

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

Meeting Dates: April 18, 2012

Requests: 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

Location: 909 Aberdeen Drive

Acreage: $\approx 13,777 \text{ SF } (0.31 \text{ acres})$

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:

• <u>Location:</u> 958 Sheffield Drive, north of Dartmoor Drive

- Zoning: "R-2" Single-Family Residential
- <u>Development:</u> 7th addition to Coventry, approved in 1967
- Existing Improvements: Split level frame residence
- <u>Request:</u> Variations to allow an interior side setback of 5 feet and a combined interior side setback of 14.3 feet



Land Use Analysis:

- <u>Details:</u> 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

- Ordinance that will allow detached accessory structures to be 5 feet from principal structures and closer with the appropriate IRC fire rating. The proposed amendments will be reviewed by the City Council at their April 17th regular meeting.
- <u>Hardship:</u> The petitioner has indicated that the hardship is related to the shape of the lot; the property line runs at an angle narrowing at the southeast end and the shed would be at least 6 feet from the property line at its north end. Additionally, the petitioner has indicated that relocating the shed would render the existing concrete slab obsolete. The petitioner has also indicated that a shed is currently located in the same location and no adverse comments have been received from the neighbors.

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

		ss or shape of a zoning		ved, or by reason of exceptional narrowness, e of unique topography, or underground
		True		False
2.	Also, that	the variation, if granted True	d, will not alter	the essential character of the locality. False
				ktent to which the following facts favorable to ce presented at the public hearing:
1.		onditions upon which to other property within True		for variation is based would not be applicable ing classification; False
2.		lleged difficulty or hard the property; True	dship has not b	een created by any person presently having False
3.	_	C		trimental to the public welfare or injurious to hood in which the property is located; or False
4.	property, v	will not unreasonably o	liminish or impongestion in the	dequate supply of light or air to adjacent air the property values of adjacent property, e public streets, substantially increase the ety. 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. 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.

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Application for Simplified Residential Variation

Application Number:	FOR OFFICE USE ONLY
Project Name:	
Date of Submission:	26 -20
. Applicant	RECEIV
DONALD P. SADZECK	MAR 3 0 201
	BY:
958 SHEFFIELD DR	[DI
Street	
CRYSTAL LK /C 6	0014-1646
City State	Zip Code
715 459 8/47 —— Telephone Number Fax Number	
	E-mail address
II. Owner of Property (if different)	
SAME	
Name	
Address	Telephone Number
III. Project Data	
	00
1. a. Location/Address: 958 SHEFF/8	ELD DK
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 hard	
DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PR	
REPLACEMENT OF 25 TO 30 SEED. SIZE OF SHED + LOCATI	ON IDENTICAL.
RELOCATION WOULD RENDER QU	ALIFIED CONCRETE
XISTING SLAB POSOLETE.	
IS THE HARDSHIP SELF-CREATED? NO EXIST	TING SHED IS AGED
AND LEAKING BADLY, RENDER!	NG CONTENTS
MLNERABLE TO POTENTIAL DAMA	GE.

WILL THE VARIATION ALT	TER THE ESSENTIAL (CHARACTER OF TH	HE LOCALITY?
EXISTING 57	RUCTURE H	AS BEEN	IN PLACE
BETWEEN 20			
COMMENTSH	AVE LUER	BEEN KEL	EIVED:
WILL THE VARIATION, IF	GRANTED BE DETRIM	ENTAL TO PUBLIC	WELFARE OR
INJURIOUS TO OTHER PE	ROPERTY? No		
Burgara Parkey William Control of the Control of th			
WILL THE VARIATION AS	PROPOSED IMPAIR A	DEQUATE SUPPLY	OF LIGHT OR AIR
ADJACENT PROPERTY; D			
PUBLIC STREETS; SUSBI	TANTIALLY INCREASE	THE DANGER OF	FIRE; OT ENDANGE
PUBLIC SAFETY? No	>		****
	· · · · · · · · · · · · · · · · · · ·		
			,
List any previous variations	that are approved for the	is property: ČON.	STRUCTION
List any previous variations SCREENED	that are approved for the		
SCREENED I			
	PORCH ON		
SCREENED I			
SCREENED /	PORCH ON		

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust

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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 compliance with the United 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 estale commonly known as 958 Sheffield Drive, Crystal Lake, Illinois 60014, PIN: 19-08-376-054.

PIN: 19-08-3/6-U54.

This application is filed for the purposes of seeking variations from Article 3, Density and Dirrensional Standards and Article 4-600 Accessory 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 teet to a principal structure; 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 Plan-

Ining 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. present.

Tom Hayden, Chairperson\ Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald April 3, 2012)

DONALD PSADZECK RESIDENCE 958 SHEFFIELD DR. 815.459.8147

72 11 10' × 10' "TALL RANCH" (TUFF SHED) MODEL SHED REPLACEMENT Low the many of the same of th NEED 15" To COMPLY] W/S'SPACE] RECEIVED MAR 3 0 2012

2 6 2012



PLAT, OF SIRVEY

of Lot 34 in Block 20 in SEVENTH ADDITION to COVENTRY, being a subdivision of part of Section 8, Touriship 43 North, Range 8 (ast of the Srit. P.M., according to the plat thereof recorded October 31, 1967 as Document No. 480555, in Picterry County, Lilinois.

STATE OF ILLIMOIS)) S.S. COUNTY OF LAKES)

I hereby certify that I have located the improvements on the above described premises and that the platchereon, drawn to a scale of 40 feet per / inch is a true representation of said survey.

Lated at Waukegan, Lake Gunty, Illinois this 9th. day of February A.D., 1968.

Reg. ILL Land Surveyor

Job No. 1622

REGIOTERED: UZTON SUBVITOR AG 1450

32 Second Second

RECEIVED

MAR 3 0 2012

BY

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