



Agenda Memo

Crest Hill, IL

Meeting Date:	May 13, 2024
Submitter:	Ronald Mentzer, Interim Community and Economic Development Director
Department:	Community Development
Agenda Item:	Potential Annexation of Vacant Property Lot Located at NW Corner of Caton Farm Road and Plum Street -Prado Family

Background:

The owners of the 17,000+/- square foot vacant property located at the NW corner of Caton Farm Road and Plum Street have submitted the attached May 9, 2024, letter to express their interest in annexing this property into the City of Crest Hill so they could build their new home on it. In conjunction with the annexation process, the property owner would also need to request the property be rezoned to R1-B single family residential (10,000 sq. ft. min. lot size) and a front-yard setback variation that would allow their new home to be setback approximately 20 feet from the Caton Farm Road property line instead of the City's standard 30' setback. The rezoning and setback variation process would require a public hearing before the Plan Commission. If annexed, the applicants are prepared to pay the City's normal sewer and water tap on fees so their new home could be connected to City of Crest Hill sanitary sewer and water services.

The adjacent properties to the south, east, and north are currently located within the City of Crest Hill municipal boundaries. The properties to the west are located in unincorporated Will County. City sanitary sewer and water mains are located in the Plum Street ROW adjacent to the east side of the property.

Before the applicants finalize the design plans for their new home, formally apply for annexation into the City of Crest Hill, and pay the \$5,000 annexation application fee, they are seeking input from the City Council regarding the City's interest in annexing their property and approving the rezoning and front-yard setback variation required to build their proposed home in the City of Crest Hill.

The applicant/property owners are planning to attend the May 13, 2024, workshop meeting to respond to any questions the City Council may have regarding their annexation request and new home development plans.

Recommended Council Action:

Provide feedback to the applicant/property owner regarding the City's interest in annexing their property, rezoning to R1-B, and granting a front yard setback variation along Caton Farm Road.

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A

Attachments:

- Aerial Photo Site Location Exhibit
- May 9, 2024, annexation request letter
- Proposed site/new home development plans