



#2012-09
Damas - 909 Aberdeen Dr.
Project Review for Planning and Zoning Commission

Meeting Dates: March 7, 2012

Requests: Simplified Residential Variation from Article 3, Density and Dimensional Standards, to allow an interior side setback of 5 feet instead of the required 7 feet along the east property line and a combined interior side setback of 14.3 feet instead of the required 18 feet

Location: 909 Aberdeen Drive

Acreage: ≈ 7,978 SF (0.18 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)

Background:

- **Location:** 909 Aberdeen Drive, west of Canterbury Drive
- **Zoning:** “R-2” Single-Family Residential
- **Development:** 10th addition to Coventry, approved in 1970
- **Existing Improvements:** Split level frame residence
- **Request:** Variations to allow an interior side setback of 5 feet and a combined interior side setback of 14.3 feet



Land Use Analysis:

- **Details:** The request is to allow a sunroom and garage addition along the back of the existing residence, with the southeast corner of the garage as close as 5 feet from the east property line.
- **Dimensional Standards:** The property does not meet the minimum lot area requirement for the “R-2” district, however based on the Plat; it is required to meet the setback requirements for the district. For the “R-2” district, an interior side setback of 7 feet and a combined interior side setback of 18 feet are required.

- **Hardship:** The petitioner has indicated that the hardship is related to the shape of the lot; since the property line runs at an angle narrowing at the south end, the rear end of the garage is closer to the property line than the front.

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. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
 True False
2. Also, that the variation, if granted, will not alter the essential character of the locality.
 True 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. 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 a motion is made to recommend approval of the petitioner's request, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application (Damas, received 1-30-12)
 - B. Plat of Survey (E. Dembrowski and Associates, received 1-30-12)
 - C. Site Location (Damas, received 1-30-12)
2. A variation from an interior side setback of 7 feet to allow 5 feet along the east property line and from the combined interior side setback of 18 feet to allow 14.3 feet is hereby granted.
3. The addition must be designed to be visually compatible with the existing structure in terms of materials and color.
4. The proposed addition cannot encroach into the 5 foot Utility and Drainage Easement along the east property line.
5. A grading plan consisting of existing and proposed grades illustrating how the existing drainage will be affected by the addition is required. Water cannot drain onto the neighboring property. The direction of the drainage and grades within 18 inches of the property line cannot be changed.
6. If any new concrete stoops or patios are to be added, they must be indicated on the plan. Stoops and patios, if proposed must meet all required setbacks.
7. Exterior walls less than 5 feet from the property line require one-hour fire rated walls with exposure from both sides.
8. Roof overhangs less than 5 feet from the property line shall have a 1-hour fire rating on the underside. No projections must be less than 2 feet from property line.
9. The proposed sunroom will require air sealing and insulation per the 2009 IECC.
10. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

09 2012

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JAN 30 2012
BY: _____

Application for Simplified Residential Variation

Application Number: _____	FOR OFFICE USE ONLY
Project Name: _____	
Date of Submission: _____	

I. Applicant

John DAMAS
Name

909 Aberdeen Drive
Street

Crystal Lake IL 60014
City State Zip Code

847-372-0780 JDDDD@JDDDD9@aol.com
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: _____

b. PIN #: _____

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

The property line runs at an angle making my yard smaller as you go to the back

IS THE HARDSHIP SELF-CREATED? NO

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? properly not to everyone odd shape lot

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY? no

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY? no

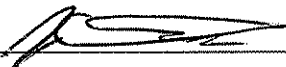
WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY? no

3. List any previous variations that are approved for this property: none

IV. Signatures

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.

John Damas  _____ 1-30-12

OWNER: Print and Sign name _____ Date _____

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

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

**IN THE MATTER OF THE APPLICA-
TION OF JOHN DAMAS**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) 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 John Damas for approval of variations relating to the following described real estate commonly known as 909 Aberdeen Drive, Crystal Lake, Illinois 60014, PIN: 19-08-451-004

This application is also filed for the purposes of seeking variations from Article 3, Density and Dimensional Standards, to allow an interior side setback of 4 feet instead of the required 7 feet along the east property line and a combined interior side setback of 13.3 feet instead of the required 18 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 on the request will be held at 7:30 p.m. on Wednesday, March 7, 2012, 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
February 18, 2012)

PLAT OF SURVEY

ARCHITECTURAL - INDUSTRIAL - LOTS - FARMS - SUBDIVISIONS - MORTGAGE - CONDOMINIUMS

BY

E. DEMBROWSKI & ASSOCIATES, INC.

Registered Land Surveyors

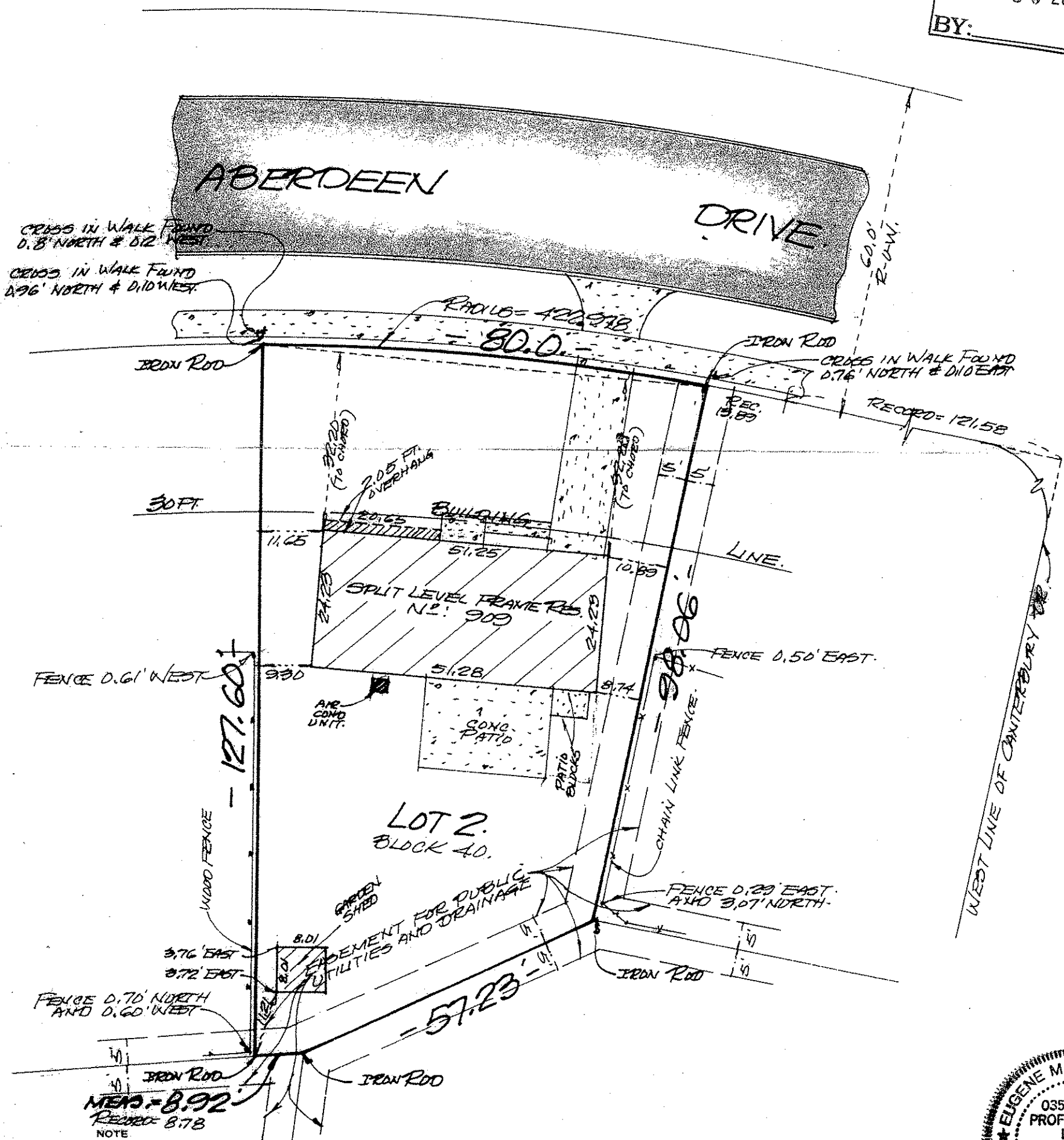
of

LOT 2 IN BLOCK 40 IN TENTH ADDITION TO COVENTRY, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1970 AS DOCUMENT NO. 529157, IN McHENRY COUNTY, ILLINOIS.

COMMONLY KNOWN AS 909 ABERDEEN DRIVE,
CRYSTAL LAKE, ILLINOIS.

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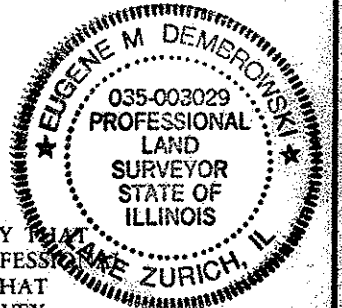
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JAN 30 2012
BY:



* DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED.
* COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
* THE LEGAL DESCRIPTION SHOWN HEREON WAS SUBMITTED TO THE SURVEYOR FOR USE IN PREPARATION OF THIS SURVEY AND MUST BE COMPARED TO THE DEED OR TITLE COMMITMENT.
* BUILDING LINES SHOWN HEREON (IF ANY) ARE SHOWN AS PER THE RECORDED SUBDIVISION PLAT.

STATE OF ILLINOIS
COUNTY OF LAKE)

WE, E. DEMBROWSKI & ASSOCIATES, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER ITS DIRECTION BY A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



Order No. 020312
Scale: 1 inch = 20 feet
Date: JUNE 25, 2002
Ordered by: SALVI, SALVI & WIFLER, P.C.

E. DEMBROWSKI & ASSOCIATES, INC.
172 PARKWAY AVE.
LAKE ZURICH, ILL. 60047-1324
PHONE: 847-540-9371
FAX NO: 847-540-9375

Eugene M. Dembrowski
REGISTERED ILLINOIS LAND SURVEYOR
NO. 035-003029
EUGENE M. DEMBROWSKI

RECEIVED
JAN 30 2012
BY:

09 2012

