

ORDINANCE NO. _____

**AN ORDINANCE APPROVING MULTIPLE VARIATIONS TO THE CREST HILL
ZONING ORDINANCE AND CREST HILL CODE OF ORDINANCES WITH RESPECT
TO CERTAIN REAL PROPERTY LOCATED AT 16825 CHURNOVIC LANE IN
CREST HILL, ILLINOIS
(APPLICATION OF AMAZON.COM INC.)**

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 a variation shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for variations from its Zoning Requirement in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

WHEREAS, Amazon.com Inc. (the “Applicant”) is the tenant of real property located at 16825 Churnovic Lane in the City of Crest Hill, Illinois, bearing PINs 04-30-102-010-0000 and 04-30-102-011-0000, and legally described in Exhibit 1 of attached Exhibit A (the “Property”), has filed an application requesting approval of multiple variations from the Crest Hill Zoning Ordinance and the Crest Hill Code of Ordinances 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 October 9, 2025, 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 as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the requested variations outlined on Exhibit 2 of Exhibit A at its October 9, 2025, meeting:

- A. The variations are in harmony with the general purpose and intent of the Zoning Ordinance; and
- B. The plight of the owner is due to unique circumstances and thus strict enforcement of the Zoning Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and
- C. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance; and

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

WHEREAS, The Plan Commission's recommendation to approve the variations listed on Exhibit 2 of Exhibit A was made subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Community Development Department Staff Report Attached Exhibit B (the "Staff Report"); and

WHEREAS, the City Council has examined the October 9, 2025, 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 application documents referenced in Attached Exhibit B.

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 variations listed in Exhibit 2 of Attached Exhibit A are hereby granted subject to the project being implemented in substantial conformance with the application documents referenced in Exhibit B.

SECTION 4: This Ordinance shall become effective only upon the complete execution and attachment of a fully executed version of the Unconditional Agreement and Consent attached hereto as Exhibit C within 60 days of the passage of this Ordinance. In the event that 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: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 3RD DAY OF NOVEMBER, 2025

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 3RD DAY OF NOVEMBER, 2025.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. V-25-2-9-1
THE APPLICATION OF AMAZON.COM INC. FOR MULTIPLE VARIATIONS FROM THE
CREST HILL ZONING ORDINANCE AND CREST HILL CODE OF ORDINANCES AT
PROPERTY LOCATED AS 16825 CHURNOVIC LANE IN THE CITY OF CREST HILL.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on October 9, 2025, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

- A. That the applicant, Amazon.com Inc., is the tenant of the real estate described in the application.
- B. That the application seeks multiple variations for the property described in the application, commonly known as 16825 Churnovic Lane in Crest Hill, Illinois (the "Property"), which is legally described in Exhibit A-1, attached hereto and incorporated herein by reference;
- C. That the Property is zoned M-1;
- D. That the application seeks approval of one (1) variation to Access Requirements contained in Section 15.04.040 Standards for Structural Appearance and Site Location Plans of the Crest Hill Code of Ordinances, and one (1) variation to Landscaping Requirements contained in Section 11.6-2 Screening and Landscaping of the Crest Hill Zoning Ordinance. All requested Variations are listed in attached Exhibit A-2 and relate to the property located at 16825 Churnovic Lane in Crest Hill, Illinois, with PINs 04-30-102-010-0000 and 04-30-102-011-0000.
- E. That the requested variations involve existing non-conforming conditions on the property;
- F. That the application for the variation was properly submitted and notice of the application and the public hearing were properly made;
- G. That no interested parties filed their appearances herein;
- H. That the public hearing was opened and called to order on October 9, 2025, the applicant presented evidence and arguments in support of its application on October 9, 2025.
- I. That the rules adopted by the Plan Commission for the conduct of Public Hearings by the Plan Commission were duly followed and observed;

J. That the proposed variation, as considered under section 12.6 of the Zoning Ordinance, meets the three (3) standards for the granting of a variation under section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8).

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 VARIANCES, AS FOLLOWS:

1. That the approval of the application of Amazon.com Inc. for multiple variations as listed in attached Exhibit A-2 for property located at 16825 Churnovic Lane in Crest Hill, Illinois, with PINs 04-30-102-010-0000 and 04-30-102-011-0000 was approved and is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the variations be granted subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Community Development Staff Report for this request.

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

Bill Thomas, Chairman

Christine Vershay-Hall, City Clerk

EXHIBIT A-1
LEGAL DESCRIPTION

PROPERTY ADDRESS: 16825 CHURNOVIC LANE, CREST HILL, IL, 60403

PERMANENT INDEX NO: 04-30-102-010-0000 AND 04-30-102-011-0000

LEGAL DESCRIPTION: LOTS 15 AND 16 IN CREST HILL INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT, PHASE VI, RESUBDIVISION NO. 1, BEING PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT THEREOF RECORDED SEPTEMBER 21, 2016 AS DOCUMENT NUMBER R2016074215, WILL COUNTY, ILLINOIS.

EXHIBIT A-2
LIST OF REQUESTED VARIATIONS

1.) Crest Hill Zoning Ordinance (ZO) Section 11.6-2 Screening and Landscaping

- A landscape island shall be provided at the end of each parking row. The interior of a parking lot with more than twenty (20) cars shall include interior landscape islands at a ratio of one (1) landscape island for every twenty (20) parking spaces or fraction thereof. They shall be evenly dispersed throughout the parking area. The existing required internal parking lot landscape islands in the north parking lot will be replaced with pedestrian sidewalk improvements.

2.) Crest Hill Code of Ordinances Section 15.04.040 Standards for Structural Appearance and Site Location Plans, (I) Requirements:

- (8) Access. Vehicular ingress and egress points (curb cuts) to/from the site shall be no less than 50' from any street intersection (as measured from the property corner to the nearest side of the curb cut) nor closer than 75' to another curb cut on the same street. Curb cut widths shall be no less than 20' nor more than 30' in width. No more than two curb cuts per site shall be permitted. The maximum permitted width of a proposed relocated commercial driveway on Lidice Parkway will be increased from 30-feet to approximately 71-feet.

EXHIBIT B

October 9, 2025, Community Development Department Staff Report

To: Plan Commission

From: Daniel Ritter, AICP, Community and Economic Development Director
Ronald Mentzer, Community and Economic Development Consultant

Date: October 9, 2025

Re: 16825 Churnovic Lane, Amazon Sortation Facility - City Code and Zoning
Ordinance Variation Requests – Plan Commission Case # V-25-2-9-1

Project Details

Project:	MDW5 Yard Connection
Applicant:	Amazon.com
Requests:	A City Code Variation for increased driveway width on Lidice Parkway and a Zoning Variation for a reduction in parking lot landscape islands.
Location:	16825 Churnovic Lane (the “Subject Property”)

Site Details

Lot Size:	Approximately 26.63 acres
Existing Zoning:	M-1 Limited Manufacturing District
Existing Improvements:	440,000 sq. ft. office/warehouse building, 539 space parking lot, and 118 semi-trailer parking spaces

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Office/Warehouse	Light Industrial	M-1
North	Municipal Water Tower and Townhomes	Single-family Attached and Utilities	R-3 and M-1
South	Office/Warehouse Bldg.	Light Industrial	M-1
East	Vacant and Truck Terminal	Commercial and Light Industrial	M-1
West	Office/Warehouse/Industrial Bldg.	Light Industrial	M-1

Attachments

Application documents submitted by Applicant include:

- 6/03/2025 Application for Development/Variations
- 8/25/2025 Applicant response to Zoning Ordinance Standards for Variations
- 7/18/2025 Final Engineering Plans (includes Landscape Plans)
- 7/21/2025 Project Narrative
- 6/30/2025 Traffic Memorandum

Application Background and Project Summary

The Subject Property was originally developed as a speculative industrial/warehouse facility in 2016. The property was subsequently leased to the Applicant in 2017. The Applicant has been utilizing the facility for one of its midwest package sorting facilities since taking occupancy of the building in 2017.

At this time, the Applicant is proposing to implement a variety of site modifications that are collectively designed to reduce truck traffic and queuing on the surrounding public road network and make it safer for employees to walk between the building and parking areas on the site. Key proposed site modifications include:

1. Removal of the employee parking along the south end of the existing building and relocation of the existing guard shack driveway at the southeast corner of the property slightly to the east. These modifications allow Amazon trucks to circulate between the dock doors east and west sides of the building without using the adjacent public roadway network.
2. Adding new parking, sidewalk, crosswalk, signage, speed bump, and striping improvements in the existing northern employee parking lot to improve safety for employees walking between their vehicles and the building.

Summary of Requested Variations

To implement the above summarized site modifications, the Applicant is requesting City approval of the following variations:

1. **Increased Driveway Width:** A variation from Section 15.040 of the City of Crest Hill City Code that allows the proposed relocated southwest driveway onto Lidice Parkway to be approximately 71 feet wide. This section of the City Code establishes the maximum width of commercial driveways at 30 feet. The existing driveway at this location is approximately 80 feet in width and is considered a non-conforming condition. To reconstruct this driveway at a new location and comply with code, it needs to be constructed with a width of 30 feet or less.
2. **Reduced Parking Lot Landscaping:** A variation from Section 11.6-2 of the City of Crest Hill Zoning Ordinance that allows the existing required internal parking lot landscape islands in the north parking lot to be replaced with pedestrian sidewalk improvements. According to Section 11.6-2 of the Zoning Ordinance, a landscape island is required at the end of each row of parking and at a ratio of one landscape island for every 20 parking spaces. The Applicant proposes to replace eight existing landscape islands in the northern parking lot with pedestrian sidewalk islands.

Staff Analysis

Overall, staff believes the Applicant's proposed parking lot, site circulation, driveway, and landscaping improvements will enhance on-site pedestrian safety, improve on-site truck circulation, and reduce the amount of Amazon related truck traffic on the adjacent roadways. Staff is of the opinion that the variation requests are reasonable and acceptable given the underlying zoning of the property, history of the site improvements, and the character of the Applicant's site and the adjacent business park.

Staff feedback on specific aspects of the Applicant's proposed project:

Parking Requirements: The proposed project involves the elimination and relocation of 124 existing parking spaces along the south end of the existing building. 32 of these parking spaces will be replaced as part of the proposed northern parking lot improvements. Sheet C2.0 includes detailed "Required" and "Proposed" parking calculations for the site. Staff has reviewed these calculations and determined that the total number of proposed parking spaces on the site, post-project implementation, satisfies applicable Zoning Ordinance parking requirements. Based on the three-shift schedule the Applicant utilizes at this facility, staff believes the 447 parking spaces that will exist on the site post project implementation are sufficient to satisfy the parking needs of the facility.

Traffic and Circulation Study: The Applicant prepared and submitted a detailed traffic and circulation study for the proposed project. The City Engineer has reviewed the study and concurs with the following key study conclusions:

- The proposed site access changes are not expected to materially impact the study network.
- With the proposed access changes, site-generated truck traffic will circulate on-site, thereby minimizing truck traffic on Enterprise Boulevard.
- No off-site intersection improvements are necessary as a result of the proposed project.

The Lockport Fire Protection District has reviewed the application documents for this project and has no objections to the approval and implementation of the proposed site access, circulation, and parking lot revisions.

Landscaping: The proposed project requires the removal of 35 existing trees and the addition of 6,875 square feet of additional impervious area on the site. The proposed landscape plans for the project reflect the proposed installation of 106 new trees. The majority of the new trees will be planted in and around the existing and proposed parking lot improvements located at the north end of the building. Staff believes the proposed location, quantity, and species of trees around the north parking lot improvements materially enhance how these parking improvements are buffered from nearby residential properties and adjacent public streets.

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. The Applicant has also included its responses to these standards in the supporting application materials distributed to the Plan Commission for this case.

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 requested variations involve proposed site improvements designed to improve pedestrian safety and truck circulation on the Applicant's site and reduce unnecessary truck traffic on adjacent public roadways. Approval of the variations required to implement these improvements ensures the property can continue to operate efficiently and safely, and yield a reasonable return.

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

In combination, the configuration of the existing building, site, and adjacent roadway improvements, the nature of the Applicant's business, its three-shift operations schedule, and the significant amount of semi-trailer truck traffic it generates collectively represent unique circumstances that warrant the approval of the requested variations.

3. That the variation, if granted, will not alter the essential character of the locality. ***The existing driveway the Applicant is proposing to relocate at the southeast corner of the site is wider than the proposed new driveway. Therefore, the impact of a wider driveway width has on the character of the area has already been established and appears to be negligible. Furthermore, the proposed width of the relocated driveway is representative of the other commercial/truck access drives found throughout the Crest Hill Industrial Park.***

The elimination and replacement of eight existing landscape islands in the northern parking lot with approximately 40 new deciduous and evergreen trees planted around the site perimeter is expected to enhance the overall character of the site when viewed from the adjacent public street network and the residential neighborhood to the north.

In addition, Section 12.6-2 of the Zoning Ordinance further suggests the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests.

Staff Recommendation

Based on the findings reflected in this staff report, Staff recommends:

The Plan Commission recommends City Council conditional approval of variations from Sections 15.040 of the City of Crest Hill City Code and 11.6-2 of the City of Crest Hill Zoning Ordinance that allows (i) the proposed relocated Lidice Parkway driveway to be approximately 71-feet wide and (ii) eight existing required internal parking lot landscape islands in the north parking lot to be replaced with pedestrian sidewalk improvements subject to the project being implemented in substantial conformance with the application documents referenced in the September 11, 2025, Plan Commission Staff Report for Case # V-25-2-9-1.

Exhibit A

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

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

and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.

DRAFT

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, AMAZON.COM INC. (the "**Applicant**") is the tenant of that certain real property commonly known as 16825 Churnovic Lane in Crest Hill, Illinois, with PINs: 04-30-102-010-0000 and 04-30-102-011-0000 (the "Subject Property") and has applied for and been granted certain variations from the City of Crest Hill Zoning Ordinance and City of Crest Hill Code of Ordinances; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on November 3, 2025, ("the **Ordinance**"), approved certain variations to the Crest Hill Zoning Ordinance and City of Crest Hill Code of Ordinances, subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Community Development Staff Report for this request; 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 the Applicant 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, the Applicant does hereby agree, and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant 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 it 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 Applicant with written notice of the City's intent to Repeal or Revoke the Ordinance.
3. The Applicant 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 Variations or its passage of the Ordinance, and that the City's approvals do not, and will not, in any way be deemed to insure the Applicant against damage or injury of any kind at any time.
4. The Applicant 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.

5. The undersigned is an authorized representative of the Applicant duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Applicant.

[Signature page to follow]

DRAFT

APPLICANT: AMAZON.COM INC.

By: _____

Its: _____

SUBSCRIBED and **SWORN** to before me
this _____ day of _____, 2025.

Notary Public

DRAFT