



Plan Commission

Crest Hill, IL

September 12, 2024

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

Call to Order:

Pledge of Allegiance

Roll Call

Minutes:

1. Approve the Minutes from Plan Commission Meeting Held on August 8, 2024.

New Business:

2. Public Hearing and Consideration of Case Number V-24-4-9-1 of the Chaney-Monge School District 88 Board of Education seeking approval of a variation to Section 6.6-1 B. and Table 1 of the Crest Hill Zoning Ordinance for the Chaney-Monge School property located at 400 Elsie Avenue, Crest Hill, Illinois. If approved, the requested variation would reduce the required front-yard setback along Center Street from 30-feet to 15-feet to accommodate the dedication of a portion of the school property as public street right-of-way and allow for a 4,795 square foot addition to be constructed on the northeast corner of the existing school.

Other Business:

Public Comment:

Adjournment:

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.

MINUTES OF THE CREST HILL PLAN COMMISSION

The August 8, 2024, Plan Commission meeting was called to order by Chairman Bill Thomas, at 7:00 p.m. in the Council Chambers of the City Center, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Bill Thomas, Commissioner Ken Carroll, Commissioner Angelo Deserio, Commissioner John Stanton, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

Also present were: Interim City Planner Maura Rigoni, City Attorney Mike Stiff, Administrative Clerk Samantha Tilley, Administrative Clerk Zoe Gates.

APPROVAL OF MINUTES: Chairman Thomas asked for a motion to approve the minutes from the regular meeting held on July 11, 2024, for Commission approval.

(#1) Motion by Commissioner Carroll seconded by Commissioner Slabozeski, to approve the minutes from the regular meeting held on July 11, 2024.

On roll call, the vote was:

AYES: Commissioners Carroll, Slabozeski, Deserio, Stanton, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Peterson.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Chairman Bill Thomas presented case number RZ-24-2-8-1, which is a request 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.

Chairman Thomas asked if the paperwork is in order. The necessary paperwork was in order.

Chairman Thomas asked for a Motion to Open the Public Hearing on Case Number RZ-24-2-8-1.

(#2) Motion by Commissioner Deserio seconded by Commissioner Peterson, to open a public hearing on case number RZ-24-2-8-1.

On roll call, the vote was:

AYES: Commissioners Deserio, Peterson, Stanton, Carroll, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Slabozeski.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:03 p.m.

Chairman Thomas asked the Administrative Clerk Zoe Gates to present the specifics on this case.

Administrative Clerk Zoe Gates commented that this is a property in unincorporated Will County that are annexing into the City of Crest Hill. When a property annexes in the city, it automatically goes to a restricted zoning which is R-1A, and this would not be a buildable lot in R-1A, which is why they are requesting a rezoning to R-1B. This is two lots, but the owner is already in the process with Will County of combining the two lots. The setback request is to reduce the front property line from thirty feet to twenty feet.

Chairman Thomas asked Mr. Prado to approach the podium. Raphael and Gabriella Prado approached the podium and were sworn in.

Raphael Prado commented that they really are wanting to incorporate into the City of Crest Hill and build their forever home. There are a couple of things they are requesting to make this their forever home.

Chairman Thomas asked if any Commissioners had any questions or comments.

Commissioner Peterson commented that they had been to a City Council Work Session and the City Council was receptive of these requests and encouraged the property owner to take the next steps in the formal process, and asked the applicant if that was correct. Raphael commented that it was correct.

Chairman Thomas asked if there was anyone in the audience who wanted to make a comment for or against this case. Let the record reflect no one approached the podium to comment.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number RZ-24-2-8-1.

(#3) Motion by Commissioner Deserio seconded by Commissioner Carroll, to close the public hearing on case number RZ-24-2-8-1.

On roll call, the vote was:

AYES: Commissioners Deserio, Carroll, Peterson, Stanton, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Slabozeski.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:07 p.m.

Attorney Stiff commented that the reason the applicant went to the Work Session Meeting with the Council was because the parcel is not yet in the City of Crest Hill. The Council will have to annex the property before it can be rezoned and the Council was receptive to the annexation, in which they sent it back to the Plan Commission to make a recommendation on the zoning. Attorney Stiff also commented that if the recommendation were in favor of the rezoning, it would be contingent upon the City Council annexing the property.

Chairman Thomas asked for a motion to Approve the request for case number RZ-24-2-8-1, for 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.

(#4) Motion by Commissioner Peterson seconded by Commissioner Stanton, to Approve the request for case number RZ-24-2-8-1, for case number RZ-24-2-8-1, for 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.

On roll call, the vote was:

AYES: Commissioners Peterson, Stanton, Carroll, Deserio, Chairman Thomas.

NAYES: None.

ABSTAIN: Commissioner Slabozeski.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only.

Chairman Bill Thomas presented case number V-24-3-8-1, which is a request 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.

Chairman Thomas asked if the paperwork is in order. The necessary paperwork was in order.

Chairman Thomas asked for a motion to Open the Public Hearing on Case Number V-24-3-8-1.

(#5) Motion by Commissioner Peterson seconded by Commissioner Slabozeski, to open a public hearing on case number V-24-3-8-1.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Deserio, Stanton, Carroll, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was opened at 7:13 p.m.

Chairman Thomas asked the Administrative Clerk Zoe Gates to present the specifics on this case.

Administrative Clerk Zoe Gates commented that this is a variety of variations at a single-family home which would be for the swimming pool, shed, decks, and patio. It was noted that the paver brick patio was in the process of being replaced and there is a stone base where the paver bricks were placed. The applicant would like to be granted all the variances but noted they would like to discuss the complete removal of the patio and patio base that is there currently. There is a public utility and drainage easement along the rear property line/east property line, and this was inspected and there is nothing there currently affecting the water drainage. She also noted that the underground electrical lines are at least five feet from the edge of the pool, which is required by ordinance and marked by J.U.L.I.E.

Clerk Gates commented that it was important to note that the decks are slightly over their property line into the neighbor's property, and we cannot grant a variance for that but there is a letter from the neighbor stating that they are aware of that and are okay with that.

There are similarities of this shed that we recently passed in another case, and we do have those conditions listed for this variance as well.

Clerk Gates commented that if approved, these variations should be tied to the existing structures and not applied to any new structures coming in.

Chairman Thomas asked for the applicant to approach the podium and be sworn in. Scott McFedries and his wife approached the podium and were sworn in. He commented that he was the original owner of the house, he purchased it in 1992. He also commented that when he purchased the home, he was twenty-eight years old and had no idea that complications would arise currently for something he had done back then, and he had no idea there were specific boundaries for the things he was placing on his property.

Mrs. McFedries commented that they are just trying to beautify their home and backyard and would like to keep it that way.

Chairman Thomas asked if any Commissioners had any questions or comments.

Commissioner Peterson asked the applicant how this came about and why you are here currently. Scott commented that he contacted the City and asked if he needed permits to renovate his deck

and to replace his pool and was told if he was replacing the existing deck and pool and not doing anything structural, they would not need a permit, but they did not know that he originally did not pull a permit in the beginning. Mrs. McFedries commented that they then replaced the deck and the pool and assumed the same would go with the permit for the pavers. She then commented that the Building Commissioner Don Seeman had went to the property when they were pulling up the pavers and that is when they were cited for not being within code. Commissioner Peterson asked if the backyard is all fenced in, and it was said that they are all fenced in.

Commissioner Stanton asked how much they are exceeding the 50% coverage. Clerk Gates commented that they are at 58.1% coverage, which is exceeding 8.1% coverage. Clerk Gates commented that the removal of the paver brick patio base would get them under the 50% coverage limit.

Chairman Thomas asked if there was anyone in the audience who wanted to make a comment for or against this case.

Tom Adcock, a resident at 1941 Sybil Drive, approached the podium and was sworn in. Tom commented that he really hopes that this will be approved since it is really only eight percent over the 50% and Scott takes care of his property, his property is one of them houses you want your house to look like and he has put a lot of money into his backyard. He then commented that he hopes it is approved because Scott deserves it.

Tom Sawyer, a resident at 1949 Sybil Drive, approached the podium and was sworn in. Tom commented that he has lived in his home for three years and Scott has been a very good inspiration for them. He also commented that he could not ask for a better neighbor, who takes care of their home and property, and it looks nice.

Chairman Thomas asked for a Motion to Close the Public Hearing on Case Number V-24-3-8-1.

(#6) Motion by Commissioner Carroll seconded by Commissioner Peterson, to close the public hearing on case number V-24-3-8-1.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Stanton, Slabozeski, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

The Public Hearing was closed at 7:23 p.m.

Chairman Thomas asked if the 8% coverage over the allowed 50% includes if the pavers were to go back down. Clerk Gates commented that the 8% is with all the variances including the brick paver patio.

Commissioner Stanton asked if there was an engineer's report. Clerk Gates commented that there is not a formal report, but the city's engineer did go to the property specifically wanting to look at the drainage easement to the rear of the property and he did state that there currently is no blockage

to the natural drainage. Commissioner Stanton commented that because of the report he figures that the 8% overage is not an issue.

All Commissioners stated that the 8% over is not an issue for them.

Commissioner Carroll asked if the applicant is aware that he would be responsible for the restoration of the shed if the shed must be moved if for some reason the City must come in and do work, and the applicant stated that he is aware of that.

Chairman Thomas commented that he drove by the applicants home and it is beautiful, and he would agree that the entire area is a very nice part of Crest Hill and kept up very well.

Chairman Thomas read the conditions and asked the applicant if he agrees with the conditions. The conditions are as follows:

- a) You acknowledge that the accessory structures (above ground pool, storage shed, wooden deck and paver patio) are located in a stormwater and public utility easement and that if the City or another authorized utility company needs to access, maintain, install, or repair any utilities within the easement area, it is understood that the accessory structures may be impacted and may be required to be moved and that any and all restoration costs of work done in the easement area shall be solely the responsibility of the Home Owner and not the responsibility of the City or the utility company.
- b) You will obtain required building permits for all accessory structures that will be allowed to remain on the property and will pay any and all fees and fines associated with these building permits.

Commissioner Peterson asked if the applicant is going to be fined for not getting a permit 28 years ago. Clerk Gates commented yes that the new items that were replaced which is the pool and the paver brick patio, and they have applied for the permits, but they were denied because of the coverage and the distance but they will also require a permit for the deck and the shed. Commissioner Peterson then asked if they just applied for the permits do they have to pay the fine. Clerk Gates commented that in the ordinance it states for doing work without a permit that the penalty fee is three times the amount of the permit plus the actual permit fee. Clerk Gates commented that for all four of his items the permit fee would be \$75.00 each but with the penalty fee they will be \$300.00 each.

Chairman Thomas asked for a motion to Approve the request for case number V-24-3-8-1, 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.

(#7) Motion by Commissioner Carroll seconded by Commissioner Peterson, to Approve the request for case number V-24-3-8-1, for 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 contingent on his approval, for which he gave, of the conditions below:

- a) You acknowledge that the accessory structures (above ground pool, storage shed, wooden deck and paver patio) are located in a stormwater and public utility easement and that if the City or another authorized utility company needs to access, maintain, install, or repair any utilities within the easement area, it is understood that the accessory structures may be impacted and may be required to be moved and that any and all restoration costs of work done in the easement area shall be solely the responsibility of the Home Owner and not the responsibility of the City or the utility company.
- b) You will obtain required building permits for all accessory structures that will be allowed to remain on the property and will pay any and all fees and fines associated with these building permits.

The variances approved in a) above pertain only to the existing structures cited. Any new construction will have to abide by current ordinances.

On roll call, the vote was:

AYES: Commissioners Carroll, Peterson, Stanton, Slabozeski, Deserio, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

Chairman Thomas informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear the case and have an official vote.

OTHER BUSINESS: Chairman Thomas commented that he has discussed with the Commission implementing Municode for Plan Commission Packets.

Interim City Planner Maura Rigoni commented that all packets for the City Council are uploaded and received online through Municode. This can be accessed by the elected officials and the public as well. Planner Rigoni commented that the City is moving forward and implementing Municode and how the Plan Commission will receive their packets.

Chairman Thomas asked if some Commissioners can still get paper packets. Interim Planner Rigoni commented that it is common in municipalities, and they are trying to move to this since there are cost savings that come from this. When a packet is prepared there is the time that the administrative staff writes, types, and prints the report, prepares the packet, and then has law enforcement drop the packets off, as well, so there is time and cost savings.

Chairman Thomas commented that some Commissioners are not in favor of this, and he thought that some Council members said they still receive paper copies. Clerk Christine Vershay-Hall

commented that all Council members receive the electronic packet by their tablet but if they want a full copy, we can print it for them, but we are trying to get away from printing the packets.

Clerk Vershay-Hall also commented that it is getting expensive for the paper, ink, and time to print these packets. She did say if there is something they would like printed that is big, the Clerk's Office or the Building Department would be happy to print it for them, otherwise, you can always print the packets yourself.

Chairman Thomas asked if they would be given laptops or tablets. Clerk Vershay-Hall commented that she received a quote for tablets and/or laptops, and they are still needing another proposal. She then showed her tablet, and they passed it around and discussed how you could zoom in and out.

Commissioner Slabozeski asked how hard it would be to get a replacement tablet if it gets damaged. Clerk Vershay-Hall commented that we have not had a damaged tablet yet. They come with a hard cover to protect them.

Clerk Gates commented that our IT Department is very responsive and assuming something is in stock our IT Department can have it up and running and installed within a week if not less.

Clerk Vershay-Hall commented that the Council has not seen the proposal yet and until it is approved by the Council the Commission will still receive paper packets.

Chairman Thomas commented that it does not sound like you are asking us if they want to do it, it sounds like you are telling us we are going to do it, and he asked if there could be a training class to go over Municode. Clerk Vershay-Hall commented that we can provide a training.

Chairman Thomas commented that at the last meeting we discussed and agreed to place on the agenda the consideration of the updated Bylaws for approval. He then commented that the City of Crest Hill Code of Ordinance Manual has not had the Plan Commission section updated for a long time and that would need updated before we can approve the Bylaws.

Attorney Stiff commented that he would have to bring a discussion item with proposed clean-up language to those sections of the Crest Hill Ordinance Manual before we can update the Bylaws. He then commented that the Code of Ordinances are the laws of the city and Bylaws are guidelines on how to conduct the meetings and if the Bylaws conflict with the Ordinance, then the Ordinance takes precedence.

Attorney Stiff commented that he would get this on a Work Session Agenda in August and get the Council's input and then get it to a Regular City Council Meeting with whatever language they make and once that Ordinance has passed, we can then update the Bylaws.

PUBLIC COMMENTS: There were no public comments.

There being no further business before the Commission a motion for adjournment was in order.

(#8) Motion by Commissioner Peterson, seconded by Commissioner Slabozeski, to adjourn the August 8, 2024, Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioners Peterson, Slabozeski, Deserio, Carroll, Stanton, Chairman Thomas.

NAYES: None.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 7:56p.m.

As approved this _____ day of _____, 2024.

As presented _____

As amended _____

BILL THOMAS, COMMISSION CHAIRMAN



To: Plan Commission

From: Ron Mentzer, Interim Community and Economic Development Director
Zoe Gates, Administrative Clerk

Date: September 12, 2024

Re: Front-Yard Setback Variation for Chaney-Monge School

Project Details

Project	Chaney-Monge School Addition
Request	Front-Yard Setback Variance (30' to 15')
Location	400 Elsie Ave.

Site Details

Lot Size:	2.591 acres
Existing Zoning	R1

Zoning Details

Subject Parcel	Land Use	Comp Plan	Zoning
Subject Parcel	Single Family Residential	Single Family Residential	R1
North	Single Family Residential	Single Family Residential	R1
South	Single Family Residential	Single Family Residential	R1
East	Single Family Residential	Single Family Residential	R1
West	Single Family Residential	Single Family Residential	R1

Attachments

Supporting documents submitted by the applicant and staff include:

- Application for Development-Appendix C prepared by Ronald Mentzer and dated August 8, 2024
- Plat of Dedication prepared by Compass Surveying and dated June 26, 2024
- Site Plan prepared by Kimely Horn and dated March 3, 2024

Project Summary

School District 88 (the “School District”) has submitted plans to the City for a new 4,765 sq ft building addition to Chaney-Monge School. The new addition is planned 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 N. Center Street roadway is constructed on School District property.

As part of building expansion work, the School District has indicated it will voluntarily dedicate the portion of N. Center St currently owned by the School district between the existing centerline of N. Center Street and the edge of the west curblin of N. Center Street to the City at no charge provided the City coordinates and pays for the zoning variation/public hearing process that that would culminate in the City’s approval of a setback variation that ensures the school building’s setbacks are **not** considered non-conforming. The standard front-yard setback in the underlying R-1 Zoning District is 30’ feet.

As reflected on the attached June 26, 2024, Plat of Dedication prepared by Compass Surveying, the School District has committed to dedicate an approximately 18-foot wide, approximately 122-foot long, 2,410 square foot section of their property as public right-of-way (ROW) for N. Center Street. As a result of this proposed dedication, the School District has requested approval of a front-yard setback variation that would allow the proposed building addition and ancillary handicapped ramp to maintain a minimum front-yard setback of at least 15-feet along on along N. Center Street as measured from the proposed new front property line, post dedication.

Analysis

In consideration of the request, the key points of discussion and details are as follows:

1. Prior to the proposed ROW dedication, the proposed building addition complies with the 30-foot minimum front yard setback requirement in the underlying R-1 Zoning District.
2. The School District has no legal obligation to voluntarily dedicate any portion of the N. Center Street right-of-way. The School District is dedicating the additional ROW at the request of the City of Crest Hill.
3. If approved, the requested front-yard setback variation would ensure the proposed new building addition’s minimum front-yard setback along N. Center Street would be considered legally conforming with applicable City Zoning requirements post ROW dedication.

4. City Engineer Wiedeman and Interim Community and Economic Development Director Mentzer support the approval of this variation request.

Section 12.6-2 of the Zoning Ordinance states the Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
2. That the plight of the owner is due to unique circumstances; and
3. That the variation, if granted, will not alter the essential character of the locality.

For the purpose of supplementing the above standards, the Plan Commission, in making the determination, whenever there are particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which the petition for a variation is based are unique to the property owner for which the variation is sought and are not applicable, generally, to the other property within the same zoning classification.
3. That the alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
4. That the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
5. That the variation does not permit a use otherwise excluded from the particular zone except for uses authorized by the Plan Commission, subject to the approval of the City Council, as "similar and compatible uses."
6. That the variation granted is the minimum adjustment necessary for the reasonable use of the land.
7. That the granting of any variation is in harmony with the general purposes and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, be detrimental to the public welfare, alter the essential character of the locality, or be in conflict with the Comprehensive Plan for development of the City.
8. That, for reasons fully set forth in the recommendations of the Plan Commission, and the report of the City Council, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of land.

In addition, the City Council, upon the recommendations of the Plan Commission, may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards established in this Section to reduce or

minimize the effect of such variation upon other property in the neighborhood, and to better carry out the general intent of this Ordinance.

Recommended Plan Commission Action

Recommend approval of a front-yard setback variation that would reduce the required front-yard setback along N. Center Street for the new building addition on the northeast corner of the Chaney-Monge School located at 400 Elsie Avenue from 30-feet to 15-feet.

Please contact Ron Mentzer at 815-741-5107 or rmentzer@cityofcresthill.com with any questions or concerns.

PLAT OF DEDICATION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 284 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION ON THE EAST LINE OF THE SAID NORTHWEST QUARTER SECTION AND SAID POINT ALSO BEING THE SOUTH RIGHT OF WAY OF CHANEY ROAD; THENCE SOUTH 01 DEGREES 54 MINUTES 02 SECONDS EAST ALONG SAID EAST LINE, 121.79 FEET TO THE SOUTH LINE OF THE NORTH 122 FEET OF THE SOUTH 284 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, AS SHOWN ON ZIVALY RANCH ACRES SUBDIVISION UNIT # 2, RECORDED AS DOCUMENT NUMBER 981113; THENCE SOUTH 87 DEGREES 59 MINUTES 15 SECONDS WEST ALONG SAID SOUTH LINE, 18.41 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 35 SECONDS WEST, 121.81 FEET TO THE NORTH LINE OF THE SOUTH 284 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER SECTION 33 SAID NORTH LINE ALSO BEING THE SOUTH RIGHT OF WAY OF CHANEY ROAD; THENCE NORTH 88 DEGREES 00 MINUTES 09 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF CHANEY ROAD TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

UTILITY EASEMENT

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CREST HILL (HEREINAFTER "THE GRANTEE"), AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE GRANTEE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING COMPANIES: ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" ON THIS PLAT OF DEDICATION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE CITY WATER, SEWER, AND STORMWATER CONVEYANCE ITEMS OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PREMISES MAY BE SUED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY TO GRANTEE. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

P.I.N. 11-04-33-107-011

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

MORTGAGEE'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS
_____, AS MORTGAGEE UNDER

PROVISIONS OF A CERTAIN MORTGAGE DATED _____
AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,

ILLINOIS, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO
RECORDING OF THIS PLAT FOR THE USES AND PURPOSES HEREON SHOWN.

DATED AT _____, THIS _____ DAY
OF _____, A.D., 20 _____.

BY: _____ BY: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
_____, (TITLE) AND _____

(TITLE) OF _____ (COMPANY), WHO ARE
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING
MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE
EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND PURPOSES
THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AN DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
OF _____ A.D., 20 _____.

BY: _____
NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF
THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND BY THE DULY ELECTED
OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON, FOR THE USES
AND PURPOSES THEREIN SET FORTH, AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY
ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, THIS _____ DAY
OF _____ A.D., 20 _____.

BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

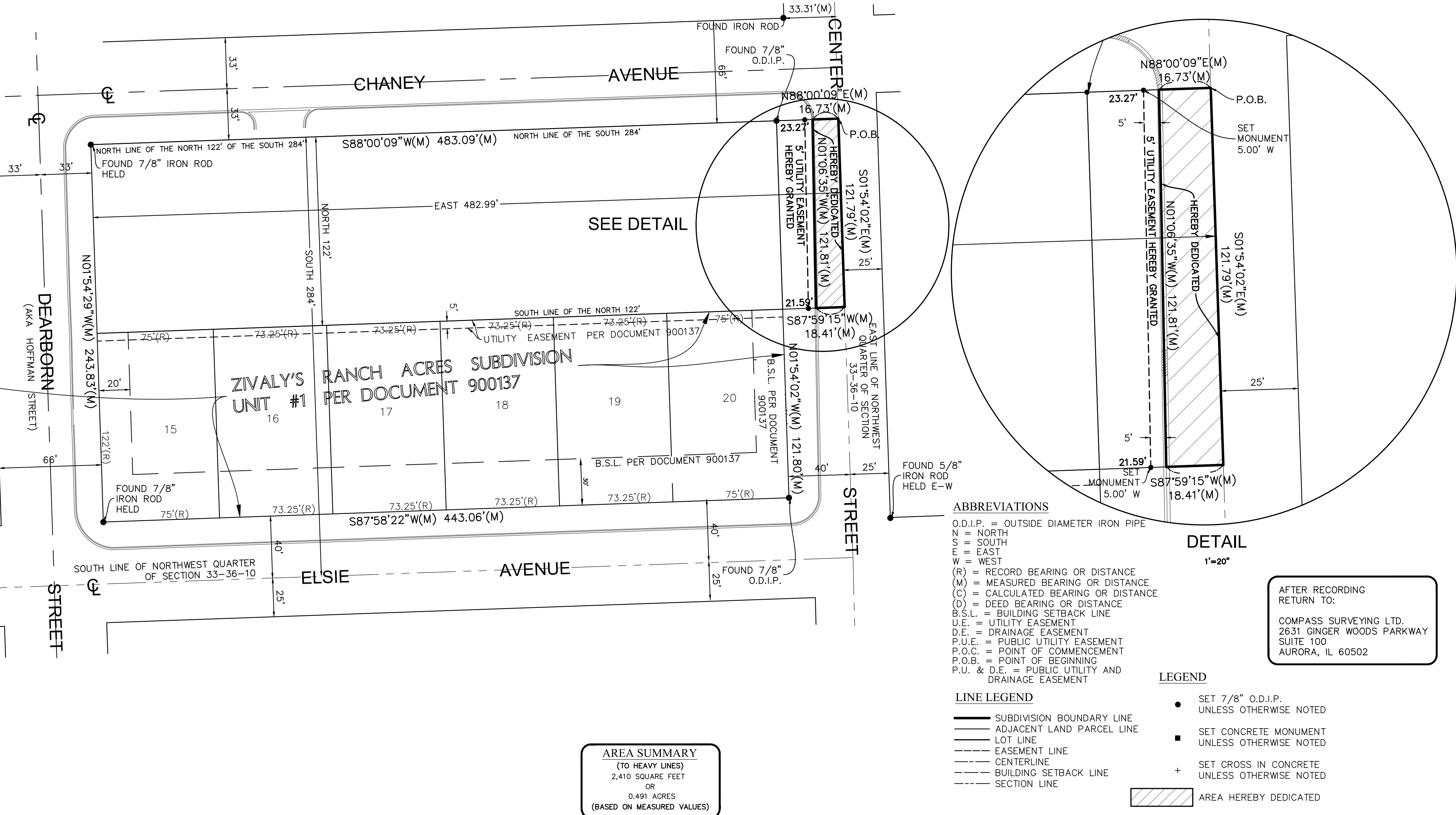
I, _____, A NOTARY PUBLIC IN THE COUNTY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT

_____, _____
(TITLE) AND _____,

(TITLE) OF _____ (COMPANY), WHO ARE PERSONALLY KNOWN
TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF
OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS
INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND
VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
OF _____ A.D., 20 _____.

BY: _____
NOTARY PUBLIC



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF CREST HILL, ILLINOIS, AT A MEETING HELD

THE _____ DAY OF _____, A.D., 20_____.

BY: _____ MAYOR ATTEST: _____ CITY CLERK

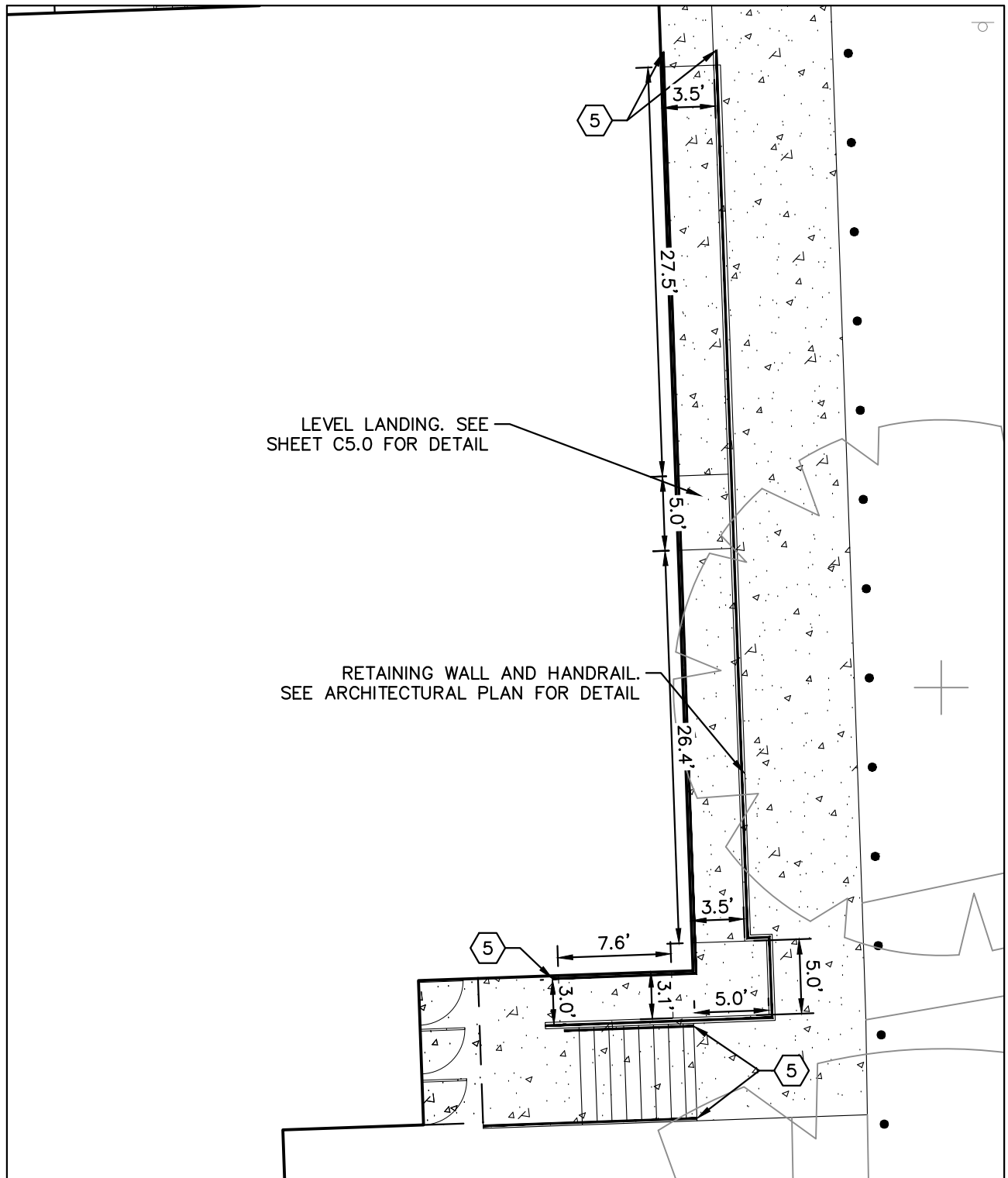
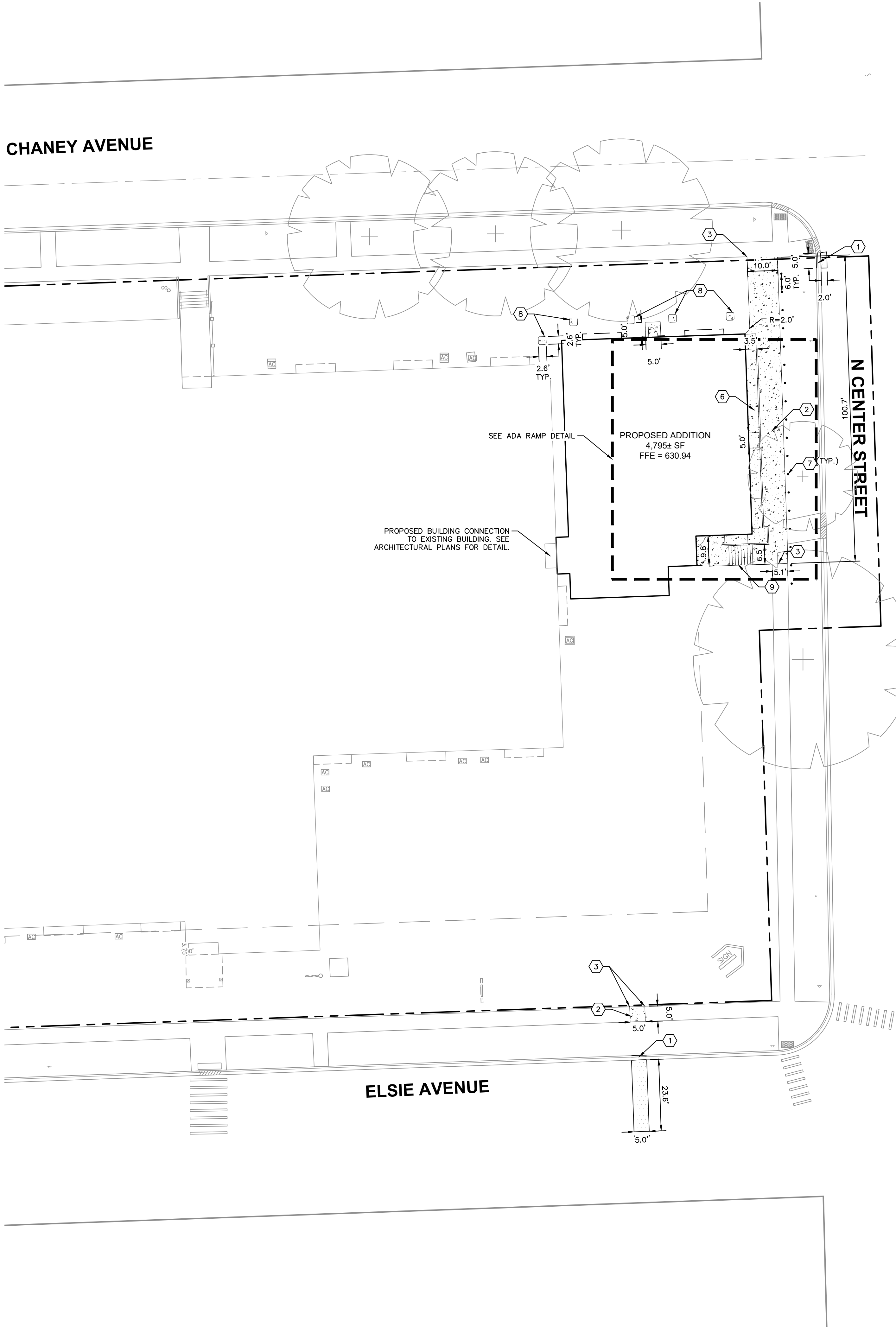
WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

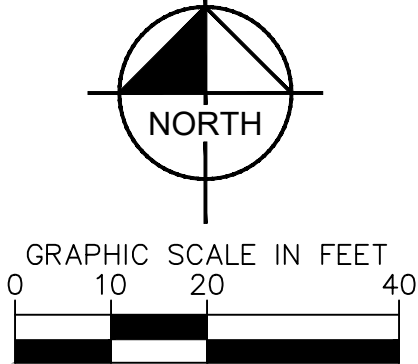
THIS INSTRUMENT _____ WAS FILED FOR
RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE
_____ DAY OF _____ A.D., 20_____ AT
O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLATS ON
PAGE _____

RECORDER OF DEEDS _____

Drawing name: K:\CHS_LDE\168144022_Newman_Choney Monge_Hill Crest_IL\Y Design\CAD\PlanSheets\C3.0-SITE PLAN.dwg C3.0 Mar 27, 2024 11:04am By Joseph.DaLoia
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ADA DETAIL
1" = 10'



GENERAL NOTES

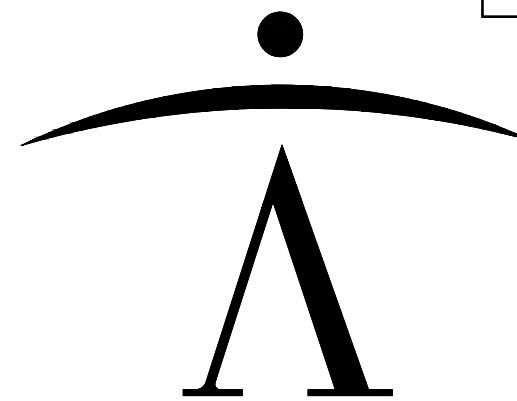
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- ① B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE SHEET C7.0)
- ② CONCRETE SIDEWALK, TYP. (SEE SHEET C7.0)
- ③ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ④ NOT USED
- ⑤ HANDRAILS (SEE ARCHITECTURE PLANS FOR DETAILS)
- ⑥ SIDEWALK RAMP (SEE ARCHITECTURAL AND STRCUTURAL PLANS FOR DETAILS)
- ⑦ BOLLARD, TYP. (SEE DETAILS)
- ⑧ ACCU UNIT (SEE MECHANICAL PLANS FOR DETAILS)
- ⑨ STAIRS (SEE ARCHITECTURAL PLANS FOR DETAILS)

PAVING AND CURB LEGEND

- | | |
|--|---|
| | STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | STANDARD PITCH CONCRETE CURB AND GUTTER |



newman architecture

13437 Redberry Cr. plain Field, Illinois 60544
(630) 420-1600 FAX (630) 420-1987 newmanarchitecture.com

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT NAME:

CONSTRUCTION DOCUMENTS

CHANEY-MONGE
SCHOOL

2024-2025
BUILDING ADDITION

FOR
SCHOOL DISTRICT 88
400 ELSIE AVENUE
CREST HILL, ILLINOIS 60403

ENGINEER'S CERTIFICATION:



Date of Expiration: 11-30-25

LICENSE: Illinois Professional Design Firm
License No. 184002012-0006

EXPIRES: 2025-04-30

LICENSE: Illinois Registration No. 062-072176

EXPIRES: 2025-11-30

Signature Date 2024-03-27

Issue / Revision:

No.	Date	Description
-	2024/03/26	ISSUED FOR BIDDING & PERMIT

DRAWING TITLE:

SITE PLAN

PROJECT NO.: 168144022 DATE: 2024-03-27

C3.0

City of Crest Hill Development Handbook

Appendix C

Application for Development

For Office Use Only: Case Number:

Project Name: Chaney-Monge School front yard Setback Variation
 Owner: Chaney-Monge School Dist. 85 Board of Education Correspondence To: Ron Mentzer, City of Crest Hill
 Street No: 400 Elsie Ave. Street No: 20600 City Center Boulevard
 City, State, Zip: Crest Hill, IL 60403 City, State, Zip: Crest Hill, IL 60403
 Phone: (815) 722-6673 Phone: (815) 741-5107
 Email or fax: asiegfried@chaney-monge.org Email or fax: rmentzer@cityofcresthill.com

Property Address:

Property Information:

Street No: 400 Elsie Ave. Lot Width: 243.59 feet
 City, State, Zip: Crest Hill, IL 60403 Lot Depth: 443.66 feet
 PIN: 11-04-33-107-011-000 Total Area: 2.591 acres

* Attach a copy of the legal description of the property and applicable fees.

* Submit electronic version of the legal description to:

mdeharo@cityofcresthill.com and lthrasher@cityofcresthill.com.Existing Zoning: R-1 Existing Land Use: Public SchoolRequested Zoning: R-1 Proposed Land Use: Public School

Adjoining Properties Zoning and Uses:

North of Property: R-1 - Single family homes
 South of Property: R-1 - Public Park
 East of Property: R-1 - Single family homes
 West of Property: R-1 - Single family homes

Purpose Statement (intended use and approval sought): front-yard Setback Variationalong Center Street; to accommodate the dedication of Public Street right-of-way for Center Street.

CHANAY-MONGE SCHOOL DIST. 85
 400 ELSIE AVENUE
 CREST HILL, ILL. 60403

City of Crest Hill Development Handbook

Appendix C

Development Request: Please check all that apply and describe:

___ Rezoning: N/A

* Please attach written responses to items listed in Section 12.8-5 of the Zoning Ordinance.

___ Special Use: N/A

* Please attach written responses to items listed in Section 12.7-6 of the Zoning Ordinance.

___ Variance: Reduce required front-yard setback along Center Street frontage of property from 30' to 15'

* Please attach written responses to items listed in Section 12.6-2 of the Zoning Ordinance.

___ Planned Unit Development: N/A

* Please attach written responses to items listed in Sections 10.0-4 & 10.5 of the Zoning Ordinance.

___ Annexation: N/A

___ Plat: N/A

___ Other: N/A

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

Civil Engineer	<u>N/A</u>	Phone Number	_____
Company	_____	Email Address	_____
Contractor	<u>N/A</u>	Phone Number	_____
Company	_____	Email Address	_____
Architect	<u>N/A</u>	Phone Number	_____
Company	_____	Email Address	_____
Builder	<u>N/A</u>	Phone Number	_____
Company	_____	Email Address	_____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.

Ronald Montoya R.
Signature of the Applicant

8/12/2024
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

[Signature]
Signature of the Owner

8-13-24
Date

CHANEY-MONGE SCHOOL DIST. #88
400 ELSIE AVENUE
CREST HILL, IL 60403

Notice of Public Hearing

The Crest Hill Plan Commission will hold a Public Hearing on Thursday, September 12, 2024, at 7:00 p.m. in the City Council Chambers, 20600 City Center Boulevard, Crest Hill, Illinois to consider the petition V-24-4-9-1 of the Chaney-Monge School District 88 Board of Education seeking approval of variations to Section 6.6-1 B. and Table 1 of the Crest Hill Zoning Ordinance for the Chaney-Monge School property located at 400 Elsie Avenue, Crest Hill, Illinois. If approved, the requested variation would reduce the required front-yard setback along Center Street from 30-feet to 15-feet to accommodate the dedication of a portion of the school property as public street right-of-way and allow for a 4,795 square foot addition to be constructed on the northeast corner of the existing school.

PERMANENT INDEX NO: 11-04-33-107-011-000

LEGAL DESCRIPTION: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 122 FEET OF THE SOUTH 284 FEET OF THE EAST 482.99 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, AS SHOWN ON ZIVALY RANCH ACRES SUBDIVISION UNIT #2, RECORDED AS DOCUMENT NUMBER 981113; TOGETHER WITH LOTS 15, 16, 17, 18, 19 AND 20 IN ZIVALY'S RANCH ACRES SUBDIVISION UNIT #1, RECORDED AS DOCUMENT NUMBER 900137, ALL IN WILL COUNTY, ILLINOIS

All persons desiring to appear and be heard for or against said petition may appear at said hearing and be heard thereon.

Dated this 12th day of August 2024.
Christine Vershay-Hall, City Clerk
Bill Thomas, Commission Chairman

PLEASE PUBLISH THE ABOVE NOTICE IN THE LEGAL/PUBLIC NOTICE SECTION OF THE JOLIET HERALD NEWS ON WEDNESDAY, AUGUST 21, 2024, AND SEND THE BILL FOR THE PUBLICATION TO:

Ronald Mentzer
City of Crest Hill
20600 City Center Boulevard.
Crest Hill, IL 60403
rmentzer@Cityofcresthill.com
(815) 741-5107

PLEASE CONTACT THE PERSON(S) LISTED ABOVE FOR PAYMENT OF THIS NOTICE:

e-mail to: willlegals@shawlocal.com
for publication in the Joliet Herald News

August 14, 2024

Chaney-Monge #88
400 Elise Avenue
Crest Hill, Illinois 60403

To whom it may concern:

Chaney-Monge School District has submitted an application to the City of Crest Hill for a variation that would reduce the required front-yard setback along Center Street from 30-feet to 15-feet to accommodate the dedication of a portion of the Chaney-Monge School property to the City of Crest Hill as public right-of-way and allow for a 4,795 square foot addition to be constructed on the northeast corner of the existing school located at 400 Elsie Avenue, Crest Hill, IL 60403 /permanent parcel ID number 11-033-107-011-0000.

The Crest Hill Plan Commission will conduct a public hearing on this application at 7:00 p.m. on September 12, 2024, at the City of Crest Hill Municipal Building, in the City Council Chambers, 20600 City Center Blvd., Crest Hill, at which time you may express your views in person.

If you have any questions regarding our request, please feel free to contact City Hall at 815-741-5100.

Sincerely,

Ronald Mentzer
City of Crest Hill Acting Community and Economic Development Director