



Meeting Date: June 15, 2026

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

Department: Community Development

Agenda Item: Approval of an Ordinance approving application of Javier Salazar for Rezoning the Subject Property from B-2 (General Business District) to B-3 (Business Service District), Plat of Utility and Sidewalk Easement, a Special Use Permit for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc., and Requested Variations from the Crest Hill Zoning Ordinance with Respect to Real Property Located at 1818-1820 N Broadway Street in Crest Hill, Illinois

Summary:

Javier Salazar (the Applicant) is the owner of the Subject Property located at 1818-1820 N Broadway Street. The Applicant is proposing to operate a concrete raising contractor business on the property that will include outdoor storage. Concrete Raising & Waterproofing Inc. specializes in various concrete and waterproofing services such as concrete raising, basement waterproofing, concrete resurfacing, driveway and foundation repairs, masonry sealing, and new concrete services. The proposal is to rezone the Subject Property from B-2 to B-3; consolidate two parcels into one parcel, and dedicate 10 feet Utility and Sidewalk Easement; approval of a Special Use permit for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations request from the Crest Hill Zoning Ordinance to decrease the required lot size, increase the permitted lot coverage, and decrease the required setbacks for the existing building and the proposed outdoor storage. Additionally, the applicant will discontinue and seal the existing septic and water wells on the property and connect to the City's water and sewer, and will install sidewalk and landscaping improvements along Broadway Street as part of this project.

Overall, the proposed Contractor-Based Business for the commercially zoned Subject Property is consistent with other existing automotive and commercial activities on the Broadway Street commercial corridor. The proposed Special Use permitted by the proposed rezoning is appropriate for a Contractor-Based Business, given the functional characteristics of the area and the nature of the operations. Contractor-Based Businesses typically involve limited on-site customer traffic, with activity primarily consisting of administrative functions, equipment storage, and dispatching of vehicles to off-site job locations. Additionally, Contractor-Based Businesses often serve the local community, providing essential services that benefit nearby residential and commercial properties. Given these factors, the proposed rezoning and Special Use will allow for a use that aligns with the existing and planned character of the neighborhood, while maintaining compatibility with surrounding land uses and supporting economic activity.

The requested Variations to decrease the required lot size and minimum building setbacks will address the existing non-conforming conditions of the property. The requested Variations to increase maximum permitted lot coverage and decrease side yard setback for outdoor storage will help address the operational needs of a Contractor-Based Business, such as adequate space for vehicle parking, equipment storage, and maneuvering areas, which require a site layout that is often constrained by strict lot coverage limits and setback requirements. The requested variations are necessary to enable a reasonable and functional use of the property for a Contractor-Based Business, consistent with its physical characteristics and intended purpose.

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



The Plan Commission conducted the required public hearing for this application at its May 21, 2026, meeting and recommended, by a vote of 5-1, conditional approval of the requested Rezoning, Plat of Easement, a Special Use Permit for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc., and Variations Request from the Crest Hill Zoning Ordinance, subject to the six (6) conditions referenced in the Staff Report. The Commissioner opposing it noted they wanted to see additional improvements to the exterior façade of the building. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

At the June 8, 2026 City Council Work Session, the application was presented and a discussion took place about the application. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Community Development Staff recommend that the City Council approve the Ordinance pertaining to Rezoning, Plat of Easement, a Special Use Permit for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc., and requested Variations from the Crest Hill Zoning Ordinance with respect to real property located at 1818-1820 N Broadway Street in Crest Hill, IL.

Attachments:

- Attachment A – May 21, 2026, Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving Rezoning, Plat of Easement, a Special Use Permit for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc., and Variations Request from the Crest Hill Zoning Ordinance with respect to real property located at 1818-1820 N Broadway Street in Crest Hill, Illinois - Application of Javier Salazar (with associated Exhibits)