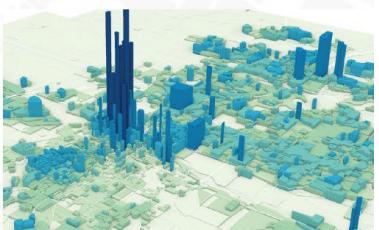
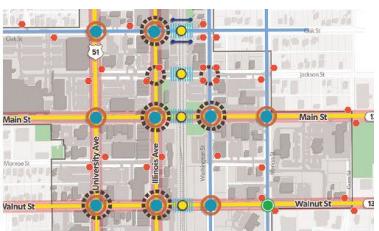


Crest Hill Comprehensive Plan

Crest Hill, Illinois

December 8, 2025



Agenda

Project Team

Comprehensive Plan Overview

Process

Questions



PROJECT TEAM INTRODUCTIONS

Key Project Team Members



Josh Koonce AICP

Practice Lead
Project Oversight, Senior
Project Management, Planning,
Community Engagement



Mitch Baker RPP, MCIP

Planner II
Project Management/Internal
Team Lead, Planning,
Community Engagement





PLANNING | ZONING | DESIGN | GEOSPATIAL

Houseal Lavigne is an urban planning, design, and geospatial services firm focused on powering the art of planning with science and technology. We focus on leveraging evidence-based decision-making along with graphically compelling and effective storytelling. We pride ourselves on creativity, collaboration, and critical thinking. Our team is built on strong relationships, the exchange of ideas, and a commitment to innovation. Our priorities are to do good, work smart, have fun, and provide visionary, responsive, and viable solutions to our clients and partners.



ALL SCALES

Over 450 Planning & Zoning Studies throughout the Country, including Zoning, Comprehensive Plans, Downtown Plans, Neighborhood Plans, Housing Studies, TOD/Corridor Plans, and Redevelopment Plans



NATIONAL EXPERIENCE

National Experience includes Alabama, Arkansas, California, Colorado, Connecticut, Georgia, Kansas, Kentucky, Illinois, Indiana, Iowa, Massachusetts, Michigan, Minnesota, Missouri, Montana, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Utah, Virginia, Washington, Wisconsin



INNOVATIVE and FUN

We love what we do and push ourselves constantly, challenging each other to find better approaches and results.





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New Urbanism

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AWARD
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PLANNING EXPERIENCE

Allen County, IN	Crestwood, MO	Greater Byron, IL	Marion, IA	Pingree Grove, IL
Anderson, SC	Crete, IL	Greenwich, CT	Mattoon, IL	Plainfield, IL
Aurora, CO	Crothersville, IN	Grundy County, IL	Maywood, IL	Plainfield, IN
Ardmore, OK	Culver, IL	Gunnison, CO	McHenry County, IL	Pleasant Hill, IA
Battle Creek, MI	Davis Junction, IL	Gurnee, IL	Melrose Park, IL	Prairie Grove, IL
Benton Harbor, MI	Downers Grove, IL	Hammond, IN	Milliken, CO	River Forest, IL
Bentonville, AR	El Paso County, CO	Harwood Heights, IL	Minooka, IL	Schaumburg, IL
Brentwood, MO	Elgin, IL	Hawthorn Woods, IL	Monroe Center, IL	Sioux City, IA
Bristol, VA	Fairview Heights, IL	Helena, MT	Morrisville, NC	South Beloit, IL
Brookfield, IL	Flint, MI	Highwood, IL	Montgomery, IL	South Chicago, IL
Brownsburg, IN	Fond du Lac Area, WI	Homer Glen, IL	Morton Grove, IL	Springfield, MO
Byron, IL	Fort Dodge, IA	Hudson, OH	Mundelein, IL	St. Charles, IL
Cañon City, CO	Fort Lupton, CO	Jackson, MO	Muskogee, OK	St. Cloud, MN
Carpentersville, IL	Fort Wayne, IN	Jackson, TN	Naperville, IL	Sugar Grove, IL
Cary, IL	Frederick, CO	Jenks, OK	New Buffalo, MI	Summerville, SC
Centerton, AR	Forest Park, IL	Joliet, IL	Niles, IL	Sunset Hill, MO
Channahon, IL	Franklin Park, IL	Kenilworth, IL	Northbrook, IL	Tipton, IN
Clemson, SC	Freeport, IL	Kershaw County, SC	North Aurora, IL	University City, MO
Columbia County, GA	Galena, IL	Lansing, IL	Oak Creek, WI	Wake Forest, NC
Commerce City, CO	Galesburg, IL	Lockport, IL	Oak Park, IL	Westmont, IL
Coralville, IA	Gardner, KS	Lincolnwood, IL	Oakbrook Terrace, IL	Westmoreland County, PA
Council Bluffs, IA	Grand Junction, CO	Lynwood, IL	Opelika, AL	Whiting, IN
Countryside, IL	Greater Bridgeport, CT	Mahomet, IL	Palos Heights, IL	Windsor, CO
Crest Hill, IL	Geneva, IL	Manhattan, IL	Palos Park, IL	Wyoming, MI



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Bentonville, AR	El Paso County, CO	Harwood Heights, IL	Minooka, IL	Schaumburg, IL
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Bristol, VA	Fairview Heights, IL	Helena, MT	Morrisville, NC	South Beloit, IL
Brookfield, IL	Flint, MI	Highwood, IL	Montgomery, IL	South Chicago, IL
Brownsburg, IN	Fond du Lac Area, WI	Homer Glen, IL	Morton Grove, IL	Springfield, MO
Byron, IL	Fort Dodge, IA	Hudson, OH	Mundelein, IL	St. Charles, IL
Cañon City, CO	Fort Lupton, CO	Jackson, MO	Muskogee, OK	St. Cloud, MN
Carpentersville, IL	Fort Wayne, IN	Jackson, TN	Naperville, IL	Sugar Grove, IL
Cary, IL	Frederick, CO	Jenks, OK	New Buffalo, MI	Summerville, SC
Centerton, AR	Forest Park, IL	Joliet, IL	Niles, IL	Sunset Hill, MO
Channahon, IL	Franklin Park, IL	Kenilworth, IL	Northbrook, IL	Tipton, IN
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Crest Hill, IL	Geneva, IL	Manhattan, IL	Palos Park, IL	Wyoming, MI





COMPREHENSIVE PLAN OVERVIEW

What is a Comprehensive Plan?

- **Roadmap** for the next 20 years
- Establish a common **community vision** and articulates **local aspirations**
- Policy guide for a **broad range of topics**
- **Foundation** for decision-making and **aids in review** of development proposals
- **Coordinated “playbook”** for departments and partners
- Plan municipal **capital needs**
- Support **grant funding** efforts
- Attract and guide **potential investors**
- **NOT regulatory** – Informs decisions about aligning regulations and policies
- Dynamic document that can be **updated** and **maintained** to respond to new trends
- **Inform** and **educate** the community



Illinois Compiled Statutes

(65 ILCS 5/11-12-5) (from Ch. 24, par. 11-12-5)

“Every municipality may create a plan commission or a planning department or both.”

- Plan commissions or planning departments can prepare and recommend a comprehensive plan for present and future municipal development.
- The plan may guide public improvements like streets, parks, utilities, and zoning standards, and designate land for annexation.
- Plan commissions can recommend changes to the official comprehensive plan over time.
- Comprehensive plans assist municipal officials in executing projects aligned with the comprehensive plan.



Illinois Compiled Statutes

(65 ILCS 5/11-12-6) (from Ch. 24, par. 11-12-6)

- The plan is advisory and does not regulate or control the use of private property, except where implemented by duly enacted ordinances.
- Corporate authorities may designate an official land use map by ordinance before or after adopting the comprehensive plan.
- The map may cover the whole area within the plan or separate parts, including up to 1.5 miles of contiguous unincorporated area.
- The official comprehensive plan, or any amendment/addition, is effective only after formal adoption by the corporate authorities.
- The plan must be publicly available.



Planning Process: *Start with the 2014 Plan...*

ADOPTED
MAY
2014

CITY OF CREST HILL COMPREHENSIVE PLAN



PREPARED BY HOUSEAL LAVIGNE ASSOCIATES



Seven Month Process

Where are we today?

Where do we want to go?

How do we get there?

Step 1: Initiation and Outreach

Step 2: Audit and Update

Step 3: Draft and Final Plan



Step 1: Initiation and Outreach

- 1a. Staff Kick-Off Meeting and Data Collection
- 1b. Project Website and Online Community Survey
- 1c. Department Heads Meeting
- 1d. Community Listening Session – Joint Elected and Appointed Officials Meeting (City Council and Plan Commission)
- 1e. Outreach Summary and List of Key Plan Updates



Step 2: Comprehensive Plan Audit and Update

- 2a. Past Plans, Studies, and Reports Review (*for studies conducted in the interim since adoption of the 2014 Plan*)
- 2b. Comprehensive Plan Audit and Update
- 2c. Staff Review and Discussion Meeting



Step 3: Draft and Final Comprehensive Plan Update

- 3a. Draft Comprehensive Plan Update
- 3b. Staff Review and Discussion Meeting
- 3c. Community Open House – Draft Plan Review
- 3d. Final Comprehensive Plan Update
- 3e. Final Draft Comprehensive Plan to Plan Commission – Public Hearing (if needed)
- 3f. Final Draft Comprehensive Plan to City Council – For Adoption (if needed)



Closing Remarks

EXPERIENCE | CREATIVITY | COMMITMENT | IMPLEMENTATION



THANK YOU