



#2013-43
1335 Knollwood Circle (Olson)
Project Review for Planning and Zoning Commission

Meeting Date:	September 18, 2013
Zoning Requests:	Simplified Residential Variation (Section 4-700B3) to allow a 6-foot tall fence in a yard abutting a street (10 feet from the property line along Amberwood Dr.) instead of the maximum permitted height of 3 feet.
Location:	1335 Knollwood Circle
Acreage:	≈ 11,996 sq. ft. (0.3 acres)
Existing Zoning:	“R-1 PUD” Single-family Residential (Four Colonies Unit 15)
Surrounding Properties:	North: “R-1 PUD” Single Family Residential PUD South: “R-1 PUD” Single Family Residential PUD East: “R-1 PUD” Single Family Residential PUD West: “R-1 PUD” Single Family Residential PUD
Staff Contact:	Latika Bhide 815-356-3615

Background:

- **Location:** 1335 Knollwood Circle, NWC of Amberwood Drive & Knollwood Circle
- **Zoning:** “R-2” Single-Family Residential
- **Development:** Four Colonies Unit 15
- **Existing Improvements:** Two-story frame residence with attached garage
- **Request:** Variations from the maximum allowable fence height in a yard abutting street of 3 feet to allow 6 feet.

Land Use Analysis:

- **UDO requirements:** For a corner lot, per the UDO provisions, fences, walls or screening in both the front yard and the yard abutting a street cannot exceed 3 feet in height. A 6-foot high fence along Amberwood Drive would have to be installed at the 30-foot building setback line.
- **Details:** The petitioner would like to install a 6-foot board-on-board fence along Amberwood Drive. The proposed fence would be approximately 10 feet from Amberwood Dr. at its west end and approximately 25 feet from Amberwood Dr. at its

east end. The fence would enclose and provide privacy to the concrete patio existing on-site.

- Hardship: The petitioner has indicated that the corner lot is wedge shaped, creating a small, odd-shaped backyard if the fence is installed at the 30-foot building line.

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.

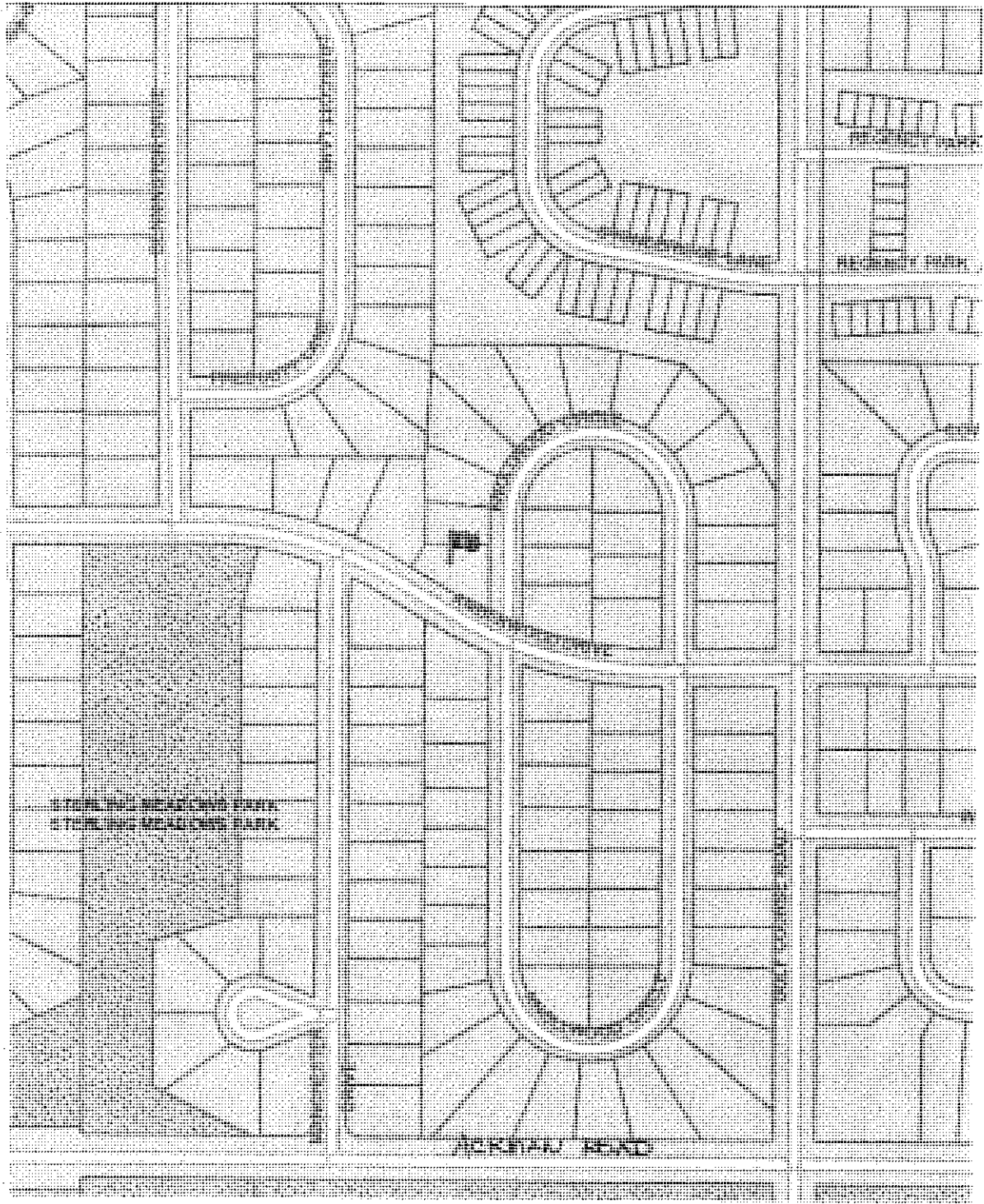
True False

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 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 8-28-13
 - B. Plat of Survey/Site Plan, Bergquist, received 8-28-13
- 2) A building permit is required prior to the installation of a fence.
- 3) The existing grading and drainage patterns cannot be altered.
- 4) The petitioner shall address all comments of the Engineering and Building, Public Works, Fire Rescue, Police and Planning & Economic Development Departments.



2013 43

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AUG 28 2013
BY:

Application for Simplified Residential Variation

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

I. Applicant

ADAM OLSON
Name

1335 Knollwood Circle
Street

Crystal Lake IL 60014
City State Zip Code

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 1335 Knollwood Circle Crystal Lake IL 60014

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 Home is situated on a corner lot and the home is built on an angle, with the road and sidewalk. Our building line for a fence creates a very small, odd-shaped backyard.

IS THE HARDSHIP SELF-CREATED?

NO

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

NO, our building line is not consistant with other homes in the neighborhood.

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

Adam Olson ADAM OLSON 8/24/13
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.

ADAM OLSON Adam Olson 8/24/13
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 ADAM OLSON**

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 Adam Olson for ap-
proval of variations relating to the
following described real estate
commonly known as 1335 Knoll-
wood Circle, Crystal Lake, Illinois
60014, PIN: 19-18-151-005.

This application is filed for the
purposes of seeking variations in
accordance with the provisions of
Article 4, Development and Design
Standards and Article 9, Adminis-
tration of the UDO; to allow varia-
tions to allow a 6-foot tall fence in
the yard abutting street along Am-
berwood Drive; as well as any oth-
er 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 De-
partment 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, September
18, 2013, at the Crystal Lake City
Hall, 100 West Woodstock Street,
at which time and place any per-
son determining to be heard may
be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
September 3, 2013. #A1787)

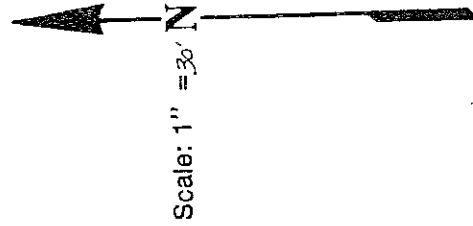
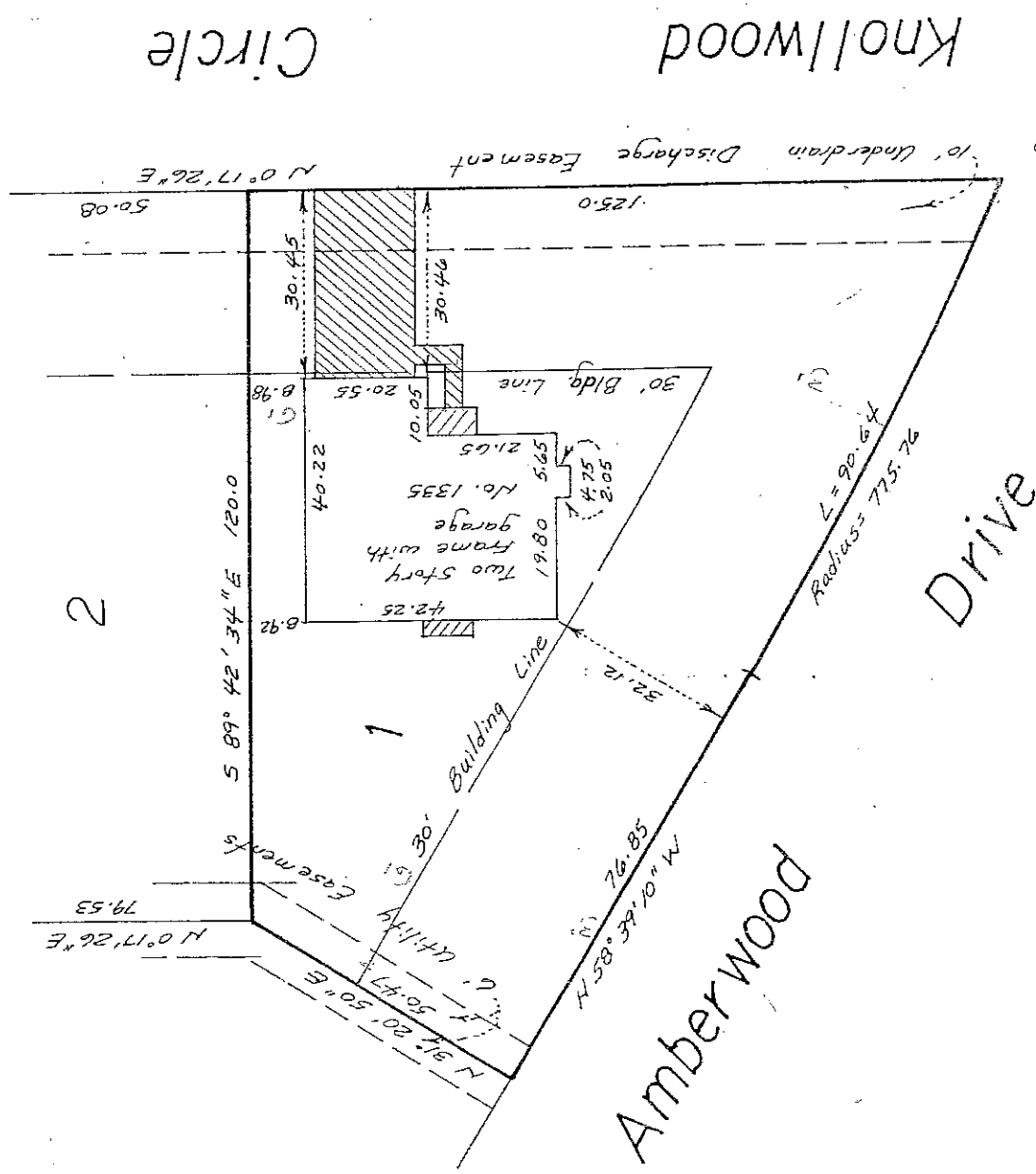
2013
Plat of Survey

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AUG 28 2013

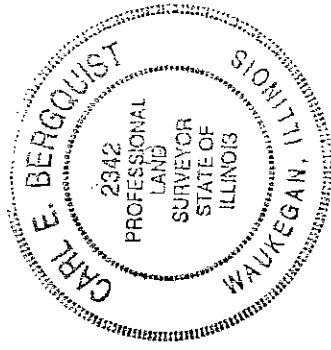
BY:

Lot 1 in FOUR COLONIES UNIT NO. 15, being a Subdivision of part of the Northwest Quarter of Section 18, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded August 26, 1992 as Document Number 92R46256, in McHenry County, Illinois.

1335 Knollwood
Crystal Lake, IL



STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }



In behalf of Howard Surveying Co., Inc., we as Illinois Professional Land Surveyors do hereby certify that the buildings on lot shown are within property lines and the adjoining improvements do not encroach on said premises, except where shown.

day of February A.D., 1994, Dated at Waukegan, Lake County, Illinois this 17th

HOWARD SURVEYING CO., INC.

Carl E. Bergquist
Professional IL Land Surveyor

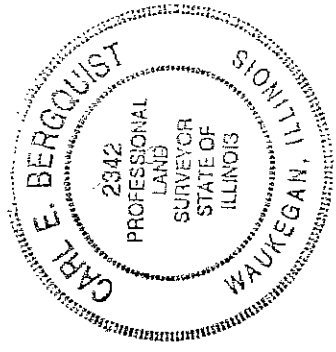
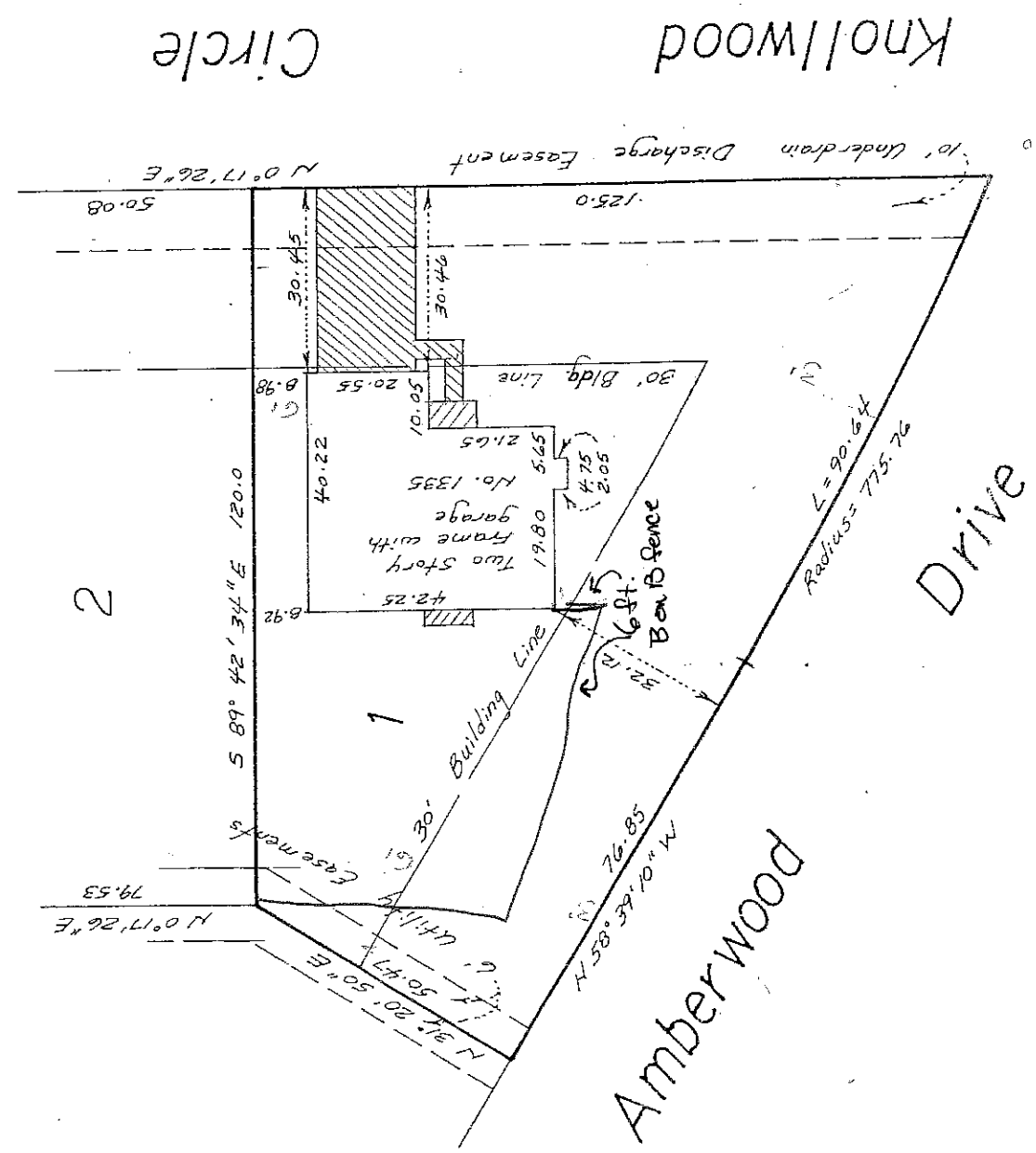
NOTE:
This survey has been made for use in connection with a mortgage loan transaction and is not to be used for any other purpose.
All building lines and easements hereon shown are from record plat.

Plat of Survey

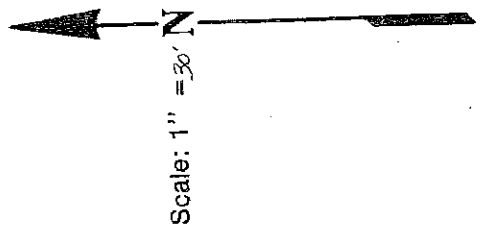
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