



Agenda Memo

Crest Hill, IL

Meeting Date:	August 5, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	A motion to authorize City staff to coordinate the City's completion of the four school district conditions required to complete the dedication of N. Center Street right-of-way and a five-foot-wide public utility easement along the west edge of N. Center Street adjacent to the school district property.

Summary: School District 88 has submitted plans to the City for a new 4,765 sq ft building addition to Chaney-Monge School. The new addition is being proposed along the east side of the school adjacent to N. Center Street. During the review of the 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.

As part of building expansion work, the school district has indicated it is willing to voluntarily dedicate the portion of N. Center St currently owned by the school district from the existing centerline of N. Center St. to the edge of the west curbline of N. Center Street to the City at no charge. 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.

The school district is also willing to voluntarily dedicate a five-foot wide public utility easement adjacent to the west side of N. Center St for any City and public utilities.

The above noted school district voluntary dedications are contingent on the City satisfying the following 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 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: A motion to authorize City staff to coordinate the City's completion of the four school district conditions required to complete the dedication of N. Center Street right-of-way and a five-foot-wide public utility easement along the west edge of N. Center Street adjacent to the school district property.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: Not included in 2025 budget but can be paid out of account number 01-03-5330 due to saving in other budget items. Line item will remain under amount approved in 2025 budget.

Cost: \$3,100

Attachments: