

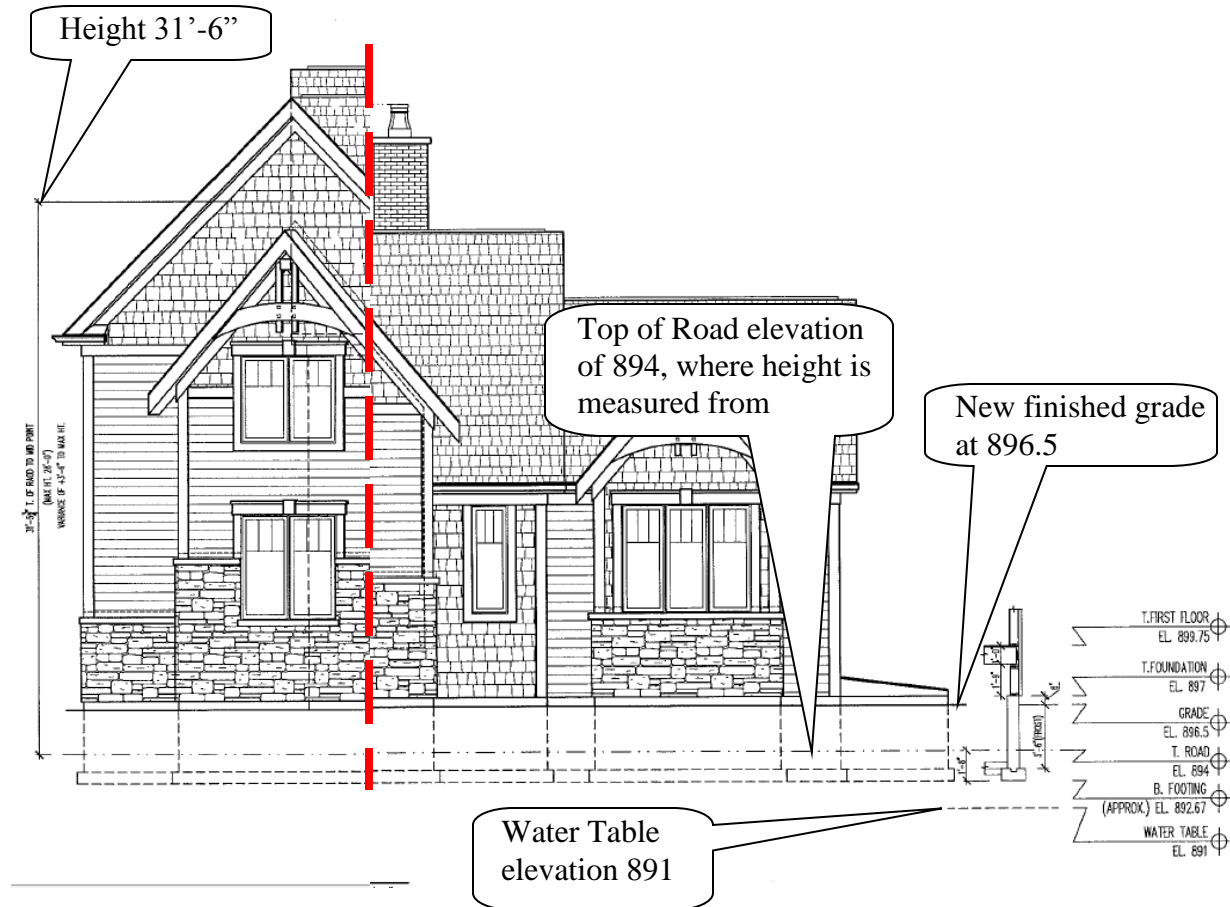


#2017-49 Keaty – Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	January 17, 2018
<u>Request:</u>	To construct a new residential structure at 31 feet 6 inches in height, a variation of 3 feet 6 inches above the 28-foot maximum height permitted in the zoning district.
<u>Location:</u>	675 Woodland Drive
<u>Acreage:</u>	approximately 70,000 square feet
<u>Existing Zoning:</u>	R-1 Single Family
<u>Surrounding Properties:</u>	North: R-1 Single Family South: R-1 Single Family East: R-1 Single Family West: R-1 Single Family
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The property had a single family home, which has been demolished.
- A new house is going to be constructed. The water table is at elevation 891 and the owners would like a crawl space constructed under their home. Being constructed in the water table would cause the sump pump to run constantly to keep water out of the crawl.
- The bottom of the footing would be constructed at 892.6 and the top of grade at 896.5 providing a 3-foot crawl space.
- Fill is being brought in to raise the house pad approximately 2 ½ feet. The owners would still be able grade down the raised pad and not fill in the floodplain.
- Height is measured from the roadway elevation, which is 894. The height of the structure to the midpoint of the roof is 31 feet 6 inches from that elevation. From the new established grade of 896.5 the house would be 29 feet high.
- All new construction needs to meet the City's stormwater and floodplain requirements; which this project meets.



Development Analysis:

General

- **Request:** Variation to allow the construction of a new single family residence with an ultimate height of 31 feet 6 inches.
- **Land Use:** The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned R-1 Single Family. This property is used as a single-family home.

Comprehensive Land Use Plan 2020 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.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines.

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

Housing – Single Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well serviced by a variety of community facilities and services.

This can be accomplished with the following supporting action:

Supporting Action: Encourage the development of single family neighborhoods.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3 Density and Dimensional Standards from the maximum permitted height, which is 28 feet, to allow the structure to be 31 feet 6 inches, a variation of 3 feet 6 inches.

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 (Skiermanski, received 12/15/17)
 - B. Architectural Drawings (ALA Architects, dated 11/06/17, received 12/15/17)
2. Petitioner shall provide a grading plan illustrating new fill height and appropriate grading, which would not affect the floodplain.
3. The petitioner shall address all of the review comments and requirements of Community Development Department.

2017-49 KEATY – 675 WOODLAND DR – VARIATION



2017 49



Application for Simplified Residential Variation

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

I. Applicant

Name Scott Skiermanski (Stoneridge Builders)

Street 3612 Fawn Trail

City Praine Grove State IL Zip Code 60012

Telephone Number 815-814-5600 (cell) Fax Number 815-444-1249 E-mail address Scott@stoneridgebuildersinc.com

II. Owner of Property (if different)

Name Tom & Val Keaty

Address 675 Woodland Drive, Crystal Lake Telephone Number _____

III. Project Data

1. a. Location/Address: 675 Woodland Drive, Crystal Lake
- b. PIN #: 19-06-177-013

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:
HIGH WATER TABLE / LOW LOT VS HEIGHT OF ROAD

IS THE HARDSHIP SELF-CREATED? NO

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

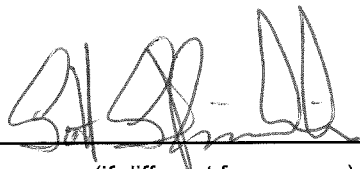
WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY? NO

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; SUSBTANTIALY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY? NO

3. List any previous variations that are approved for this property: _____

IV. Signatures

SCOTT STIERZMANSKI  12/13/17
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.

TOM KEATY  12/13/2017
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 Tom and Val Keaty

LEGAL NOTICE

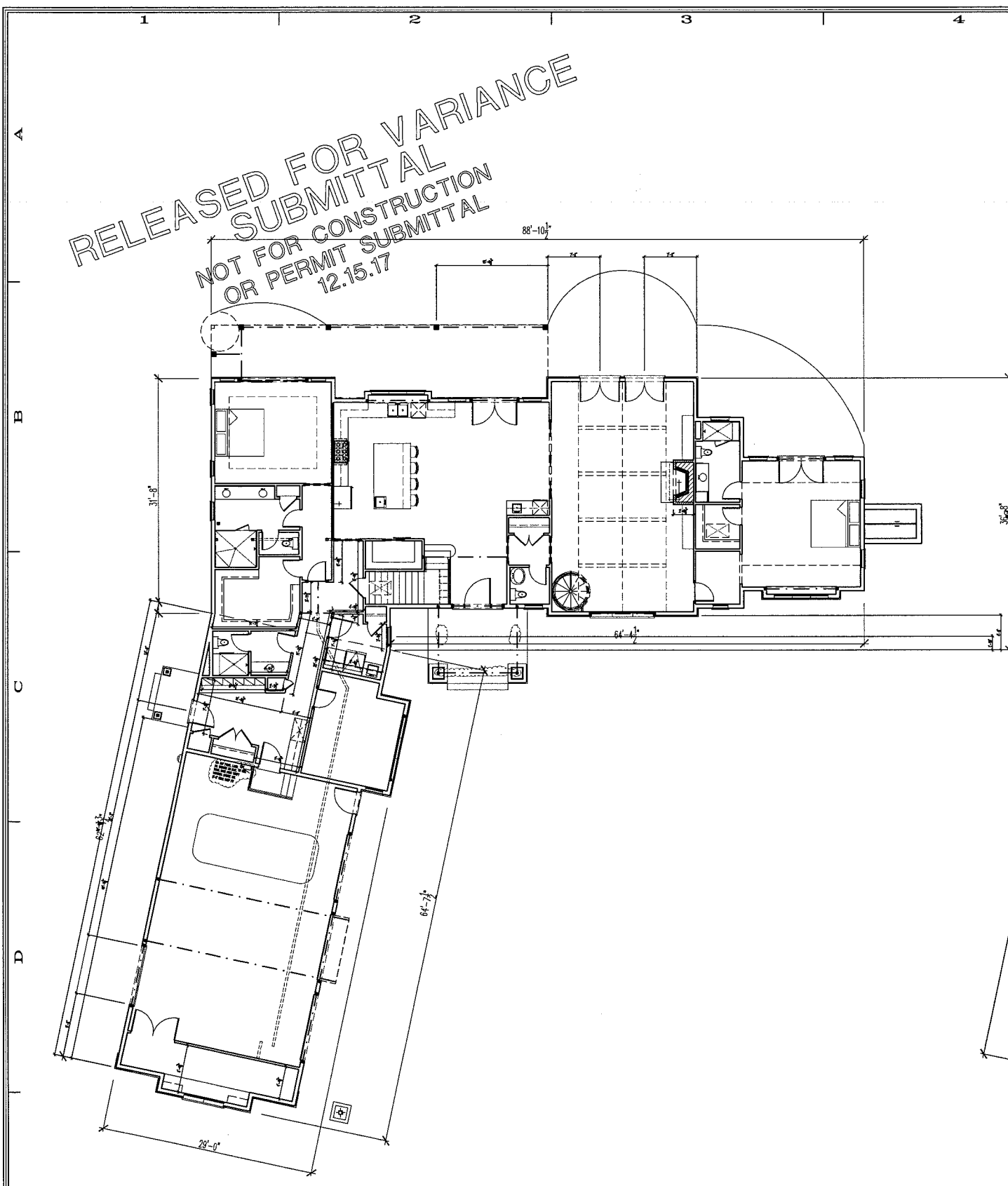
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Scott Skiermanski, with Stoneridge Builders representing Tom and Val Keaty for approval of a variation relating to the following real estate known as 675 Woodland Drive, Crystal Lake, Illinois 60014, PIN: 19-06-177-013.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 3 Density and Dimensional Standards from the allowable maximum height of 28 feet to allow the structure to be 31' 6", a variation of 3' 6", as well as any other 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 Department at City Hall.

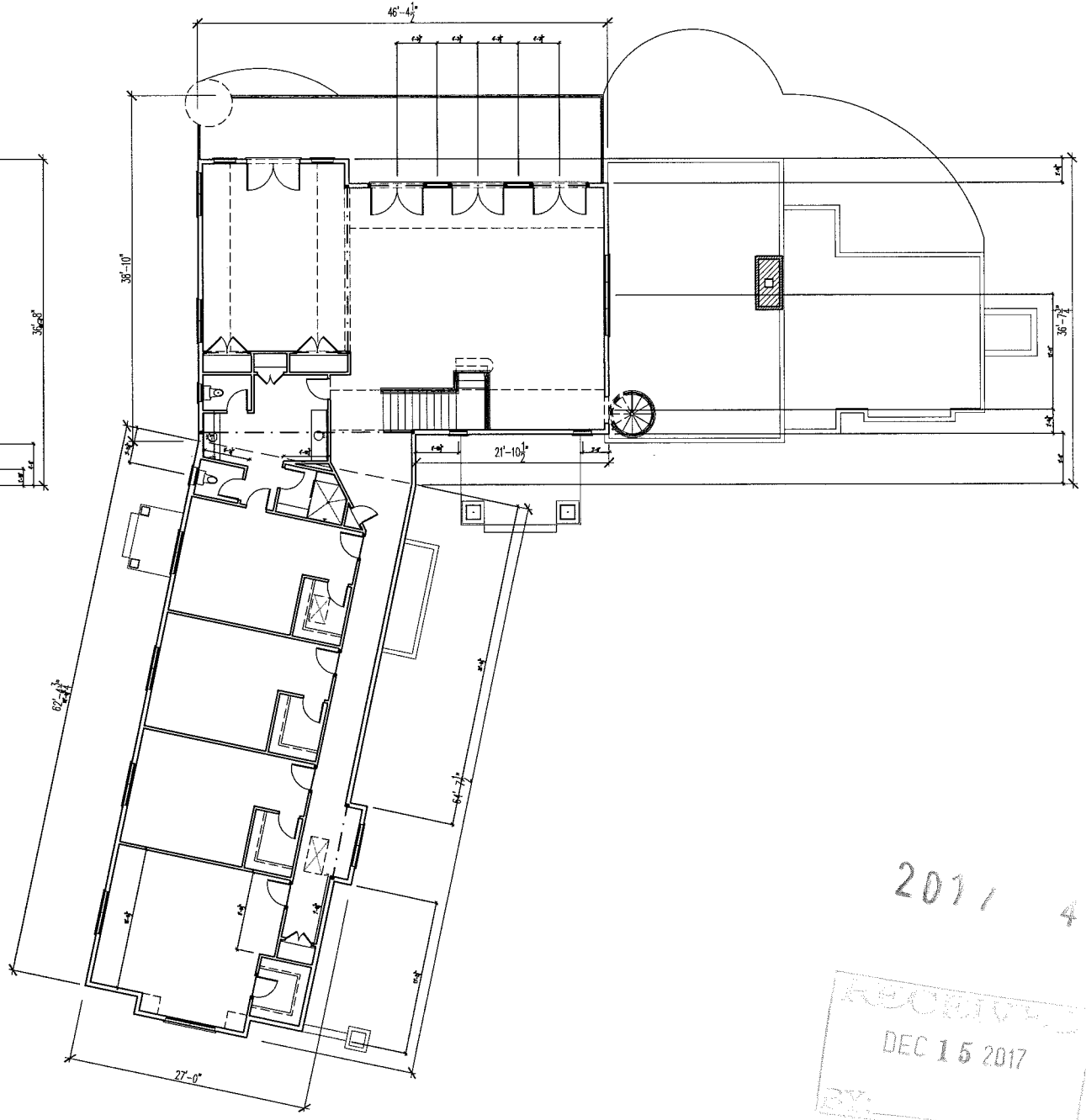
A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, January 17, 2017, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
on January 2, 2018) 1493846

RELEASED FOR VARIANCE
 SUBMITTAL
 NOT FOR CONSTRUCTION
 OR PERMIT SUBMITTAL
 12.15.17



1E
A101
OVERALL FIRST FLOOR PLAN
 1/8"=1'-0"



5E
A101
OVERALL SECOND FLOOR PLAN
 1/8"=1'-0"

2017 49
 RECEIVED
 DEC 15 2017
 BY:

SQUARE FOOTAGE	
1st FLOOR	3,065 S.F.
2nd FLOOR	2,974 S.F.
TOTAL	6,039 S.F.

DESIGN STAGE	DATE	BY	APP'D
CONCEPTUAL DESIGN	08-01-17	MM	MM
PRELIMINARY DESIGN	08-28-17	MM	MM
PERMIT SUBMITTAL	09-27-17	MM	MM
RELEASE FOR PERMIT	12-15-17	MM	MM
FINAL REVIEW	09-22-17	MM	MM
RELEASE FOR PERMIT	12-15-17	MM	MM
REVISION	12-15-17	MM	MM

REALTY RESIDENCE
 63 WOODLAND DRIVE
 CRYSTAL LAKE, IL 60014

OVERALL FIRST FLOOR PLAN
 OVERALL SECOND FLOOR PLAN

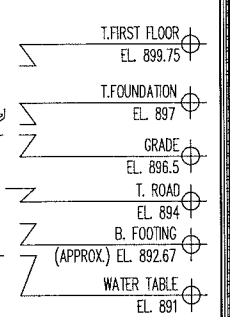
Architects & Planners, Inc.
 2000 Helen Road at Rt. 176
 Crystal Lake, Illinois 60014
 Telephone: 815/768-9200 Fax: 815/768-9201

AAAC
 Job Number: 17139
 Sheet Number: A101
 Plot Name: 17139-01

RELEASED FOR VARIANCE
 SUBMITTAL
 NOT FOR CONSTRUCTION
 OR PERMIT SUBMITTAL
 12.15.17

- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP, RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS.
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS.
- WINDOW NOTES**
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED.
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED.
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED).
 - PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS.
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR.
 - ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
 WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- (E) - EGRESS WINDOW
 (T) - FIXED WINDOW
 (D) - TEMPERED GLASS

DESIGN STAGE	DATE	BY	REVISION
CONCEPTUAL DESIGN	08-24-17	AL	01
PRELIMINARY DESIGN	09-20-17	AL	02
PERMIT DESIGN	09-21-17	AL	03
RELEASE FOR BID	09-21-17	AL	04
FINAL REVIEW	09-21-17	AL	05
RELEASE FOR PERMIT	09-21-17	AL	06
REVISION	12-15-17	AL	07

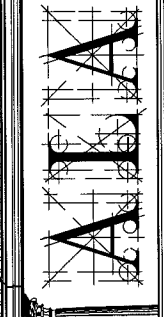


1E FRONT ELEVATION
 FOR VARIANCE
 NOTE: VERIFY ALL MATERIALS W/ OWNER
 1/4"=1'-0"

KEATY RESIDENCE
 65 WOODLAND DRIVE
 CRYSTAL LAKE, IL 60014

LEFT SIDE ELEVATION

Architects & Planners, Inc.
 2000 Bison Road #100
 Crystal Lake, Illinois 60014
 Telephone: 815-895-9300 Fax: 815-798-9301



Job Number: 17139
 Sheet Number: A200
 Date: 12/15/2017

RELEASED FOR VARIANCE
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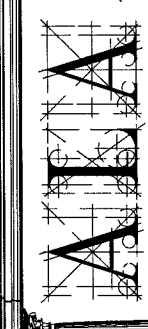
1E REAR ELEVATION
 1/4"=1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	09-22-17	RM	REVISION
2	10-03-17	RM	REVISION
3	10-23-17	RM	REVISION
4	10-23-17	RM	REVISION
5	09-22-17	RM	REVISION

KEATY RESIDENCE
 65 WOODLAND DRIVE
 CRYSTAL LAKE, IL 60014

REAR ELEVATION

Architects & Planners, Inc.
 2800 Helen Road at Rt. 176
 Crystal Lake, Illinois 60014
 Telephone: 815-788-9200 Fax: 815-788-9201



Job Number: 17139
 Sheet Number: A201
 File Name: 17139A201

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 OR PERMIT SUBMITTAL
 12.15.17

- ELEVATION NOTES**
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- WINDOW NOTES**
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 WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- (E) - EGRESS WINDOW
 (F) - FIXED WINDOW
 (T) - TEMPERED GLASS

DESIGN STAGE	DATE	BY	APP'D BY
CONCEPTUAL DESIGN	08-28-17	RM	RM
PRELIMINARY DESIGN	08-29-17	RM	RM
PERMIT SUBMITTAL	08-29-17	RM	RM
RELEASE FOR BID	08-14-17	RM	RM
FINAL REVIEW	08-29-17	RM	RM
RELEASE FOR PERMIT	08-29-17	RM	RM
REVISION	11-14-17	RM	RM

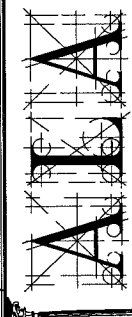


10 RIGHT SIDE ELEVATION
 A202 1/4"=1'-0"

KEATY RESIDENCE
 65 WOODLAND DRIVE
 CRYSTAL LAKE, IL 60014

RIGHT SIDE ELEVATION

Architects & Planners, Inc.
 2600 Belton Road at Rt. 176
 Crystal Lake, Illinois 60015
 Telephone: 815-768-9200 Fax: 815-768-9201



Job Number:
 17139
 Sheet Number:
 A202



RELEASED FOR VARIANCE
 SUBMITTAL
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 OR PERMIT SUBMITTAL
 12.15.17



10 LEFT SIDE ELEVATION

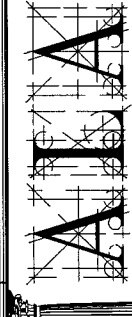
1/4"=1'-0"

DESIGN STAGE	DATE	BY	REVISIONS
CONCEPTUAL DESIGN	08-21-17	MM	1
PRELIMINARY DESIGN	09-25-17	MM	2
SCHEMATIC DEVELOPMENT	10-12-17	MM	3
FINAL DESIGN	09-25-17	MM	4
RELEASE FOR PERMIT	10-25-17	MM	5
REVISION	11-04-17	MM	6

KEATY RESIDENCE
 675 WOODLAND DRIVE
 CRYSTAL LAKE, IL 60014

LEFT SIDE ELEVATION

Architects & Planners, Inc.
 2600 Belair Road at Rt. 176
 Crystal Lake, Illinois 60014
 Telephone: 815-708-5200 Fax: 815-708-9201



Job Number
17139

Sheet Number
A203