



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), last revised 2026-05-19

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
10. Exhibit M – Plat of Easement prepared by Robinson Engineering LTD. last revised 2026-05-14

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

- (iii) 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.*



EXHIBIT D

Application for Development

V-26-5-5-1

For Office Use Only: Case Number: RZ-26-1-5-1, SU-26-5-5-1

Project Name: _____

Owner: Javier Salazar Correspondence To: Javier Salazar

Street address: 1820 N. Broadway Street address: 1820 N Broadway

City, St., Zip: Crest Hill, IL 60403 City, St., Zip: Crest Hill, IL 60403

Phone: [Redacted] Phone: [Redacted]

Email: [Redacted] Email: [Redacted]

Property Address: _____ Property Information: _____

Street address: 1820 N. Broadway St Lot Width: 86' 42" 16"

City, St., Zip: Crest Hill, IL 60403 Lot Depth: 03' 17" 44"

PIN: 11-04-33-412-000-0000 Total Area: 13,860 sq ft

*Submit an electronic version of the legal description only in a Word document to: buildingdepartment@cityofcresthill.com

Existing Zoning: B2 Existing Land Use: _____

Requested Zoning: B3 Proposed Land Use: _____

Adjoining Properties Zoning and Uses:

North of Property: B2

South of Property: B2

East of Property: B2, B3

West of Property: B2

Purpose Statement (intended use and approval sought): _____

Development Request: Please check all that apply and describe:

- Rezoning: B3
- Special Use: Contractor-Based Business
- Variance: Lot Size, Lot Coverage, and Setbacks
- Planned Unit Development: _____
- Annexation: _____
- Plat: _____
- Other: _____

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

- Civil Engineer: _____ Phone: _____
Company: _____ Email: _____
- Contractor: _____ Phone: _____
Company: _____ Email: _____
- Architect: _____ Phone: _____
Company: _____ Email: _____
- Builder: _____ Phone: _____
Company: _____ Email: _____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

[Redacted Signature]
Signature of the Applicant

09/19/25
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

[Redacted Signature]
Signature of the Owner

09/19/25
Date

EXHIBIT E

1820 N BROADWAY STREET - LEGAL DESCRIPTION

PROPERTY ADDRESS: 1818-1820 N BROADWAY STREET, CREST HILL, IL, 60403

PERMANENT INDEX NOS: 11-04-33-412-005-0000 & 11-04-33-412-006-0000

LEGAL DESCRIPTION:

LOTS 3 AND 4, IN MCFADDENS'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1921, AS DOCUMENT NUMBER 337010, IN PLAT BOOK 17, PAGE 23, IN WILL COUNTY, ILLINOIS.

EXHIBIT F

PLAT OF SURVEY

ADDRESS:
1820 Broadway St.
Crest Hill, IL 60403

LOTS 3 AND 4, IN McFADDEN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1921, AS DOCUMENT NUMBER 337010, IN PLAT BOOK 17, PAGE 23, IN WILL COUNTY, ILLINOIS.

FIELD WORK COMPLETED ON: 08/11/2025

CLIENT:
Javier Salazar

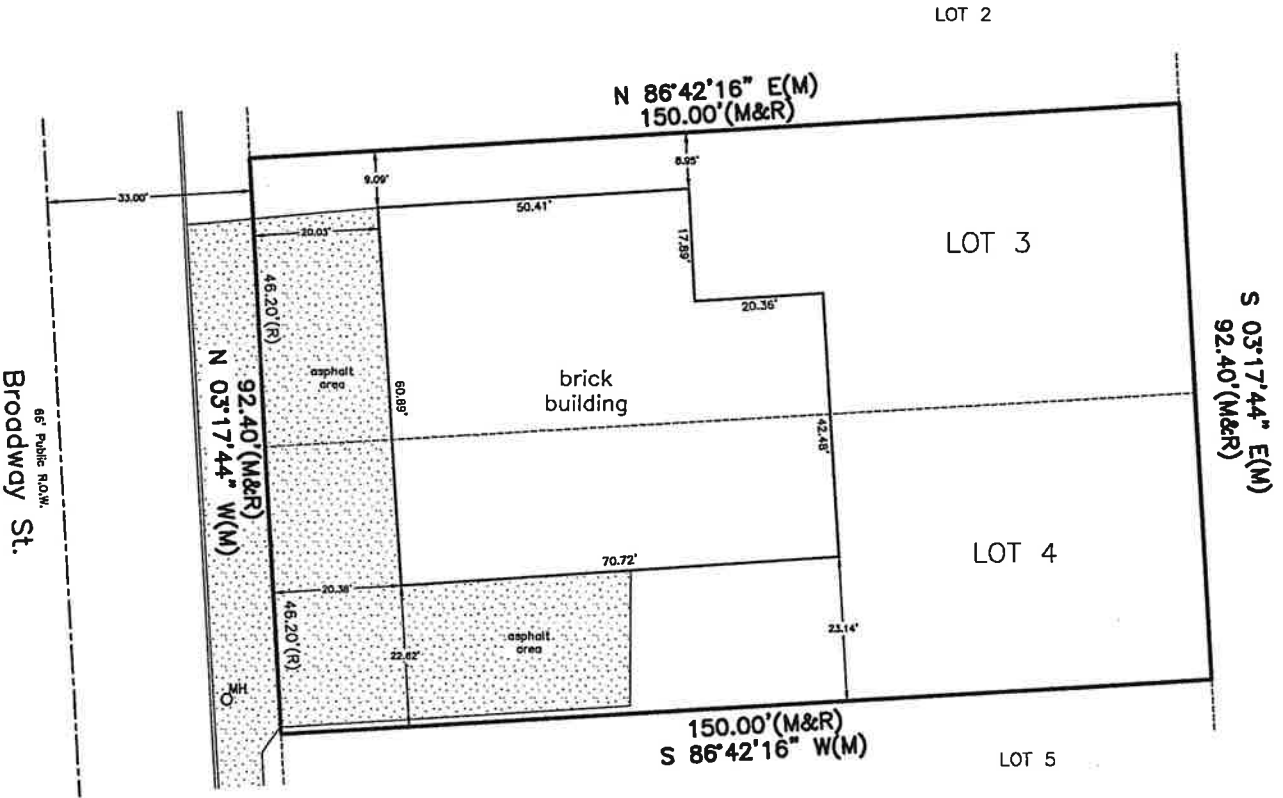
Area: 13,860.00 Sq. Feet



SCALE 1"=20'

Basis of Bearing

STATE PLANE COORDINATES



STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE DRAWN PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS,
THIS 12TH DAY OF AUGUST OF 2025.

[Signature]

JOSE RAFAEL SALAS
ILLINOIS LICENSE NO. 035.003933, EXPIRES NOVEMBER 30TH, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY



LEGEND



Asphalt Surface

- Center Line
- Boundary Line
- Adjacent Line

- MH manhole
- Measured or Calculated
- Recorded
- Monument Found
- Monument Set

Notes:
Compare this Plat with your records and immediately report any discrepancies.



SALAS LAND SURVEYING
P.O. BOX 681
Minooka, IL 60447
(815) 521-6354
sls@landsurveying.com

EXHIBIT G

1818-1820 N BROADWAY ST – LIST OF REQUESTED VARIATIONS

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.](#)

**Rezoning & Special Use Permit Request Information: 1820
Broadway St**

Proposed Site Plan: Indicated on the plat of survey. Outdoor storage will be in the back to store mason sand, baseball mix and $\frac{3}{4}$ stone mix.

Required number of parking spaces: 7 parking spaces total measuring 10ft by 20ft each will be added (3 on the front property and 4 on the back of property)

Detailed floor plans: marked on plat of survey

Project Narrative:

Hours of Operation: Monday- Friday 9:00am – 5:00pm

Number of employees: 2

Services Offered: Concrete Raising (mud jacking), basement waterproofing, concrete repairs, concrete resurfacing, driveway repairs, foundation repairs, masonry sealing, new concrete services. Portable bathroom rentals.

Proposed Signage: Nothing at this time (Awning sign proposed is prohibited)

Scope of Work:

Exterior Improvements: Planned installation of Asphalt Driveway and entire parking lot back and north side of the property. Installing 3-inch-thick asphalt driveway and parking lot with the following dimensions:

North side of the property 10ft x 70ft

South side of the property 23ft x 70ft

Back (east side of property) 92ft x 60ft

Exterior walls - 3 sides north, south and west side walls have been painted. (cost \$3,200)

Back Garage (20ft x 40ft) proposed improvements –

1. Remove concrete floor (20ft x 40ft) and pour new concrete
2. Remove walls measuring 2ft x 4 ft x 10ft high (north, south and east side of building) and reinstall with 2ft x 6ft x 10ft high same areas mentioned above.
3. Install Metal sheets on the exterior walls to the above-mentioned walls.

Install gas heater 10,000 BTU

Interior Improvements:

Interior walls have been painted, and interior remodeling is currently underway under existing permit authorization (25-08-0083).

Insulation installation to roof and walls.

Total Estimated Cost including labor and material \$38,000

EXHIBIT I: City of Crest Hill Standards for Variations

12.6-2 STANDARDS FOR VARIATIONS, CREST HILL ZONING ORDINANCE

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:

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.

For the purpose of supplementing the above standards, the Plan Commission, in making the determination, whenever there are particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

The particular physical surroundings, shape, and site conditions of the Subject Property will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict application of the zoning regulations governing lot size, lot coverage, and setbacks were enforced for the proposed Contractor-Based Business. The Subject Property will be constrained by the unique physical characteristics such as strict location of the existing building, lot coverage limits, and nonconforming lot configuration that reduce the amount of developable area. These conditions, when combined with the functional requirements of a Contractor-Based Business—such as building area, employee and fleet parking, equipment storage, and safe vehicle maneuvering—significantly limit the ability to utilize the Subject Property in a practical and efficient manner under the strict zoning requirements in the B-3 Zoning District.

Strict adherence to the current lot size, lot coverage, and setback requirements in the B-3 Zoning District will result in an inefficient site layout that restricts the usable portion of the property to an extent that impairs reasonable development. This condition is not generally experienced by other properties within the same zoning district that may have more conventional dimensions or fewer physical constraints. Accordingly, the hardship arises from the unique physical characteristics of the property itself, rather than any action by the owner, and creates a limitation on the reasonable use and development of the Subject Property for a Contractor-Based Business under the strict application of the Zoning Ordinance.

- 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.**

The conditions upon which the Variations request is based are unique to the Subject Property and the specific operational requirements of the proposed Contractor-Based Business, and are not generally applicable to other properties within the B-3 Zoning District. The Subject Property is distinguished by physical limitations such as strict location of the existing building, lot coverage limits, and nonconforming lot configuration that reduce flexibility in meeting strict lot size, lot coverage, and setback requirements. These conditions are inherent to the property itself and are not typically present across other similarly zoned parcels, which may have more conventional shapes, sizes, and development opportunities.

In addition, the nature of the proposed Contractor-Based Business requires functional site planning for vehicle parking, equipment storage, and operational circulation. When combined with the site's unique physical constraints, these requirements create a need for flexibility that is specific to this property and its intended use, rather than a condition experienced broadly by other properties in the B-3 Zoning District. Accordingly, the basis for the requested variations arises from unique, site-specific circumstances affecting the Subject Property and is not a general condition applicable to other properties 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**

The alleged difficulty or hardship is caused by the strict application of the Zoning Ordinance requirements governing lot size, lot coverage, and setbacks, and is not self-created by any person presently having an interest in the property. The existing ordinance standards, when applied to the subject property, limit the amount of developable area available for a contractor-based business and restrict the placement and configuration of necessary site improvements such as buildings, parking areas, vehicle maneuvering space, and outdoor storage. These requirements, while generally applicable across the zoning district, create practical limitations when applied to a property with site-specific constraints.

The condition prompting the request for relief is not the result of any action by the current property owner, including subdivision, construction, or use decisions. Rather, the hardship arises from the interaction between the ordinance requirements and the existing physical characteristics of the site, which together restrict reasonable development of the property for its intended use. Accordingly, the difficulty experienced is attributable to the regulatory framework as applied to the property, rather than any self-imposed condition, and justifies consideration of the requested Variations for the proposed Contractor-Based Business.

- 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.**

The proposed Variations from lot size, lot coverage, and setback requirements will not impair an adequate supply of light and air to adjacent properties, nor will it substantially increase street congestion, create fire hazards, endanger public safety, or diminish surrounding property values. The requested Variations are intended solely to allow a more functional site layout for the

proposed Contractor-Based Business, including appropriately configured parking and site circulation, and limited outdoor storage of vehicles, equipment and material.

Any potential impacts to adjacent properties will be mitigated through site design measures such as buffering and screening which will help preserve light, air, and visual compatibility with the adjacent properties. The scale and nature of the proposed Contractor-Based Business typically do not generate high levels of pedestrian or customer traffic, and vehicular activity can be accommodated on-site, thereby minimizing any effect on the surrounding streets. Furthermore, with proper ingress and egress design, traffic circulation will not be significantly impacted, and emergency access will be maintained in accordance with all applicable regulations. The proposed Contractor-Based Business is not expected to introduce conditions that would increase fire risk or otherwise compromise public safety. Accordingly, the Variations will allow reasonable use of the property for The proposed Contractor-Based Business without adversely affecting adjacent properties or the surrounding 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.”

The requested Variations do not permit a use otherwise excluded from the B-3 Zoning District, except as may be authorized through the established review and approval process for “similar and compatible uses” by the Plan Commission, subject to approval by the City Council. The relief sought is limited to adjustments in lot size, lot coverage, and setback requirements to accommodate the proposed Contractor-Based Business, which is consistent with the type of low- to moderate-intensity service and light industrial uses in the Broadway Street Commercial Corridor. The Variations do not introduce a fundamentally new or unrelated use, nor do it expand permitted uses beyond those that are reviewed and approved through the City’s existing zoning procedures.

6. That the variation granted is the minimum adjustment necessary for the reasonable use of the land.

The requested Variations represent the minimum adjustment necessary to permit the reasonable use of the Subject Property for the proposed Contractor-Based Business. The reliefs sought are narrowly tailored to address specific constraints related to lot size, lot coverage, and setback requirements that limit the ability to utilize the site in a functional and efficient manner. These adjustments are intended solely to accommodate essential components of the Contractor-Based operation, including required parking, vehicle circulation, and limited outdoor storage.

The Variations request does not seek broad or unnecessary deviations from the Crest Hill Zoning Ordinance, but rather only those modifications required to allow the property to be used in a practical and viable manner consistent with its intended purpose. All other applicable zoning standards, including those related to safety, access, buffering, and screening will remain in full effect. Accordingly, the Variations request is the minimum relief necessary to enable reasonable development and use of the property for the proposed Contractor-Based Business while maintaining compliance with the intent and purpose of the Crest Hill Zoning Ordinance.

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.**

The granting of the requested Variations is in harmony with the general purposes and intent of the Crest Hill Zoning Ordinance and supports its objective of promoting reasonable and appropriate land use while protecting the public health, safety, and welfare. The reliefs sought for lot size, lot coverage, and setback requirements are limited in scope and is intended solely to allow the efficient and practical development of the proposed Contractor-Based Business. The proposed use is generally low- to moderate-intensity in nature and will operated in a manner that is compatible with surrounding properties through appropriate site planning, buffering, and compliance with applicable development standards.

The Variations request will not be injurious to the neighborhood or detrimental to the public welfare. Any potential impacts related to traffic, noise, or outdoor activity will be effectively mitigated through standard regulatory controls and site design measures. The essential character of the locality will remain unchanged, as the proposed use is consistent with the existing transitional land use patterns in the Broadway Street Commercial Corridor. Furthermore, the Variations request is not in conflict with the City's Comprehensive Plan for development. Rather, it supports the Comprehensive Plan's broader goals of encouraging compatible land use transitions, promoting economic development, and allowing for the efficient use of the land within appropriate areas. Accordingly, the granting of the variations request for lot size, lot coverage, and setback requirements is consistent with the Crest Hill Zoning Ordinance and Comprehensive Plan and will not adversely affect the surrounding area or the overall community welfare.

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 would deprive 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.**

The circumstances and conditions affecting the Subject Property are such that strict application of the Zoning Ordinance provisions governing lot size, lot coverage, and setbacks requirements will substantially limit the ability of the property owner to make a reasonable and beneficial use of the Subject Property for the proposed Contractor-Based Business. The combined effect of these requirements, when applied to the site's physical constraints and the operational needs of the proposed Contractor-Based Business, significantly reduces the developable area available for buildings, parking, vehicle maneuvering, and equipment storage. This results in a site configuration that will not be practical or functional for the intended use, thereby limiting the property's ability to be reasonably utilized in a manner consistent with similar properties and permitted development expectations. While mere loss in value is not, by itself, sufficient to justify the Variation request, the conditions here go beyond a simple reduction in value. The strict application of the Zoning Ordinance will effectively deprive the property owner of a reasonable and viable use of the Subject Property for the proposed Contractor-Based Business, given the functional requirements of the use and the constraints imposed by the existing regulations. Accordingly, the requested Variations are necessary to allow a reasonable and beneficial use of the Subject Property consistent with the intent of the Zoning Ordinance and the operational requirements of the proposed Contractor-Based Business.

EXHIBIT J: City of Crest Hill Standards for Special Uses

SECTION 12.7-6 STANDARDS FOR SPECIAL USES, [CREST HILL ZONING ORDINANCE](#)

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

- 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.**

The establishment, maintenance, and operation of the proposed Contractor-Based Business will not be detrimental to or endanger the public health, safety, or general welfare. Contractor-Based Businesses are generally low-intensity in nature, with the majority of work occurring off-site and limited on-site activity related to office functions, equipment storage, and dispatching. As such, the use is not expected to generate significant noise, traffic, or environmental impacts beyond those typically associated with permitted commercial and light industrial uses on the Broadway Street Commercial Corridor.

Potential impacts to public health and safety—such as vehicle movements, outdoor storage, and operational activities—will be effectively managed through compliance with the applicable zoning regulations, building codes, and performance standards. Measures such as designated parking and loading areas, proper screening and buffering, adherence to hours of operation, and safe ingress and egress will ensure that the proposed Contractor-Based Business operates in a controlled and orderly manner. In addition, the property will be subject to oversight by local authorities, including fire, police, and code enforcement, further ensuring that all activities are conducted safely and in accordance with the applicable regulations. Accordingly, with appropriate site design and regulatory compliance, the proposed Contractor-Based Business will not pose a risk to public health, safety, or general welfare and is compatible with the surrounding area.

- 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.**

The proposed Contractor-Based Business will not be injurious to the use and enjoyment of other properties in the immediate vicinity for permitted purposes, nor will it substantially diminish or impair property values within the neighborhood. Contractor-Based Businesses are typically characterized by limited on-site activity, with most operations occurring off-site. As a result, impacts such as noise, traffic, and customer activity are generally minimal and comparable to other low-intensity commercial or light industrial uses in the Broadway Street Commercial Corridor. Any potential external effects—such as vehicle storage, equipment, and materials—will be effectively mitigated through appropriate site design, including screening, fencing, landscaping, and designated storage areas.

In addition, adherence to the zoning regulations governing hours of operation, screening, and access, will ensure that the use remains compatible with surrounding properties. Proper ingress and egress design will minimize traffic disruptions, and buffering measures will protect nearby residential and commercial uses. Given these considerations, the operation of the proposed Contractor-Based Business at the Subject Property is not expected to interfere with the reasonable use and enjoyment of neighboring properties. On the contrary, maintaining and utilizing the Subject Property in a productive manner may contribute positively to the Broadway Street

Commercial Corridor by reducing vacancy and underutilization. Therefore, the proposed Special Use will not adversely affect nearby property values or the overall character of 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.

The establishment of the proposed Contractor-Based Business will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the existing Zoning Districts. The Subject Property is located in the Broadway Street Commercial Corridor which accommodates a mix of uses that is transitioning toward commercial or light industrial activities. The proposed Contractor-Based Business is consistent with this pattern and represents a low- to moderate-intensity use that can coexist with the other permitted uses in the in the Broadway Street Commercial Corridor. The nature of the operation—primarily involving office functions, storage, and dispatching—does not preclude or conflict with the future development opportunities on the adjacent properties.

Furthermore, the proposed Contractor-Based Business will be subject to applicable zoning regulations and performance standards, ensuring that site design, access, screening, and operational characteristics remain compatible with the surrounding properties. These measures will help maintain an orderly development pattern and prevent adverse impacts that could otherwise hinder neighboring investment or redevelopment. In addition, the productive use of the existing commercial property will contribute to the overall stability and attractiveness of the Broadway Street Commercial Corridor, supporting continued reinvestment and improvement. Accordingly, the proposed Special Use will not interfere with, but rather align with, the planned and anticipated development of the Broadway Street Commercial Corridor and the surrounding area.

4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Adequate utilities, access roads, drainage, and other necessary facilities are in place to support the proposed Contractor-Based Business. The Subject Property will benefit from 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 infrastructure. The anticipated demand associated with the proposed Contractor-Based Business is relatively modest and can be accommodated within the capacity of the existing infrastructure. Any required service connections or upgrades will be completed in accordance with applicable engineering standards and the City requirements.

The site has direct access to the Broadway Street Commercial Corridor that is sufficient to accommodate the type and volume of traffic generated by contractor operations, including employee vehicles and work trucks. Ingress and egress will be designed to ensure safe and efficient traffic flow, minimizing congestion and maintaining compatibility with the surrounding uses. Based on these factors, the necessary infrastructure and public facilities are in place to adequately support the proposed Contractor-Based Business.

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.

Adequate measures will be taken to provide ingress and egress designed to minimize traffic congestion on public streets for the proposed Contractor-Based Business. The nature of a Contractor-Based Business typically results in limited and predictable traffic patterns, with most vehicle trips occurring during standard business hours and consisting primarily of employee vehicles and work trucks. Customer traffic is generally minimal. The site will be designed to accommodate these patterns through clearly defined access point that provide safe and efficient entry and exit.

The proposed internal circulation will allow for the orderly movement of vehicles, including sufficient space for maneuvering and staging, thereby preventing queuing or congestion on the adjacent Broadway Street. Additionally, on-site parking and loading areas will be provided in accordance with zoning requirements to ensure that all business-related vehicles are accommodated on the property. Based on these considerations, the proposed ingress and egress design will effectively minimize traffic congestion and ensure safe and efficient access to and from the site.

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.

The proposed Contractor-Based Business will conform to the applicable regulations of the Crest Hill Zoning Ordinance and applicable City requirements. The site is designed in accordance with applicable landscaping, screening, and fencing regulations to ensure compatibility with the surrounding properties. In addition, the proposed Contractor-Based Business will adhere to all building, fire, and life safety codes, as well as any applicable licensing or operational requirements. Accordingly, the proposed Special Use will be developed and operated in full compliance with the Crest Hill Zoning Ordinance and all other applicable City regulations.

EXHIBIT K: City of Crest Hill Standards for Rezoning/Map Amendments

12.8-5 STANDARDS FOR REZONING/MAP AMENDMENTS [CREST HILL ZONING ORDINANCE](#)

The Plan Commission shall recommend, and the City Council shall grant a Rezoning/Map Amendment only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. Whether the uses permitted by the proposed amendment would be appropriate in the area concerned.

The proposed use permitted by the proposed rezoning will be appropriate for a Contractor-Based Business given the functional characteristics of the Broadway Street Commercial Corridor and the nature of the operations. Contractor-Based Businesses typically involve limited on-site customer traffic, with activities primarily consisting of administrative functions, equipment storage, and dispatching of vehicles to off-site job locations. As such, a Contractor-Based Business is generally compatible with the Broadway Street Commercial Corridor that accommodates light industrial, service commercial, or transitional land uses.

The Subject Property appears capable of supporting such operations without creating undue impacts on surrounding properties. Potential concerns such as noise, traffic, and outdoor storage will be effectively mitigated through compliance with zoning performance standards and the Conditions of Approval. 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 will allow for a use that aligns with the existing and planned character of the area, while maintaining compatibility with surrounding land uses and supporting economic activity.

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.

The proposed rezoning to allow a Contractor-Based Business is not anticipated to generate additional dwelling units; therefore, it will not place a direct impact on public school capacity. Contractor-Based Businesses are typically non-residential in nature, involving office, storage, and dispatch functions rather than housing, and accordingly do not contribute to increased student enrollment.

With respect to other 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 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 infrastructure.

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.

The proposed rezoning for a Contractor-Based Business is in accord with existing and planned public water supply and sanitary sewer service for the area. The Subject Property is located within

an area that is already served, and planned to be served, by municipal water and sewer infrastructure consistent with adopted utility plans and capital improvement programs.

Contractor-Based Businesses typically have relatively modest water usage and wastewater generation compared to more intensive commercial or industrial uses. Any site-specific connections or improvements will be completed in compliance with applicable engineering standards and municipal regulations. Accordingly, the proposed rezoning aligns with the community's infrastructure planning, and adequate sanitary sewer services are available, and public water services can be readily provided, to support the intended use.

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.

The proposed rezoning to allow a Contractor-Based Business is not expected to result in an increase/decrease in the City's total zoned residential capacity. The proposed rezoning will reclassify the Subject Property from B-2 General Business District to B-3 Business Service District which will not materially affect the overall housing supply within the City.

With respect to public service costs, Contractor-Based Businesses generally place a lower demand on municipal services compared to residential uses. They do not generate school enrollment and typically require fewer ongoing services such as parks, libraries, and residential waste collection. While there may be minor demands on services such as police, fire protection, and roadway maintenance due to business operations and vehicle trips, these impacts are generally modest and comparable to other low-intensity commercial and light industrial uses in the Broadway Street Commercial Corridor.

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.

There is a limited amount of vacant land within the City and in contiguous areas that is currently zoned for similar Contractor-Based Business development, particularly in locations that provide the necessary access, visibility, and compatibility with surrounding uses. While some parcels are zoned for commercial or light industrial purposes, not all are readily developable for a Contractor-Based Business due to site-specific constraints.

In the vicinity of the Subject Property, vacant land appropriately zoned for a Contractor-Based Business are constrained by factors such as inadequate lot size or configuration, lack of direct access to arterial or collector roadways, limited availability of utilities, environmental conditions (e.g., floodplain or drainage issues), or proximity to residential properties that will make contractor operations less suitable. Additionally, some vacant parcels are held for future development, encumbered by ownership or market limitations, or otherwise not available for immediate use. Given these considerations, the amount of vacant, suitable, and available land for Contractor-Based Businesses is effectively limited. The proposed rezoning will help address this gap by reusing an existing commercial property that is functional, appropriately located, and capable of accommodating the operational needs of such a business without adverse impacts on surrounding properties.

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.

The recent rate of development within the City—particularly in and around the area of the proposed rezoning—indicates a steady and ongoing pattern of growth across residential, commercial, and industrial sectors.

Within the vicinity of the Subject Property, development patterns are characterized by incremental infill, redevelopment of underutilized existing commercial properties, and continued expansion of commercial and light industrial uses. These trends support the conclusion that the area is actively transitioning and accommodating new development consistent with the market demand. Based on these factors, the recent rate of land development on the Broadway Street Commercial Corridor and the surrounding area can be characterized as steady and increasing, reflecting an active development climate. The proposed rezoning to allow a Contractor-Based Business is consistent with this pattern and represents a logical continuation of ongoing development trends in the area.

7. The effect of the proposed amendment upon the growth of existing neighborhoods as envisaged by the Crest Hill Comprehensive Plan.

The proposed rezoning to allow a Contractor-Based Business is consistent with the growth and development patterns envisioned by the Crest Hill Comprehensive Plan and is not expected to adversely affect existing neighborhoods. The Comprehensive Plan generally promotes the orderly transition between land uses, encouraging appropriate buffers and compatibility between residential areas and non-residential uses. Contractor-Based Businesses, which are typically low-intensity in nature with limited customer traffic, can function effectively in transitional areas between residential neighborhoods and commercial and light industrial uses. When properly regulated, such uses do not generate the level of activity typically associated with more intensive commercial operations.

The Subject Property is located on the Broadway Street Commercial Corridor where there are a mix of uses and a transition in land use. Allowing a Contractor-Based Business at this location supports the Crest Hill Comprehensive Plan's objectives by facilitating adaptive reuse and productive use of an existing commercial property while maintaining compatibility with surrounding development. Any potential impacts related to noise, traffic, or outdoor storage will be mitigated through compliance with zoning standards, buffering, screening, and operational limitations. Accordingly, the proposed rezoning will not hinder the growth of the existing neighborhoods but rather support the Comprehensive Plan's vision of balanced development, appropriate land use transitions, and the efficient use of land resources.

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.

The adoption of the proposed rezoning to allow a Contractor-Based Business is not expected to negatively affect the likelihood that other areas designated for similar development will be developed. Market demand, site characteristics, access to transportation, and availability of utilities remain the primary factors influencing whether such areas are developed, and those factors will continue to guide investment decisions irrespective of the proposed rezoning.

In many cases, Contractor-Based Businesses require specific site conditions—such as adequate lot size, outdoor storage capability, and convenient access to arterial roadways—that are not uniformly present across all designated areas. As a result, the Subject Property is particularly well-suited for this use, while other designated areas may develop over time with similar or alternative permitted uses consistent with their individual characteristics and market conditions.

Furthermore, the approval of the proposed rezoning does not indicate an oversupply of land for Contractor-Based Businesses, nor does it undermine the long-term viability of other designated areas. Rather, it provides an additional opportunity to accommodate a use that may otherwise be difficult to site. Accordingly, there is no compelling basis to conclude that the designation for similar future development should be withdrawn from other areas. Existing zoning designations should remain in place to preserve flexibility and allow the market to determine the most appropriate timing and location for such development, consistent with the City's planning objectives.

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.

The proposed rezoning does not involve a change from a residential to a non-residential designation. The rezoning of land to accommodate a Contractor-Based Business will serve a functional need by expanding opportunities for local employment and service provision within the City. Contractor-Based Businesses provide essential services to residents and other businesses, including construction, maintenance, and repair activities. These uses generate employment opportunities across a range of skill levels and support the local economy. The availability of appropriately located sites for such businesses is often limited due to operational needs such as outdoor storage, vehicle access, and buffering from residential uses. As a result, rezoning of the Subject Property from B-2 General Business District to B-3 Business Service District will help meet this demand.

The Subject Property offers characteristics that are conducive to this type of use, such as direct access to the Broadway Street Commercial Corridor and compatibility with the nearby non-residential and transitional land uses. The proposed rezoning will support the City's goal of maintaining a balanced land use pattern by providing employment-generating uses while still preserving the overall supply of residential land. Accordingly, the proposed rezoning will help address the need for commercial land in an appropriate location, enhancing the City's ability to provide commercial services and employment opportunities for its residents without adversely impacting the broader residential development pattern.

10. Existing uses and zoning within the general area of the property in question.

The existing uses and zoning classification within the general area of the Subject Property reflect a mix of residential, commercial, and light industrial designations, indicative of a transitional land use pattern. Nearby properties along the Broadway Street Commercial Corridor are zoned for a combination of single-family and multi-family residential uses, service-oriented commercial uses and light industrial uses. Existing uses in the vicinity include residential neighborhoods, small-scale service businesses, office uses, contractor yards, storage facilities, and low and high intensity industrial operations. This mix of uses suggests that the area is not exclusively residential in character, but rather accommodates a range of activities with varying intensities.

Given this context, a Contractor-Based Business will be compatible with the surrounding zoning and land use pattern, particularly as the Subject Property is located near commercial and light industrial zoned properties and along the Broadway Street Commercial Corridor which supports higher-intensity uses. The presence of similar or complementary uses in the area further supports the appropriateness of the proposed rezoning, as it will be consistent with the established development pattern in the Broadway Street Commercial Corridor. Overall, the existing mix of uses and zoning in the general area provides an appropriate setting for a Contractor-Based Business, especially where adequate buffering, screening, and site design measures will be implemented to ensure compatibility with the nearby residential and commercial properties.

11. The extent to which property values are diminished by particular zoning restrictions.

The extent to which property values are diminished by the zoning restrictions in the B-2 Zoning District, as they relate to a Contractor-Based Business, is tied to the limitations those regulations place on the reasonable and economically viable use of the Subject Property. Where B-2 Zoning District restricts the Subject Property to more limited commercial uses, the property owner is unable to utilize the site for a Contractor-Based Business despite its suitability in terms of location, access, and configuration. Contractor-Based Businesses often require features such as outdoor storage, parking for work vehicles, and flexible building space—characteristics that are typically not permitted in the B-2 Zoning District. As a result, the property’s marketability will be reduced because it cannot be used for a use that aligns with the market demand and the physical attributes of the site.

In the Broadway Street Commercial Corridor where there is a demonstrated need for Contractor-Based Businesses and limited availability of appropriately zoned land, such restrictions can further constrain the pool of potential buyers or tenants, thereby diminishing the property’s overall value. Conversely, permitting a Contractor-Based Business can enhance the property’s utility and economic potential by allowing a use that is both functional and in demand. Accordingly, the strict zoning limitations of the B-2 Zoning District that prohibit the Contractor-Based Business operations will have the effect of diminishing property value by preventing the highest and best use of the property, particularly where the surrounding area and site conditions would otherwise support such a use.

12. The extent to which the restriction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public.

The extent to which the restriction of the petitioner’s property promotes the health, safety, morals, or general welfare of the public must be evaluated in relation to the actual impacts of the proposed Contractor-Based Business and the context of the surrounding area. Zoning restrictions are intended to protect the public by separating incompatible land uses and minimizing adverse impacts such as excessive noise, traffic congestion, visual blight, or safety hazards. In strictly residential areas, limitations on Contractor-Based Businesses can serve a valid public purpose by preserving neighborhood character and reducing potential conflicts between the residential living and business operations.

However, as the Subject Property is located on the Broadway Street Commercial Corridor and in proximity to other transitional commercial or light industrial uses, the continued restriction of the property will provide limited additional public benefit. Contractor-Based Businesses are generally low-intensity in nature, with most activity occurring off-site and relatively modest on-site impacts. Potential concerns—such as vehicle storage, hours of operation, or outdoor materials—will be

effectively addressed through reasonable conditions, screening, and compliance with performance standards. If such mitigation measures are available and enforceable, the strict application of zoning restrictions of the B-2 Zoning District cannot substantially advance public health, safety, or welfare beyond what could otherwise be achieved while allowing a Contractor-Based Business. In that context, the zoning restrictions can impose a disproportionate limitation on the property owner relative to the public benefit gained. Accordingly, while zoning restrictions can serve an important role in protecting the public, their application in this instance can only minimally promote those objectives, particularly if the proposed Contractor-Based Business can operate in a manner that is compatible with surrounding uses and consistent with the applicable regulations.

13. Whether the proposed amendment is the minimum adjustment necessary to allow the reasonable use of the property.

The proposed rezoning represents the minimum adjustment necessary to allow the reasonable use of the property for a Contractor-Based Business. The Subject Property's physical characteristics, location, and access makes it suitable for contractor operations; however, the existing zoning regulations of the B-2 Zoning District limit its ability to be utilized in a manner consistent with the market demand. Without the proposed rezoning, the property will be restricted to uses that do not fully align with its functional capabilities and economic potential.

The rezoning is narrowly tailored to permit a Contractor-Based Business use rather than introducing a broad range of more intensive commercial or industrial uses. In addition, any potential impacts associated with the use—such as outdoor storage, vehicle parking, or operational activity—will be addressed through applicable zoning standards and Conditions of Approval, ensuring compatibility with the surrounding properties. As such, the rezoning request does not exceed what is necessary to enable a reasonable and viable use of the property, and it avoids unnecessary expansion of permitted uses beyond those required. Accordingly, the proposed rezoning can be considered the minimum adjustment needed to accommodate the intended Contractor-Based Business while maintaining the overall intent of the zoning regulations.

BROADWAY LANDSCAPE

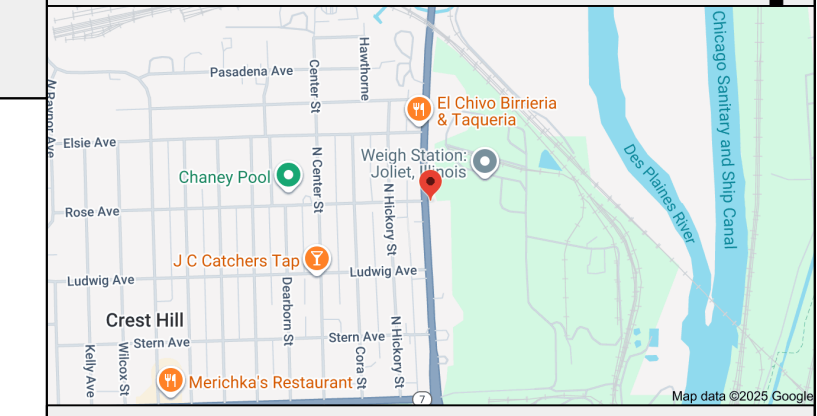
scope of work

1. provide parking w/landscape for existing commercial property
2. TOTAL WOTRK AREA: 9,900 SF

sheet index

1. a.00 cover

location map n.t.s.



liability notes

PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT); THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT; THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT, AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON ACCOUNT OF BODILY INJURY, INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS SERVANTS OR EMPLOYEES, OR BY ANY PERSON WHOMSOEVER; AND THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COST AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGEMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, THE ARCHITECT, AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH 48 SEC. 60-69 ILLINOIS REVISED STAT) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT THE PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING).

LIMIT OF WARRANTY OF THE ARCHITECT'S WORK PRODUCT
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL PROMPTLY NOTIFY SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OR THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKEN SUCH ACTION.

NOTE:
THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME TO THE ARCHITECT. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITION. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK. CONTRACTORS MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO BID SUBMISSIONS.

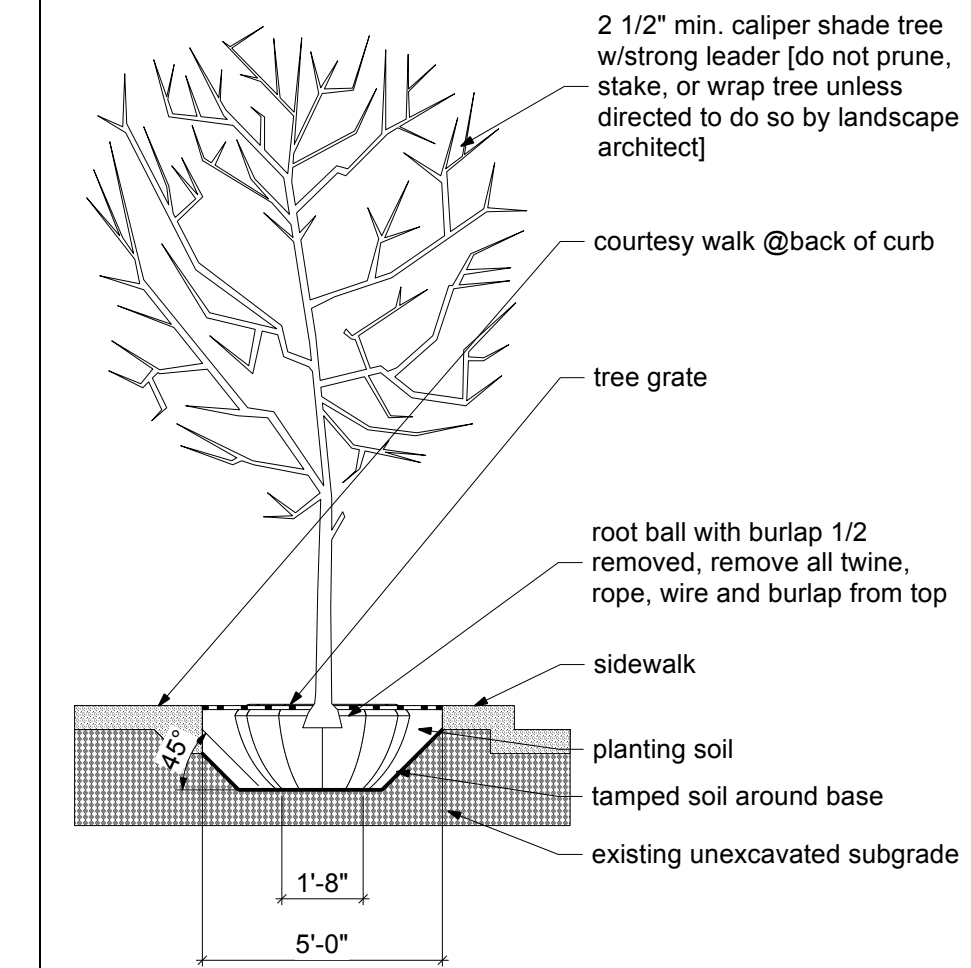
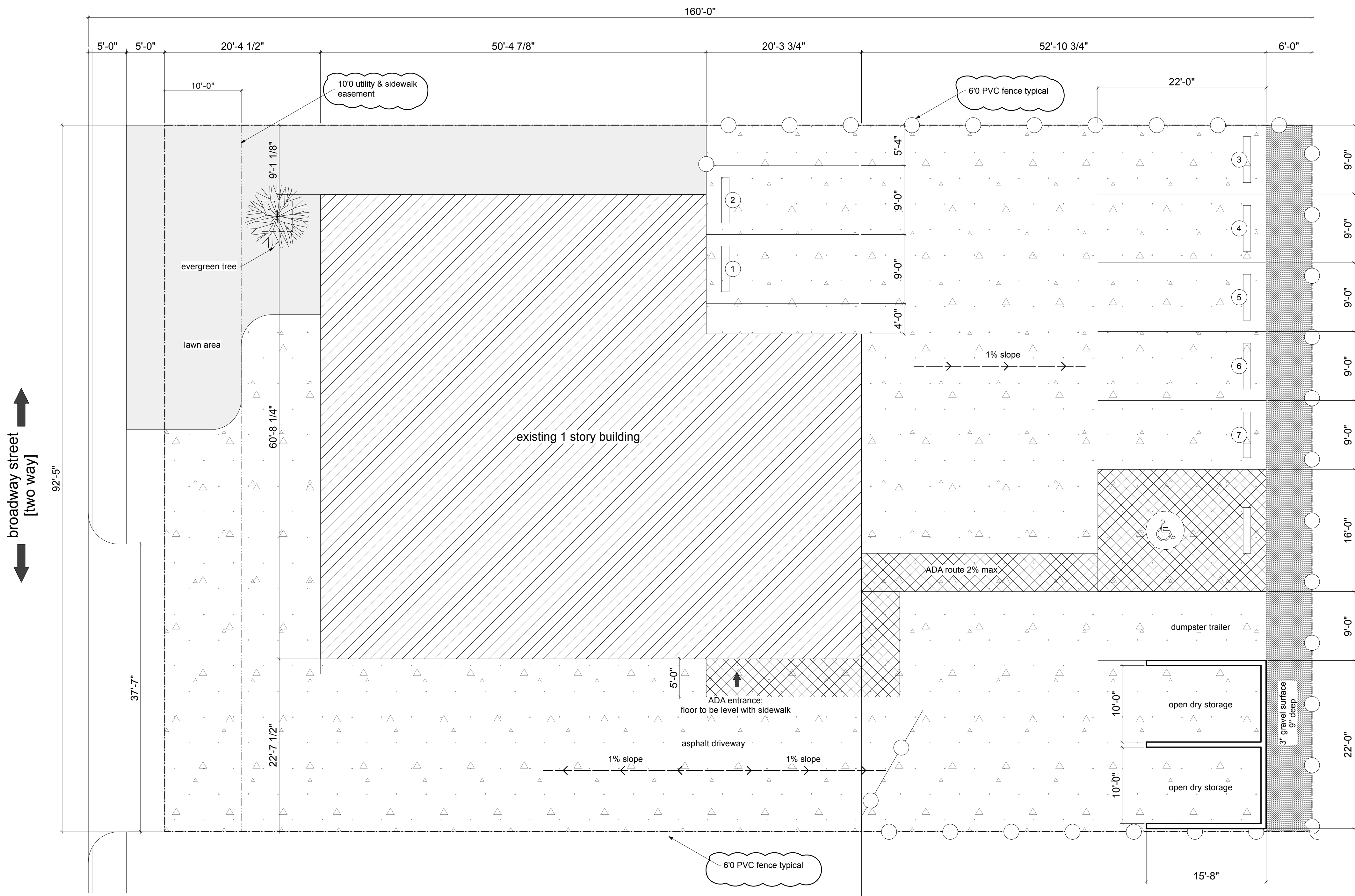
contractor notes

contractor to verify all existing conditions and to notify architect of any discrepancies between the existing field conditions on the drawings prior to commencing any work on the area in question.

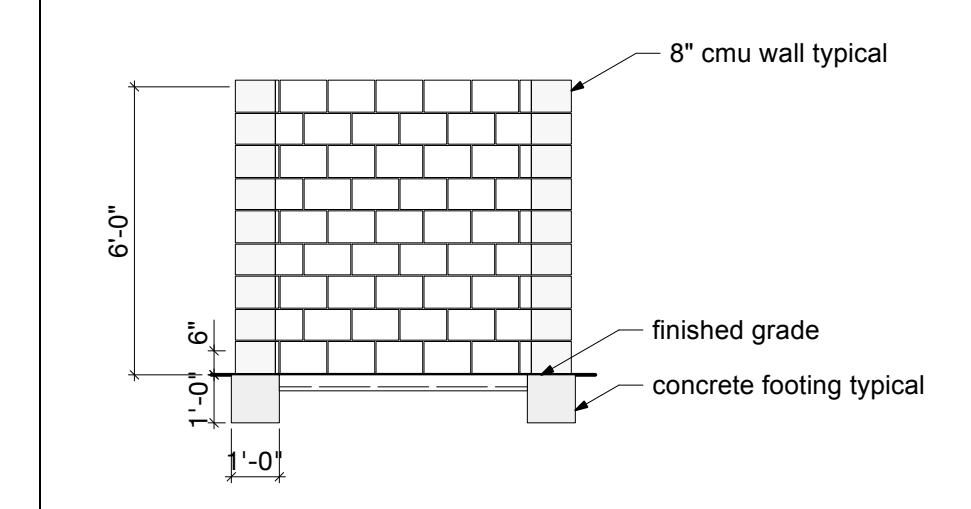
parking w/landscape
1820 n Broadway st. crest hill il



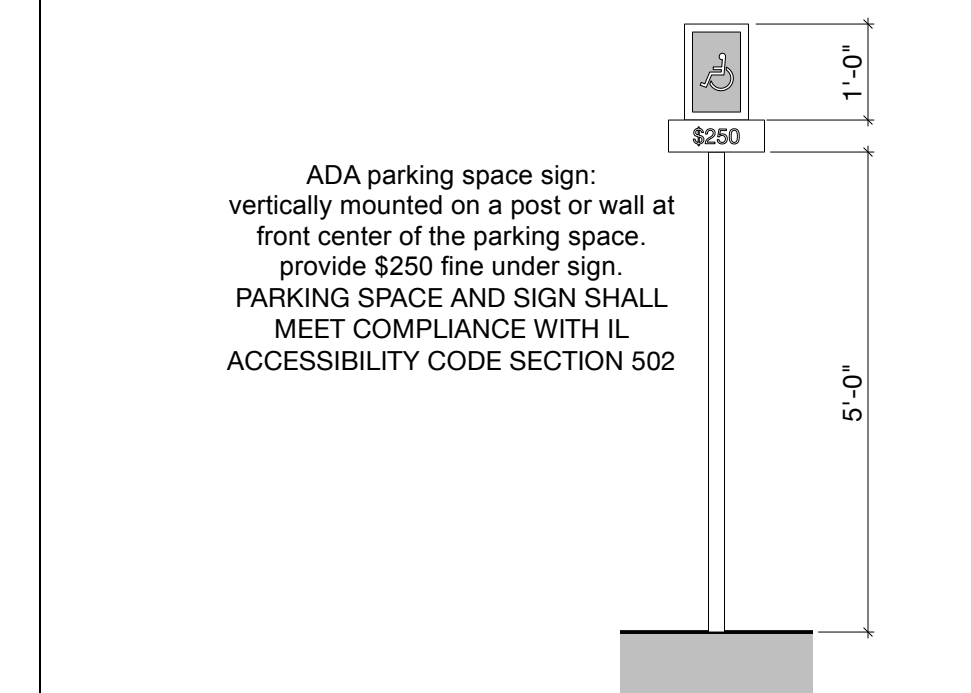
ATLANTIS ARCHITECTS
2541 W DIVISION ST #1
CHICAGO IL 60622
773.780.5731



z.2 tree planting
1/4" = 1'-0"



z.3 open storage
1/4" = 1'-0"



z.4 parking sign
1/2" = 1'-0"

z.1 proposed site plan
1/8" = 1'-0"

plants						surfaces		
qty	tag	botanical name	common name	size	condition	lot area	square feet	percentage
1	pinus	pinus	eastern white pine	4"	b.b			
						building coverage	3922.00	28.30
						hard surface	8071.00	58.23
						landscape	1313.00	9.47
						gravel	554.00	4.00
						TOTAL	13860.00	100.00

a.00

TYPICAL STREET CROSS SECTION - BROADWAY STREET

