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## **Plan Commission**

**Crest Hill, IL**

**August 08, 2024**

**7:00 PM**

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

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## **Agenda**

### **Call to Order:**

Pledge of Allegiance

Roll Call

### **Minutes:**

1. Approve the Minutes from the Plan Commission Meeting Held on July 11, 2024.

### **New Business:**

2. Public Hearing and Consideration of Case Number RZ-24-2-8-1 of Raphael Prado seeking approval of (i) the rezoning of the property located at the Northwest Corner of Plum Street and Caton Farm Road and legally described below from R-3 Residential in Unincorporated Will County to R-1B Single Family Residence District in the City of Crest Hill and (ii) a setback variation to Table 1 of the City of Crest Hill Zoning Ordinance that would reduce the minimum required building setback along the Caton Farm Road frontage of this property from 30 feet to 20 feet in Crest Hill, Illinois.
3. Public Hearing and Consideration of Case Number V-24-3-8-1 of Scott McFedries seeking approval of Variations to Sections 6.6-1 B., 8.3-5, 8.3-6 a., and 8.3-9.2 b. of the Crest Hill Zoning Ordinance for the Property located at 1940 Sybil Drive, Crest Hill, Illinois. If approved, the requested variations would permit total lot coverage on the property to exceed 50%, an existing above ground pool, storage shed, and brick paver patio to encroach into a combined public utility and drainage easement, and multiple existing accessory structures (multiple decks, a paver brick patio, a storage shed, and a pool) to be located closer to side and rear property lines than normally allowed.

### **Other Business:**

4. Discussion of Implementing Municode for Plan Commission Packets.
5. Consideration of Updated Bylaws.

### **Public Comment:**

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.

**Adjournment:**