



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	9/3/2024
Name:	Ronald Mentzer, Interim Community & Economic Development Director Zoe Gates, Administrative Clerk
Department:	Community Development
Topic:	Ordinance approving the Rezoning and a Setback Variation for Vacant Property at the Northwest Corner of Caton Farm Road and Plum Street

Summary: At its August 8, 2024, meeting, the Plan Commission conducted a public hearing on the rezoning and setback variation requested by the owner of the vacant property located at the northwest corner of Caton Farm Road and Plum Street, Mr. Raphael Prado. Mr. Prado has requested the City rezone the property from R-1A Single Family Residence to R-1B Single Family Residence and approve a variation that would reduce the front yard setback from 30-feet to 20-feet in conjunction with the annexation of the property into the City of Crest Hill.

The property owner has submitted a separate request to have this vacant unincorporated property annexed into the City of Crest Hill so he can build a new single-family home and connect to the City of Crest Hill sanitary sewer and water mains. According to the standard provisions of the Zoning Ordinance, property annexed into the City has the most restrictive zoning district automatically applied to it, which is R-1A. Since the property is smaller than the 20,000 sq. ft. minimum lot size required in the R-1A district, the owner has requested rezoning to R-1B. He has also requested approval of a front-yard setback variance, that if approved would allow for the construction of a new home on the property with a front-yard setback along Caton Farm Road of 20-feet.

The Plan Commission recommended unanimous approval of the property owner's rezoning and variance requests at its August 8, 2024, meeting. The City Council discussed the Plan Commission's recommendation at its August 26, 2024 workshop meeting and directed staff and the City Attorney to prepare an ordinance to approve the rezoning and front yard setback variance requests as recommended by the Plan Commission.

Recommended Council Action: Approve an ordinance rezoning certain property annexed to the City of Crest Hill by Ordinance _____ dated September 3, 2024 from Will County R-3 to Crest Hill Single Family Residence District R1-B and approving the front yard setback variance from

30 feet to 20 with respect to the real property located at Plum Street and Caton Farm Road in the City of Crest Hill.

Financial Impact: N/A

Funding Source: N/A

Budgeted Amount: N/A

Cost: N/A

Attachments:

- Approval ordinance prepared by the City Attorney's office