



City Council Work Session Agenda Memo

Crest Hill, IL

Meeting Date: 08/26/2024

Name: Ronald Mentzer, Interim Community & Economic Development Director
Zoe Gates, Administrative Clerk

Department: Community Development

Topic: Plan Commission Recommendation for Multiple Variances for 1940 Sybil Drive

Summary: At its August 8, 2024 meeting, the Plan Commission conducted a public hearing on the variances requested by the owner of 1940 Sybil Drive, Mr. Scott McFedries. The requested variances include reductions in side and rear setbacks and public utility easement encroachment for a swimming pool, reduction in rear setback and public utility easement encroachment for a shed, reduction in side setback for decks, reductions in side and rear setbacks and public utility easement encroachment for a patio, and an increase in maximum allowed lot coverage.

All accessory structure construction work associated with the variation requests was performed without permits and the recent replacement of the pool and surrounding patio was begun without a permit. A building permit application for the new pool and patio work has been filed by the property owner.

The Plan Commission recommended unanimous approval of all requested variations subject to the following conditions:

- Owner acknowledges that the accessory structures (above ground pool, storage shed, wooden deck and paver patio) are located in a stormwater and public utility easement and that if the City or another authorized utility company needs to access, maintain, install, or repair any utilities within the easement area, it is understood that the accessory structures may be impacted and may be required to be moved and that any and all restoration costs of work done in the easement area shall be solely the responsibility of the homeowner and not the responsibility of the City or the utility company.
- Owner will obtain required building permits for all accessory structures that will be allowed to remain on the property and will pay any and all fees and fines associated with these building permits.
- The variances approved pertain only to the existing structures cited. Any new construction will have to abide to current ordinances.

Recommended Council Action: Direct Staff and the City Attorney to prepare an ordinance to approve the requested variances with conditions for 1940 Sybil Drive as recommended by the Plan Commission at their August 8, 2024, meeting.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments:

- August 8, 2024, Community Development Staff Report
- Exhibit A – 1940 Sybil Drive Accessory Structure and Lot Coverage Analysis (08/01/2024)
- Application for Development for 1940 Sybil Dr.
- Letter from the Applicant dated 06/30/2024
- Seven photographs of the existing property from the Applicant
- Letter from Carlos Torres dated 07/02/2024