

CREST HILL PLAN COMMISSION

NOVEMBER 13, 2025

REPORT OF PROCEEDINGS had in the
above-entitled matter, at 20600 City Center
Boulevard, Crest Hill, Illinois, commencing at
7:00 o'clock p.m. on the 13th day of
November, 2025.

BEFORE:

Bill Thomas, Chairman
John Stanton, Commissioner
Gordon Butler, Commissioner
Jeff Peterson, Commissioner
Ken Carroll, Commissioner
Daniel Ritter, Community/Economic Development
Director
Samantha Tilley, Executive Secretary
Atefa Ghanawi, City Planner

1 CHAIRMAN THOMAS: Okay. Good evening. I
2 would like to call the November 13th, 2025 Plan
3 Commission meeting to order at 7:00 p.m.

4 Please stand if you are able for the
5 Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 CHAIRMAN THOMAS: Thank you.

8 Roll call, please.

9 SAMANTHA TILLEY: Bill Thomas?

10 CHAIRMAN THOMAS: Here.

11 SAMANTHA TILLEY: Ken Carroll?

12 COMMISSIONER CARROLL: Here.

13 SAMANTHA TILLEY: Gordon Butler?

14 COMMISSIONER BUTLER: Here.

15 SAMANTHA TILLEY: Marty Flynn?

16 (No response.)

17 SAMANTHA TILLEY: John Stanton?

18 COMMISSIONER STANTON: Here.

19 SAMANTHA TILLEY: Cheryl Slabozeski?

20 (No response.)

21 SAMANTHA TILLEY: And Jeff Peterson?

22 COMMISSIONER PETERSON: Here.

23 CHAIRMAN THOMAS: Okay. Thank you.

24 And also sitting up here tonight with the

1 commissioners is Daniel Ritter, our Community and
2 Economic Development Director and Atefa, our City
3 Planner.

4 So first order of business is to approve
5 the minutes from the Plan Commission meeting held
6 on October 9th, 2025.

7 Roll call -- motion first. I'm sorry.
8 Let's get that in the right order.

9 Motion to approve?

10 COMMISSIONER CARROLL: So moved.

11 CHAIRMAN THOMAS: Motion by Commissioner
12 Carroll.

13 COMMISSIONER BUTLER: Second.

14 CHAIRMAN THOMAS: Second by Commissioner
15 Butler.

16 Roll call, please.

17 SAMANTHA TILLEY: Ken Carroll?

18 COMMISSIONER CARROLL: Yes.

19 SAMANTHA TILLEY: Gordon Butler?

20 COMMISSIONER BUTLER: Yes.

21 SAMANTHA TILLEY: Jeff Peterson?

22 COMMISSIONER PETERSON: Yes.

23 SAMANTHA TILLEY: John Stanton?

24 COMMISSIONER STANTON: Yes.

1 SAMANTHA TILLEY: And Bill Thomas?

2 CHAIRMAN THOMAS: Yes.

3 SAMANTHA TILLEY: Motion carried.

4 CHAIRMAN THOMAS: Okay. We have one case
 5 on the agenda for tonight. It is a public hearing
 6 and consideration of petitions plat of subdivision
 7 Case Number SU-25-4-11-1 and Case V-25-4-11-1, a
 8 request of the City of Crest Hill seeking special
 9 approval from the City of Crest Hill Subdivision
 10 Zoning Ordinance and City Code to subdivide the
 11 subject property into two lots; a special use
 12 permit for an existing park and playground with
 13 multiple variations from Table 1 of the
 14 Residential Zoning Districts and Standards for
 15 nonresidential uses in an R1 Single-Family
 16 Residence District, and Section 8.3-8, permitted
 17 obstructions in yards of the Crest Hill Zoning
 18 Ordinance and a variation from Section 15.12.067,
 19 on-premises signs, Chapter 15.12 sign code of the
 20 Crest Hill City of Ordinances to bring the
 21 conditions of the subject property in compliance
 22 for the existing public playground located on the
 23 8,176 square foot R1 Single-Family Residence
 24 District zoned property known as the Stanley

1 Gustafson Park and located at 2227 Parkrose Street
2 in Crest Hill, Illinois with no site improvements
3 proposed in this application.

4 Samantha, is the paperwork in order?

5 SAMANTHA TILLEY: All necessary paperwork
6 is in order.

7 CHAIRMAN THOMAS: Okay. Then I would
8 like to have a motion to open the public hearing
9 for Case SU-25-4-11-1 and V-25-4-11-1.

10 Motion please.

11 COMMISSIONER PETERSON: I'll make that
12 motion.

13 CHAIRMAN THOMAS: Motion by Commissioner
14 Peterson.

15 COMMISSIONER STANTON: Second.

16 CHAIRMAN THOMAS: Second by Commissioner
17 Stanton.

18 Roll call, please.

19 SAMANTHA TILLEY: Jeff Peterson?

20 COMMISSIONER PETERSON: Yes.

21 SAMANTHA TILLEY: John Stanton?

22 COMMISSIONER STANTON: Yes.

23 SAMANTHA TILLEY: Ken Carroll?

24 COMMISSIONER CARROLL: Yes.

1 SAMANTHA TILLEY: Gordon Butler?

2 COMMISSIONER BUTLER: Yes.

3 SAMANTHA TILLEY: And Bill Thomas?

4 CHAIRMAN THOMAS: Yes.

5 SAMANTHA TILLEY: Motion carried.

6 CHAIRMAN THOMAS: Public hearing opened
7 at 7:04.

8 I would like to ask our City Planner,
9 Atefa, to present the specifics of this case.

10 ATEFA GHAZNAWI: Thank you, Mr. Chairman.

11 The applicant for this application is the
12 City of Crest Hill and at tonight's meeting I will
13 try to obtain a plan of development and I am
14 presenting this application on behalf of the City.

15 The City of Crest Hill is requesting
16 consideration of petitions, building and
17 preliminary and final plat of subdivision, a
18 special use and variations request for the subject
19 property located at 2227 Parkrose Street in Crest
20 Hill. The City is proposing to subdivide the
21 subject property into two lots to separate the
22 existing public park and playground from the City
23 Water and utility structure, request a special use
24 approval for the existing public park and

1 playground known as Stanley Gustafson Park, and
2 request multiple variations from the Crest Hill
3 Zoning Ordinance and the Crest Hill Code of
4 Ordinances to bring the existing conditions of the
5 subject property into compliance. No site
6 improvements are proposed in this application.

7 The subject property is a corner lot and
8 consists of an existing public park and playground
9 known as Stanley Gustafson Park and a one-story
10 block building used as City Well Utility Pump No.
11 4, located at the south corner of Parkrose Street
12 and Webb Street, facing Webb Street.

13 THE COURT REPORTER: I'm sorry. Ma'am,
14 I'm sorry. Could you just slow down a tiny bit?
15 I'm sorry. Thank you.

16 ATEFA GHAZNAWI: Okay. Should I do it
17 again?

18 THE COURT REPORTER: No. That's okay.
19 If you could just slow down. Thank you.

20 ATEFA GHAZNAWI: The subject property is
21 a corner lot and consists of an existing public
22 park and playground known as Stanley Gustafson
23 Park and a one-story block building used as City
24 Water Utility Well No. 4 located at south corner

1 of Parkrose Street and Webb street, facing Webb
2 Street. The entire subject property is --

3 Is that okay?

4 THE COURT REPORTER: Yes.

5 ATEFA GHAZNAWI: Okay. Better now?

6 Okay.

7 The entire subject property is owned by
8 the City of Crest Hill and the existing public
9 park and playground is maintained by the Lockport
10 Township Park District. The original development
11 and ongoing maintenance of the park has been done
12 via an informal agreement for many years.
13 However, the Park District has requested the
14 formal transfer of the land as it ensures they
15 have proper maintenance, insurance, and control of
16 the land. It also allows them to potentially
17 obtain grants or other public funding to improve
18 the land in the future. The transfer benefits the
19 City as well to avoid any legal complications of
20 owning the underlying land that is controlled by
21 another taxing body.

22 If the final plat of subdivision, special
23 use and variations request are approved by the
24 City Council, the ownership of the existing public

1 park and playground is to be formally transferred
2 to the Lockport Township Park District under a
3 separate agreement.

4 Application documents submitted include
5 Exhibit C, application for development; Exhibit D,
6 legal description; Exhibit E, list of requested
7 variations; Exhibit F, subject property photos of
8 existing condition; Exhibit G, response to
9 standards for special use; Exhibit H, response to
10 standards for variations; Exhibit I, final plat of
11 subdivision and plat of survey prepared by
12 Robinson Engineering, LTD, dated
13 September 22nd, 2025.

14 To subdivide the subject property into
15 two lots and bring the existing conditions of the
16 subject property into compliance, the applicant is
17 seeking approval of the following petitions;
18 preliminary and final plat of subdivision to
19 subdivide the subject property into two lots;
20 SU-25-4-11-1, a special use for an existing park
21 and playground known as the Stanley Gustafson Park
22 in the R1 Single-Family Residence District.
23 V-25-4-11-1, two variations from Table 1
24 Residential Zoning Districts and Standards for

1 nonresidential uses in R1 Single-Family Residence
2 District of the Crest Hill Zoning Ordinance that
3 decrease the minimum required lot area from 10,000
4 square feet to 4,426 square feet and (inaudible)
5 lot width from 75 feet to 60 feet.

6 Variations from Section 8.3-8, permitted
7 obstructions in yards of the Crest Hill Zoning
8 Ordinance that allow open fencing to be located in
9 required front and corner side yard setbacks and
10 recreational structures and equipment and require
11 front, corner, side and interior side yard
12 setbacks.

13 A variation from Section 15.12.067
14 on-premises signs, Chapter 15.12 Sign Code of the
15 Crest Hill Code of Ordinances that allows an
16 existing off-premises sign to remain on the public
17 right of way.

18 The Staff reviewed the existing
19 conditions on the subject property with respect to
20 the applicable City regulations. The Crest Hill
21 Zoning Ordinance classifies parks and playgrounds
22 as a special use in residential districts. To
23 bring the existing conditions and use of the
24 subject property into compliance, the existing

1 public park and playground must be formally
2 established as a special use in the R1 Residence
3 District and the above mentioned variations are
4 required from the Crest Hill Zoning Ordinance and
5 Code of Ordinances to address an existing -- the
6 existing non-conformities associated with the
7 property's specific physical characteristics. No
8 site improvements are proposed in this
9 application.

10 Overall, Staff believed that the subject
11 property represents a unique circumstance within
12 the R1 Single-Family Residence District due to the
13 property's specific physical characteristics,
14 community context, and public benefit. The
15 parcel's size, shape, and location limit its
16 suitability for residential construction while
17 making it ideally suited for low-intensity public
18 park and playground use. This distinct condition
19 differentiates the subject property from typical
20 residential lots within the R1 Single-Family
21 Residence District.

22 Additionally, the surrounding
23 neighborhood benefits from the presence of a
24 small, accessible park and playground that

1 enhances the quality of life for nearby residents
2 without introducing incompatible land uses or
3 adverse impacts. The existing park's design,
4 scale, and operation are consistent with the
5 residential character of the area and serve as a
6 complementary amenity rather than a conflicting
7 use. These factors together create a unique and
8 practical justification for the Stanley Gustafson
9 Park as a special use within the R1 Single-Family
10 Residence District. As it balances community
11 needs and land-use compatibility and upholds the
12 intent of the Crest Hill Zoning Ordinance to
13 promote public health, safety and welfare.

14 Based on the findings included in the
15 Staff report, Staff recommends that the Plan
16 Commission recommends City Council conditional
17 approval of the preliminary and final plat of
18 subdivision, a special use and variation request
19 to bring the existing conditions of the subject
20 property into compliance subject to the project
21 being implemented in substantial conformance with
22 the application documents referenced in the
23 November 13, 2025 Plan Commission Staff report for
24 petitions, preliminary and final plat of

1 subdivision, Case Number SU-25-4-11-1 and Case
2 Number V-25-4-11-1. Thank you.

3 DANIEL RITTER: Just really quickly, I --
4 just as a quick summary. Obviously it's the City
5 that's making this presentation. It's basically
6 one lot now, it has kind of been a handshake
7 agreement over the years that the Park District --
8 that the park, whenever they built it, it has just
9 kind of operated that way. Now they're obviously
10 looking to potentially do upgrades in the future
11 to it and looking at grants and things like that
12 and it's just a benefit to the Park District
13 owning the property. There's a benefit to the
14 city not owning the property and that there's not
15 any liability or legal concerns, so there's no
16 changes to the site happening, but this allows us
17 to split it into two formal lots and then the next
18 step would be working with the City Council to
19 formally transfer the property to the Park
20 District so they can keep operating it as a park
21 that benefits the community. So that's just an
22 overall summary of what the requests are, and then
23 obviously there's a bunch of zoning requests that
24 go along with that because it's just not going to

1 be a standard lot. We're splitting a standard lot
2 into two since half of it is essentially a well
3 that the City uses and then the other half is the
4 park. So that's all I have.

5 CHAIRMAN THOMAS: Okay. Thank you.
6 Thank you, Daniel. I was going to say a few
7 things, too.

8 So that park has been there for a long
9 time, and since it has been there, the City has
10 changed ordinances, but it was grandfathered in,
11 but when you decide to do something with property
12 that was grandfathered, it now has to be brought
13 up to the latest ordinances, and that would
14 probably require some setback differences, but we
15 don't want to change anything, so we're going to
16 make some special exceptions to the ordinances, so
17 that's what all this doggly goo stuff we're
18 talking about is, and it's going to be a really
19 good thing.

20 And for the young man that loves that
21 park, did you want to come up to the podium and
22 say something? All right. Come on ahead.

23 All right. Before you say anything,
24 would you raise your right hand?

1 (Jared duly sworn.)

2 CHAIRMAN THOMAS: What is your name?

3 JARED: Jared.

4 CHAIRMAN THOMAS: Okay. And what did you
5 want to say?

6 JARED: I would love to keep this park.

7 CHAIRMAN THOMAS: Okay. Well, that's
8 wonderful. We're going to do that. All right.
9 Thank you.

10 JARED: Thank you.

11 COMMISSIONER PETERSON: Good job.

12 DANIEL RITTER: We'll pass that on to the
13 Park District as well. We'll let them know that
14 you're looking forward to seeing that park maybe
15 even made better in the future.

16 CHAIRMAN THOMAS: So Lockport Township
17 maintains the park and they want to do some
18 improvements and maybe they'll ask you for some
19 input about what kind of slides and stuff, but
20 when -- don't hold me to that now. But when they
21 ask to get a grant to make an improvement and then
22 the people who give them the grant find out that
23 you don't own the land, it becomes a little
24 confusing and complicated, so the City of Crest

1 Hill is going to sell them the land, and so they
2 are going to have total ownership of that park and
3 they are going to apply for grants to improve it,
4 they're going to maintain it, and you're going to
5 love it even more as you get older and can do more
6 things on it. So thank you for stepping forward.

7 Anybody else want to come and say
8 anything? Yeah. Please, come up.

9 State your name.

10 MR. SLIMACK: My name is William Slimack.

11 CHAIRMAN THOMAS: All right. And raise
12 your right hand, please.

13 (William Slimack duly sworn.)

14 MR. SLIMACK: I have lived at 2128 Webb
15 Street for the past 51-plus years. I have
16 actually cut the grass there over 30 years in my
17 younger years and I realized -- well, this is the
18 only park that, to my knowledge, that Lockport
19 maintains besides the one on Gaylord Road. The
20 lot is relatively small, so when I -- I did not
21 understand this letter at all to be perfectly
22 honest; too many sections, too many numbers, too
23 many whatever. The park is utilized quite well by
24 the kids; they catch the bus there in the morning,

1 they are dropped off after school, same area, it's
2 a well utilized park. Lockport does have a
3 security car go around there quite often, maybe
4 several times a day, and I would hate to see the
5 kids lose the park, and this letter that was sent
6 out, everybody I talked to, nobody could make
7 anything out of it.

8 So, in retrospect, what I understand is
9 you're not going to do anything, just put the sale
10 to Lockport on that parcel; is that correct?

11 CHAIRMAN THOMAS: Yes. Again, as I
12 explained, they brought this up recently because
13 they were applying for a grant to make some
14 improvements to the park and, like I say, because
15 they don't own the property, they just maintain
16 it, it became a little bit confusing and it will
17 be much simpler if they could say we own that park
18 and we want to do the following improvements and
19 we actually agree. We don't want to do anything
20 to disturb that park. Communities like that, I
21 wish there was more of them, but, you know, they
22 just don't do that kind of stuff anymore. So we
23 want to preserve that park. I had the privilege
24 of driving through the neighborhood. What a great

1 neighborhood. What a great place to raise kids
2 and be able to walk down the street to play in the
3 park.

4 MR. SLIMACK: Right.

5 CHAIRMAN THOMAS: So, rest assured, we
6 are doing all this so that park will stay there
7 and it will be maintained as good or better than
8 it ever was before.

9 MR. SLIMACK: They just recently blew
10 some chips on to the grounds. I don't know if you
11 guys were aware of that. And I don't know if this
12 letter preceded that or what, but for them to go
13 to that expense to blow the chips, I just couldn't
14 see them, you know, destroying it.

15 DANIEL RITTER: This is to make sure the
16 Park District has it long term. Like I said, it
17 has been owned by the City. It has been one lot
18 owned by the City.

19 MR. SLIMACK: Right.

20 DANIEL RITTER: The way things go is just
21 kind of a handshake agreement, right, and hey,
22 Park District, put a park there and operate it.
23 But just for them to get grants and kind of clean
24 it up going forward so that way we know the Park

1 District has it. We can't speak for the Park
2 District, but they have shown every intention of
3 wanting to reinvest in it, not --

4 MR. SLIMACK: Well the name of the park
5 Stanley Gustafson is named after the person that
6 lives to the west of there -- lived there. He
7 passed away. And he did a lot for the Lockport
8 Park District and golf course, many things for the
9 water runoff irrigation, everything, so they named
10 the park after him, and that was a number of years
11 ago. But, yeah, as long as you guys don't plan
12 on, you know, disrupting the park.

13 DANIEL RITTER: Nope. The City of Crest
14 Hill plans on giving it to the Park District so it
15 should be a park for --

16 MR. SLIMACK: Okay.

17 COMMISSIONER PETERSON: Hold on. I have
18 a question. How long has that park been there
19 then?

20 MR. SLIMACK: I have lived across the
21 street at 2128 Webb for 51 years.

22 COMMISSIONER PETERSON: It has been there
23 that long?

24 MR. SLIMACK: So it has been there longer

1 than that. It was a park prior to us moving in
2 and raising our kids. So it's well in -- it well
3 exceeds 51 years.

4 COMMISSIONER PETERSON: And when did that
5 get named after Gustafson?

6 MR. SLIMACK: Stanley Gustafson.

7 COMMISSIONER PETERSON: When did they
8 name it after him?

9 MR. SLIMACK: Why?

10 COMMISSIONER PETERSON: When?

11 MR. SLIMACK: Oh, gosh. It has been a
12 while, yeah. I would say at least 10, 15 years.

13 COMMISSIONER PETERSON: Yeah. Good.
14 Thank you.

15 MR. SLIMACK: Okay. Any other questions
16 about the park?

17 CHAIRMAN THOMAS: No. Thank you for your
18 history. Did you want to speak, too? Please come
19 to the podium, state your name and then raise your
20 right hand.

21 MR. DEIHL: Kevin Deihl.

22 (Kevin Deihl duly sworn.)

23 CHAIRMAN THOMAS: Okay.

24 MR. DEIHL: I have lived at 2227 for 20

1 years and of course my kids played at the park,
2 every kid plays at the park, but what got me was
3 what you mentioned about the well pump. What's
4 going to go on with that building? Do you know
5 anything about that building, what's going to
6 happen with that or -- are they going to improve
7 that thing or...

8 CHAIRMAN THOMAS: So here is a part of --

9 MR. DEIHL: They have been doing a lot of
10 work there so --

11 CHAIRMAN THOMAS: That's one big lot. On
12 one end it's the park and the other end is Well
13 No. 4. We obviously want to keep Well No. 4, we
14 don't want it involved in transferring the land to
15 Lockport, so we had to change it into two lots and
16 Lot No. 1 is the park and that's what we're going
17 to sell, but the well is going to be --

18 MR. DEIHL: Oh. So that would be the two
19 lots you're talking about?

20 CHAIRMAN THOMAS: At least for a while.
21 You know, we're going to be getting Lake Michigan
22 water in 2030 and we may not need to use it, but
23 you never know.

24 MR. DEIHL: Why are they upgrading that

1 area there or what --

2 CHAIRMAN THOMAS: I don't know what's
3 going on with that. They were doing a lot of work
4 on something there, so I'm not quite sure what
5 they're upgrading, but they still plan to be able
6 to use it if they need it.

7 DANIEL RITTER: I know there have been a
8 couple wells that have gone down and have had
9 issues, and even though the long -- not even the
10 long-term plan, the medium-term plan is to
11 obviously go on to Lake Michigan water, we still
12 need those wells to operate at full capacity.

13 MR. DEIHL: Yeah. Yeah. And make sure
14 it's up to par to do that.

15 DANIEL RITTER: And even after we go on
16 Lake Michigan water, some of the wells -- some
17 might get retired, some will stay operating or
18 useable so that way if there's emergencies, stuff
19 like that, we still have useful and operating
20 wells in town. I'm not the city engineer, so he
21 knows a little bit more about maybe -- I don't
22 even know if he fully knows which ones will stay
23 in operation and which ones will be retired, but,
24 for the time being and for the foreseeable future,

1 it will remain an operating well.

2 MR. DEIHL: Cool. Cool. That's all I
3 wanted to know. Thank you.

4 CHAIRMAN THOMAS: All right. Thank you.
5 Anybody else?

6 Okay. Mom and dad, you ought to be very
7 proud of that young man. Great job.

8 How about any of the Commissioners, any
9 questions?

10 COMMISSIONER PETERSON: No.

11 COMMISSIONER CARROLL: None here.

12 CHAIRMAN THOMAS: Staff, are we good?
13 Any questions you have?

14 All right. Since no else is -- wants to
15 come to the podium, let me have a motion to close
16 the public hearing.

17 COMMISSIONER PETERSON: I'll make that
18 motion.

19 COMMISSIONER BUTLER: Second.

20 CHAIRMAN THOMAS: Motion by Commissioner
21 Peterson. Second by Commissioner Butler.

22 Roll call, please.

23 SAMANTHA TILLEY: Jeff Peterson?

24 COMMISSIONER PETERSON: Yes.

1 SAMANTHA TILLEY: Gordon Butler?

2 COMMISSIONER BUTLER: Yes.

3 SAMANTHA TILLEY: John Stanton?

4 COMMISSIONER STANTON: Yes.

5 SAMANTHA TILLEY: Ken Carroll?

6 COMMISSIONER CARROLL: Yes.

7 SAMANTHA TILLEY: And Bill Thomas?

8 CHAIRMAN THOMAS: Yes.

9 SAMANTHA TILLEY: Motion carried.

10 CHAIRMAN THOMAS: Okay. I think we have
11 got everything we need. That being said, then,
12 can I have a motion to approve the request of the
13 City of Crest Hill seeking special approvals for
14 the Zoning Ordinance and City Code to subdivide
15 the property into two lots with a special use
16 permit for the existing park and playground -- and
17 I'm not going to read all of that thing,
18 everything that they have asked for. Again, no
19 site improvements are proposed at this time. Can
20 I have a motion, please?

21 COMMISSIONER CARROLL: So moved.

22 COMMISSIONER STANTON: Second.

23 CHAIRMAN THOMAS: Commissioner by
24 Commissioner Carroll. Second by Commissioner

1 Stanton.

2 Roll call, please.

3 SAMANTHA TILLEY: Ken Carroll?

4 COMMISSIONER CARROLL: Yes.

5 SAMANTHA TILLEY: John Stanton?

6 COMMISSIONER STANTON: Yes.

7 SAMANTHA TILLEY: Jeff Peterson?

8 COMMISSIONER PETERSON: Yes.

9 SAMANTHA TILLEY: Gordon Butler?

10 COMMISSIONER BUTLER: Yes.

11 SAMANTHA TILLEY: And Bill Thomas?

12 CHAIRMAN THOMAS: Yes.

13 SAMANTHA TILLEY: Motion carried.

14 CHAIRMAN THOMAS: Okay. So the motion
15 has been approved. We are going do forward our
16 recommendation to the City Council to approve the
17 request. Do we have an idea of when that's going
18 to come before a work session?

19 ATEFA GHAZNAWI: On November 24th.

20 CHAIRMAN THOMAS: November 24th?

21 ATEFA GHAZNAWI: Yes.

22 CHAIRMAN THOMAS: Okay. And that's the
23 work session, right?

24 ATEFA GHAZNAWI: Yes.

1 CHAIRMAN THOMAS: Okay.

2 ATEFA GHAZNAWI: City Council will be
3 December 1st.

4 CHAIRMAN THOMAS: December 1st?

5 ATEFA GHAZNAWI: Yes.

6 CHAIRMAN THOMAS: Okay. So what happens
7 is our recommendation is going to go before the
8 City Council in what they call a "work session."
9 They will talk about it much like we were talking
10 about it and then they will come back a week later
11 on December 7th and officially vote to approve it
12 or not, but obviously I think we're going to
13 approve it, so you're welcome to come to both the
14 work session on the 24th and December 1st City
15 Council meeting.

16 So, again, thank you for coming, I was
17 hoping we would get some residents that were
18 really interested about it, so you guys did a
19 great job. Thank you, again.

20 Okay. Is there any other business that
21 we need to bring up?

22 DANIEL RITTER: I got a couple things I
23 want to touch on.

24 First, this is my first meeting here at

1 Plan Commission, so I want to introduce myself.
2 My name is Daniel Ritter. I'm the community and
3 economic development director. I have been here
4 for about four months now, so I come from --
5 Tinley Park was the previous town I worked for and
6 I was the director there, so I'm excited to come
7 here and work with everybody and the team that we
8 have and hopefully get some positive economic
9 development and community development and improve
10 some things and make the city an even better place
11 to live, visit, work at.

12 I wanted to touch on a couple things and
13 just let you know what's coming up. We are
14 planning to bring a text amendment forward to the
15 Plan Commission that will kind of help to start to
16 clean up some process issues we have had. I want
17 to thank Ron Mentzer, he has kind of helped -- and
18 been here for a while, so he kind of helped guide
19 us on some things that have been reoccurring
20 issues that maybe will help Staff, will help these
21 meetings and the requests go a little smoother and
22 help developers and residents that want to make
23 requests a little easier, so we look forward to
24 that at the next meeting. I was working on that

1 and we should have that before you on the December
2 meeting.

3 So coming up at City Council, too, we have a
4 conceptual PUD review for The Seasons at Crest
5 Hill, and it's 260 multi-family apartments that
6 will be around the interception of Weber Road and
7 Renwick kind of in the back where there's an empty
8 field behind the Shell, behind the -- there's a
9 former bank that's there, kind of the grass field
10 that's in the back. So it's the same developer
11 that developed -- this actually has got the same
12 name, Seasons of Romeoville that's now called The
13 Bluffs, and they're doing a very similar concept
14 there. PUDs are kind of an odd process in that it
15 kind of goes to the City Council first for them to
16 see it very conceptually kind of hopefully give a
17 thumbs up so that way developers know is it worth
18 their time to really pursue, but that will be
19 coming before you guys as well, and we can at
20 least send out to everybody on Plan Commission a
21 memo that will be going to the City Council so you
22 all have that and see what they're reviewing as
23 well as what -- as long as the City Council kind
24 of gives the thumbs up, then we'll have it for you

1 guys. I think it's a really good project and a
2 good fit over there. It has typically been zoned
3 for a commercial space, but that's not really well
4 designed for what I think Crest Hill had
5 envisioned there 20, 30 years ago. This is really
6 a housing type that Crest Hill doesn't have, so it
7 should be beneficial especially for the businesses
8 around there, I know there's excitement to see
9 that, and going in -- we do have The Feathered
10 Fork will be going in where the former Crusade
11 Burger was and Chaos and quite a few restaurants
12 before that, so it's a restaurant group that has
13 got a good background, they run a couple
14 restaurants in Aurora right now that have been
15 successful so we're looking forward. They have
16 spent quite a bit of money on the interior of
17 that, so we're really exited to see that opening
18 here in a couple months or so, and then I know
19 we're really excited to see potentially some new
20 residents in the backyard that would be dining
21 there.

22 The Quick Run and Dunkin Donuts is opened
23 as of Monday, so that's a Lucky Brothers
24 Development that probably came before this group

1 long, long ago since I know it has been under
2 construction for a significant amount of time.
3 It's still not complete, they have a second phase
4 to that development with the tuck fueling in the
5 back, but the main gas station, Dunkin Donuts and
6 the convenience store are all open, so, if you
7 have a chance, go check that out. It's good and
8 it's good to see new development on Broadway,
9 which has struggled to have new development
10 happen, even if it's a gas station, it's good to
11 see that it can be a useful site and a busy site
12 hopefully going forward.

13 And last, I'll just note that we are
14 going to kind of slowly be moving forward with
15 Comprehensive Plan update, so that will heavily
16 involve this group. We do have to bring that
17 before the City Council to get approval
18 beforehand, but our current Comprehensive Plan is
19 from 2014, so over ten years old. There haven't
20 been a ton of changes in Crest Hill over the last
21 ten years, but there has been a substantial change
22 in the world and just the way economics and
23 everything happens, so I think it's a good time to
24 take a step back and look at our Comprehensive

1 Plan, which will hopefully help guide staff, it
2 will help guide the Council, and we'll be
3 utilizing this group as well as looking out for
4 public outreach as well to get some feedback from
5 the general public and the residents that live
6 here and how they feel, so we look forward to
7 that. That will probably be more an early 2026
8 project, but we'll be doing a number of workshops
9 and things to get feedback on the Comprehensive
10 Plan, but if you need some light reading, feel
11 free. It's on our website. Start getting
12 prepared if you want to look at that and just see
13 what still makes sense, what is still true and
14 maybe what has changed and what do we want to look
15 at now and going forward and hopefully building
16 some consensus to give Staff and the City Council
17 some direction where to focus our time and our
18 efforts to make Crest Hill an even better place.

19 I have talked enough. That's all I have

20 CHAIRMAN THOMAS: All right. Thank you
21 for the updates.

22 Okay. One last time. Is there anybody
23 in the audience that wants to say anything other
24 than the case that we talked about?

1 BETTIE STEWART: Well, I do have a
2 question.

3 CHAIRMAN THOMAS: Come up to the podium,
4 please.

5 BETTIE STEWART: I was wondering, about
6 four years ago in our little neighborhood our
7 taxes were raised significantly that year and we
8 were told we were going to get sidewalks in our
9 little neighborhood because ours is an older
10 neighborhood and it does not have sidewalks. So I
11 was kind of wondering, our taxes keep going up,
12 but no sidewalks ever went in, so I was wondering
13 if maybe that was in consideration at some point?

14 CHAIRMAN THOMAS: Well, I can promise you
15 this, we'll look into it and why don't you write
16 your name down there on that sheet of paper and
17 along with your address.

18 DANIEL RITTER: I'm not aware of any
19 current plans to put sidewalks in the subdivision,
20 but it's a good topic definitely for the
21 Comprehensive Plan and definitely a thing that
22 Crest Hill is in need of better walkability, more
23 sidewalks for pedestrian and bike paths and things
24 like that. I don't think that's just from the

1 City Council and a lot of residents that live
2 here, so I think there's definitely a need to do
3 plans and figure out ways to improve walkability
4 like adding sidewalks.

5 BETTIE STEWART: Right. Because, I mean,
6 the kids, other than the park, the only place left
7 to play is in the street. There is no sidewalks
8 that they can go out and play together on the
9 sidewalks. So I just wondered why it never
10 happened.

11 CHAIRMAN THOMAS: Very good question.

12 BETTIE STEWART: We have been there since
13 '83 and there is still no sidewalks.

14 CHAIRMAN THOMAS: We'll find out.

15 BETTIE STEWART: All right. Thank you.

16 CHAIRMAN THOMAS: Thank you.

17 Anybody else?

18 Okay. Can I have a motion to adjourn the
19 meeting?

20 COMMISSIONER PETERSON: I'll make that
21 motion.

22 CHAIRMAN THOMAS: Commissioner Peterson.
23 Second?

24 COMMISSIONER BUTLER: Second.

1 CHAIRMAN THOMAS: Okay. Commissioner
2 Butler.

3 Roll call, please.

4 SAMANTHA TILLEY: Jeff Peterson?

5 COMMISSIONER PETERSON: Yes.

6 SAMANTHA TILLEY: Gordon Butler?

7 COMMISSIONER BUTLER: Yes.

8 SAMANTHA TILLEY: John Stanton?

9 COMMISSIONER STANTON: Yes.

10 SAMANTHA TILLEY: Ken Carroll?

11 COMMISSIONER CARROLL: Yes.

12 SAMANTHA TILLEY: And Bill Thomas?

13 CHAIRMAN THOMAS: Yes.

14 SAMANTHA TILLEY: Motion carries.

15 CHAIRMAN THOMAS: Meeting adjourned 7:35
16 and thank you all for coming and have a safe drive
17 home.

18 (Whereupon the meeting was adjourned
19 at 7:35 p.m. on November 13th, 2025.)
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23
24

1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF WILL)
4

5 Hailey Schoot, CSR, RPR, being first duly
6 sworn, on oath says that she is a court
7 reporter doing business in the State of
8 Illinois; and that she reported in shorthand
9 the proceedings of said meeting and that the
10 foregoing is a true and correct transcript of
11 her shorthand notes so taken as aforesaid, and
12 contains the proceedings given at said
13 meeting.

14 Hailey Schoot
15

16 Hailey Schoot, CSR, RPR
17 Illinois CSR License 084-004897
18
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<p>A</p> <p>able 2:4 18:2 22:5</p> <p>above-entitled 1:6</p> <p>accessible 11:24</p> <p>adding 33:4</p> <p>Additionally 11:22</p> <p>address 11:5 32:17</p> <p>adjourn 33:18</p> <p>adjourned 34:15 34:18</p> <p>adverse 12:3</p> <p>aforsaid 35:10</p> <p>agenda 4:5</p> <p>ago 19:11 29:5 30:1 32:6</p> <p>agree 17:19</p> <p>agreement 8:12 9:3 13:7 18:21</p> <p>ahead 14:22</p> <p>Allegiance 2:5,6</p> <p>allow 10:8</p> <p>allows 8:16 10:15 13:16</p> <p>amendment 27:14</p> <p>amenity 12:6</p> <p>amount 30:2</p> <p>anybody 16:7 23:5 31:22 33:17</p> <p>anymore 17:22</p> <p>apartments 28:5</p> <p>applicable 10:20</p> <p>applicant 6:11 9:16</p> <p>application 5:3 6:11,14 7:6 9:4,5 11:9 12:22</p> <p>apply 16:3</p> <p>applying 17:13</p> <p>approval 4:9 6:24 9:17 12:17 30:17</p> <p>approvals 24:13</p> <p>approve 3:4,9 24:12 25:16 26:11 26:13</p> <p>approved 8:23 25:15</p> <p>area 10:3 12:5 17:1 22:1</p> <p>asked 24:18</p> <p>associated 11:6</p>	<p>assured 18:5</p> <p>Atefa 1:16 3:2 6:9 6:10 7:16,20 8:5 25:19,21,24 26:2 26:5</p> <p>audience 31:23</p> <p>Aurora 29:14</p> <p>avoid 8:19</p> <p>aware 18:11 32:18</p> <p>B</p> <p>back 26:10 28:7,10 30:5,24</p> <p>background 29:13</p> <p>backyard 29:20</p> <p>balances 12:10</p> <p>bank 28:9</p> <p>Based 12:14</p> <p>basically 13:5</p> <p>behalf 6:14</p> <p>believed 11:10</p> <p>beneficial 29:7</p> <p>benefit 11:14 13:12 13:13</p> <p>benefits 8:18 11:23 13:21</p> <p>better 8:5 15:15 18:7 27:10 31:18 32:22</p> <p>BETTIE 32:1,5 33:5,12,15</p> <p>big 21:11</p> <p>bike 32:23</p> <p>Bill 1:12 2:9 4:1 6:3 24:7 25:11 34:12</p> <p>bit 7:14 17:16 22:21 29:16</p> <p>blew 18:9</p> <p>block 7:10,23</p> <p>blow 18:13</p> <p>Bluffs 28:13</p> <p>body 8:21</p> <p>Boulevard 1:7</p> <p>bring 4:20 7:4 9:15 10:23 12:19 26:21 27:14 30:16</p> <p>Broadway 30:8</p> <p>Brothers 29:23</p> <p>brought 14:12</p>	<p>17:12</p> <p>building 6:16 7:10 7:23 21:4,5 31:15</p> <p>built 13:8</p> <p>bunch 13:23</p> <p>Burger 29:11</p> <p>bus 16:24</p> <p>business 3:4 26:20 35:6</p> <p>businesses 29:7</p> <p>busy 30:11</p> <p>Butler 1:13 2:13,14 3:13,15,19,20 6:1 6:2 23:19,21 24:1 24:2 25:9,10 33:24 34:2,6,7</p> <p>C</p> <p>C 9:5</p> <p>call 2:2,8 3:7,16 5:18 23:22 25:2 26:8 34:3</p> <p>called 28:12</p> <p>capacity 22:12</p> <p>car 17:3</p> <p>carried 4:3 6:5 24:9 25:13</p> <p>carries 34:14</p> <p>Carroll 1:14 2:11 2:12 3:10,12,17 3:18 5:23,24 23:11 24:5,6,21 24:24 25:3,4 34:10,11</p> <p>case 4:4,7,7 5:9 6:9 13:1,1 31:24</p> <p>catch 16:24</p> <p>Center 1:6</p> <p>Chairman 1:12 2:1 2:7,10,23 3:11,14 4:2,4 5:7,13,16 6:4,6,10 14:5 15:2 15:4,7,16 16:11 17:11 18:5 20:17 20:23 21:8,11,20 22:2 23:4,12,20 24:8,10,23 25:12 25:14,20,22 26:1 26:4,6 31:20 32:3</p>	<p>32:14 33:11,14,16 33:22 34:1,13,15</p> <p>chance 30:7</p> <p>change 14:15 21:15 30:21</p> <p>changed 14:10 31:14</p> <p>changes 13:16 30:20</p> <p>Chaos 29:11</p> <p>Chapter 4:19 10:14</p> <p>character 12:5</p> <p>characteristics 11:7 11:13</p> <p>check 30:7</p> <p>Cheryl 2:19</p> <p>chips 18:10,13</p> <p>circumstance 11:11</p> <p>city 1:6,16 3:2 4:8,9 4:10,20 6:8,12,14 6:15,20,22 7:10 7:23 8:8,19,24 10:20 12:16 13:4 13:14,18 14:3,9 15:24 18:17,18 19:13 22:20 24:13 24:14 25:16 26:2 26:8,14 27:10 28:3,15,21,23 30:17 31:16 33:1</p> <p>classifies 10:21</p> <p>clean 18:23 27:16</p> <p>close 23:15</p> <p>code 4:10,19 7:3 10:14,15 11:5 24:14</p> <p>come 14:21,22 16:7 16:8 20:18 23:15 25:18 26:10,13 27:4,6 32:3</p> <p>coming 26:16 27:13 28:3,19 34:16</p> <p>commencing 1:7</p> <p>commercial 29:3</p> <p>Commission 1:1 2:3 3:5 12:16,23 27:1,15 28:20</p> <p>Commissioner 1:12 1:13,13,14 2:12</p>	<p>2:14,18,22 3:10 3:11,13,14,18,20 3:22,24 5:11,13 5:15,16,20,22,24 6:2 15:11 19:17 19:22 20:4,7,10 20:13 23:10,11,17 23:19,20,21,24 24:2,4,6,21,22,23 24:24,24 25:4,6,8 25:10 33:20,22,24 34:1,5,7,9,11</p> <p>commissioners 3:1 23:8</p> <p>Communities 17:20</p> <p>community 3:1 11:14 12:10 13:21 27:2,9</p> <p>Community/Eco... 1:14</p> <p>compatibility 12:11</p> <p>complementary 12:6</p> <p>complete 30:3</p> <p>compliance 4:21 7:5 9:16 10:24 12:20</p> <p>complicated 15:24</p> <p>complications 8:19</p> <p>Comprehensive 30:15,18,24 31:9 32:21</p> <p>concept 28:13</p> <p>conceptual 28:4</p> <p>conceptually 28:16</p> <p>concerns 13:15</p> <p>condition 9:8 11:18</p> <p>conditional 12:16</p> <p>conditions 4:21 7:4 9:15 10:19,23 12:19</p> <p>conflicting 12:6</p> <p>conformance 12:21</p> <p>confusing 15:24 17:16</p> <p>consensus 31:16</p> <p>consideration 4:6 6:16 32:13</p>
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