



Meeting Date: November 24, 2025

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

Department: Community Development

Agenda Item: Plan Commission recommendation on application of the City of Crest Hill for Preliminary and Final Plat of Subdivision, Special Use for an existing public park/playground known as Stanley Gustafson Park (Case # SU-25-4-11-1), and multiple variations from the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances (Case # V-25-4-11-1) with respect to real property located at 2227 Parkrose Street in Crest Hill, Illinois

Summary:

The City of Crest Hill (the “Applicant”) has requested approval of:

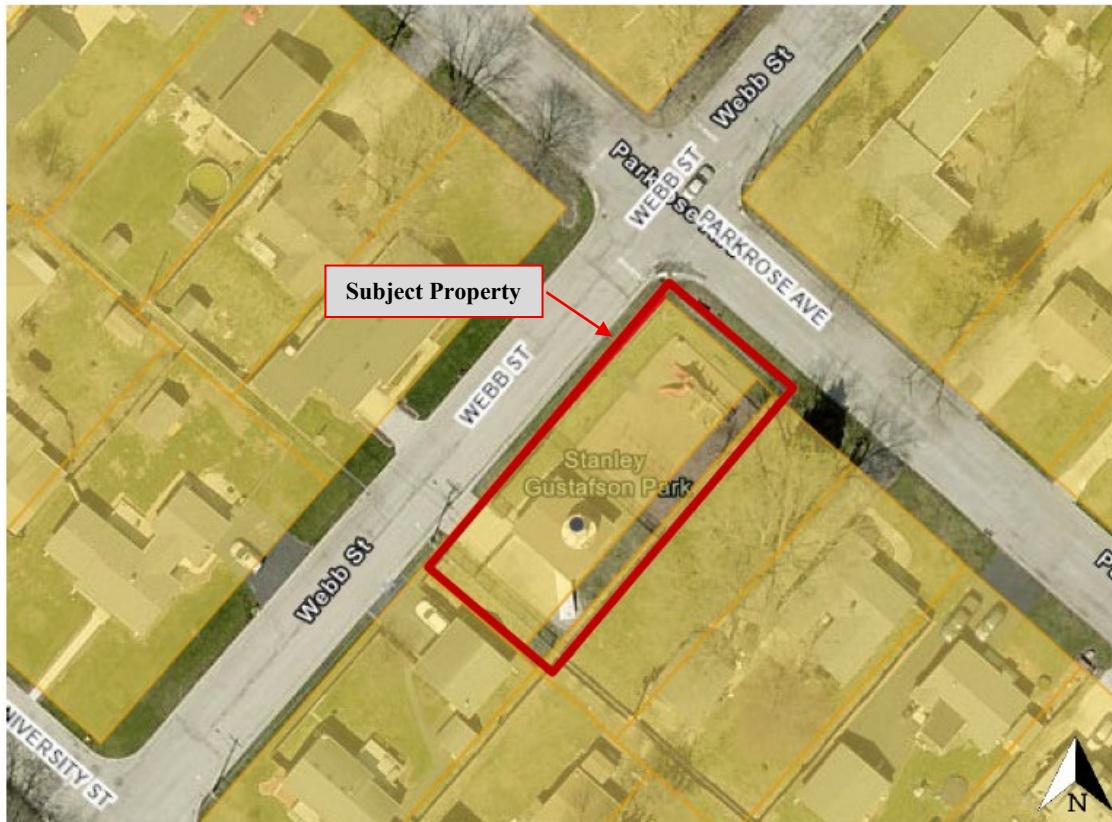
1. A preliminary and final plat of subdivision,
2. A special use in the R1 Zoning District for the existing public park/playground known as Stanley Gustafson Park,
3. Variations from Crest Hill Zoning Ordinance Table 1, Residential Zoning Districts and Standards, to decrease the minimum required lot area from 10,000 sq-ft to 4,426 sq-ft and the minimum lot width from 75-feet to 60-feet,
4. Variations from Crest Hill Zoning Ordinance Section 8.3-8, Permitted Obstructions in Yards, of the Crest Hill Zoning Ordinance to allow existing open fencing to remain in required front and corner side yard setbacks and recreational structures and equipment to remain in required front, corner side, and interior side yard setbacks, and
5. A variation from the City of Crest Hill Sign Code, Chapter 15.12, Section 15.12.067 to allow an existing off-premises park identification sign to remain on the public right of way.

No site improvements are proposed in this application. Any formal sale or transfer of the newly subdivided land would be a separate agreement and approval by the City Council.

The Subject Property is a corner lot and consists of an existing public park/playground known as Stanley Gustafson Park, and a 1-story block building used as a City water utility (Well #4), located at the south corner of Parkrose Street and Webb Street, facing Webb Street. The entire Subject Property is owned by the City of Crest Hill, and the existing public park/playground is maintained by the Lockport Township Park District. The original development and ongoing maintenance of the park have been done via an informal agreement for many years. However, the Park District has requested a formal transfer of the land area devoted to park purposes as a way to clarify its maintenance, insurance, and improvement responsibilities for this land area. It also allows them to potentially obtain grants or other

public money to improve the park area in the future. The transfer benefits the City as well, to avoid any legal complications of owning land that is controlled by another taxing body. If the preliminary and final plat of subdivision, special use, and variations requests are approved by the City Council, the ownership of the existing public park/ playground will be formally transferred to the Lockport Township Park District under a separate agreement.

Overall, staff believe that the Subject Property represents a unique circumstance within the R-1 Single-Family Residence District due to the property's specific physical characteristics, community context, and public benefit. The parcel's size, shape, and location limit its suitability for residential construction while making it ideally suited for low-intensity public park/ playground use. Additionally, the surrounding neighborhood benefits from the presence of a small, accessible public park/playground that enhances the quality of life for nearby residents without introducing incompatible land uses or adverse impacts. These factors together create a unique and practical justification for permitting Stanley Gustafson Park as a special use within R-1 Single-Family Residence District, as it balances community needs with land-use compatibility and upholds the intent of the Zoning Ordinance to promote public health, safety, and welfare. The Subject Property illustrated below is currently Zoned R-1 Single-Family Residence District.



The Plan Commission conducted the required public hearing for this application at its November 13, 2025, meeting and recommended unanimous but conditional approval of the requested preliminary and final plat of subdivision, special use, and variations from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances. A copy of the November 13, 2025, Plan Commission staff report for this request is attached to the draft Ordinance the City Attorney and staff have prepared to memorialize the

City Council's potential approval of the Plan Commission recommended variations as Exhibit B. 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 this application on the December 1, 2025, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A – November 13, 2025, Draft Plan Commission Meeting Minutes
- Attachment B - An Ordinance Approving Preliminary and Final Plat of Subdivision, Special Use for an Existing Public Park/ Playground Known as Stanley Gustafson Park, and Multiple Variations from the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances With Respect to Certain Real Property Located at 2227 Parkrose Street in Crest Hill, Illinois – Application of City of Crest Hill (with associated Exhibits)