



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	May 15, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Approve Rezoning the Property at 2351 Plainfield Road from B-2 To R1-B

Summary: The Gail Papesh Trust has requested a rezoning from B2 to R1-B for the property located at 2351 Plainfield Road. This request was before the Plan Commission on May 11, 2023 and received a favorable recommendation. Although the subject parcel is zoned B2, it has been utilized as a residential use for over 60 years.

The request for rezoning is to permit the continuation of the residential use on the subject parcel. Section 5.5 of the Zoning Ordinance requires that all non-conforming uses become conforming up on the sale of the property.

The applicant has requested the process be expedited as they currently have a potential buyer to utilize the property as residential, in its current state. Per the applicant, the closing date has been extended pending review of the rezoning.

The following condition was placed on the Plan Commission's recommendation:

The rezoning would become effective upon the sale of the property to accommodate the residential use in its current state.

Recommended Council Action: If the Mayor and City Council are amenable to the Gail Papesh Trust rezoning request, I would ask that you approve a rezoning Ordinance subject to the Findings of Fact, including one condition provided in the Ordinance. The Ordinance will be provided separately on Monday after it is finalized by the city attorney.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Attachments: Ordinance