#2023-160
650 Leonard Parkway – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date: September 6, 2023

Request: Simplified Residential Zoning Variation from the required 30-foot setback for a 5-foot tall fence in the side yard abutting a street, allowing a 0-foot setback.

Location: 650 Leonard Parkway

Acreage: Approximately 39,135 square feet

Existing Zoning: R-1 Single-Family Residential

Surrounding Properties:

North:	R-1 Single-Family Residential
South:	R-2 Single Family Residential
East:	R-1 Single-Family Residential
West:	R-1 Single-Family Residential

Staff Contact: Katie Rivard (815.356.3612)

Background:

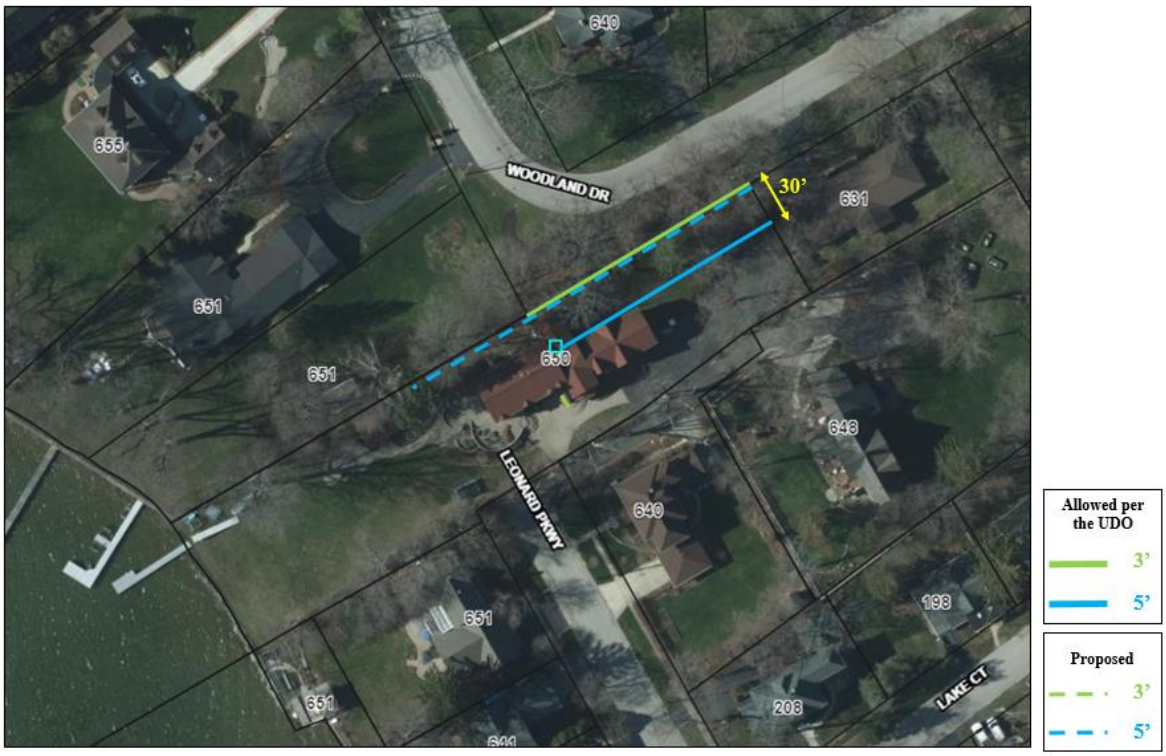
- Existing Use: The subject property is currently improved with a single-family residence.
- The subject property abuts Crystal Lake, Leonard Parkway and Woodland Drive. The UDO standard allows for:
    - Fences in any front yard or yard abutting a street shall not exceed three feet in height.
    - Fences in any yard abutting a street shall not exceed four feet in height, provided it is set back a minimum of five feet from the property line.
    - Fence over four feet in height must meet the building setbacks of 30 feet from the property line.

Development Analysis:

General

- Request: To construct a 5-foot high fence located on the side lot line abutting Woodland Drive, instead of the minimum 30-foot setback.
- Zoning: The site is zoned R-1 Single-Family Residential and used as a single-family home.

- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- The petitioners will remove an existing 5-foot tall fence and replace with a new, 5-foot tall black chain link fence in the same location.
- This property is unique as it fronts Crystal Lake but also has two street frontages, Leonard Parkway and Woodland Drive.



Allowed vs. Proposed



Google Street View

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential
Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting variations from Article 4 to allow a 5-foot high fence to extend to the lot line abutting Woodland Drive instead of the minimum 30-foot setback, allowing a 0-foot setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. 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.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, 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:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. 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

☐ *Meets* ☐ *Does not meet*

d. 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.

☐ *Meets* ☐ *Does not meet*

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 to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Rogocki, dated 07/31/23, received 08/01/23)
   B. Plat of Survey/Site Plan (Rogocki, 03/07/21, received 08/01/23)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIQ Map
650 Leonard Parkway



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Kendra Rogocki

Address: 650 Leonard Pkwy, Crystal Lake, IL 60014

Phone:

E-mail:

Project Name & Description: New Fence at 650 Leonard Pkwy. Removing existing 54' fence that is falling apart and installing a new black 5' chain link fence at the same location.

Project Address/Location: 650 Leonard Pkwy, Crystal Lake, IL 60014

Signature

Kendra S. Rogocki 7/31/23

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

Northwest Herald

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Back

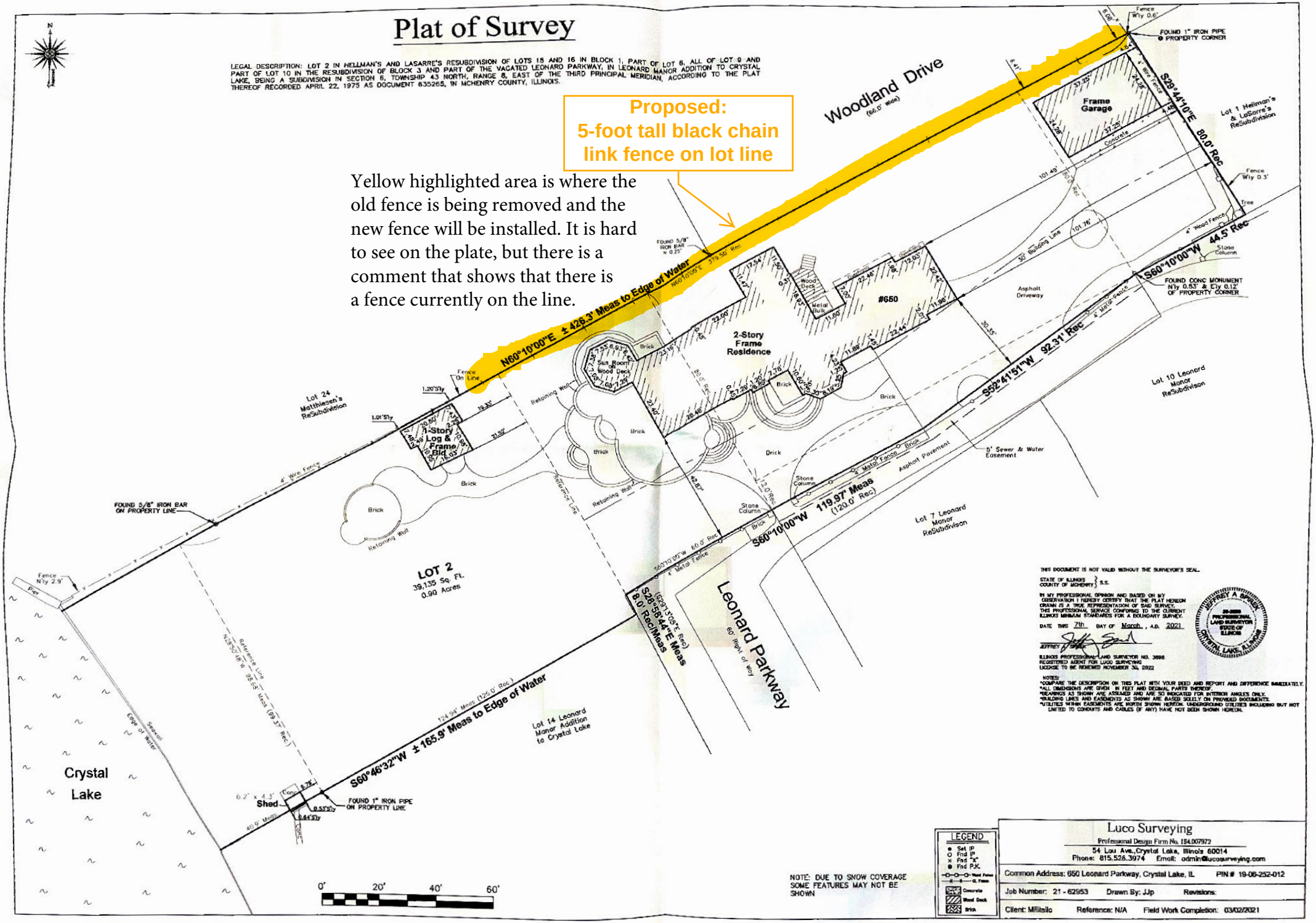
Notice Publish Date:
Friday, August 18, 2023

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Kendra Rogocki 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 upon the application by Kendra Rogocki for approval of a variation allowing a fence in the side yard abutting a street at the following real estate known as 650 Leonard Parkway, Crystal Lake, Illinois 60014, PIN: 19-06-252-012. This application is filed for the purposes of seeking Simplified Residential Zoning Variation from the required 30-foot setback for a 5-foot tall fence in the side yard abutting a street, allowing a 0-foot setback and any other changes or variations as presented at the hearing, pursuant to Article 3, Article 4, and Article 9. 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 7:00 p.m. on Wednesday, September 6, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald August 18, 2023)2101478

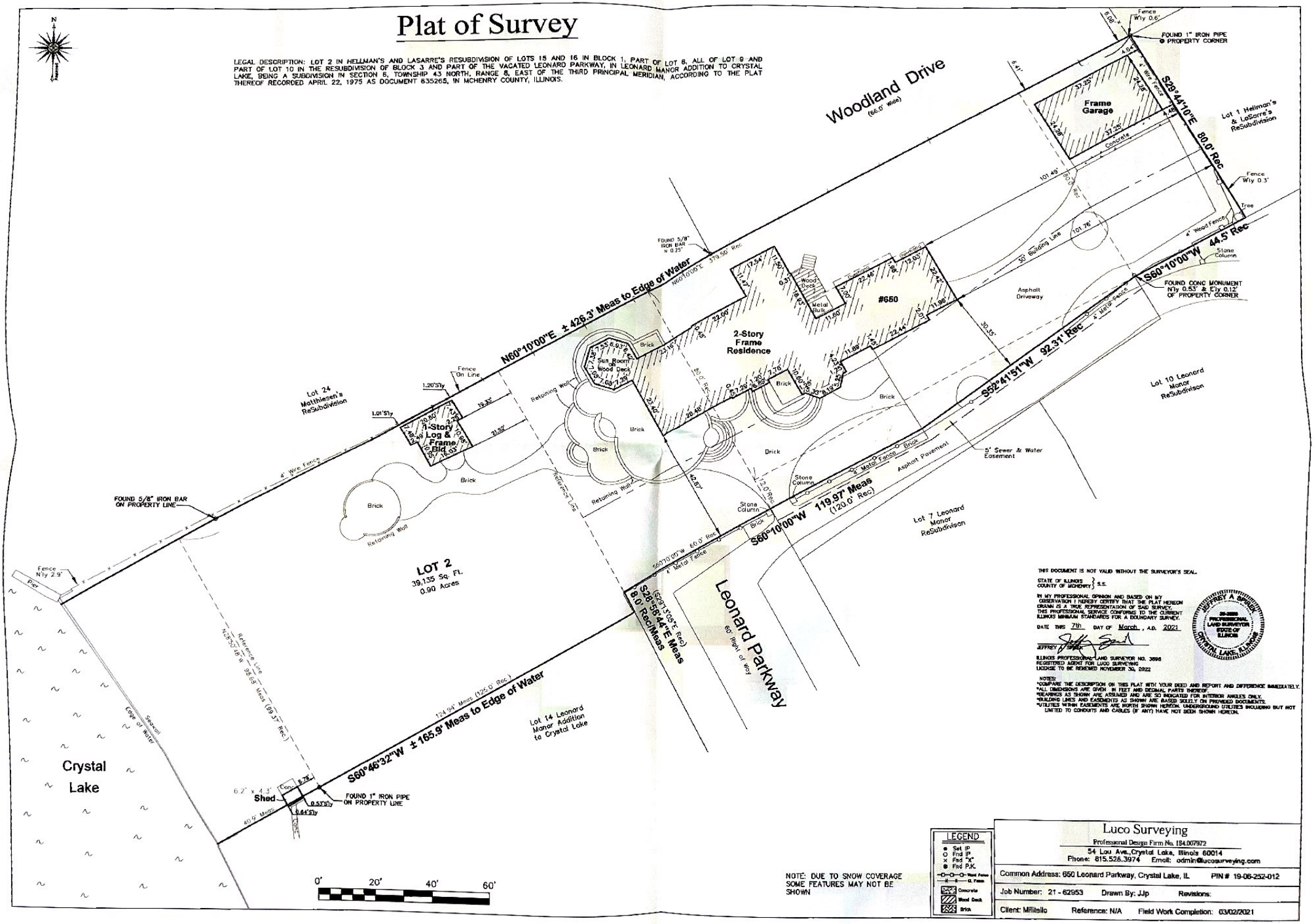
Back

Plat of Survey



Plat of Survey

LEGAL DESCRIPTION: LOT 2 IN HELLMAN'S AND LASARRE'S RESUBDIVISION OF LOTS 15 AND 16 IN BLOCK 1, PART OF LOT 8, ALL OF LOT 9 AND PART OF LOT 10 IN THE RESUBDIVISION OF BLOCK 3 AND PART OF THE VACATED LEONARD PARKWAY, IN LEONARD MANOR ADDITION TO CRYSTAL LAKE, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1975 AS DOCUMENT 635265, IN MCHENRY COUNTY, ILLINOIS.



NOTE: DUE TO SNOW COVERAGE SOME FEATURES MAY NOT BE SHOWN

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION AND BASED ON MY OBSERVATION I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE THIS 7th DAY OF March, A.D. 2021

JEFFREY A. SPEICHER

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3998
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2022

JEFFREY A. SPEICHER 35-3998 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CRYSTAL LAKE, ILLINOIS

NOTES:
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT AND DIFFERENCE IMMEDIATELY.
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
*UTILITIES WITHIN EASEMENTS ARE WORTH SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

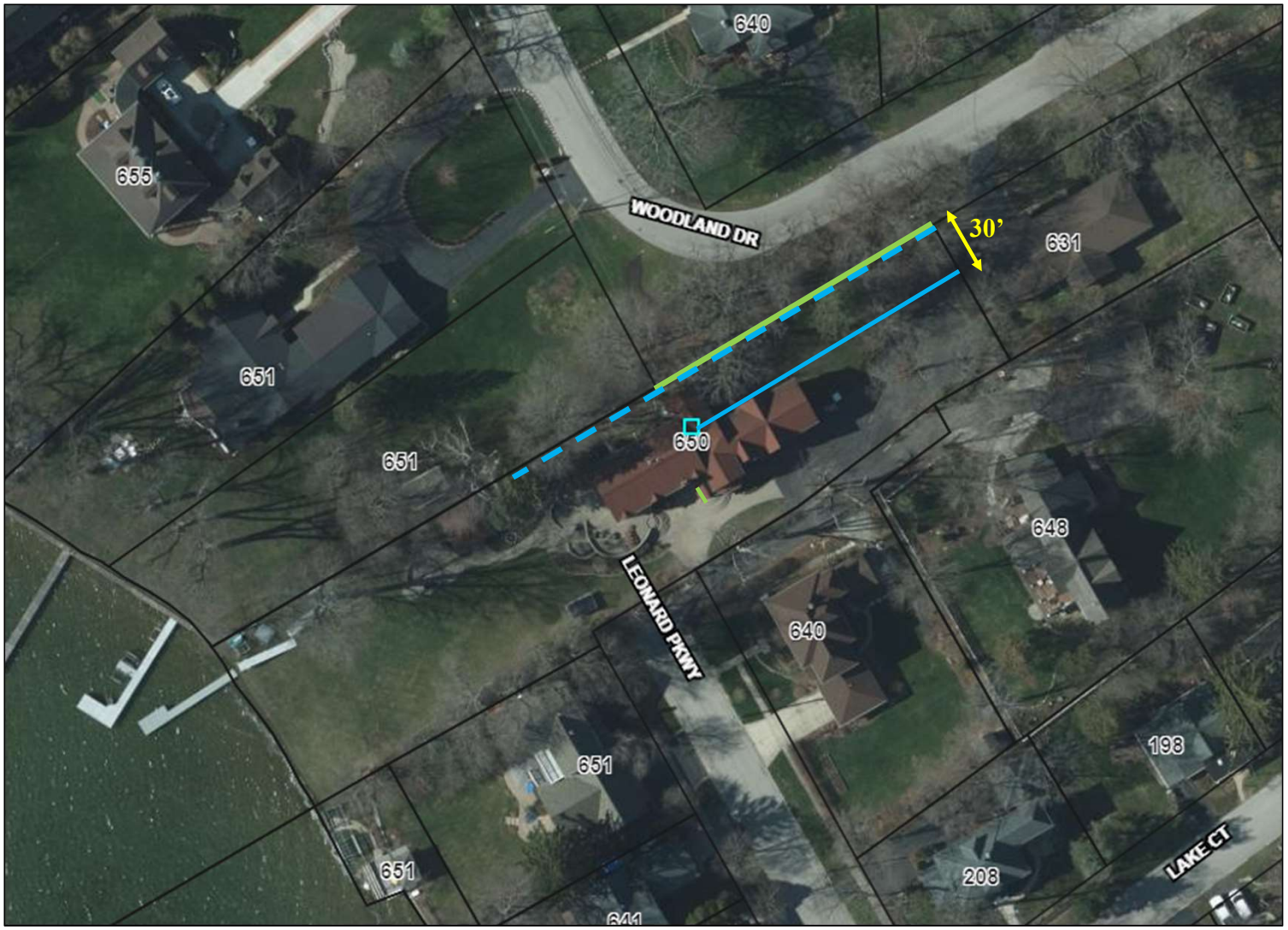
LEGEND
- Set IP
- Fnd IP
- Fnd "X"
- Fnd P.K.
- Wood Fence
- C. Fence
- Concrete
- Wood Deck
- Brick

Luco Surveying
Professional Design Firm No. 184.007972
54 Lou Ave., Crystal Lake, Illinois 60014
Phone: 815.526.3974 Email: admin@lucosurveying.com

Common Address: 650 Leonard Parkway, Crystal Lake, IL PIN # 19-06-252-012

Job Number: 21 - 62953 Drawn By: JJp Revisions:

Client: Militello Reference: N/A Field Work Completion: 03/02/2021


640
655
WOODLAND DR
30’
631
651
650
651
648
LEONARD PKWY
640
198
651
208
LAKE CT
651
641
Allowed per the UDO
3’
5’
Proposed
3’
5’