



Meeting Date:	June 23, 2025
Submitter:	Patrick Ainsworth, AICP Community and Economic Development Director Ron Mentzer, Community and Economic Development Consultant
Department:	Community & Economic Development
Agenda Item:	Discussion and Consideration of a Text Amendments to the Crest Hill Zoning Ordinance

Summary:

Community and Economic Development staff appeared before the Plan Commission/Zoning Board of Appeals (PCZBA) on June 12, 2025, requesting text amendments to the Crest Hill Zoning Ordinance to assist with the modernization and enhancement of this document as it relates to several land uses. The land uses and zoning terms included in the packet fall within four main themes:

Motorized Vehicle Storage and Salvage Related Activities

- Vehicle Salvage and Wrecking
- Junkyards
- Storage Garages
- Bus, Truck, Tractor, RV and Boat Storage Yard
- Inoperable Motor Vehicle Storage
- Architectural Salvage Facilities

Contractor and Landscaping Based Businesses

Beauty and Personal Service-Related Businesses

- Barber Shop/Beauty Parlor/Salon
- Alternative Beauty and Personal Services

Firearm Related Business

- Retail Firearms Sales
- Off-Premises Federal Firearms License (FFL) Transfer Businesses
- Firearm Manufacturer

The PCZBA heard the testimony from City staff and had one additional request to the proposed text amendment which was to add “recreational vehicle” to the land use of, “Bus, Truck, Tractor, RV and Boat Storage Yard” since recreational vehicles are closely related to tractors, boats and buses. The addition of recreational vehicles has been added to the proposed Ordinance.

With regard to firearm related businesses. There are a series of maps that have been provided showing where firearm retailers, federal firearm license transfer businesses and firearm manufacturers can locate within Crest Hill after hypothetically obtaining a Special Use Permit. All firearm businesses must live by certain setbacks from

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churches, schools and daycare facilities. Additionally, any firearm business will have to go through a Special Use process which involves a public hearing and City Council approval. The City of Crest Hill does not have regulations within the Zoning Ordinance regulating firearm-based businesses where other communities do. Updating the Zoning Ordinance with such regulations will assist with the regulation and careful consideration of such businesses.

After hearing all testimony, the PCZBA favorably recommended on a vote of 5 to 0 for the City Council to consider the proposed text amendments.

Recommended Council Action: Community Development staff recommends that the City Council allow the subject Ordinance to go on the July 7, 2025, Regular Meeting Agenda for final consideration.

Attachments:

- Attachment A - June 12, 2025 DRAFT Plan Commission Meeting Minutes
- Attachment B – Text Amendment Ordinance (with associated Exhibits)
- Attachment C- Reference Maps Showing Where Firearm Businesses Can Locate

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 AMENDING THE CREST HILL ZONING ORDINANCE WITH RESPECT TO MOTORIZED VEHICLE STORAGE AND SALVAGE RELATED ACTIVITIES, CONTRACTOR AND LANDSCAPE BASED BUSINESSES, BEAUTY AND PERSONAL SERVICE-RELATED BUSINESSES, AND FIREARM RELATED BUSINESSES

WHEREAS, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 11-13-1, *et seq.*) the City Council has authority to enact zoning ordinances that regulate land use within the City, which the City Council has exercised by enacting the Crest Hill Zoning Ordinance (the “Zoning Ordinance”); and

WHEREAS, Section 12.8-2 provides that a text amendment may be initiated by the City Council or Plan Commission; and

WHEREAS, on or about May 13, 2025, the City of Crest Hill, through its Community and Economic Development Department submitted an application for certain text amendments to the Zoning Ordinance to further define and regulate certain types of business uses which are not currently defined and regulated sufficiently by the Zoning Ordinance (“the Application”); and

WHEREAS, the Application seeks to further define and regulate, through text amendments to the Zoning Ordinance’s Definitions, General Standards, Use Regulations, and Parking requirements, certain business uses generally described as follows:

- Motorized Vehicle Storage and Salvage Related Activities;
- Contractor and Landscaping Based Businesses;
- Beauty and Personal Service-Related Businesses;
- Firearm Related Businesses.

(collectively the “Proposed Text Amendments”); and

WHEREAS, the Proposed Text Amendments were submitted to the Crest Hill Plan Commission (“Plan Commission”) for review and consideration on June 12, 2025; and

WHEREAS, the Plan Commission held a public hearing to consider the Proposed Amendments on June 12, 2025, with notice having been properly given for the same, and at that time heard arguments for the Proposed Text Amendments from the City’s Community and Economic Development Department staff, along with a written Plan Commission Staff Memorandum outlining the needs, goals and reasons for the Proposed Text Amendments; and

WHEREAS, the Plan Commission opened the floor for questions, cross-examination of

the City's Staff, and Public Comment for or against the Proposed Text Amendments, and there were none; and

WHEREAS, the Plan Commission, after hearing arguments on the Proposed Text Amendments, and considering the Application in light of the Standards for Consideration of Text Amendments contained in Section 12.8-4 of the Zoning Ordinance, recommended approval of the Proposed Amendments with a vote of 5 to 0, as stated in the Plan Commission's written Findings and Decision, a copy of which is attached hereto as Exhibit A and fully incorporated herein; and

WHEREAS, the City Council has read the attached Findings and Decision, along with the June 12, 2025 Plan Commission Staff Report, and has considered the arguments and recommendations made by the Community and Economic Development Staff, and hereby concurs in the Plan Commission's Findings and Decision and hereby adopts the recommendation and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve the Proposed Text Amendments, as set out in the June 12, 2025 Ordinance attached to the Plan Commission Findings and Decision.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The City Council hereby finds that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2: With respect to Motorized Vehicle Storage and Salvage Related Activities, the following text amendments are made to the Zoning Ordinance:

SECTION 2.0 (DEFINITIONS) of the Zoning Ordinance is hereby amended. The new proposed text is shown in a bold underlined font and any text that has been omitted is shown with a line struck through the specific content. The proposed include the following:

AUTOMOBILE MOTOR VEHICLE SALVAGE AND/OR WRECKING FACILITY: Any place where one or more motor vehicles that are not in running condition, and/or motor vehicle parts, are stored in the open; or any land, building, or structure used for the demolition or storing of such ~~automobiles~~ motor vehicles or parts thereof. ~~Such facilities are expressly prohibited in the City of Crest Hill. pursuant to [reference appropriate code].~~

JUNKYARD: An open area where junk, waste, scrap, discarded, or salvaged material is bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. **This does not include Architectural Salvage Facility as defined herein.** ~~A junkyard includes automobile wrecking, salvage or storage yards; use lumber yard; and house-wrecking and structural steel materials and equipment~~ **Such facilities are expressly prohibited in the City of Crest Hill.**

GARAGE, STORAGE: Any building used for housing only of ~~recreational vehicles,~~ motor-driven vehicles, **boats, and other personal items,** pursuant to previous **private**

arrangements and not to transients, and at which automotive fuels and oils are not dispensed, and motor-driven vehicles are not equipped, repaired, hired or sold.

BUS, TRUCK, TRACTOR, RV, AND BOAT STORAGE YARD: A business that keeps, in an unroofed area of a subject parcel, operable buses, trucks, tractors, recreational vehicles (RV), or boats associated with the principal use of a business/building in the same place for more than twenty-four (24) hours.

INOPERABLE MOTOR VEHICLE: A vehicle that cannot be driven on private or public streets for reasons including, but not limited to, being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

ARCHITECTURAL SALVAGE FACILITY: An operation, which is encompassed entirely indoors, that involves sourcing, salvaging, separating, and selling reclaimed building materials or architectural features from a variety of structures scheduled for demolition or renovation. Such materials include doors, windows, lumber, light fixtures, flooring, fireplace mantles, and other similar items. The materials and services associated with this definition shall not fall within the definition of Junkyard.

SECTION 8.0 GENERAL STANDARDS AND REGULATIONS OF USES is amended as follows:

Section 8.2-26 is amended as follows:

~~SALVAGE YARD~~ **MOTOR VEHICLE SALVAGE AND/OR WRECKING FACILITY:** All material and vehicles **and auto-related materials** located on the subject property must be screened by a **solid** fence, wall, or solid landscape screen adequate to conceal such auto-related materials and vehicles from adjacent properties and the public right-of-way. No auto-related materials or vehicles may be stored at a height greater than the screening, and no material or vehicles may exceed ten (10) feet in height.

The following new sections are added:

8.2-30 BUS, TRUCK, TRACTOR, RV, AND BOAT STORAGE YARD: Where such vehicles and boats are stored outdoors, all items must be screened by a solid fence, wall, or solid landscape screen to adequately minimize the visibility from adjacent properties and the public right-of-way.

8.2-31 STORAGE GARAGE: A space within the M-1 and M-2 zoning districts, not exceeding 2,000 square feet in total for any zoning lot, shall be allowed for the use of storing items that fall within the defined use established in Section 2.0 Definitions, of the Crest Hill Zoning Ordinance. If the zoning lot contains a multi-tenant building, then the maximum amount of units that can be designated for such use shall be two (2) and the total amount of square feet designated for such use shall be 2,000 square feet or less.

8.2-32 ARCHITECTURAL SALVAGE FACILITY: All operations associated with this use must take place entirely within the subject building. No materials may be donated or dropped off during non-business hours.

TABLE 4 (INDEX OF PERMITTED & SPECIAL USES; NON-RESIDENTIAL USES) of the Zoning Ordinance is hereby amended in part to remove Salvage Material Yards and replace it with Motor Vehicle Salvage and/or Wrecking Facility and to modify Bus Storage Yard designation, and to add Storage Garage and Architectural Salvage Facility to the Use Table, which is as follows:

CITY OF CREST HILL ZONING ORDINANCE
Table 4: Index of Permitted & Special Uses
Nonresidential Uses

Use	M-1	M-2	Use Standards
Salvage Material Yards including auto salvage yards	S	S	8.2-26
<u>Motor Vehicle Salvage and/or Wrecking Facility</u>	<u>S</u>	<u>S</u>	<u>8.2-26</u>
Bus Storage Yard, including Trucks, Tractors and Boats <u>Bus, Truck, Tractor, RV, and Boat Storage Yard</u>	P <u>S</u>	P <u>S</u>	<u>8.2-30</u>
<u>Storage Garage</u>	<u>P</u>	<u>P</u>	<u>8.2-31</u>
<u>Architectural Salvage Facility</u>	<u>S</u>	<u>S</u>	<u>8.2-32</u>

SECTION 11.0 OFF-STREET PARKING AND LOADING is hereby amended to add the following:

11.8-4 INDUSTRIAL USES

g. Bus, Truck, Tractor, RV, and Boat Storage Yard: One (1) Parking space shall be provided for each employee separate from any space dedicated to the storage of buses, trucks, tractors and boats.

h. Motor Vehicle Salvage and/or Wrecking Facility: One (1) Parking space shall be provided for every 25,000 square feet of outside area dedicated to such use, or four (4) parking spaces shall be provided, whichever is greater; these spaces shall be separate from any outside space associated with the salvage or wrecking facility operations.

SECTION 3: With respect to Contractor and Landscaping Based Businesses, the following text amendments are made to the Zoning Ordinance where new proposed text is shown in a bold underlined font and any text that has been omitted is shown with a line struck through the specific content:

SECTION 2.0 (DEFINITIONS) of the Zoning Ordinance is hereby amended as, in part, to include the following:

Contractor and Landscaping Based Businesses: A business occupying a building or portion thereof where building components (including, but not limited to, plumbing, electrical, heating, air conditioning, and building equipment), landscaping, and construction trade services are provided to the public. This use shall include, but is not limited to, contractor offices, showrooms, ancillary retail sales, shop floors, indoor

storage, and limited outdoor storage-related equipment and materials as further regulated in Sections 8.2-18 and 8.2-33 of this Ordinance.

SECTION 8.0 GENERAL STANDARDS AND REGULATIONS OF USES is amended as follows:

The following new section is added:

8.2-33 Contractor and Landscaping Based Businesses; Only vehicles, materials, goods, and equipment related to such use may be stored on site. No lawn clippings or any other vegetation waste shall be stored outside unless such waste shall be in sealed containers that are constructed for vegetation waste. Where vehicles and equipment are stored outdoors, such vehicles and equipment must be screened by a solid fence, wall, or solid landscape screen to adequately minimize the visibility from adjacent properties and the public right-of-way. No storage of any materials may exceed ten (10) feet in height. Properties that are zoned B-3 and are located on or fronting Broadway Street (IL-53), Thomas Court, Theodore Street (west of Larkin Avenue), and Rock Run Drive are the only properties that such use may operate after receiving a Special Use Permit.

TABLE 4 (INDEX OF PERMITTED & SPECIAL USES; NON-RESIDENTIAL USES) of the Zoning Ordinance is hereby amended in part to remove Salvage Material Yards and replace it with Motor Vehicle Salvage and/or Wrecking Facility and to modify the former Bus Storage Yard designation, and to add Storage Garage and Architectural Salvage Facility to the Use Table, as follows:

CITY OF CREST HILL ZONING ORDINANCE
Table 4: Index of Permitted & Special Uses
Nonresidential Uses

Use	B-3	M-1	M-2	Use Standards
<u>Contractor and Landscaping Based Businesses</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>8.2-18 and 8.2-33</u>
Landscape Company/Nursery		P	P	

SECTION 11.0 OFF-STREET PARKING AND LOADING is hereby amended to add the following:

i. Contractor and Landscaping Based Businesses: One (1) Parking space shall be provided for every 750 square feet of floor area dedicated to such use, minus any showroom space, plus one (1) parking for every 500 square feet of showroom space

SECTION 4: With respect to Beauty and Personal Service-Related Businesses, the following text amendments are made to the Zoning Ordinance where the new proposed text is shown in a bold underlined font and any text that has been omitted is shown with a line struck through specific content:

SECTION 2.0 (DEFINITIONS) of the Zoning Ordinance is hereby amended, in part, to include the following:

Barber Shop/Beauty Parlor/Salon: A business that provides a variety of services for the purpose of personal care including the specific uses of haircuts, hair coloring, hair treatments, and limited beauty treatments such as facials, manicures, pedicures, and waxing.

Alternative Beauty and Personal Services: A business that provides a variety of personal or beauty services that do not fall within the definitions of Barber Shop/Beauty Parlor/Salon, Tattoo Parlor, Body Piercing Establishment and Massage Establishment, which includes hydrotherapy, laser therapy, body sculpting, aesthetician services, acupuncturist, clairvoyant services, reiki services, psychic services, and other similar uses. All services offered must be conducted by a licensed or certified professional for each specific service as required by State Statute.

TABLE 4 (INDEX OF PERMITTED & SPECIAL USES; NON-RESIDENTIAL USES) of the Zoning Ordinance is hereby amended to include Alternative Beauty and Personal Services to the Use Table, as follows::

CITY OF CREST HILL ZONING ORDINANCE
Table 4: Index of Permitted & Special Uses
Nonresidential Uses

Table 4: Index of Permitted and Special Uses – Non-Residential Uses

Use	B-1	B-2	B-3	Use Standards
<u>Alternative Beauty and Personal Services</u>	<u>S</u>	<u>S</u>	<u>S</u>	

SECTION 11.0 OFF-STREET PARKING AND LOADING is hereby amended to replace Section 11.8-2 (c) with the following:

11.8-2 RETAIL AND SERVICE USES

c. Barber Shop/ Beauty Parlor **and Alternative Beauty and Personal Services:** One (1) parking space shall be provided for each ~~one hundred fifty (150)~~ **three hundred (300)** square feet of floor area.

SECTION 5: With respect to Firearm Related Businesses, the following text amendments are made to the Zoning Ordinance where new proposed text is shown in a bold underlined font:

SECTION 2.0 (DEFINITIONS) of the Zoning Ordinance is hereby amended, in part, to include the following new definitions:

Firearm Retail Business: Any business establishment that sells or offers for sale any firearm and/or ammunition, with or without related accessories and equipment. A firearm retail business may include off-premises FFL transfers as a service incident to the sale of firearms and ammunition.

Off-Premises Federal Firearms License (FFL) Transfer Business: Any business that provides off-premises FFL transfer services but does not independently sell or offer for sale any firearms or ammunition.

Firearm Manufacturer: Any business establishment that manufactures, assembles, or repairs firearms, but does not sell or offer any firearms or ammunition for sale.

SECTION 8.0 GENERAL STANDARDS AND REGULATIONS OF USES is amended to add the new Sections 8.2-34, 8.2-35, and 8.2-36, as follows:

8.2-34 FIREARM RETAIL BUSINESS. In addition to the specific district regulations, each firearm retail business shall be required to conform to the following requirements:

- a. **No firearm retail business may be located within 150 feet, measured from closest lot line to lot line, of any church, elementary school, high school, day care, library, or lot that is zoned or used for residential purposes.**
- b. **No firearms or ammunition may be stored on the premises of any firearm retail business, nor shall any such business be held open to the public, unless the business has secured and maintains all required federal and state licenses and other approvals.**

8.2-35 OFF-PREMISES FFL TRANSFER BUSINESS. In addition to the specific district regulations, each off-premises FFL transfer business shall be required to conform to the following requirements:

- a. **No FFL transfer business may be located within 150 feet, measured from lot line to lot line, of any church, elementary school, high school, day care, library, or lot that is zoned or used for residential purposes.**
- b. **No firearms may be stored on the premises of any off-premises FFL transfer business, nor shall any such business be held open to the public, unless the business has secured and maintains all required federal and state licenses and other approvals.**
- c. **No ammunition may be stored on the site of any FFL transfer business at any time.**

8.2-36 FIREARM MANUFACTURER. In addition to the specific district regulations, each firearm manufacturer shall be required to conform to the following requirements:

- a. **No firearm manufacturer may be located within 150 feet, measured from lot line to lot line, of any church, elementary school, high school, day care, library, or lot that is zoned or used for residential purposes.**
- b. **No firearms may be stored on the premises of any firearm manufacturer, nor shall any such business be held open to the public, unless the business has secured and maintains all required federal and state licenses and other approvals.**

- c. **No ammunition may be stored on the site of any firearm manufacturer at any time unless the business also receives approval to operate a firearm retail business on the same lot.**

TABLE 4 (INDEX OF PERMITTED & SPECIAL USES; NON-RESIDENTIAL USES) of the Zoning Ordinance is hereby amended to include the newly defined and regulated firearms related businesses as a Special Use in certain zoning districts, as follows:

CITY OF CREST HILL ZONING ORDINANCE
Table 4: Index of Permitted & Special Uses
Nonresidential Uses

Use	B-2	B-3	M-1	M-2	Use Standards
<u>Firearm Retail Business</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>8.2-34</u>
<u>Off-Premises FFL Transfer Business</u>			<u>S</u>	<u>S</u>	<u>8.2-35</u>
<u>Firearm Manufacturer</u>			<u>S</u>	<u>S</u>	<u>8.2-36</u>

SECTION 6: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 7: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 8: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 9: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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PASSED THIS 7TH DAY OF JULY, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
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 7TH DAY OF JULY, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Exhibit A

Plan Commission Findings of Fact and Recommendation of Approval

DRAFT

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

IN RE:)	
)	
The application of the City of Crest Hill)	
)	No. TXT-25-1-6-1
)	
)	
For Text Amendments to the City of Crest Hill)	
Zoning Ordinance)	
)	

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. TXT- 25-1-6-1
THE APPLICATION OF THE CITY OF CREST HILL FOR TEXT AMENDMENTS TO THE
CITY OF CREST HILL ZONING ORDINANCE**

THIS APPLICATION, coming before the City of Crest Hill Plan Commission for 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, and being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, the City of Crest Hill, through its Community and Economic Development Department Staff has properly filed the Application for Text Amendments; and.

B. That the application seeks text amendments to the City of Crest Hill Zoning Ordinance as outlined in the June 12, 2025 Plan Commission Staff Report, which text amendments are generally related to the following uses:

- A. *Motorized Vehicle Storage and Salvage Related Activities*
 - *Vehicle Salvage and Wrecking*
 - *Junkyards*
 - *Storage Garages*
 - *Bus, Truck, Tractor, RV, and Boat Storage Yard*
 - *Inoperable Motor Vehicle Storage*
 - *Architectural Salvage Facilities*
- B. *Contractor and Landscaping Based Businesses*
- C. *Beauty and Personal Service-Related Businesses*
 - *Barber Shop/Beauty Parlor/Salon*
 - *Alternative Beauty and Personal Services*
- D. *Firearm Related Business*
 - *Retail Firearms Sales*
 - *Off-Premises Federal Firearms License (FFL) Transfer Businesses*
 - *Firearm Manufacturer*

C. That the application seeking the foregoing text amendments was properly submitted and notice of the application and the Public Hearing were properly published;

D. That no interested parties filed their appearances herein;

E. That the public hearing was opened and called to order on June 12, 2025, and the Community and Economic Development Staff presented evidence and arguments in support of the application. Members of the public were allowed to make comment and examine the applicant's witnesses and make arguments for or against the Proposed Text Amendments. There were no public comments or statements made against the Proposed Text Amendments;

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

G. That the proposed text amendments, as considered under section 12.8 of the zoning code, meet the standards for the granting of the text amendments under section 12.8-4, specifically the considerations under subsections 1-6, as outlined in the June 12, 2025 Plan Commission Staff Report attached hereto as Exhibit A-1 and incorporated herein.

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 approval of text amendments, as follows:

1. That the application of the City of Crest Hill for the text amendments in Exhibit A-1 and generally summarized above were recommended to be approved by the City Council 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 text amendments be granted.

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

Bill Thomas, Chairperson

Christine Vershay-Hall, City Clerk

Exhibit A-1

June 12, 2025 Plan Commission Staff Report with Associated
Attachments

DRAFT



To: Plan Commission

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

Date: June 12, 2025

Re: City of Crest Hill Zoning Ordinance Text Amendments

BACKGROUND

During the administration, interpretation, and enforcement of the City's Zoning Ordinance over the past six months, Community Development Department staff have encountered a variety of existing and proposed businesses that are not clearly defined or consistently addressed in the current version of the Zoning Ordinance. As a result, the City has not consistently regulated these businesses in the past. The lack of clear and specific zoning regulations has made it more challenging for the City to prohibit, accommodate, and effectively regulate these businesses and provide clear direction to individuals who operate or are interested in operating these types of businesses in Crest Hill.

This staff report outlines the various Zoning Ordinance text amendments staff is recommending the City implement for the following types of businesses and business operations:

A. Motorized Vehicle Storage and Salvage Related Activities

- *Vehicle Salvage and Wrecking*
- *Junkyards*
- *Storage Garages*
- *Bus, Truck, Tractor, and Boat Storage Yard*
- *Inoperable Motor Vehicle Storage*
- *Architectural Salvage Facilities*

B. Contractor and Landscaping Based Businesses

C. Beauty and Personal Service-Related Businesses

- *Barber Shop/Beauty Parlor/Salon*
- *Alternative Beauty and Personal Services*

D. Firearm Related Business

- *Retail Firearms Sales*

- *Off-Premises Federal Firearms License (FFL) Transfer Businesses*
- *Firearm Manufacturer*

The structure of the proposed amendments presented in this report consists of the following format and addresses these four items:

1. **Need and Goal of Amendment:** Provides a brief summary of why a text amendment is necessary.
2. **Definitions:** Outlines the new definitions and adjustments to existing definitions for specific land uses and business operations staff believes the Zoning Ordinance needs to be regulated in a more clear and consistent manner.
3. **General Standards and Regulations of Uses:** Illustrates the new language and revisions to existing regulations staff is recommending be made to improve consistency with the Definition section of the Zoning Ordinance, clarify what zoning districts the various uses are allowed to operate in as a permitted or special use, and outline any special location or operational restrictions that apply to specific uses.

The existing Zoning Ordinance language staff is recommending be eliminated or replaced is reflected in ~~strike-thru~~ text. The new language staff is recommending be added to the Zoning Ordinance is reflected in **red font**.

4. **Parking:** Clarify and update parking requirements for specific uses.

Note, the City Attorney worked closely with Community Development staff to craft the text amendments proposed below to ensure compliance with state and federal regulations are satisfied.

RECOMMENDED ZONING ORDINANCE TEXT AMENDMENTS

A. Storage of Motorized Vehicles

1. **Need and Goal of Amendment:** Clarify outdoor storage regulations for different types of motorized vehicles. Differentiate between operable and inoperable vehicles. Clarify what comprises a "Storage Garage" and where this type of use is allowed. Identify what specific vehicle storage activities are permitted and prohibited. Clarify what is and is not considered a "Junkyard" and that such uses are clearly prohibited in the City of Crest Hill. Clarify what an "Architectural Salvage" is and how this type of business is allowed to operate in the City of Crest Hill.
2. **Definitions:** Revise **SECTION 2.0. DEFINITIONS** of the Zoning Ordinance as follows:

~~AUTOMOBILE~~ **MOTOR VEHICLE SALVAGE AND/OR WRECKING FACILITY:** Any place where one or more motor vehicles that are not in running condition, and/or motor vehicle parts, are stored in the open; or any land, building, or structure used for the demolition or storing of such ~~automobiles~~ motor vehicles or parts thereof. ~~Such facilities are expressly prohibited in the City of Crest Hill, pursuant to [reference appropriate code].~~

JUNKYARD: An open area where junk, waste, scrap, discarded, or salvaged material is bought, sold, exchanged, stored, baled, packed, disassembled, or

handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. This does not include Architectural Salvage Facility as defined herein. ~~A junkyard includes automobile wrecking, salvage or storage yards; use lumber yard; and house wrecking and structural steel materials and equipment~~ Such facilities are expressly prohibited in the City of Crest Hill.

GARAGE, STORAGE: Any building used for housing ~~only of~~ recreational vehicles, motor-driven vehicles, ~~boats, and other personal items,~~ pursuant to ~~previous private~~ arrangements and not to transients, and at which automotive fuels and oils are not dispensed and motor-driven vehicles are not equipped, repaired, hired or sold.

BUS, TRUCK, TRACTOR, AND BOAT STORAGE YARD: A business that keeps, in an unroofed area of a subject parcel, operable buses, trucks, tractors, or boats associated with the principal use of a business/building in the same place for more than twenty-four (24) hours.

INOPERABLE MOTOR VEHICLE: A vehicle that cannot be driven upon private or public streets for reasons including, but not limited to, being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

ARCHITECTURAL SALVAGE FACILITY: An operation, which is encompassed entirely indoors, that involves sourcing, salvaging, separating, and selling reclaimed building materials or architectural features from a variety of structures scheduled for demolition or renovation. Such materials include doors, windows, lumber, light fixtures, flooring, fireplace mantles, and other similar items. The materials and services associated with this definition shall not fall within the definition of Junkyard.

3. General Standards and Regulations of Uses: Revise **SECTION 8.0 GENERAL STANDARDS AND REGULATIONS OF USES** as follows:

8.2-26 SALVAGE YARD MOTOR VEHICLE SALVAGE AND/OR WRECKING FACILITY: ~~All material and vehicles and auto-related materials~~ located on the subject property must be screened by a solid fence, wall, or solid landscape screen adequate to conceal such auto-related materials and vehicles from adjacent properties and the public right-of-way. No auto-related materials or vehicles may be stored at a height greater than the screening, and no material or vehicles may exceed ten (10) feet in height.

Add the following text:

8.2-30 BUS, TRUCK, TRACTOR, AND BOAT STORAGE YARD: Where such vehicles and boats are stored outdoors, all items must be screened by a solid fence, wall, or solid landscape screen to adequately minimize the visibility from adjacent properties and the public right-of-way.

8.2-31 STORAGE GARAGE: A space within the M-1 and M-2 zoning districts, not exceeding 2,000 square feet in total for any zoning lot, shall be allowed for the use of storing items that fall within the defined use established in Section 2.0 Definitions, of the Crest Hill Zoning Ordinance. If the zoning lot contains a multi-tenant building, then the maximum amount of units that can be designated for such use shall be two (2) and the total amount of square feet designated for such use shall be 2,000 square feet or less.

8.2-32 ARCHITECTURAL SALVAGE FACILITY: All operations associated with this use must take place entirely within the subject building. No materials may be donated or dropped off during non-business hours.

Add or amend the following text to Table 4: Index of Permitted and Special Uses – Non-Residential Uses

Use	M-1	M-2	Use Standards
Salvage Material Yards including auto salvage yards	S	S	8.2-26
Motor Vehicle Salvage and/or Wrecking Facility	S	S	8.2-26
Bus Storage Yard, including Trucks, Tractors and Boats Bus, Truck, Tractor, and Boat Storage Yard	P S	P S	8.2-30
Storage Garage	P	P	8.2-31
Architectural Salvage Facility	S	S	8.2-32

4. Add the following text to **SECTION 11.0 OFF-STREET PARKING AND LOADING;**

11.8-4 INDUSTRIAL USES

g. Bus, Truck, Tractor, and Boat Storage Yard: One (1) Parking space shall be provided for each employee separate from any space dedicated to the storage of buses, trucks, tractors and boats.

h. Motor Vehicle Salvage and/or Wrecking Facility: One (1) Parking space shall be provided for every 25,000 square feet of outside area dedicated to such use, or four (4) parking spaces shall be provided, whichever is greater; these spaces shall be separate from any outside space associated with the salvage or wrecking facility operations.

B. Contractor and Landscaping Based Businesses

- 1. Need and Goal of Amendment:** The current Zoning Ordinance does not define or identify what zoning districts contractor shops and landscape service-based business are allowed to operate from. This is problematic as contractor shops and landscaping service-based businesses present their own unique set of operations and accessory activities that are not found with other land use types. As such, there are a number of items presented in the section below to address this land use type:
- 2. Definitions:** Add **SECTION 2.0. DEFINITIONS** of the Zoning Ordinance as follows:
Contractor and Landscaping Based Businesses: A business occupying a building or portion thereof where building components (including, but not limited to, plumbing, electrical, heating, air conditioning, and building equipment), landscaping, and construction trade services are provided to the public. This use shall include, but is not be limited to, contractor offices, showrooms, ancillary retail sales, shop floors, indoor storage, and limited outdoor storage-related equipment and materials as further regulated in Sections 8.2-18 and 8.2-33 of this Ordinance.
- 3. General Standards and Regulations of Uses:** Add **SECTION 8.0 GENERAL STANDARDS AND REGULATIONS OF USES** as follows:
8.2-33 Contractor and Landscaping Based Businesses: Only vehicles, materials, goods, and equipment related to such use may be stored on site. No lawn clippings or any other vegetation waste shall be stored outside unless such waste shall be in sealed containers that are constructed for vegetation waste. Where vehicles and equipment are stored outdoors, such vehicles and equipment must be screened by a solid fence, wall, or solid landscape

screen to adequately minimize the visibility from adjacent properties and the public right-of-way. No storage of any materials may exceed ten (10) feet in height. Properties that are zoned B-3 and are located on or fronting Broadway Street (IL-53), Thomas Court, Theodore Street (west of Larkin Avenue), and Rock Run Drive are the only properties that such use may operate after receiving a Special Use Permit.

Add or amend the following text

Table 4: Index of Permitted and Special Uses – Non-Residential Uses

Use	B-3	M-1	M-2	Use Standards
Contractor and Landscaping Based Businesses	S	P	P	8.2-18 and 8.2-33
Landscape Company/Nursery		P	P	

Since “Landscape Company/Nursery” is not a defined land use term, staff is taking the opportunity to omit the term “Landscape Company” from the land use term, “Landscape Company/Nursery” to eliminate confusion.

4. Add the following text to SECTION 11.0 OFF-STREET PARKING AND LOADING;

SECTION 11.8-4 INDUSTRIAL USES

i. Contractor and Landscaping Based Businesses: One (1) Parking space shall be provided for every 750 square feet of floor area dedicated to such use, minus any showroom space, plus one (1) parking for every 500 square feet of showroom space

C. Beauty and Personal-Service Related Businesses

1. Need and Goal of Amendment: The current Zoning Ordinance does not define barber shop/beauty salon or address the land use of aesthetician businesses which is a whole classification of services that should be defined and regulated.

2. Definitions: Add **SECTION 2.0. DEFINITIONS** of the Zoning Ordinance as follows:

Barber Shop/Beauty Parlor/Salon: A business that provides a variety of services for the purpose of personal care including the specific uses of haircuts, hair coloring, hair treatments, and limited beauty treatments such as facials, manicures, pedicures, and waxing.

Alternative Beauty and Personal Services: A business that provides a variety of personal or beauty services that do not fall within the definitions of Barber Shop/Beauty Parlor/Salon, Tattoo Parlor, Body Piercing Establishment and Massage Establishment, which includes hydrotherapy, laser therapy, body sculpting, aesthetician services, acupuncturist, clairvoyant services, reiki services, psychic services, and other similar uses. All services offered must be conducted by a licensed or certified professional for each specific service as required by State Statute.

3. General Standards and Regulations of Uses: Revise **SECTION 8.0 GENERAL STANDARDS AND REGULATIONS OF USES** as follows:

Add or amend the following text:

Table 4: Index of Permitted and Special Uses – Non-Residential Uses

Use	B-1	B-2	B-3	Use Standards
-----	-----	-----	-----	---------------

Alternative Beauty and Personal Services	S	S	S	
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4. Add the following text to **SECTION 11.0 OFF-STREET PARKING AND LOADING;**

11.8-2 RETAIL AND SERVICE USES

c. **Barber Shop/ Beauty Parlor and Alternative Beauty and Personal Services:** One (1) parking space shall be provided for each ~~one hundred fifty (150)~~ three hundred (300) square feet of floor area.

D. Firearm Sales, Dealers, Manufacturers and FFL Transfer-Based Businesses

1. **Need and Goal of Amendment:** Firearm sales, dealers, manufacturers, and federal firearm license (FFL) transfer-based businesses are not defined, nor regulated in the Zoning Ordinance. Staff is working to add certain land uses pertaining to firearms to address these business types within the Zoning Ordinance.

It is important to note that city staff and the City Attorney reviewed firearm related codes from Illinois communities, including nearby municipalities, reflected in Attachment to inform the following recommended text amendments.

2. **Definitions:** Add **SECTION 2.0. DEFINITIONS** of the Zoning Ordinance as follows:

SECTION 2.0 DEFINITIONS

Firearm Retail Business: Any business establishment that sells or offers for sale any firearm and/or ammunition, with or without related accessories and equipment. A firearm retail business may include off-premises FFL transfers as a service incident to the sale of firearms and ammunition.

Off-Premises Federal Firearms License (FFL) Transfer Business: Any business that provides off-premises FFL transfer services, but does not independently sell or offer for sale any firearms or ammunition.

Firearm Manufacturer: Any business establishment that manufactures, assembles, or repairs firearms, but does not sell or offer for sale any firearms or ammunition.

3. **General Standards and Regulations of Uses:** Revise **SECTION 8.0 GENERAL STANDARDS AND REGULATIONS OF USES** as follows:

Amend the following text

8.2-34 FIREARM RETAIL BUSINESS. In addition to the specific district regulations, each firearm retail business shall be required to conform to the following requirements:

- No firearm retail business may be located within 150 feet, measured from closest lot line to lot line, of any church, elementary school, high school, day care, library, or lot that is zoned or used for residential purposes.
- No firearms or ammunition may be stored on the premises of any firearm retail business, nor shall any such business be held open to the public, unless the business has secured and maintains all required federal and state licenses and other approvals.

8.2-35 OFF-PREMISES FFL TRANSFER BUSINESS. In addition to the specific district regulations, each off-premises FFL transfer business shall be required to conform to the following requirements:

- a. No FFL transfer business may be located within 150 feet, measured from lot line to lot line, of any church, elementary school, high school, day care, library, or lot that is zoned or used for residential purposes.
- b. No firearms may be stored on the premises of any off-premises FFL transfer business, nor shall any such business be held open to the public, unless the business has secured and maintains all required federal and state licenses and other approvals.
- c. No ammunition may be stored on the site of any FFL transfer business at any time.

8.2-36 FIREARM MANUFACTURER. In addition to the specific district regulations, each firearm manufacturer shall be required to conform to the following requirements:

- a. No firearm manufacturer may be located within 150 feet, measured from lot line to lot line, of any church, elementary school, high school, day care, library, or lot that is zoned or used for residential purposes.
- b. No firearms may be stored on the premises of any firearm manufacturer, nor shall any such business be held open to the public, unless the business has secured and maintains all required federal and state licenses and other approvals.
- c. No ammunition may be stored on the site of any firearm manufacturer at any time unless the business also receives approval to operate a firearm retail business on the same lot.

Add the following text

Table 4: Index of Permitted and Special Uses – Non-Residential Uses

Use	B-2	B-3	M-1	M-2	Use Standards
Firearm Retail Business	S	S	S	S	8.2-34
Off-Premises FFL Transfer Business			S	S	8.2-35
Firearm Manufacturer			S	S	8.2-36

With regards to parking, there are several *existing* code sections within Section 11 of the Zoning Ordinance that encompass off-street parking and loading regulations that will pertain to each type of use. A summary of the existing codes in relation to each type of firearm is found below.

Firearm Retail Business uses would adhere to the following parking regulations - 11.8-2 RETAIL AND SERVICE USES g. General Business: One (1) parking space shall be provided for each two hundred fifty (250) square feet of floor area, plus one (1) space per employee for the work shift with the largest number of employees, except as specifically set forth in this Section; or one (1) parking space shall be provided for each two hundred (200) square feet of floor area; whichever is greater.

Off-Premises FFL Transfer Business uses would adhere to the following parking regulations - 11.8-3 OFFICE USES a. Business, Public and Professional Office (unless listed elsewhere): Five (5) parking spaces shall be provided for the first one thousand (1,000) square feet of floor area and one (1) parking space shall be provided for each additional three hundred (300) square feet of floor area..

Firearm Manufacturer - 11.8-4 INDUSTRIAL USES a. Establishments manufacturing or industrial in the following: production, cleaning, servicing, testing, or repair of materials, goods, or products: One (1) parking space shall be provided for each employee, based on the largest shift, plus one (1) parking space for each vehicle used in the conduct of the enterprise. OR One parking space for each eight hundred (800) square feet of floor area whichever is greater.

Since these parking regulations are already in effect, there are no proposed off-street parking regulations being proposed for firearm-related uses.

ANALYSIS ON STANDARDS FOR THE TEXT AMENDMENTS

Each text amendment request needs to be analyzed against the standards found in the Crest Hill Zoning Ordinance. This is required to ensure that such requests are granted fairly and are in keeping with the community. As such, the staff analysis is detailed below.

Standards for a Text Amendment

1. The effect the text amendment would have on comprehensive planning in the community and the extent to which the proposed amendment would be consistent with Crest Hill's planning objectives.

Staff Response: The proposed text amendments are consistent with Crest Hill's planning objectives as these amendments will ensure various land uses are clearly defined and administered. Additional regulations are fairly placed to reduce any negative impact on adjacent properties which follows the planning objective of maintaining the public health safety welfare. Also, off-street parking standards are being evenly applied so as to not create congestion in the streets due to each proposed land use.

2. The consistency of the proposed text amendment with other provisions in this Ordinance.

Staff Response: There is consistency with the proposed text amendments in comparison to other provisions of the Ordinance. Proposed parking regulations are applied uniformly with like-for-like uses. For example, firearm retail sales will follow the same regulations as general retail and services uses in Zoning Ordinance Section 11.8-2. Additionally, uses that are heavy on outside storage have accommodations in the proposed text amendment that are similar in nature to other comparable uses to ensure that there is adequate space for both items stored outside and for employee/general guest parking.

3. The degree to which all property owners in the community, zoned in similar classifications, would be benefited or affected by the zoning text amendment; and the extent to which the proposed amendment would or would not benefit or affect one (1) or a selected and small group of property owners only.

Staff Response: All proposed text amendments have been crafted with the health safety and welfare of all property owners in the community in mind. Additional setbacks and buffer regulations are being proposed for uses that have outside uses to ensure that any impacts are kept to a minimum or are non-existent. For uses involving firearms, there are several buffers and activity restrictions to ensure that neighboring properties do not experience detrimental effects from the operation of such a use. Moreover, regulations from other communities were compared and considered when crafting the proposed text amendment to ensure that other regulations that are already adopted by similar neighboring communities were considered.

4. The extent to which the text amendment will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient.

Staff Response: The proposed text amendments will enhance the community's ability to regulate a series of land uses that either were not fully defined or missing entirely. For example, contractor and landscaping-based businesses were not defined, regulated or properly identified throughout the Zoning Ordinance.

The land uses regarding motor vehicle storage were not adequately clarified with regard to operable and inoperable vehicles. That is now defined and clarified. Firearm uses were not addressed in the Zoning Ordinance. The set of regulations identified above now encompass a series of land use definitions and parameters to regulate such uses. These land use terms are closely aligned with both federal firearm terminology and regulations of nearby communities.

5. The need for the zoning text amendment.

Staff Response All of the proposed text amendments will help staff administer the Zoning Ordinance in a more responsible and practical manner given that all of the proposed amendments

either clarify inconsistent language or add land uses that need to be regulated that were not touched on in the Zoning Ordinance below. Additionally, as business concepts evolve, amendments to the Zoning Ordinance will occur from time to time in order to keep up with emerging land uses and their secondary impacts. More text amendments will be needed to the Crest Hill Zoning Ordinance as staff continues to administer this code in relationship to such emerging business concepts and land uses.

6. Whether or not the proposed text amendment, if adopted, will require other provisions of this Ordinance to be changed or modified and, if so, the way in which the Ordinance will have to be further modified and amended

Staff Response: Community Development staff and the City Attorney combed through the existing Zoning Ordinance to ensure that there are no overlaps that will lead to further modifications. The proposed text amendments shown above already include modifications to the existing code along with the newly proposed text amendments to ensure that all code sections are cohesive and compatible. An example of this analysis is the elimination of “Landscape Company” from the land use identified in Table 4 as “Landscape Company/Nursery”. This term is not defined in the definition section of the Zoning Ordinance and may have conflicted with the new land use term being introduced, “Contractor and Landscaping Based Businesses”. Now that the proposed modification is being presented, there is a clear differentiation between these two land use concepts, and “Contractor and Landscaping Based Businesses” is further defined which will assist staff and the public in future scenarios.

STAFF RECOMMENDATION

Based on the information presented, staff recommends that the Plan Commission forward a positive recommendation of the requested Special Use and the Variances. Should the Plan Commission recommend approval to the City Council.

Attachment A – Text Amendment Application

Attachment B – Firearm Regulations from Other Illinois Municipalities

Application for Development

For Office Use Only: Case Number: TXT-25-1-6-1

Project Name: City-wide Zoning Ordinance Text Amendments

Owner: Community Development Correspondence To: _____

Street address: 20600 City Center Blvd Street address: _____

City, St., Zip: Crest Hill, IL 60003 City, St., Zip: _____

Phone: 815-741-5106 Phone: _____

Email: _____ Email: _____

Property Address:

Street address: City wide

Property Information:

Lot Width: N/A

City, St., Zip: N/A

Lot Depth: N/A

PIN: N/A

Total Area: N/A

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.com

Existing Zoning: N/A Existing Land Use: N/A

Requested Zoning: N/A Proposed Land Use: N/A

Adjoining Properties Zoning and Uses:

North of Property: N/A

South of Property: N/A

East of Property: N/A

West of Property: N/A

Purpose Statement (intended use and approval sought): City wide Text Amendments

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☐ Special Use: _____

☐ Variance: _____

☐ Planned Unit Development: TEXT

☐ Annexation: _____

☐ Plat: _____

☒ Other: Text Amendment

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

☐ Civil Engineer: N/A Phone: _____

Company: N/A Email: _____

☐ Contractor: N/A Phone: _____

Company: N/A Email: _____

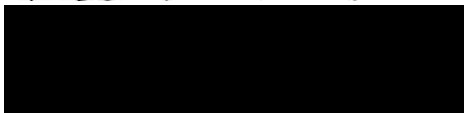
☐ Architect: N/A Phone: _____

Company: N/A Email: _____

☐ Builder: N/A Phone: _____

Company: N/A Email: _____

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



5/13/25
Date

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

Signature of the Owner

Date

FIREARM LAND USE REGULATIONS FROM NEARBY COMMUNITIES

- The Village of New Lenox allows "gun shops" as a special use in the C-3 (general commercial), C-7 (regional shopping), and I-1 (limited industrial) districts. In each case, the "gun shop" must be at least 500' from any residentially-zoned property, school, park, church, pre-school or day care center and must further comply with specific provisions of the Village code related to the manufacture and sale of firearms.
- The Village of Romeoville allows, "Sporting goods including firearms sales and service. Facility shall not include a firing range" as a special use in their B-3 Highway/Regional Shopping District. "Firearms sales and service, including a firing range, indoor only" is listed as a permitted use in M-1, Medium Manufacturing District.
- The City of Kankakee allows both "guns & ammunition sales & service" and "gunsmithing services" as special uses in its C-1 (neighborhood commercial) district and as a permitted use in its C-2 (service commercial), C-3 (central commercial), I-1 (light industrial), and I-2 (heavy industrial) districts.
- The Village of Manhattan allows "firearm sales and service, including off-premises FFL sales" as a special use in its C-3 (general commercial), BP (business park), I-1 (office, research, and light industrial), and I-2 (light industrial) districts.
- The City of Joliet allows "firearms dealers & gunsmiths" as a special use in its B-2 (central business) district and as a permitted use in its B-3 (general business) district, subject to conditions such as the business shall be in a freestanding building, the exterior walls shall be of masonry construction and shall be 500 feet from residentially-zoned lots and 1,000 feet from school, church, daycare, park or playground.

Crest Hill
CITY OF NEIGHBORS

Land Use Parameters for Firearm Retail Businesses

Map showing land use parameters for firearm retail businesses in Crest Hill, Illinois. The map displays various colored zones and boundaries, including residential, commercial, and industrial areas. Key locations and streets are labeled.

Legend:

- Church (Orange circle)
- Daycare (Green circle)
- Library (Blue circle)
- School (Pink circle)
- City Limits (Purple outline)
- Residential Zoned Lots - 150ft Buffer (Green shaded area)
- Points of Interest - 150ft Buffer (Yellow circle)
- B-2 - GENERAL BUSINESS DISTRICT (Light pink shaded area)
- B-3 - BUSINESS SERVICE DISTRICT (Red shaded area)
- M-1 - LIMITED MANUFACTURING DISTRICT (Light blue shaded area)
- M-2 - GENERAL MANUFACTURING DISTRICT (Dark blue shaded area)

Map labels include: Mistwood Golf Club, W Airport Rd, Airport Rd, Lewis University, Prairie Bluff Public Golf Club, Prairie Bluff Preserve, Lockport Prairie Nature Preserve, Division St, Broadway St, Des Plaines River, Joliet Iron Works Historic Site, Joliet, Robinson Engineering, Theodore Marsh, Crest Hill, Sunnyland, Crystal Lawns, Caton Farm Rd, Root St, Pasadena Ave, Elsie Ave, Rose Ave, Ludwig Ave, Stern Ave, Dearborn St, Highland Ave, Russell St, Theodore St, Kelly Ave, Cora St, N Broadway St, N Bluff St, N Joliet St, N Chicago St, N Center St, N Scott St, State St, Black Rd, Ingalls Ave, Clara Ave, Vernon St, Dellmar St, George Ave, Pioneer Rd, Brentwood Pl, Edgerton Dr, N Larkin Ave, Plainfield Rd, Webster Rd, Randich Rd, W McGilvray, Rankin Dr, W Renwick Rd, Zausa Dr, Division St, Frontiers Ln, Harms Rd, Gaylord Rd, Budler Rd, Richfield Trl, Mink Creek, Janet Ave, Wilco Blvd, S Weber Rd, Penwick Rd, Renwick Rd, Broadway St, Channel Dr, Des Plaines River, Joliet Iron Works Historic Site, Robinson Engineering, Joliet, N Broadway St, N Bluff St, N Joliet St, N Chicago St, N Center St, N Scott St, State St, Black Rd, Ingalls Ave, Clara Ave, Vernon St, Dellmar St, George Ave, Pioneer Rd, Brentwood Pl, Edgerton Dr, N Larkin Ave, Plainfield Rd, Webster Rd, Randich Rd, W McGilvray, Rankin Dr, W Renwick Rd, Zausa Dr, Division St, Frontiers Ln, Harms Rd, Gaylord Rd, Budler Rd, Richfield Trl, Mink Creek, Janet Ave, Wilco Blvd, S Weber Rd, Penwick Rd, Renwick Rd, Broadway St, Channel Dr, Des Plaines River, Joliet Iron Works Historic Site, Robinson Engineering, Joliet.

Scale: 0 to 2,000 ft.



Land Use Parameters for Off-Premises FFL Transfer Businesses

