MINUTES OF THE
CREST HILL PLAN COMMISSION

The September 10, 2026, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Jeff Peterson, Commissioner Marty Flynn, and Commissioner John Stanton.

Also present were: Community Development Director Dan Ritter, and City Planner Atefa Ghaznawi.

Absent were: Commissioner Slabozeski.

Chairman Thomas noted that Commissioner Slabozeski had informed the Commission of her inability to attend. He further announced that Commissioner Gordon Butler submitted his resignation effective September 3, 2026, having relocated outside the City of Crest Hill and therefore no longer eligible to serve. Chairman Thomas extended the Commission's gratitude for Commissioner Butler's more than eleven years of service and offered best wishes to Gordon and Judy Butler as they begin the next chapter of their lives.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Plan Commission meeting held on August 13, 2026, for Commission approval.

(#1) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the minutes from the Plan Commission meeting held on August 13, 2026.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Flynn, Chairman Thomas.
NAYES: None.
ABSTAIN: Commissioner Stanton.
ABSENT: Commissioner Slabozeski.
There being four (4) affirmative votes, the MOTION CARRIED.

NEW BUSINESS: Chairman Thomas advised that the order of agenda items would be modified: the original Item 2 (1618-1626 N. Broadway St, Reasonable Tree Experts) would be heard last, with Items 3 (1700 Plainfield Road) and 4 (2350 Plainfield Road) elevated to second and third, respectively.

Chairman Bill Thomas presented the Public Hearing and Consideration of petition SU-26-9-9-2, a request of Jawal Hamayel - First Global Trading LLC, seeking approval of a Special Use permit for an Automobile Sales and/or Leasing business known as High Bridge Auto Sales located on the approximately 1.46 Acre, B-2 General Business District zoned property at 1700 Plainfield Road, Crest Hill.

Chairman Thomas asked for a Motion to Open the Public Hearing for Case SU-26-9-9-2.

(#2) Motion by Commissioner Flynn seconded by Commissioner Peterson, to open the public hearing for Case SU-26-9-9-2.
On roll call, the vote was:
AYES: Commissioners Flynn, Peterson, Carroll, Stanton, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:04 p.m.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork is not in order. City Planner Ghaznawi reported that the required public notice publication was not published on time, rendering the necessary paperwork insufficient to proceed. Accordingly, staff recommended continuing the hearing to the October 8, 2026, Plan Commission meeting.

Chairman Thomas confirmed that no members of the public were present to speak to this case. Chairman Thomas stated that the public hearing for this case will be continued on October 8, 2026, and asked for a motion to continue the public hearing for Case SU-26-9-9-2

(#3) Motion by Commissioner Carroll seconded by Commissioner Peterson, to continue the public hearing for Case SU-26-9-9-2 to the October 8, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Carroll, Peterson, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas stated that the public hearing for Case SU-26-9-9-2 is now continued until the October 8, 2026, Plan Commission meeting.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions SU-26-10-9-3 and V-26-8-9-2, a request of Ahmed Mosin - 2350 Property LLC (D/B/A Shell) seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals for a Special Use permit for redevelopment of an existing fueling station; multiple Variations from the Crest Hill Zoning Ordinance Table 2 Zoning Districts and Standards, Nonresidential Districts, Section 11.5 Parking Setbacks, and Section 11.6 Design, Development, and Maintenance; and a Variation from Section 15.12.060 of Chapter 15.12 Crest Hill Sign Code, located on the approximately 0.85 Acre, B-2 General Business District zoned property located at 2350 Plainfield Road, Crest Hill.

Chairman Thomas asked for a Motion to open the Public Hearing for Cases SU-26-10-9-3 and V-26-8-9-2.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to open the public hearing for Case SU-26-10-9-3- and V-26-8-9-2.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Flynn, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:07 p.m.

Chairman Bill Thomas asked if the paperwork was in order. Community Development Director Dan Ritter reported that while the required notice was published in the newspaper and mailed to surrounding residents, the mailings were sent approximately two to three days later than required by the Zoning Ordinance. Staff recommended continuing the hearing to October 8, 2026, and indicated that a secondary round of notices would be sent to ensure residents were properly informed of the continuance. Director Ritter noted that a few residents were present who had come specifically for this item and recommended that the Commission allow them to speak, with their comments entered into the public record and carried forward to the next hearing.

Chairman Thomas invited anyone wishing to comment to sign in at the podium and be sworn in, noting that while not all questions might be answerable that evening, responses would be provided by the October 8th, 2026, Plan Commission meeting. Two residents came forward. Residents were sworn in by Chairman Thomas.

Randy Massey, a resident living directly behind the subject property, raised several concerns. He asked whether the existing building would be demolished and relocated. Director Ritter confirmed that the current building would be demolished and a new structure would be constructed further away from the residential properties, closer to Plainfield Road, and it would be bigger than the current footprint. Mr. Massey expressed concern that this arrangement would move parking, noise, and vehicle traffic closer to residences, and he preferred the parking remain toward the street side with the rear used only for access. Director Ritter clarified that there would in fact be more green space between the homes and the drive aisle under the new plan, and that the overall amount of impervious surface on the site would be reduced, not increased.

Mr. Massey raised concerns about drainage, noting that what had historically been a grassy drainage area in the rear appeared, based on the plans, to be paved over, and if all the runoff would go onto his property. Director Ritter clarified that no new paving would be added to that area, and that impervious surface would be reduced overall, posing no additional drainage risk to neighboring properties. Director Ritter offered to meet with Mr. Massey after the meeting to review the site plan in more detail.

Mr. Massey also raised concerns about the placement of the dumpster enclosure, noting it appeared to be moving closer to residential properties. He described significant noise disturbance from late-night garbage collection at the current dumpster location, estimating that pickup operations could last approximately thirty minutes beginning as early as 2:00 a.m. Director Ritter acknowledged that late-night commercial refuse collection in proximity to residential areas has been addressed in other parts of the city, and committed to raising the scheduling issue directly with the property owners, noting that noise ordinance violations could apply. Director Ritter further noted that under the new proposal, the dumpster enclosure would be fully enclosed in masonry matching the building's brick and stone exterior.

On the subject of exterior improvements, Director Ritter explained that the canopy columns, building facade, and dumpster enclosure would all feature coordinated brick and stone construction. Mr. Massey expressed concern about the exterior lighting that will be on 24/7 and if any measures will be taken. Director Ritter explained that all site lighting would be replaced with new full-cutoff, downcast LED fixtures designed to prevent light spillage onto adjacent properties. Mr. Massey noted that the current operator had previously improved the situation by tilting the lights downward, and welcomed the formal upgrade.

Mr. Massey expressed concern about the condition of the existing perimeter fence, noting that it was substantially deteriorated and that he had personally installed supports on his side of the property to prevent it from collapsing. Director Ritter acknowledged that staff had observed poor conditions during a site visit and committed to raising with the applicant the possibility of replacing the entire fence rather than making spot repairs. Director Ritter also noted that the ordinance permits fencing up to eight feet in height, and that he would explore whether an upgrade from the current six-foot fence would be feasible. Mr. Massey indicated a preference for an eight-foot fence, citing occasional incidents of individuals sheltering behind the property overnight.

Regarding landscaping, Mr. Massey noted that AT&T had removed portions of the rear screening vegetation during utility work the prior fall. Director Ritter acknowledged that this was new information and committed to having the applicant reassess the landscaping buffer with the current condition in mind.

Director Ritter confirmed that the originally proposed drive-through element had been eliminated early in the design process, as it was not feasible given the site's constrained dimensions and the City's concerns. The revised proposal calls for a convenience store with a to-go restaurant component, currently planned to include a Wetzel's Pretzels tenant, with no fast food drive-through and no truck fueling. There will be no change to the layout and location of the existing gas pumps.

Kristi Flores**,** a resident of Greengold Street, which runs behind the gas station property, stated that she had previously spoken with Director Ritter regarding her concerns. She described an increase in pedestrian foot traffic on Greengold Street since the station began operating twenty-four hours a day this year, noting that the absence of a sidewalk on Plainfield Road causes pedestrians to use the residential street at all hours. She also raised safety concerns regarding the rear driveway access onto Sycamore Street, noting limited sight lines and the absence of a stop sign, which she characterized as an accident waiting to happen, particularly given that Greengold Street is used as a detour route when accidents occur at the nearby Gaylord/Route 30 intersection. Ms. Flores stated she had personally experienced near misses in the area in recent months, and she preferred the rear driveway to be moved away from the residences and closer to Plainfield Road. Director Ritter confirmed that a stop sign would be added at that location and that staff would work to clear vegetation to improve sight lines. He explained that the existing rear driveway position could not be relocated closer to the Plainfield Road intersection, as this would create additional safety hazards from an engineering and safety standpoint and would not be permitted by the City or IDOT.

Ms. Flores asked whether the twenty-four-hour operation hours could be conditioned as part of the approval. Director Ritter explained that the current zoning code does not restrict hours of operation for gas stations, and that the existing property has no such limitations in place. He noted that staff could inquire with the applicant about their intended hours, but acknowledged that hours of operation are generally not restricted through the zoning process for this type of use. Ms. Flores expressed concern that a twenty-four-hour convenience restaurant use would compound the issues already associated with the twenty-four-hour fueling operation.

Director Ritter reiterated that staff had worked to improve the project as much as possible given the existing conditions, acknowledging that a gas station in such close proximity to residential uses is not an ideal land use arrangement, but noting that the infrastructure is established and that this redevelopment represents a meaningful improvement over the status quo.

Chairman Thomas thanked the speakers and confirmed that all comments would be entered into the public record and addressed at the October 8th, 2026, Plan Commission meeting.

Chairman Thomas stated that the public hearing for this case will be continued on October 8, 2026, and asked for a motion to continue the public hearing for Case SU-26-10-9-3 & V-26-8-9-2.

(#5) Motion by Commissioner Carroll seconded by Commissioner Flynn, to continue the public hearing for Case SU-26-10-9-3 & V-26-8-9-2 to the October 8, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Carroll, Flynn, Peterson, Stanton, Chairman Thomas.
NAYES: None.
ABSTAIN: None.
ABSENT: Commissioner Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was continued to the October 8, 2026, meeting at 7:28 p.m.

Chairman Bill Thomas presented the Public Hearing and Consideration of petitions for Preliminary and Final Plat of Subdivision, RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1, a request of Kurt Fife - Extreme 2017 LLC seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals to rezone 1618-1620 N Broadway St from B-2 to B-3; consolidate five (5) parcels into one (1) parcel, and dedicate Utility and Sidewalk Easement; 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, located on the approximately 0.95 Acre, B-2 General Business District and B-3 Business Service District zoned property located at 1618-1626 N Broadway Street, Crest Hill.

Chairman Bill Thomas asked if the paperwork was in order. City Planner Atefa Ghaznawi stated that the necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing and Consideration of petitions Preliminary and Final Plat of Subdivision, RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1, a request of Kurt Fife - Extreme 2017 LLC seeking the Crest Hill Zoning Ordinance and Code of Ordinances approvals to rezone 1618-1620 N Broadway St from B-2 to B-3; consolidate five (5) parcels into one (1) parcel, and dedicate Utility and Sidewalk Easement; 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, located on the approximately 0.95 Acre, B-2 General Business District and B-3 Business Service District zoned property located at 1618-1626 N Broadway Street, Crest Hill.

(#6) Motion by Commissioner Peterson seconded by Commissioner Stanton, to open a public hearing for Case Numbers RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Flynn, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:30 p.m.

Chairman Thomas stated that the subject of the hearing is to discuss the three requests of Kurt Fife – Extreme 2017 LLC seeking changes to the Crest Hill Zoning Ordinance and Code of Ordinances for his contractor-based business known as Reasonable Tree Experts located at 1618-1626 North Broadway Street in Crest Hill. Chairman Thomas asked City Planner Atefa Ghaznawi to present the specifics of the case.

City Planner Atefa Ghaznawi presented the details of the application. The subject property is located at 1618–1626 North Broadway Street and consists of five parcels under common ownership: three to the north, which are already zoned B-3, and two to the south, which were recently acquired and are currently zoned B-2. The applicant demolished a dilapidated house on the two southern parcels to enable expansion of the business. The applicant, who also owns the business, has operated Reasonable Tree Experts in various locations since 1976 and has been operating at this Broadway Street location for a few years.

The requests before the Commission are: (1) a rezoning of the two southern B-2 parcels to B-3 to create a uniform zoning classification across the consolidated site; (2) a preliminary and final plat of subdivision to consolidate all five parcels into one and to dedicate a ten-foot utility and sidewalk easement along Broadway Street in conjunction with the City's planned water main extension to the east side of Broadway; (3) a special use permit for a contractor-based business known as

Reasonable Tree Experts; and (4) a variation from Section 11.5 of the Zoning Ordinance to reduce the required ten-foot parking setback to five feet along a drive aisle needed to access an existing overhead door on the existing Broadway-facing building.

City Planner Atefa Ghaznawi explained that the existing structures on the property are nonconforming with respect to certain setbacks, and that those conditions would be retained as existing legal nonconformities. Any future demolition or new construction would require a return to the City and the Plan Commission for approval, at which time the property would be brought into full compliance with the City requirements.

With respect to site improvements, City Planner Ghaznawi described a significant upgrade to the Broadway Street frontage. The current condition features nearly continuous pavement across the full width of the property, with two existing buildings served by multiple curb cuts. Under the proposal, all excess pavement would be removed and replaced with landscaping and a new public sidewalk. Only two access driveways would be retained. The rear of the property would be paved in asphalt to accommodate outdoor storage of vehicles, equipment, and landscaping materials. A six-foot screening fence with gates facing Broadway Street would be installed, along with fencing on the north and south sides of the property, to properly screen outdoor storage from the public right-of-way. ADA-accessible parking would be provided. Trees would be planted along the rear (eastern) property boundary to buffer against adjacent unincorporated Will County properties. A dumpster enclosure and designated material storage areas would also be established. Additionally, the applicant proposes to install an above-ground fuel tank on the northern portion of the property for on-site fueling of company vehicles.

Staff concluded that the rezoning and special use requests are consistent with the auto-oriented, light industrial, and commercial character of the Broadway Street corridor, and that the improvements would meaningfully enhance the property and contribute to the economic vitality of the area. Staff did not oppose the requested variation, finding it reasonable given the nature of the business and existing site conditions. Staff recommended approval subject to nine conditions of approval as referenced in the September 10, 2026, staff report.

Kurt Fife, owner of Extreme 2017 LLC, was sworn in by Chairman Thomas.

Kurt Fife, owner of Extreme 2017 LLC and operator of Reasonable Tree Experts, provided background on the business, noting that he has been in the tree service industry for fifty years, having begun working in the field in 1970s. He described Reasonable Tree Experts as a family business, with his son Derek—a certified arborist—having been involved in the business for seventeen to eighteen years. Mr. Fife noted that he is seventy-two years old and is working toward retirement, with the intention that his son will continue the operation. Mr. Fife and his wife Cynthia reside in Crest Hill.

Mr. Fife described the business as serving municipal, commercial, and residential clients with tree removal, tree trimming, stump removal, and lot clearing services. He noted that the business has worked for both the City of Crest Hill and the City of Joliet, and clarified that the business is not open to the public for retail sales of trees or plants. He also reflected on the company's contributions to the community, including banner installation for the City's 50th anniversary celebration, mulch donations for City entrances and Lidice Park, and the provision of a brush and wood waste recycling facility that had been particularly valued by the community following storm events.

Mr. Fife described the survey and plat work as having been conducted by Tom Carroll of Geotech. He noted that the City had offered to waive connection fees for sewer and water, in recognition of the significant investment the applicant would be making in site improvements.

Chairman Thomas asked about the customer parking referenced in the staff presentation, noting that the business is not open to the public. Mr. Fife clarified that the parking spaces would be used primarily by employees rather than members of the public.

Chairman Thomas also sought confirmation regarding the above-ground fuel tank, noting that bollards had been discussed as a required protective measure. City Planner Ghaznawi confirmed that Condition No. 9 of the approval conditions requires compliance with IFC and NFPA standards as well as approval by the Lockport Township Fire District, the building official, and the state fire marshal. Condition No. 7 further provides that as part of the final engineering for the building permits more details will be provided for the proposed above-ground fuel tank. Mr. Fife explained that the business previously operated two above-ground fuel tanks at its prior location and is familiar with the regulatory requirements. He noted that the state fire marshal's permit requirements include a shutoff switch located one hundred feet from the fuel, physical protection barriers, and a double-walled tank. Cooper Oil is the company's established fuel supplier. Mr. Fife indicated that he had already selected an electrician and that the permitting process was underway. Director Ritter clarified that final engineering details, including fire and building code compliance, would be addressed at the building permit stage and were not expected to be fully resolved at the zoning stage.

Chairman Thomas stated that Mr. Fife is waiting on the City for the water/sewer hook-up, but asked Mr. Fife for his timing for his business. Mr. Fife stated that he wanted to get started soon. He stated that he has to bring the crane and log loader into gas stations for fuel, which is dangerous, expensive and thus not a wise thing to be doing. They need the ability to be able to fuel up at their property, and they are getting closer to be able to do that.

Commissioner Stanton asked about fencing along the eastern boundary of the property. Mr. Fife explained that the eastern edge features a significant grade drop into unincorporated Will County and that there are no adjacent uses requiring separation. City Planner Ghaznawi and Director Ritter noted that a fence in that location would be of limited practical value given the topography, and that tree plantings along the rear boundary would serve as a more effective and appropriate buffer.

Commissioner Peterson, who had visited the site earlier in the day, spoke positively about the project, describing it as exactly the type of development needed on Broadway Street and likening it to momentum that had already begun in the 1800 block of Broadway with a prior commercial project approved by the Plan Commission and the City Council. He urged the Commission not to let the opportunity pass.

Director Ritter offered broader context, noting that Broadway Street has long been the subject of discussion regarding its future character and development potential. He described the Reasonable Tree Experts project as a model for what the City hopes to achieve: a well-screened, landscaped, code-compliant business occupying a consolidated parcel with a clean frontage, sidewalk, and green space. Director Ritter expressed hope that this project, along with other emerging developments on Broadway, will help establish a positive pattern of incremental improvement.

Director Ritter clarified for the record that the connection fee waiver mentioned by Mr. Fife would need to be formally requested and approved by the City Council as a separate matter, independent of this zoning application. The City is planning to extend the water main along the east side of Broadway and install tap connections without requiring a recapture from individual property owners, which Director Ritter noted would not be economically feasible given the property values on that corridor.

Chairman Thomas, echoing Commissioner Peterson's sentiments, expressed enthusiasm for the project and acknowledged the challenge of developing the historically narrow and irregularly configured parcels along Broadway Street. He thanked Mr. Fife for his long-standing loyalty to Crest Hill as a business owner and resident.

Chairman Thomas confirmed for the public record that Mr. Fife had reviewed and agreed to all nine conditions of approval. Mr. Fife confirmed this.
The Conditions of Approval are as follows: The plans submitted for building permits shall be in substantial compliance with the plans approved by the City Council and identified below, unless otherwise noted in the remaining conditions:

1. A 10-foot-wide public sidewalk and utility easement shall be dedicated along the entire west property line facing Broadway Street, and contiguous parcels under the same ownership shall be consolidated. A Plat of Subdivision shall be prepared by a licensed surveyor. The signed and stamped Plat(s) shall be submitted by the property owner in the required form within 60 days following approval of the Special Use permit and recorded prior to any exterior storage occurring on-site.
2. Curbed turf area, landscaping, and trees shall be provided along Broadway Street frontage as part of the proposed site development per the approved plans. This shall encompass the parkway, subject to IDOT approval, and a minimum of 10 feet inside of the lot frontage.
3. A 5-foot-wide sidewalk shall be installed along Broadway Street frontage. The property owner shall work with the City to coordinate the sidewalk and landscaping improvements with the City Water Main Installation. An IDOT permit shall be obtained for any work within the public right-of-way. Please refer to the IDOT website for more information regarding the IDOT permit requirements.
4. The property owner shall discontinue and seal the existing septic(s) and water well(s) on the property and connect to the City's sewer and water within 6 months following completion of the City's water main installation on the property. This requirement may be extended up to an additional 6 months with approval of the Director of Engineering for weather, technical, or other delays not caused by the property owner. A permit shall be obtained from the Will County Public Health Department, in addition to the City of Crest Hill, to discontinue and seal the existing septic and water wells.

5. The applicant shall apply for a building permit for the proposed exterior improvements within ninety (90) days following the approval of the Special Use permit. This requirement may be extended up to an additional ninety (90) days with approval of the Community Development Director for weather, technical, or other delays not caused by the property owner.
6. All required final engineering plans showing a full topographic survey, proposed geometry and grading, and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted with this project.
7. All required final engineering and building plans showing location/relocation of the proposed fuel tank, landscaping details along the Broadway Street frontage and the east property line, final location of outdoor storage enclosure and dumpster enclosure, and related supporting project information shall be submitted for final review and approval in conjunction with the formal building permit application submitted with this project.
8. Proposed outdoor storage enclosure and dumpster enclosure shall maintain a minimum 10 ft setback from the rear and side property lines.
9. The proposed fuel tank location shall be in compliance with the IFC, NFPA, and other adopted regulations or requirements as directed by the Building Official, Lockport Township Fire Protection District, and State Fire Marshal.

No members of the public came forward to comment.

Chairman Thomas asked for a Motion to Close the Public Hearing.

(#7) Motion by Commissioner Peterson seconded by Commissioner Flynn, to close the Public Hearing on case numbers RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Flynn, Carroll, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:55 p.m.

Chairman Bill Thomas asked for a motion to approve the three requests of Kurt Fife – Extreme 2017 LLC, seeking changes to the Crest Hill Zoning Ordinance and Code of Ordinances for his contractor-based business known as Reasonable Tree Experts, located at 1618–1626 North Broadway Street, Crest Hill, based on conformance to the nine conditions referenced in the September 10, 2026, Plan Commission Staff Report.

(#8) Motion by Commissioner Peterson seconded by Commissioner Stanton, to recommend to the City Council the conditional Approval of the petitions Preliminary and Final Plat of Subdivision, RZ-26-2-9-1, SU-26-8-9-1, and V-26-7-9-1.
On roll call, the vote was:
AYES: Commissioners Peterson, Stanton, Carroll, Flynn, Chairman Thomas.
NAYES: None.

ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The Plan Commission unanimously recommends City Council's conditional approval of the Preliminary and Final Plat of Subdivision; the Rezoning of 1618–1620 North Broadway Street from B-2 to B-3; the Special Use for a contractor-based business known as Reasonable Tree Experts; and the Variation from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to decrease the required front yard setback for a drive aisle, subject to the project being implemented in substantial conformance with the nine (9) conditions for approval and application documents referenced in the September 10, 2026, Plan Commission Staff Report, for Petition Case # RZ-26-2-9-1, Case # SU-26-8-9-1, and Case # V-26-7-9-1.

This recommendation will be forwarded to the City Council; keep in mind that the Plan Commission is a recommendation body only. The City Council will tentatively hear this case at the September 28, 2026, Workshop and the October 5, 2026, City Council meeting for final consideration.

OTHER BUSINESS: There was no other business.

PUBLIC COMMENTS: There were no public comments.

STAFF UPDATES:
Community Development Director Dan Ritter provided the following updates:
Comprehensive Plan Update: The first draft of the comprehensive plan update was received from the consultant (Houseal Lavigne) and will undergo internal staff review. Public engagement activities, including a community open house and Plan Commission review sessions, are anticipated in late September and October, with a formal recommendation and City Council adoption to follow.
Seasons of Crest Hill: A groundbreaking ceremony scheduled for September 9th was rained out and is expected to be rescheduled for October. Construction is underway, with the developer having obtained permits and begun on-site work. The development will bring high-end apartments with a road network, open space, clubhouse, and pool to Crest Hill.
Quick Trip / Former Village Hall Demolition: The electrical disconnection of the former City Hall building was completed, clearing the way for a demolition permit to be obtained. The developer's goal is to demolish the former city hall before the end of September. Staff noted plans to salvage bricks or other sentimental materials from the structure prior to demolition.
Sign Code: The updated signage code was adopted by the City Council and is now in effect, covering ground signs, wall signs, and temporary signs. Director Ritter recognized City Planner Atefa Ghaznawi for her substantial work on the update and noted that further code modernization efforts would continue.
Crest Hill Commons (City Center Park): Zoning for the Crest Hill Commons adjacent to City Hall was approved by the City Council, and the Phase 1 work has been bid out. Phase 1 will include playground installation, walkways, entrance features, retaining walls, and a parking lot. Stakes are

already visible on site. The space is expected to become usable during 2027, with completion of full buildout anticipated in subsequent phases.

There being no further business before the Commission, a motion for adjournment was in order.

(#9) Motion by Commissioner Peterson seconded by Commissioner Carroll, to adjourn the September 10, 2026, Plan Commission meeting.
On roll call, the vote was:
AYES: Commissioners Peterson, Carroll, Flynn, Stanton, Chairman Thomas.
NAYES: None.
ABSENT: Commissioners Slabozeski.
There being five (5) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:04 p.m.

As approved this___________day of____________________, 2026.
As presented_______
As amended_______

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BILL THOMAS, COMMISSION CHAIRMAN