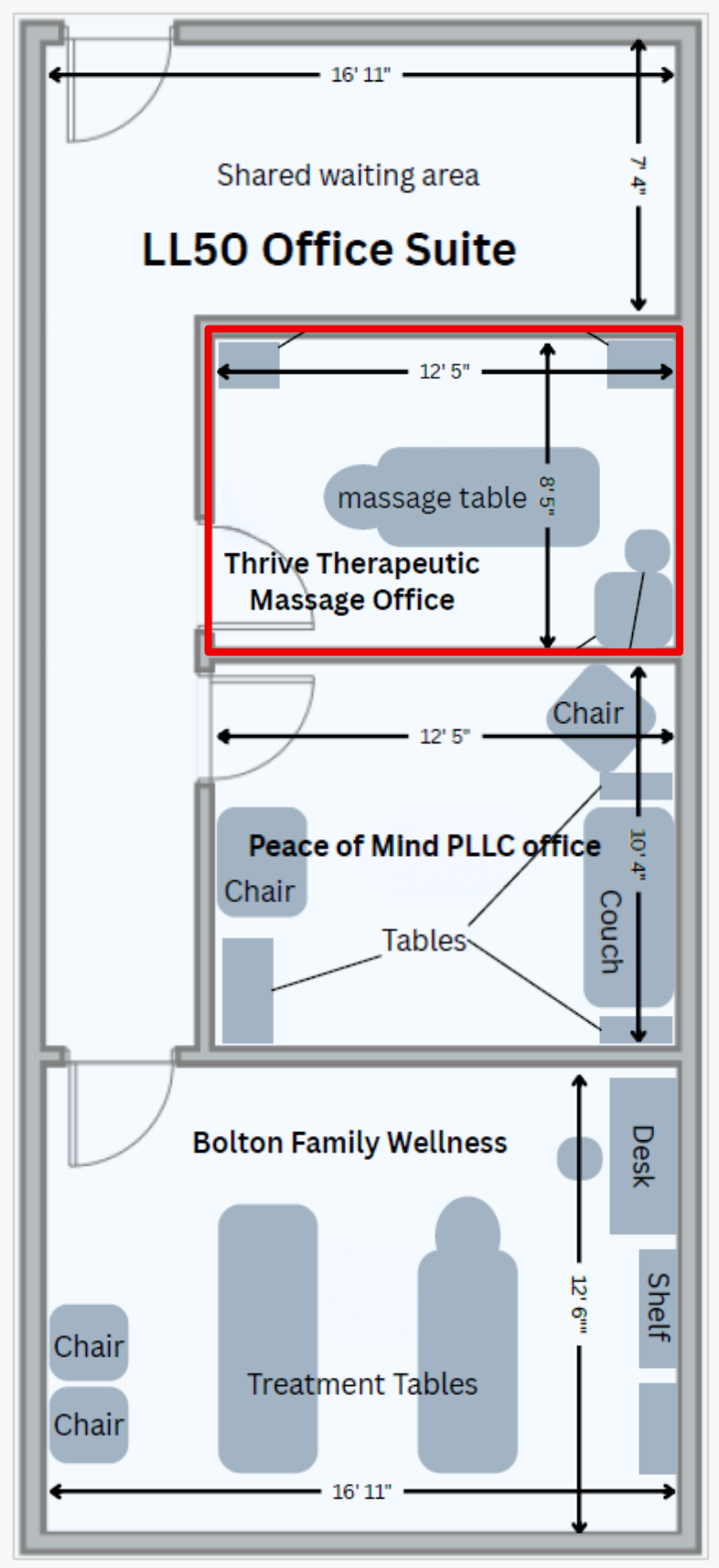


EXHIBIT F

Thrive Therapeutic Massage Project Narrative

Business Overview

Thrive Therapeutic Massage PLLC
349 S Weber Rd suite 136
Romeoville, IL 60446
(815) 457-7827
www.RelaxForWellness.com

Thrive Therapeutic Massage PLLC is an established, single practitioner massage therapy business seeking to relocate to an existing professional office environment in Crest Hill. Thrive Therapeutic Massage PLLC provides therapeutic massage services to support clients with their individual wellness goals. My primary specialty is providing therapeutic massage for clients experiencing anxiety and chronic stress. I also work with clients seeking support with discomfort and pain, muscle tension, range of motion and ease of movement, sleep and improving overall quality of life.

Request for Special Use

Thrive Therapeutic Massage PLLC currently operates within the Ovation Center in Romeoville. Thrive Therapeutic Massage PLLC is located in one office inside a shared suite with two other independently run businesses (a chiropractic practice and mental health therapy practice).

Thrive Therapeutic Massage PLLC is seeking approval of a Special Use Permit to operate a therapeutic massage practice in one private office inside Suite LL50 at Crestlake Professional Center located at 16151 Weber Road. The remaining two offices in suite LL50 will contain independently operated businesses consisting of a chiropractic practice and a mental health therapy practice.

Operations and Site Impact

Thrive Therapeutic Massage PLLC will operate as a quiet, appointment only professional service within a single office inside Suite LL50. The business will be operated by one licensed massage therapist, with no anticipated additional employees. There will be no walk-in clientele with appointments scheduled in advance between 8:00am and 8:00pm, Monday through Saturday.

The proposed professional service business will be compatible with existing professional/medical office use found at the Crestlake Professional Center and will not adversely impact the surrounding area, property or businesses. The business will not

generate significant noise, odors, deliveries or other activities that would adversely affect neighboring tenants or properties in the surrounding area.

The proposed use will not interfere with the continued use or orderly development of surrounding properties. No exterior construction or site modifications are proposed, and the business will utilize the existing building, parking, and other site facilities. The proposed business will have minimal impact on parking and traffic because there will be one practitioner, one client per appointment, and appointments distributed throughout the operating hours. The existing building utilities are sufficient to support the proposed use. Water and sanitary sewer demand will be minimal, with laundry performed off-site.

The proposed Special Use will allow Thrive Therapeutic Massage PLLC to continue serving my established local clientele only minutes from my current location. The Crestlake Professional Center provides convenient access for clients from the nearby 55+ communities I support. Additionally, the accessible building is particularly beneficial for clients who may have mobility limitations.

Proposed Business Overview

Thrive Therapeutic Massage PLLC provides professional therapeutic massage services that are compatible with the existing professional/medical setting found inside the Crestlake Professional Center property.

- Operating hours by appointment only, Monday through Saturday between 8am – 8pm
- 1 private office space inside larger business suite
- 1 practitioner with a Massage Therapy License issued by the Illinois Department of Financial and Professional Regulation (IDFPR)
- 1 client per appointment

Services:
Massage therapy – 30 to 120 min sessions customized to client goals.
Comfort touch – 30 min therapeutic touch, fully clothed, designed for clients who may be physically frail or unable to comfortably receive traditional massage techniques.

Thrive Therapeutic Massage PLLC respectfully requests approval of the Special Use Permit to operate within Suite LL50 at 16151 Weber Road.

Thrive Therapeutic Massage PLLC
Formerly operated inside the Discover Wellness suite located in The Ovation Center.



349 S Weber Rd suite 136
Romeoville, IL 60446
(815) 457-7827
www.RelaxForWellness.com
Facebook
Google Maps



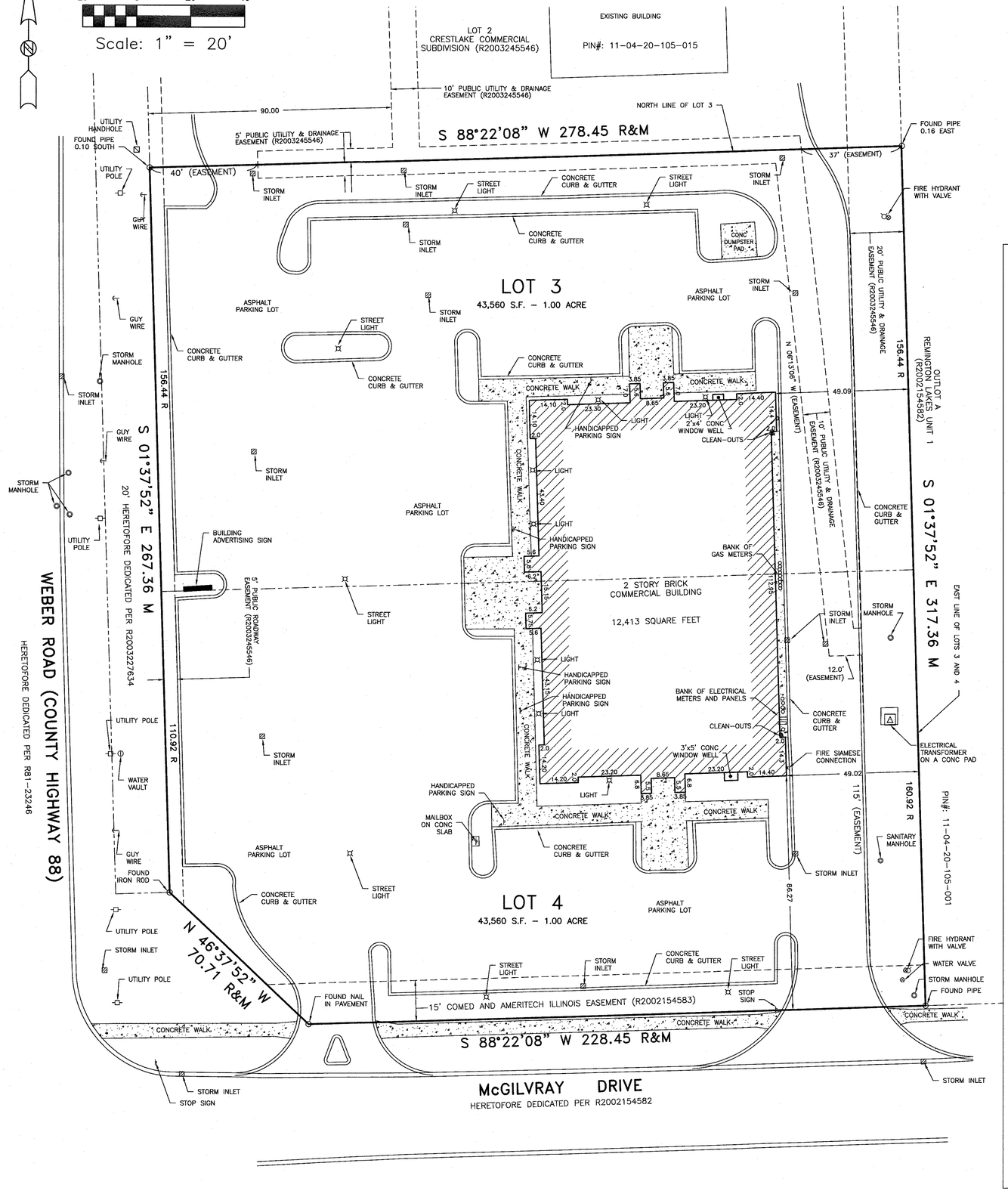
Similar business:

MUSCLE METHODS MASSAGE & INTEGRATIVE WELLNESS
2206 Weber Road, Crest Hill, IL 60403

ALTA/NSPS LAND TITLE SURVEY

EXHIBIT G

Scale: 1" = 20'



LEGAL DESCRIPTION

LOTS 3 AND 4 IN CRESTLAKE COMMERCIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 2003 AS DOCUMENT NUMBER R2003-245546, IN WILL COUNTY, ILLINOIS.

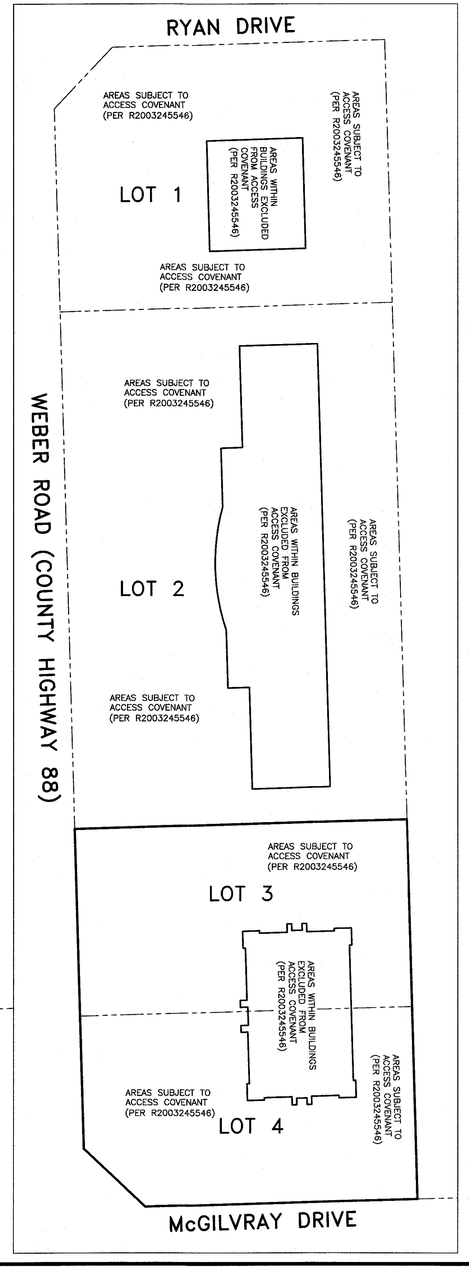
ACCESS COVENANT

(FROM FACE OF CRESTLAKE COMMERCIAL SUBDIVISION PLAT R2003245546)
MUTUAL VEHICULAR ACCESS AND MEANS OF INGRESS/EGRESS BETWEEN THE LOTS 1, 2, 3, AND 4 PLATTED HEREON TO THE CURB CUTS AT PUBLIC ROADS (RYAN DRIVE AND McGILVRAY DRIVE) IS HEREBY ESTABLISHED OVER ALL FUTURE PAVED ROADWAYS AND ACCESS LANES PLANNED IN THIS DEVELOPMENT. (SEE ACCESS COVENANT EXHIBIT TO THE LEFT)

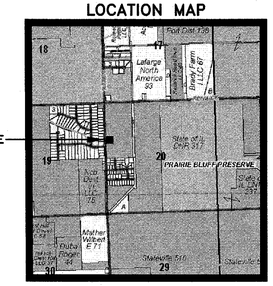
DIRECT VEHICULAR ACCESS TO WEBER ROAD (COUNTY HIGHWAY 88) FROM LOTS 1-4 IS PROHIBITED.

ACCESS COVENANT EXHIBIT

SCALE 1"=60 FEET



LOCATION MAP



P.I.N.
11-04-20-105-016-0000 (LOT 3)
11-04-20-105-017-0000 (LOT 4)

PROPERTY STREET ADDRESS:
16151-16162 WEBER ROAD
CREST HILL, ILLINOIS 60403

GENERAL NOTES:

1. THE CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, POLICY NUMBER 17NW7130877GV, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2017; AND A PRINTED DATE OF 11.29.17, WAS USED DURING THE PREPARATION OF THIS PLAT AND SURVEY.
2. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS BASED UPON THE RECORDED SUBDIVISION OF CRESTLAKE COMMERCIAL SUBDIVISION, PER DOCUMENT NUMBER R2003245546.
3. ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN LOCATED AND SHOWN ON THIS PLAT, THE LOCATION OF ALL BURIED UTILITIES MAY NOT BE SHOWN. THE OWNER SHOULD PROVIDE SURFACE MARKING OF UNDERGROUND UTILITIES FOR THE CERTIFICATION OF THE LOCATION BY THE LAND SURVEYOR.
4. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL SURVEY, IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED.
5. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16" IRON RODS.
6. NO PART OF THIS PROPERTY IS LOCATED WITHIN A "SPECIAL FLOOD HAZARD AREA" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP #17197C0153E, EFFECTIVE SEPTEMBER 6, 1995 AND BY A LETTER OF MAP REVISION (LOMR) DATED AUGUST 25, 2003.
7. THE SQUARE FOOTAGE OF THE BUILDING, AS SHOWN, IS BASED UPON THE EXTERIOR DIMENSIONS OF THE GROUND FLOOR AND DOES NOT TAKE INTO ACCOUNT THE SECOND FLOOR OF THE BUILDING.
8. "R" DENOTES A RECORD DIMENSION; "M" DENOTES A MEASURED DIMENSION.
9. THE SURVEYED PROPERTY MAY BE SUBJECT TO RECAPTURE FEES PER CITY ORDINANCE NO. 1208 (R2001155636) AND NO. 1211 (R2001155635).
10. THE SURVEYED PROPERTY MAY BE SUBJECT TO THE TERMS OF A STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION PER DOC. NO. R2002147634.

CITY OF CREST HILL B-3 BUSINESS SERVICE DISTRICT

MAX BUILDING HEIGHT	=	3 STORIES OR 45 FEET
MINUMUM LOT AREA	=	1 ACRE
SETBACKS		
FRONT	=	30 FEET
SIDE (RESIDENTIAL)	=	10 FEET
CORNER	=	30 FEET
SIDE (NON-RES.)	=	10 FEET
IF CONNECTED	=	0 FEET
CORNER	=	30 FEET
REAR (RES.)	=	NOT LESS THAN ADJOINING
REAR (NON-RES.)	=	20 FEET
MAX COVERAGE	=	85%

EXISTING SYMBOLS LEGEND

- SURVEY MONUMENT
- SURVEY MONUMENT - R.O.W. MARKER
- UTILITY CONTROL CABINET
- UTILITY POLE GUY WIRE
- UTILITY POLE
- STREET LIGHT
- SIGN
- UTILITY HAND HOLE
- UTILITY DOUBLE HAND HOLE
- UTILITY HEAVY DUTY HAND HOLE
- UTILITY JUNCTION BOX
- UTILITY SPLICE BOX - GENERAL
- UTILITY SPLICE BOX - TELEPHONE
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION (FES)
- STORM SEWER MANHOLE
- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- WATER - POST INDICATOR VALVE (PIV)
- WATER - FIRE HYDRANT
- WATER - VALVE BUFFALO BOX
- WATER - VALVE BOX
- WATER - VALVE VAULT
- WATER - SIAMESE FIRE CONNECTION
- CONCRETE BOLLARD
- FLAG POLE
- MAIL BOX
- AIR CONDITIONER UNIT
- GENERATOR UNIT
- ELECTRICAL TRANSFORMER
- AUTOMATED TELLER MACHINE (ATM)

2016 ALTA/ACSM LAND TITLE SURVEY OPTIONAL TABLE "A" ITEMS

ITEM	DESCRIPTION OF ITEM	LOCATION ON SURVEY
1	MONUMENTS PLACED	AS SHOWN & BY NOTE #5
4	GROSS LAND AREA	AS SHOWN
7(a)	EXTERIOR DIMENSIONS OF BUILDINGS	AS SHOWN
8	SUBSTANTIAL FEATURES	AS SHOWN

STATE OF ILLINOIS)
COUNTY OF WILL) SS

TO: BAYS CRESTLAKE LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 7(a), AND 8 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2017.

December 4, 2017
DATE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE: 11/30/2018
GEOTECH INCORPORATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000165

DATE	BY	REVISION

ORDERED BY:
JOHN BAYS
3077 W. JEFFERSON STREET, SUITE 100
JOLIET, ILLINOIS 60435

JOB # GJN19987
DATE: 11/27/2017

DRAWN BY: CMP
CHECKED BY: CMP

ALTA/NSPS LAND TITLE SURVEY
LOTS 3 AND 4

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

GJN19987

To: Plan Commission

From: Daniel Ritter, AICP, Community Development Director

Date: November 12, 2026

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

Background

City staff periodically reviews the Zoning Ordinance and other development regulations to ensure they remain effective in advancing the City's goals related to economic development, land use compatibility, community appearance, and overall quality of life. Through the ongoing administration of the Zoning Ordinance, staff has identified opportunities to improve how certain business and land uses are regulated. Staff has also received feedback from residents, businesses, property owners, and City officials regarding the concentration of certain uses in commercial areas, concerns with specific business operations, and opportunities to make the City's regulations more business-friendly.

Based on this feedback and staff's experience administering the Zoning Ordinance, staff has identified several potential amendments to the use table, which establishes where different uses are permitted throughout the City's zoning districts. Before preparing specific text amendments, staff is seeking input and direction from the Plan Commission regarding these proposed changes, as well as any additional uses or concerns that should be considered as part of a comprehensive review.

Understanding Use Classifications

The use table identifies whether a particular land use is permitted, requires special use approval, or is prohibited within each zoning district. The classifications are intended to provide an appropriate balance between accommodating development, protecting surrounding properties, and advancing the City's planning and economic development goals.

1. Permitted Uses (P) – "This use is appropriate here." These uses are considered generally compatible with the zoning district and may proceed through the applicable administrative review and permitting processes without additional discretionary zoning approval.

2. Special Uses (S) – "This use may be appropriate, but it requires additional review." These uses may be appropriate depending on their location, site conditions, operations, and potential impacts. They require discretionary, site-specific review and approval by the Plan Commission and City Council.

3. Prohibited Uses (Blank) – "This use is generally incompatible here." These uses are not allowed within the applicable zoning district and cannot be requested through the special use approval process.

Summary of Proposed Text Amendments for Discussion

The Plan Commission should review the entire use table in conjunction with other applicable sections of the Zoning Ordinance, including the definitions (Section 2) and specific use regulations (Section 8). While staff intends to review the overall allocation of uses throughout the zoning districts, the following items represent recent or ongoing concerns and opportunities that staff would like the Commission to discuss and provide direction on.

- Tobacco Stores (More Restrictive)
  Tobacco stores are currently classified as a Special Use in the B-1 District and a Permitted Use in the B-2 and B-3 Districts. An ongoing concern is the increasing concentration of these establishments throughout Crest Hill, particularly within certain commercial areas. Dedicated tobacco stores can have unique operational and land use considerations related to hours of operation, customer activity, signage, and proximity to sensitive uses such as schools, parks, and residential neighborhoods. Additional zoning standards could provide the City with greater flexibility to evaluate proposed locations and address potential compatibility concerns.

  Potential amendments could include reasonable separation requirements, location restrictions, or requiring special use approval in additional zoning districts. Staff should also consider establishing a more specific definition of a "tobacco store" to distinguish businesses primarily dedicated to tobacco sales from other businesses that offer tobacco products as an accessory component of their operations, such as gas stations and grocery stores.

- Discount/Rummage Stores (More Restrictive)
  The Zoning Ordinance currently distinguishes between several types of businesses, including pawn shops, resale dealers, and secondhand stores/rummage shops. Resale dealers are classified as Special Uses in all Business Districts, while secondhand stores/rummage shops are permitted in all Business Districts. A particular concern has developed with the increasing number and concentration of secondhand stores, particularly along Plainfield Road. Some of these establishments operate using a bin-style retail model, offering bulk quantities of returned or overstock merchandise from online retailers. These operations can generate significant customer activity during specific days and hours and may contribute to an unorganized retail environment that detracts from the appearance and overall commercial character of an area.

  Establishing reasonable zoning standards and requiring additional review where appropriate could help prevent an overconcentration of discount-oriented retail uses, encourage a more diverse mix of businesses, and preserve opportunities for higher-quality and complementary commercial development. Additional review could also provide an opportunity to evaluate the proposed business model, site conditions, traffic patterns, property maintenance, and compatibility with surrounding businesses.

- Battery Storage (New Definition/Use)
  The City has received several inquiries regarding battery energy storage systems proposed for properties of varying sizes and locations. The Zoning Ordinance does not currently provide a sufficiently specific classification for these uses, creating a need to establish a definition and determine appropriate zoning allowances and standards. Battery energy storage facilities, particularly larger-scale operations, can present unique considerations related to fire protection, thermal events, noise, emergency response, and compatibility with surrounding properties. Specific zoning standards could establish appropriate locations, setbacks, screening, safety requirements, and separation from sensitive land uses.

From an economic development and land use perspective, these facilities also present a question regarding the City's priorities for its remaining developable land. Battery storage facilities generally do not provide the same direct community benefits as uses that expand commercial services, generate retail activity, or provide services that improve quality of life for Crest Hill residents. With limited developable land remaining, the City should carefully consider whether dedicating valuable property to these uses advances its long-term economic development objectives. Staff is seeking direction on whether these facilities should be permitted, subject to special use approval, or prohibited within certain or all zoning districts.

- Data Centers (New Definition/Use)
  At its July meeting, the City Council directed staff to establish a specific definition for data centers and determine where these uses should be permitted within the City. Based on staff's preliminary review, staff recommends prohibiting data centers throughout all zoning districts. Data centers can require substantial amounts of land and infrastructure and may introduce operational and site considerations that are not necessarily compatible with the City's remaining development opportunities. Available properties within Crest Hill are generally located along heavily traveled commercial corridors or near existing residential areas and residentially zoned properties.

  Similar to battery energy storage facilities, data centers do not directly advance several of the City's primary economic development objectives, including expanding retail opportunities, increasing commercial services, and improving quality of life for residents. Staff believes that preserving available property for uses that more directly support these objectives is a priority. If technology, market demands, or the potential community benefits associated with data centers change in the future, the City can revisit the classification and allowances for these uses. For the current review, staff recommends establishing a specific definition and prohibiting data centers in all zoning districts.

- Tattoo Parlor, Body Piercing Establishments (Less Restrictive)
  Tattoo parlors and body piercing establishments are currently classified as Special Uses in the M-1 District and Permitted Uses in the M-2 District. Restricting these establishments primarily to industrial zoning districts is outdated and does not reflect the current nature of these businesses or their acceptance as commercial services. Unlike traditional industrial uses, tattoo and body piercing establishments primarily serve individual customers and are generally better suited to commercial areas that provide appropriate parking, pedestrian access, lighting, and other customer-oriented amenities.

  Locating these businesses within industrial areas can also create unnecessary conflicts with truck traffic, heavier industrial operations, and other potential life-safety concerns. Updating the use table would allow these businesses to locate in more appropriate commercial settings while maintaining reasonable zoning oversight. Staff recommends allowing tattoo parlors and body piercing establishments as Special Uses in the B-1 and M-1 Districts and as Permitted Uses in the B-2 and B-3 Districts.

- Landscaping Contractor Office uses, with no outside storage (New Definition/Less Restrictive)
  The Zoning Ordinance should more clearly distinguish between contractors who operate primarily from an office or indoor workspace and contractors who utilize their property for substantial outdoor storage of equipment, materials, vehicles, and supplies.

Many contractors operate with a relatively small office or indoor storage area and do not require any outdoor storage. These businesses have substantially different land use impacts than contractors who use an entire property for outdoor equipment and material storage.

Landscaping and contractor-based businesses are currently classified as Special Uses in the B-3 District and Permitted Uses in the M-1 and M-2 Districts. Staff recommends establishing separate definitions and classifications for contractor businesses with and without outdoor storage. This would allow contractor offices and businesses that operate entirely within an enclosed building to be permitted more broadly in the B-2 and B-3 districts, in addition to M-1 and M-2, reducing unnecessary special use requirements and making the City's regulations more business-friendly. Contractors utilizing outdoor storage could continue to be subject to additional zoning restrictions and review appropriate to their operations.

- Storage Garage (More Restrictive)
  The current definition and allowances for storage garages raise several questions regarding the intent and appropriate application of this use, particularly within the M-1 and M-2 Districts. One concern is the lack of a clear definition of a "unit" and the broad interpretation of what constitutes "personal storage." In practice, personal storage is rarely limited to an individual property owner storing their own belongings. The current language can create opportunities for multiple individuals or businesses to rent or utilize portions of industrial buildings for storage purposes without the property being classified or reviewed as a traditional self-storage facility.

  This creates challenges when evaluating properties with multiple buildings or industrial facilities that are owned by business entities rather than individual property owners. It can also result in valuable commercial and industrial building space being used for unregulated personal storage rather than business and employment-generating activities. If a property owner wishes to operate a business that rents individual storage spaces to others, the appropriate classification would generally be a self-storage facility, which can be reviewed through the applicable special use process. This would allow the City to evaluate the proposed operation, site layout, access, and other relevant considerations. Staff is seeking direction on whether personal storage garages should be prohibited within the M-1 and M-2 Districts or allowed only through special use approval.

- Outdoor Storage of automobiles (including trucks/trailers) (Clarify Definition/More Restrictive)
  The City has experienced an increase in properties being utilized for substantial outdoor storage of trucks, trailers, automobiles, shipping containers, and other similar items. In some instances, these activities have resulted in large portions of industrial and commercial properties being dedicated primarily to vehicle and equipment storage.

  The Zoning Ordinance should more clearly define and distinguish between typical outdoor storage associated with an active business operation and properties being utilized primarily for vehicle, trailer, or container storage. Staff recommends establishing additional definitions and standards to clarify where these activities are permitted and what requirements should apply. Potential standards could address:

  - Required maintenance and upkeep of outdoor storage areas.
  - Site and storage/stacking plans.
  - Approved surface materials and paving requirements.
  - Maximum allowable lot coverage or percentage of the property dedicated to storage.
  - Screening, landscaping, and buffering requirements.

- Limitations on the types and quantities of vehicles, trailers, and containers stored.

The intent is to ensure outdoor storage activities remain accessory and appropriate to the primary business or industrial use of a property, rather than allowing valuable commercial and industrial land to become primarily dedicated to vehicle and equipment storage.

- Business and Professional Offices (Less Restrictive)
  Business and professional offices are commonly located within industrial areas, particularly when their operations do not require frequent customer visits or significant public access. Additionally, some businesses operate as subsidiaries or provide specialized services in support of other businesses and industries. The current restrictions on these uses within the M-1 and M-2 Districts appear overly limiting, particularly when office operations can be accommodated within existing buildings without creating additional land use impacts.

  All office spaces would still be required to comply with applicable building, fire, and life-safety codes based on the proposed occupancy and use. Staff recommends allowing business and professional offices as Permitted Uses in both the M-1 and M-2 Districts.

- Park/Playground (Less Restrictive)
  Parks and playgrounds are currently classified as Special Uses in all residential zoning districts and prohibited in all other districts. These uses generally provide significant community benefits and are appropriate in a variety of settings, including public parks, schools, churches, private developments, and homeowners' associations. Requiring special use approval for parks and playgrounds within residential areas can create an unnecessary regulatory burden, particularly for minor improvements, expansions, or modifications to existing facilities.

  Staff recommends allowing parks and playgrounds as Permitted Uses in all residential zoning districts and as Special Uses in Business Districts Districts. This approach recognizes the general community benefit and compatibility of these uses within residential areas while maintaining an opportunity for additional review when proposed within commercial areas.

- Additional Uses & Considerations
  Staff is also seeking direction regarding other uses currently listed in the Zoning Ordinance, as well as uses that may not be specifically identified or adequately defined. The Commission may identify additional opportunities to make the Zoning Ordinance more business-friendly by allowing certain uses more broadly, or may identify uses that warrant additional restrictions due to compatibility concerns, operational impacts, or the City's long-term economic development objectives.

  The overall goal is to ensure that the use table accurately reflects the City's current planning priorities, provides appropriate flexibility for desirable development, and establishes reasonable protections against uses that may negatively impact surrounding properties or the community.

Staff Recommendation

Provide direction to staff to complete the necessary research and prepare proposed text amendments to the Zoning Ordinance, including revisions to the use table and applicable definitions and specific use regulations, for consideration at a future Plan Commission public hearing.

The Commission should also provide feedback on any additional uses or proposed changes it would like staff to research and incorporate into the review.

Note: Depending on the number, complexity, and scope of the proposed amendments, staff may bring the changes forward as one comprehensive text amendment or as separate proposals for consideration.

Attachments

- Exhibit A – Table 3 Index of Permitted & Special Uses – Residential Uses and Table 4 - Index of Permitted & Special Uses – Non-Residential Uses of the Crest Hill Code of Ordinances (Current)

CITY OF CREST HILL ZONING ORDINANCE
TABLE 3: Index of Permitted & Special Uses
Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	Use Standards
Residential; above ground floor of a business							S	S				
Residence of Proprietor, Caretaker or Watchman							S	S	S	S	S	8.2-5
Assisted Living Facility (Independent Living Facility, Nursing Home)	S	S	S	S	S			S	S			
Group Home, large					S							8.2-1
Group Home, small	P	P	P	P	P							8.2-1
Residential Treatment Facility					S							
Congregate Residential Facility	S	S	S	S	S							
Single-Family Detached Dwellings	P	P	P	S	S							
Two-Family Dwellings/Duplex				P	S							
Multi-Family Attached Dwelling Units no more than 6 units per building					P							
Multi-Family Attached Dwelling Units, more than 6 units per building					S							
Mobile Home Parks					S							8.2-3

P= Permitted Use S=Special Use

CITY OF CREST HILL ZONING ORDINANCE
TABLE 4: Index of Permitted & Special Uses
Non-Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	Use Standards
Commercial												
Retail sales of goods less than 15,000 square feet, associated with a permitted use							P	P	P			
Retail sales of goods greater than 15,000 square feet but less than 100,000 square feet, associated with a permitted use								P	P			
Retail sales of goods over 100,000 square feet, associated with a permitted use								S	P			
Business sales and service less than 15,000 square feet, associated with a permitted use							P	P	P	P	P	
Business sales and service great than 15,000 square feet but less than 100,000 square feet, associated with a permitted use							S	P	P	P	P	
Business sales and service over 100,000 square feet, associated with a permitted use								S	P	P	P	
Personal Services							P	P	P			
Barber Shop/Beauty Parlor/Salon							P	P	P			
Alternative Beauty and Personal Services (per ORD 2026)							S	S	S			
Large Equipment/Machinery, Boats, Trucks, Campers, RV, Sales/Rental								S	S	S	S	8.2-13
Large Equipment/Machinery, Boats, Trucks, Campers, RV, Service									S	P	P	
Small Equipment Rental								P	P	P	P	
Convenience Store							S	P	P			
Dry Cleaning/Pressing Establishments, Laundromats; incl. drop-off service, not serving more than one retail outlet							S	P	P			
Dry Cleaning/Pressing Establishments, Laundromats; central plant, serving more than one retail outlet										S	P	

P=Permitted Use S= Special Use

CITY OF CREST HILL ZONING ORDINANCE
TABLE 4: Index of Permitted & Special Uses
Non-Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	Use Standards
Indoor Recreational and Entertainment Facility								S	S	S	S	
Indoor Recreational Instructional Facility, small							P	P	P	S	S	
Health/Fitness Club								P	P	S	S	
Outdoor Recreational and Entertainment Facility	S	S	S	S	S	S	S	S	S	S	S	8.2.29
Animal Hospital/Veterinary Clinic						S	S	P	P	P	P	8.2-17
Animal Shelter/Kennel								S	S	S	S	8.2-17
Medical or Dental Office/Clinic						P	P	P	P			
Medical Research Facilities						S			S	S		
Hotels/Motel								S	S			8.2-11
Automobile Body Repairing/Painting Services and Automobile Diagnostic/Service Centers									S	P	P	8.2-24
Automobile Laundry (Car Wash)								S	P	P	P	
Automobile Rental Agency								S	S	S	S	
Automobile Sales and or Leasing/Service; new and used								S	S	S	S	8.2-24
Fueling Station							S	S	P			
Banks (Financial Institutions)						P	P	P	P			
Banquet Halls								S	S			
Billiard/Pool Hall								S	S			8.2-11
Bowling Alley								S	S			8.2-11
Business/Professional Offices						P	P	P	P			
Car Title Loans							S	S	S			
Day Care Centers/Nursery Schools	S	S	S	S	S	S	S	P	P			8.2-2
Coin Stores							S	S	S			
Pawn Shop							S	S	S			8.2-11
Resale Dealer							S	S	S			
Second Hand Shops/Rummage Shops							P	P	P			
Currency Exchanges							S	S	S			
Convention Center									S			
Pay Day Loans							S	S	S			

CITY OF CREST HILL ZONING ORDINANCE
TABLE 4: Index of Permitted & Special Uses
Non-Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	Use Standards
Day Labor Employment Agencies							S	S	S			
Drive-In Establishment (per Ord. 1476)									S			8.2-12
Drive through, associated with a permitted Use							S	S	S			
Package Liquor Stores							P	P	P			8.2-11
Sale of alcoholic beverage associated with restaurant, convenient store, gas station, grocery store, banquet facility, etc.							P	P	P			8.2-11
Printing Facility								S	P	P	P	
Restaurants							P	P	P			8.2-11
Catering Establishments							S	P	P	P		
Sexually Oriented Business (Per ORD 1322)										S	P	8.2-27
Massage Establishments							S	S	S			8.2-28
Tattoo Parlor, Body Piercing Establishments (per ORD 1234)										S	P	8.2-21
Adult-Use Cannabis Dispensing Organizations (Per ORD 1931)								S	S	S	S	8.2-30
Blood Bank/Blood Center								S	S			
Taverns								S	S			8.2-11
Theaters; indoor								S	S			
Theaters; outdoor/drive-in									S			
Tobacco, Cigar/Cigarette Shops							S	P	P			8.2-11
Video Game Arcades								S	S			
Wholesale and Warehouse Distribution Establishments										P	P	8.2-16
Firearm Retail Business (per ORD 2026)								S	S	S	S	8.2-35
Off-Premises FFL Transfer Business (per ORD 2026)										S	S	8.2-36
Firearm Manufacturer (per ORD 2026)										S	S	8.2-37
Manufacturing												
Manufacturing, Light										P	P	
Manufacturing, Heavy											P	

P=Permitted Use S= Special Use

CITY OF CREST HILL ZONING ORDINANCE
TABLE 4: Index of Permitted & Special Uses
Non-Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	Use Standards
Chemical Processing/Production; inflammable										S	P	
Electric Service Facilities (ORD. 1207)										S	S	8.2-23
Contractor and Landscaping Based Businesses (per ORD 2026)									S	P	P	8.2-18 and 8.2-34
Nursery										P	P	
Medical Cannabis Cultivation Center (Per ORD 1645)										S		
Research Facility										S	P	
Motor Vehicle Salvage and/or Wrecking Facility (per ORD 2026)										S	S	8.2-26
Storage; flammable liquids											S	
Outdoor Storage of Uncontained Bulk Materials										S	P	8.2-18
Outdoor Storage of Contained Bulk Materials									P	P	P	8.2-18
Self Service Storage Facility									S	S	P	8.2-14
Towing Service with Storage of Vehicles										S	P	8.2-15
Truck Terminals											P	8.2-25
Aircraft Dealer, Assembly/Testing of Fuselage Motors											S	
Incinerators/Decomposing Products by Deterioration											S	
Office Use, Ancillary (per ORD 1362)										P	P	8.2-20
Bus, Truck, Tractor, RV, and Boat Storage Yard (per ORD 2026)										S	S	8.2-31
Storage Garage (per ORD 2026)										P	P	8.2-32
Architectural Salvage Facility (per ORD 2026)										S	S	8.2-33
Miscellaneous Uses												
Ambulance Service									S	P	P	8.2-9
Airport, Heliport										S	S	
Chapels, Churches, Synagogues, Temples, etc.	S	S	S	S	S							8.2-8
Cemetery	S	S	S	S	S							
Pet Cemetery	S	S	S	S								

CITY OF CREST HILL ZONING ORDINANCE
TABLE 4: Index of Permitted & Special Uses
Non-Residential Uses

USE	R1A	R1B	R1	R2	R3	T1	B1	B2	B3	M1	M2	Use Standards
Crematoria, associated with a funeral home, undertaker						S	S	S	S			8.2-6
Crematoria										S	S	8.2-6
Funeral Home/Undertaking Establishments						S	S	P	P			
Cultivation of Field/Garden Crops/Farming, on parcels 5 acres or more, crops only	S	S	S	S	S							
Indoor Civic, cultural, religious, or institutional (including government buildings)	S	S	S	S	S	S	S	S	S	S	S	8.2-8
Library	S	S	S	S	S		S	S	S			8.2-8
Assembly Hall								S	S			
Farm, on parcels 40 acres or more	S	S	S	S	S							8.2-22
Flea Market										S		
Forest Preserve	S	S	S									
Hospital	S	S	S	S	S		S	S	S			
Parking Deck							S	S	S			
Park/Playground	S	S	S	S	S							
Planned Unit Development	S	S	S	S	S	S	S	S	S	S	S	10.0
Public Transportation Facility, does not include Bus Stops								S	S	S		
Sanitary Landfill											S	
Business College/Commercial Trade/Instructional						S		S	S	S		
School, public or private (college, university, junior colleges, elementary and highschool)	S	S	S	S	S	S						
Stable/Riding Academy; non-commercial, on minimum 5.0 acres	S											
Taxicab, Chauffeur/Limousine Service								S	S	P		
Telecommunication station and transmission device						S	S	S	S	S	S	8.2-7
Utility Facility	S	S	S	S	S	S	S	S	S	S	S	
Zoos									S			

P=Permitted Use S= Special Use

Work Session Memo

Crest Hill, IL

Meeting Date:	July 27, 2026
Submitter:	Daniel Ritter, Community Development Director
Department:	Community Development
Agenda Item:	Direction on Zoning Ordinance Use Amendment – Data Centers

Summary:
City staff periodically reviews the Zoning Ordinance and other development regulations to ensure they remain effective in advancing the City's goals related to economic development, land use compatibility, community appearance, and quality of life. As part of this ongoing review, staff has identified data centers as an emerging land use that is not currently defined or specifically addressed within the City's Zoning Ordinance. Staff is seeking preliminary policy direction from the Plan Commission and City Council as updates to the Zoning Ordinance use table are prepared.

At this time, the City has not received any proposals or inquiries regarding the development of a data center. Additionally, the limited availability of large development sites within Crest Hill may make this type of development unlikely, given the substantial land area typically required along with distances from residential development. However, staff believes it is appropriate to proactively establish a definition for data centers and determine how the use should be regulated before a development proposal is received.

Data centers are a relatively new land use, and information regarding their overall community impacts continues to evolve. Demand for these facilities has increased significantly due to the rapid growth of cloud computing, digital services, and artificial intelligence (AI). While data centers can provide economic benefits to communities, they also present unique planning and infrastructure considerations.

Potential benefits of data centers include increased property tax revenue, private investment in public infrastructure such as roads, water, and sewer systems, redevelopment opportunities for challenging or contaminated sites, and relatively low demand for municipal services and schools due to limited employment and the absence of residential uses. Conversely, data centers typically require substantial electrical capacity and cooling systems, which creates concerns regarding energy consumption, water usage, infrastructure capacity, noise from mechanical equipment and backup generators, and potential impacts on utility costs. Because the industry is evolving rapidly, long-term impacts remain uncertain, and available research often presents differing or unclear conclusions.

Several large-scale data center developments have recently been approved or are under construction in neighboring communities in the region, including Joliet, Minooka, and Yorkville. At the state level, the Illinois General Assembly has also considered legislation addressing data center development, including proposals related to utility demand, environmental impacts, and statewide development standards.

STAFF RECOMMENDATION

Given the limited amount of land suitable for data center development within Crest Hill, the evolving nature of the industry, and the uncertainty regarding its long-term impacts, staff recommends amending the Zoning Ordinance to establish a definition for data centers, while prohibiting the use in all zoning districts.

This approach provides clarity within the Zoning Ordinance and ensures that the City has a clear regulatory framework in place should a proposal be submitted in the future. If additional information becomes available, market conditions change, or the City determines that data centers may be appropriate under certain circumstances, the Zoning Ordinance can be amended through the standard text amendment process following public review and consideration by the Plan Commission and City Council.

With an upcoming proposal, staff will be evaluating multiple uses across all zoning districts, and this change will be coordinated with that overall Zoning Ordinance text amendment.

Recommended Council Action: Direct staff to conduct any additional necessary research and prepare draft amendments to the Zoning Ordinance defining data centers and prohibiting their use in all zoning districts for consideration at a future Plan Commission public hearing.