



**To:** Plan Commission

**From:** Ron Mentzer, Interim Community and Economic Development Director  
Zoe Gates, Administrative Clerk

**Date:** July 11, 2024

**Re:** Marian Patkowski Rezoning of 1817 North Broadway Street

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***Project Details***

Project	Marian Patkowski
Request	Rezoning
Location	1817 North Broadway Street

***Site Details***

Lot Size:	0.15 acres
Existing Zoning	R-1

***Land Use Summary***

Subject Parcel	Land Use	Comp Plan	Zoning
Subject Parcel	Single Family Residential	Local Commercial	R1
North	Remodeling Business	Local Commercial	B2
South	Multi-Family Residential	Local Commercial	R3
East	Empty Lot	Mixed Use/Flex	B2
West	Single Family Residential	Mixed Use/Flex	R1

## ***Attachments***

Supporting Documents prepared by Applicant

## ***Project Summary***

Attorney Daniel Stefanczuk (the “Applicant”) on behalf of Marian Patkowski (the “Owner”) is seeking approval of the rezoning of 1817 N. Broadway St. (the “Property”) from R-1 Single Family Residence to R-2 Two-Family Residence. The Owner desires to use the property as a two-dwelling unit rental instead of the single dwelling unit permitted in the Property’s existing underlying R-1 zoning.

## ***Analysis***

**In consideration of the request, the key points of discussion and details are as follows:**

The Property is located in the “West Broadway Commercial Model Block” of the Broadway/Theodore Commercial Subarea Plan component of the City’s 2014 Comprehensive Plan. As documented in the attached excerpts from the City’s Comprehensive Plan, the Broadway/Theodore Subarea Plan calls for the area the Property is located in to be redeveloped with a small or medium box commercial development area. Encouraging the addition of new residential units through the rezoning of existing single family zoned properties to two-family zoning would be counter to that plan.

Historical City records reflect that in 1998, the City denied a previous property owner’s request to have this Property rezoned from R1 to R2.

Section 12.8-5 of the Zoning Ordinance states the Plan Commission shall submit written findings of fact together with a recommended course of action to the City Council and shall consider the following factors when considering rezoning/zoning map amendment requests:

1. Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.
2. Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.
3. Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.
4. Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the City and the probable effect of such change on the cost of providing public services.
5. The amount of vacant land which is currently zoned for similar development in the City or in contiguous areas, and particularly in the vicinity of the area included in

- the proposed amendment, and any special circumstances which may make part of such vacant land unavailable for development.
6. The recent rate at which land is being developed in the proposed district of the City, and particularly in the vicinity of the area included in the proposed amendment.
  7. The effect of the proposed amendment upon the growth of existing neighborhoods as envisaged by the Crest Hill Comprehensive Plan.
  8. Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.
  9. If the proposed amendment involves a change from a residential to a non-residential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the City.
  10. Existing uses and zoning within the general area of the property in question.
  11. The extent to which property values are diminished by particular zoning restrictions.
  12. The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.
  13. Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.

**Additional items for consideration include:**

The existing building has one water meter and the City has no record of any building permits to divide the existing building into more than one unit. Any work that has been performed by the previous or current property owner to convert the existing single-family structure into a multi-unit building has been performed illegally and without proper permits from the City.

Please contact Ron Mentzer at 815-741-5107 or [rmentzer@cityofcresthill.com](mailto:rmentzer@cityofcresthill.com) with any questions or concerns.