



**#2010-63**  
**242 Ridge Avenue (Soldan)**  
**Project Review for Planning and Zoning Commission**

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**Meeting Date:** November 3, 2010

**Zoning Requests:** Simplified Residential Variation (Section 4-700B3) to allow a 6-foot tall fence in a yard abutting a street (8 feet from the property line along Terra Cotta Ave.) instead of the maximum permitted height of 3 feet.

**Location:** 242 Ridge Avenue

**Acreage:** 8,745 sq. ft. (0.2 acres)

**Existing Zoning:** “R-2” Single-family Residential

**Surrounding Properties:** North: “R-2” Single Family Residential  
South: “R-2” Single Family Residential  
East: “R-2” Single Family Residential  
West: “R-2” Single Family Residential

**Staff Contact:** Latika Bhide 815-356-3615

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**Background:**

The property in question is an existing non-conforming corner lot in the “R-2” single-family district, located at the southwest corner of Ridge Avenue and Terra Cotta Avenue (Route 176). The 60-foot wide lot does not meet the minimum lot width requirement of 70 feet for the “R-2” district. The property is improved with a two-story frame house with an attached garage. The petitioner is requesting a variation to allow a 6-foot tall fence approximately 8 feet from the property line along Terra Cotta Avenue, which is considered the corner side yard.

**Land Use Analysis:**

For a corner lot, the front is the narrowest side edge of the lot fronting on a street. Therefore for this property, the front is along Ridge Avenue and the side along Terra Cotta Avenue is the corner side or side abutting a street. Per the requirements of the Unified Development Ordinance, fences, walls or screening in any front yard or yard abutting a street shall not exceed 3 feet in height. A 6 feet high fence would have to be installed in line with the house, which is setback 20 feet.



- 1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;  
 True                       False
  
- 2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;  
 True                       False
  
- 3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or  
 True                       False
  
- 4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.  
 True                       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. Development Application, received 10-08-10
  - B. Site Plan, Bailey, received 10-08-10
  
- 2) A building permit is required prior to the installation of a fence.
  
- 3) Any additional accessory structure, within the fenced area, such as a swimming pool must be located behind the building line unless an additional variation is obtained.
  
- 4) 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 #: 10-63

**Petitioner Information**

Name: Virginia Soldan  
Address: 242 Ridge Ave.  
Crystal Lake IL 60014  
Phone: (630) 514-4264  
Fax: \_\_\_\_\_  
E-mail: 1virginia.soldan@gmail.com

**Owner Information (if different)**

Name: Joe Soldan  
Address: 242 Ridge Ave.  
Crystal Lake IL 60014  
Phone: (630) 327-9037  
Fax: \_\_\_\_\_  
E-mail: 1virginia.soldan@gmail.com

UCI 08 2010

**Property Information**

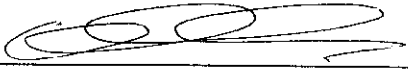
Project Address/Location: 242 Ridge Ave Crystal Lake IL 60014

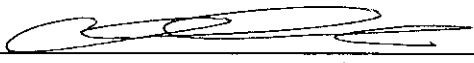
**Project Description/Hardship**

Please describe the proposed project and any unique circumstances of the property or particular hardship that, in your opinion, necessitates the variation request.

First of all we live on 176 the noise is extreme from traffic especially semi-trucks and motorcycles. We own 3 dogs, one being a german shepherd, which require daily exercise. We have 2 boys, and would need extra space with the fence also to have a patio, we do have a garden, a fire pit, swingset and want to install an above ground pool.

**Signatures**

Virginia Soldan   
PETITIONER: Print and Sign name (if different from owner) Date 10/8/10

As owner of the property in question, I hereby authorize the seeking of the above requested action.  
Virginia Soldan   
OWNER: Print and Sign name Date 10/8/10

**PUBLIC NOTICE**

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

IN THE MATTER OF THE PETITION  
OF JOSEPH AND VIRGINIA SOLDAN

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development 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 by Joseph and Virginia Soldan, for a variation relating to the following described real estate commonly known as 242 Ridge Avenue, Crystal Lake, Illinois 60014, PIN: 14-31-402-007.

This application is filed for the purposes of seeking a variation from Article 4-700 B 3, Height Requirements for Fences, walls and screening to allow a 6 foot high fence in the corner side yard along Terra Gotta Avenue to be 8 feet from the property line instead of the required 21 feet; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

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

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

File

PLAT

Lot 20 in Block 5 in Leonard Heights, a subdivision of part of the East Half of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, according to the plat thereof Recorded March 15, 1928 as Document No. 82565 in Book 6 of plats, page 42, in McHenry County, Illinois.

STATE OF ILLINOIS)SS  
COUNTY OF COOK )

This is to certify that the plat hereon drawn correctly shows the location of the dwelling upon the above described property and that there are no encroachments.

Richard E. Bailey & Associates

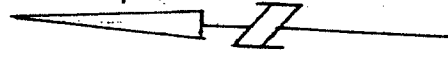
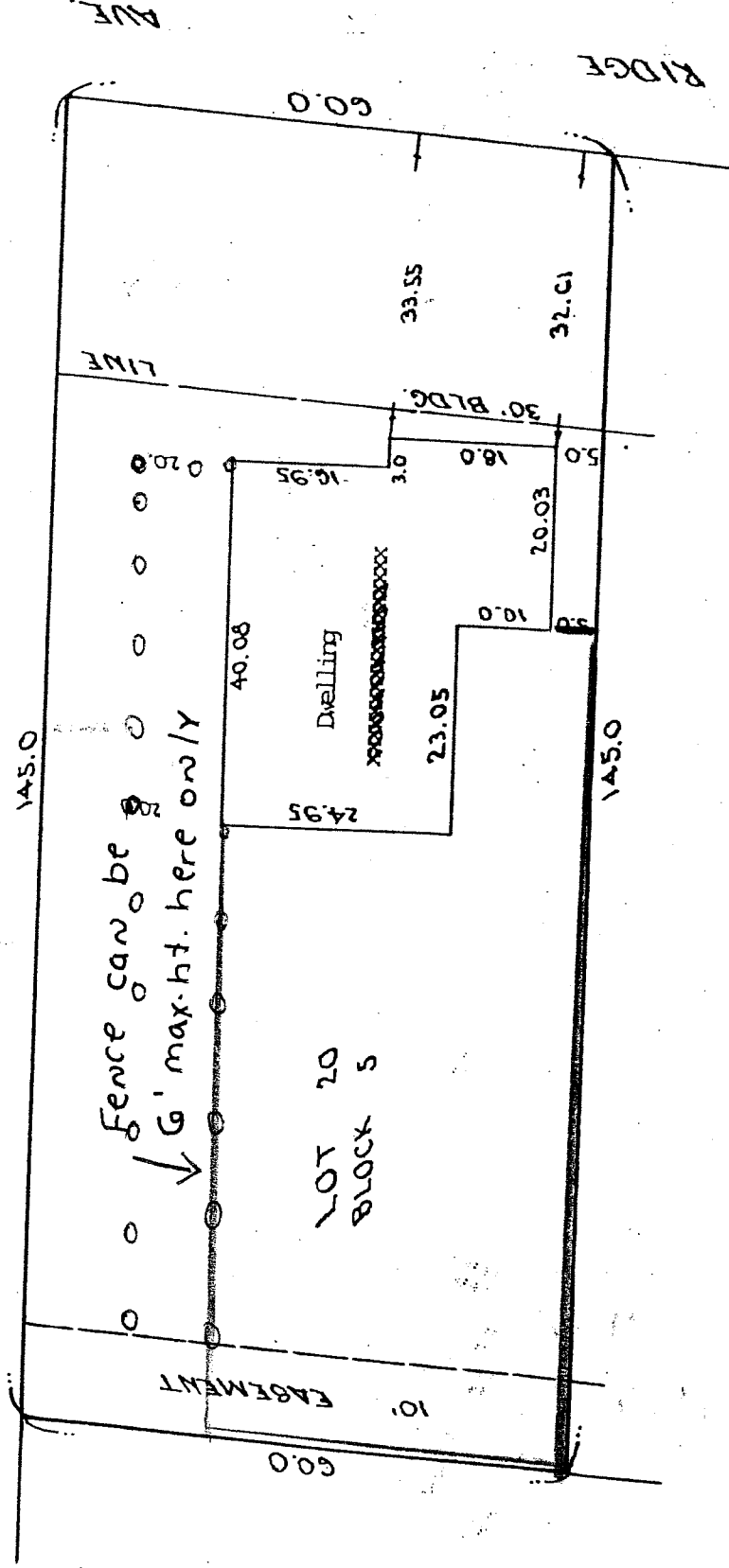
*Richard E. Bailey*  
Illinois Land Surveyor No. 1772  
April 26, 1990

Updated October 21, 1992

TERRA COTTA

(STATE ROUTE 170)

AVE.



SCALE: 1" = 20'  
DIMENSIONS IN FEET & DECIMALS

632000

NOV 08 2010

RICHARD E. BAILEY & ASSOC.  
ILLINOIS LAND SURVEYORS  
ELGIN, ILLINOIS

B-90-3008