



To: Plan Commission

From: Daniel Ritter, AICP, Community and Economic Development Director
Atefa Ghaznawi, AICP, LEED AP, City Planner

Date: October 9, 2025

Re: 2400 Waterford Drive, Zoning Ordinance Variation Request – Plan Commission Case # V-25-3-10-1

Project Details

Project:	Corner Fence Installation
Applicant:	Ruben and Clara Miranda
Requests:	A Zoning Variation to increase fence height, decrease setback, and change fence type from open to solid at the corner side yard of a single-family residence
Location:	2400 Waterford Drive (the “Subject Property”)

Site Details

Lot Size:	Approximately 9,291 sq-ft
Existing Zoning:	R-1 Single-Family Residence District
Existing Improvements:	1,758 sq-ft single-family house and 594 sq-ft attached garage built in 1994

Surrounding Zoning and Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Single-Family Residence	Single-Family Detached	R-1
North	Single-Family Residence	Single-Family Detached	R-1
South	Municipal Water Tower and Single-Family Residence	Single-Family Detached and Utilities	R-1 and R-3
East	Single-Family Residence	Single-Family Detached	R-1
West	Single-Family Residence	Single-Family Detached	R-1

Exhibits

Application documents submitted by Applicant include:

- Exhibit B - Application for Development / Variation 2025-09-02
- Exhibit C - Legal Description 2025-09-02
- Exhibit D - List of Requested Variations 2025-09-02
- Exhibit E - Project Narrative 2025-09-02
- Exhibit F - Plat of Survey with Fence Location 2025-09-02
- Exhibit G - Details of Proposed Fence 2025-09-02
- Exhibit H - Subject Property Photos of Existing Condition 2025-09-02
- Exhibit I - Photos of Neighboring Properties 2025-09-02

Application Background and Project Summary

The Subject Property is a single-family detached residence and a corner lot, located at southeast corner of Gaylord Road and Waterford Drive, facing Waterford Drive. The house was built in 1994. The applicant has owned and lives at the subject property since 1994. Except 2400 Waterford Drive and 2022 Watertower Place at two ends of the block, rear of the remaining properties on the block face Gaylord Road.

Figure 1: Neighboring Properties on the Same Block as 2400 Waterford Drive (subject property)



At this time, the Applicant is proposing to replace an existing fence in a total length of 256-feet throughout his property, 88-feet of which is located on the corner side yard. The existing fence is a 6-foot, solid wooden fence with no setbacks, is over 30 years old, and has significantly deteriorated due to age, with rotted posts and decaying panels (see *Exhibit H* for photos of existing condition). The new fence will match the existing, and will be a 6-foot, solid vinyl fence in white color (see Figures 2 and 3 for the location and details of the proposed fence).

Summary of Requested Variations

In order to install the new fence on the corner side yard as proposed, the Applicant is requesting City approval of three variations from Section 8.3-8 Permitted Obstructions in Yards, City of Crest Hill [Zoning Ordinance](#), fence requirements for corner side yards:

1. Increase the fence height from a maximum of 4-feet to 6-feet (existing fence is 6-feet).
2. Change the fence type from a (50%) open-design to solid (existing fence is solid).
3. Reducing the setback from a minimum of 5-feet to 0-foot (existing fence has no setback).

Figure 2: 2400 Waterford Drive Plat of Survey with Location of the proposed fence

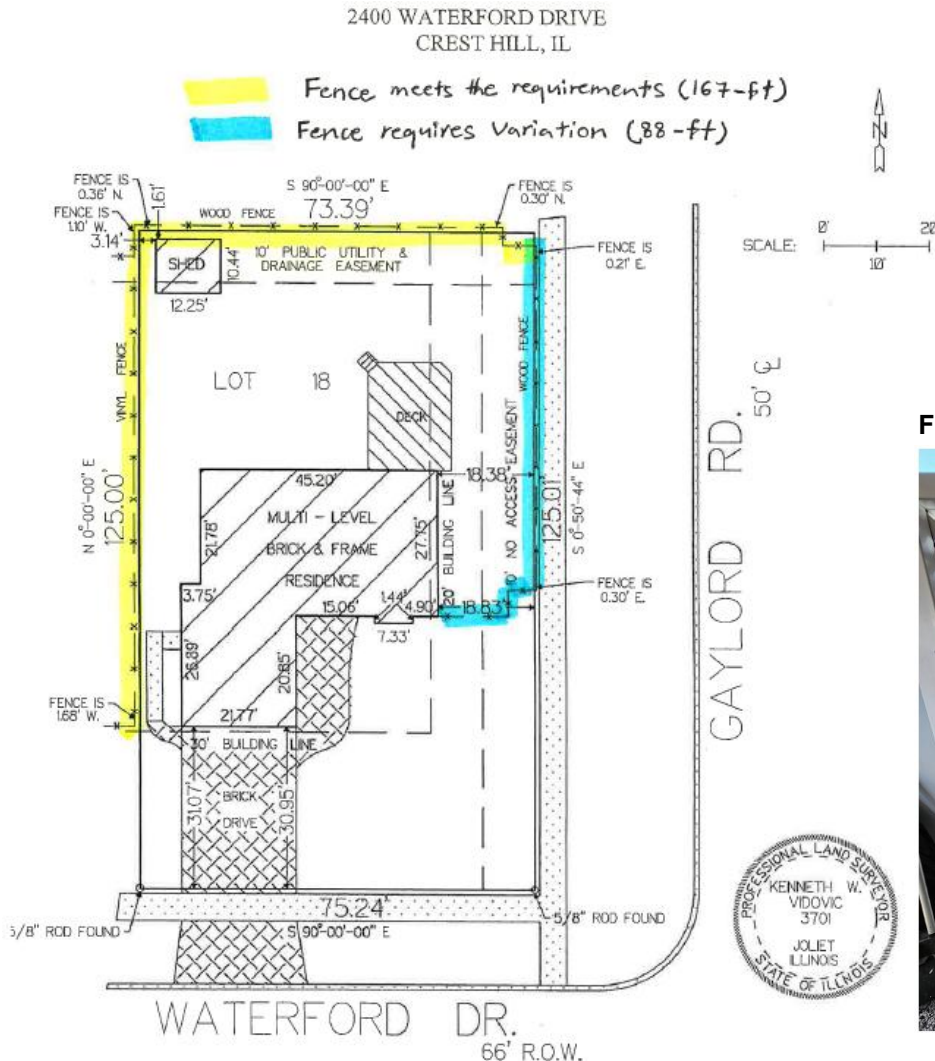


Figure 3: Photo of the proposed fence



Overall, staff believes the Applicant's proposed fence will partially buffer the subject property from noise and air pollution on a heavily traveled Gaylord Road and will enhance privacy and security on the subject property. It is worth mentioning that except 2400 Waterford Drive (subject property) and 2022 Watertower Place at the two ends of the block, rear of the remaining properties on the block face Gaylord Road. The proposed fence will be consistent with neighboring properties on the block, and will preserve the established appearance of the neighborhood (see *Exhibit I* for photos of neighboring properties). Staff is of the opinion that the variation request is reasonable and acceptable given the unique orientation of the subject property and the homeowner's safety and health concerns associated with the adjacent Gaylord Road.

A map of a residential area in Gaylord, Michigan. Gaylord Rd runs vertically through the center. To the west of Gaylord Rd, streets include Golfview St, Golfview Dr, and Corregidor St. To the east, streets include Caton Farm Rd, Green St, Root St, Lynwood St, Greengold St, Webb St, University St, Ardaugh Ave, Hess Dr, Susanna Way, Manico Dr, and Lincoln Rd. A red arrow points to the intersection of Gaylord Rd and Waterford Dr, with the address 2400 Waterford Drive written next to it. Other street names visible include Calla Dr, Cecily Dr, Delrose, Balala, Maserati Dr, Foxfield, Silver Rock Dr, and Fox Meadow Dr. The map also shows a school, Richland Junior High School, and a highway labeled 30.

Staff feedback on specific aspects of the Applicant's proposed project:

Staff reviewed the proposed scope of work, and determined that from a total length of 256 feet, 168 feet of fence located on the rear and side yards meet the requirements outlined in Section 8.3-8 of the Zoning Ordinance. The remaining 88 feet of fence located on the corner side yard will require a variation from Section 8.3-8 of the Zoning Ordinance.

Variation Approval Standards and Findings

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with. Staff has drafted the following findings of fact identified in bold italic font. These drafted findings can be modified or changed as the Plan Commission deems fit and based on the specific findings from the public hearing.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
The requested variation involves maintaining the current solid 6-foot fence height, and is intended to improve safety, privacy, and visual appearance of the subject property and the neighborhood as a whole; reduce noise and air pollution associated with the adjacent Gaylord Road; and enable the homeowner to utilize their outdoor space for personal benefit and enjoyment without interference from/to others. Approval of the variation required to install the proposed fence will ensure the property can continue to operate efficiently and safely, and yield a reasonable return.
2. That the plight of the owner is due to unique circumstances.
In combination, the orientation and configuration of the existing corner lot, single-family house, and the adjacent Gaylord Road; and the significant amount of vehicular traffic, noise and air pollution associated with the adjacent Gaylord Road, collectively represent unique circumstances that warrant the approval of the requested variation. The proposed 6-foot solid fence will partially buffer the subject property from the adjacent Gaylord Road, and will address the homeowner's health and safety concerns associated with the adjacent Gaylord Road. The corner side yard is adjacent to a line of rear yards and is not adjacent to a primary front yard. The proposed fence will keep a consistent style of fence rather than add a jog in the fence line, a change in height, or a change in appearance.
3. That the variation, if granted, will not alter the essential character of the locality. ***The proposed fence, a representative of precedents in the residential neighborhoods throughout the City, will be consistent with fences of neighboring properties on the block, will create visual continuity along Gaylord Road, and will preserve the established appearance of the neighborhood. The impact will be positive in preserving the character of the neighborhood.***

In addition, Section 12.6-2 of the Zoning Ordinance further suggests the Plan Commission supplement the above standards by taking into consideration the extent to which the facts listed on Exhibit A have been established by the evidence presented during the public hearing process and further support the approval of the Applicant's requests.

Staff Recommendation

Based on the findings reflected in this staff report, Staff recommends:

The Plan Commission recommends City Council conditional approval of variation from Section 8.3-8 Permitted Obstructions in Yards, City of Crest Hill Zoning Ordinance, that allows (i) increasing the fence height from 4-feet to 6-feet; (ii) changing the fence type from open to solid; and (iii) reducing the setback from 5-feet to 0-foot, subject to the project being implemented in substantial conformance with the application documents referenced in the October 9, 2025, Plan Commission Staff Report for Case # V-25-3-10-1.

Exhibit A**Supplemental Variation Approval Facts to Consider Per Zoning Ordinance Section 12.6-2**

1. *That the particular physical surroundings, shape, or topographical condition of the specific property involved will result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
2. *The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.*
3. *That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.*
4. *That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
5. *That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."*
6. *That the variation granted is the minimum adjustment necessary for the reasonable use of the land.*
7. *That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.*
8. *That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance deprives the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.*

**Exhibit B****Application for Development**

For Office Use Only: Case Number: V-25-3-10-1
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Project Name: Replace old rotted wooded fence of over 30years with new white vinylOwner: Ruben and Clara Miranda Correspondence To: same as owner infoStreet address: 2400 Waterford Dr. Street address: City, St., Zip: Cres Hill, IL. 60403 City, St., Zip: Phone: [REDACTED] Phone: Email: [REDACTED] Email: **Property Address:**Street address: 2400 Waterford Dr.**Property Information:**Lot Width: 73City, St., Zip: Crest Hill Lot Depth: 125PIN: 06-03-36-213-002-0000 Total Area: 9125

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.comExisting Zoning: residential Existing Land Use: residentialRequested Zoning: residential Proposed Land Use: residential**Adjoining Properties Zoning and Uses:**North of Property: residential /single family houseSouth of Property: residential/ single family houseEast of Property: residential/ single family houseWest of Property: residential/ single family housePurpose Statement (intended use and approval sought): replace old rotted wood fence

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☐ Special Use: _____

☒ Variance: _____ to seek relief from corner lots fence requirements for height, type and setback

☐ Planned Unit Development: _____

☐ Annexation: _____

☐ Plat: _____

☐ Other: _____

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

☐ Civil Engineer: TBD Phone: _____

Company: _____ Email: _____

☒ Contractor: self Phone:

Company: self Email:

☐ Architect: N/A Phone: _____

Company: _____ Email: _____

☐ Builder: _____ Phone: _____

Company: _____ Email: _____

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

Ruben Miranda
Signature of the Applicant

9/2/2025
Date

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

Signature of the Owner

Date

EXHIBIT C
LEGAL DESCRIPTION

PROPERTY ADDRESS: 2400 Waterford Drive, Crest Hill, IL, 60403

PERMANENT INDEX NO: 06-03-36-213-002-0000

LEGAL DESCRIPTION

LOT 18 IN CREST ESTATES SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

EXHIBIT D

2400 WATERFORD DRIVE – LIST OF REQUESTED VARIATIONS

Zoning Ordinance (ZO) Section 8.3-8 Permitted Obstructions in Yards (p-66)

- Fences, natural, open: not greater than four (4) feet in height nor closer than five (5) feet from front and corner side lot lines. [Proposed fence at corner side yard is solid and six \(6\) feet in height, with no setbacks.](#)

Exhibit E: Project Narrative – 2400 Waterford Drive Corner Fence Variation Application

September 2, 2025

Building Department
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

To Whom It May Concern,

I am emailing on behalf of my parents, Ruben and Clara Miranda. I am submitting an application for a variance to replace my existing 6-foot wooden fence. I respectfully request reconsideration of the current setback requirement, based on both neighborhood precedent and practical concerns.

My current fence is the original installation—over 30 years old—and has significantly deteriorated due to age, with rotted posts and decaying panels. All of my neighbors along Gaylord Road, including those on corner lots, have replaced their fences in recent years (ranging from 9 to 3 years ago). I am the last homeowner on the block to do so. These replacement fences are primarily solid white vinyl or solid wood, all maintaining a height of 6-feet with no setbacks. My property, along with my adjoining neighbors, backs directly onto Gaylord Road.

I am seeking relief from the following fence requirements from corner lots:

- Increase the fence height from 4-feet to 6-feet (existing fence is 6-feet).
- Change the fence type from open to solid (existing fence is solid).
- Reducing the setback from 5-feet to 0-foot (existing fence has no setback).

A 6-feet fence is both appropriate and necessary for the following reasons:

1. Noise Reduction - Gaylord Road is a busy and noisy street; a taller fence helps reduce sound intrusion.
2. Security - A taller fence is more difficult to climb, offering better protection against trespassers.
3. Privacy – It effectively blocks sightlines from pedestrians and passing vehicles.
4. Pet Safety – Large dogs can easily jump a 4-foot fence; a 6-foot fence is more reliable for containment and protection.
5. Neighborhood Consistency – A 6-foot fence would match the height and style of adjacent properties, maintaining visual harmony.
6. Aesthetic Integration – The proposed vinyl fence would align with neighboring fences in both material and setback.
7. Visibility – The new fence will not obstruct visibility, as it is set well back from the corner.
8. Continuity – The new fence will follow the same footprint as the existing one, preserving the established look of the neighborhood.

Several neighboring properties on the same block—also located on corner lots—have installed 6-foot fences that extend directly to the side of their homes. These include:

- 2022 WaterTower Place (corner of Gaylord Road) – replaced approximately 9 years ago with a solid wood 6-foot fence
- 2014 WaterTower Place - backs onto Gaylord Road with a 6-foot solid white vinyl fence
- 2010 WaterTower Place - backs onto Gaylord Road with a 6-foot solid white vinyl fence
- 2351 Ardaugh Avenue (corner of Gaylord Road) – replaced approximately 8 years ago, (this property is across the street on Gaylord Road)
- 1856 Silver Rock Drive (corner of Gaylor Road) – upgraded from a 4-foot to a 6-foot fence approximately 3 years ago (this property is the next block on Gaylord Road)

Please see the attached photos submitted with my application. I am committed to meeting all variance and permit guidelines. The proposed fence will remain at 6 feet in height, transitioning from solid wood to solid vinyl, with no setback—consistent with neighboring properties along Gaylord Road.

I invite you to visit the property to observe the current conditions firsthand. My situation is unique due to the high traffic and noise levels on Gaylord Road, which resemble those of a highway. I kindly ask that you consider this request to avoid undue hardship.

Thank you for your time and consideration.

Sincerely,

Ruben and Clara Miranda
2400 Waterford Drive

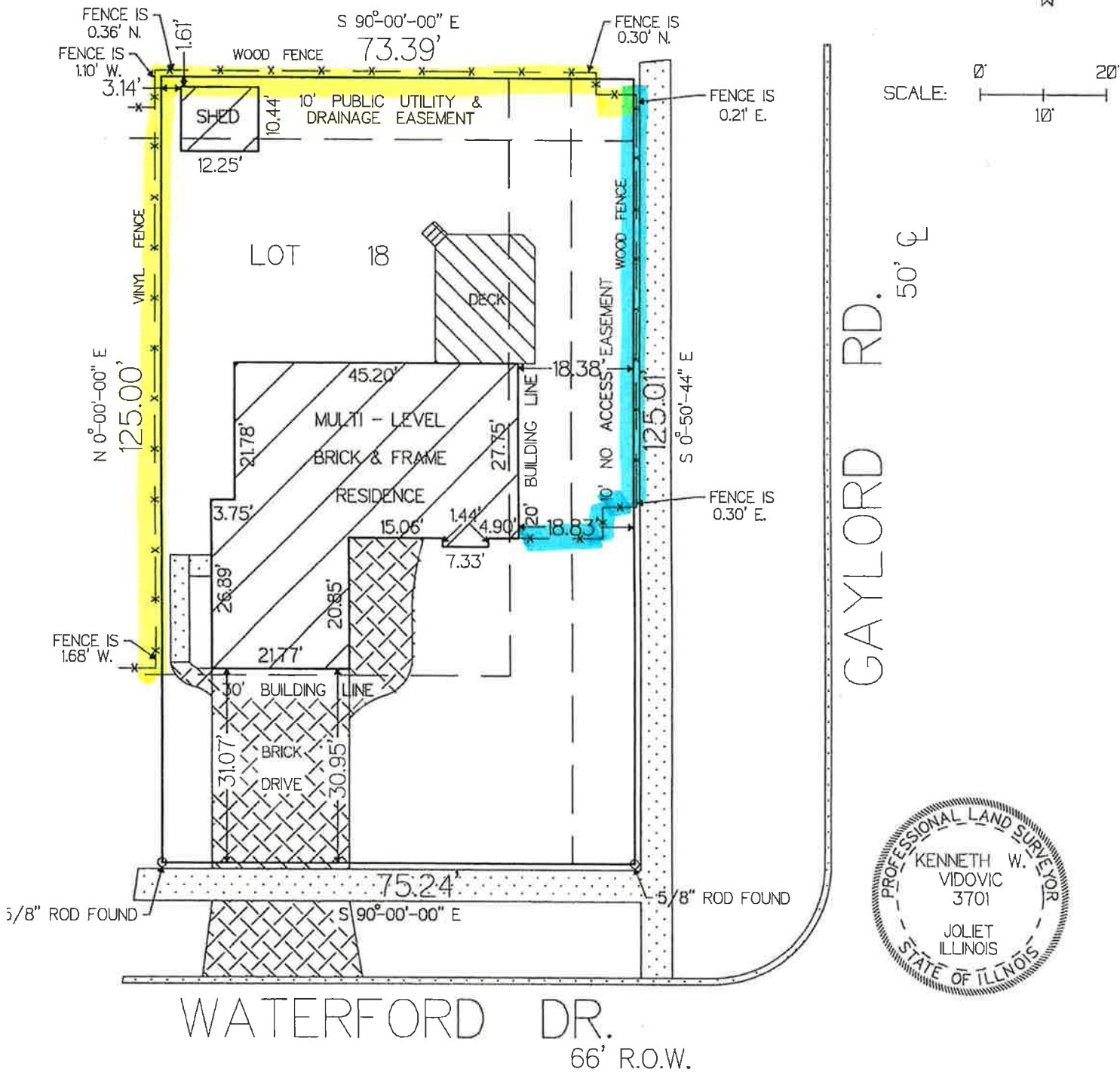
PLAT OF SURVEY

LOT 18 IN CREST ESTATES SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

2400 WATERFORD DRIVE
CREST HILL, IL

Fence meets the requirements (167-ft)

Fence requires Variation (88-ft)



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

EMAIL: kvcommunitysurvey@att.net

DESIGN FIRM NO. 184-002899

CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY.
COMPARE POINTS BEFORE BUILDING.

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE
HAVE
SURVEYED FOR CLARA MIRANDA UNDER MY HAND AND SEAL
THIS 11TH DAY OF AUGUST 2025.
FIELD WORK 8/8/2025.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 25-31334

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2026

Exhibit G: 2400 Waterford Drive (subject property) – Proposed Fence

- 6-foot vinyl fence, same height as existing fence on the subject property



Exhibit H: 2400 Waterford Drive (subject property) - Photos of Existing Condition, corner side yard facing Gaylord Road and Waterford Drive



Exhibit I: Photos of Neighboring Properties on the Same Block as 2400 Waterford Drive (subject property)



Exhibit I: Photos of Neighboring Properties – 2022 Watertower Place, a through lot and corner lot, facing Watertower Place and Gaylord Road. It has 6-foot solid fence, with no setback on three sides facing the streets.



Exhibit I: Photos of Neighboring Properties – 2351 Ardaugh Ave, a through lot and corner lot, facing Noonan St, Ardaugh Ave and Gaylord Road. It has 6-feet solid fence, with no setback on three sides facing the streets.



Exhibit I: Photos of Neighboring Properties – 1856 Silver Rock Dr, a through lot and corner lot, facing Silver Rock Dr, Fox Meadow Dr, and Gaylord Road. It has 6-feet solid fence, with no setback on three sides facing the streets.

