

Meeting Date: October 27, 2025

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

Department: Community Development

Agenda Item: Plan Commission recommendation on application of Ruben and Clara Miranda for multiple variations to the Crest Hill Zoning Ordinance with respect to real property located at 2400 Waterford Drive in Crest Hill, Illinois

Summary:

Ruben and Clara Miranda (the “Applicant”), have requested approval of three (3) Zoning Ordinance Variations for the Property they own at 2400 Waterford Drive (the Subject Property) that would allow (i) increasing the height of a new fence from 4-feet to 6-feet; (ii) decreasing the required setback from 5-feet to 0-foot; and (iii) changing the fence type from open to solid at the corner side yard, for a total length of 88-feet. In general, the requested variations involve existing non-conforming site conditions that if granted, would improve safety, privacy, and visual appearance of the subject property and the neighborhood as a whole; would reduce noise and air pollution associated with the adjacent Gaylord Road; and would enable the homeowner to utilize their outdoor space for personal benefit and enjoyment without interference from/to others.

The Subject Property illustrated below is currently Zoned R-1 Single-Family Residence District.



Plan Commission conducted the required public hearing for this application at their October 9, 2025, meeting and recommended unanimous but conditional approval of the requested variations. A copy of the detailed October 9, 2025, Plan Commission staff report for this request is attached to the draft Ordinance the City Attorney and staff have prepared to memorialize the City Council's potential approval of the Plan Commission recommended variations as Exhibit B. A copy of the draft approval ordinance is included with the agenda backup materials for this item.

Council Action Requested: Direction to include the draft approval ordinance for this application on the November 3, 2025, Regular City Council Agenda for final consideration.

Attachments:

- Attachment A - October 9, 2025 Draft Plan Commission Meeting Minutes
- Attachment B - An Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance With Respect to Certain Real Property Located at 2400 Waterford Drive in Crest Hill, Illinois – Application of Ruben and Clara Miranda (with associated Exhibits)