

The City of Crystal Lake Illinois

**AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATION FROM THE
REQUIRED 30-FOOT SETBACK FOR A FIVE-FOOT HIGH FENCE IN THE SIDE YARD
ABUTTING A STREET, ALLOWING A FIVE-FOOT SETBACK
AT 370 GREENVIEW DRIVE**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-178) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested a Variation from the required 30-foot setback for a six-foot tall fence in the side yard abutting a street, allowing a five-foot setback at 370 Greenview Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on September 1, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on September 20, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variation; and

WHEREAS, on September 20, 2023, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Variation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation be issued as requested in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Variation from the required 30-foot setback for a five-foot tall fence in the side yard abutting a street, allowing a five-foot setback at 370 Greenview Drive (19-03-182-001), Crystal Lake, Illinois is hereby approved.

Section II: Said Variation is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Post, dated 08/15/23, received 08/21/23)
 - B. Plat of Survey/Site Plan (Post, received 08/21/23)

2. The Petitioners shall receive sign-offs from ComEd, Comcast, Nicor and AT&T prior to permit issuance.
3. The petitioner shall address all of the review comments and requirements of Community Development Department.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Variation in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 3rd day of October, 2023.


City of Crystal Lake, an
Illinois municipal corporation



Ellen Brady, MAYOR PRO TEM

SEAL

ATTEST:



Nick Kachiroubas, CITY CLERK

Passed: October 3, 2023

Approved: October 3, 2023