



Meeting Date: August 24, 2026

Submitter: Daniel Ritter, Community Development Director

Department: Community Development

Agenda Item: Plan Commission Recommendation for Preliminary and Final Plat of Subdivision, Special Use for Outdoor Recreational Plaza and Public Park/ Playground; and Multiple Variations Requested from the Crest Hill Zoning Ordinance with respect to real property located at 20590-20660 City Center Boulevard in Crest Hill, Illinois (Application of the City of Crest Hill - Crest Hill Commons)

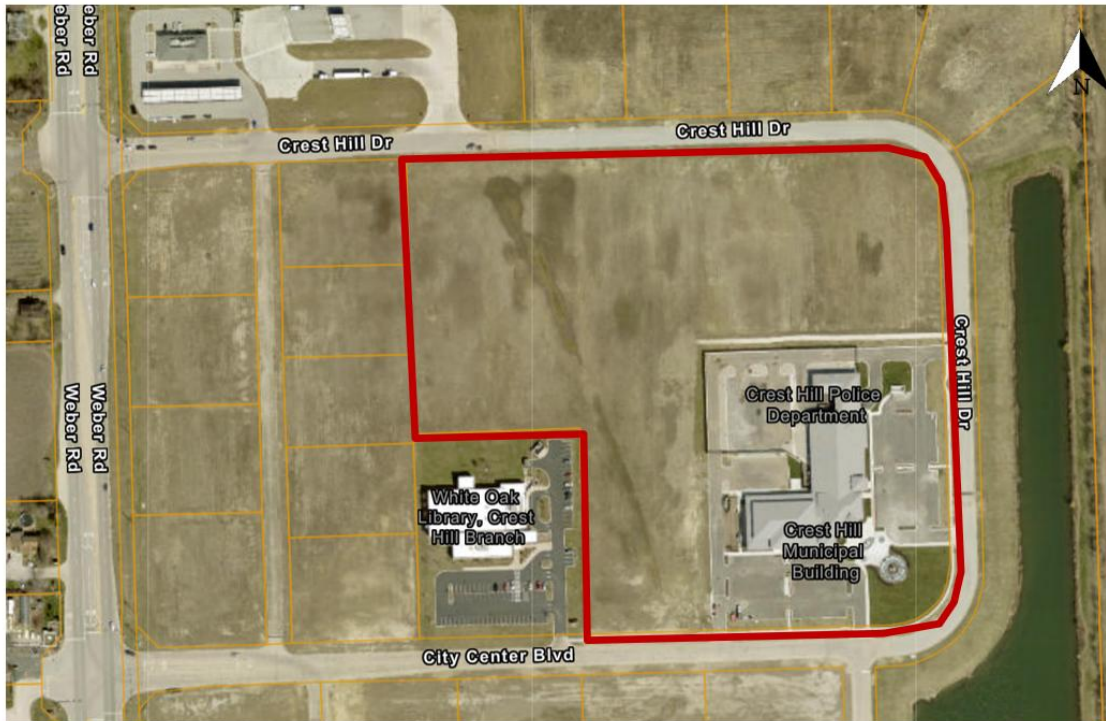
Summary:

The subject property consists of a 19.33-acre parcel located at 20590–20600 City Center Boulevard, currently occupied by the City of Crest Hill's City Hall and Police Department, which opened in 2023. The property also includes multiple public parking lots, a secured police vehicle storage area, and the Veterans and Police Memorial. The remainder of the site is vacant and available for future development. The entire property is owned by the City of Crest Hill.

In 2023, the City Council approved the initial conceptual design for a public plaza. To further advance the project, the City entered into an Agreement with the Lockport Township Park District in 2024 to provide a playground. Additional direction to proceed with the plaza's design and construction was issued in 2025 and 2026 by City Council. The initial name of the project and public space is Crest Hill Commons. The new lots will be addressed as 20650 (Plaza) and 20660 (Playground) City Center Blvd.

To facilitate implementation of the project, the City will need to approve a subdivision of the existing 19.33-acre parcel into four separate lots. The subdivision will create individual lots for the existing City Hall, the public plaza, the inclusive playground, and the remaining developable property while preserving coordinated access through shared access and utility easements. The application also includes a request for a Special Use Permit to allow the public plaza and outdoor entertainment venue and a public park/ playground, together with several zoning variations necessary to accommodate the proposed subdivision and unique site design.

Although no specific design site improvements are being proposed and approved as part of the zoning request, the concept plans indicate how the overall layout is anticipated but may change, as directed by City Council. Because the inclusive playground will be located within the larger public plaza while being owned and maintained by a separate governmental agency, the project presents a unique circumstance that is not specifically contemplated by the City's land development regulations. The proposed lot configuration, combined with easements and the fact that both property owners are public taxing bodies working cooperatively, provides sufficient justification for the requested subdivision design and associated zoning relief. The Subject Property is illustrated on the map below:



The proposed City Center Plaza represents a significant public investment that will transform underutilized municipal property into a vibrant civic gathering space serving residents, businesses, and visitors. The project is consistent with the City's Comprehensive Plan and advances its vision of creating a centralized destination for community events, recreation, public ceremonies, and civic engagement. The plaza will complement the existing City Hall and Library campus, enhance the visual character of the City Center, and provide long-term benefits for the community.

The Plan Commission conducted the required public hearing for this application at its August 13, 2026, meeting and recommended unanimous approval of the requested Preliminary and Final Plat of Subdivision, Special Use, and Variation from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances, subject to the project being implemented in substantial conformance with documents referenced in the Staff Report. A copy of the draft approval Ordinance being reviewed by the City Attorney is included with the agenda backup materials for this item.

Council Action Requested: Direction to include an ordinance for approval of Crest Hill Commons zoning requests on the September 8, 2026, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A – August 13, 2026, Plan Commission Meeting Transcript
- Attachment B- Plan Commission Staff Report – Crest Hill Commons 8-13-26
- Attachment C – An Ordinance Approving Final Plat of Subdivision, Special Use Permit, and Variations from the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 20590-20660 City Center Blvd in Crest Hill, Illinois (City of Crest Hill – Crest Hill Commons)