



#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.



Existing 8' fence behind NI Tree Service



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



Line indicates where fence would be installed

PIQ

- 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

Office Use Only
File #: 662010

Petitioner Information

Name: ALLEEN SIEVERTSEN
Address: 755 BLACKTHORN DR.
CRYSTAL LAKE, IL 60014
Phone: 815-788-1720
Fax: _____
E-mail: _____

Owner Information (if different)

Name: [Signature]
Address: _____
Phone: _____
Fax: _____
E-mail: _____

OCT 14 2010

Property Information

Project Address/Location: 755 BLACKTHORN DR.
CRYSTAL LAKE, IL 60014

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.

8' fencing along South lot line of property
as a continuation of existing fence to block
view of Northern Illinois Tree service work
yard.

Signatures

[Signature] 10/14/10
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby 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 Sievertsen

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 before 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 Blackthorn 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 of 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, Crystal Lake, 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)

PLAT OF SURVEY

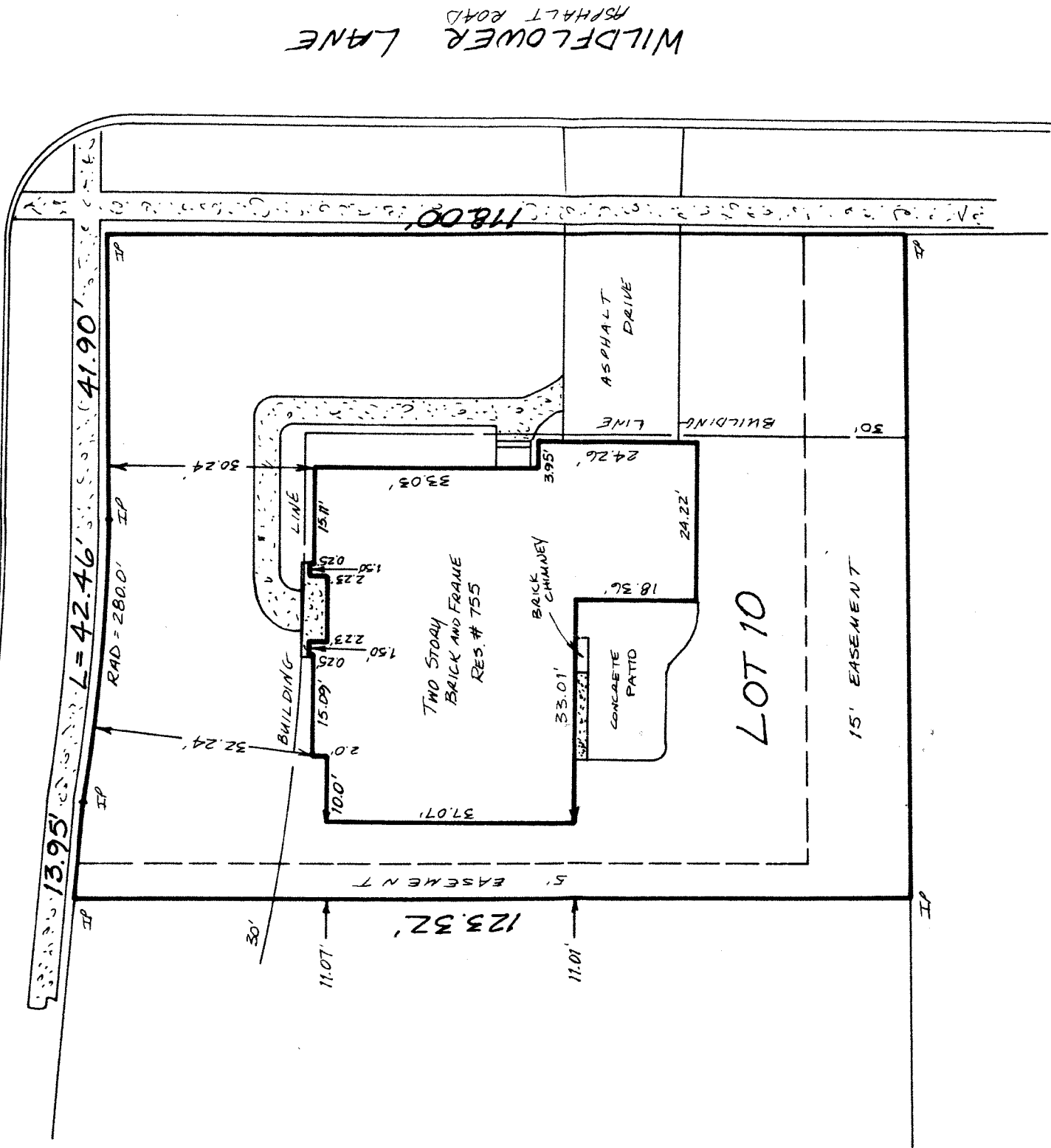
LOT 10 IN NATIVE RUN ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96R058298, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.



Scale: 1" = 20'

OCT 14 2010

BLACKTHORN DRIVE
ASPHALT ROAD



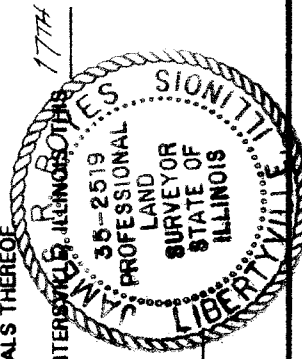
STATE OF ILLINOIS }
COUNTY OF KANE }

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.

GIVEN UNDER MY HAND AND SEAL AT CARPENTERSVILLE, ILLINOIS, THIS 17TH DAY OF MAY, A.D. 2001.

UPDATED: 1-17-2002

REGISTERED LAND SURVEYOR NUMBER 2519



LOCATION:

755 BLACKTHORN DRIVE
CRYSTAL LAKE, IL 60014

CLIENT:

STEVE ENGLISH (WILL)

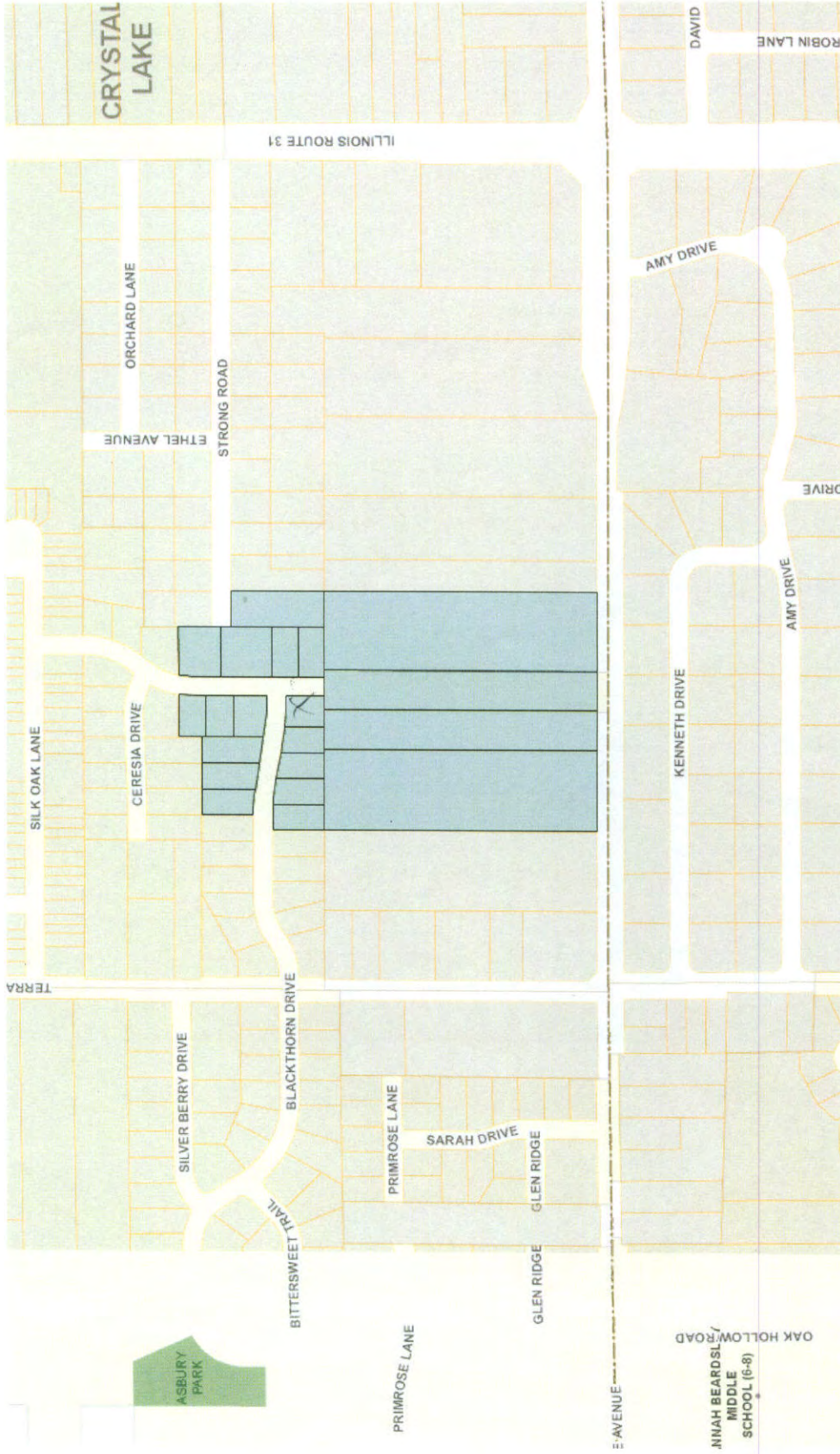
ORDER#:

02-00021

PROPERTY LINES, INC.

611 TOPEKA DRIVE
CARPENTERSVILLE, IL 60110

(847) 426-7701



RECEIVED
 OCT 14 2010
 BY:

662010

