



#2012-26 Sadzeck – 958 Sheffield Drive Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	April 18, 2012
<u>Requests:</u>	Simplified Residential Variations from Article 3, Density and Dimensional Standards and Article 4-600 Accessory Structures and Uses to allow an accessory structure (shed) to be located as close as 3.3 feet from the property line and to be located closer than 6 feet to a principal structure
<u>Location:</u>	909 Aberdeen Drive
<u>Acreage:</u>	≈ 13,777 SF (0.31 acres)
<u>Existing Zoning:</u>	“R-2” Single-Family Residential
<u>Surrounding Properties:</u>	North: “R-2” Single-Family Residential South: “R-2” Single-Family Residential East: “R-2” Single-Family Residential West: “R-2” Single-Family Residential
<u>Staff Contact:</u>	Latika Bhide (815.356.3615)

Background:

- **Location:** 958 Sheffield Drive, north of Dartmoor Drive
- **Zoning:** “R-2” Single-Family Residential
- **Development:** 7th addition to Coventry, approved in 1967
- **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 petitioner’s request is to allow a 10’ x 10’ shed to be located as close as 3.3 feet from the east property line. The proposed shed will replace the existing shed that has been at the same location for the past 25-30 years and will utilize the existing concrete pad. The shed will be located approximately 49 inches from the corner of the residence.
- **Ordinance Requirements:** The UDO currently requires all detached accessory structures to be at least 5 feet from the side property line as well as 6 feet from the principal structure. The Planning and Zoning Commission has recommended an amendment to the

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. Application, Site Plan Sketch, Plat of Survey – received 3-30-12
2. Variations to allow the shed to be located as close as 40 inches from the property line and to be located closer than 6 feet to a principal structure are hereby granted.
3. 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.

Application for Simplified Residential Variation

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

26 2012

I. Applicant

DONALD P. SADZECK
Name
958 SHEFFIELD DR
Street
CRYSTAL LK IL 60014-7646
City State Zip Code
815 459 8147 _____
Telephone Number Fax Number E-mail address

RECEIVED
MAR 30 2012
BY: _____

II. Owner of Property (if different)

SAME
Name
Address Telephone Number

III. Project Data

1. a. Location/Address: 958 SHEFFIELD DR
b. PIN #: 19-08-376-054

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:
REPLACEMENT OF 25 TO 30 YR OLD STORAGE
SHED. SIZE OF SHED + LOCATION IDENTICAL.
RELOCATION WOULD RENDER QUALIFIED CONCRETE
EXISTING SLAB OBSOLETE.

IS THE HARDSHIP SELF-CREATED? NO EXISTING SHED IS AGED
AND LEAKING BADLY, RENDERING CONTENTS
VULNERABLE TO POTENTIAL DAMAGE.

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? UNQUALIFIED TO COMMENT.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

EXISTING STRUCTURE HAS BEEN IN PLACE BETWEEN 20 + 30 YRS. NO ADVERSE COMMENTS HAVE EVER BEEN RECEIVED.

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; SUBSTANTIALLY INCREASE THE DANGER OF FIRE; OR ENDANGER PUBLIC SAFETY? No

3. List any previous variations that are approved for this property: CONSTRUCTION OF SCREENED PORCH ON REAR OF RESIDENCE.

IV. Signatures

DONALD P. SADZECK DP Sadzeck

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.

RONALD P SADZECK DP Sadzeck

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 DONALD SADZECK

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 Donald Sadzeck for
approval of variations relating to
the following described real estate
commonly known as 958 Sheffield
Drive, Crystal Lake, Illinois 60014,
PIN: 19-08-376-054.

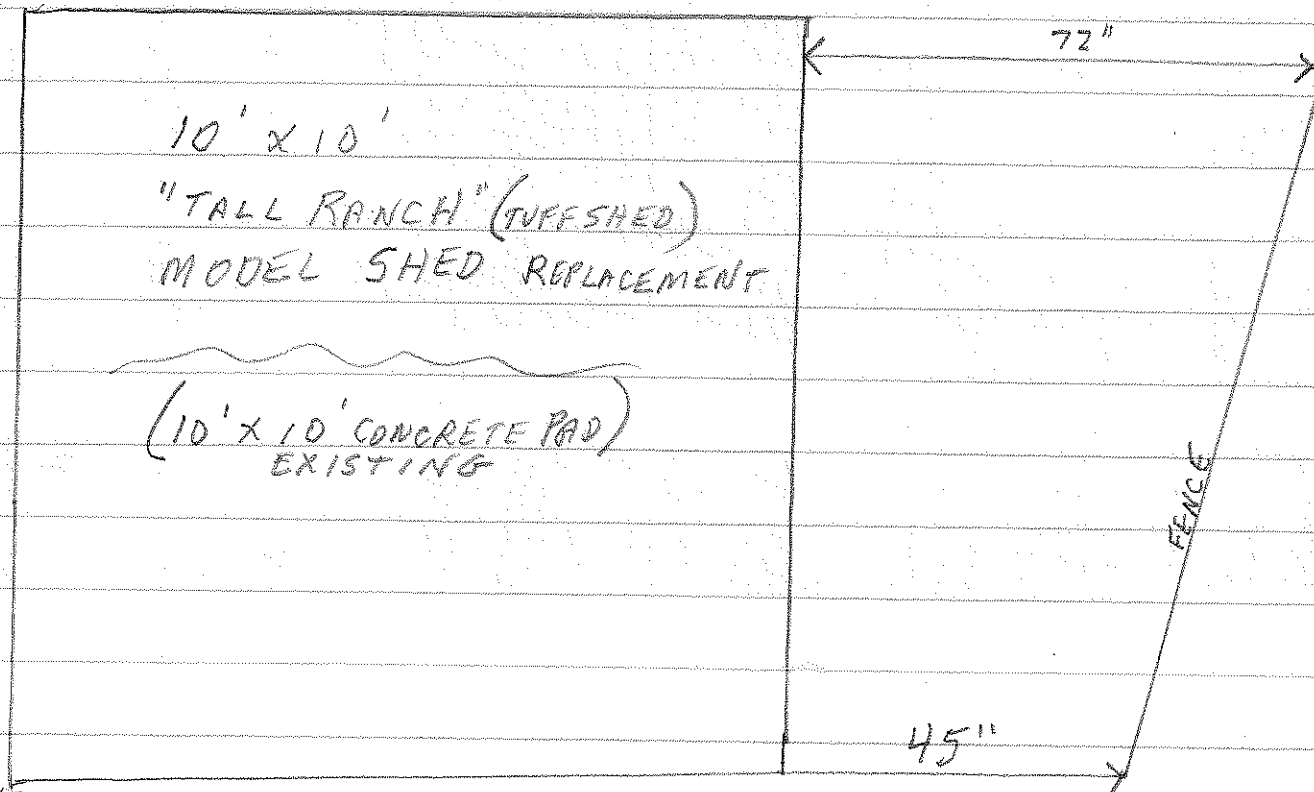
This application is filed for the
purposes of seeking variations from
Article 3, Density and Dimensional
Standards and Article 4-600 Acces-
sory Structures and Uses, to allow
an accessory structure (shed) to be
located as close as 36 inches from
the property line and to be located
closer than 6 feet to a principal
structure; as well as any other vari-
ations that may be necessary to al-
low the plans as presented. Plans
for this project can be viewed at the
City of Crystal Lake Planning and
Economic Development Depart-
ment at City Hall.

A public hearing before the Plan-

ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, April 18,
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
April 3, 2012)

DONALD P. SADZEK RESIDENCE
958 SHEFFIELD DR. 815.459.8147

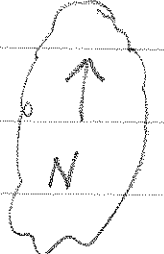


(NEED 15"
TO COMPLY
W/5' SPACE)

HOUSE
49"
(NEED 11" TO
COMPLY W/SPACE)
NOW ACCEPTABLE
W/ ADDITION OF
FIRE RESISTANT
DRY WALL 3 FT
FROM S/W CORNER
PER CITY

RECEIVED
MAR 30 2012
BY: _____

26 2012

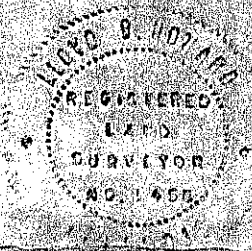


PLAT OF SURVEY
of Lot 34 in Block 20 in SEVENTH ADDITION to COVENTRY, being a subdivision of part
of Section 8, Township 43 North, Range 8 East of the 3rd P.M., according to the
plat thereof recorded October 31, 1967 as Instrument No. 480555, in McHenry County,
Illinois.

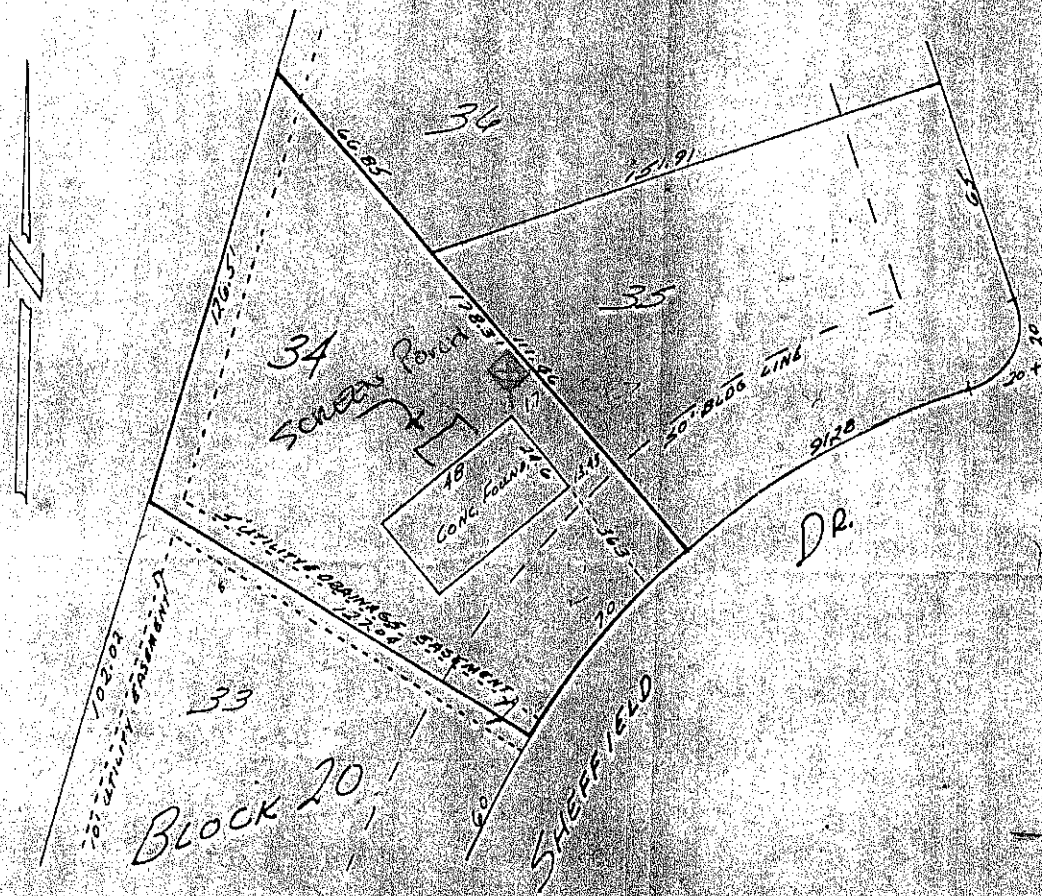
STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I hereby certify that I have located the improvements
on the above described premises and that the plat herein drawn to a
scale of 40 feet per 1 inch is a true representation of said survey.
Dated at Waukegan, Lake County, Illinois this 9th day of February
A.D., 1968.

[Signature]
Reg. Ill. Land Surveyor



Job No. J622



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MAR 30 2012
BY: _____

26 2012