



Agenda Memo

Crest Hill, IL

Meeting Date:	September 23, 2024
Submitter:	Ronald Mentzer, Interim Community and Economic Development Director
Department:	Community Development
Agenda Item:	Plan Commission Recommendation on Chaney-Monge School Front-Yard Setback Variation

Summary: Several months ago, School District 88 submitted plans to the City for a 4,765 sq ft building addition to Chaney-Monge School. The new addition is now under construction along the east side of the school adjacent to N. Center Street. During the review of the project plans, it was found that the school district property extends to the center line of N. Center St. The existing roadway is constructed on school district property.

The school district has indicated it is willing to voluntarily dedicate the portion of N. Center St. owned by the school district from the existing centerline of N. Center St. to the edge of the west curblineline of N. Center Street to the City subject to the City satisfying the four below identified conditions. Once this dedication occurs, the school building would no longer comply with the standard zoning setback requirements associated with the property's underlying R1 zoning classification. Condition #3 below addresses this issue.

On August 5, 2024, the City Council passed a motion to authorize City staff to coordinate the completion of four below noted school district conditions.

On September 12, 2024, the Plan Commission conducted a public hearing on the setback variation request required under below noted Condition #3 and subsequently recommended unanimous approval of a zoning variation to reduce the required front-yard setback along N. Center Street for the new building addition on the northeast corner of the Chaney-Monge School located at 400 Elsie Avenue from 30-feet to 15-feet.

School District ROW Dedication Conditions:

- 1) Coordinate and pay for the preparation of the required Plat of Dedication (\$2500 City cost).
- 2) Coordinate and pay to update the boundary survey and legal description of the school's property, have it recorded with the Will County Assessor's Office, and send a copy of the recorded document to the school district for their records.(\$100+/- City cost).

- 3) Coordinate and pay for the zoning variation/public hearing process that that would culminate in the City's approval of the required building setback variations necessary to ensure the school building's setbacks are not considered non-conforming. (\$500 +/- City cost)
- 4) Update the City Zoning Map to reflect the dedication of a portion of the school property as public right-of-way.

Recommended Council Action: Recommend the City Council pass an ordinance to approve a zoning variation to reduce the required front-yard setback along N. Center Street for the new building addition on the northeast corner of the Chaney-Monge School located at 400 Elsie Avenue from 30-feet to 15-feet.

Financial Impact: N/A

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A

Attachments: September 12, 2024, Plan Commission Staff Report