

ORDINANCE NO. _____

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE CREST HILL ZONING ORDINANCE, CODE OF ORDINANCES, AND DEVELOPMENT HANDBOOK WITH RESPECT TO REGULATIONS GOVERNING NON-CONFORMING USES AND STRUCTURES, COURT REPORTER REQUIREMENTS FOR DEVELOPMENT APPLICATIONS, AND PARKING LOT, DRIVEWAY, AND SITE ACCESS REGULATIONS (APPLICATION OF CITY OF CREST HILL)

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 5/11-13-1 (the “Code”) authorizes the corporate authorities to enact zoning ordinances that regulate land use within the City, which the City Council has exercised by enacting the Crest Hill Zoning Ordinance (the “Zoning Ordinance”); and

WHEREAS, the Code states that text amendment requests shall be permitted only upon the finding of certain requirements listed in the Code; and

WHEREAS, the City of Crest Hill (“City”) has enacted procedures, requirements, and standards for text amendments in Section 12.8-2 of the Crest Hill Zoning Ordinance; and

WHEREAS, the City of Crest Hill (the “Applicant”) through its Community Development Department submitted an application for certain text amendments to the Crest Hill Zoning Ordinance, Code of Ordinances, and Development Handbook to amend and further define regulations governing non-conforming uses and structures, court reporter requirements for development applications, and parking lot, driveway, and site access regulations (“the Application”); and

WHEREAS, the Application seeks to further define and regulate, through text amendments to regulations governing non-conforming uses and structures, court reporter requirements for development applications, and parking lot, driveway, and site access regulations as follows:

- Amend Court Reporter Requirements for Development Applications in Steps 6 and 10 of Section 1 Development Process Description of the Crest Hill Development Handbook.
 - Amend Section 5.5 Sale of a Non-Conforming Use of the Crest Hill Zoning Ordinance to clarify zoning ordinance compliance requirements for non-conforming uses at time of sale, transfer, or conveyance.
- Remove Sub-Section (I)(8) Access from Section 15.04.040 Standards for Structural Appearance and Site Location Plans, Chapter 15.04 Building Requirements of the Crest Hill Code of Ordinances and add new parking lot, driveway, signage and striping requirements and site access regulations to Section 11.6 Design, Development, and Maintenance of the Crest Hill Zoning Ordinance.

(collectively the “Proposed Text Amendments”); and

WHEREAS, the Crest Hill Plan Commission, after proper notice thereof given, conducted a public hearing on the Application on December 11, 2025; and

WHEREAS, based on the evidence presented at the public hearing and upon making the following findings, which are more fully detailed in the Findings and Decision attached hereto as Exhibit A, the Plan Commission recommended unanimous but conditional approval of the proposed text amendments outlined in the redline exhibits included in December 11, 2025, Community Development Department Staff Report attached hereto as Exhibit B (the “Staff Report”):

- A. The text amendments would have a positive effect on comprehensive planning in the community and the proposed amendments would be consistent with Crest Hill’s planning objectives; and
- B. The proposed text amendments would improve consistency with other related provisions found in the City’s various ordinances; and
- C. Property owners throughout the community, in similar zoning classifications, would benefit from the proposed zoning text amendments; and
- D. The proposed text amendments will ameliorate a condition in this Ordinance which is, from a legal or administrative standpoint, deficient; and
- E. The zoning text amendments are needed to improve the efficiency and effectiveness of the City’s interpretation and administration of its ordinances; and
- F. If adopted, the text amendments will not require other provisions of this Ordinance to be changed or modified; and

WHEREAS, the Plan Commission’s recommendation to approve the requested text amendments was made subject to the text amendments being implemented in substantial conformance with the redline exhibits included in the December 11, 2025, Community Development Department Staff Report attached hereto as Exhibit B (the “Staff Report”); and

WHEREAS, the City Council has examined the December 11, 2025, Findings and Decision of the Plan Commission and has considered the presentations and arguments of the Applicant in an open meeting regularly scheduled; and

WHEREAS, the City Council finds that it is in the best interests of the City that the recommendation of the Plan Commission be adopted and that the Application be granted subject to the requested text amendments being implemented in substantial conformance with the application documents referenced in attached Exhibit B; and

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

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

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

SECTION 3: The proposed text amendments outlined in the redline exhibits attached to Exhibit B are hereby granted and approved subject to the text amendments being implemented in substantial conformance with the application documents referenced in Exhibit B.

SECTION 4: 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 5: 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 6: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7: This Ordinance shall take effect upon its passage according to law.

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PASSED THIS 19th DAY OF JANUARY, 2026

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 19th DAY OF JANUARY, 2026.

Raymond R Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

FINDINGS AND DECISION OF THE PLAN COMMISSION AS TO CASE NO. TXT-25-2-12-1 THE APPLICATION OF CITY OF CREST HILL FOR TEXT AMENDMENTS TO THE CREST HILL ZONING ORDINANCE, CODE OF ORDINANCES, AND DEVELOPMENT HANDBOOK WITH RESPECT TO REGULATIONS GOVERNING NON-CONFORMING USES AND STRUCTURES, COURT REPORTER REQUIREMENTS FOR DEVELOPMENT APPLICATIONS, AND PARKING LOT, DRIVEWAY, AND STREET ACCESS REGULATIONS

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 December 11, 2025, being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

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

B. That the application seeks text amendments to the Crest Hill Zoning Ordinance, Code of Ordinances, and Development Handbook, as outlined in the December 11, 2025 Plan Commission Staff Report, and the proposed text amendments are as follows:

- Amend Court Reporter Requirements for Development Applications in Steps 6 and 10 of Section 1 Development Process Description of the Crest Hill Development Handbook.
- Amend Section 5.5 Sale of a Non-Conforming Use of the Crest Hill Zoning Ordinance to clarify zoning ordinance compliance requirements for non-conforming uses at time of the sale, transfer, or conveyance.
- Remove Sub-Section (I)(8) Access from Section 15.04.040 Standards for Structural Appearance and Site Location Plans, Chapter 15.04 Building Requirements of the Crest Hill Code of Ordinances, and add new parking lot, driveway, signage and striping requirements and amended access regulations to Section 11.6 Design, Development, and Maintenance of the Crest Hill Zoning Ordinance.

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

D. That no interested parties filed their appearances herein;

H. That the public hearing was opened and called to order on December 11, 2025, the applicant presented evidence and arguments in support of its application on December 11, 2025.

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

J. That the proposed text amendments, as considered under section 12.8-4 of the Zoning Ordinance, meet the six (6) standards for text amendment under section 12.8-4.

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 TEXT AMENDMENTS, AS FOLLOWS:

1. That the approval of the application of City of Crest Hill for text amendments to the Crest Hill Zoning Ordinance, Code of Ordinances, and Development Handbook with respect to regulations governing non-conforming uses and structures, court reporter requirements for development applications, and parking lot, driveway, and street access requirements is supported by the evidence adduced;

2. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for text amendments to the Crest Hill Zoning Ordinance, Code of Ordinances, and Development Handbook be granted subject to the text amendments being implemented in substantial conformance with the application documents referenced in the December 11, 2025, Community Development Staff Report for this request.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 11TH Day of December 2025 upon the following voice vote:

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

Approved:

Bill Thomas, Chairman

Attest:

Christine Vershay-Hall, City Clerk

EXHIBIT B

December 11, 2025 Community Development Department Staff Report

DRAFT