



To: Plan Commission

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

Date: May 21, 2026

Re: 1818-1820 N Broadway Street, Rezone the Subject Property from B-2 to B-3 (Case # RZ-26-1-5-1); Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc. (Case # SU-26-5-5-1); and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks (Case # V-26-5-5-1)

Project Details

Project:	Rezone the Subject Property from B-2 to B-3; Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks.
Applicant:	Javier Salazar
Requests:	Special approvals from the City of Crest Hill Zoning Ordinance to Rezone the Subject Property from B-2 to B-3; Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks.
Location:	1818-1820 N Broadway Street (the "Subject Property")

Site Details

Lot Size:	Approximately 13,860 sq-ft
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Existing Zoning:	B-2 General Business District
Existing Improvements:	Approx. 3,930 SF existing one-story commercial building, and approx. 2,450 existing pavement and driveways

Surrounding Zoning and Land Use Summary

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

Exhibits

Application documents submitted by Applicant include:

1. Exhibit D – Application for Development 2025-09-19
2. Exhibit E – Legal Description 2025-10-20
3. Exhibit F – Plat of Survey 2025-10-20
4. Exhibit G – List of Requested Variations 2025-10-27
5. Exhibit H – Project Narrative 2025-10-27
6. Exhibit I – Response to Standards for Variation
7. Exhibit J – Response to Standards for Special Use
8. Exhibit K – Response to Standards for Rezoning
9. Exhibit L – Proposed Site Plan with Landscaping and Utility and Sidewalk Easement, by Atlantis Architects, last revised 2026-04-08

Application Background and Project Summary

Javier Salazar (the Applicant) is the owner of the Subject Property located at 1818-1820 N Broadway Street, Crest Hill. The Applicant is proposing to operate a concrete raising contractor business on the property that will include outdoor storage. He is proposing to redevelop the property and improve it to more closely meet the city’s current standards for development and meet screening requirements.

The proposal will include a request to rezone the Subject Property from B-2 (General Business District) to B-3 (Business Service District); consolidate two parcels into one parcel, and dedicate 10 feet Utility and Sidewalk Easement; request approval of a Special Use permit for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to decrease the required lot size, increase the maximum permitted lot coverage, and decrease the minimum required front yard, side yard, and

rear yard setbacks for the existing building and the proposed outdoor storage. 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. Concrete Raising & Waterproofing Inc. specializes in various concrete and waterproofing services such as concrete raising (mud jacking), basement waterproofing, concrete resurfacing, driveway and foundation repairs, masonry sealing, and new concrete services. The proposed hours of operation are Monday – Friday, 9:00 AM – 7:00 PM.

Figure 1: Location Map of 1818-1820 N Broadway Street (the Subject Property)



Ongoing and Proposed Improvements

- **Interior Improvements:** Replaced concrete floor, renovated interior spaces, insulated roofs and walls, installed a 10,000 BTU gas heater, and other miscellaneous code compliance improvements.
- **Exterior Improvements:** Painted exterior walls; installed new window awning; construct new driveway and rear parking lot; install new gate facing Broadway Street; install fencing along the north and south of the Subject Property bordering commercial properties; 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:

- Rezone the Subject Property from B-2 (General Business District) to B-3 (Business Service District)
- Plat/Easement Approvals - Consolidate two (2) parcels into one (1) parcel and dedicate 10 feet Utility and Sidewalk Easement
- Special Use for a Contractor-Based Business

- (iv) Variations from Table 2 Zoning District Standards for Nonresidential Districts of the Crest Hill Zoning Ordinance to decrease the minimum required lot size; increase the maximum permitted lot coverage; and decrease the minimum required front yard and side yard setbacks.
- (v) Variations from Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to decrease the minimum required rear yard and side yard setbacks for outdoor storage.

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 easement 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 Variations request to decrease the required lot size, increase the maximum permitted lot coverage, and decrease the minimum required front yard, side yard, and rear yard setbacks, if granted, will not alter the essential character of the neighborhood. The operational needs of a Contractor-Based Business, such as adequate space for vehicle parking, equipment storage, maneuvering areas, etc., require a site layout that is often constrained by strict lot coverage limits and 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 lot size, lot coverage, and setback requirements 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, Table 2 Zoning District Standards for Nonresidential Districts, B-3 Business Service District:**

- (i) Minimum required lot size is 1 acre. *Existing lot size 0.32 acre*
- (ii) Maximum permitted lot coverage is 85%. *Proposed lot coverage is 86.5%*
- (iii) Minimum required front yard setback is 30 feet. *Existing front yard setback is 20 feet*
- (iv) Minimum required side yard setback is 10 feet. *Existing side yard setback is 9 feet*

- **Crest Hill Zoning Ordinance, Section 8.2-18 Outdoor Storage:**

h. All goods, material, merchandise or raw materials must maintain a minimum setback of 10' from the rear and side yards. No goods, material, merchandise or raw materials may be stored in the front yard. *Proposed outdoor storage of material will be located 6 feet from the rear lot line, and 0 foot from the side lot line.*

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, the Subject Property must be rezoned from B-2 General Business District to B-3 Business Service District, and a Special Use permit and the above-mentioned Variations 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 existing lot size, lot coverage, and setback regulations for the B-3 Zoning District as currently applied to a Contractor-Based Business.

The operational needs of a Contractor-Based Business, such as adequate space for vehicle parking, equipment storage, maneuvering areas, etc., require a site layout that is often constrained by the strict location of the existing building, lot coverage limits, and setback requirements. Under the current zoning regulations for the B-3 Zoning District, the developable area will be significantly reduced, limiting the ability to develop the site in a manner that supports 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 lot size, lot coverage, and setback requirements 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 depth and width, and the location of the existing and proposed utility infrastructure, all of which can significantly restrict the developable area under the standard lot size, lot coverage, and setback requirements 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 parking, circulation, and equipment and material storage.

In addition, Contractor-Based Businesses often require more flexible site layouts than conventional commercial uses due to the need for outdoor operational space and access for larger vehicles and equipment. When combined with strict setback and lot coverage 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 Variations, if granted, will not alter the essential character of the locality. The reliefs sought are limited to adjustments in lot size, lot coverage and setback requirements 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 Variations 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 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 locality typically 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 Variations will allow the property to function efficiently while maintaining compatibility with adjacent properties. Accordingly, the approval of the Variations for lot size, lot coverage and setback reliefs 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 I for the response to Standards for Variations, Exhibit J for the response to Standards for Special Use, and Exhibit K 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 Easement and Plat of Consolidation (or a combined 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’s 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 connect to the City’s water main 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.
5. The property owner shall discontinue and seal the existing septic and water wells on the property and connect to the City’s sewer main within 6 months following approval of the Special Use permit and prior to any exterior storage occurring on-site. 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.
6. No parking shall occur in the front yard, unless solely accessed from the private lot. Pavement shall be minimized in the front yard to only what is necessary to access the building and site per the proposed site plan.

Staff Recommendation

Based on the drafted findings reflected in this staff report, Staff recommend 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 to rezone the Subject Property from B-2 to B-3; Special Use for a Contractor-Based Business known as Concrete Raising & Waterproofing Inc.; and Variations Request from Table 2 Zoning District Standards for Nonresidential Districts, and Section 8.2-18 Outdoor Storage of the Crest Hill Zoning Ordinance to Decrease the Required Lot Size, Increase the Maximum Permitted Lot Coverage, and Decrease the Minimum Required Front Yard, Side Yard, and Rear Yard Setbacks, subject to the project being implemented in substantial conformance with the six (6) conditions for approval and application documents referenced in the May 21, 2026, Plan Commission Staff Report for petitions Case # RZ-26-1-5-1, Case # SU-26-5-5-1, and Case # V-26-5-5-1.

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.*