

Application for Development

For Office Use Only: Case Number:

Project Name: Chaney-Monge School front yard Setback Variation
 Owner: Chaney-Monge School Dist. 85 Board of Education Correspondence To: Ron Mentzer, City of Crest Hill
 Street No: 400 Elsie Ave. Street No: 20600 City Center Boulevard
 City, State, Zip: Crest Hill, IL 60403 City, State, Zip: Crest Hill, IL 60403
 Phone: (815) 722-6673 Phone: (815) 741-5107
 Email or fax: asiegfried@chaney-monge.org Email or fax: rmentzer@cityofcresthill.com

Property Address:**Property Information:**

Street No: 400 Elsie Ave. Lot Width: 243.59 feet
 City, State, Zip: Crest Hill, IL 60403 Lot Depth: 443.66 feet
 PIN: 11-04-33-107-011-000 Total Area: 2.591 acres

- * Attach a copy of the legal description of the property and applicable fees.
- * Submit electronic version of the legal description to:
mdeharo@cityofcresthill.com and lthrasher@cityofcresthill.com.

Existing Zoning: R-1 Existing Land Use: Public School
 Requested Zoning: R-1 Proposed Land Use: Public School

Adjoining Properties Zoning and Uses:

North of Property: R-1 - Single family homes
 South of Property: R-1 - Public Park
 East of Property: R-1 - Single family homes
 West of Property: R-1 - Single family homes

Purpose Statement (intended use and approval sought): front-yard Setback Variation
along Center Street; to accommodate the dedication of Public Street right-of-way
for Center Street.

CHANEY-MONGE SCHOOL DIST. 85
 400 ELSIE AVENUE
 CREST HILL, ILL. 60403

Development Request: Please check all that apply and describe:

Rezoning: N/A

* Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.

Special Use: N/A

* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.

Variance: Reduce required front-yard setback along Center Street frontage of property from 30' to 15'

* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.

Planned Unit Development: N/A

* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.

Annexation: N/A

Plat: N/A

Other: N/A

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

Civil Engineer N/A

Phone Number

Company

Email Address

Contractor N/A

Phone Number

Company

Email Address

Architect N/A

Phone Number

Company

Email Address

Builder N/A

Phone Number

Company

Email Address

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

Ronald Montoya R.
Signature of the Applicant

8/12/2024
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

[Signature]
Signature of the Owner

8-13-24
Date

CHANEY-MONGE SCHOOL DIST. #88
400 ELSIE AVENUE
CREST HILL, IL 60403

Notice of Public Hearing

The Crest Hill Plan Commission will hold a Public Hearing on Thursday, September 12, 2024, at 7:00 p.m. in the City Council Chambers, 20600 City Center Boulevard, Crest Hill, Illinois to consider the petition V-24-4-9-1 of the Chaney-Monge School District 88 Board of Education seeking approval of variations to Section 6.6-1 B. and Table 1 of the Crest Hill Zoning Ordinance for the Chaney-Monge School property located at 400 Elsie Avenue, Crest Hill, Illinois. If approved, the requested variation would reduce the required front-yard setback along Center Street from 30-feet to 15-feet to accommodate the dedication of a portion of the school property as public street right-of-way and allow for a 4,795 square foot addition to be constructed on the northeast corner of the existing school.

PERMANENT INDEX NO: 11-04-33-107-011-000

LEGAL DESCRIPTION: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 122 FEET OF THE SOUTH 284 FEET OF THE EAST 482.99 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, AS SHOWN ON ZIVALY RANCH ACRES SUBDIVISION UNIT #2, RECORDED AS DOCUMENT NUMBER 981113; TOGETHER WITH LOTS 15, 16, 17, 18, 19 AND 20 IN ZIVALY'S RANCH ACRES SUBDIVISION UNIT #1, RECORDED AS DOCUMENT NUMBER 900137, ALL IN WILL COUNTY, ILLINOIS

All persons desiring to appear and be heard for or against said petition may appear at said hearing and be heard thereon.

Dated this 12th day of August 2024.
Christine Vershay-Hall, City Clerk
Bill Thomas, Commission Chairman

PLEASE PUBLISH THE ABOVE NOTICE IN THE LEGAL/PUBLIC NOTICE SECTION OF THE JOLIET HERALD NEWS ON WEDNESDAY, AUGUST 21, 2024, AND SEND THE BILL FOR THE PUBLICATION TO:

Ronald Mentzer
City of Crest Hill
20600 City Center Boulevard.
Crest Hill, IL 60403
rmentzer@Cityofcresthill.com
(815) 741-5107

PLEASE CONTACT THE PERSON(S) LISTED ABOVE FOR PAYMENT OF THIS NOTICE:

e-mail to: willlegals@shawlocal.com
for publication in the Joliet Herald News

August 14, 2024

Chaney-Monge #88
400 Elise Avenue
Crest Hill, Illinois 60403

To whom it may concern:

Chaney-Monge School District has submitted an application to the City of Crest Hill for a variation that would reduce the required front-yard setback along Center Street from 30-feet to 15-feet to accommodate the dedication of a portion of the Chaney-Monge School property to the City of Crest Hill as public right-of-way and allow for a 4,795 square foot addition to be constructed on the northeast corner of the existing school located at 400 Elsie Avenue, Crest Hill, IL 60403 /permanent parcel ID number 11-033-107-011-0000.

The Crest Hill Plan Commission will conduct a public hearing on this application at 7:00 p.m. on September 12, 2024, at the City of Crest Hill Municipal Building, in the City Council Chambers, 20600 City Center Blvd., Crest Hill, at which time you may express your views in person.

If you have any questions regarding our request, please feel free to contact City Hall at 815-741-5100.

Sincerely,

Ronald Mentzer
City of Crest Hill Acting Community and Economic Development Director