



City Council Work Session Agenda Memo

Crest Hill, IL

Meeting Date: 07/22/24

Name: Ron Mentzer, Interim Community & Economic Development Director
Zoe Gates, Administrative Clerk

Department: Community Development

Topic: Plan Commission Rezoning Recommendation for 1817 N. Broadway Street

Summary: At the Plan Commission meeting conducted on July 11, 2024, the Plan Commission conducted a public hearing on the rezoning requested by the owner of the residential property located at 1817 North Broadway Street. Ms. Marian Patkowski submitted to rezone the property from R-1 Single Family Residence to R-2 Two Family Residence.

A previous owner was denied a rezoning from R-1 To R-2 in 1998. The house was split into two units without city permits at some point in the past. As a result, the two unit configuration is non-conforming. The current owner purchased the property as an income property (rental) and wishes to rezone the property in order to legalize and rent the second unit. They have done both interior and exterior work without permits.

The rezoning request goes against the 2014 Comprehensive Plan. According to Zoning Ordinance Section 5.5 Sale of a Non-Conforming Use, when a property is sold, non-conforming use must be brought into conformance with applicable City zoning requirements.

The Plan Commission recommended unanimous denial of this rezoning at their July 11, 2024 meeting.

Recommended Council Action: Direct Staff and the City Attorney to prepare an ordinance to deny the requested rezoning for 1817 North Broadway Street as recommended by the Plan Commission at their July 11, 2024 meeting.

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

- July 11, 2024 Community Development Staff Report.
- Plat of Survey dated 02/23/2022 which does not reflect current lot coverage.
- Page 96 of the 2014 Comprehensive Plan showing the Land Use & Development of the area in question.
- Zoning Ordinance 5.5 Sale of a Non-Conforming Use.