

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL
ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY
(PETITION OF ALANO CLUB OF JOLIET)**

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 which sets out the requirements for special use permits; and

WHEREAS, the ALANO CLUB OF JOLIET (“Alano Club”) has properly filed and presented before the Crest Hill Plan Commission a petition seeking a special use permit for an indoor civic/institutional use (the “Petition”) to host meetings for their membership for certain property within the City Limits of the City of Crest Hill, Will County, Illinois, the common address of which property is: 1807 Plainfield road, Crest Hill, Illinois PIN: 11-04-31-404-006-0000 (the “Property”), the legal description of which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Plan Commission meeting of August 16, 2022, was properly noticed and conducted; and

WHEREAS, the Property is zoned B-3 Business Service District under the Crest Hill Zoning Ordinance, and the Petitioner has requested that the zoning be changed to B-3 with a special use permit for an indoor civic/institutional use; and

WHEREAS, the Crest Hill Plan Commission, by formal vote taken August 16, 2022, recommended approval of the special use permit after holding a properly noticed public hearing, and making the required written Findings of Fact and Decision, which is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the City Council has reviewed and examined the August 16, 2022, Findings of Fact and Decision of the Plan Commission and has considered the presentations and arguments of the Petitioner in a properly noticed and regularly scheduled open meeting; and

WHEREAS, the City Council finds that it is in the best interest of the City that the Petition 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 adopts and ratifies the Findings of Fact and Decision of the Plan Commission, (Exhibit B) as the Findings of Fact and Decision of the City Council in relation to the requested special use permit.

SECTION 3: That a special use permit is hereby granted to ALANO CLUB OF JOLIET to allow a B-3 special use for an indoor civic/institutional use at the property commonly known as 1807 Plainfield Road, Crest Hill, Illinois PIN: 11-04-31-404-006-0000 (the "Property"), in accordance with the definitions of the zoning classifications currently in use in the Crest Hill Zoning Ordinance, hereinafter described and subject to the following conditions:

1. Shared-parking agreement with Joliet Hillcrest Shopping Center, LLC dated July 8, 2022, attached and included as Exhibit C. The requisite parking referenced in Exhibit C shall be provided at all times for the entire duration of the use and operation of said special use permit by Alano Club. If said parking agreement is terminated, Alano Club will have 60-days prior to the expiration of said parking agreement to obtain the requisite parking to satisfy the parking condition of the special use permit or the City Council may conduct a show cause hearing to determine if the special use permit should be revoked.
2. Requisite on-site and off-site parking spaces utilized or designated for use by the Alano Club shall be properly restriped.
3. The existing dog run on the south side of the building, including the fencing and screening fabric, shall be removed prior to final occupancy being approved.
4. Trash/recycling receptacles shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
5. Residential occupancy is prohibited on the premises.
6. All signs or proposed signs shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
7. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the City Administrator, the City Community & Economic Development Director, or their designee.

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

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

PASSED THIS 3rd DAY OF OCTOBER 2022.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 3rd DAY OF OCTOBER 2022.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

“Exhibit A”

LEGAL DESCRIPTION

PERMANENT INDEX NO: 11-04-31-404-006-0000

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, IN TOWNSHIP 36 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS HEREINAFTER DESCRIBED: COMMENCING AT THE CENTER OF SAID SECTION 31, THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION, 188.13 FEET TO A POINT IN THE CENTER LINE OF UNITED STATES HIGHWAY NO. 30, (PLAINFIELD ROAD, AS LOCATED IN 1946), THENCE SOUTHEASTERLY ALONG THE SAID CENTER OF SAID UNITED STATES HIGHWAY ROUTE NO. 30, (PLAINFIELD ROAD) 1390.44 FEET (1409.72 FEET MEASURED) TO A POINT OF BEGINNING IN THE SAID CENTER LINE OF SAID HIGHWAY, SAID POINT BEING 180.45 FEET (MEASURED ALONG THE CENTER LINE OF SAID HIGHWAY) FROM THE POINT OF INTERSECTION OF SAID HIGHWAY WITH THE CENTER LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD RUNNING IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION THROUGH THE SAID SOUTHEAST QUARTER OF SAID SECTION, THENCE CONTINUING SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY 50.00 FEET TO A POINT, THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE THAT IS A RIGHT ANGLE TO THE SAID CENTER LINE OF SAID HIGHWAY 100 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE OF SAID HIGHWAY 20 FEET TO A POINT, THENCE SOUTHWESTERLY ALONG A LINE THAT IS A RIGHT ANGLE TO SAID CENTER LINE OF SAID HIGHWAY 117.8 FEET TO A POINT, THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SAID CENTER LINE OF SAID HIGHWAY 70 FEET TO A POINT, THENCE NORTHEASTERLY 217.8 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

“Exhibit B”

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

IN RE:

The application of ALANO CLUB OF JOLIET

No. SU-22-~~x-x-x~~

For a special use permit.

**FINDINGS OF FACT AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. SU-22-~~x-x-x~~**

THE APPLICATION OF ALANO CLUB OF JOLIET
FOR A SPECIAL USE PERMIT AT 1807 PLAINFIELD ROAD

ALANO CLUB OF JOLIET to allow a B-3 special use to permit and allow an indoor civic/institutional use for membership meetings at the property commonly known as 1807 Plainfield Road.

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 August 16, 2022, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

12.7-6 Standards. No special use shall be recommended by the Plan Commission unless said Commission shall find:

- 1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.**

The proposal for the civic/institutional use by Alano Club of Joliet for membership meetings will provide upgrades to the existing building and enact a contractual shared parking arrangement to ensure that adequate improvements are in place for the health, safety and general welfare of the public and general membership.

- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values in the neighborhood.**

The proposal by Alano Club will improve the building and site conditions from a physical and aesthetic standpoint. The occupancy of this building/site will also be governed and controlled by specific conditions that will be included in the special use ordinance.

- 3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

A shared parking agreement has been obtained by Alano Club of Joliet for overflow parking related to their meetings and operations. This arrangement with Mr. Abe Katz has been formalized and conditioned to ensure that the parking is adequately maintained throughout the term of the occupancy. There was not a contractual parking arrangement in place for the previous animal hospital/veterinarian so this will improve and formalize the arrangement and be a benefit to adjacent property owners.

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

Adequate utilities are provided for the site. As mentioned and described earlier, the shared parking arrangement also ensures that adequate parking is available to meet at the Alano Club of Joliet without inconveniencing neighbors and with the permission of Mr. Abe Katz of Hillcrest Shopping Center.

- 5. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.**

The on-site curb cut will not change nor will the off-site curb cut at the Hillcrest Shopping Center. A condition of approval will be that restriping occur on both properties that are being utilized for parking to ensure that handicapped parking spaces, other parking spaces and parking lot drive aisles are clearly defined and planned with proper traffic control in mind and in place.

- 6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.**

The special use being proposed and approved shall conform to all applicable City regulations and conditions included in the special use ordinance.

THEREFORE, it is the decision of the Plan Commission of the City of Crest Hill, Illinois, based upon the evidence heard and arguments presented 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 Alano Club of Joliet for the granting of a B-3 Special use permit for an indoor civic/institutional use for membership meetings be conditioned upon the following:
 - a. Shared-parking agreement with Joliet Hillcrest Shopping Center, LLC attached and included as Exhibit C. The requisite parking provided in the agreement dated July 8, 2022 shall be provided for the duration of the use and operation

of said special use permit by Alano Club of Joliet. If said parking agreement is terminated, Alano Club will have 60-days prior to the expiration of said parking agreement to obtain the requisite parking to satisfy the requirements of the special use permit or the City Council may conduct a show cause hearing to determine if the special use permit will be revoked.

- b. Requisite on-site and off-site parking spaces to be utilized by the Alano Club shall be properly restriped.
- c. The existing dog run on the south side of the building shall be removed prior to final occupancy being approved. The dog run shall include both the fence and screening fabric.
- d. Trash/recycling receptables shall either be screened and gated in accordance with the Crest Hill Zoning Ordinance or stored inside the building.
- e. All sign proposals shall comply with applicable sign code regulations of the Crest Hill Zoning Code.
- f. Compliance with Plans: The development, maintenance, and operation of the Property shall be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Community & Economic Development Director.

- 2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the special use be granted.

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 16th Day of AUGUST 2022 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 Peterson	_____	_____	_____	_____
Commissioner Angelo Deserio	_____	_____	_____	_____

Approved:

Jan Plettau, Chairman

Attest:

Christine Vershay-Hall City Clerk

**“Exhibit C”
Parking Agreement with
Hillcrest Shopping Center**