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## City Council Work Session Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	08/26/2024
<b>Name:</b>	Ronald Mentzer, Interim Community & Economic Development Director Zoe Gates, Administrative Clerk
<b>Department:</b>	Community Development
<b>Topic:</b>	Plan Commission Recommendation for Rezoning and Setback Variation for Vacant Property at the Northwest Corner of Caton Farm Road and Plum Street

**Summary:** At its August 8, 2024, meeting, the Plan Commission conducted a public hearing on the rezoning and setback variation requested by the owner of the vacant property located at the northwest corner of Caton Farm Road and Plum Street, Mr. Raphael Prado. Mr. Prado has requested the City rezone the property from R-1A Single Family Residence to R-1B Single Family Residence and approve a variation that would reduce the front yard setback from 30-feet to 20-feet in conjunction with the annexation of the property into the City of Crest Hill.

The property owner has submitted a separate request to have this vacant unincorporated property annexed into the City of Crest Hill so he can build a new single-family home and connect to the City of Crest Hill sanitary sewer and water mains. According to the standard provisions of the Zoning Ordinance, property annexed into the City has the most restrictive zoning district automatically applied to it, which is R-1A. Since the property is smaller than the 20,000 sq. ft. minimum lot size required in the R-1A district, the owner has requested rezoning to R-1B. He has also requested approval of a front-yard setback variance, that if approved would allow for the construction of the new home shown in the attached design documents.

The City Council discussed the potential annexation of the property and the rezoning and setback variance requests at its May 13, 2024, Work Session. The City Council was receptive to these requests and encouraged the owner to formally apply.

The Plan Commission recommended unanimous approval of the property owner's rezoning and variance requests at their August 8, 2024, meeting.

**Recommended Council Action:** Direct Staff and the City Attorney to prepare an ordinance to approve the rezoning and front yard setback variance requests for the northwest corner of Caton Farm Road and Plum Street as recommended by the Plan Commission at their August 8, 2024, meeting.

**Financial Impact:** N/A

**Funding Source:**

**Budgeted Amount:**

**Cost:**

**Attachments:**

- August 8, 2024, Community Development Staff Report
- Application for Development dated 07/12/2024
- Plat of Survey sealed on 08/10/2023
- Site Plan
- Floor Plan
- Building Elevations
- Exhibit A – Existing Caton Farm Road Setback Aerial Photo Exhibit