

ORDINANCE NO. _____

AN ORDINANCE APPROVING FINAL PLAT OF SUBDIVISION, SPECIAL USE PERMIT, AND MULTIPLE VARIATIONS TO THE CREST HILL ZONING ORDINANCE AND CREST HILL CODE OF ORDINANCES WITH RESPECT TO CERTAIN REAL PROPERTY KNOWN AS STANLEY GUSTAFSON PARK LOCATED AT 2227 PARKROSE STREET IN CREST HILL, ILLINOIS (APPLICATION OF CITY OF CREST HILL)

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to vary the application of its local Zoning Requirements “in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

WHEREAS, the Code states that subdivision of land, special use, and variation requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for variations from its Zoning Requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

WHEREAS, the City has enacted procedures, requirements, and standards for special uses in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

WHEREAS, the City has enacted procedures, requirements, and standards for subdivision of land in Section 15.32 Subdivision Regulations of the Crest Hill Code of Ordinances; and

WHEREAS, the City of Crest Hill (the “Applicant”) is the owner of real property located at 2227 Parkrose Street in the City of Crest Hill, Illinois, bearing PINs 11-04-31-109-007-0000 and 11-04-31-109-019-0000, and legally described in Exhibit 1 of the attached Exhibit A (the “Property”), has filed an application requesting approval of preliminary and final plat of subdivision, special use for an existing public park/ playground known as Stanley Gustafson Park, and multiple variations from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances on the Property (the “Application”); and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on November 13, 2025, and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested preliminary and final plat of subdivision, special use, and variations outlined on Exhibit 2 of the attached Exhibit A at its November 13, 2025, meeting:

- A. The preliminary and final plat of subdivision, special use and variations are in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare, and the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- C. The plight of the owner is due to unique circumstances and thus strict enforcement of the Zoning Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and
- D. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance; and
- E. The preliminary and final plat of subdivision, special use and variations, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent Property; and

WHEREAS, the Plan Commission's recommendation to approve the preliminary and final plat of subdivision, special use, and variations listed on Exhibit 2 of the attached Exhibit A was made subject to the project being implemented in substantial conformance with the application documents referenced in the November 13, 2025, Community Development Department Staff Report attached hereto as Exhibit B (the "Staff Report"); and

WHEREAS, the City Council has examined the November 13, 2025, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Owner in an open meeting regularly scheduled; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the application documents referenced in the attached Exhibit B; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

SECTION 1: The Preambles of this Ordinance are incorporated herein by reference.

SECTION 2: That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

SECTION 3: The Plat of Subdivision prepared by Robinson Engineering LTD. dated September 22, 2025, special use, and variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved subject to the project being implemented in substantial conformance with the application documents referenced in Exhibit B.

SECTION 4: The City Clerk is hereby authorized and directed to record a copy of this Ordinance and Plat of Subdivision referenced in Section 3 against the Subject Property in the office of the Will County Recorder, and further to annotate the special use permit granted hereby on the Crest Hill Official Zoning Map.

SECTION 5: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 1ST DAY OF DECEMBER, 2025

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Ray Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 1ST DAY OF DECEMBER, 2025.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO PRELIMINARY AND FINAL PLAT OF SUBDIVISION, CASE
NO. SU-25-4-11-1 AND CASE NO. V-25-4-11-1
THE APPLICATION OF CITY OF CREST HILL FOR PRELIMINARY AND FINAL PLAT OF
SUBDIVISION, SPECIAL USE FOR AN EXISTING PUBLIC PARK/ PLAYGROUND KNOWN
AS STANLEY GUSTAFSON PARK, AND MULTIPLE VARIATIONS FROM THE CREST
HILL ZONING ORDINANCE AND CREST HILL CODE OF ORDINANCES AT PROPERTY
LOCATED AS 2227 PARKROSE STREET IN THE CITY OF CREST HILL.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on November 13, 2025, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, City of Crest Hill, is the owner of the real estate described in the application.

B. That the application seeks 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 public park/playground known as Stanley Gustafson Park; and multiple variations from the Crest Hill Zoning Ordinance and Code of Ordinances for the property described in the application, commonly known as 2227 Parkrose Street in Crest Hill, Illinois (the "Property"), which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. That the Property is zoned R-1;

D. That the application seeks approval of preliminary and final plat of subdivision; special use for an existing public park/playground known as Stanley Gustafson Park; two (2) variations from Table 1 Residential Zoning Districts and Standards for non-residential uses in R-1 Single-Family Residence District, Crest Hill Zoning Ordinance that decrease the minimum required lot area from 10,000 sq-ft to 4,426 sq-ft; and minimum lot width from 75-feet to 60-feet; variations from Section 8.3-8 Permitted Obstructions in Yards, of the Crest Hill Zoning Ordinance that allow open fencing to be located in required front and corner side yard setbacks and recreational structures and equipment in required front, corner side, and interior side yard setbacks; and one (1) variation from Section 15.12.067 On Premises Signs, Chapter 15.12 Sign Code of the Crest Hill Code of Ordinances that allows an existing off-premises sign to remain on the public right of way. All requested Variations are listed in the attached Exhibit A-2 and relate to the property located at 2227 Parkrose Street in Crest Hill, Illinois, with PINs 11-04-31-109-007-0000 and 11-04-31-109-019-0000.

E. That the requested variations involve existing non-conforming conditions on the Property;

F. That the application for the preliminary and final plat of subdivision, special use for an existing public park/ playground, and variations was properly submitted and notice of the application and the public hearing were properly made;

G. That no interested parties filed their appearances herein;

H. That the public hearing was opened and called to order on November 13, 2025, the applicant presented evidence and arguments in support of its application on November 13, 2025.

I. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

J. That the proposed preliminary and final plat of subdivision, special use for an existing public park/ playground and variations, as considered under section 12.6 and section 12.7 of the Zoning Ordinance, meet the eight (8) standards for special use under section 12.7-6, and three (3) standards for the granting of a variation under section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8).

THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF PRELIMINARY AND FINAL PLAT OF SUBDIVISION, SPECIAL USE AND VARIANCES, AS FOLLOWS:

1. That the approval of the application of City of Crest Hill for preliminary and final plat of subdivision, special use for an existing public park/ playground known as Stanley Gustafson Park, and variations as listed in attached Exhibit A-2 for property located at 2227 Parkrose Street in Crest Hill, Illinois with PINs 11-04-31-109-007-0000 and 11-04-31-109-019-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the preliminary and final plat of subdivision, special use for an existing public park/ playground, and variations be granted subject to the project being implemented in substantial conformance with the application documents referenced in the November 13, 2025, Community Development Staff Report for this request.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 13TH Day of November 2025 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Ken Carroll	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Cheryl Slabozeski	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Commissioner Gordon Butler	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner Marty Flynn	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Commissioner Jeff Peterson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Commissioner John Stanton	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 2227 PARKROSE STREET, CREST HILL, IL, 60403

PERMANENT INDEX NOs: 11-04-31-109-007-0000 and 11-04-31-109-019-0000

LEGAL DESCRIPTION: THE NORTHWESTERLY 10 FEET OF LOT 474 IN RICHLAND SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS AND ALL OF LOT 473, IN RICHLAND SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 60, AS DOCUMENT NO. 392933, IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance (ZO) Table 1 Residential Zoning Districts and Standards for non-residential uses in R-1 Single-Family Residence District

- Minimum required lot area for non-residential uses in R-1 Single-Family Residence District is 10,000 sq-ft. *Lot area for the existing public park/playground is 4,426 sq-ft.*
- Minimum required lot width for non-residential uses in R-1 Single-Family Residence District is 75 feet. *Lot width for the existing public park/playground is 60 feet.*

Crest Hill Zoning Ordinance (ZO) Section 8.3-8 Permitted Obstructions in Yards

- Fences, natural, 50% open: not greater than four (4) feet in height nor closer than five (5) feet from front and corner side lot lines. *Existing fence at front and corner side yards is 50% open, four (4) feet in height, and with no setbacks.*
- Recreational structures and playground equipment, not greater than seven (7) feet in height are permitted in rear yard. Required front yard setback is 30 feet, required corner side yard setback is 20 feet, and required interior side yard setback is 10 feet. *Existing recreational structures and playground equipment are located in the required front, corner side, and interior side yard setbacks.*

Crest Hill Code of Ordinances Section 15.12.067 On Premises Signs of Chapter 15.12 Sign Code

- Only on premises signs are permitted in any zoning district and must comply with the regulations set forth in this chapter. Off-premises signs are not permitted, except when approved by City Council. *Existing off-premises sign for the public park/playground is located on the public right of way.*

EXHIBIT B

November 13, 2025 Community Development Department Staff Report