



To: Plan Commission

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

Date: September 10, 2026

Re: 1618-1626 N Broadway Street, Plat of Subdivision, Rezone 1618-1620 N Broadway St from B-2 to B-3 (Case # RZ-26-2-9-1); Special Use for a Contractor-Based Business known as Reasonable Tree Experts (Case # SU-26-8-9-1); 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 (Case # V-26-7-9-1)

Project Details

Project:	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.
Applicant:	Kurt Fife - Extreme 2017 LLC
Requests:	Special approvals from the City of Crest Hill Zoning Ordinance and Code of Ordinances for 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.
Location:	1618-1626 N Broadway Street (the "Subject Property")

Site Details

Lot Size:	Approximately 0.92 Acre
Existing Zoning:	B-2 General Business District & B-3 Business Service District
Existing Improvements:	Approx. 2,400 SF & 960 SF two existing one-story commercial buildings, and existing pavement and driveways

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcels	Commercial, Landscaping Contractor-Based Business	Mixed-Use/Flex	B-2, B-3
North	HVAC Contractor-Based Business	Mixed-Use/Flex	B-2
South	Auto Repair	Mixed-Use/Flex, Heavy Industrial	B-2
East	Industrial, Truck Parking and Repair	Heavy Industrial	Unincorporated, Will County
West	HVAC Contractor-Based Business, Car Dealership, Auto Repair, Single-Family Detached Residence	Local Commercial, Mixed-Use/Flex	B-1, B-3, R-1

Exhibits

Application documents submitted by Applicant include:

1. Exhibit D – Application for Development 2026-07-31
2. Exhibit E – Legal Description 2026-08-03
3. Exhibit F – List of Requested Variations 2026-08-03
4. Exhibit G – Project Narrative 2026-08-03
5. Exhibit H – Response to Standards for Variation
6. Exhibit I – Response to Standards for Special Use
7. Exhibit J – Response to Standards for Rezoning
8. Exhibit K – Proposed Site Plan prepared by Geotech Inc. last revised 2026-08-20
9. Exhibit L – Plat of Subdivision prepared by Geotech Inc. last revised 2026-08-20

Application Background and Project 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 municipal, residential and commercial properties with certified arborists. The proposed hours of operation are Monday – Friday 7:00 AM – 7:00 PM, Saturday 7:00 AM – 2:00 PM, and Sunday Closed.

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 install sidewalk and landscaping improvements along Broadway Street as part of this project.

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



Proposed Exterior Improvements

- Construct new driveways and rear parking lot; install new gates facing Broadway Street; install fencing along the west, north and south of the Subject Property; install an above-ground fuel tank for fueling the business vehicles on site; discontinue and seal the existing septic and water wells on the property and connect to the City's water and sewer, after the City work is completed to extend the water main; and install sidewalk and landscaping improvements along Broadway Street.

Summary of Requested Petitions

The Applicant is seeking approval for the following petitions:

- Preliminary and Final Plat of Subdivision to consolidate five (5) parcels into one (1) parcel and dedicate 10 feet Utility and Sidewalk Easement
- Rezone 1618-1620 N Broadway St from B-2 (General Business District) to B-3 (Business Service District)
- Special Use for a Contractor-Based Business
- A Variation from Section 11.5 Parking Setbacks of the Crest Hill Zoning Ordinance to Decrease the Required Front Yard Setback for a Drive Aisle

Staff Analysis

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. As such, Contractor-Based Businesses are generally compatible with areas that accommodate light industrial, service commercial, or transitional land uses.

The Subject Property is located on the Broadway Street commercial corridor, which accommodates a mix of uses that range from service commercial, warehouse, light industrial, and residential uses. A Contractor-Based Business is consistent with this pattern and represents a low- to moderate-intensity use that can coexist with other permitted and existing uses on Broadway Street. The nature of the operation—primarily involving office functions, storage, and dispatching—does not preclude or conflict with future development opportunities on adjacent properties. 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.

With respect to the public services, the anticipated demand is expected to be minimal and well within the capacity of existing infrastructure and municipal service providers. Services such as fire protection, utilities, and roadway networks are already in place to serve similar commercial or light industrial uses in the area. The Subject Property will benefit from the City's water main extension to the east side of Broadway Street, by dedicating utility and sidewalk easements on the property, sealing the existing septic and water wells, and connecting to the City's water and sewer utilities. In addition, the productive reuse of the existing commercial property will contribute to the overall stability and attractiveness of the area, supporting continued reinvestment and improvement along Broadway Street. Accordingly, the proposed rezoning and Special Use will not interfere with, but rather support, the planned and anticipated development of the surrounding area.

The Variation request to decrease the required front yard setback for a drive aisle adjacent to an existing building if granted, will not alter the essential character of the neighborhood. The operational needs of a Contractor-Based Business for maneuvering and accessing the existing commercial building will require a site layout that is often constrained by strict front yard setback requirements. Under the current regulations, the developable area will be significantly reduced, limiting the ability to develop the site in a manner that can support efficient operations. As a result, the property will be restricted to a layout that is impractical or economically unfeasible for a Contractor-Based Business, thereby diminishing its utility and marketability. The inability to reasonably accommodate necessary improvements and operational features will prevent the property from achieving a viable return under the existing zoning regulations in the B-3 Zoning District. Accordingly, relief from the required front yard setback for a drive aisle 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.

Staff feedback on specific aspects of the requested approvals

- **Crest Hill Zoning Ordinance, Section 11.5 Parking Setbacks**

- (i) Minimum required front yard setback for parking and drive aisle is 10 feet in B-3 Zoning District. *Proposed front yard setback for a drive aisle is 5 feet.*

Staff reviewed the proposed project with respect to the applicable City regulations. The Crest Hill Zoning Ordinance classifies Contractor-Based Businesses as Special Use in the B-3 Business Service District. To operate the proposed Contractor-Based Business, 1618-1620 N Broadway St must be rezoned from B-2 General Business District to B-3 Business Service District, and a Special Use permit and the above-mentioned Variation request be granted.

Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a Variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

The property in question cannot yield a reasonable return if limited to compliance with the front yard setback regulations for parking and drive aisles in the B-3 Zoning District as currently applied to a Contractor-Based Business. The operational needs of a Contractor-Based Business for maneuvering and accessing the existing commercial building and established setbacks will require a site layout that is often constrained by strict setback requirements. Under the current regulations, the developable area will be significantly reduced, limiting the ability to redevelop the site in a manner that can support efficient operations.

As a result, the property will be restricted to a layout that is impractical and economically unfeasible for a Contractor-Based Business, thereby diminishing its utility and marketability. The inability to reasonably accommodate necessary improvements and operational features will prevent the property from achieving a viable return under the existing zoning constraints. Accordingly, relief from the front yard setback regulations for a drive aisle 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.

2. That the plight of the owner is due to unique circumstances.

The plight of the owner is due to unique circumstances related to the physical characteristics of the property and the operational requirements of a Contractor-Based Business, rather than any conditions created by the owner. The Subject Property will be constrained by factors such as the location of the existing building, limited lot depth, and the location of the existing and proposed utility infrastructure, all of which can significantly restrict the developable area under the standard setback requirements for parking and drive aisle in the B-3 Zoning District. These constraints will make it difficult to configure the site in a manner that accommodates the functional needs of a Contractor-Based Business, including vehicle maneuvering and internal circulation.

When combined with strict setback limitations, these requirements can create conditions that are not reasonably adaptable to the standard development patterns. Accordingly, the hardship experienced by the property owner arises from these unique physical and regulatory circumstances, which limit the practical use of the Subject Property for an otherwise appropriate and permitted type of business, rather than from any self-created conditions.

3. That the variation, if granted, will not alter the essential character of the locality. ***The requested Variation, if granted, will not alter the essential character of the locality. The relief sought is limited to an adjustment in front yard setback requirements for a drive aisle to accommodate a Contractor-Based Business, a use that is generally low- to moderate-intensity in nature. The primary functions of such a business—office operations, vehicle parking, and equipment storage—will be designed and operated in a manner that is consistent with the surrounding development patterns. The Variation requested will not introduce a new or more intensive use to the area than already exists, nor is the development inconsistent with the existing character of the Broadway Street Commercial Corridor and the nearby properties. Any potential visual or operational impacts associated with the proposed Contractor-Based Business will be effectively mitigated through site design measures such as improved landscaping, fencing, screening, and organized outdoor storage.***

Furthermore, the surrounding area along Broadway Street includes a mix of residential, commercial, service-oriented and light industrial uses, where similar flexibility in site design is often necessary to accommodate practical development needs. The proposed Variation will allow the property to function efficiently while maintaining compatibility with the adjacent properties. Accordingly, the approval of the Variation from front yard setback requirements for a drive aisle will not change the essential character of the locality, but will instead allow the property to be developed in a manner that is both functional and consistent with the surrounding area.

In addition, Section 12.6-2 Standards for Variations, Section 12.7-6 Standards for Special Use, and 12.8-5 Standards for Rezoning/Map Amendments of the Zoning Ordinance further suggest that the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A, Exhibit B, and Exhibit C have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests. Please refer to Exhibit H for the response to Standards for Variations, Exhibit I for the response to Standards for Special Use, and Exhibit J for the response to Standards for Rezoning.

Conditions of Approval

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.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommends the following motion to provide a recommendation to the City Council. This motion may be amended by any Plan Commission member making the motion based upon the findings of the public hearing. Staff recommends that any motion be made in the positive form to correspond with the applicant's request to avoid confusion.

The Plan Commission recommends City Council conditional approval of Preliminary and Final Plat of Subdivision; 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, 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 petitions Preliminary and Final Plat of Subdivision, Case # RZ-26-2-9-1, Case # SU-26-8-9-1, and Case # V-26-7-9-1.

EXHIBIT A**Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2**

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

EXHIBIT B**Supplemental Special Use Approval Facts to Consider Per Zoning Ordinance Section 12.7-6**

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *That 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.*
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
6. *That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.*

EXHIBIT C**Supplemental Rezoning/Map Amendments Approval Facts to Consider Per Zoning Ordinance Section 12.8-5**

1. *Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.*
2. *Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional dwelling units likely to be constructed as a result of such change.*
3. *Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewers in the vicinity.*
4. *Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the City and the probable effect of such change on the cost of providing public services.*
5. *The amount of vacant land which is currently zoned for similar development in the City or in contiguous areas, and particularly in the vicinity of the area included in the proposed amendment, and any special circumstances which may make part of such vacant land unavailable for development.*
6. *The recent rate at which land is being developed in the proposed district of the City, and particularly in the vicinity of the area included in the proposed amendment.*
7. *The effect of the proposed amendment upon the growth of existing neighborhoods as envisaged by the Crest Hill Comprehensive Plan.*
8. *Whether other areas designated for similar development are likely to be so developed if the proposed amendment is adopted, and whether the designation for such future development should be withdrawn from such areas by further amendment of this Ordinance.*
9. *If the proposed amendment involves a change from a residential to a non-residential designation, whether more non-residential land is needed in the proposed location to provide commercial services or employment for the residents of the City.*
10. *Existing uses and zoning within the general area of the property in question.*
11. *The extent to which property values are diminished by particular zoning restrictions.*
12. *The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.*
13. *Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.*