



Meeting Date: September 28, 2026

Submitter: Atefa Ghaznawi, AICP, LEED AP, City Planner
Daniel Ritter, AICP, Community Development Director

Department: Community Development

Agenda Item: Plan Commission recommendation on application of Kurt Fife - Extreme 2017 LLC for Preliminary and Final Plat of Subdivision, Rezoning 1618-1620 N Broadway St. from B-2 (General Business District) to B-3 (Business Service District), a Special Use Permit for a Contractor-Based Business known as Reasonable Tree Experts, and a Variation Request from the Crest Hill Zoning Ordinance with Respect to Real Property Located at 1618-1626 N Broadway Street in Crest Hill, Illinois

Summary:

Kurt Fife - Extreme 2017 LLC (the Applicant) is the owner of Reasonable Tree Experts and the Subject Property located at 1618-1626 N Broadway Street, Crest Hill. The Applicant is proposing to operate a landscaping contractor-based business on the property that will include outdoor storage and an above-ground fuel tank for fueling the business vehicles on site. The applicant is proposing to redevelop the property and improve it to more closely meet the city's current standards for development and meet screening and landscaping requirements. Reasonable Tree Experts was founded in 1976, and the business specializes in difficult tree removal, tree trimming, stump grinding and removal, consultation, and lot clearing for municipalities residential and commercial properties with certified arborists. The proposal includes Preliminary and Final Plat of Subdivision to consolidate five (5) parcels into one (1) parcel and dedicate utility and sidewalk easement; rezone 1618-1620 N Broadway St from B-2 to B-3; Special Use for a Contractor-Based Business known as Reasonable Tree Experts; and a Variation request from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to decrease the required front yard setback for a drive aisle adjacent to an existing building. The existing legal non-confirming physical attributes of the Subject Property will remain unchanged. Additionally, the applicant will discontinue and seal the existing septic and water wells on the property and connect to the City's water and sewer, and will install sidewalk and landscaping improvements along Broadway Street as part of this project.

Overall, the proposed Contractor-Based Business for the commercially zoned Subject Property is consistent with other existing automotive and commercial activities on the Broadway Street commercial corridor. The proposed Special Use permitted by the proposed rezoning is appropriate for a Contractor-Based Business, given the functional characteristics of the area and the nature of the operations. Contractor-Based Businesses typically involve limited on-site customer traffic, with activity primarily consisting of administrative functions, equipment storage, and dispatching of vehicles to off-site job locations. Additionally, Contractor-Based Businesses often serve the local community, providing

essential services that benefit nearby residential and commercial properties. Given these factors, the proposed rezoning and Special Use will allow for a use that aligns with the existing and planned character of the neighborhood, while maintaining compatibility with surrounding land uses and supporting economic activity. The requested Variation to decrease the required front yard setback for a drive aisle adjacent to an existing building will help address the operational needs of a Contractor-Based Business, such as adequate space for vehicle maneuvering and internal circulation, which require a site layout that is often constrained by strict setback requirements. The requested Variation is necessary to enable a reasonable and functional use of the property for a Contractor-Based Business, consistent with its physical characteristics and intended purpose.

Figure 1: Location Map of 1618-1626 N Broadway St. (the Subject Property)



The Plan Commission conducted the required public hearing for this application at its September 10, 2026, meeting and recommended unanimous approval of the requested Preliminary and Final Plat of Subdivision, a Special Use Permit for a Contractor-Based Business known as Reasonable Tree Experts, and Variation Request from the Crest Hill Zoning Ordinance, subject to the nine (9) conditions referenced in the Staff Report. A copy of the draft approval Ordinance is included with the agenda backup materials for this item.

Council Action Requested: Direction to include the draft approval Ordinance for Preliminary and Final Plat of Subdivision, a Special Use Permit for a Contractor-Based Business known as Reasonable Tree Experts, and Variation Request from the Crest Hill Zoning Ordinance with respect to real property located at 1618-1626 N Broadway Street in Crest Hill, on the October 5, 2026, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A – September 10, 2026, Draft Plan Commission Meeting Minutes
- Attachment B – An Ordinance Approving Plat of Subdivision, Rezoning, a Special Use Permit for a Contractor-Based Business known as Reasonable Tree Experts, and a Variation Request from the Crest Hill Zoning Ordinance with respect to real property located at 1618-1626 N Broadway Street in Crest Hill, Illinois - Application of Kurt Fife - Extreme 2017 LLC (with associated Exhibits)