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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
<b>Department:</b>	Community Development
<b>Topic:</b>	Annexation of the Vacant Property at the Northwest Corner of Caton Farm Road and Plum Street

**Summary:** The owner of the 16,874 square foot, vacant, unincorporated property located at the northwest corner of Caton Farm Road and Plum Street (the “Subject Property”) has requested the City of Crest Hill annex this property so he can build a new single-family home on it that would be connected to City of Crest Hill sanitary sewer and water mains. The property owner has also requested the City approve the rezoning of this from R-1A to R-1B and a front yard setback variation. The Plan Commission conducted a public hearing and recommended unanimous approval of these special zoning approvals at its August 8, 2024, meeting.

The City Council discussed the potential annexation of this property and the owner’s rezoning and setback variance requests at its May 13, 2024, and July 8, 2024, workshop meetings. The City Council expressed support for the property owner’s annexation, rezoning, and front-yard setback variation requests at those meetings.

The property owner has formally applied to have the Subject Property disconnected from the Plainfield Fire Protection District and annexed into the Lockport Fire Protection District as required by the provisions of City of Crest Hill Resolution 360. Ultimately, the Plainfield Fire Protection District denied the disconnection request in a June 11, 2024, letter. As a result, the property will remain in the Plainfield Fire Protection District.

**Recommended Council Action:** Direct Staff and the City Attorney to prepare an ordinance to approve the annexation of the vacant property at the northwest corner of Caton Farm Road and Plum Street into the City of Crest Hill.

**Financial Impact:** The City will receive additional permit revenue, sewer and water connection and use revenue, and new property tax revenue if this property is annexed and improved in the City of Crest Hill

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Cost:** N/A

**Attachments:**

- Application for Development dated 07/12/2024
- Applicant Annexation Letter to Mayor and City Council dated 05/09/2024
- Plat of Survey sealed on 08/10/2023
- 6/11/2024, letter from the Plainfield Fire Protection District denying the de-annexation of the subject property
- 7/23/2024, letter requesting Lockport Township Fire Protection District annexation of the subject property