

#2010-66 755 Blackthorn Drive (Sievertsen) Project Review for Planning and Zoning Commission

Meeting Date: November 3, 2010

Zoning Requests: Simplified Residential Variation (Section 4-700B3) to allow an

8-foot tall fence in the rear yard, instead of the required

maximum of 6 feet, a variation of 2 feet.

Location: 755 Blackthorn Drive

Acreage: 11,674 sq. ft. (0.268 acres)

Existing Zoning: "R-1" Single-family Residential

Surrounding Properties: North: "R-1" Single Family Residential

South: "County A-1& RE", residential and tree service

East: "R-1" Single Family Residential West: "R-1" Single Family Residential

Staff Contact: Michelle Rentzsch 815-356-3615

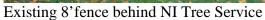
Background:

The property in question is an existing conforming lot in the "R-1" single-family district. The property is improved with a two-story frame house with an attached garage. The petitioner is requesting a variation to allow the continuation of an 8-foot tall fence along their rear property line. Northern Illinois Tree Service is located along Crystal Lake Avenue and a 6-foot graduating to 8-foot tall fence is along the rear of NI Tree Service, to screen their operations from this residential neighborhood. Please reference the pictures on page two of this report, as they help illustrate the request.

Land Use Analysis:

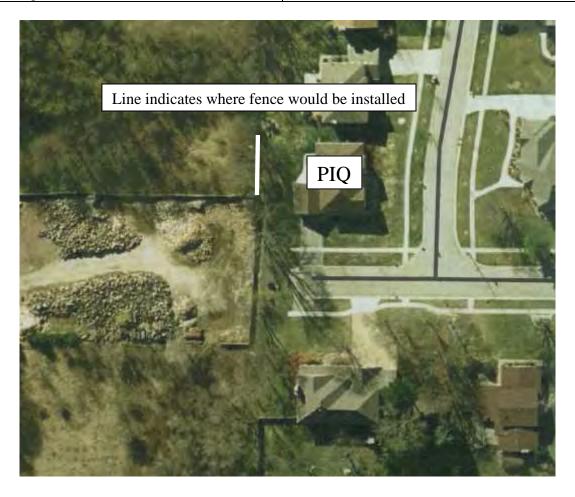
Per the requirements of the Unified Development Ordinance, fences, walls or screening in any rear yard shall not exceed 6 feet in height. The petitioner is requesting an 8-foot high fence along the rear property line, to screen the operations of Northern Illinois Tree Service from their view at their house. There previously was a fence that existed along the property line separating NI Tree Service and the neighbor to the west and that fence has been recently bulldozed and no longer provides a screen. The City is working with NI Tree Service for the replacement of a screening fence, but the petitioner is requesting a fence at this time, as they are unsure as to how and when the screening will take place.







Area where 8'fence would be continued along property line.



Findings of Fact:

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1.	surroundin	egs or conditions of the ss or shape of a zoning	e property invol	ved, or by reason of exceptional narrowness, of unique topography, or underground	
		True		False	
2.	Also, that	the variation, if grante True	d, will not alter	the essential character of the locality. False	
The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:					
1.		onditions upon which to other property within True		for variation is based would not be applicable ang classification; False	
2.	That the alleged difficulty or hardship has not been created by any person presently having interest in the property;				
		True		False	
3.	_	_		crimental to the public welfare or injurious to hood in which the property is located; or False	
4.	property, v will not un	vill not unreasonably o	diminish or impongestion in the	dequate supply of light or air to adjacent air the property values of adjacent property, public streets, substantially increase the ty. False	

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

If the petitioner's request for a variation is approved, the following conditions are recommended:

1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:

- A. Application (Sievertsen, received 10-14-10)
- B. Plat of Survey (Property Lines, Inc., received 10-14-10)
- 2) The petitioner shall address all comments of the Engineering and Building, Public Works, Fire Rescue, Police and Planning & Economic Development Departments.

City of Crystal Lake Simplified Residential Variation Application

OWNER: Print and Sign name

Office Use Only 6 6 2010 File #:

Petitioner Information	Owner Information (if different)			
Name: ALLERY SIEVERTSEN	Name: Address:			
Address: 755 BLACKTHORN DR.	Address:			
CLYSTAL LAKE, IL 60014				
Phone: 915-788-1720	Phone:			
Fax:	Fax:			
E-mail:	E-mail:			
Property Information				
Project Address/Location: 755 BL	ACKTHORN DR.			
CAY STA	- LAKE, 12 60014			
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Project Description/Hardship				
Please describe the proposed project and any unique circumstances of the property or particular hardship that, in your opinion, necessitates the variation request.				
that, in your opinion, necessitates the variation request. The fencing along And Lat line of property				
h	dinais Tru ferire work			
view of Northern for	Unais The Server work			
yard:				
Signatures				
Colem Soverton	10/14/18			
PETITIONER: Print and Sign name (if differ	erent from owner) Date			
As owner of the property in question, I hereby	y authorize the seeking of the above requested action.			
OWNER: Print and Sign name	Date			

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Larry & Arleen Sieverlsen

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, illinois that a public hearing will be held befare the Planning and Zoning Commission of the City of Crystal Lake upon the application of Larry & Arleen Sievertsen relating to the property commonly known as 755 Blackthom Drive, Crystal Lake, IL.

This application is filed for the purpose of obtaining a variation from Section 4-700B.3 to allow an 8-foot tall fence in the rear yard setback, instead at the required maximum of 6 feet.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on November 3, 2010, which will be held at the Crystal Lake City Hall, 100 West Woodstock Street, Crystol loke, Illinois, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald October 19, 2010)

SURVEY **万 PLAT**

LOT 10 IN NATIVE RUN ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96R058298, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.



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STATE OF ILLINOIS COUNTY OF KANE } THIS IS TO CERTIFY THAT I, JAMES R. BOYES, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2519, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND LOCATED THE IMPROVEMENTS THEREON, AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF

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Warring Co. BOTHVEYOR NUMBER 2519

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755 BLACKTHORN DRIVE CRYSTAL LAKE, IL 60014 LOCATION:

STEVE ENGLISH (WILL)

CLIENT:

02-00021

ORDER#:

~ 601 PROPERTY LINES, INC **611 TOPEKA DRIVE** CARPENTERSVILLE, IL (847) 426-7701

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