

ORDINANCE NO. _____

**AN ORDINANCE APPROVING FINAL PLAT OF SUBDIVISION, SPECIAL USE
PERMIT, AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE
WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 20590-20660 CITY
CENTER BLVD IN CREST HILL, ILLINOIS
(CITY OF CREST HILL - CREST HILL COMMONS)**

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 subdivision of land, special use, and variation requests 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 Requirements in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

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

WHEREAS, the City has enacted procedures, requirements, and standards for subdivision of land in Section 15.32 Subdivision Regulations of the Crest Hill Code of Ordinances; and

WHEREAS, the City of Crest Hill (the “Applicant”) is the owner of real property located at 20590-20660 City Center Blvd in the City of Crest Hill, Illinois, bearing PIN 11-04-29-302-013-0000, which are legally described in Exhibit 1 of the attached Exhibit A (the “Property”), and has filed an application requesting approval of Preliminary and Final Plat of Subdivision, Special Use for an outdoor recreational facility, and Variations from the Crest Hill Zoning Ordinance on the Property (the “Application”); and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof was given, conducted a public hearing on the Application on August 13, 2026; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous conditional approval of the requested Preliminary and Final Plat of Subdivision, Special Use, and Variations outlined in Exhibit 2 of the attached Exhibit A at its August 13, 2026, meeting:

- A. The Preliminary and Final Plat of Subdivision, Special Use, and Variations are in harmony with the general purpose and intent of the Zoning Ordinance; and

- B. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, or general welfare, and the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- C. The 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
- D. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance; and
- E. The Preliminary and Final Plat of Subdivision, Special Use and Variation, if granted, will not alter the essential character of the locality and will not be a substantial detriment to adjacent properties; and

WHEREAS, the Plan Commission's recommendation to approve the Preliminary and Final Plat of Subdivision, Special Use, and Variations listed in Exhibit 2 of the attached Exhibit A was made conditional on the project being implemented in substantial conformance with the provided documents referenced in the August 13, 2026 Staff Report attached hereto as Exhibit 3 of the Attached Exhibit A (the "Staff Report"); and

WHEREAS, the City Council has examined the August 13, 2026, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the City of Crest Hill 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 conditionally granted based on substantial conformance with the application documents referenced in Exhibit 3 of the Attached Exhibit A; and

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

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

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

SECTION 3: The Final Plat of Subdivision prepared by Robinson Engineering LTD, last revised June 24, 2026, Special Use, and Variations listed in Exhibit 2 of the attached Exhibit A are hereby granted and approved subject to the project being

implemented in substantial conformance with the application documents referenced in Exhibit 3 of the Attached Exhibit A, as follows:

SECTION 4: The City Clerk is hereby authorized and directed to record a copy of this Ordinance and Plat of Subdivision referenced in Section 3 against the Subject Property in the office of the Will County Recorder, and further to annotate the Special Use permit granted hereby on the Crest Hill Official Zoning Map.

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

[Left Intentionally Blank]

PASSED THIS 8TH DAY OF SEPTEMBER, 2026

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 8TH DAY OF SEPTEMBER, 2026.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

FINDINGS AND DECISION OF THE PLAN COMMISSION AS THE APPLICATION OF THE CITY OF CREST HILL FOR PRELIMINARY AND FINAL PLAT OF SUBDIVISION, SPECIAL USE FOR AN OUTDOOR ENTERTAINMENT FACILITY/PARK AND VARIATIONS FROM THE CREST HILL ZONING ORDINANCE AT PROPERTY LOCATED AT 20590-20660 CITY CENTER BLVD IN THE CITY OF CREST HILL, ILLINOIS.CASE NO. SU-26-7-8-1 AND CASE NO. V-26-6-8-1

THIS APPLICATION by the City of Crest Hill, 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 August 13, 2026, being fully advised on the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, City of Crest Hill, is the owner of real property located at 20590-20660 City Center Blvd in the City of Crest Hill, Illinois, bearing PIN 11-04-29-302-013-0000;

B. That the application seeks to subdivide one (1) lot into four (4) lots with easements, a Special Use for an Outdoor Entertainment Facility with a park/playground, and Variations from the Crest Hill Zoning Ordinance and Code of Ordinances for the property described in the application, commonly known as 20590-20660 City Center Blvd 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 B-3, Business Service District;

D. That the application seeks approval of Preliminary and Final Plat of Subdivision, Special Use for an Outdoor Entertainment Facility with a Plaza/Park, and variations from Table 2, Business Districts and Standards for non-residential uses in the B-3, Business Service District of the Crest Hill Zoning Ordinance that would decrease the minimum lot area and Section 8.3-8 Permitted Obstructions in Yards, of the Crest Hill Zoning Ordinance that would allow open fencing to be located in required front and corner side yard setbacks and recreational structures and equipment in required front, corner side, and interior side yard setbacks All requested Variations are listed in the attached Exhibit A-2 and relate to the property located at 20590-20660 City Center Boulevard in Crest Hill, Illinois, with PIN 11-04-29-302-013-0000

F. That the application for the Preliminary and Final Plat of Subdivision, Special Use for Outdoor Entertainment Facility, and variations 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 August 13, 2026, and the applicant presented evidence and arguments in support of its application on August 13, 2026.

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 Preliminary and Final Plat of Subdivision, Special Use, and variations requested, as considered under section 12.6 and section 12.7 of the Zoning Ordinance, meet the eight (8) standards for special use under section 12.7-6, and 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 PRELIMINARY AND FINAL PLAT OF SUBDIVISION, SPECIAL USE AND VARIANCES, AS FOLLOWS:

1. That the approval of the application of the City of Crest Hill for Preliminary and Final Plat of Subdivision, Special Use for an Outdoor Entertainment Facility with a park/plaza, and variations as listed in attached Exhibit A-2 for property located at 20590 - 20660 City Center Blvd in Crest Hill, Illinois with PIN 11-04-29-302-013-0000 is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the Preliminary and Final Plat of Subdivision, Special Use, and variations request be granted subject to the project being implemented in substantial conformance with the plans and application documents referenced in the August 13, 2026, Community Development Staff Report for this request.

[Left Intentionally Blank]

Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 13TH Day of August 2026
upon the following voice vote:

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

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

EXHIBIT A-1

LEGAL DESCRIPTION

PROPERTY ADDRESS: 20590-20660 CITY CENTER BOULEVARD, CREST HILL, IL,
60403

PERMANENT INDEX NOs: 11-04-29-302-013-0000

LEGAL DESCRIPTION:

LOT 40 IN WEBER FARM CROSSINGS OF CREST HILL PHASE TWO, BEING A
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP
36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED JUNE 29, 2011, AS DOCUMENT NO. R2011-060527,
SITUATED IN WILL COUNTY, ILLINOIS.

EXHIBIT A-2

20590 – 20660 CITY CENTER BLVD (CREST HILL COMMONS) – LIST OF REQUESTED VARIATIONS

Crest Hill Zoning Ordinance

Table 2, Business Districts and Standards for non-residential uses in the B-3

- a. Decrease the minimum Lot Area of Lot 4 to .131 with no public frontage instead of the minimum of 1 acre.
- b. Allow all setbacks on all lots to be 0 feet on all lots.
- c. Allow lot coverage up to 100% on all lots

Section 8.3-8 Permitted Obstructions In Yards

- d. Allow open fencing to be located in required front and corner side yard setbacks and recreational structures and equipment in all required yard setbacks on all lots.

EXHIBIT A-3

August 13, 2026 Community Development Department Staff Report