

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY OF CREST HILL COMPREHENSIVE
PLAN BY APPROVING AND ADOPTING THE INCLUSION OF THE DIVISION AND
WEBER BUSINESS PARK SUB-AREA PLAN AS AN AUXILIARY CHAPTER
THERETO**

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

WHEREAS, pursuant 65 ILCS 5/11-12-4, *et seq.*, the Mayor and City Council of the City of Crest Hill are authorized to create a Plan Commission, as well as to adopt an official comprehensive plan for the City; and

WHEREAS, the Mayor and City Council previously exercised this grant of authority by, *inter alia*, establishing the City of Crest Hill Plan Commission; and

WHEREAS, the Mayor and City Council further adopted an official comprehensive plan for the City of Crest Hill (the “Comprehensive Plan”) on or about May 19, 2014, by adopting Ordinance No. 1665 (“An Ordinance Adopting A New Comprehensive Plan For The City of Crest Hill”); and

WHEREAS, the Crest Hill Plan Commission is authorized to prepare and recommend amendments to the Comprehensive Plan, as set out in 65 ILCS 5/11-12-5(2) and Sections 2.0 and 12.3 of the Crest Hill Zoning Ordinance; and

WHEREAS, the Crest Hill Plan Commission has considered and recommended to the City Council a proposed amendment to the Crest Hill Comprehensive Plan, covering the area commonly known as the “Division and Weber Business Park Sub-Area” (the “Amendment”) (a true, accurate, and complete copy of the proposed Amendment is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the Plan Commission initially considered the proposed Amendment at a regular meeting held on August 10, 2022, at which time the Plan Commission continued the matter to September 14, 2022, at which time the Plan Commission conducted a public hearing, determined to recommend approval of the Sub-Area Plan Report, and submitted said Recommendation by way of its Findings and Decision, to the Mayor and City Council at a regularly scheduled City Council Work Session on October 10, 2022. A copy of the Plan Commission’s Findings and Decision on the application for amendment to the Comprehensive Plan Amendment is attached hereto as Exhibit B and fully incorporated herein; and

WHEREAS, on September 14, 2022, the Plan Commission conducted a public hearing on the Amendment, after due notice was provided in compliance with 65 ILCS 5/11-12-7 and all other applicable statutory and ordinance requirements; and

WHEREAS, the Mayor and City Council have reviewed, and hereby accept and adopt, the Plan Commission's Recommendation on Comprehensive Plan Amendment (Exhibit B) regarding the Amendment; and

WHEREAS, the Mayor and City Council have determined that it is necessary, expedient, and in the best interests of the City and its citizens to approve and adopt the Amendment as an auxiliary chapter to the Comprehensive Plan.

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: That the Division and Weber Business Park Sub-Area Report, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved and adopted as part of the City of Crest Hill Comprehensive Plan and shall be included therein as an auxiliary chapter to the Comprehensive Plan.

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

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PASSED THIS 21ST DAY OF NOVEMBER 2022.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 21ST DAY OF NOVEMBER 2022.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk