



Regular Meeting Agenda Memo

Crest Hill, IL

Meeting Date: July 7, 2025

Submitter: Ron Mentzer, Community and Economic Development Consultant

Department: Community Development

Agenda Item: Approval of an Ordinance granting Variations for the property at 1813 N. Broadway Street in Crest Hill, Illinois

Summary:

A & J Rehab Properties (the “Applicant”), has requested approval of numerous Zoning Ordinance and City Code Variations for the Property it owns at 1813 N. Broadway Street (the Subject Property) that would allow (i) the existing building reflected on the below map to be completely remodeled in its current location and (ii) the 4-unit configuration that existed when the Applicant purchased it in 2024 to remain. In general, the requested variations involve existing non-conforming site conditions that would be extremely difficult or physically impossible to eliminate without completely redeveloping the Subject Property.



The Subject Property illustrated above is currently Zoned R-3 Multiple-Family Residence District.

City Council Regular Meeting Meeting
July 7, 2025
A & J Rehab Properties, 1813 N. Broadway Street Variations

Plan Commission conducted the required public hearing for this application at their June 12, 2025, meeting and recommended unanimous but conditional approval of the requested variations. A copy of the detailed June 12, 2025, Plan Commission staff report for this request is attached to the draft Ordinance the City Attorney and staff have prepared to memorialize the City Council's potential approval of the Plan Commission recommended variations as Exhibit B. A copy of the draft approval ordinance is included with the agenda backup materials for this item.

At the June 23, 2025 City Council Work Session, the case was presented and a discussion took place about the property condition and proposed enhancements. No alterations were requested to the draft Ordinance that was attached to the packet. As such, the attached Ordinance and Exhibits are the same as the packet presented at the Work Session.

Council Action Requested: Direction to include the draft approval ordinance for this application on the July 7, 2025, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A - June 12, 2025 Draft Plan Commission Meeting Minutes
- Attachment B- An Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance With Respect to Certain Real Property Located at 1813 N. Broadway Street in Crest Hill, Illinois – Application of A & J Rehab Properties (with associated Exhibits)

Attachment A

MINUTES OF THE CREST HILL PLAN COMMISSION

The June 12, 2025, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Cheryl Slabozeski, Commissioner Jeff Peterson, Commissioner Gordon Butler.

Also present were: Community & Economic Development Director Patrick Ainsworth, Community Development Consultant Ron Mentzer, City Attorney Mike Stiff, Executive Secretary Samantha Tilley.

Absent were: Commissioner Marty Flynn, Commissioner John Stanton.

Chairman Thomas welcomed Gordon Butler back to the Planning Commission for a second time. He introduced Mike Stiff as the City Attorney, Pat Ainsworth as the Economic and Community Development Director, and Ron Mentzer as the Economic and Community Development Consultant. He also introduced Samantha Tilley as the Executive Director.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the Special Plan Commission meeting held on April 24, 2025, for Commission approval.

(#1) Motion by Commissioner Carroll seconded by Commissioner Peterson, to approve the minutes from the Special Plan Commission meeting held on April 24, 2025.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented case number V-25-1-6-1, Request of A & J Rehab Properties for the approval variations from various sections of the Crest Hill Zoning Ordinance and the City Code of Ordinances that would allow the existing four-unit apartment building on the 13,374 square foot, R-3 Multi-Family District zoned property located at 1813 N. Broadway Street in Crest Hill, Illinois to be renovated and numerous existing non-conforming conditions to remain on this property post completion of the apartment building renovation project.

Chairman Thomas asked if the paperwork is in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number V-25-1-6-1.

(#2) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a public hearing on case number V-25-1-6-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:03 p.m.

Chairman Thomas asked the Community Development Consultant Ron Mentzer to present the specifics on this case.

Consultant Mentzer provided a comprehensive overview of the case, which involved a request from A & J Rehab Properties for approval of variations from various sections of the Crest Hill Zoning Ordinance and City Code of Ordinances for the property located at 1813 N. Broadway Street. A & J Rehab Properties is aiming to renovate the existing four-unit apartment building while maintaining numerous existing non-conforming conditions.

Consultant Mentzer detailed the property's history, dating back to the 1920s, originally developed before the City of Crest Hill was incorporated. Over time, this property evolved into what is currently a unique multi-family building on the only multi-family zoned property along this segment of Broadway Street.

The applicant, represented by BR Design and Architecture, purchased the property in a state of disrepair and after the City had posted the property "Not Approved for Occupancy" due to deplorable conditions. They initiated renovations, during which they discovered the central section of the building was structurally unsound, which led them to demolish this section of the building.

Consultant Mentzer highlighted the proposed improvements for the property, including reducing the impervious surface area, paving the driveway, and parking spaces—a compliance measure with the City's current regulations—and complying with landscape planting requirements. Additional improvements include constructing one or two enclosed refuse areas and installing downward-focused illumination for parking spaces.

Moreover, Consultant Mentzer discussed the variations being requested. These include maintaining existing setbacks, unit sizes, and other non-conforming conditions that if not allowed to continue, would require extensive rebuilding in order to comply with current codes, which are not deemed feasible or economically viable for the applicant.

Chairman Thomas asked the representative for the applicant to approach the podium and be sworn in.

Brian Gould, representing BR Design and Architecture, emphasized the property owner's vested interest in the community, given Mr. Cruz's (property owner) business interests close to the subject

property. Mr. Gould detailed that the triggered need for variances stemmed predominantly from the demolition decision, a step taken to ensure structural integrity and safety. Chairman Thomas asked the commissioners if anyone had a comment or question.

Commissioners engaged Mr. Brian Gould with questions surrounding garbage stations on the property. Mr. Gould clarified that while two garbage corrals were initially planned, the exact number would be tailored based on the emerging refuse disposal needs and vendor input.

Chairman Thomas asked if anyone in the audience would like to make a public comment. There were none.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number V-25-1-6-1.

(#3) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to close the public hearing on case number V-25-1-6-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Butler, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:27 p.m.

Chairman Thomas commented that the home was built in 1920 before Crest Hill was even a City and it is a unique situation and if the City had told the owner to tear it down and start over the owner probably would not have done that because of the expense and that would not be a good thing for Crest Hill or that neighborhood. He also said after the rehab is complete this will enhance the neighborhood. Chairman Thomas then asked the applicant, Mr. Cruz, if he has seen and agreed to the eight (8) conditions and Mr. Cruz stated that he agrees to the eight (8) conditions.

Chairman Thomas asked for a motion to approve the recommendation of case number V-25-1-6-1, the Request of A & J Rehab Properties for the approval variations from various sections of the Crest Hill Zoning Ordinance and the City Code of Ordinances that would allow the existing four-unit apartment building on the 13,374 square foot, R-3 Multi-Family District zoned property located at 1813 N. Broadway Street in Crest Hill, Illinois to be renovated and numerous existing non-conforming conditions to remain on this property post completion of the apartment building renovation project, subject to the applicant's compliance with the eight (8) conditions – outlined in the June 12, 2025 Plan Commission Staff Report for this application.

(#4) Motion by Commissioner Butler seconded by Commissioner Peterson, to approve the recommendation of case number V-25-1-6-1, the Request of A & J Rehab Properties for the approval variations from various sections of the Crest Hill Zoning Ordinance and the City Code of Ordinances that would allow the existing four-unit apartment building on the 13,374 square foot, R-3 Multi-Family District zoned property located at 1813 N. Broadway Street in Crest Hill, Illinois to be renovated and numerous existing non-conforming conditions to remain on this

property post completion of the apartment building renovation project, subject to the applicant's compliance with the following eight (8) conditions:

1. Remove existing private concrete stairs that connect to the public sidewalk along the west side of Broadway St. and restore disturbed area with grass.
2. Obtain a building permit and construct new refuse container enclosures in the locations reflected on Proposed Site Plan (Staff Report Exhibit F). The design of these enclosures shall comply with applicable City design requirements.
3. Reside and trim all four sides of the 4-unit building with LP Smart Siding composite trim and shake shingle accent details in substantial conformance with the Proposed Elevation Plan (Staff Report Exhibit H).
4. Obtain a building permit and pave the proposed driveway/parking improvements on the property in substantial conformance with the location and dimensions reflected on Proposed Site Plan (Staff Report Exhibit F). The design and striping of these improvements shall comply with applicable City design requirements.
5. Install new "One-Way Entrance" and One-Way Exit" Directional signs on the Subject Property at each private driveway connection to Broadway Street.
6. Restore Disturbed areas on the site that will not be covered with structures or pavement with topsoil and grass or mulch.
7. Install and maintain the landscaping reflected on the proposed Landscape Plan (Staff Report Exhibit I)
8. Amend existing building permit for the building renovation project to accommodate the installation of building mounted light fixtures that would illuminate the proposed parking spaces in front of the building. Cut sheets and mounting details for said fixtures shall be provided in the building permit amendment submittal. Said light fixtures shall be flat glass fixtures mounted so the lens of the fixture is oriented parallel to the ground surface below. "Flood lights" designed and mounted to project light perpendicular to the ground surface are prohibited.

On roll call, the vote was:

AYES: Commissioners Butler, Peterson, Carroll, Slabozeski, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the applicant that the Plan Commission is only a recommendation body and that the City Council would discuss the Plan Commission's recommendation on this case at their work session meeting on June 23, 2025.

PUBLIC HEARING: Chairman Bill Thomas presented case number SU-25-3-6-1, the Request from Redemption Hour Ministry (the Applicant), is seeking approval of a special use permit and variations to reactivate the existing subject building for a Church in the R-1, Single Family Residence District zoning property located at the northeast corner of Dearborn Street and Ludwig Avenue with the specific address of 1800 Dearborn Street in Crest Hill, Illinois. The variations being requested are related to bringing the existing conditions of the property into compliance in

relation to the Crest Hill Zoning Ordinance. No major exterior modifications are being requested with this application.

Chairman Thomas asked if the paperwork is in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number SU-25-3-6-1. (#5) Motion by Commissioner Peterson seconded by Commissioner Carroll, to open a public hearing on case number SU-25-3-6-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:34 p.m.

Chairman Thomas asked the Community & Economic Development Director Patrick Ainsworth to present the specifics on this case.

Director Ainsworth presented the case, conveying that the request was from Redemption Hour Ministry for a special use permit and variations necessary to repurpose the structure at 1800 Dearborn Street for a church within the R-1 Single Family Residence District. The property includes a 9,400-square-foot building on a 45,900-square-foot lot, historically serving as a church and known for its stained-glass windows and architectural style, all which Redemption Hour Ministry intends to preserve. He relayed the property's historical context, highlighting its current ownership by the Catholic Archdiocese of Joliet, which ended operations in 2024. Redemption Hour Ministry aims to utilize the site for its worship activities. There are five requests for variations for the existing property, they are not modifying anything, but we are asking for them to add a trash enclosure. The five requests for variations for their existing property are:

- 1) Table 1 – Zoning District and Standards for Residential Districts – Maximum Lot Coverage – Variation of 9% of the Lot Coverage is being requested for a total allowed lot coverage of 59%.
 - A trash enclosure is required for this property which will slightly increase the total lot coverage for the subject property.
- 2) Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is being requested.
- 3) Section 11.4-1 – Parking Configurations – Variation to maintain the current aisle width at 17 feet and four inches instead of the twenty-six feet required is being requested.
- 4) Section 11.5-3 – Parking Adjacent to Residential – A 10-foot landscaped area needs to be provided in the required side and rear yards to help separate the parking lot from adjacent residential properties. This property is currently improved with an existing parking lot that does not contain landscaped areas in the rear and side yards.
- 5) Section 11.6-2 - Screening and Landscaping - The removal of parking spaces to install landscape islands would reduce the number of parking spaces provided. As such, a request is being made to eliminate the requirement for landscape islands in order to maintain the existing number of parking spaces on-site.

Chairman Thomas asked the representatives for the applicant to approach the podium to present their case and be sworn in.

Representing Redemption Hour Ministry were Reverend Henry Amegatcher and Attorney Alena Jotkas who both affirmed their intent to tell the truth. Rev. Amegatcher delivered an in-depth presentation concerning the church's background, intentions, and future plans for the property, stressing preservation of the stained-glass windows and the architectural integrity. Rev. Amegatcher articulated the church's mission to fulfill spiritual and physical needs of society, committing to furthering societal value. Serving approximately seventy congregants, the church intends to use the multi-purpose hall to host activities excluding alcohol consumption, consistent with its tenets.

Chairman Thomas asked if anyone in the audience would like to make a public comment.

Residents like Christine Vershay-Hall and Ray Semplinski raised questions about church operations, including their impact on local parking and community integration. Rev. Amegatcher clarified that the Ministry practices street evangelism within designated areas without door-to-door approaches, ensuring non-invasive interaction. Their provision of counseling encompasses youth support, family services, marriage counseling, and education, extending beyond merely spiritual advice. The church aims to enhance well-being by offering services such as GED training and financial education, aligning with their mission to set captives free mentally and physically.

Maureen Harton, former General Counsel for the Diocese of Joliet, approached the podium and was sworn in. Ms. Harton endorsed the application, underlining the importance of a sustained religious presence supported by the diocese. She referenced data depicting street parking customs during services, consistent with when the property operated as St. Anne's Church. She noted that, when comparing the former St. Anne's activities and attendance, to the facts stated in the Applicant's content, the buyer's activities will involve less people than when St. Anne's was activated under the Diocese of Joliet.

Chairman Thomas asked if any commissioners had any questions or comments.

Commissioners, including Commissioner Slabozeski, inquired regarding operational facets such as fundraising and cultural event utilization. Rev. Amegatcher clarified that fundraising would center on traditional contributions and offerings primarily collected online. Additionally, he assured compliance with community standards, avoiding noise disturbances during events.

Genny Moore, a resident, approached the bench and was sworn in. Ms. Moore commented that they are excited to hear that it may open as a church but was concerned that the presentation stated that they would be sheltering the homeless. Reverend Amegatcher commented that there would be no sheltering the homeless, it is more serving the homeless, a quarterly service in helping the homeless with hygiene items out in the community, not at the subject property.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number SU-25-3-6-1.

(#6) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to close the public hearing on case number SU-25-3-6-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Slabozeski, Butler, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 8:21 p.m.

Chairman Thomas pointed out a discrepancy in the parking evaluation document, suggesting efforts to rectify prior to presentation to the City Council.

Chairman Thomas asked Reverend Amegatcher if he has reviewed the six (6) condition and have agreed to the conditions and Reverend Amegatcher commented that he accepts and understands the six (6) conditions.

Chairman Thomas asked for a motion to approve the recommendation of case number SU-25-3-6-1, a Request of Redemption Hour Ministry (the Applicant), is seeking approval of a special use permit and variations to reactivate the existing subject building for a Church in the R-1, Single Family Residence District zoning property located at the northeast corner of Dearborn Street and Ludwig Avenue with the specific address of 1800 Dearborn Street in Crest Hill, Illinois. The variations being requested are related to bringing the existing conditions of the property into compliance in relation to the Crest Hill Zoning Ordinance. No major exterior modifications are being requested with this application. The approval is based on six (6) conditions.

(#7) Motion by Commissioner Peterson seconded by Commissioner Carroll, to approve the recommendation of case number SU-25-3-6-1, a Request of Redemption Hour Ministry (the Applicant), is seeking approval of a special use permit and variations to reactivate the existing subject building for a Church in the R-1, Single Family Residence District zoning property located at the northeast corner of Dearborn Street and Ludwig Avenue with the specific address of 1800 Dearborn Street in Crest Hill, Illinois with the following six (6) conditions:

1. The Applicant shall abide by the drawings submitted with this case and are identified below, unless otherwise noted in the remaining conditions:
 - a. Drawing A0.5 – Existing Site Plan – last dated 6.3.2025.
 - b. Drawings A1.0 and A1.1 – Existing Floor Plan - dated 3.15.2025.
2. Arrows and parking lot signage be added to the paved parking area dictating the direction of traffic for vehicles to ensure safety on the property. The arrow improvements and signage shall be provided to staff for review prior to occupying the principal building.
3. The four pews identified in the drawings labeled for removal within the main worship area shall be removed prior to occupying the building.
4. A trash enclosure shall be constructed by December 31, 2025, or sooner. A permit must first be obtained, and the trash enclosure shall comply with all applicable regulations.
5. The subject parking lot shall be repaved by June 12, 2026, or sooner. A permit must first be obtained prior to repaving the parking lot.

6. All conditions made with this Ordinance shall be transferred to any new property owner.

On roll call, the vote was:

AYES: Commissioners Peterson, Carroll, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the applicant that the Plan Commission is only a recommendation body and that the City Council would hear their case at the work session on June 23, 2025, and have an official vote.

PUBLIC HEARING: Chairman Bill Thomas presented case number TXT-25-1-6-1, regarding amendments to the Crest Hill Zoning Ordinance – the applicant is the City of Crest Hill. The amendments to the Crest Hill Zoning Ordinance would modify the following sections: Section 2 Definitions, Section 8 General Standards and Regulations of Uses, Section 11 Off Street Parking and Loading, Table 4 Index of Permitted & Special Uses: Non-Residential Uses, and other possible sections. The proposed text amendment will add or amend the following aspects of the Zoning Ordinance: defining Motor Vehicles, definition, land use concept and regulations for Junkyard, Motor Vehicle Salvage Yard, Bus, Truck, Tractor and Boat Storage Yard, Architectural Salvage Facility, Storage Garage, Contractor and Landscaping Based Business, Barber Shop/Beauty Parlor/Salon, Alternative Beauty and Personal Services, Fire Arm Sales, Off-Premise FFL Transfer Businesses, Firearm Manufacturer, amongst other possible topics.

Chairman Thomas asked if the paperwork is in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number TXT-25-1-6-1.

(#8) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to open a public hearing on case number TXT-25-1-6-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Slabozeski, Butler, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 8:35 p.m.

Chairman Thomas asked the Community & Economic Development Director Patrick Ainsworth to present the specifics on this case.

The applicant for this case is the City of Crest Hill Community Development Department, seeking approval for proposed text amendments to the Crest Hill Zoning Ordinance. Director Ainsworth presented the proposed amendments, emphasizing how these changes were designed to update and clarify definitions and regulations for four categories of land uses: motorized vehicle storage and salvage related activities, contractor and landscaping based businesses.

Director Ainsworth detailed each category's proposed changes, starting with the motorized vehicle storage and salvage-related activities. These amendments include modifying definitions, reevaluating permitted uses, and adding specific conditions for special use permits within various zoning districts. Director Ainsworth explained that the amendments aim to create clear guidance for the City and potential business owners, helping streamline processes and ensure alignment with current community standards.

For contractors and landscaping-based businesses, Director Ainsworth noted that the amendments propose new definitions to clearly classify these businesses, addressing existing ambiguities. The revised zoning code would more accurately reflect the type and scope of such businesses permitted within Crest Hill, providing a structured framework for business operations. This includes certain allowances in the B-3 district, requiring special use permits to accommodate specific circumstances while maintaining community integrity.

In the category of beauty and personal service-related businesses, the amendments introduce precise definitions and stipulations to regulate emerging trends and services. Director Ainsworth expressed that these clarifications would support business compliance with state licensing requirements and local standards, such as the inclusion of alternative beauty services that were not previously defined.

The firearm-related business amendments were approached with careful consideration of constitutional rights, setting specific geographical restrictions to prevent proximity to sensitive areas like schools, parks, and residential zones. Director Ainsworth presented maps illustrating potential locations for firearm-related businesses under the proposed zoning ordinances, featuring a 150-foot buffer zone to safeguard community interests.

Chairman Thomas thanked and commended Director Ainsworth, Consultant Mentzer, and Attorney Stiff for cleaning up the zoning and commented that this will be great for the next generation to come.

Consultant Mentzer contributed additional remarks, highlighting the significance of these amendments in creating a transparent and coherent zoning framework. Consultant Mentzer also explained the challenges faced by city staff and business owners due to previous ambiguities in the zoning ordinance. The clarifications introduced in these amendments would substantially benefit administrative processes and the decision-making framework for potential developers and business operators within Crest Hill.

Commissioner Carroll thanked them as well for making his job easier in the great staff reports they give with all the information provided.

Chairman Thomas asked if there was any one in the audience who would like to comment or ask a question. There were none.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number TXT-25-1-6-1.

(#9) Motion by Commissioner Carroll seconded by Commissioner Peterson, to close the public hearing on case number TXT-25-1-6-1.

On roll call, the vote was:

AYES: Commissioners Carrol, Peterson, Slabozeski, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas asked for a motion to approve the recommendation regarding amendments to the Crest Hill Zoning Ordinance – the applicant is the City of Crest Hill. The amendments to the Crest Hill Zoning Ordinance would modify the following sections: Section 2 Definitions, Section 8 General Standards and Regulations of Uses, Section 11 Off Street Parking and Loading, Table 4 Index of Permitted & Special Uses: Non-Residential Uses, and other possible sections. The proposed text amendment will add or amend the following aspects of the Zoning Ordinance: defining Motor Vehicles, definition, land use concept and regulations for Junkyard, Motor Vehicle Salvage Yard, Bus, Truck, Tractor and Boat Storage Yard, Architectural Salvage Facility, Storage Garage, Contractor and Landscaping Based Business, Barber Shop/Beauty Parlor/Salon, Alternative Beauty and Personal Services, Fire Arm Sales, Off-Premise FFL Transfer Businesses, Firearm Manufacturer, amongst other possible topics.

(#10) Motion by Commissioner Carroll seconded by Commissioner Butler, to approve the recommendation regarding amendments to the Crest Hill Zoning Ordinance – the applicant is the City of Crest Hill. The amendments to the Crest Hill Zoning Ordinance would modify the following sections: Section 2 Definitions, Section 8 General Standards and Regulations of Uses, Section 11 Off Street Parking and Loading, Table 4 Index of Permitted & Special Uses: Non-Residential Uses, and other possible sections. The proposed text amendment will add or amend the following aspects of the Zoning Ordinance: defining Motor Vehicles, definition, land use concept and regulations for Junkyard, Motor Vehicle Salvage Yard, Bus, Truck, Tractor and Boat Storage Yard, Architectural Salvage Facility, Storage Garage, Contractor and Landscaping Based Business, Barber Shop/Beauty Parlor/Salon, Alternative Beauty and Personal Services, Fire Arm Sales, Off-Premise FFL Transfer Businesses, Firearm Manufacturer, amongst other possible topics.

On roll call, the vote was:

AYES: Commissioner Carroll, Butler, Slabozeski, Peterson, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the applicant that the Plan Commission is only a recommendation body and that the City Council would hear their case at the work session on June 23, 2025, and have an official vote.

OTHER BUSINESS: Chairman Thomas initiated the annual reorganization of the Plan Commission Officers. He commented that this is to re-elect the officers of the Plan Commission.

Commissioner Carroll recommended to reappoint Bill Thomas as the Chairman of the Plan Commission.

(#11) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to reappoint Bill Thomas as the Chairman of the Plan Commission. *No roll call was taken.

Chairman Thomas recommended to reappoint Ken Carroll as Vice-Chairman of the Plan Commission.

(#12) Motion by Chairman Thomas seconded by Commissioner Slabozeski, to reappoint Ken Carroll as the Vice-Chairman of the Plan Commission. *No roll call was taken.

Executive Secretary Samantha Tilley asked to do a roll call and Chairman Thomas stated that he would do one roll call at the end.

Chairman Thomas then recommended to appoint Cheryl Slabozeski as Secretary of the Plan Commission.

(#13) Motion by Chairman Thomas seconded by Commissioner Butler, to appoint Cheryl Slabozeski as the Secretary of the Plan Commission. * No roll call was taken.

Chairman Thomas then stated that the Plan Commission Officers are, as follows:

Bill Thomas, Chairman
Ken Carroll, Vice-Chairman
Cheryl Slabozeski, Secretary

Chairman Thomas then asked if anyone had any other business. There was none.

Executive Secretary Samantha Tilley asked if there would be a roll call since motions were taken on the reorganization. Chairman Thomas commented that one roll call was done for all three. Attorney Stiff asked if the motion made was for all three. Chairman Thomas stated that yes it was for all three.

**(After talking to the attorney at the end of the meeting, no roll call was called, and the reorganization will be continued to the next meeting).

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission, a motion for adjournment was in order.

(#14) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to adjourn the April 24, 2025, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Carroll, Butler, Chairman Thomas.

NAYES: None.

ABSENT: Commissioner Stanton, Flynn.

There being five (5) affirmative votes, the MOTION CARRIED

The meeting was adjourned at 9:02 p.m.

As approved this _____ day of _____, 2025.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN

DRAFT

Attachment B

ORDINANCE NO. _____

AN ORDINANCE APPROVING MULTIPLE VARIATIONS TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1813 N. BROADWAY STREET IN CREST HILL, ILLINOIS (APPLICATION OF A & J REHAB PROPERTIES)

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, A & J Rehab Properties (the “Applicant”) is the owner of real property located at 1813 N. Broadway Street in the City of Crest Hill, Illinois, bearing PIN 11-04-33-405-019-0000, 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 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 June 12, 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 in Exhibit 2 of Exhibit A at its June 12, 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 Applicant's compliance with the eight (8) conditions enumerated in the June 12, 2025, Community Development Department Staff Report Attached hereto as Exhibit B and incorporated herein (the "Staff Report"); and

WHEREAS, the City Council has examined the June 12, 2025, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Owner 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 aforementioned eight (8) conditions enumerated in 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 1 of Exhibit A are hereby granted subject to the eight (8) conditions stated in Exhibit B.

SECTION 4: This Ordinance shall become effective only upon the complete execution and attachment of a fully executed 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 Owner.

SECTION 5: This Ordinance shall take effect upon its passage according to law.

[Left Intentionally Blank]

PASSED THIS 7TH DAY OF JULY, 2025

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 7TH DAY OF JULY, 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-25-1-6-1
THE APPLICATION A & J REHAB PROPERTIES FOR MULTIPLE VARIATIONS FROM
THE CITY OF CREST HILL ZONING ORDINANCE AT PROPERTY LOCATED AS 1813 N.
BROADWAY 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 June 12, 2025, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, A & J Rehab Properties, is the owner of the real estate described in the application.

B. That the application seeks multiple variation for the property described in the application, commonly known as 1813 N. Broadway Street 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 R-3;

D. That the application seeks approval of five (5) variations to the Setback and Bulk Requirements contained in Table 1 R-3 Residential District Zoning Standards, three (3) variations to the Building Façade Requirements of Section 8.7-2.2 of the Crest Hill Zoning Ordinance, a variation of the Parking Requirements of Section 11.8-1.c of the Crest Hill Zoning Ordinance, two (2) variations to the Parking Access Requirements of Sections 11.4-1 and 11.4-2 of the Crest Hill Zoning Ordinance, two (2) variations to the Parking and Access Drive Setbacks Requirements of Sections 11.5-1 and 11.5-3 of the Crest Hill Zoning Ordinance, and a variation to the Parking Area Screening Requirements of Section 11.6-2 of the Crest Hill Zoning Ordinance. All these requested Variations are contained in the attached Exhibit B and relate to the property located at 1813 N. Broadway Street in Crest Hill, Illinois, with PIN 11-04-33-405-019-0000.

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 June 12, 2025, the applicant presented evidence and arguments in support of its application on June 12, 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 application of A & J Rehab Properties for multiple variations as listed in attached Exhibit A-1 for property located at 1813 N. Broadway Street in Crest Hill, Illinois with PIN 11-04-33-405-019-0000 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 eight (8) conditions outlined and stated in the June 12, 2025, Community Development Staff Report for this request.

[Left Intentionally Blank]

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 12th Day of June 2025 upon the following voice vote:

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

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

EXHIBIT A-1
LEGAL DESCRIPTION

PROPERTY ADDRESS: 1813 N. Broadway Street, Crest Hill, IL. 60403

PERMANENT INDEX NO: 11-04-33-405-019-0000

LEGAL DESCRIPTION: Lots 79 and 80, in Stern Park, a subdivision in Section 33, in Township 36 North, and in Range 10 East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1916, in plat book 17, page 12, as DOCUMENT NO 299218, in Will County, IL

EXHIBIT A-2
LIST OF REQUESTED VARIATIONS

1.) Zoning Ordinance (ZO) Setbacks and Bulk Requirements: Table 1 R-3 Residential District Zoning District Standards:

- 5,000 sq. ft. of lot area required per dwelling unit/3,343 sq. ft. per unit provided
- 10' side yard building setback required. 3.10' proposed/provided on south side.
- 40' rear yard building setback required. 0.1' proposed/provided.
- 800 sq. ft. minimum 1-bedroom unit size required. UNIT A provided/proposed= 437SF, UNIT C provided/proposed= 605 SF, UNIT D provided/proposed =324 SF
- 900 sq. ft. minimum 2-bedroom unit size required. UNIT B provided/proposed= 565 SF.

2.) Building Façade Requirements: ZO Section 8.7-2.2 requires the following improvements on multi-family building facades:

- A minimum of 20% of the total exterior building wall façade area excluding window and door areas required to be constructed with masonry materials. No masonry provided/proposed.
- A minimum 80% of the area of one exterior building wall, excluding window and door area, required to be constructed with masonry materials. No masonry provided/proposed.
- A minimum of 10% of the exterior building wall, excluding window and door area, facing Broadway Street required to be constructed with masonry materials. No masonry provided/proposed.

3.) Parking Requirements: ZO Section 11.8-1.c. requires 3.5 parking spaces per dwelling unit. Eight parking spaces proposed for three 1-bedroom units and one 2-bedroom unit.

4.) Parking Access:

- ZO Section 11.4-1 requires one-way access drives to be a minimum of 14 feet in width. 12 foot access drive width proposed/provided.
- ZO Section 11.4-2 and City Code Section 15.04.040.(1)(8) Requires curb cuts for access drives to be no less than 20' in width and must not be closer than 75' from another curb cut on the same street. Existing driveways do not satisfy this requirement.

5.) Parking and Access Drive Setbacks:

- No parking allowed in front yard per ZO section 11.5-1. All eight proposed parking spaces would be located in the required front yard.
- Parking access drives required to be setback 10' from side property lines adjacent to single family residentially zoned/used properties per ZO Section 11.5-3. Existing access drives encroach into this setback.

6.) Parking Area Screening: ZO Section 11.6-2 and City Code Section 15.04.040, requires multi-family parking areas containing more than 4 parking spaces must be screened along the side property lines along any adjacent residentially zoned properties by landscaping, berms, and/or fencing that will "achieve no less than a minimum 75% visual screen at a minimum mature height of six feet." Applicants propose to use existing on-site trees and landscaping to satisfy this requirement.

EXHIBIT B

June 12, 2025 Community Development Department Staff Report



To: Plan Commission

From: Patrick Ainsworth, AICP, Community and Economic Development Director
Ronald Mentzer, Community and Economic Development Consultant

Date: June 12, 2025

Re: 1813 N. Broadway City Code and Zoning Ordinance Variation Requests –
Plan Commission Case # V-25-1-6-1

Project Details

Project:	A&J Rehab Properties Apartment Building Renovation and Reconstruction
Requests:	Miscellaneous Zoning Ordinance and City Code Variations
Location:	1813 N. Broadway Street

Site Details

Lot Size:	Approximately 13,400 square feet (.3 acres)
Existing Zoning:	R-3 Multi-family Residential District

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Vacant apt. bldg.	Commercial	R-3
North	Single-family home	Commercial	R-1
South	Single-family home	Commercial	R-1
East	Vacant	Industrial	B2
West	Single-family homes	Multifamily or Commercial	B2

Attachments

Application Documents Submitted by Applicant Include:

- 4/28/2025 Application for Development/Variations (Exhibit B)

- 5/22/2025 Detailed Zoning Ordinance and City Code Required Variations for Non-Conformities (Exhibit C)
- Undated Applicant response letter to Zoning Ordinance Standards for Variations (Exhibit D)
- Plat of Survey dated 10/8/2020 marked up with building remodeling and demolition locations (E)
- Undated Proposed Site Plan (Exhibit F)
- 11/1/2024 Apt. Unit Floor Plans (Exhibits G1-G4)
- Undated Proposed Elevation Plan For Variance/Special Approvals (Exhibit H)
- Undated Landscape Plan (Exhibit I)

Application Background and Project Summary

A&J Rehab Properties (the "Applicant") purchased 1813 N. Broadway (the "Subject Property") in October of 2024. Prior to the Applicant's acquisition of the Subject Property, the City had posted "Not Approved for Occupancy" placards on the 4-unit apartment building located on it due to extensive property maintenance and life safety code violations. As documented in Exhibit D, the Applicant purchased the property with the specific purpose of completing an extensive renovation of the existing 4-unit apartment building so it could be reoccupied and rented out. The Applicant has a successful history of renovating and upgrading other dilapidated properties in the City of Crest Hill and surrounding municipalities.

The existing site and building improvements on the Subject Property date back to the mid-1920s. Over time, the building improvements on the Subject Property evolved into the four small apartment unit configuration that existed when the Applicant acquired it. Many of the existing building and site improvements on the Subject Property do not conform with current City of Crest Hill Zoning Ordinance and City Code requirements. More information regarding the scope and status of non-conforming conditions on the Subject Property is provided in subsequent sections of this report.

In November of 2024, the Applicant applied for a building permit to completely renovate the existing structure on the property. The City issued a building permit for this work in January of 2025. In April of 2025, the Applicant demolished the center apartment unit due to its extremely poor structural condition. Once the City became aware of this, the City informed the Applicant and new owner of the Subject Property that non-conforming zoning related conditions on the property would need to be brought into conformance with applicable Zoning and City Code requirements per the following requirements of Section 5.5 of the Zoning Ordinance:

SALE OF A NON-CONFORMING USE

No non-conforming use or structure shall be sold, transferred or conveyed unless the same is made to conform to the use regulations of the district in which it is located."

Non-conforming conditions can be eliminated through physical modification or by the City's approval of variations to specific code requirements. The Applicant is proposing to achieve conformance through a combination of both of these actions.

Non-Conforming Conditions and Summary of Requested Variations

The Applicant has committed to physically modify the site to eliminate the following existing non-conforming conditions on the Subject Property:

1. Lot Coverage - Reduce Lot Coverage from 51% to 47%.
2. Parking and Driveway Pavement - Pave all parking and driveway areas with asphalt.
3. Landscaping - Plant enough new landscape materials to satisfy the minimum planting requirements for a multi-family property.
4. Refuse Screening Enclosures - Construct required refuse container screening enclosures.
5. Parking Lot Lighting – Install new light fixtures to illuminate parking spaces on the property.

The Applicant is also requesting City approval of the various Zoning Ordinance and City Code variations outlined in attached Exhibit C. If approved, these variations would allow the existing building to be completely remodeled in its current location and allow the 4-unit configuration that existed when the Applicant purchased the Subject Property to remain. In general, these variation requests involve existing non-conforming site conditions that would be extremely difficult or physically impossible to eliminate without completely redeveloping the Subject Property.

Staff Analysis

Overall, staff believes the Applicant's proposed building, parking, and landscape improvement plans and commitments for the Subject Property are significant, extremely desirable, and will dramatically improve the aesthetics, function, and public safety on the Subject Property. While the Applicant is still requesting approval of numerous variations, staff is of the opinion that these variation requests are reasonable and acceptable given the underlying zoning of the property, history of the site improvements, character and nature of the adjacent Broadway Street corridor, the fact that the site conditions associated with the variations have already established their impact on the surrounding area and that impact appears to be relatively minor, and the significant amount of improvements and upgrades the Applicant is committed to implement on the Subject Property.

Staff feedback on specific variation requests includes:

Reduced Parking Requirements: The proposed project involves three one-bedroom apartment units and one two-bedroom unit. Staff believes the requested variation to reduce the parking requirements for this property from 3.5 parking spaces per unit (16 required parking spaces) to one parking space per bedroom plus three guest parking spaces (8 proposed parking spaces) is reasonable and consistent with modern-day parking demand for small one and two-bedroom apartment units.

Building Façade Requirements: The Applicant is proposing to clad the entire building with Hardi-board siding and desirable trim and accent siding details. As proposed, these exterior façade improvements would have a significant positive impact on the appearance of the building. Given the location of the existing building and the number of mature trees on the site, staff does not feel requiring the installation of additional masonry façade

materials would materially improve the aesthetic impact the building has on the surrounding neighborhood or the Broadway Street corridor.

Minimum Unit Size Requirements: Staff believes the existing and smaller unit sizes will meet the needs of a growing segment of the population - single individuals with no children - and therefore are desirable and appropriate at this location.

Parking access drives: The existing driveway dimensions, configuration, and curb cuts onto Broadway Street function well for this relatively small site. Expanding or dramatically modifying the dimensions and location of these improvements seems unnecessary from a staff perspective.

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 findings are identified in bold italic font):

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 would need to be completely redeveloped in order to comply with all applicable Zoning Requirements. Staff believes requiring a complete redevelopment of the property would prevent it from yielding a reasonable return.***
2. That the plight of the owner is due to unique circumstances. ***The plight of the owner is due in large part to the age and history of the property and the fact that it was originally developed prior to the existence of the City of Crest Hill and the current Crest Hill Zoning Ordinance. Staff believes these are unique circumstances.***
3. That the variation, if granted, will not alter the essential character of the locality. ***Provided the applicant complies with the improvement commitments and conditions reflected and recommended in this staff report, staff does not believe the approval of the requested variations would negatively alter the essential character of the area. Instead, staff believes the proposed and recommended improvements to the property would, once completed, have a positive impact on the essential character of the area.***

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 approval of variations for the property located at 1813 Broadway Street as outlined in the June 12, Community Development Department Staff Report for Plan Commission Case #V-25-1-6-1) and subject to the Applicant's compliance with the following conditions:

- 1. Remove existing private concrete stairs that connect to the public sidewalk along the west side of Broadway St. and restore disturbed area with grass.**
- 2. Obtain a building permit and construct new refuse container enclosures in the locations reflected on Proposed Site Plan Exhibit F. The design of these enclosures shall comply with applicable City design requirements.**
- 3. Reside and trim all four sides of the 4-unit building with LP Smart Siding composite trim, and shake shingle accent details in substantial conformance with the Proposed Elevation Plan (Exhibit H)**
- 4. Obtain a building permit and pave the proposed driveway/parking improvements on the property in substantial conformance with the location and dimensions reflected on Proposed Site Plan Exhibit F. The design and striping of these improvements shall comply with applicable City design requirements.**
- 5. Install new "One-Way Entrance" and One-Way Exit" Directional signs on the Subject Property at each private driveway connection to Broadway Street.**
- 6. Restore Disturbed areas on the site that will not be covered with structures or pavement with topsoil and grass or mulch.**
- 7. Install and maintain the landscaping reflected on the proposed Landscape Plan (Exhibit I)**
- 8. Amend existing building permit for the building renovation project to accommodate the installation of building mounted light fixtures that would illuminate the proposed parking spaces in front of the building. Cut sheets and mounting details for said fixtures shall be provided in the building permit amendment submittal. Said light fixtures shall be flat glass fixtures mounted so the lens of the fixture is oriented parallel to the ground surface below. "Flood lights" designed and mounted to project light perpendicular to the ground surface are prohibited.**

Please contact Community and Economic Development Consultant Ron Mentzer at 815-741-5106, ext. 240 or rmentzer@cityofcresthill.com with any questions regarding the information or recommendations contained in this report.

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 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.*
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 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..*

Exhibit B

City of Crest Hill Development Handbook

Appendix C



Application for Development

For Office Use Only: Case Number:

Project Name: CREST HILL APARTMENT REMODEL
Owner: ARJ Rehab Properties Correspondence to: Luana Cruz
Street address: [REDACTED] Street address: [REDACTED]
City, St., Zip: Romeoville, IL 60446 City, St., Zip: Romeoville, IL 60446
Phone: [REDACTED] Phone: [REDACTED]
Email: [REDACTED] Email: [REDACTED]
Property Address: 1813 N BROADWAY Property Information: 97.0
Street address: 1813 N BROADWAY Lot Width: 97.0
City, St., Zip: CREST HILL, IL Lot Depth: 138.16
PIN: 11-04-33-405-019-0000 Total Area: 13,400 SF
*Submit an electronic version of the legal description only in a Word document to:
buildingdepartment@cityofcresthill.com
Existing Zoning: R3 Existing Land Use: RESIDENTIAL - MULTI-FAM
Requested Zoning: R3 Proposed Land Use: RESIDENTIAL - MULTI-FAM
Adjoining Properties Zoning and Uses:
North of Property: R-1
South of Property: R-1
East of Property: N/A
West of Property: R-1
Purpose Statement (intended use and approval sought): EXISTING MULTI-FAMILY USE. SEEKING VARIANCE FOR ADDITIONAL WORK DONE TO PERMIT # 25-01-0013

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☐ Special Use: _____

☒ Variance: SEE ATTACHED RESPONSE FOR SPECIAL APPEALS

☐ 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: Alfonso / Luana Cruz Phone: _____

Company: AL Rehab Properties Email: _____

☒ Architect: Brian Gould Phone: _____

Company: BA DESIGN Email: _____

☒ Builder: Alfonso / Luana Cruz Phone: _____

Company: AL Rehab Properties Email: _____

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

Signature: _____

Date: 4/28/25

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

Signature of the Owner _____

Date _____

Exhibit C

1813 N. BROADWAY

Zoning Ordinance and City Code Required Variations for Non-Conformities (last revised 5/22/2025)

1.) Zoning Ordinance (ZO) Setbacks and Bulk Requirements: Table 1 R-3 Residential District Zoning District Standards:

- 5,000 sq. ft. of lot area required per dwelling unit/3,343 sq. ft. per unit provided
- 10' side yard building setback required. 3.10' proposed/provided on south side.
- 40' rear yard building setback required. 0.1' proposed/provided.
- 800 sq. ft. minimum 1-bedroom unit size required. UNIT A provided/proposed = 437SF, UNIT C provided/proposed = 605 SF, UNIT D provided/proposed = 324 SF
- 900 sq. ft. minimum 2-bedroom unit size required. UNIT B provided/proposed = 565 SF.

2.) Building Façade Requirements: ZO Section 8.7-2.2 requires the following improvements on multi-family building facades:

- A minimum of 20% of the total exterior building wall façade area excluding window and door areas required to be constructed with masonry materials. No masonry provided/proposed.
- A minimum 80% of the area of one exterior building wall, excluding window and door area, required to be constructed with masonry materials. No masonry provided/proposed.
- A minimum of 10% of the exterior building wall, excluding window and door area, facing Broadway Street required to be constructed with masonry materials. No masonry provided/proposed.

3.) Parking Requirements: ZO Section 11.8-1.c. requires 3.5 parking spaces per dwelling unit. Eight parking spaces proposed for three 1-bedroom units and one 2-bedroom unit.

4.) Parking Access:

- ZO Section 11.4-1 requires one-way access drives to be a minimum of 14 feet in width. 12 foot access drive width proposed/provided.
- ZO Section 11.4-2 and City Code Section 15.04.040.(1)(8) Requires curb cuts for access drives to be no less than 20' in width and must not be closer than 75' from another curb cut on the same street. Existing driveways do not satisfy this requirement.

5.) Parking and Access Drive Setbacks:

- No parking allowed in front yard per ZO section 11.5-1. All eight proposed parking spaces would be located in the required front yard.
- Parking access drives required to be setback 10' from side property lines adjacent to single family residentially zoned/used properties per ZO Section 11.5-3. Existing access drives encroach into this setback.

6.) Parking Area Screening: ZO Section 11.6-2 and City Code Section 15.04.040, requires multi-family parking areas containing more than 4 parking spaces must be screened along the side property lines along any adjacent residentially zoned properties by landscaping, berms, and/or fencing that will "achieve no less than a minimum 75% visual screen at a minimum mature height of six feet." Applicants propose to use existing on-site trees and landscaping to satisfy this requirement.

Exhibit D

1813 Broadway St

Request for Variance

Dear Members of the Board,

I am writing to you and ask for your approval for a variance request at the subject property above. My name is Alfonso Cruz, and I am not only an owner of the property above, but a general contractor in business for over 20 years. I have a local business here in Crest hill, at 1819 Broadway Street, only a couple doors down from this property. I have helped beautify this community by completing projects such as the one at 2138 Root Street. Which was an empty house that had been vacant for some time. It just sold this March.

I would like to provide you with some evidence set forth in the comments below per section 12.6-2 Standards For Variations

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. We originally purchased this property which is in zoning R-3 and was setup as 4 apartments (apartment A and B are in a 2 story section of the building, apartment C is a center small section, and Apartment D is far east side) This property is from the early 40s if I was to guess, and was originally a 2 story home (apartment A and B), a breezeway (apartment C), and a garage possibly (apartment D). But it had been functional and allowed per village zoning. I happened to buy this as a property under duress, with multiple violations as you can see in the inspection reports given to you today.

Soon after my purchase, we applied for a permit to remodel this property and when I uncovered rotted walls and structural elements located on 2 exterior walls, I made an unfortunate decision on my own, without thinking, to take down those 2 walls and the wood framed roof above (apartment C). This is a very small portion which was at one time a breezeway of the home property. In doing so, this triggered me to have to go through this variance process as it has gone above an interior remodel. The property would not be able to yield a reasonable return if I was to (a) leave this portion removed as it would now create 2 separated occupancies and 2 principal structures on the property which cannot occur. (b) I cannot take down the north remaining building (apartment D) as I would be left with only the 2 story building (apartment A and B) and that is not enough income to justify my original purchase and investment.

2. That the plight of the owner is due to unique circumstances. I admit fully that this error in judgement to take down part of the outside walls has caused me a lot of grief and a lot of expense which I did not

believe in my wildest dreams would occur. I felt that I would be able to talk to the inspector and let him know what I found and adjust my plans. I have now hired an architect which has been brought up to speed on how I have gotten to this point, and we have met with Patrick Ainsworth, Don Seeman, and Ron Mentzer to make sure I provide your staff with the proper revised plans moving forward.

3. That the variation, if granted, will not alter the essential character of the locality. **If granted the approval, it would allow me to just put the 2 walls back as they were, on the same location, as well as put the roof rafters back, in the same location, and height.**

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 of 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. **In this particular instance, we have a great hardship in that if you were to not allow me to put the walls back up, this property in which I have invested so much money into, would be lost. I would have to take down everything that is there, and leave an empty lot or leave as it is and sell to another buyer with not only the original violations I was set to fix, but additional issues with non-conformance and demolition requirements. The building value and the potential would be lost in making this a great rental property.**

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. **This is a very unique variance request in that it is not asking for "more square footage, or a reduction of sideyard setbacks for a NEW development. This building has been here for decades, operating, and only due to my own decisions has it been taken to this variation request. Other properties within the same zoning classification AND with the age of property as mine, would most likely have their principal structures set as non-conforming .**

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. **That is correct. I am the owner and just looking to put up the elements I took down to bring back to its original location**

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 variation request is to only put up the 2 walls and roof structure in the exact same spot it was before. There is an alley to the west of me and I am not changing the location of any parts of the home as they were before.**

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 use will remain the same- Rental property multifamily under R-3 zoning.**

6. That the variation granted is the minimum adjustment necessary for the reasonable use of the land. This is correct. I am asking that the variation to be granted so I can continue forward with my initial goal of fixing many of the outstanding violations on this property and continue with my existing remodel permit on file. This would provide the minimum adjustment necessary. Anything beyond this would cause me to have to entirely demolish all structures, and rebuild new on the piece of property that is there. This is not feasible.

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 the development of the City. Granting of this variation will allow me to continue forward. I apologize for my mistake, and did not expect that it would come to this. I will have plans done by my architect showing the new walls and roof rafters to be installed, as well as any other items necessary per code.

I appreciate your time and understanding. I hope to hear an approval to move forward so I can finalize this project.

Sincerely,

Alfonso Cruz

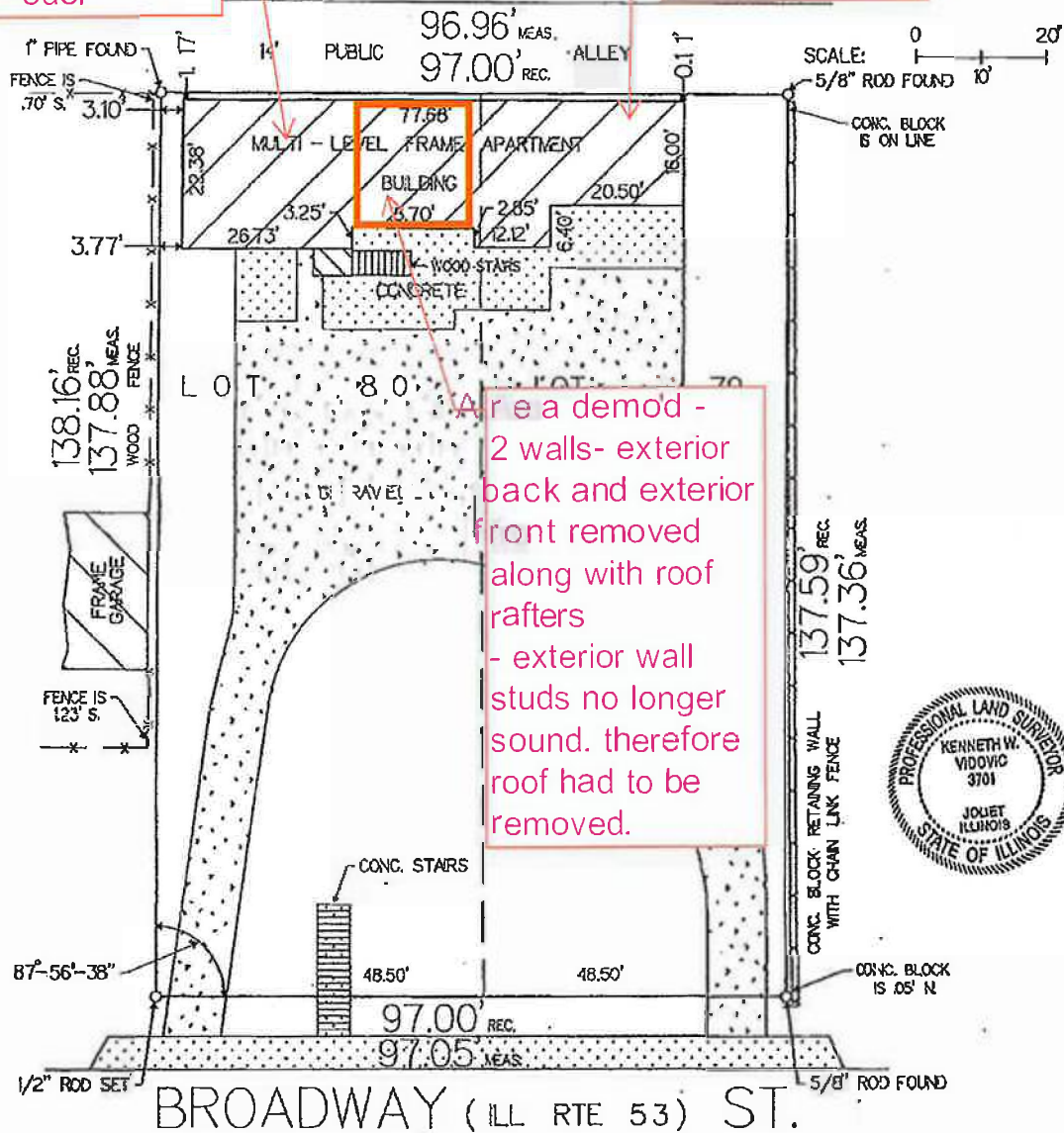
Exhibit E
PLAT OF SURVEY

LOTS 79 AND 80, IN STERN PARK, A SUBDIVISION IN SECTION 28, IN TOWNSHIP 36 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDS TO THE PLAT THEREOF RECORDED OCTOBER 30, 1916, IN PLAT BOOK 12, PAGE 12, AS DOCUMENT NO. 199216, IN WILL COUNTY, ILLINOIS.

1813 BROADWAY STREET
CREST HILL, IL

existing to
remain-interior
remodel

existing to
remain-interior
remodel



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax
EMAIL: kwsurvey@att.net

DESIGN FIRM (NO. 184-00269)

CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY.
COMPARE POINTS BEFORE BUILDING.

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE
HAVE SURVEYED FOR PATRICK MESZAROS UNDER MY
HAND AND SEAL ON THE 1TH DAY OF OCTOBER 2023.
FIELD WORK 10/7/2020

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

SURVEY NUMBER 20-27223

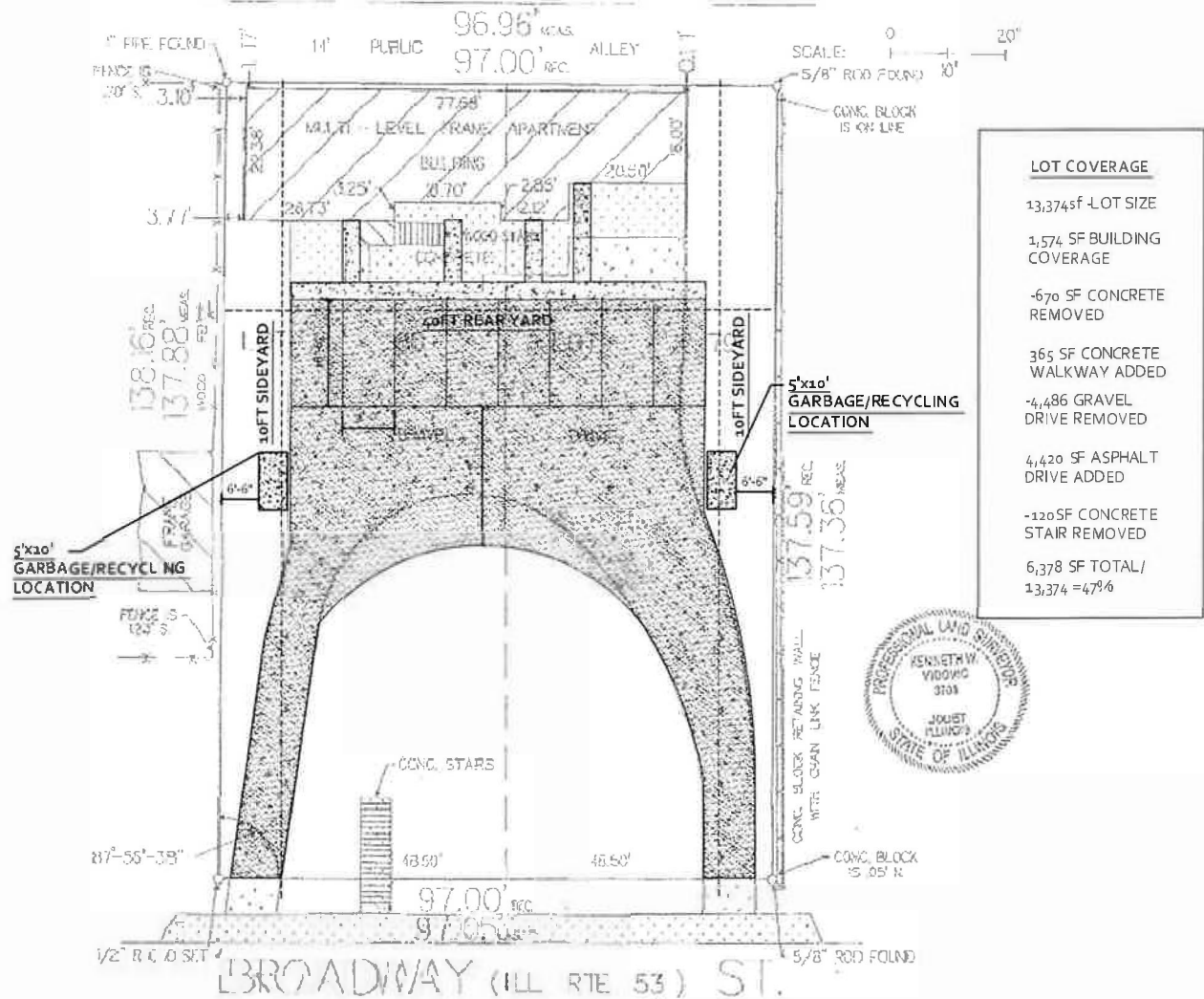
ILLINOIS LAND SURVEYOR NO. 2101
EXPIRES 11/02/2020

PLAT OF SURVEY

LOTS 75 AND 12, IN S 1/2 SECTION 11, IN TOWNSHIP 15 NORTH AND OF RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1918, IN PLAT BOOK 17, PAGE 17, AS DOCUMENT NO. 19911, DEWELL COUNTY, ILLINOIS

1813 BROADWAY STREET
CREST HILL, IL

PROPOSED SITEPLAN



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(HIS) 722-9095 (815) 722-9096 - fax
Email: info@csurvey.com, info@csurvey.net

REGISTRATION NO. 1214-0452

CHECK THE PROFESSIONAL POLICY NUMBER - 07010009
EVIDENCE OF PROFESSIONAL STANDARDS - PLAT OF SURVEY
CONFORMS TO THE DEPARTMENT OF SURVEY

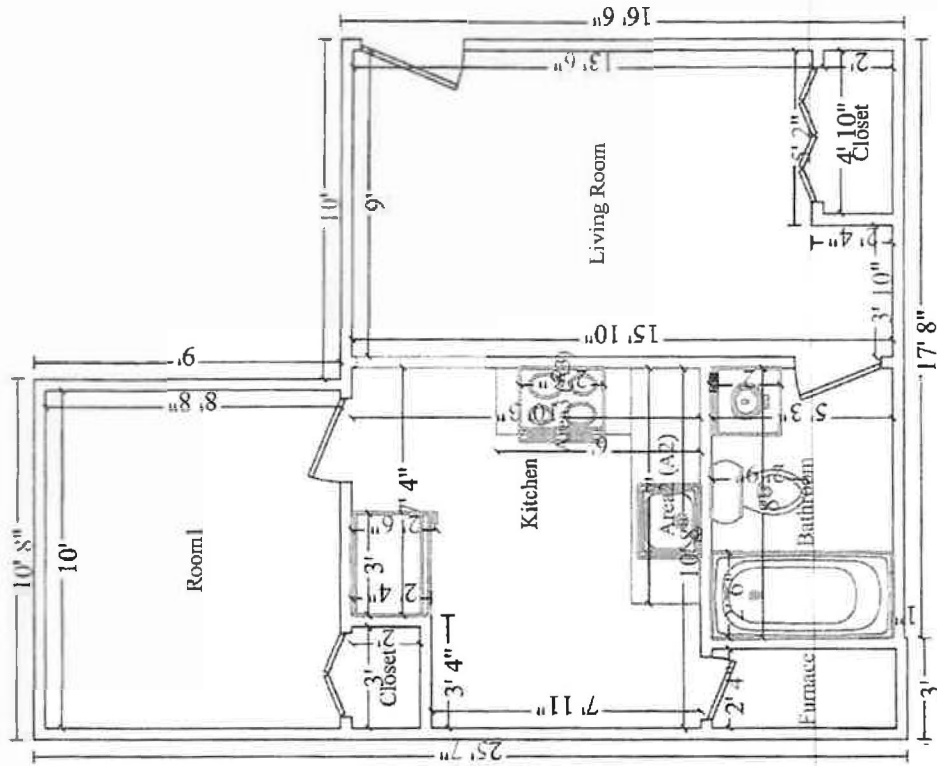
WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE
WAS FORMED ON 02/02/2002 AND WE ARE A LIMITED LIABILITY
CORPORATION UNDER THE LAWS OF THE STATE OF ILLINOIS
FILED: 10/02/02

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

SURVEY NUMBER 20-27221

ILLINOIS LAND SURVEYOR NO. 1214-0452
EXPIRES 11/01/2010

Exhibit G
Sketch



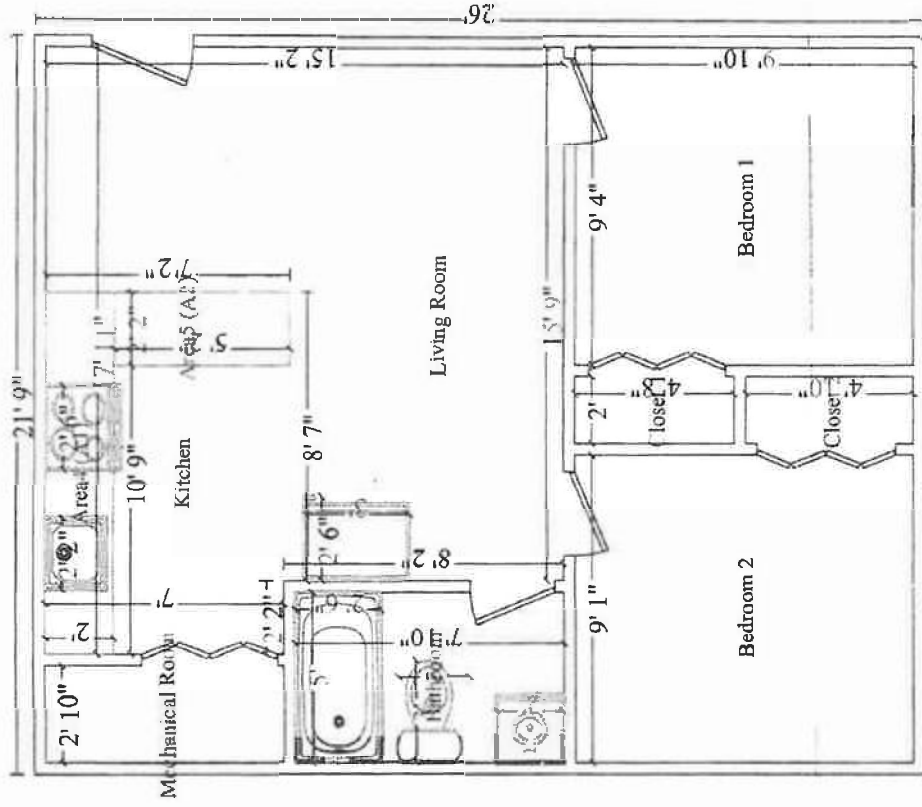
Unit A

Page: 2

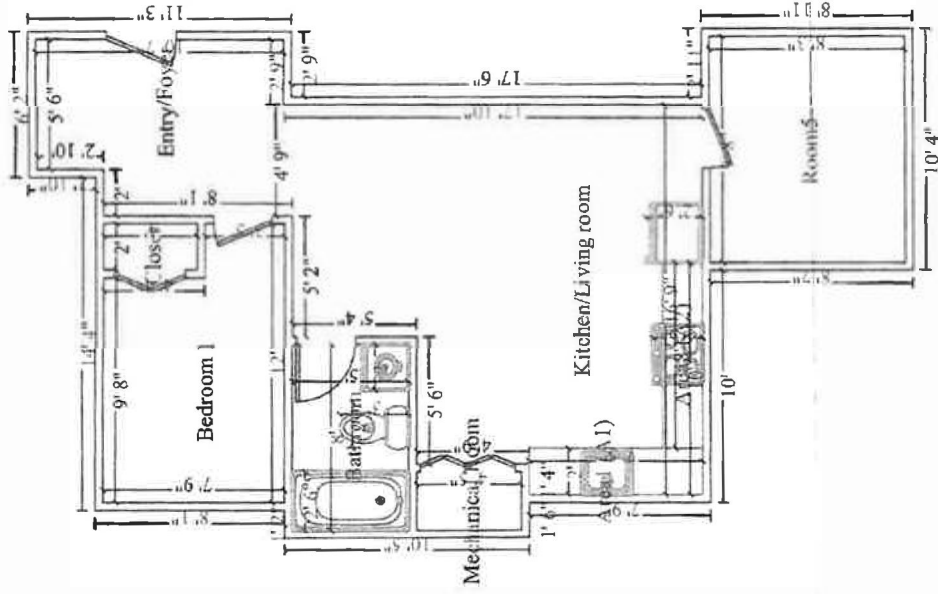
11/1/2024

1813 N BROADWAY_CRES

Sketch



Sketch



Sketch

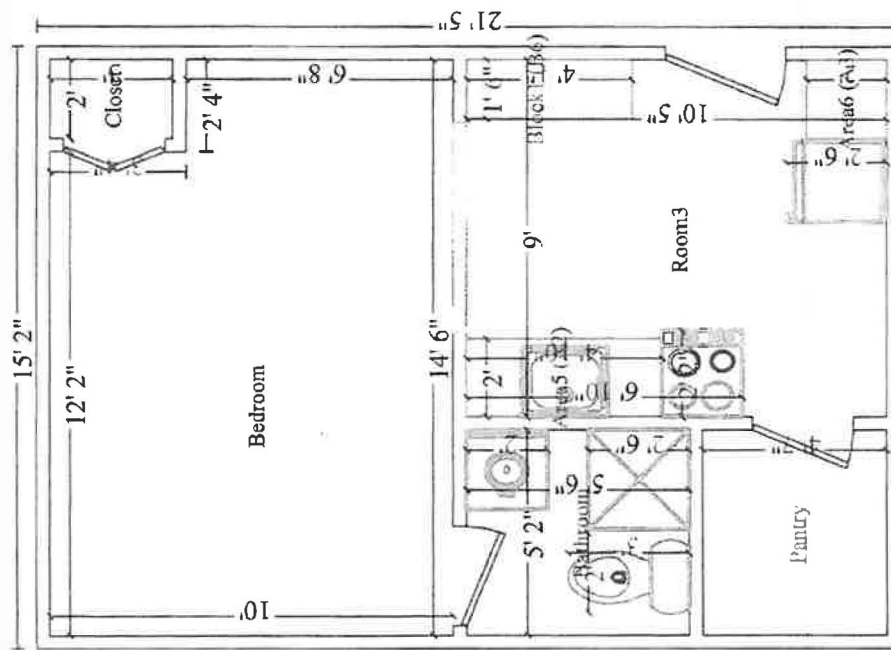
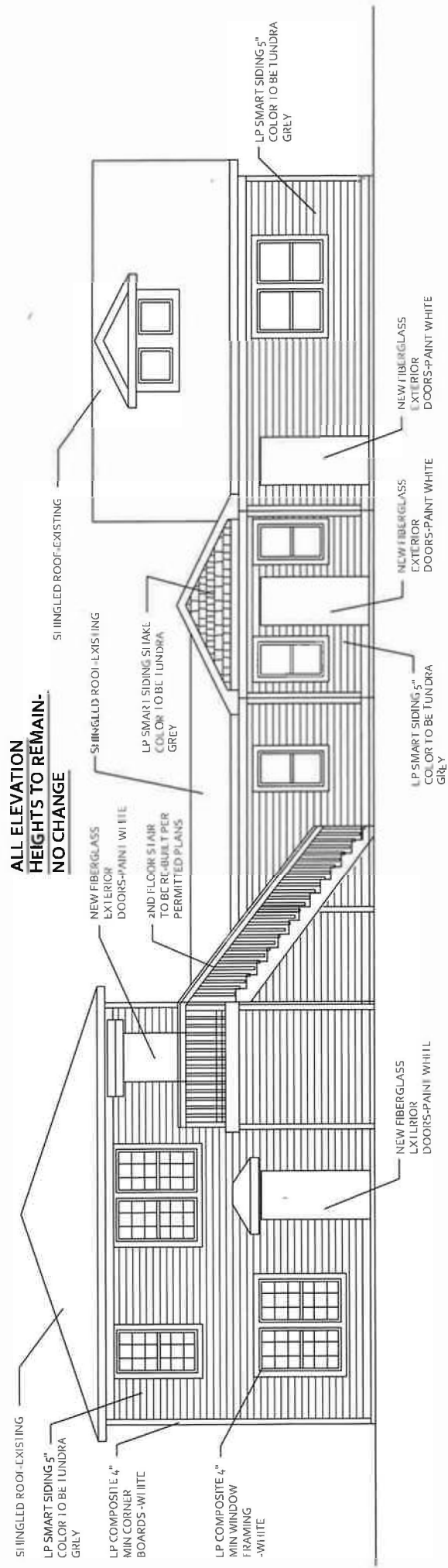


Exhibit H



1813 BROADWAY ST
CREST HILL, IL

PROPOSED ELEVATIONS FOR VARIANCE/SPECIAL APPROVALS

LANDSCAPE PLAN

SCALE 1"=10'-0"

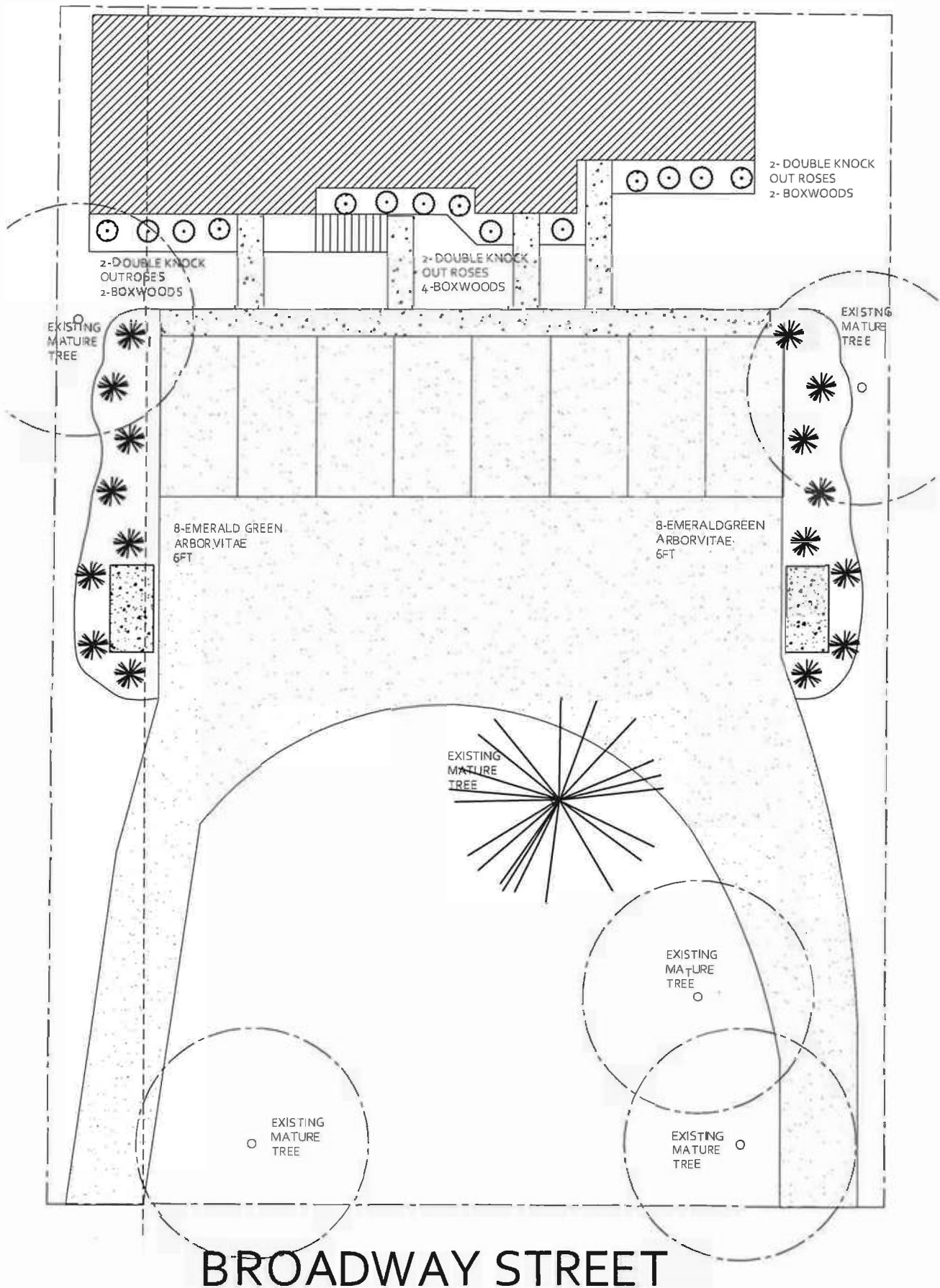


EXHIBIT C
Unconditional Agreement and Consent

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, A & J REHAB PROPERTIES (the "**Owner**") is the owner of that certain real property commonly known as 1813 N. Broadway Street in Crest Hill, Illinois, with PIN: 11-04-33-405-019-0000 (the "**Subject Property**") and has applied for and been granted certain variations from the City of Crest Hill Zoning Ordinance; and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on July 7, 2025, ("the **Ordinance**"), approved certain variations to the Crest Hill Zoning Ordinance, subject to eight (8) 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 the Owner 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 Owner does hereby agree, and covenant as follows:

1. The Owner hereby unconditionally agrees to, accepts, consents to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner 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 Owner with written notice of the City's intent to Repeal or Revoke the Ordinance.
3. The Owner 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 Owner against damage or injury of any kind at any time.
4. The Owner 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 Owner duly authorized and empowered to execute this Unconditional Agreement and Consent on behalf of the Owner.

[Signature page to follow]

OWNER: A & J REHAB PROPERTIES

By: _____

Its: _____

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

Notary Public