

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT WITH RESPECT TO
CERTAIN REAL PROPERTY LOCATED WITHIN THE CORPORATE BOUNDARIES
OF CREST HILL
[APPLICATION OF EVENTS AND VENUES BY JAMES (JAMES SANKEY)]**

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-3.1.1 (the “Code”) authorizes the corporate authorities of any municipality to enact ordinances to provide for the classification of special uses, including, but not limited to, public and quasi-public uses affected with the public interest, uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and planned developments; and

WHEREAS, the Code states that a special use shall be permitted only upon evidence that such use meets standards, established for such classification in the ordinances, and the granting of permission may be subject to conditions reasonably necessary to meet such standards; and

WHEREAS, the City of Crest Hill (“City”) has enacted said ordinance in Section 12.7 of the Crest Hill Zoning Ordinance, specifying the requirements for special use permits; and

WHEREAS, James Sankey, owner of Events and Venues by James (“Applicant”), has properly filed and presented before the Crest Hill Plan Commission an application seeking the granting of a special use permit for a banquet facility (the “Application”) for certain property within the city limits of the City of Crest Hill, Will County, Illinois, and located at 21113-21121 Division Street, Crest Hill, Illinois, PIN: 11-04-30-201-002-0000 (the “Property”), as legally described in Exhibit “A” with proper notice thereof given; and

WHEREAS, said Property is zoned B-2 under the Crest Hill Zoning Ordinance and the Applicant has requested that the zoning be changed to a B-2 special use permit; and

WHEREAS, the Crest Hill Plan Commission, by formal vote taken May 11, 2023, recommended approval of the special use permit sought in the Application, with conditions, after holding a Public Hearing, with proper notice thereof given; and

WHEREAS, the City Council has examined the May 11, 2023, Findings and Decision of the Plan Commission hereto attached as Exhibit “B” and has considered the presentations and arguments of the Applicant in a regularly scheduled open meeting; and

WHEREAS, the City Council finds that it is in the best interest of the City that the Recommendation of the Plan Commission be accepted, and the Application be granted.

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 accepts, adopts, and ratifies the Findings and Decision of the Plan Commission, attached hereto as “Exhibit B”, and incorporated by reference herein, as the Findings and Decision of the City Council in relation to the Application for a special use permit.

SECTION 3: That a special use permit is hereby granted to Events and Venues by James, James Sankey, to allow a B-2 special use to permit a banquet facility for the property 21113-21121 Division Street, Crest Hill, Illinois PIN: 11-04-30-201-002-0000, (the “Property”), as legally described in Exhibit “A”, and in accordance with reviewed plans and the definitions of the zoning classifications currently in use in the Crest Hill Zoning Ordinance, hereinafter described and subject to the following conditions:

1. Consumption of alcohol on the property, both inside and outside the building, is prohibited.
2. Review and approval of a security plan by the Crest Hill Police Department.
3. Occupancy of the events space and the area associated with Cheesecakes by James shall be limited to a total of seventy-five (75) people.
4. All events must conclude by 10 PM with the facility being closed by 11 PM.
5. There shall be no preparation of food on-site, with the exception of cheesecakes/desserts. All other food may be catered.
6. At no time shall any door to the outside of the property be propped open.

Territory Described. See attached legal description “Exhibit A.”

SECTION 4: This Ordinance shall take effect upon its passage and publication according to law.

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PASSED THIS 19TH DAY OF JUNE, 2023

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 19TH DAY OF JUNE, 2023

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

“Exhibit A”

LEGAL DESCRIPTION

PERMANENT INDEX NO: 11-04-30-201-002-0000

LEGAL DESCRIPTION: LOT 7 IN CREST HILL INDUSTRIAL PARK PUD, PHASE III,
BEING A SUB OF PRT ORF THE N1/2 OF SEC 30, T36N-R10E.

“Exhibit B”

BEFORE THE PLAN COMMISSION
OF THE CITY OF CREST HILL, ILLINOIS

IN RE:)	
)	
The application Events and Venues by James)	No. SU-23-1-4-1
(James Sankey))	
)	
For a special use permit.)	

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. SU-23-1-4-1
THE APPLICATION OF EVENTS AND VENUES BY JAMES (JAMES SANKEY).
FOR A SPECIAL USE AT 2113-22121 DIVISION STREET**

THIS APPLICATION, coming before for a decision by the Plan Commission, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on July 14, 2021, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, James Sankey, owner of Events and Venues by James, is the occupant of the real estate, upon approval of the special use, as described in the application. The property owner has signed off on the application.

B. That the application seeks a B-2 special use for the property described in the application, located at 21113-21121 Division Street, Crest Hill, Illinois, being part of PIN: 11-04-30-201-002-0000 (the “Property”), as legally described in Exhibit “A”

C. That the Property is currently zoned B-2;

D. That the application seeks approval of a special use to allow a banquet facility on the property;

E. That the proposed use is not allowed on the property as currently zoned;

F. That the property described in the application is currently zoned as a commercial use, with commercial, residential and manufacturing uses adjacent thereto;

G. That the application for the special use was properly submitted and notice of the application and the Public Hearing were properly published;

H. That no interested parties filed their appearances herein;

I. That the public hearing was called to order, the applicant presented evidence and arguments in support of his application, and the public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

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

K. That the proposed special use, as considered under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 10.6 and 12.7-6(1), (2), (3), (4), (5) and (6); the Plan Commission noting that subsection 12.7-6(7) is inapplicable.

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 special uses, as follows:

1. That the application of Events and Venues by James to allow a B-2 special use for a banquet facility in accordance with the reviewed plans on the property at 21113-21121 Division Street Crest Hill, Illinois, being part of PIN: 11-04-30-201-002-0000 (the "Property"), as legally described in Exhibit "A", in a B-2 zoning district was recommended to be approved and is supported by the evidence adduced;
2. The following conditions were placed on the special use permit:
 - a. Consumption of alcohol on the property, both inside and outside the building, is prohibited.
 - b. Review and approval of a security plan by the Crest Hill Police Department.
 - c. Occupancy of the events space and the area associated with Cheesecakes by James shall be limited to a total of seventy-five (75) people.
 - d. All events must conclude by 10 PM with the facility being closed by 11 PM.
 - e. There shall be no preparation of food on-site, with the exception of cheesecakes/desserts. All other food may be catered.
 - f. At no time shall any door to the outside of the property be propped open.
3. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special use be granted.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 11th Day of May 2023 upon the following voice vote:

	Aye	Nay	Absent	Abstain
Commissioner Carol Slabozeski	_____	_____	_____	_____
Commissioner John Stanton	_____	_____	_____	_____
Commissioner Ken Carroll	_____	_____	_____	_____
Commissioner Jan Plettau	_____	_____	_____	_____
Commissioner Bill Thomas	_____	_____	_____	_____
Commissioner Jeff Thomas	_____	_____	_____	_____
Commissioner Angelo Deserio	_____	_____	_____	_____

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk