

MINUTES OF THE
CREST HILL PLAN COMMISSION

The November 13, 2025, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

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

Also present were: Community & Economic Development Director Dan Ritter, City Planner Atefa Ghaznawi, and Executive Secretary Samantha Tilley.

Absent were: Commissioner Cheryl Slabozeski, Commissioner Marty Flynn, Community Development Consultant Ron Mentzer, and City Attorney Mike Stiff,

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on October 9, 2025, for Commission approval.

(#1) Motion by Commissioner Carroll seconded by Commissioner Butler, to approve the minutes from the Plan Commission meeting held on October 9, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn, Slabozeski.

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

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

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

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number SU-25-4-11-1 and V-25-4-11-1.

(#2) Motion by Commissioner Peterson seconded by Commissioner Stanton, to open a public hearing on case number SU-25-4-11-1 and V-25-4-11-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn, Slabozeski.

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

The Public Hearing was opened at 7:04 p.m.

Chairman Thomas asked City Planner Atefa Ghaznawi to present the specifics on this case.

City Planner Atefa Ghaznawi presented the case, explaining that the City of Crest Hill was the applicant requesting consideration of petitions for preliminary and final plat of subdivision, special use, and variations for the property located at 2227 Parkrose Street. The City proposed to subdivide the property into two lots to separate the existing public park and playground from the city water utility structure, request a special use approval for the existing park known as Stanley Gustafson Park, and request multiple variations from the Crest Hill Zoning Ordinance and Code of Ordinances to bring the existing conditions into compliance.

City Planner Atefa Ghaznawi explained that the subject property is a corner lot consisting of an existing public park and playground and a one-story block building used as city water utility Well #4, located at the south corner of Parkrose Street and Webb Street. The entire property is owned by the City of Crest Hill, with the park maintained by the Lockport Township Park District under an informal agreement for many years. The Park District had requested formal transfer of the land to ensure proper maintenance, insurance, and control, as well as to potentially obtain grants for future improvements.

City Planner Atefa Ghaznawi detailed the variations being requested, including:

- Decreasing the minimum required lot area from 10,000 square feet to 4,426 square feet
- Decreasing the minimum lot width from seventy-five feet to sixty feet
- Allowing open fencing in required front and corner side yard setbacks.
- Allowing recreational structures and equipment in required front, corner side, and interior side yard setbacks
- Allowing an existing off-premises sign to remain on the public right-of-way

She noted that no site improvements were proposed in this application, and staff recommended conditional approval of all requests.

Daniel Ritter, Director of Community and Economic Development, summarized that this was formalizing a longstanding arrangement, dividing one city-owned lot into two lots so the Lockport Township Park District could own the property where they already maintain the park. This would

allow the park district to potentially secure grants for future improvements while the City would retain ownership of the water utility well.

Chairman Thomas added that the park was grandfathered in under previous ordinances but now needed to be brought into compliance with current ordinances through the special use and variations request.

Chairman Thomas asked the commissioners if they had any questions. There were no questions.

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

A young resident named Jareth approached the podium and was sworn in, he then expressed his desire to keep the park. Chairman Thomas assured him that was the plan and that the park district might even make improvements in the future.

William Slimack, a resident on Webb Street for over 51 years, shared that he had cut the grass at the park for over 30 years when he was younger. He noted the park is well-utilized by neighborhood children who catch the bus there and play after school, with Lockport security frequently patrolling the area. He confirmed his understanding that the intent was to sell the parcel to Lockport Township Park District while maintaining the park. Mr. Slimack also provided historical context, noting the park had existed for more than 51 years and was named after Stanley Gustafson, who lived to the west of the park and contributed significantly to the Lockport Park District.

Kevin Deihl, a resident who has lived on University Street for 20 years, inquired about plans for the well-building. Director Ritter explained that the well would remain operational as the City needed the wells at full capacity until the transition to Lake Michigan water around 2030, and even afterward, some wells would remain operational for emergencies.

After public comment was concluded, Chairman Bill Thomas asked for a motion to close the public hearing on case number SU-25-4-11-1 and V-25-4-11-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Butler, to close the public hearing on petitions preliminary and final Plat of Subdivision, SU-25-4-11-1 and V-25-4-11-1.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Slabozeski, Flynn.

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

The Public Hearing was closed at 7:24 p.m.

Chairman Bill Thomas asked for a motion for approval to recommend to the City Council conditional approval of the Preliminary and Final Plat of Subdivision to subdivide the subject property into two (2) lots; a Special Use for an existing public park/playground known as Stanley Gustafson Park, multiple variations from Table 1 Residential Zoning Districts and Standards for

non-residential uses in the R-1 Single-Family Residence District, and Section 8.3-8 Permitted Obstructions in Yards of the Crest Hill Zoning Ordinance; and a variation from Section 15.12.067 on Premises Signs, Chapter 15.12 Sign Code of the Crest Hill Code of Ordinances to bring the existing conditions of the subject property into compliance, subject to the project being implemented in substantial conformance with the application documents referenced in the November 13, 2025, Plan Commission Staff Report for petitions Preliminary and Final Plat of Subdivision, Case # SU-25-4-11-1, and Case # V-25-4-11-1.

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Slabozeski, Flynn.

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

Chairman Thomas announced that the recommendation would be forwarded to the City Council, with a work session scheduled for November 24th and a formal City Council vote expected on December 1st.

OTHER BUSINESS: Daniel Ritter introduced himself as the new Community and Economic Development Director, having worked in Tinley Park previously and commented that he is very excited to improve some things in the City of Crest Hill to make it an even better place to live, work, and visit.

He provided several updates:

- A text amendment will be brought to the next Plan Commission meeting to address recurring process issues.
- A conceptual PUD review for "Seasons at Crest Hill," a 260-unit multifamily apartment development at Weber Road and Renwick, would be presented to City Council
- Feathered Fork restaurant would be opening where the former Crusade Burger was located.
- The Quick Run and Dunkin' Donuts development on Broadway was now open, with a second phase for truck fueling still to come.

- Plans were underway for a comprehensive plan update in early 2026, as the current plan from 2014 was over 10 years old.

PUBLIC COMMENTS: Bettie Stewart, a resident, who resides on University Street inquired about sidewalks that were promised to her neighborhood approximately 40 years ago when taxes were raised. She expressed concern that children had no place to play except in the street or at the park due to the lack of sidewalks in her neighborhood. Director Ritter acknowledged the need for better walkability throughout Crest Hill but was not aware of any current plans for sidewalks in that subdivision. He suggested this was a good topic for the upcoming comprehensive plan update.

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

(#5) Motion by Commissioner Peterson seconded by Commissioner Butler, to adjourn the November 13, 2025, Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Flynn, Slabozeski.

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

The meeting was adjourned at 7:35 p.m.

As approved this _____ day of _____, 2025.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN