



<b>Meeting Date:</b>	June 23, 2025
<b>Submitter:</b>	Patrick Ainsworth, AICP Community and Economic Development Director
<b>Department:</b>	Community & Economic Development
<b>Agenda Item:</b>	Discussion and Consideration of a Special Use and Variation Application for 1800 Dearborn Street

**Summary:**

Redemption Hour Ministry (the “Applicant”) appeared before the Plan Commission (PCZBA) on June 12, 2025, requesting a Special Use Permit and Variations for the reactivation of the existing building at 1800 Dearborn Street (the “Subject Property”) to be used as a church which is shown in the map below.



The Subject Property is shown above and currently zoned R-1 Single Family Residence District.

The Subject Property encompasses a vacant, 9,400 square foot building and an off-street parking lot with 50 parking spaces. The Catholic Diocese of Joliet is the current property owner and is proposing to sell the property to the Applicant for the use of a church. To reactivate the Subject Property, the Applicant must obtain a Special Use Permit for a Church and several Variations to help maintain the existing building and parking lot. This application went before the Plan Commission/Zoning Board of Appeals (PCZBA) at the June 12, 2025, meeting and after the Applicant presented the case to the PCZBA, the PCZBA made a favorable recommendation on the new Special Use Permit and Variation requests.

The recommendation from the PCZBA included the following 6 (six) 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.

**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 - Special Use Ordinance (with associated Exhibits)

# Attachment A

## MINUTES OF THE CREST HILL PLAN COMMISSION

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

The Pledge of Allegiance was recited in unison.

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

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

Absent were: Commissioner Marty Flynn, Commissioner John Stanton.

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

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

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

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

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

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

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

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

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

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

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



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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioners Stanton, Flynn.

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

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Stanton, Flynn.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC COMMENTS: There were no public comments.

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Commissioner Stanton, Flynn.

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

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

As approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

As presented \_\_\_\_\_

As amended \_\_\_\_\_

\_\_\_\_\_  
BILL THOMAS, COMMISSION CHAIRMAN

DRAFT

## ORDINANCE NO. \_\_\_\_\_

### **AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO REACTIVATE A CHURCH USE AND FOR MULTIPLE VARIATIONS TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY LOCATED AT 1800 DEARBORN STREET IN CREST HILL, ILLINOIS (APPLICATION OF REDEMPTION HOUR MINISTRY)**

**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**, the Illinois Municipal Code, 65 ILCS 5/11-13-5 (the “Code”) authorizes the corporate authorities to “vary their application in harmony with their general purpose and intent and in accordance with general or specific rules therein contained in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land;” and

**WHEREAS**, the Code states that a variation shall be permitted only upon the finding of certain requirements listed in the Code; and

**WHEREAS**, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for variations from its Zoning Requirement in Section 12.6-2 of the Crest Hill Zoning Ordinance; and

**WHEREAS**, the Applicant, Redemption Hour Ministry (“Applicant”) is the contract purchaser of certain property currently owned by the Diocese of Joliet (“Owner”) located within the corporate boundaries of the City of Crest Hill, with PIN number (11-04-33-315-001-0000 and commonly known as 1800 Dearborn Street in the City of Crest Hill, Illinois (“Subject Property”); and

**WHEREAS**, the Subject Property is presently zoned R-1 (single family residential) and is legally described on Exhibit A to the Plan Commission Findings and Decision attached hereto and fully incorporated herein; and

**WHEREAS**, on or about May 12, 2025, Applicant submitted an Application for Development (“Application”) to the City seeking, *inter alia*, the following zoning relief:

1. To Reactivate the use of the property as a church in a residential zoning district on the property bearing PIN 11-04-33-315-001-0000, which was formerly used as St. Anne’s Catholic Church by the Diocese of Joliet; and
2. 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. A trash enclosure is required for this property which will slightly increase the total lot coverage for the subject property.
3. Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is being requested.
4. Section 11.4-1 – Parking Configurations – Variation to maintain the current aisle width at 17 feet and four inches instead of the 26 feet required is being requested.
5. 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.
6. 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 to maintain the existing number of parking spaces on-site.

**WHEREAS**, in addition to the Application, the Owner submitted a written verification that it supports the Application.

**WHEREAS**, on June 12, 2025, the City of Crest Hill Plan Commission conducted a public hearing on the Application, due notice having been published and provided for the same, and at that time, the Plan Commission recommended conditional approval of the Application with a vote of 5 - 0, as stated in the Plan Commission's written Findings and Decision, which is attached hereto and fully incorporated herein; and

**WHEREAS**, the City Council has reviewed and concurred with the Plan Commission's Findings and Decision and hereby determines and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve the Application, subject to the six (6) enumerated conditions in the June 9, 2025 Crest Hill Plan Commission Staff Memorandum which is incorporated herein.

**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 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:** The City Council hereby approves the Application of Redemption Hour Ministry and grants to Redemption Hour Ministry the following:

1. A Special Use Permit to utilize the property bearing PIN 11-04-33-315-001-0000 as a Church subject to the six (6) conditions contained in the June 9, 2025 Crest Hill Plan Commission Staff Memorandum, attached as Exhibit B to the Plan Commission Findings and Decision attached hereto and incorporated herein; and

2. A Variation from Table 1 – Zoning District and Standards for Residential Districts – Maximum Lot Coverage – of 9% of the Lot Coverage Requirement of 50% for a total allowed lot coverage of 59%
  - a. A trash enclosure is required for this property which will slightly increase the total lot coverage for the subject property; and
3. A variation from Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is hereby granted.
4. A variation from Section 11.4-1 – Parking Configurations – Variation to maintain the current aisle width at 17 feet and four inches is hereby granted rather than the required 26 feet.
5. A variation from Section 11.5-3 – Parking Adjacent to Residential – A variation from the required 10-foot landscaped area in the side and rear yards to 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, so no additional landscaping is required.
6. A variation from Section 11.6-2 - Screening and Landscaping – No landscape islands are required in the existing parking lot as required by Section 11.6-2 since it would further reduce the number of parking spaces provided.

**SECTION 3:** 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 4:** 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 5:** That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 6:** This Ordinance shall be in full force and effect from and after the later occurring of (i) its passage, approval and publication in pamphlet form as provided by law and (ii) execution by the Applicant and the Owner of the “Unconditional Agreement and Consent” attached hereto and fully incorporated herein as Exhibit C. In the event that Exhibit C is not fully executed within sixty (60) days following the adoption of this Ordinance, this Ordinance shall thereafter be null and void and of no further legal effect and shall be deemed to have been automatically repealed and rescinded without any further action by the City Council or notice or hearing due to Redemption Hour Ministry.

*[Intentionally Blank]*

PASSED THIS 7<sup>TH</sup> DAY OF JULY, 2025.

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

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Christine Vershay-Hall, City Clerk

APPROVED THIS 7<sup>TH</sup> DAY OF JULY, 2025.

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Raymond R. Soliman, Mayor

ATTEST:

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Christine Vershay-Hall, City Clerk



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

IN RE:	)	
	)	
The application of Redemption Hour	)	
Ministry	)	No. SU-25-3-6-1
	)	
For Special Use and Variations.	)	

**FINDINGS AND DECISION OF THE  
PLAN COMMISSION AS TO CASE NO. SU-25-3-6-1  
THE APPLICATION REDEMPTION HOUR MINISTRY FOR A SPECIAL USE PERMIT FOR  
A CHURCH USE AND MULTIPLE VARIATIONS FROM THE CITY OF CREST HILL  
ZONING ORDINANCE FOR PROPERTY LOCATED AS 1800 DEARBORN STREET IN THE  
CITY OF CREST HILL.**

THIS APPLICATION, coming before the Plan Commission for hearing and decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on June 12, 2025, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Redemption Hour Ministry, is the contract purchaser of the real estate described in the application and that the Owner of the property has provided written consent to the consideration of the application;

B. That the application seeks a special use for a reactivation of the prior church use on the subject property along with multiple variations for the property described in the application, commonly known as 1800 Dearborn Street in Crest Hill, Illinois (the "Property"), which is legally described in Exhibit A, attached hereto and incorporated herein by reference;

C. That the Property is zoned R-1;

D. That the Property had previously been used as a Catholic Church and the application seeks a special use to reactivate the use of the Property as a church following the sale to the Applicant.

E. That the application seeks approval of the following variations from the City of Crest Hill Zoning Ordinance:

- 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. A trash enclosure is required for this property which will slightly increase the total lot coverage for the subject property.
- Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is being requested.

- Section 11.4-1 – Parking Configurations – Variation to maintain the current aisle width at 17 feet and four inches instead of the 26 feet required is being requested.
- 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.
- 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 to maintain the existing number of parking spaces on-site.

All these requested Variations are contained in the June 9, 2025, Crest Hill Plan Commission Staff Memorandum attached hereto and incorporated herein as Exhibit B and relate to the property located at 1800 Dearborn Street in Crest Hill, Illinois, with PIN 11-04-33-315-001-0000.

F. That following the proposed purchase of the Property by the Applicant, the proposed use would not be allowed absent a Special Use Permit to operate a church and without the requested variations;

G. That the application for the special use permit and variations was properly submitted and notice of the application and the public hearing were properly made;

H. That no interested parties filed their appearances herein;

I. That the public hearing was opened and called to order on June 12, 2025, the applicant presented evidence and arguments in support of its application on June 12, 2025;

J. That those members of the public with questions and/or public comment were allowed to examine the applicant and its representative and to state their comments for or against the application;

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

L. That the proposed Special Use Permit meets the standards set out in the Zoning Ordinance, and the requested variations, as considered under section 12.6 of the Zoning Ordinance, meets the three (3) standards for the granting of a variation under section 12.6-2 as well as the supplemental considerations set forth in subsections 12.6-2(1)-(8).

**THEREFORE, IT IS THE DECISION OF THE PLAN COMMISSION OF THE CITY OF CREST HILL, ILLINOIS, BASED UPON THE EVIDENCE HEARD BY SAME AND ARGUMENTS AND SUGGESTIONS HEARD AT THE PUBLIC HEARING, AND HAVING DULY CONSIDERED THE MANDATES AND STANDARDS AS SET FORTH IN THE CITY OF CREST HILL, ILLINOIS ZONING ORDINANCE FOR THE GRANTING OF VARIANCES, AS FOLLOWS:**

1. That the application of Redemption Hour Ministry for a Special Use Permit for operation of a church and the multiple variations requested in the application and the attached Exhibit B for property located at 1800 Dearborn Street in Crest Hill, Illinois with PIN 11-04-33-315-001-0000 was approved and is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the Special Use permit and variations be granted subject to the six (6) conditions outlined and stated in the June 9, 2025, Plan Commission Staff Memorandum attached hereto as Exhibit C.

[Left Intentionally Blank]

	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>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
Commissioner Gordon Butler	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
Commissioner Marty Flynn	<u>          </u>	<u>          </u>	<u>X</u>	<u>          </u>
Commissioner Jeff Peterson	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
Commissioner John Stanton	<u>          </u>	<u>          </u>	<u>X</u>	<u>          </u>

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Bill Thomas, Chairman

Christine Vershay-Hall, City Clerk

EXHIBIT A  
LEGAL DESCRIPTION

PROPERTY ADDRESS: 1800 Dearborn Street Crest Hill, IL

PERMANENT INDEX NO: 11-04-33-315-001-0000

LEGAL DESCRIPTION

LOTS 438 TO 444, BOTH INCLUSIVE, IN STERN PARK ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LOCKPORT (CREST HILL), WILL COUNTY, ILLINOIS

EXHIBIT B  
JUNE 9, 2025, PLAN COMMISSION STAFF MEMORANDUM WITH CORRESPONDING  
ATTACHMENTS, RECOMMENDATIONS AND REQUIRED CONDITIONS

# Exhibit B



**To:** Plan Commission/ZBA

Patrick Ainsworth, AICP, Community and Economic Development Director

**From:** Ronald Mentzer, Community & Economic Development Consultant

**Date:** June 9, 2025

Consideration of Case Number SU-25-3-6-1 Request of Redemption Hour Ministry seeking approval for a Special Use Permit and Variations to reactivate the existing building for a Church which is an allowable Special Use under the Crest Hill Zoning Ordinance. The subject parcel is zoned R-1, Single Family Residence District and is located at 1800 Dearborn Street in Crest Hill, Illinois

## *Project Details*

Project	Church
Request	Special Use for Church
	Variation for Existing Conditions
Location	1800 Dearborn Street

## *Site Details*

Building Size	9,400 SF (Gross Floor Area)
Site Area	45,900 square feet

## *Land Use and Zoning Summary*

	Land Use	Comp Plan	Zoning
Subject Parcel	Vacant Church	Single Family	R-1
North	Single Family	Single Family	R-1
South	Single Family	Single Family	R-1
East	Single Family	Single Family	R-1
West	Single Family	Single Family	R-1

## **PROJECT SUMMARY**

Redemption Hour Ministry (the "Applicant"), is under contract to purchase the vacant building at 1800 Dearborn Street (the "Subject Property") which formerly encompassed St. Anne's Church and has submitted an application package for the City's potential approval of a Special Use Permit with Variations for the reactivation of the building as a religious use (PIN 11-04-33-315-001-0000) – see Exhibit A for the location and zoning map for this property. Since this subject building was constructed prior to the adoption of the current Zoning Ordinance, Section 5.5 of the Crest Hill Zoning Ordinance requires this property to retroactively obtain a Special Use Permit and any Variations to bring the property into compliance with city regulations prior to the sale of the property taking place.

## **Project Background**



The current building, located at the northeast corner of Ludwig Avenue and Dearborn Street, was constructed in 1953, prior to the City of Crest Hill being incorporated. The multi-level building is improved with face-brick on all four elevations, and an addition was added to the rear of the building, the north elevation, in the 1990s. The rear portion of property is improved with an asphalt surface parking lot consisting of 50 parking spaces. The current owner, Catholic Arch Diocese of Joliet, closed the facility in 2024 and subsequently put the Subject Property on the market. The Applicant plans to purchase the property and move their congregation from Romeoville to this address. Despite the property being vacant for less than one year, Zoning Ordinance Section 5.5 requires this property to obtain a Special Use Permit and Variations prior to the sale of this property.

According to the Project Narrative (Attachment B), the current total number of members in the Applicant's congregation is 70. There are several activities that take place throughout the week which are summarized on page one of the Project Narrative under "Schedule of Activities". Moreover, there are additional special events that will be hosted in the subject building such as wedding ceremonies and receptions, baby showers, breakfast meetings and other similar events for Church members only. As noted in the Project Narrative, no alcohol will be served at any function on the subject property.

Since the Applicant is proposing to reactivate a vacant building with the same type of activities as the previous occupants, there are no major external modifications being made to the property. The Applicant has acknowledged in the submitted plans that four pews will be removed from the main worship area. This will both reduce the number of people that can be seated in the main worship area and reduce the extent of the parking variation requested as described in the section below.

If the Special Use and the Variation requests are approved, the Applicant plans to close on the subject property and re-occupy this building later this year.

### **Planning, Zoning, and City Code Analysis**

**Zoning Ordinance and Crest Hill City Code Regulations** – The following subsections assess the submittals in relation to the Zoning Ordinance and the Crest Hill City Code. There are several components of the project to review in comparison to this document, hence there are multiple attributes of this project that are detailed below. Variances being requested are identified in bold font.

#### **Zoning Regulations for R-1, Single Family Residence District Related to an Existing Church**

Minimum Lot Area	8,000 SF Required	45,900 SF Provided
Max Structure Height	30 Foot Max Allowed Height	28 Feet Existing*
Front Yard Setback	30 Feet Required	Approx. 32 Feet
Interior Side Yard Setback	10 Feet Required	Approx. 27.1 Feet (East)
Corner Side Yard Setback	20 Feet Required	Approx. 27.25 Feet (West)
Rear Yard Setback	20 Feet Required	Approx. 132 Feet
Lot Coverage	50% Max Allowed	<b>58% Presented</b>
Off Street Parking	55 Spaces Required	<b>50 Spaces Provided (Deficit of 5 spaces)</b>
Landscape Parking Buffer	10 Foot Landscaped Area	<b>Zero Foot Landscaped Area Provided</b>
Parking lot landscape islands	Required at the end of each row of parking	<b>No parking lot landscaping islands provided at end of each parking row</b>
Parking aisle width between stalls	26 feet required	<b>17'-4" Existing</b>

\*Church steeples are exempt from the height regulations per Zoning Ordinance Section 4.2-7.

As shown in the table above, the existing bulk regulations are in general compliance between the proposed project and the Crest Hill Zoning Ordinance, except for the maximum lot coverage. The requested variations are for the lot coverage, the existing parking lot, and the number of spaces provided.

**Off Street Parking** – Since the property is currently improved with an existing structure and asphalt parking lot, the Applicant has no plans to expand the building or parking lot. Additionally, the Applicant has indicated that four pews will be removed from the worship area thereby reducing the number of people that can gather in this space.

The number of required off-street parking spaces is calculated at a rate of one parking space for every four seats per Section 11.8-5.a. The main worship area is improved with pews for the seating. Zoning Ordinance Section 11.3-3 elaborates on how a pew is measured for one seat. That text is provided below.

11.3-3 SEAT OR BENCH A seat shall be the space intended for one (1) individual; in a place where patrons or spectators occupy benches, pews, or other seating facilities, each twenty (20) inches of seating facilities shall be counted as one (1) seat.

Per Attachment B, there are 28 pews measuring 13 feet in width. After applying the off-street parking regulations to the proposed seating arrangement, 55 off-street parking requirements are required. To showcase that the 50 parking spaces provided in the current parking lot is adequate, the Applicant provided a Traffic Impact Statement (TIS) prepared by KLOA and dated May 2, 2025 (Part of Attachment B). The TIS showcased various off street parking calculations assigned with different approaches per the Institute of Transportation Engineers, *Parking Generation Manual*, 6<sup>th</sup> edition.

Specifically, the TIS estimated parking demand is based on two calculation methodologies. One methodology yielded 40 off-street parking spaces required for 70 attendees based on .54 parking space required per person. The second methodology yielded 123 parking spaces based on 13.9 parking spaces for every 1,000 square feet of gross building area (this figure does not exclude storage rooms, bathrooms and other generally exempt areas). Note, page 5 of the TIS identifies a parking requirement of 63 parking spaces after reviewing the Crest Hill Zoning Ordinance. This is **not** a correct figure as Section 11.3-3 of the Zoning Ordinance elaborates on how to measure a pew in relationship to the number of off-street parking calculations.

As a result of this analysis, it is clear that the off-street parking requirement found in the Crest Hill Zoning Ordinance is within the spectrum of off-street parking requirements for such land use. It is anticipated that members who are in the same family or household will drive to the property together. It is important to note the TIS did conclude that the parking count provided will be adequate for the Applicant and can accommodate future growth as well.

**Existing Driveways** – The Plat of Survey shows two entrances off of Dearborn Street for the subject property and both entrances are under the 30' maximum allowed width as identified in the Crest Hill City Code. No variations were being requested for the entrance widths.

**Live Planting Requirement Section** – City Code Section 15.04.040(I)(2)(b)(2) states that 1 approved planting per 725 square feet of improved land area is required, which results in a minimum of 63

plantings for this particular property. The Applicant noted that there are over 162 live plantings that are already improved on site. The number of live plantings complies with this code section.

**Summary of Variations Being Requested** – Since this property has several variations being requested, the list below is a summary of all requests with the applicable code sections.

- 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.
- Section 11.8-5 - Off-Street Parking – Variation of five (5) parking spaces is being requested.
- Section 11.4-1 – Parking Configurations – Variation to maintain the current aisle width at 17 feet and four inches instead of the 26 feet required is being requested.
- 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.
- 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.

In summary, the Applicant is proposing to maintain the existing property conditions and reactivate the subject building with a religious use. Maintaining the property in its current form will assist with the preservation of this property and be in-keeping with the scale of the established neighborhood. It is the Crest Hill Zoning Ordinance regulations that came into effect *after* the establishment of this property. Specifically, Section 5.5 of the Crest Hill Zoning Ordinance is triggering the Applicant to request all of the subject Variations and a Special Use permit prior to the purchase and reoccupation of this property.

**Comprehensive Plan** – The 2014 Crest Hill Comprehensive Plan is a land use guide to ensure logical and orderly growth of the community. With this notion, this document was reviewed in comparison to this project to ensure that this guide is being followed. That analysis is discussed below in more detail.

The City's 2014 Comprehensive Plan assigns this property as Residential on the Future Land Use Map. While there is limited content in reference to religious institutions in the Comprehensive Plan, there is content discussing development (and uses) within the established neighborhoods. One such reference is provided below:

Crest Hill's older neighborhoods have a distinct character that is defined by smaller lot sizes, more modest building scale, smaller setbacks, the traditional design of local street network, and the presence of mature trees..... . Future development should accommodate appropriate variations in lot size and residential design, but aim to create a similar character to existing neighborhoods. They should integrate logical connections to surrounding development, consistent street grids and block sizes...

This aspect of the Comprehensive Plan can be extended to the reuse of existing structures within the context of existing neighborhood improvements. Since this property has been utilized as a religious assembly use for decades, and the Applicant intends to reactivate the building and property for the same use, the reactivation of this property is in-keeping with the current context of the neighborhood.

Given the notion that the Applicant is not proposing any major additions or alterations to the structure, the reactivation of the building should not alter the character of the neighborhood.

### **ANALYSIS ON STANDARDS FOR VARIATION AND SPECIAL USE**

Each Special Use and Variation request needs to be analyzed against the standards found in the Crest Hill Zoning Ordinance. This is required to ensure that such special permissions are granted fairly and are in-keeping with the surrounding properties. As such, the staff analysis is detailed below.

#### **Standards for a Special Use**

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

*Staff Response:* The establishment of the Special Use will not be detrimental to the public health, safety or general welfare as this property is already arranged for a religious use. The Applicant has stated in the application that there are 70 members in the congregation and there will be pews removed from the main gathering area. These statements and actions will allow the Applicant to reactivate the vacant building and help maintain the general welfare of the surrounding area.

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

*Staff Response:* The reactivation of the existing building and property with another religious use will not be injurious to the properties in the immediate vicinity. Off-street parking is provided on the property that will adequately serve the Applicant's needs. Reactivating this building will assist with maintaining property values as a reduction in building vacancy generally assists with enhancing neighborhood vitality.

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

*Staff Response:* The requested Special Use is a retroactive request since the property was a religious use for approximately 70 years. No major alterations are being proposed to the property that would impede orderly development of the surrounding properties.

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

*Staff Response:* Since the property is already fully constructed, all utilities, road access and other improvements have been provided for this property to fully function.

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

*Staff Response:* A Traffic Impact Statement has been prepared by a traffic engineering firm, KLOA. Based on the findings of this document, adequate ingress and egress already exists for this property which will minimize traffic congestion in the public streets.

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

*Staff Response:* The property will conform to other applicable use regulations as found in the City Codes and Ordinances. All primary activities related to this religious use will be conducted inside of the existing building. Any outside events will need prior approval from the City of Crest Hill.

### **Standards for Variation**

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

*Staff Response:* The property cannot yield a reasonable return under the current regulations of Crest Hill Zoning Ordinance because these regulations prevent it from being occupied with a religious/church. Specifically, Section 5.5 requires this property and all non-compliant properties to go through this process prior to the sale of the property. Additionally, the subject building was constructed and operated *prior* to the establishment of the Crest Hill Zoning Ordinance. If the requested variations are not granted, then the current property owner would essentially have to raze the entire building and parking lot structure and reconstruct a much smaller version of the existing improvements in order to comply with current code requirements.

2. That the plight of the owner is due to unique circumstances.

*Staff Response:* The plight of the owner is due to unique circumstances as this property was constructed and actively used prior to the City's current zoning regulations going in effect.

3. That the variation, if granted, will not alter the essential character of the locality.

*Staff Response:* Granting the requested variations for this property will not alter the character of the locality as the Applicant is proposing no major amendments to the building or the parking lot. In fact, granting the Variations will preserve the neighborhood character and allow this cultural facility to be reactivated with another similar religious use.

### **REFERENCE TO FEDERAL LAW**

Since religious uses are not a frequent request, there is a Federal Law called the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) which discusses protections of religious freedom by ensuring that zoning and land use regulations don't discriminate against religious institutions or burden their religious exercise. The notion that any religious use in a residentially zoned district is a Special Use allows all religious organizations to go through the same process which involves a public hearing and City Council approval.

### **STAFF RECOMMENDATION**

Based on the information received and presented by the Applicant, 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, then the following conditions shall be considered as part of the recommendation:

### **Conditions of Approval:**

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.

**Attachments:**

Attachment A – Plan Commission Application and Plat of Survey

Attachment B – Application Submittals and Drawings

**EXHIBIT A – AERIAL PHOTO OF SUBJECT PROPERTY LOCATION WITH ZONING DISTRICT**





**Application for Development**

For Office Use Only: <b>Case Number:</b>
--

**Project Name:** Redemption Hour Ministry**Owner:** Henry O Amegatcher**Correspondence To:** Alena Jotkus**Street address:** [REDACTED]**Street address:** [REDACTED]**City, St., Zip:** [REDACTED]**City, St., Zip:** [REDACTED]**Phone:** [REDACTED]**Phone:** [REDACTED]**Email:** [REDACTED]**Email:** [REDACTED]**Property Address:****Property Information:****Street address:** 1800 Dearborn Street**Lot Width:** \_\_\_\_\_**City, St., Zip:** Crest Hill, IL 60403**Lot Depth:** \_\_\_\_\_**PIN:** 11-04-33-315-001-0000**Total Area:** \_\_\_\_\_

**\*Submit an electronic version of the legal description only in a Word document to:**  
[buildingdepartment@cityofcresthill.com](mailto:buildingdepartment@cityofcresthill.com)

**Existing Zoning:** R**Existing Land Use:** religious organization**Requested Zoning:** \_\_\_\_\_**Proposed Land Use:** religious organization**Adjoining Properties Zoning and Uses:****North of Property:** \_\_\_\_\_**South of Property:** \_\_\_\_\_**East of Property:** \_\_\_\_\_**West of Property:** \_\_\_\_\_**Purpose Statement (intended use and approval sought):** \_\_\_\_\_

**Development Request:** Please check all that apply and describe:

☐ Rezoning: \_\_\_\_\_

☒ Special Use: to operate a church in the residential zoning district.

☒ Variance: parking, minimum setback, screening and landscaping, lighting, access

☐ Planned Unit Development: \_\_\_\_\_

☐ Annexation: \_\_\_\_\_

☐ Plat: \_\_\_\_\_

☐ Other: \_\_\_\_\_

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

☐ Civil Engineer: N/A Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

☐ Contractor: N/A Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_


☐ Architect: N/A Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

☐ Builder: N/A Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

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

  
Signature of the Applicant

05/12/2025  
Date

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

\_\_\_\_\_  
Signature of the Owner

\_\_\_\_\_  
Date



May 13, 2025

City of Crest Hill  
Community Development Dept.  
20600 City Center Boulevard  
Crest Hill, IL 60403

Re: 1800 Dearborn Street  
Special Use and Variance Applications of Redemption Hour Ministry

To Whom It May Concern:

Please be advised that I am authorized by Bishop Ronald A. Hicks, Successor Trustee of the Roman Catholic Diocese of Joliet Trust, to sign any documents related to properties owned by the Diocese, including the above-referenced property. The Power of Attorney granted to me by Bishop Ronald A. [REDACTED]

The Diocese supports Redemption Hour Ministry, the purchaser of the above-referenced property, in its petition for a Special Use Permit and Variance(s) that have been presented to the Village of Crest Hill for approval.

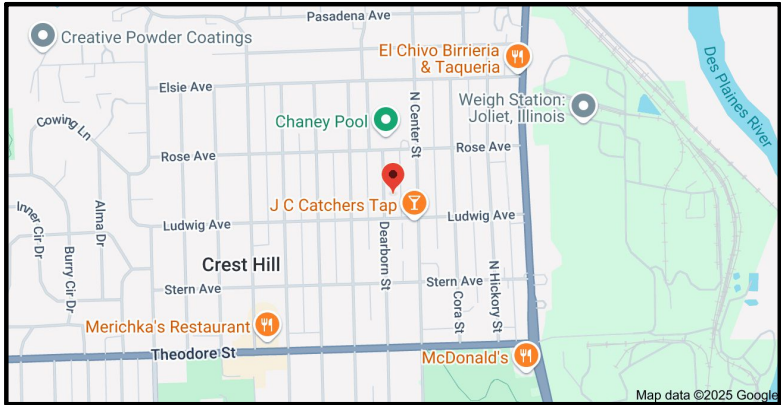
Please feel free to contact me if you need any additional information.

Very truly yours,

*/s/ Maureen A. Harton*

Maureen A. Harton  
Of Counsel  
[REDACTED]

# ALTA/NSPS Land Title Survey



VICINITY MAP

**ZONING CLASSIFICATION:**  
-PROPERTY AREA 45,900.00 sqft  
-BUILDING AREA 9,400.00 sqft  
-ZONING CODE R-1  
-MAIN BUILDING HEIGHT IS 28'

**LEGEND:**

- MAN HOLE
- CATCH BASIN
- CURB INLET
- GAS METER
- TV CABLE
- FIRE HYDRANT
- WATER VALVE
- WOOD POLE
- SPOT LIGHT
- LIGHT POLE
- COM-ED BOX
- HANDICAP PARKING
- WATER SPRINKLER
- EGREES AND INGRESS

B/C TO B/C -BACK OF CURB  
P.L. - PROPERTY LINE  
(REC & MEAS) -RECORDED AND MEASURED DIMENSION

DEARBORN STREET

66.00 B/C TO B/C (REC)

340.00 (REC & MEAS)

CONCRETE CURB  
CONCRETE WALK

DEARBORN AVE.  
RIGHT OF WAY

LUDWIG AVENUE  
66.00 B/C TO B/C (REC)

340.00 (REC & MEAS)

16' PUBLIC ALLEY ASPHALT PAVED

BUILDING CORNER IS  
33.00 N AND 45.00 W

LUDWIG AVE  
RIGHT OF WAY

- This survey was made in accordance with laws and/or Minimum Standards of the State of Illinois.
- The property described here on 1800 Dearborn St, Crest Hill, IL 60403 is the same as the property described in FIDELITY NATIONAL TITLE INSURANCE COMPANY No. WJ25002818 with an effective date of February 10, 2025, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
- All utilities serving the Property enter through adjoining public streets and/or easements of record.
- The Property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 17031C0515J, with a date of identification of September 26, 2024, in Will County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which the Property is situated.
- Except as noted under "Observed Encroachments" hereon and plotted as [EN] on the survey, there are no encroachments onto adjoining premises.
- The Property has direct access to Dearborn St. as dedicated public street.
- The total number of striped parking spaces on the Property is 48.
- There is no building additions at the Property.
- There are no proposed changes in street right of way lines affecting the Property.
- There is no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
- There is no observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill.

**TO : FIDELITY NATIONAL TITLE INSURANCE COMPANY, Redemption Hour Ministry,Ronald A. Hicks, Sucessor Trustee, Bishop of the Roman Catholic Diocese of Joliet in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 31st day of December, 1949, and known asRoman Catholic Diocese of Joliet Trust**

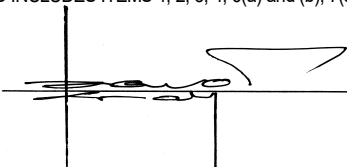
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) and (b), 7(a) 7(b), 8, 9, 10(a), 13, 16, 17and 18. TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 2/25/2025

ORDER No. 202506

SCALE : 1" =40'

ALL DIMENSIONS ARE SHOWN IN FEET  
AND DECIMAL PARTS THEREOF.



CHICAGO, ILLINOIS 03/07/2025





Patrick Ainsworth  
Community Development & Development Director  
City of Crest Hill  
20600 City Center Blvd.  
Crest Hill, IL 60403  
May 9, 2025

**Re: Project narrative for the property 1800 Dearborn St.**

Dear Mr. Ainsworth,  
This letter is to detail the use of the existing facility for the Plan Commission Meeting.  
The exterior and interior design intent of the Church Facility will not change.

Attached are the Existing floor plans for 1800 Dearborn St, Crest Hill, IL. Per City of Crest Hill R1-zoning requirements, Redemption Hour Ministry will maintain the use of space for religious activities.

**Total number of members – 70**

**Schedule of Actives:**

- Sunday Service: 10am – 12:30
- Tuesday Evening Bible Study – 7pm – 8:30pm (+/-20 members)
- Friday Prayer session 7:30pm – 9pm (+/- 10 members)
- Saturday Rehearsals (Choir, Ushers & Volunteer workers) – 9am (+/- 20 members)
- Departmental Leaders training – Monthly Event (8 members)
- Counseling – Tuesday through Saturday – (max 2 persons per hourly event session).

**Community Events :**

Redemption Hour Ministry acknowledges the former use of multi-purpose hall for voting purposes. The Ministry would maintain that relationship should the community wish to continue to use it for voting purposes.

The religious activities in which the need demands include:

- **Baby shower, baby naming ceremony and baby dedication.**  
Baby showers and naming ceremonies are normally held at the respective parents' locations of choice. The multipurpose hall is a cost-effective place that church members can choose to use for such an event.  
Redemption Hour Ministry is committed to dedicating the babies to God, should the parent decide to do so per Luke 2:22-46
- **Wedding receptions.**  
The multipurpose hall is a cost-effective place that church members can use for wedding receptions should they choose to. No church member would be denied the use of the facility. Similarly, no church member is obligated to use the hall. Since most weddings are a spring through fall events, Redemption Hour Ministry can estimate 2 -3 max per year, due to the current marriage counseling duration of 10 weeks per couple.
- **Breakfast meetings**  
Design to educate church members. Redemption Hour Ministry would continue to use this event to equip its members to become excellent members of the community. Events are average once a year.



- **Multiple events at facility.**

NO Multiple events will be held at the facility at the same time. The primary use of the church at 1800 Dearborn Street, Crest Hill IL is for church activities. All other events stated above are secondary and will be subjected to approval by the church board.

- **NO Alcohol shall be served on the church property.**

**Project Narrative:**

- *Part of the parking regulations (Section 11.8-5.a) talks about having parking spaces designated for any vehicles directly with the religious organization (e.g. a van that the religious organization owns). Please identify in the Project Narrative how many vehicles the religious organization owns and will be stationed on this parking lot.*

**RHM Response:** Redemption Hour Ministry does not own or have any church vehicles. No church vehicle will be stationed on the parking lot.

- *Please identify what is the anticipated number of members of the organization at time of full growth. What would be the anticipated timeframe of reaching that membership level?*

**RHM Response:** Redemption hour is looking at a 10-year anticipated growth timeline with multiple branches across Chicagoland. Church policy mandates home cell group meetings with anticipated growth. This facility or branch church will not exceed its current maximum seating capacity.

- *Are there any plans now or in the future to sub-lease the space to additional organizations*

**RHM Response:** No. There are no plans now or in the future to sublease the space to other organizations.

- *When the facilities are being used for receptions, parties or other gatherings, what are the anticipated hours of those events? Will there be hour limitations for such events?*

**RHM Response:** Receptions, parties or other gatherings are generally going to be on Weekends. Possible Programs are 10:00am -2:00pm or 4pm -10pm. There will be hour limitations for all events.

- *Please provide more information as to if there will be any events taking place outside of the building. If so, what is the frequency and type of events that will be taking place.*

**RHM Response:** No events will take place outside the building. Community awareness program such as Mental health awareness will be done in the multipurpose hall. Such programs are quarterly or maximum 4 times a year.

**SUPPLEMENT TO PROJECT NARRATIVE**

**Property Address:** 1800 Dearborn Street, Crest Hill, IL 60403

**Applicant:** Redemption Hour Ministry

**Purpose:** Special Use Permit and Variances

**Date:** May 23, 2025

**Section 12.7-6 – STANDARDS FOR SPECIAL USE**

**1. Public Convenience**

Redemption Hour Ministry will serve as a spiritual, counseling, and community resource. With services on weekends and limited gatherings during the week, it offers low-impact yet meaningful programming to area residents.

**2. Compatible Use**

The church use has long existed at this site, and reauthorization via Special Use ensures it aligns with current planning standards. No commercial activity, amplified outdoor events, or alcohol use is proposed.





**3. Harmonious Development**

No changes are proposed to the building exterior or site layout. Continued operation in a historically similar manner will not disrupt neighborhood aesthetics or operations.

**4. Infrastructure Capacity**

The property is already served by appropriate utility connections. No additional infrastructure demand is anticipated. Parking and access patterns are well-established.

**5. Traffic and Access**

Traffic generated by the ministry is minimal and occurs outside peak travel times. The 50-space lot accommodates attendees, and services are staggered to avoid congestion.

**6. Nuisance Control**

All activities occur indoors and end by evening. No alcohol is permitted. Noise, waste, and light levels are kept minimal and consistent with residential expectations.

**7. Compliance with Regulations**

All applicable zoning and municipal regulations will be followed except those explicitly requested to be varied. The applicant is committed to working with the City to ensure compliance.

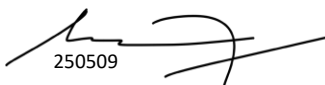
**CONCLUSION**

Redemption Hour Ministry respectfully requests approval of:

- A **Special Use Permit** to operate a religious facility in the R-1 zoning district; and
- **Variances** related to parking, setbacks, screening, lighting, and access to accommodate the existing non-conforming site layout.

These approvals will ensure lawful, uninterrupted operation of a long-standing community-serving use without the need for infeasible redevelopment.

Yours in His Service,



250509

Rev. Henry O. Amegatcher, Lead Pastor  
Redemption Hour Ministry.

## **SUPPLEMENT TO PROJECT NARRATIVE**

**Property Address:** 1800 Dearborn Street, Crest Hill, IL 60403

**Applicant:** Redemption Hour Ministry

**Purpose:** Special Use Permit and Variances

**Date:** May 23, 2025

### **Section 12.6-2 – STANDARDS FOR VARIATIONS**

#### **1. Hardship or Practical Difficulty**

Strict compliance with the current zoning ordinance would require significant demolition, reconstruction, and capital expenditure to expand parking, reconfigure access, and install landscaping and lighting features that are not feasible on this developed, constrained lot. These requirements would impose substantial hardship without a corresponding benefit to the public.

#### **2. Unique Conditions**

The building and parking lot were designed and constructed before current zoning standards. The irregular shape, narrow lot lines, and existing layout make strict compliance with modern zoning impractical without significant disruption and financial burden.

#### **3. Not Self-Imposed**

The conditions requiring variances are pre-existing and were not created by the current owner. These are inherited from the prior church use and conform to historical use patterns of the property.

#### **4. No Special Privilege**

The relief sought is consistent with the use of the building as a place of worship and does not seek commercial gain. Granting these variances does not provide a privilege not equally available to other similarly situated properties with historic development constraints.

#### **5. Minimum Necessary**

All requested variances are the minimum adjustments necessary to allow for continued operation. No expansion or intensification of use is proposed, and all variances relate to maintaining existing site conditions.

#### **6. Not Detrimental**

The site has operated safely in its current configuration for years. No negative impacts to neighbors or public infrastructure have been reported. Continued use in this form poses no threat to health, safety, or welfare.

#### **7. Spirit and Intent**

The requested relief supports the spirit of the zoning ordinance by allowing continued community-serving use without encouraging overdevelopment. The proposed operation will preserve the character of the neighborhood and enhance spiritual and communal life.



## **Section 12.7-6 – STANDARDS FOR SPECIAL USE**

### **1. Public Convenience**

Redemption Hour Ministry will serve as a spiritual, counseling, and community resource. With services on weekends and limited gatherings during the week, it offers low-impact yet meaningful programming to area residents.

### **2. Compatible Use**

The church use has long existed at this site, and reauthorization via Special Use ensures it aligns with current planning standards. No commercial activity, amplified outdoor events, or alcohol use is proposed.

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No changes are proposed to the building exterior or site layout. Continued operation in a historically similar manner will not disrupt neighborhood aesthetics or operations.

### **4. Infrastructure Capacity**

The property is already served by appropriate utility connections. No additional infrastructure demand is anticipated. Parking and access patterns are well-established.

### **5. Traffic and Access**

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All activities occur indoors and end by evening. No alcohol is permitted. Noise, waste, and light levels are kept minimal and consistent with residential expectations.

### **7. Compliance with Regulations**

All applicable zoning and municipal regulations will be followed except those explicitly requested to be varied. The applicant is committed to working with the City to ensure compliance.

## **CONCLUSION**

Redemption Hour Ministry respectfully requests approval of:

- **A Special Use Permit** to operate a religious facility in the R-1 zoning district; and
- **Variances** related to parking, setbacks, screening, and access to accommodate the existing non-conforming site layout.

These approvals will ensure lawful, uninterrupted operation of a long-standing community-serving use without the need for infeasible redevelopment.

MEMORANDUM TO: Henry O. Amegatcher  
Redemption Hour Ministry

FROM: Michael Mendoza Riveros  
Consultant

Luay R. Aboona, P.E., PTOE  
Principal

DATE: May 2, 2025

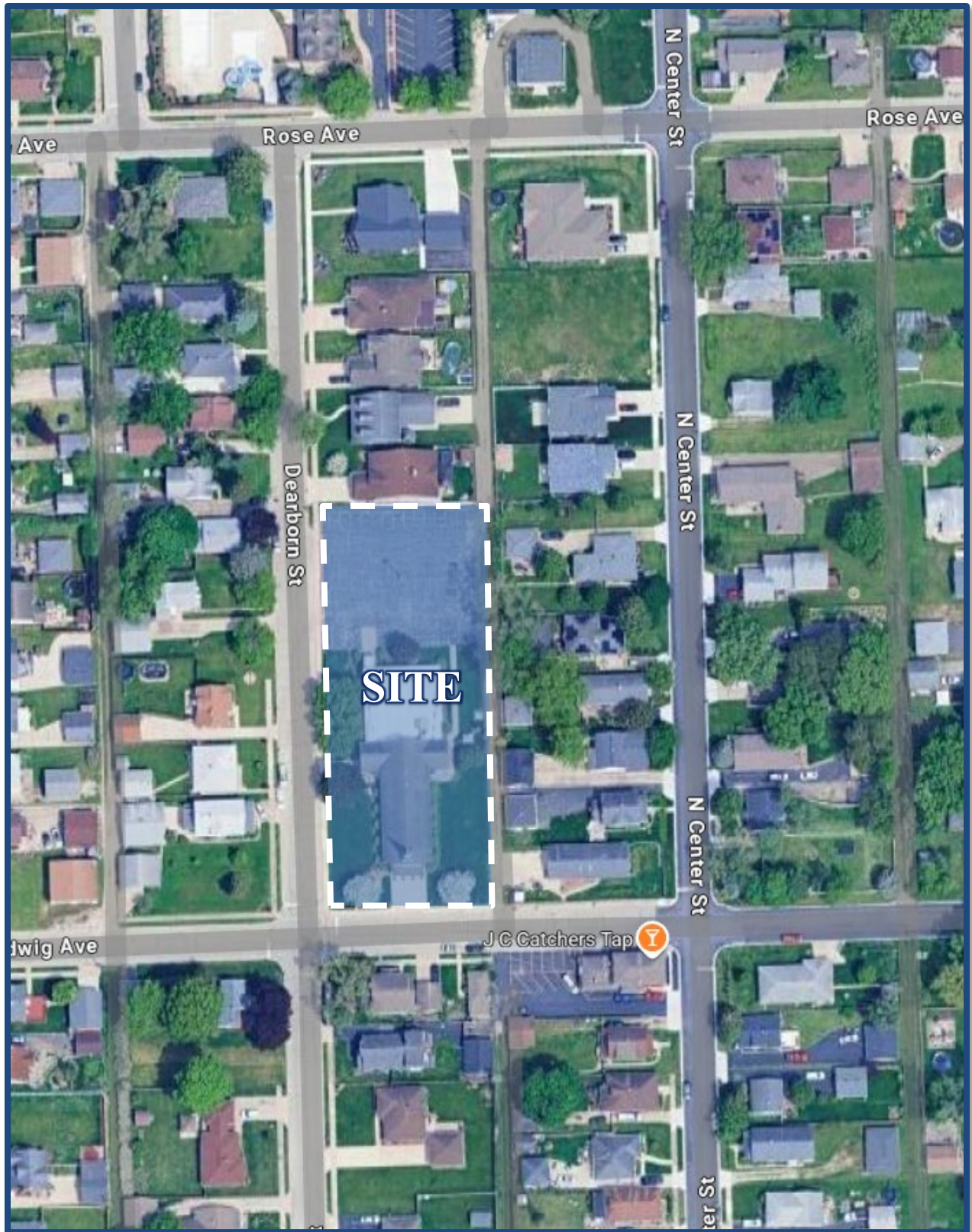
SUBJECT: Traffic and Parking Impact Statement  
Proposed Church  
Crest Hill, Illinois

This memorandum summarizes the results and findings of a Traffic and Parking Impact Statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed church to be located at 1800 Dearborn Street in Crest Hill, Illinois. The plans call for reuse of the existing church building by Redemption Hour Ministries with services for the 70 members occurring on Sundays at 8:00 A.M. and 12:30 P.M. A parking lot providing approximately 50 spaces is provided with access off Dearborn Street. **Figure 1** shows an aerial view of the existing site. A copy of the site plan is located in the Appendix.

The purpose of this memorandum is to summarize the existing roadway conditions, estimate the volume of traffic that will be generated by the church, and review the access system and adequacy of the parking supply.

## Existing Roadway Characteristics

*Ludwig Avenue* is an east-west, local roadway that provides one travel lane in each direction. At its unsignalized intersection with Dearborn Street, Ludwig Avenue provides a shared left-turn/through/right-turn lane on both approaches. At its unsignalized intersection with Center Street, Ludwig Avenue provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. Ludwig Avenue is under the Jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.



Aerial View of Site

Figure 1

*Dearborn Street* is a north-south local roadway that provides one travel lane in each direction. At its unsignalized intersection with Ludwig Avenue, Dearborn Street provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. At its unsignalized intersection with Rose Avenue, Dearborn Street provides a shared left-turn/right-turn lane on the northbound approach that operates under stop sign control. Dearborn Street is under the jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.

*Center Street* is a north-south, local roadway that provides one travel lane in each direction. At its unsignalized intersection with Ludwig Avenue, Center Street provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. At its unsignalized intersection with Rose Avenue, Center Street provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. Center Street is under the jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.

*Rose Avenue* is an east-west, local roadway that provides one travel lane in each direction. At its unsignalized intersection with Center Street, Rose Avenue provides a shared left-turn/through/right-turn lane on both approaches that operate under stop sign control. At its unsignalized intersection with Dearborn Street, Rose Avenue provides a shared through/right-turn lane on the eastbound approach that operates under stop sign control while the westbound approach provides a shared left-turn/through lane. Rose Avenue is under the jurisdiction of the City of Crest Hill and parking is permitted on both sides of the road.

## Schedule of Events and Projected Attendance

Below is a summary of the scheduled weekly and monthly activities, along with projected attendance for each event:

- Sunday Service is held weekly from 10:00 A.M. to 12:30 P.M., with full attendance anticipated at approximately 70 members.
- Tuesday Evening Bible Study takes place every Tuesday from 7:00 P.M. to 8:30 P.M., with an expected attendance of approximately 20 members.
- Friday Prayer Session occurs each Friday from 7:30 P.M. to 9:00 P.M., with an expected attendance of approximately 10 members.
- Saturday Rehearsals (choir, ushers and volunteer workers) are held weekly at 9:00 A.M., with an estimated attendance of 20 participants.
- Departmental Leaders Training is conducted once per month with an expected attendance of approximately eight members.
- Counseling Sessions are from Tuesday through Saturday, with a maximum of two individuals per hourly session.
- Community and Religious Events, such as baby naming ceremonies, wedding receptions, and breakfast meetings, are held occasionally on an as-needed basis. Attendance for these events varies depending on the nature and scope of the event.



All events are staggered throughout the week with minimal overlap and will occur outside the peak hours, supporting manageable traffic flow and ensuring sufficient on-site parking capacity during peak and non-peak periods.

## Peak Hour Traffic Volumes

As discussed above, the church currently has a total of 70 members. The volume of peak hour trips estimated to be generated by the proposed church was based on “Church” (Land-Use Code 560) vehicle trip generation rates contained in *Trip Generation Manual*, 11<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE).

Based on ITE rates for a church with approximately 70 attendees, it is anticipated that a total of six trips would be generated during the weekday morning peak hour and a total of 37 trips during the Sunday midday peak hour. No data is provided by ITE for the weekday evening peak hour. However, based on ITE rates for an 8,800 square-foot church, it is anticipated that a total of three trips would be generated during the weekday morning peak hour, a total of four trips during the weekday evening peak hour, and a total of 91 trips during the Sunday midday peak hour. Finally, for a church with a capacity of approximately 250 seats, it is estimated that a total of 18 trips would be generated during the weekday morning, 25 trips during the weekday evening, and 111 trips during the Sunday midday peak hours.

**Table 1** summarizes a comparison of the vehicle trips anticipated to be generated by the church during the peak hours.

This low volume of traffic that will be generated, especially on weekdays, will not have a detrimental impact on the adjacent roadways or intersections. The proposed church is a reuse of an existing church building and, as such, trip generation characteristics will be similar to the previous use.

Table 1  
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Sunday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
560	Church (70 attendees)	3	3	6	--	--	--	19	18	37
560	Church (8,800 Sq. Ft.)	2	1	3	2	2	4	44	47	91
560	Church (250 seats)	11	7	18	11	14	25	54	57	111

## Site Access

Access to the church will be provided via two existing full-movement access drives off Dearborn Street with one located approximately 255 feet north of Ludwig Avenue and the other one located approximately 310 feet north of Ludwig Avenue. The existing access drives provide one inbound lane and one outbound lane.

## Parking Evaluation

The City of Crest Hill Zoning Ordinance requires one parking space for every four seats in the main auditorium as well as adequate spaces for all vehicles associated with the institution for uses such as churches, schools, colleges, etc. The existing building has an occupancy of 250 seats. This translates into a parking requirement of approximately 63 spaces. With 50 parking spaces provided, there will be a deficit of 13 parking spaces.

Based on the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6<sup>th</sup> edition, the parking requirement for Land-Use Code 560 (Church) are as follows:

- 0.54 parking space per attendee, which translates to a parking demand of 40 spaces for the projected 70 attendees.
- 13.9 parking spaces per 1,000 square feet of building area, which translates into a parking demand of 123 parking spaces.

Given that the site provides approximately 50 spaces, the ITE calculated demand will result in a surplus of 10 spaces based on the number of attendees and a deficit of 38 spaces based on the building size.

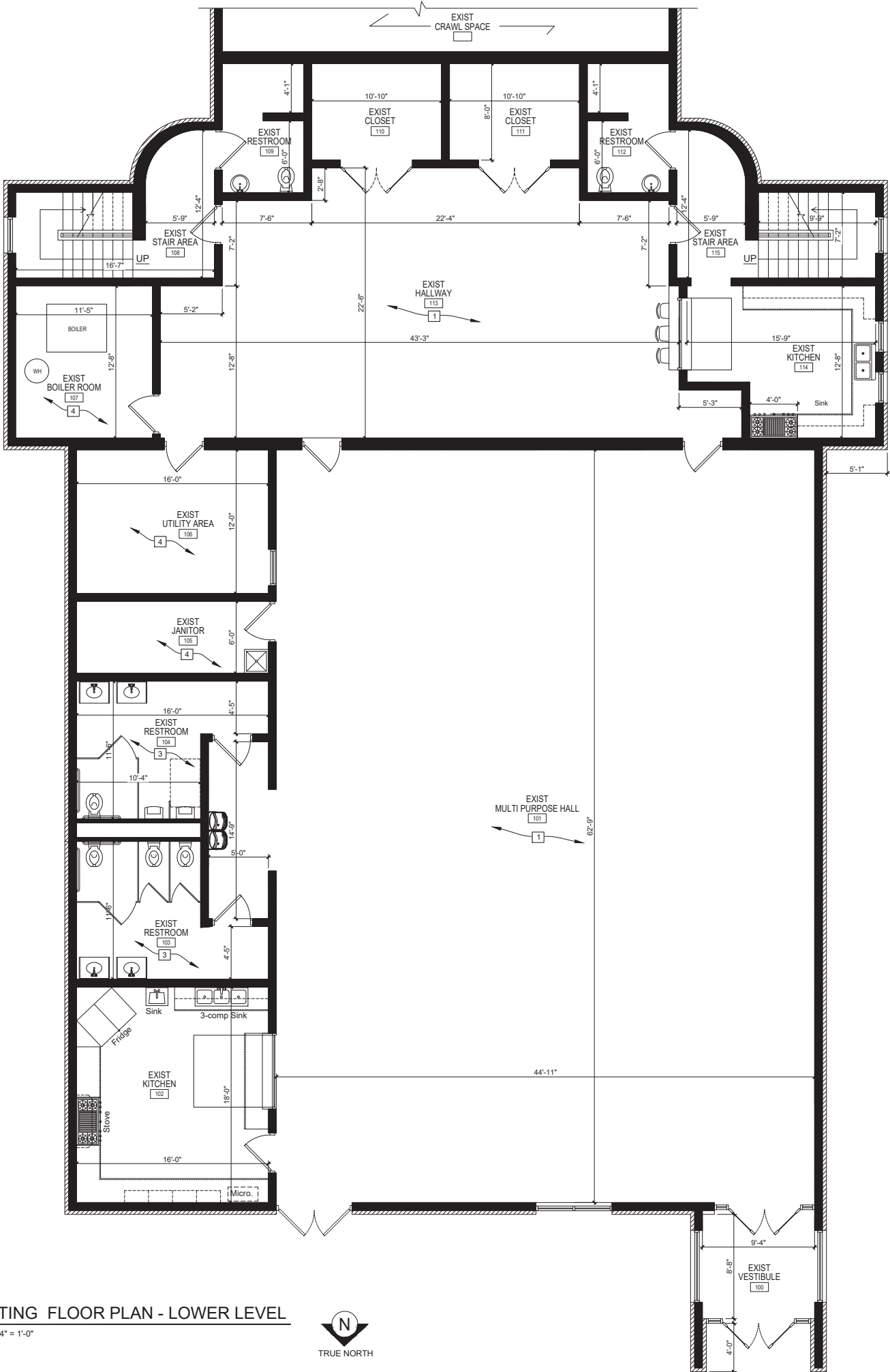
It should be noted that in the event additional parking will be required beyond the 50 spaces provided on site, the roadways adjacent to the site can accommodate approximately 70 spaces. These additional spaces can more than adequately accommodate the overflow in parking demand should it occur on Sundays.

## Conclusion

Based on the proposed plan and the preceding evaluation, the following is concluded:

- The traffic that will be generated by the proposed church will be low and will be consistent with the previous church use during the morning and weekday evening peak hours.
- Access to the church will be provided via two existing full-movement access drives off Dearborn Street, which will be adequate to accommodate the projected traffic.
- The proposed parking lot with 50 spaces should be adequate in meeting the projected demand based on ITE parking ratios for the number of attendees.
- Should additional parking be required, the overflow can be accommodated by the available on-street parking adjacent to the church.

# Appendix



1 EXISTING FLOOR PLAN - LOWER LEVEL  
SCALE: 1/4" = 1'-0"

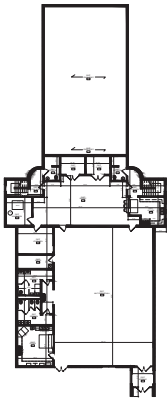


KEY NOTES - EXISTING FLOOR PLAN:

- 1 EXISTING FLOOR TO REMAIN. NO CHANGES.
- 2 EXISTING FLOOR MATERIAL TO REMAIN IN SANCTUARY. NO CHANGES.
- 3 EXISTING FLOOR FINISH TO REMAIN IN RESTROOMS. NO CHANGES.
- 4 EXISTING FLOOR FINISH TO REMAIN IN UTILITY AREAS. NO CHANGES.

NOTE:

- EXISTING FLOOR PLAN AND ROOMS TO REMAIN AS IS. NO CHANGES.



2 KEY PLAN - LOWER LEVEL  
SCALE: N.T.S.

Do Not Scale Drawings. Use Given Dimensions.  
Report Any Discrepancies Of Dimensions To  
The Architect Or Construction Superintendent  
Before Proceeding With Work.

ST. ANNE CATHOLIC CHURCH  
1800 DEARBORN ST.  
CRESTHILL, IL 60403

FORMER PROPERTY FOR:

DATE

REVISIONS

PROPOSED NEW PROPERTY FOR:

Redemption  
Hour Ministry

TITLE:  
EXISTING FLOOR PLAN

DRAWN BY:  
HA

SCALE:  
As Shown

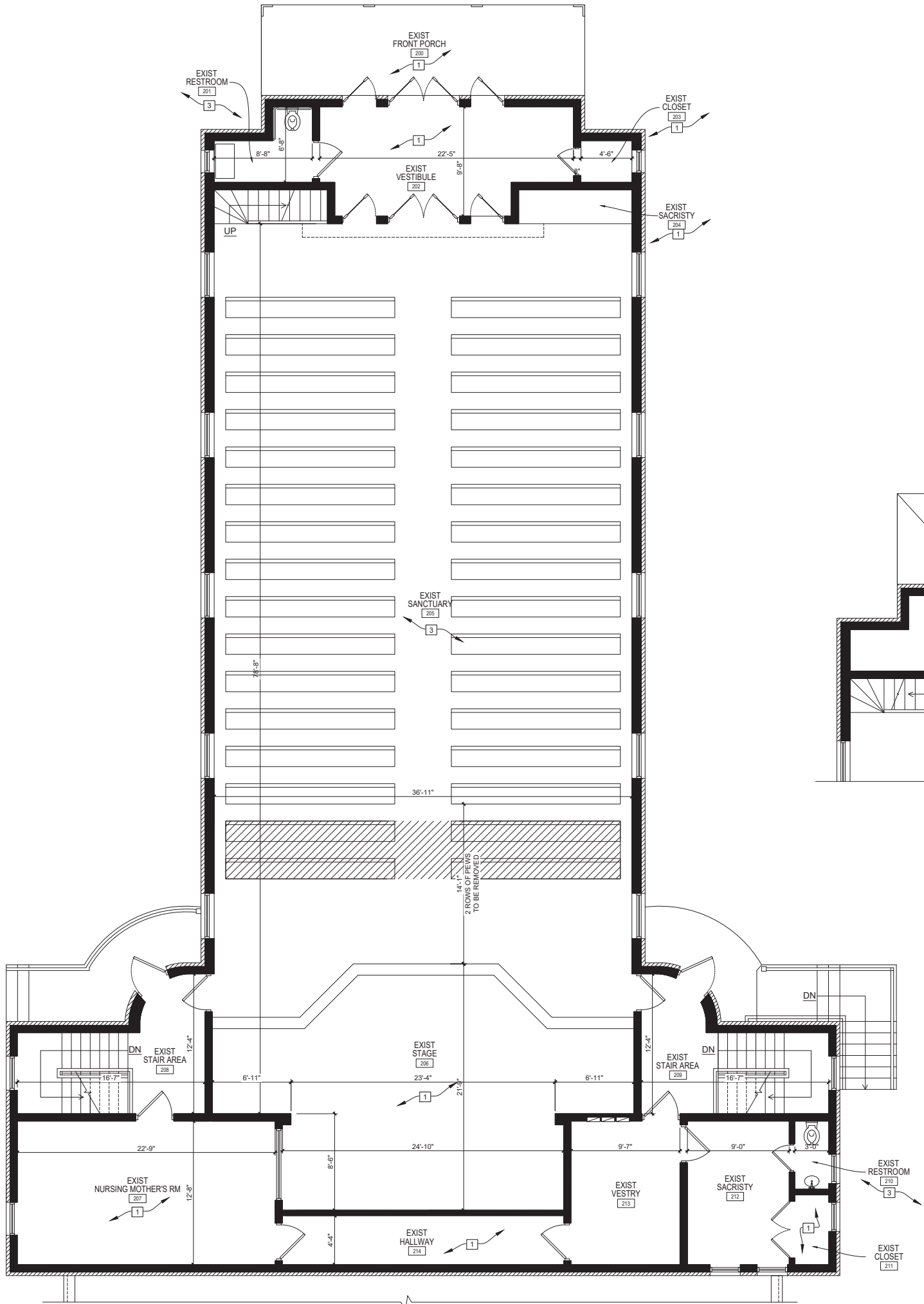
CHECKED BY:

DATE:  
3.15.2025

JOB NO:  
C25 - 03

SHEET #  
A1.0



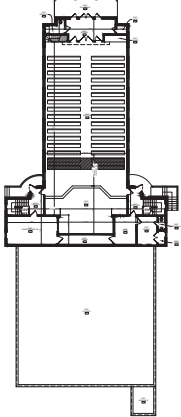


KEY NOTES - EXISTING FLOOR PLAN:

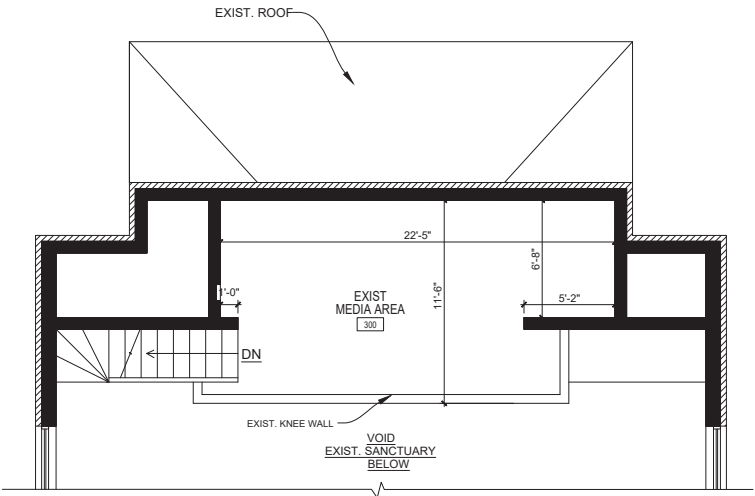
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- 2 EXISTING FLOOR MATERIAL TO REMAIN IN SANCTUARY. NO CHANGES.
- 3 EXISTING FLOOR FINISH TO REMAIN IN RESTROOMS. NO CHANGES.
- 4 EXISTING FLOOR FINISH TO REMAIN IN UTILITY AREAS. NO CHANGES.

NOTE:

- EXISTING FLOOR PLAN AND ROOMS TO REMAIN AS IS. NO CHANGES.



3 KEY PLAN - UPPER LEVEL  
SCALE: N.T.S



2 EXISTING MEDIA AREA - MEZZANINE LEVEL  
SCALE: 1/4" = 1'-0"



1 EXISTING FLOOR PLAN - UPPER LEVEL  
SCALE: 1/4" = 1'-0"



Do Not Scale Drawings. Use Given Dimensions.  
Report Any Discrepancies Of Dimensions To  
The Architect Or Construction Superintendent  
Before Proceeding With Work.

ST. ANNE CATHOLIC CHURCH  
1800 DEARBORN ST.  
CRESTHILL, IL 60403

FORMER PROPERTY FOR:

DATE REVISIONS

PROPOSED NEW PROPERTY FOR:

Redemption  
Hour Ministry

TITLE:  
EXISTING FLOOR PLAN

DRAWN BY:

HA

SCALE:

As Shown

CHECKED BY:

DATE:

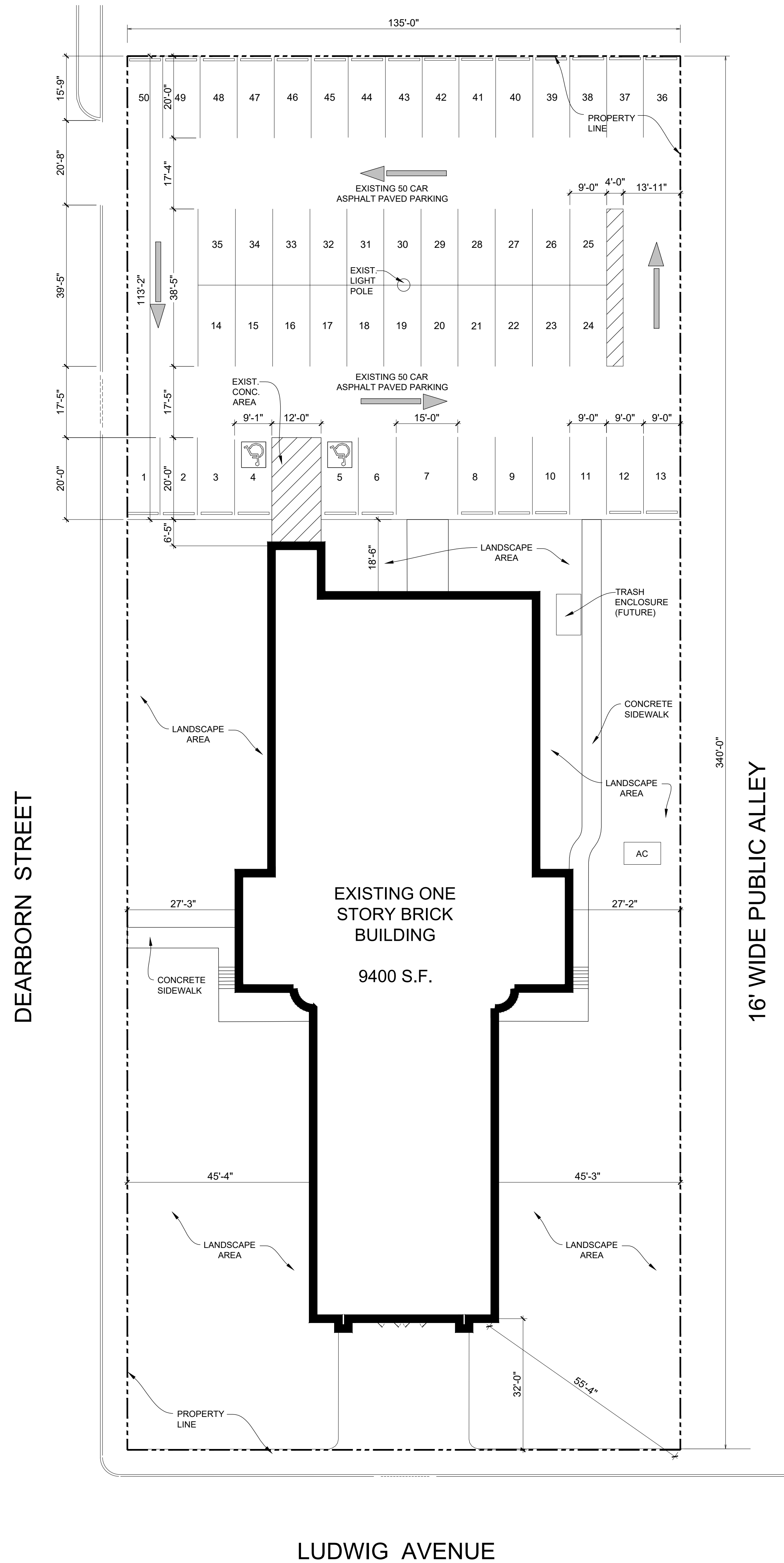
3.15.2025

JOB NO:

C25 - 03

SHEET #

A1.1



1 EXISTING SITE PLAN - LOWER LEVEL  
SCALE: 1/16" = 1'-0"



### ZONING ORDINANCE AND CITY CODE PROVISIONS

Required and Potentially Required Variations from Zoning Ordinance and City Code Provisions

#### 1800 Dearborn Street Zoning and City Code Review

1.) **Zoning Bulk Regulations** - Following standards and requirements of Table 1 Zoning Districts and Standards: Residential District (The property is zoned R-1), we will need the site plan/drawings updated to include the following dimensions and an analysis chart providing the items listed below

- 30' front yard set back required - 32 feet provided
- 10' side yard building setback required. 27 feet provided.
- 20' corner side yard building setback required 55 feet provided
- 30' rear yard building setback required. 113 ft provided.
- 50% maximum lot coverage allowed. It is unclear what lot coverage is being proposed. Applicant to provide additional detailed proposed lot coverage calculations

**LOT COVERAGE IS 26,510 SF (EXIST. BUILDING + PARKING + SIDEWALK AND ANY OTHER IMPERVIOUS COVERAGE IMPROVED ON SUBJECT PARCEL) / 45900 SF (EXIST LOT) = +/- 58 %**

**Building - 9400 SF**

**Parking Lot - 15,275 SF**

**Sidewalks + impervious coverage - 1835 SF**

**TOTAL LOT COVERAGE - 26,510 SF / 45,900 = +/- 58%**

2.) **Off Street Parking Space Regulation** 55 parking spaces (9' x 18.5' if 90 degree) are required per Section 11.8. based on 28 pews with a length of 13'. Please verify and insert the number of parking spaces provided as this will be a required variation.

**SEE EXISTING SITE PLAN**

#### 3.) Parking lot regulations

- Applicant will need to dimension the parking spaces and the drive aisles and compare the measurements to the chart for 90 degree parking spaces found within this Zoning Ordinance section.

**SEE EXISTING SITE PLAN**

- Per 11.5-2, a five foot landscape buffer is required from edge of spaces to abutting property lines when parking is in the side and rear yards. There should be some indication on the drawings that this setback is zero feet.

**SEE EXISTING SITE PLAN**

4.) **Dumpster Enclosure:** Applicant must provide additional information as to where the trash bins will be stored and how they will be screened from the public right-of-way.

**SEE EXISTING SITE PLAN**

5.) **City Code Curb Cut Regulation** - The maximum curb cut width as cited in the City Code Section 15.04.040(H)(8) is 30'. Provide dimensions of the curb cut(s) at the property line or provide the dimension in an analysis chart shown on the drawings.

**PARKING HAS SINGLE ENTRY AND SINGLE EXIT**

6.) **City Code Live Planting Count Requirement** - Section 15.04.040 also requires one live planting for every 725 square feet of land area. Since the lot is 45,900 square feet, that yields a requirement for 63 live plantings. Please provide a figure on the updated drawings as to how many live plantings are provided on the current property.

**EXISTING FACILITY HAS 162 LIVE PLANTING**

Do Not Scale Drawings. Use Given Dimensions.  
Report Any Discrepancies Of Dimensions To  
The Architect Or Construction Superintendent  
Before Proceeding With Work.

ST. ANNE CATHOLIC CHURCH  
1800 DEARBORN ST.  
CRESTHILL, IL 60403

FORMER PROPERTY FOR:

DATE: 6/03/25  
REVISIONS: REVISED LOT COVERAGE CALC.

PROPOSED NEW PROPERTY FOR:  
Redemption  
Hour Ministry

TITLE:  
EXISTING SITE PLAN

DRAWN BY:  
HA SCALE:  
As Shown

CHECKED BY:  
DATE:  
3.15.2025

JOB NO:  
C25 - 03

SHEET #  
A0.5



INTERIOR SPACE LAYOUT TO EXISTING

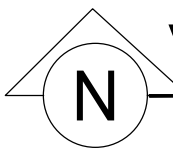
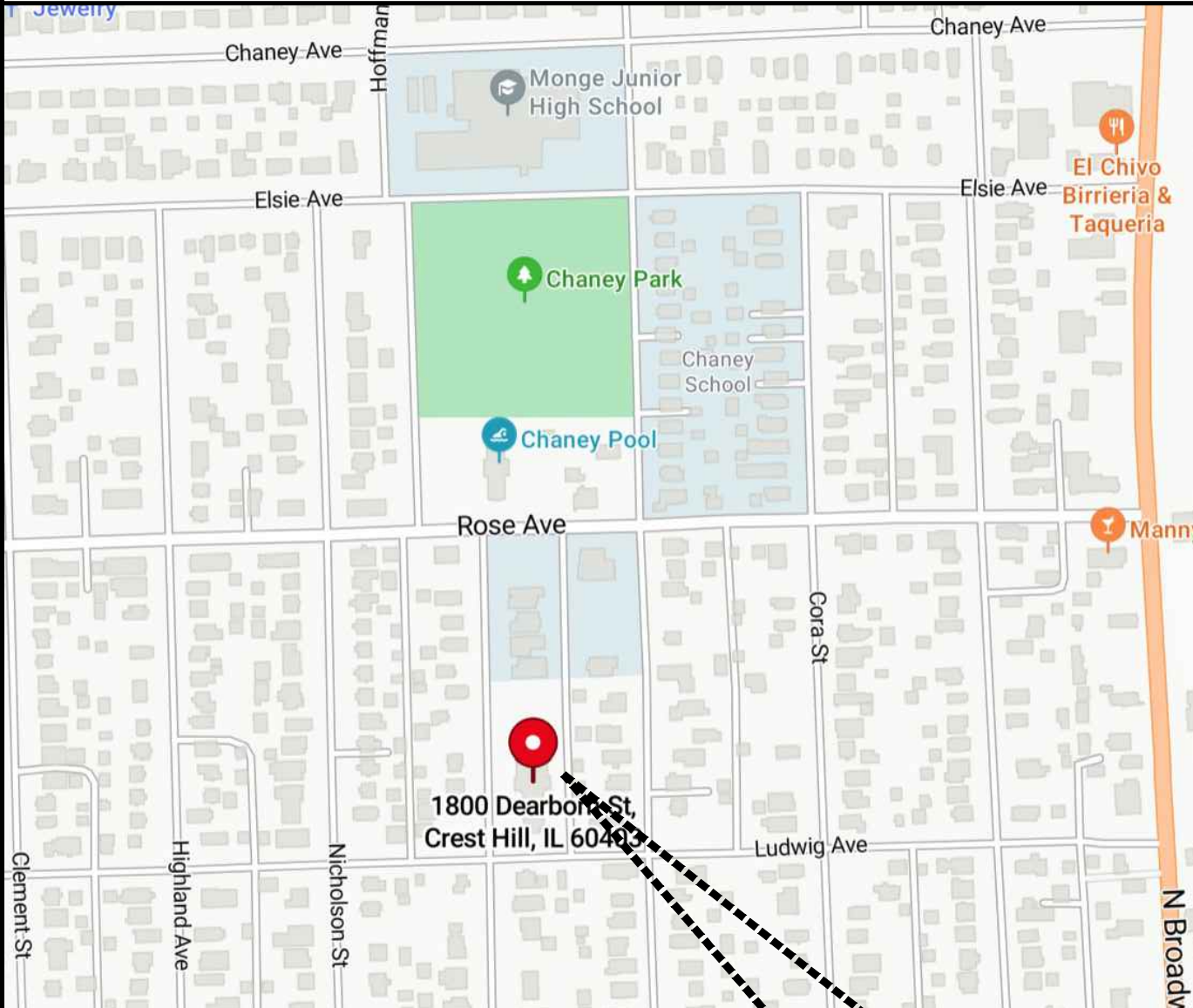
# ST. ANNE CATHOLIC CHURCH

1800 DEARBORN ST, CRESTHILL, IL. 60403

Do Not Scale Drawings. Use Given Dimensions.  
Report Any Discrepancies Of Dimensions To  
The Architect Or Construction Superintendent  
Before Proceeding With Work.

ST. ANNE CATHOLIC CHURCH  
1800 DEARBORN ST.  
CRESTHILL, IL 60403

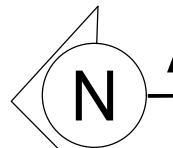
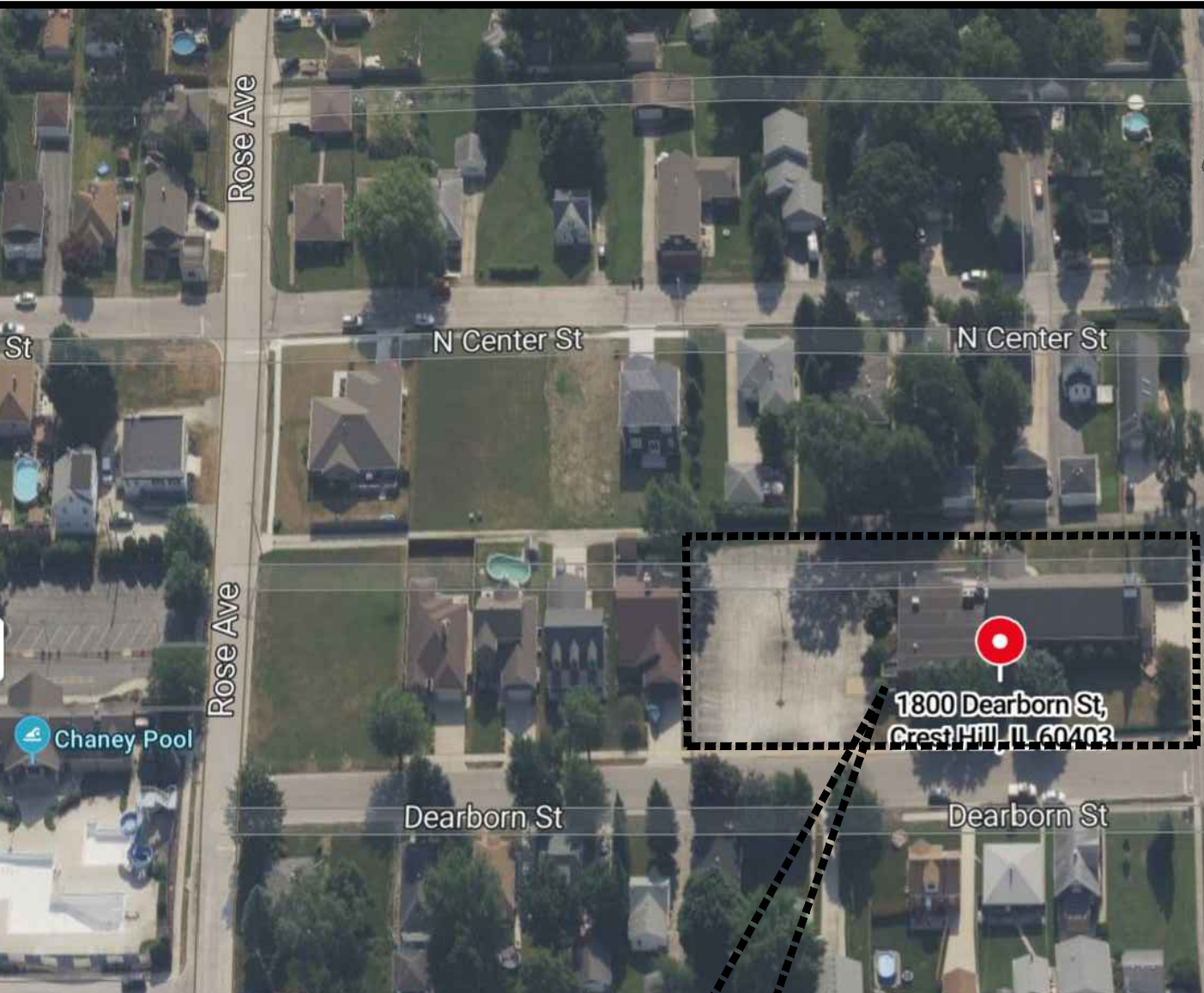
VICINITY MAP



Vicinity Map

SITE  
LOCATION

AERIAL MAP



Aerial Map

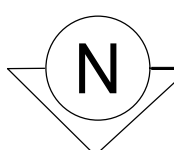
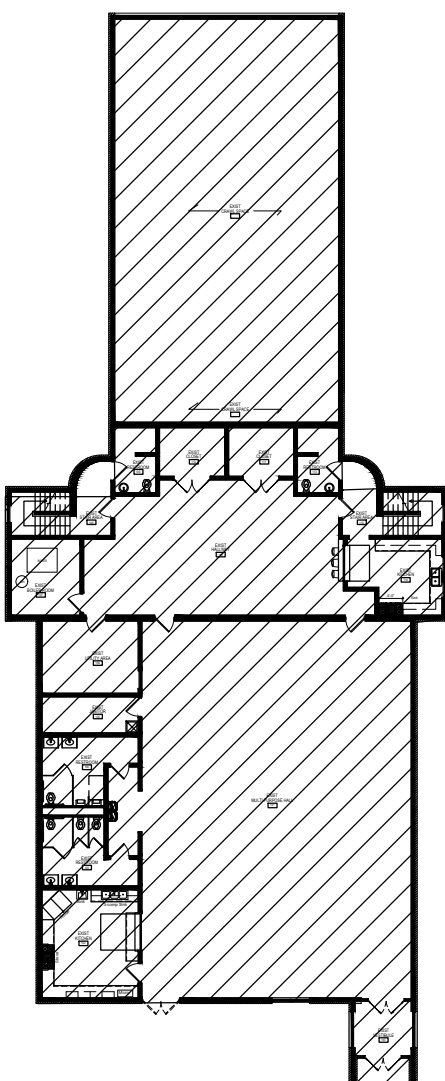
PROJECT LOCATION  
EXISTING CHURCH

SCOPE OF WORK

SCOPE OF WORK

INTERIOR SPACE LAYOUT OF EXISTING CHURCH

KEY PLAN



KEY PLAN

N.T.S.

REVISION LOG

SHEET

TITLE

DRAWING INDEX

ARCHITECTURAL

- CS-1 COVER SHEET
- A1.0 EXISTING FLOOR PLAN - LOWER LEVEL
- A1.1 EXISTING FLOOR PLAN - UPPER LEVEL
- A1.1 EXISTING ROOF PLAN

FORMER PROPERTY FOR:

DATE

REVISIONS

TITLE:

COVER SHEET

DRAWN BY:

HA

SCALE:

As Shown

CHECKED BY:

DATE:

3.15.2025

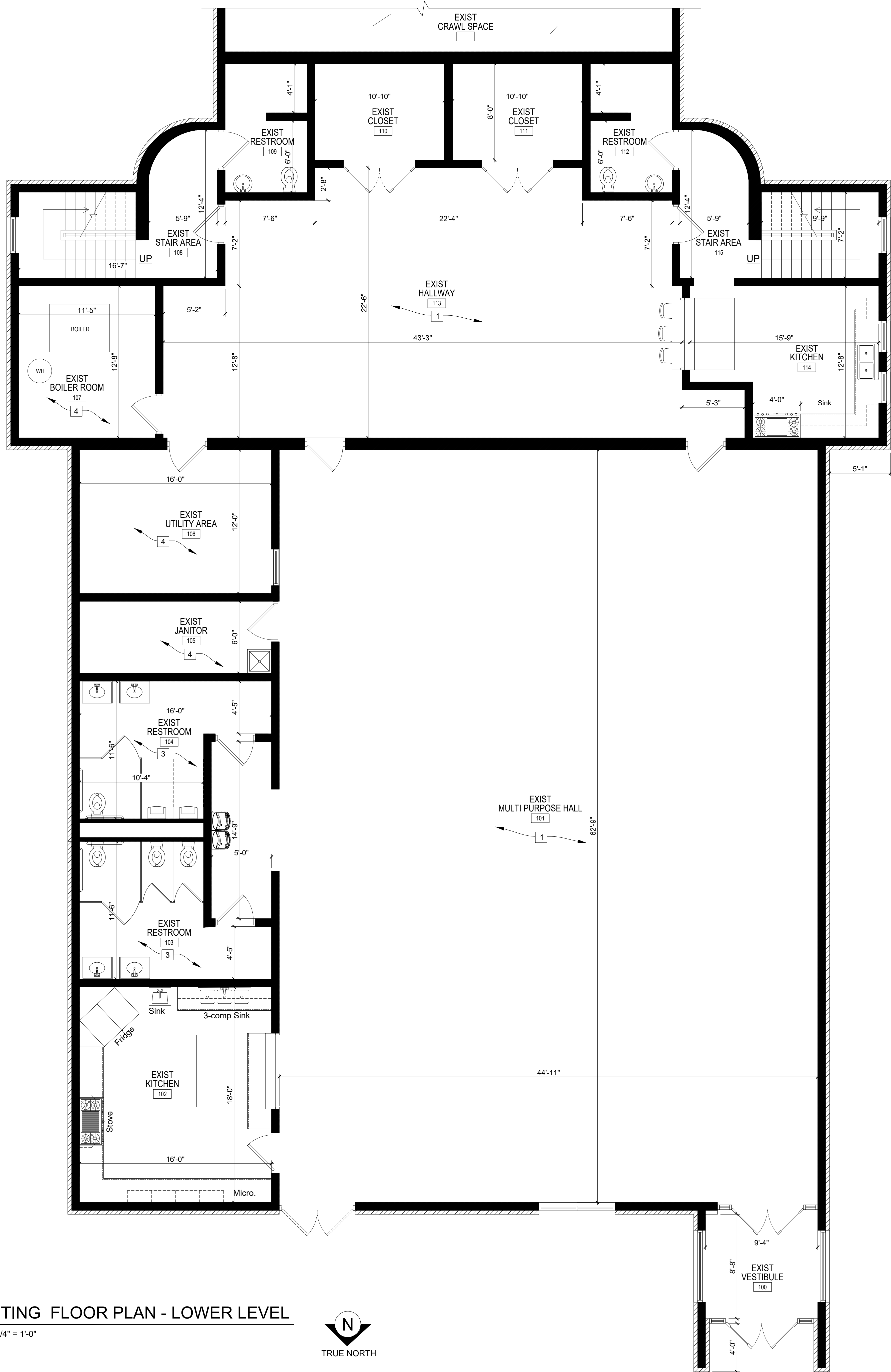
JOB NO:

C25 - 03

SHEET #

CS-1

1 EXISTING FLOOR PLAN - LOWER LEVEL  
SCALE: 1/4" = 1'-0"

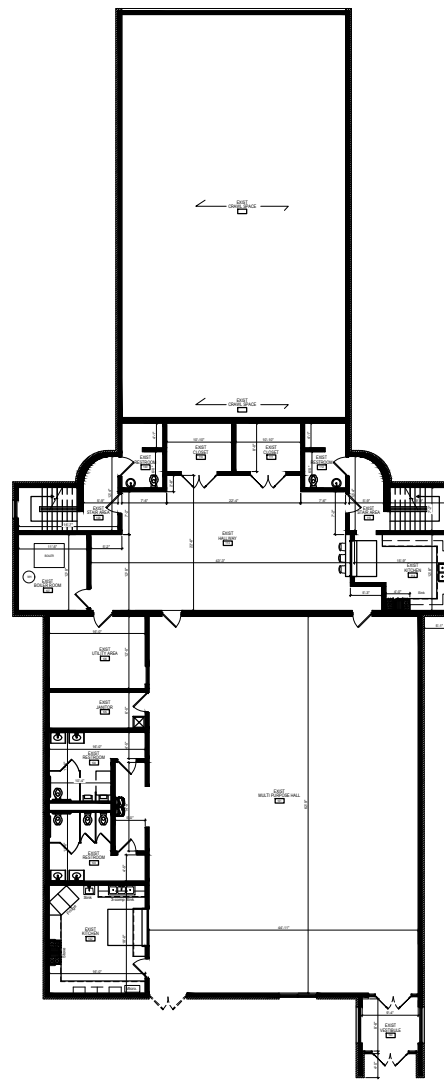


KEY NOTES - EXISTING FLOOR PLAN:

- 1 EXISTING FLOOR TO REMAIN. NO CHANGES.
- 2 EXISTING FLOOR MATERIAL TO REMAIN IN SANCTUARY. NO CHANGES.
- 3 EXISTING FLOOR FINISH TO REMAIN IN RESTROOMS. NO CHANGES.
- 4 EXISTING FLOOR FINISH TO REMAIN IN UTILITY AREAS. NO CHANGES.

NOTE:

- EXISTING FLOOR PLAN AND ROOMS TO REMAIN AS IS. NO CHANGES.



2 KEY PLAN - LOWER LEVEL  
SCALE: N.T.S

Do Not Scale Drawings. Use Given Dimensions. Report Any Discrepancies Of Dimensions To The Architect Or Construction Superintendent Before Proceeding With Work.

FORMER PROPERTY FOR:

PROPOSED NEW PROPERTY FOR:

Redemption  
Hour Ministry

TITLE:

EXISTING FLOOR PLAN

DRAWN BY:

HA

CHECKED BY:

DATE:

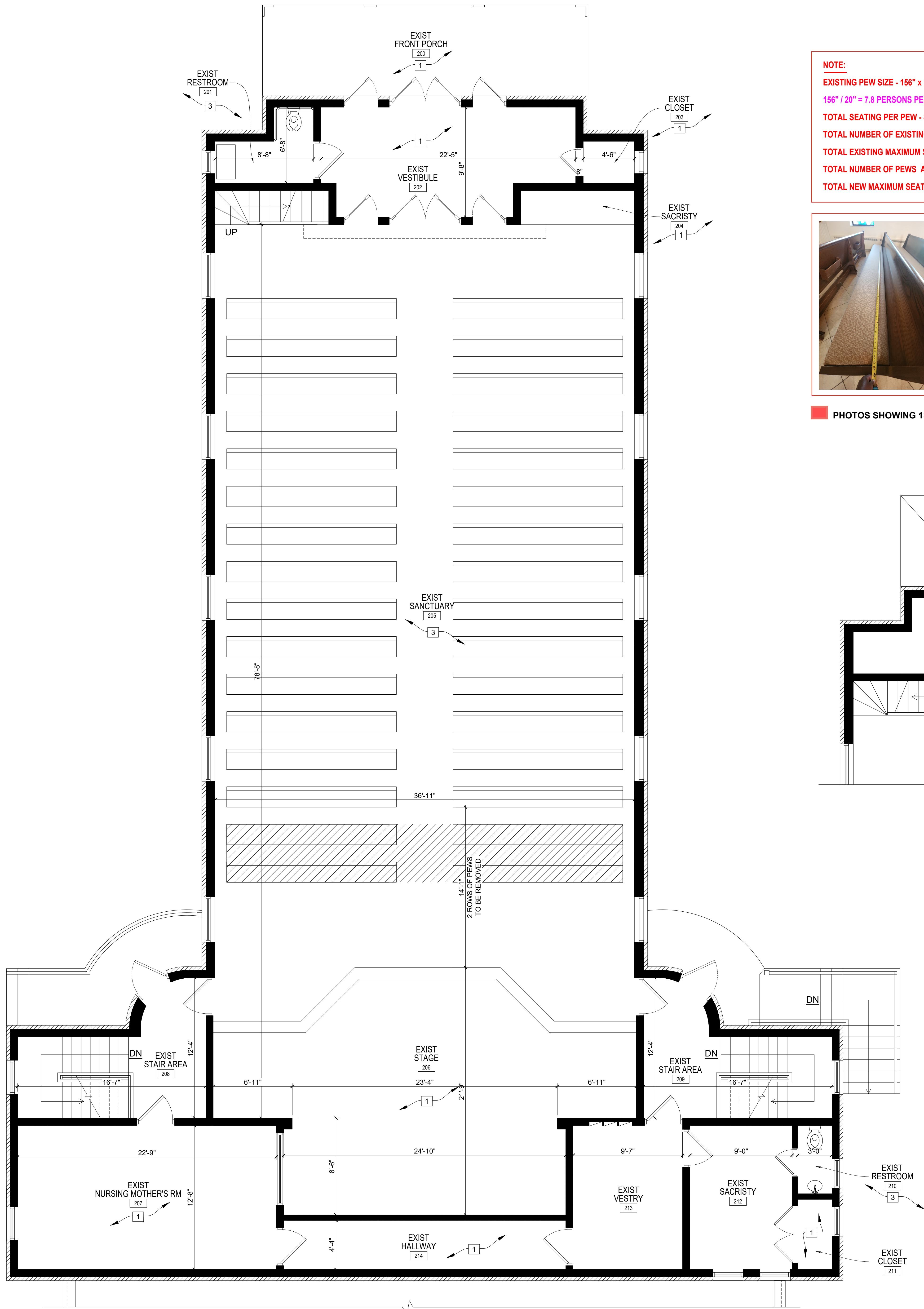
JOB NO:

C25 - 03

SHEET #

A1.0





**NOTE:**  
EXISTING PEW SIZE - 156" x 16" (13'-0" x 1'-4")  
156" / 20" = 7.8 PERSONS PER PEW.  
TOTAL SEATING PER PEW - 8 PERSONS  
TOTAL NUMBER OF EXISTING PEWS - 32  
TOTAL EXISTING MAXIMUM SEATING CAPACITY - 256  
TOTAL NUMBER OF PEWS AFTER REMOVAL OF 4 PEWS - 28.  
TOTAL NEW MAXIMUM SEATING CAPACITY AFTER REMOVAL OF 4 PEWS - 224



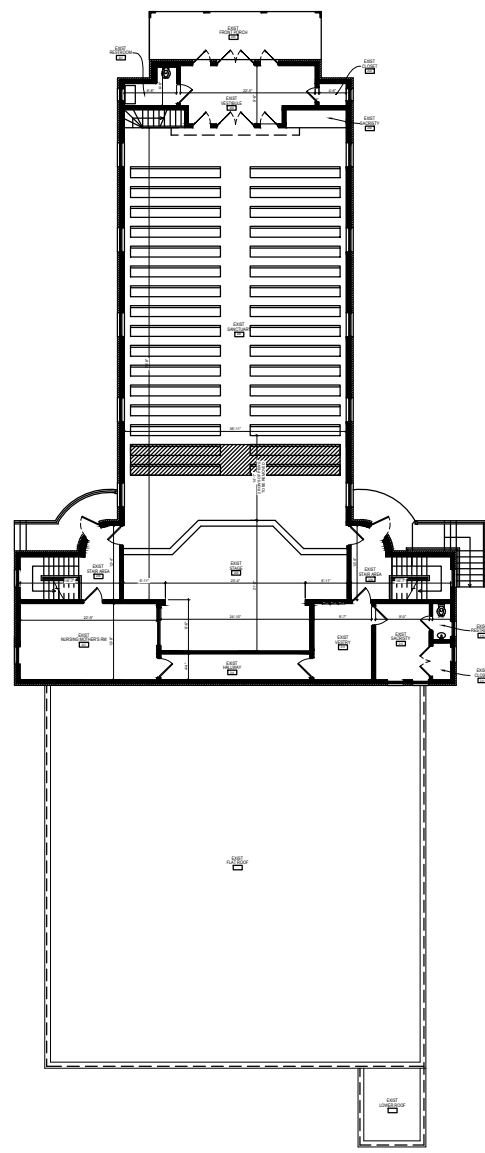
PHOTOS SHOWING 13'-0" X 1'-4" EXISTING PEW

**KEY NOTES - EXISTING FLOOR PLAN:**

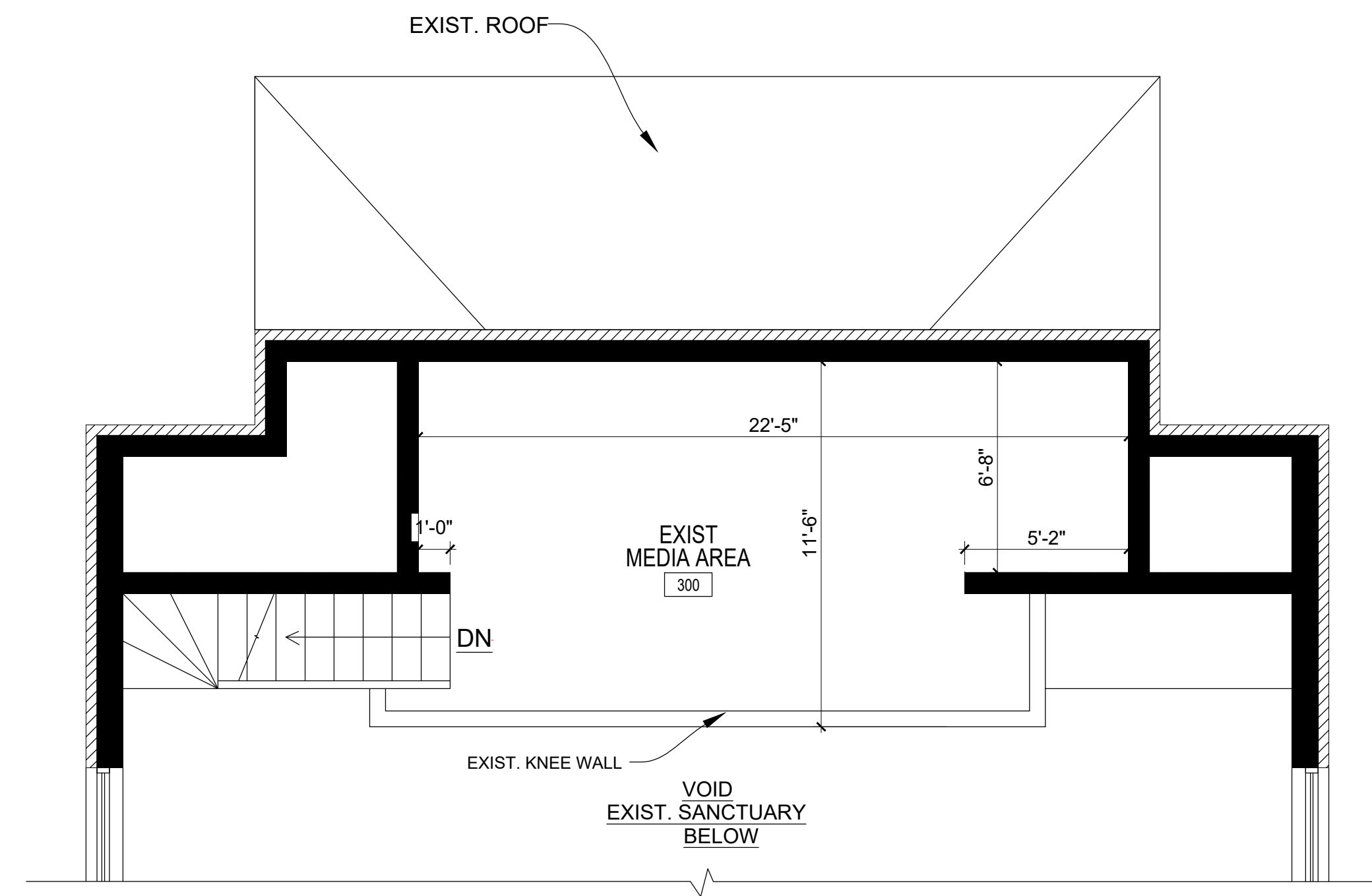
- 1 EXISTING FLOOR TO REMAIN. NO CHANGES.
- 2 EXISTING FLOOR MATERIAL TO REMAIN IN SANCTUARY. NO CHANGES.
- 3 EXISTING FLOOR FINISH TO REMAIN IN RESTROOMS. NO CHANGES.
- 4 EXISTING FLOOR FINISH TO REMAIN IN UTILITY AREAS. NO CHANGES.

**NOTE:**

- EXISTING FLOOR PLAN AND ROOMS TO REMAIN AS IS. NO CHANGES.



3 KEY PLAN - UPPER LEVEL  
SCALE: N.T.S



2 EXISTING MEDIA AREA - MEZZANINE LEVEL  
SCALE: 1/4" = 1'-0" TRUE NORTH

1 EXISTING FLOOR PLAN - UPPER LEVEL  
SCALE: 1/4" = 1'-0" TRUE NORTH

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Report Any Discrepancies Of Dimensions To  
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FORMER PROPERTY FOR:

ST. ANNE CATHOLIC CHURCH  
1800 DEARBORN ST.  
CRESTHILL, IL 60403

PROPOSED NEW PROPERTY FOR:  
Redemption  
Hour Ministry

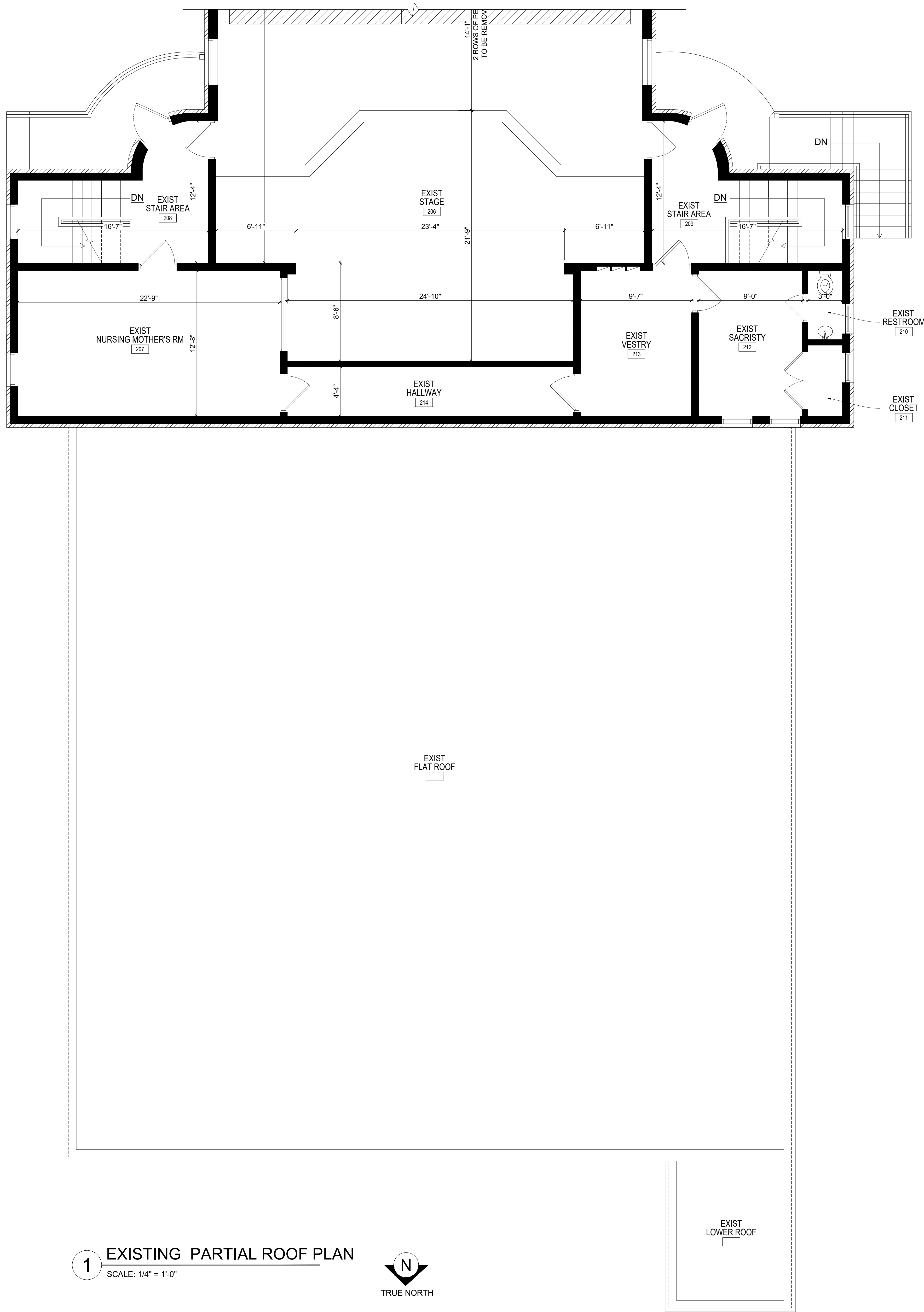
TITLE:  
EXISTING FLOOR PLAN

DRAWN BY:  
HA

CHECKED BY:  
DATE:  
3.15.2025

JOB NO:  
C25 - 03

SHEET #  
A1.1

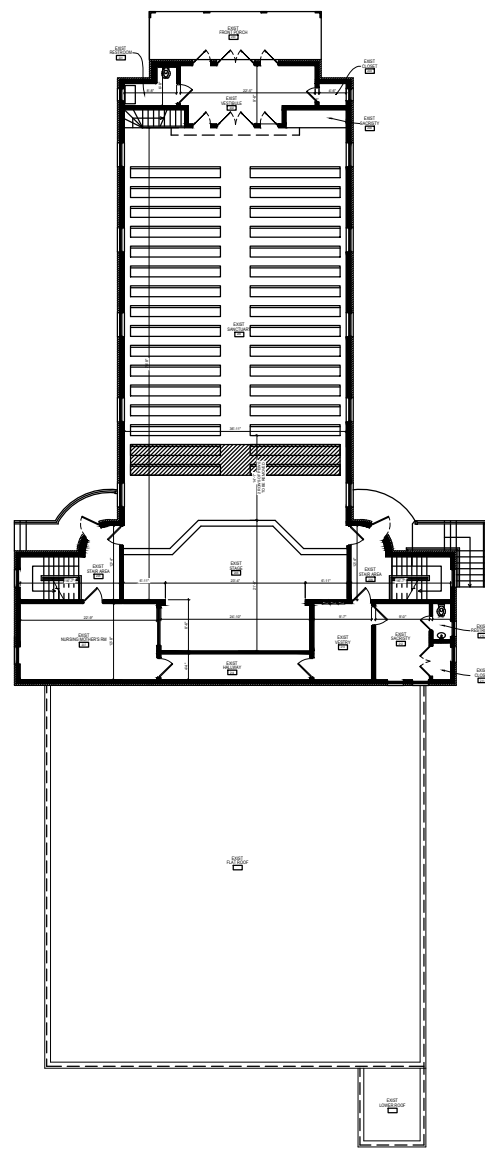


KEY NOTES - EXISTING FLOOR PLAN:

- 1 EXISTING FLOOR TO REMAIN. NO CHANGES.
- 2 EXISTING FLOOR MATERIAL TO REMAIN IN SANCTUARY. NO CHANGES.
- 3 EXISTING FLOOR FINISH TO REMAIN IN RESTROOMS. NO CHANGES.
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NOTE:

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2 KEY PLAN UPPER/ROOF LEVEL  
SCALE: N.T.S

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FORMER PROPERTY FOR:

ST. ANNE CATHOLIC CHURCH  
1800 DEARBORN ST.  
CRESTHILL, IL 60403

DATE	REVISIONS

PROPOSED NEW PROPERTY FOR:  
Redemption  
Hour Ministry

TITLE:  
EXISTING ROOF PLAN

DRAWN BY: HA	SCALE: As Shown
CHECKED BY:	DATE: 3.15.2025

JOB NO:  
C25 - 03

SHEET #  
A1.2

## EXHIBIT C

### **UNCONDITIONAL AGREEMENT AND CONSENT**

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

**WHEREAS**, Redemption Hour Ministry (the “**Applicant**”) is the contract purchaser of that certain real property commonly known 1800 Dearborn Street in the City of Crest Hill, Illinois and bearing the PIN: 11-04-33-315-001-0000 (“**Subject Property**”); and

**WHEREAS**, the Diocese of Joliet (the “**Owner**”) is the owner of the Subject Property; and

**WHEREAS**, Ordinance No. \_\_\_\_\_, approved and passed by the Crest Hill City Council on July 7, 2025, (“the **Ordinance**”), conditionally approved a Special Use Permit and Variations to allow the reactivation of a church use on the Subject Property, subject to certain enumerated and specified conditions; and

**WHEREAS**, Section 6 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and is subject to automatic repealer and rescission, unless and until the Applicant and Owner have executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

**NOW, THEREFORE**, the Applicant does hereby agree, and covenant as follows:

1. The Applicant and Owner hereby unconditionally agrees to, accept, consent to, and will abide by all terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant and Owner acknowledge that public notices and hearings have been properly given and held with respect to the application process and passage of the Ordinance, understand and have considered the possibility of revocation of the Ordinance as a result of violation of its terms or failure to abide by the conditions set forth in the Ordinance, and agree, covenant and warrant that they will not challenge any such revocation on the basis of any procedural infirmity or a denial of any procedural right, provided that notice of the City’s intent to Repeal or Revoke the Ordinance shall be provided to the Applicant and Owner.
3. The Applicant and Owner acknowledge and agree that the City shall not be in any way liable for any damages or injuries that may be sustained as a result of the City’s granting of the Special Use Permit and Variations, or its passage of the Ordinance, and that the City’s approvals do not, and will not, in any way be deemed to insure the Applicant and/or Owner against damage or injury of any kind at any time.



4. The Applicant and Owner hereby agree to release, defend, indemnify and hold harmless the City of Crest Hill, its corporate authorities, elected and appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against them in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

Redemption Hour Ministry

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

SUBSCRIBED and SWORN to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Diocese of Joliet

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

SUBSCRIBED and SWORN to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public



My commission expires: \_\_\_\_\_

DRAFT