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JUL 01 2024

BUILDING DEPARTMENT

Application for DevelopmentFor Office Use Only: **Case Number:****Project Name:** 1940 Sybil Dr.**Owner:** Scott McFedries **Correspondence To:** smcfedries@hotmail.com**Street address:** 1940 Sybil Dr **Street address:** _____**City, St., Zip:** Crest Hill **City, St., Zip:** IL, 60403**Phone:** 815-341-5220 **Phone:** 630-688-7428**Email:** smcfedries@hotmail.com **Email:** mcfedriesellenk@gmail.com**Property Address:** 1940 Sybil Dr **Property Information:** 70 feet
Street address: _____ **Lot Width:** _____**City, St., Zip:** Crest Hill, ILL. **Lot Depth:** 125 feet**PIN:** 04-31-303-003 **Total Area:** _____

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.com**Existing Zoning:** R-1 **Existing Land Use:** Single Family Residence District.**Requested Zoning:** R-1 **Proposed Land Use:** R-1 with a variance.**Adjoining Properties Zoning and Uses:****North of Property:** R-1 Single Family Residence**South of Property:** R-1 Single Family Residence**East of Property:** R-1 Single Family Residence**West of Property:** R-1 Single Family Residence**Purpose Statement (intended use and approval sought):** _____

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☐ Special Use: _____

☒ Variance: Decks, Pool & Shed

☐ Planned Unit Development: _____

☐ Annexation: _____

☐ Plat: _____

☐ Other: _____

Contact Information – If not yet known, please indicate as TBD. Check those parties in which copies of all correspondences should be forwarded.

☐ Civil Engineer: _____ Phone: _____

Company: _____ Email: _____

☐ Contractor: _____ Phone: _____

Company: _____ Email: _____

☐ Architect: _____ Phone: _____

Company: _____ Email: _____

☐ Builder: _____ Phone: _____

Company: _____ Email: _____

I agree to be present (in person or by counsel) when the Plan Commission and City Council hear this development request.


Signature of the Applicant

6-27-24
Date

If you (the applicant) are not the owner of record, please provide the owner's signature.

Signature of the Owner

Date

Please find attached our request for a variance for our home at 1940 Sybil Drive, Crest Hill.

We have always had pride in our yard and keeping our home maintained.

Our backyard is our sanctuary in the warmer weather and fall. We consistently spend time relaxing and enjoying the neighborhood. Since May, 1990, we have a good relationship with our neighbors, and we have never had a complaint from our neighbors regarding our pool, shed, deck or in general the use of our yard.

We would like to petition for the following to keep our yard maintained:

- 1) No changes to the decking- see picture A
- 2) No change to the pool location – note there is no issue with electric or the pool blocking any drainage per the site survey- see pictures B and C
- 3) No change to the shed location- the shed is well maintained and there are no issues with its construction- see picture D

The original footprint of the yard had pavers where you see gravel today. We now understand there is a regulation to have 50% greenery in our yard. We would like to keep the pavers that are around the flowering bushes, see picture D and the pavers that transition from higher ground to lower ground- see picture E. In addition, we will need to build a step off the end of the deck that is not in place currently.

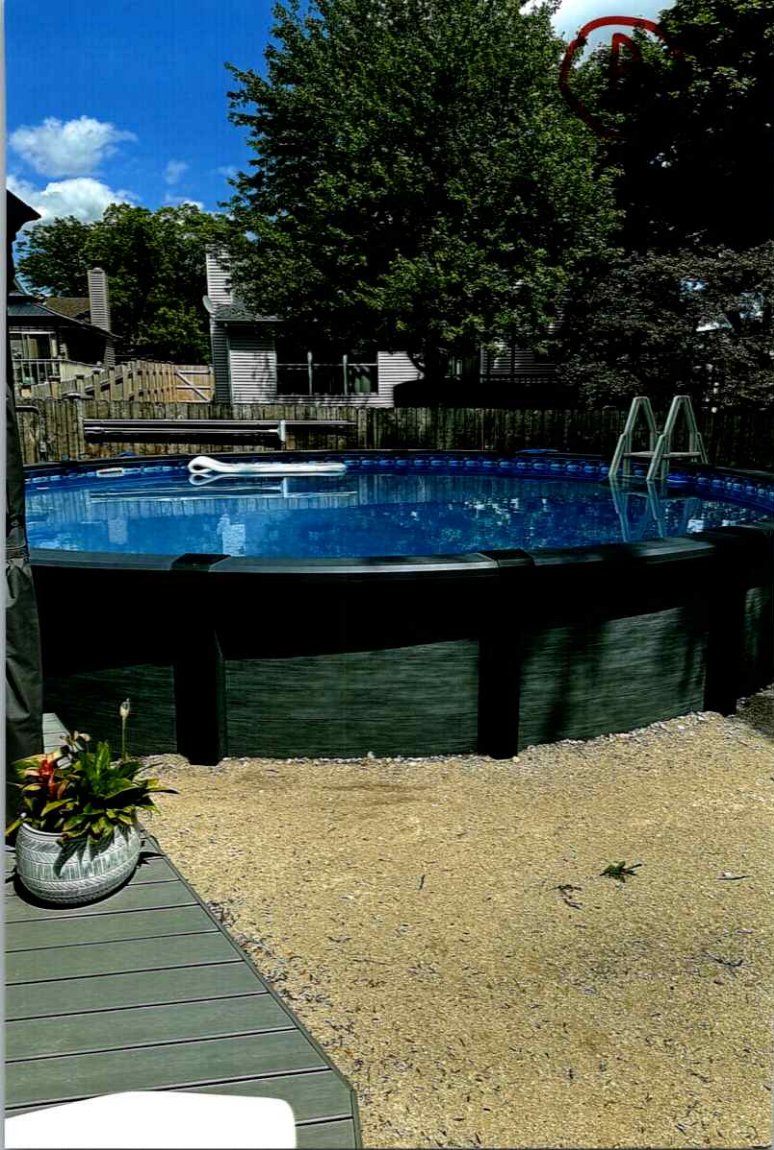
We have included pictures of the pavers we have removed and would like to keep- see picture F and G. However, if needed we will replace these pavers with grass to meet the regulation.

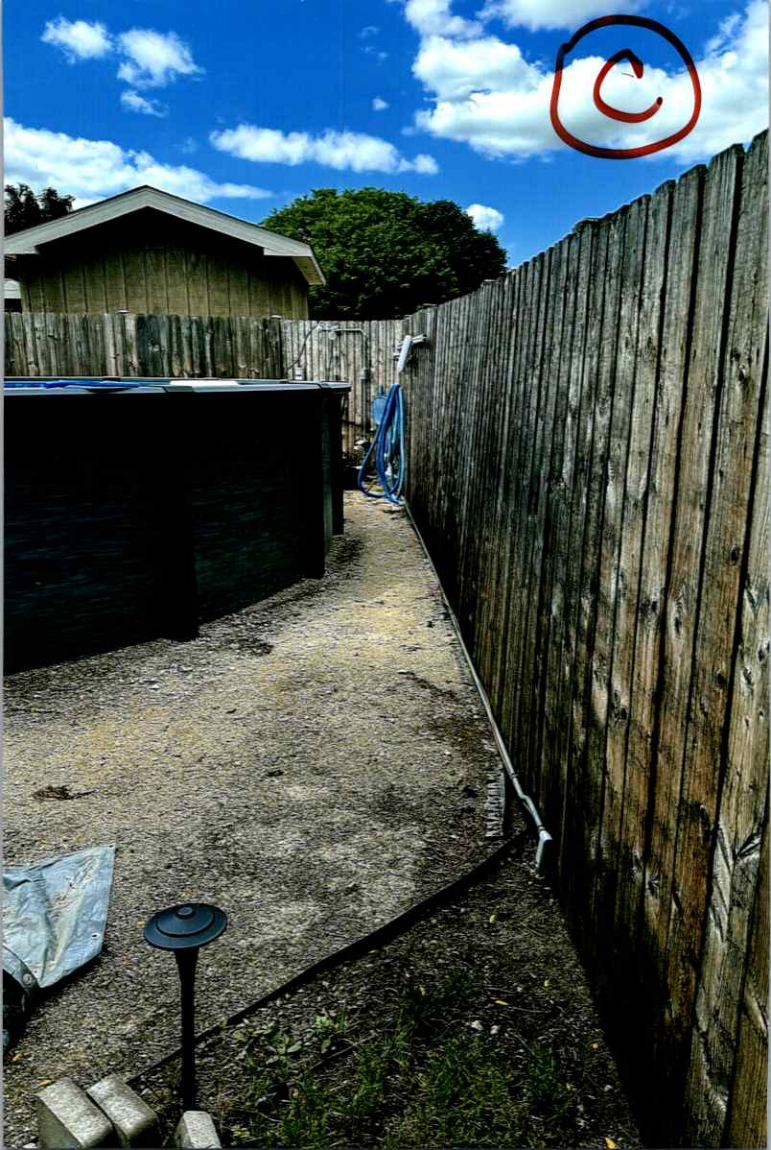
If any of the items are a hinderance to getting this variance approved, we are open to discussion to come to a conclusion that will be agreeable to all.

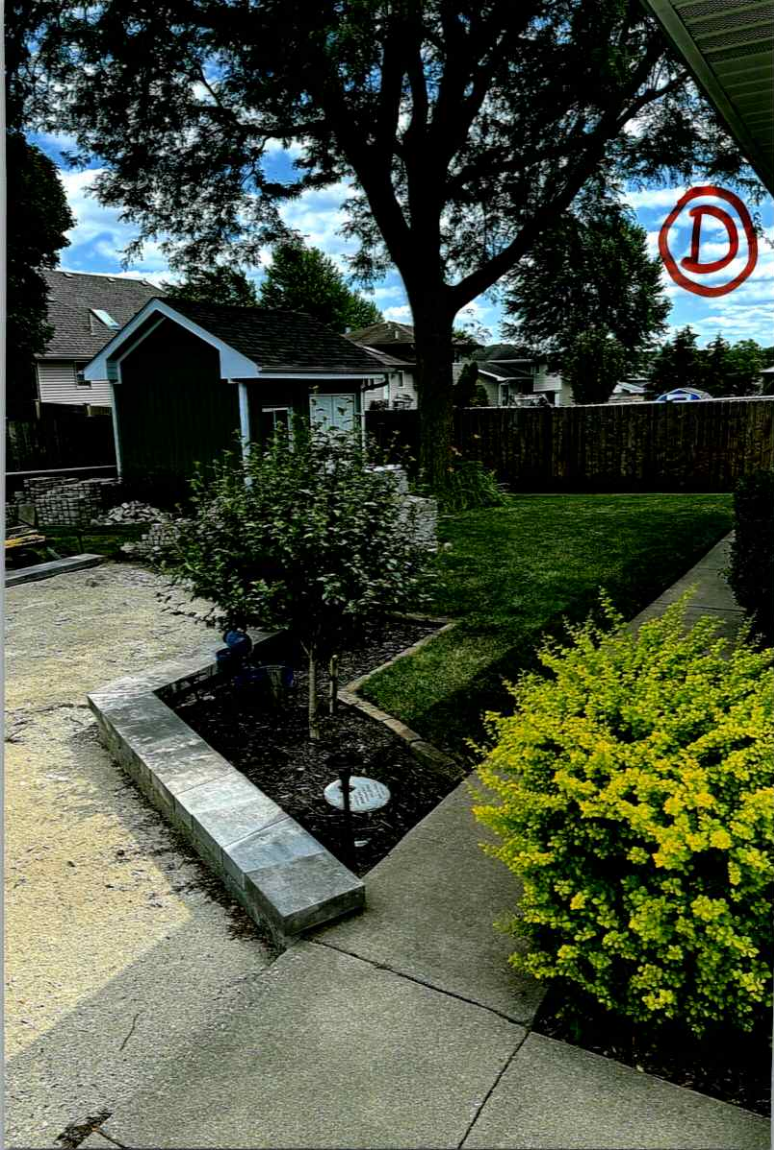
Scott & Ellen McFedries

6/30/24















PLAT OF SURVEY

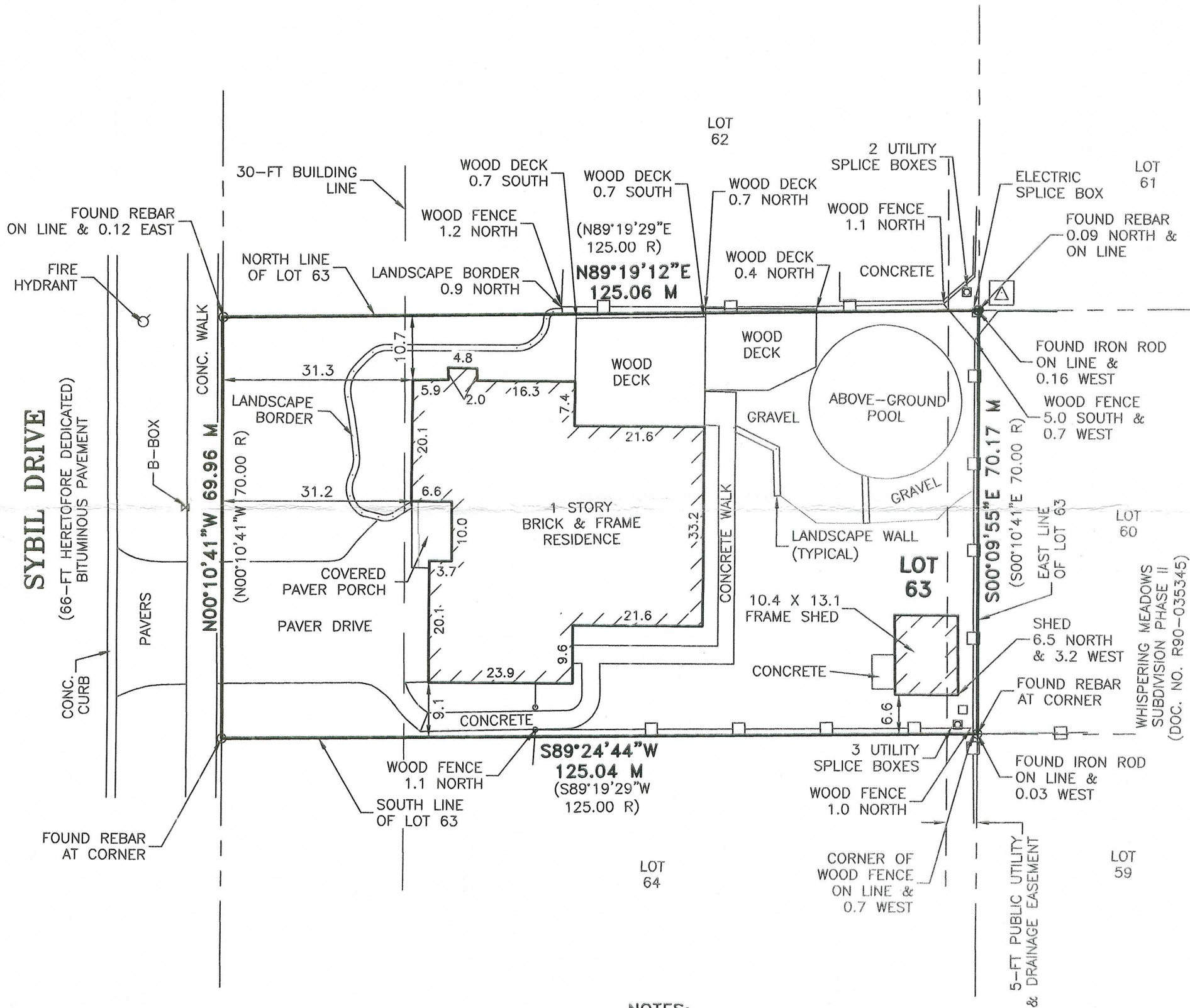
P.I.N. 04-31-303-003
1940 SYBIL DRIVE
CREST HILL, IL

LOT 63, PHASE 1 WHISPERING MEADOWS SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1990, AS DOCUMENT NO. R90-023134 AND CERTIFICATE OF CORRECTION RECORDED MAY 23, 1990, AS DOCUMENT NO. R90-028128, IN WILL COUNTY, ILLINOIS.

SCALE 1" = 20'

"O" INDICATES SURVEY MONUMENT FOUND
"●" INDICATES 9/16" X 30" IRON ROD SET

C OR CALC = CALCULATED
D = DEED
M OR MEAS = MEASURED
R OR REC = RECORD
△ = ELECTRIC TRANSFORMER



NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16-IN X 30-IN GALVANIZED IRON STEEL RODS.
6. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LEGAL DESCRIPTION OF THE SURVEYED PROPERTY IS BASED ON THE QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER R2022029091.
7. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE ILLINOIS COORDINATE SYSTEM OF 1983 (ICS83), ZONE JOLIET, BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
8. THE AREA OF THE SURVEYED PARCEL IS 0.201 ACRE.
9. FIELD WORK COMPLETED ON JUNE 10, 2024.

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON, AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS.

THIS 12th DAY OF June, 2024, A.D.

Christopher M. Papesh
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
LICENSE EXPIRATION DATE: 11/30/2024
cpapesh@geotechincorp.com



GEOTECH INC.

CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: SCOTT MCFEDRIES FIELD BOOK #: W 36-10 PG 59

DRAWN BY: MC DATE: 6/12/24 SCALE: 1"=20' JOB NO. 21684

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

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BUILDING DEPARTMENT

To Whom it May Concern,

My name is Carlos Torres. I live at 1944 Sybil Drive, Crest Hill. I am neighbors with Ellen and Scott McFedries. Scott and Ellen discussed with me the fact that a portion of their deck encroaches on my property. I have no concern with the fact the deck is on my property. And will support the variance.

Ellen and Scott have also informed me of the need to file for a variance regarding their pool and their shed. I do not have an issue with the McFedries as neighbors and the location of any of the requested variances.

If you need any additional feedback, please feel free to reach to out to me.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Torres' with a stylized flourish at the end.

Carlos Torres

7/2/24

RAN
Commission

630, 688.7428

Letter in support of
variance for 1940 Sybil Dr.
Scott & Ellen McFledres

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