

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 12.3-2 (MEETINGS)
OF THE CITY OF CREST HILL ZONING ORDINANCE**

WHEREAS, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Corporate Authorities of the City of Crest Hill have the authority to regulate land use through the establishment of a Zoning Code (65 ILCS 5/11-13-1); and

WHEREAS, the Corporate Authorities of the City of Crest Hill has previously enacted such a Zoning Code, which has been from time to time amended pursuant to the procedures outlined in the Illinois Municipal Code and pursuant to authority specifically granted by the Municipal Code; and

WHEREAS, amendments to the Zoning Ordinance (text amendments) may be initiated by, *inter alia*, the City Council or the Plan Commission. (Sections 12.8-2 and 12.8-4 of the Crest Hill Zoning Ordinance); and

WHEREAS, the City of Crest Hill, at the request of the Plan Commission, initiated a text amendment, by written application, seeking to amend Section 12.3-2 (MEETINGS) of the Crest Hill Zoning Ordinance; and

WHEREAS, pursuant to said application by the City of Crest Hill for a Text Amendment to Section 12.3-2 of the 2018 City of Crest Hill Zoning Ordinance, a Public Hearing was conducted at a regular meeting of the City of Crest Hill Plan Commission held July 19, 2023, following proper publication of a Notice of Public Hearing in the Joliet Herald News;

WHEREAS, no members of the public offered public comment or testimony, either for or against the proposed text amendment during the July 19, 2023, Public Hearing and Plan Commission Meeting; and

WHEREAS, the Plan Commission, upon a 5-0 vote, recommended that the City Council approve the requested text amendment; and

WHEREAS, the City of Crest Hill Plan Commission's recommendation in favor of the proposed text amendment is contained in its Findings and Decision, a true and accurate copy of which is attached hereto as Exhibit A.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The City Council hereby finds that all the recitals contained in the preamble

to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: That Section 12.3-2 (Meetings) is hereby repealed and replaced with the following:

12.3-2 MEETINGS

All meetings of the Plan Commission shall be held at the call of the Chairperson, and at such times as the Plan Commission may determine. The City may add Special Meeting(s) upon proper notification to the public. All regular and special meetings will be open to the public.

The Plan Commission shall keep minutes of its proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such fact; and shall also keep records of its examinations and other official actions. Findings of fact shall be included in the minutes on each case and the reasons for granting or denying each application shall be specified. Every rule, regulation, and every order, requirement, decision, or determination of the Plan Commission shall immediately be filed in the Office of the City Clerk and shall be public record.

Expenses incurred by the Plan Commission are to be itemized and shall be borne by the City.

SECTION 3: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 5: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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PASSED THIS 7th DAY OF AUGUST 2023.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 7th AUGUST, 2023.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk