

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A SELF-SERVICE STORAGE FACILITY WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 103 ELSIE AVENUE IN CREST HILL, ILLINOIS (APPLICATION OF BERNARDINO ESTRADA)**

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to vary the application of its local Zoning Requirements “in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

**WHEREAS**, the Code states that Special Use requests shall be permitted only upon the finding of certain requirements listed in the Code; and

**WHEREAS**, the City has enacted procedures, requirements, and standards for Special Uses in Section 12.7-6 of the Crest Hill Zoning Ordinance; and

**WHEREAS**, Bernardino Estrada (the “Applicant”) is the owner of real property located at 103 Elsie Avenue in the City of Crest Hill, Illinois, bearing PIN 11-04-33-207-012-0000, which is legally described in Exhibit A-1 (the “Property”), and has filed an application requesting approval a Special Use permit for a Self-Service Storage Facility on the Property (the “Application”); and

**WHEREAS**, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on May 21, 2026; and

**WHEREAS**, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested Special Use permit at its May 21, 2026, meeting, finding that:

- A. The Special Use is in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and 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; and
- C. 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; and

D. The Special Use, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

**WHEREAS**, the Plan Commission's recommendation to approve the Special Use permit for a Self-Service Storage Facility was made subject to the project being implemented in substantial conformance with the two (2) conditions for approval and application documents referenced in the May 21, 2026, Community Development Department Staff Report attached hereto as Exhibit A-2 (the "Staff Report"); and

**WHEREAS**, the City Council has reviewed the May 21, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant in an open meeting regularly scheduled; and

**WHEREAS**, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the project being implemented in substantial conformance with the two (2) conditions for approval and application documents referenced in Exhibit A-2; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Crest Hill, Will County, Illinois, as follows:

**SECTION 1:** The Preambles of this Ordinance are incorporated herein by reference.

**SECTION 2:** That the City Council hereby adopts and ratifies the Findings and Decision of the Plan Commission, attached hereto and incorporated by reference herein as Exhibit A, as the findings and decision of the City Council in relation to the Application.

**SECTION 3:** The Special Use permit is hereby granted and approved subject to the project being implemented in substantial conformance with the following two (2) conditions for approval and application documents referenced in Exhibit A-2, as follows:

1. Hours of operation for the proposed Self-Service Storage facility shall be limited to Monday – Sunday, 9:00 AM – 9:00 PM.
2. Storage of flammable, explosive, toxic, hazardous, or radioactive materials shall be prohibited on the Subject Property.

**SECTION 4:** This Ordinance shall become effective only upon the Applicant executing and submitting to the City the Unconditional Agreement and Consent attached hereto as Exhibit 3 of the attached Exhibit A, within 60 days of the passage of this Ordinance. If the Unconditional Agreement and Consent is not executed within 60 days, this Ordinance shall have no force and effect and shall be subject to repeal by the City Council without further notice or hearing due to the Applicant.

**SECTION 5:** The City Clerk is hereby authorized and directed to record a copy of this Ordinance against the Subject Property, and further to annotate the Special Use permit granted hereby on the Crest Hill Official Zoning Map.

**SECTION 6:** This Ordinance shall take effect upon its passage according to law.

*[Left Intentionally Blank]*

DRAFT

PASSED THIS 15<sup>TH</sup> DAY OF JUNE, 2026

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

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Christine Vershay-Hall, City Clerk

APPROVED THIS 15<sup>TH</sup> DAY OF JUNE, 2026.

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Raymond R Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk

# EXHIBIT A

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. SU-26-6-5-2  
THE APPLICATION OF BERNARDINO ESTRADA FOR A SPECIAL USE PERMIT FOR A  
SELF-SERVICE STORAGE FACILITY AT PROPERTY LOCATED AT 103 ELSIE AVENUE  
IN THE CITY OF CREST HILL, ILLINOIS.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard evidence in support and opposition to the application at a regularly scheduled meeting held on May 21, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Bernardino Estrada, is the owner of real property located at 103 Elsie Avenue in the City of Crest Hill, Illinois, bearing PIN 11-04-33-207-012-0000;

B. That the application seeks approval of a Special Use permit for a Self-Service Storage Facility for the property described in the application, commonly known as 103 Elsie Avenue in Crest Hill, Illinois (the "Property"), with PIN 11-04-33-207-012-0000, which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;

C. That the Property is zoned B-3;

D. That the application for a Special Use permit for a Self-Service Storage Facility was properly submitted and notice of the application and the public hearing were properly made;

E. That no interested parties filed their appearances herein;

F. That the public hearing was opened and called to order on May 21, 2026, and the applicant presented evidence and arguments in support of its application on May 21, 2026.

G. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

H. That the proposed Special Use permit for a Self-Service Storage Facility, as considered under section 12.7 of the Zoning Ordinance, meets the six (6) standards for special use under section 12.7-6;

**THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF A SPECIAL USE PERMIT, AS FOLLOWS:**

1. That the approval of the application of Bernardino Estrada for a Special Use permit for a Self-Service Storage Facility for the Property located at 103 Elsie Avenue in Crest Hill, Illinois with PIN 11-04-33-207-012-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for a Special Use permit for a Self-Service Storage Facility be granted subject to the project being implemented in substantial conformance with the following two (2) conditions for approval and application documents referenced in the May 21, 2026, Community Development Staff Report for this request, as follows:

1. Hours of operation for the proposed Self-Service Storage facility shall be limited to Monday – Sunday, 9:00 AM – 9:00 PM.
2. Storage of flammable, explosive, toxic, hazardous, or radioactive materials shall be prohibited on the Subject Property.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 21<sup>st</sup> Day of May 2026 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Bill Thomas	<u>X</u>	_____	_____	_____
Commissioner Ken Carroll	<u>X</u>	_____	_____	_____
Commissioner Cheryl Slabozeski	_____	_____	<u>X</u>	_____
Commissioner Gordon Butler	<u>X</u>	_____	_____	_____
Commissioner Marty Flynn	<u>X</u>	_____	_____	_____
Commissioner Jeff Peterson	<u>X</u>	_____	_____	_____
Commissioner John Stanton	<u>X</u>	_____	_____	_____

Approved:

\_\_\_\_\_  
Bill Thomas, Chairman

Attest:

\_\_\_\_\_  
Christine Vershay-Hall, City Clerk

DRAFT

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 103 ELSIE AVENUE, CREST HILL, IL, 60403

PERMANENT INDEX NO: 11-04-33-207-012-0000

LEGAL DESCRIPTION:

LOTS 25 AND 26 IN MCGOWAN AND GROSS ADDITION TO JOLIET, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1917, IN PLAT BOOK 19, PAGE 5, AS DOCUMENT NO. 300478 IN WILL COUNTY, ILLINOIS.

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EXHIBIT A-2

May 21, 2026, Community Development Department Staff Report

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## EXHIBIT A-3

### UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois ("**City**");

**WHEREAS**, BERNARDINO ESTRADA is the owner of the real property located at 103 Elsie Avenue in the City of Crest Hill, Illinois, bearing PIN 11-04-33-207-012-0000 (the "Subject Property") and has applied for and been granted a Special Use permit for a Self-Service Storage Facility; and

**WHEREAS**, Ordinance No. \_\_\_\_\_, approved and passed by the Crest Hill City Council on June 15, 2026, ("the **Ordinance**"), approved a Special Use permit for a Self-Service Storage Facility, subject to two (2) conditions; and

**WHEREAS**, Section 4 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and subject to repeal unless and until BERNARDINO ESTRADA has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by all the terms, conditions, and limitations set forth in the Ordinance.

**NOW, THEREFORE**, BERNARDINO ESTRADA does hereby agree, warrant and covenant as follows:

1. That he is the legal owner of the Subject Property.
2. That he hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
3. That he acknowledges that all required public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understands and has considered the possibility of revocation or repeal of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agrees, covenants and warrants that he will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that the City will provide the Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.
4. That he acknowledges and agrees that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use permit or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure him against damage or injury of any kind at any time.
5. That he hereby agrees to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City's review and approval of any plans and issuance of any

permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

*[Signature page to follow]*

DRAFT

**OWNER: BERNARDINO ESTRADA**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**SUBSCRIBED** and **SWORN** to before me

this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public

DRAFT