



#2018-159

**316 Douglas Ave – Simplified Residential Variation
Project Review for Planning and Zoning Commission**

Meeting Date: December 5, 2018

Request:

1. Variation from Article 3-200(A)(4) to allow a 3-foot interior side yard setback, a variation of 2 feet for a detached garage.
2. Variation from Article 3-200(A)(4) to allow a 2-story accessory structure, a variation of one story.
3. Variation from Article 3-200(A)(4) to allow a 54% impervious surface coverage, a variation of 4%.

Location: 316 Douglas Ave

Existing Zoning: R-2 – Single-Family Residential

Surrounding Properties:

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

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The subject property is a single-family home with an existing detached garage.
- The subject property is located in the Crystal Lake Watershed.
- **UDO Requirements:** Accessory structures are allowed a 5-foot setback from the interior side yard property line and are permitted to be one story in height. The R-2 zoning district allows for 50% impervious surface coverage.

Development Analysis:

General

- **Request:** The petitioner is requesting variations from the 5-foot interior side yard setback requirement, impervious surface coverage and height requirement to allow for the construction of a new detached garage.
- **Land Use:** The Comprehensive Land Use map shows the area as Urban Residential which is an appropriate land use designation.
- **Zoning:** The site is zoned Single-Family Residential.

DETACHED GARAGE

- The existing detached garage has an interior side yard setback of 3 feet. This garage would be removed.
- The proposed setback for the new garage is 3 feet, the same as the existing garage. The proposed garage is shifted to the northeast by approximately 18 feet.
- The proposed garage is approximately 18 feet in height. Accessory structures are permitted to be 15 feet and one story, therefore a variation is being requested.
- The petitioner has stated that the second story would be for storage.
- The submittal shows the impervious surface coverage as 50.4%. City staff calculated the impervious surface coverage for the subject property at 54% with the proposed garage and extension of the driveway. The allowable impervious surface coverage is 50% in the R-2 zoning district.



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.

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. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 3-200(A)(4) to allow an interior side yard setback of 3 feet, a variation of 2 feet; 2-story accessory structure, a variation of one story; and 54% impervious surface coverage, a variation of 4%.

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 (Connell, dated 11/01/18, received 11/05/18)
 - B. Site Plan (received 11/05/18)
 - C. Sketch of garage (received 11/05/18)

2. The detached garage must meet the 5-foot rear yard setback requirement.

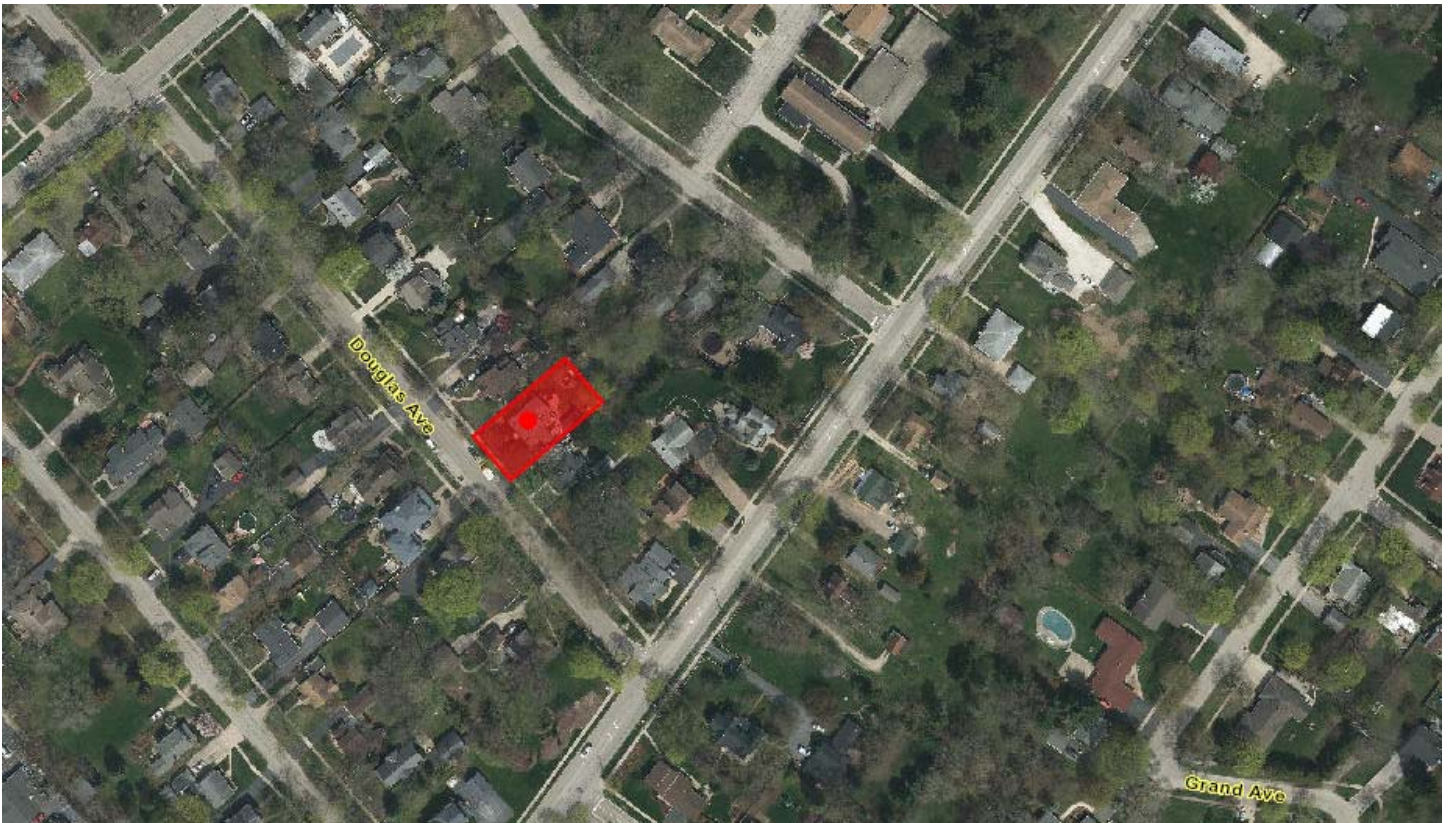
3. The detached garage must be reduced to meet the accessory structure height requirements (one story and 15 feet), to be consistent with other garage projects.

4. The total of all property improvements cannot exceed the 50% impervious surface coverage requirement.

5. All improvements must comply with the watershed ordinance requirements.

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

PLN-2018-00159 – CONNELL – 316 DOUGLAS AVE.



**City of Crystal Lake
Development Application**

Office Use Only
File # **PLN-2018-00159**

Project Title: New Garage at 316 DOUGLAS AVE., CL

Action Requested

 Administrative Variation

Petitioner Information

Owner Information (if different)

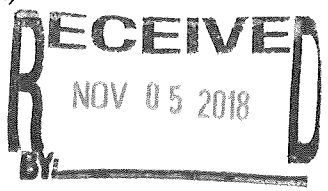
Name: STEPHEN & EMILY CONNELL Name: _____
Address: 316 DOUGLAS AVE Address: _____
CRYSTAL LAKE, IL 60014 _____
Phone: 815-459-1694 Phone: _____
Fax: _____ Fax: _____
E-mail: Connellsteve@gmail.com E-mail: _____

Property Information

Project Description: Remove old garage, build new one in roughly the same location. New garage will be larger and further back on the lot.

Project Standard of Approval Being Applied for:

- The petitioner is performing maintenance, on a legally permitted structure, which may include removal and replacement, but shall not increase the nonconformity.
- The improvement is to meet a building code requirement; such as a stoop or landing for egress purposes that would encroach into the setback, provided the improvement is the minimum necessary to meet the code.
- The construction of an accessory structure (deck, fence, etc.) which does not increase the nonconformity as established by the principal structure (e.g., A deck may be constructed off the rear of the house, provided it does not extend farther into the setback than the farthest point of the house. A fence, which does not meet the setback requirement for the proposed height, may be constructed, provided it does not extend farther into the setback than the house.)



- The addition/enlargement to a nonconforming structure which does not increase the nonconformity into the setback, as established by the farthest point of the existing structure.
- The variation is the result of right-of-way taking.
- The minimum parking space requirements of Section 4-200 cannot be met and if one of the following is met:
 - The parking requirements of a specific use or development necessitate fewer parking spaces than required by this Ordinance. In support of such request, the applicant must present a trip generation and parking demand study or such other information deemed to be reliable by the Zoning Administrator which demonstrates the reduced parking demand for the development.
 - For existing buildings in the Downtown District and Virginia Street Corridor, when a change of use to a more intensive use makes compliance with the required number of parking spaces impossible because of specific site constraints, the applicant may request to reduce the required number of off-street parking spaces.

Project Address/Location: 316 DOUGLAS AVE, CRYSTAL LAKE, IL 60014

PIN Number(s): 19-05-156-022-0040

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Neil Beaufait, 315 DOUGLAS AVE, CRYSTAL LAKE, IL 60014
815-353-6057 BOB@NEIL@aol.com

Attorney: _____

Other: _____

Signatures

 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.

Steve D. Cornell 11/1/18

 x 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.

Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:
201811291003270925387
213731298

Notice URL:

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Notice Publish Date:

Tuesday, November 20, 2018

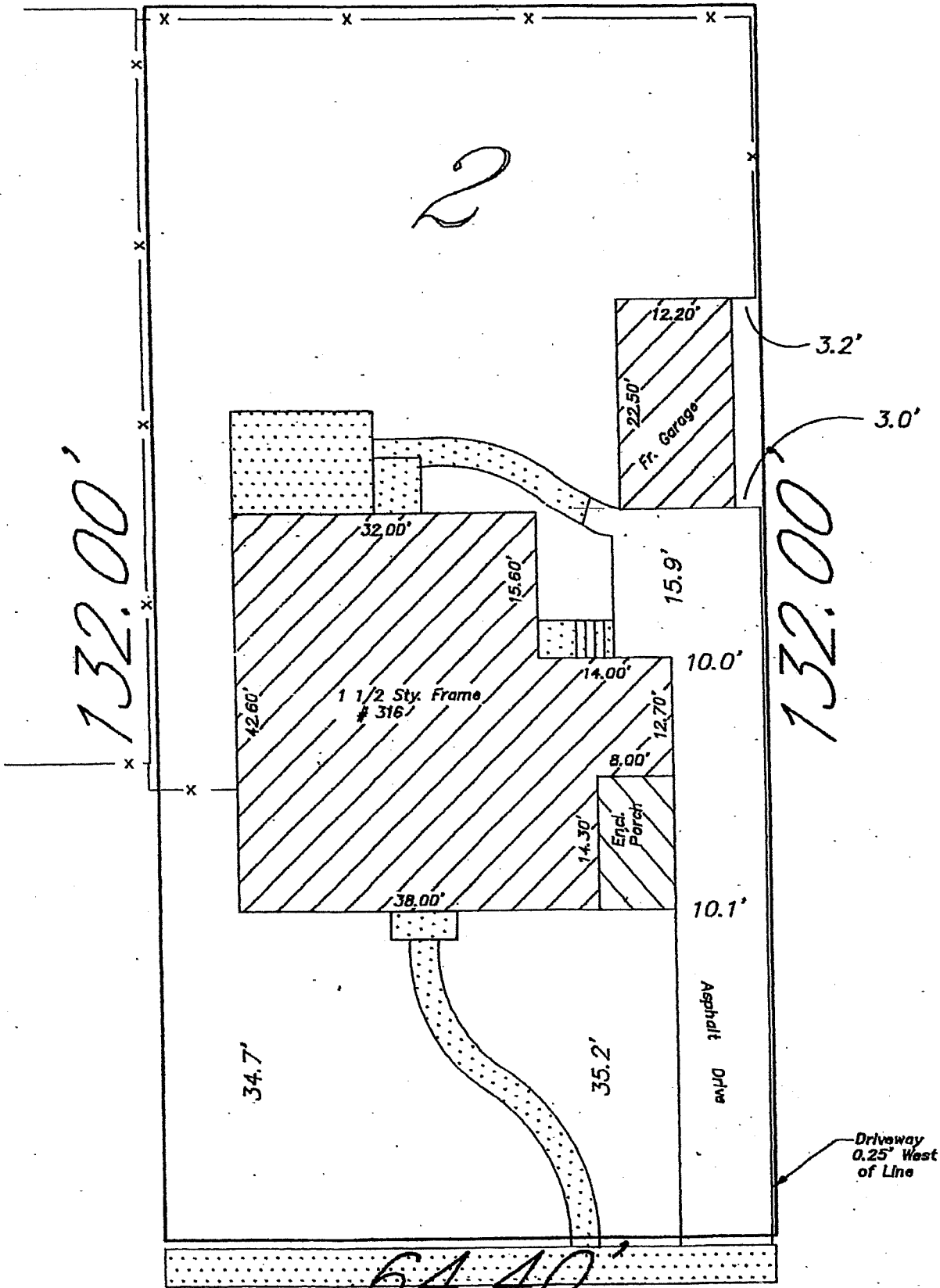
Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Stephen & Emily Connell 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 of Stephen & Emily Connell, seeking variations located at 316 Douglas Ave., Crystal Lake, Illinois. PIN 19-05-156-022. This application is filed for the purpose of seeking a 2-foot variation from the 5-foot minimum interior side yard setback for an accessory structure, a 1-story variation from the single story height requirement for an accessory structure and a 4% variation from the 50% impervious surface coverage requirement to allow 54% impervious surface coverage pursuant to Article 3-200 Dimensional Standards and Article 9-200(C) Variations to allow a 2-story detached garage, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, December 5, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Tom Hayden, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald November 20, 2018)1605022

[Back](#)

64.40'

2



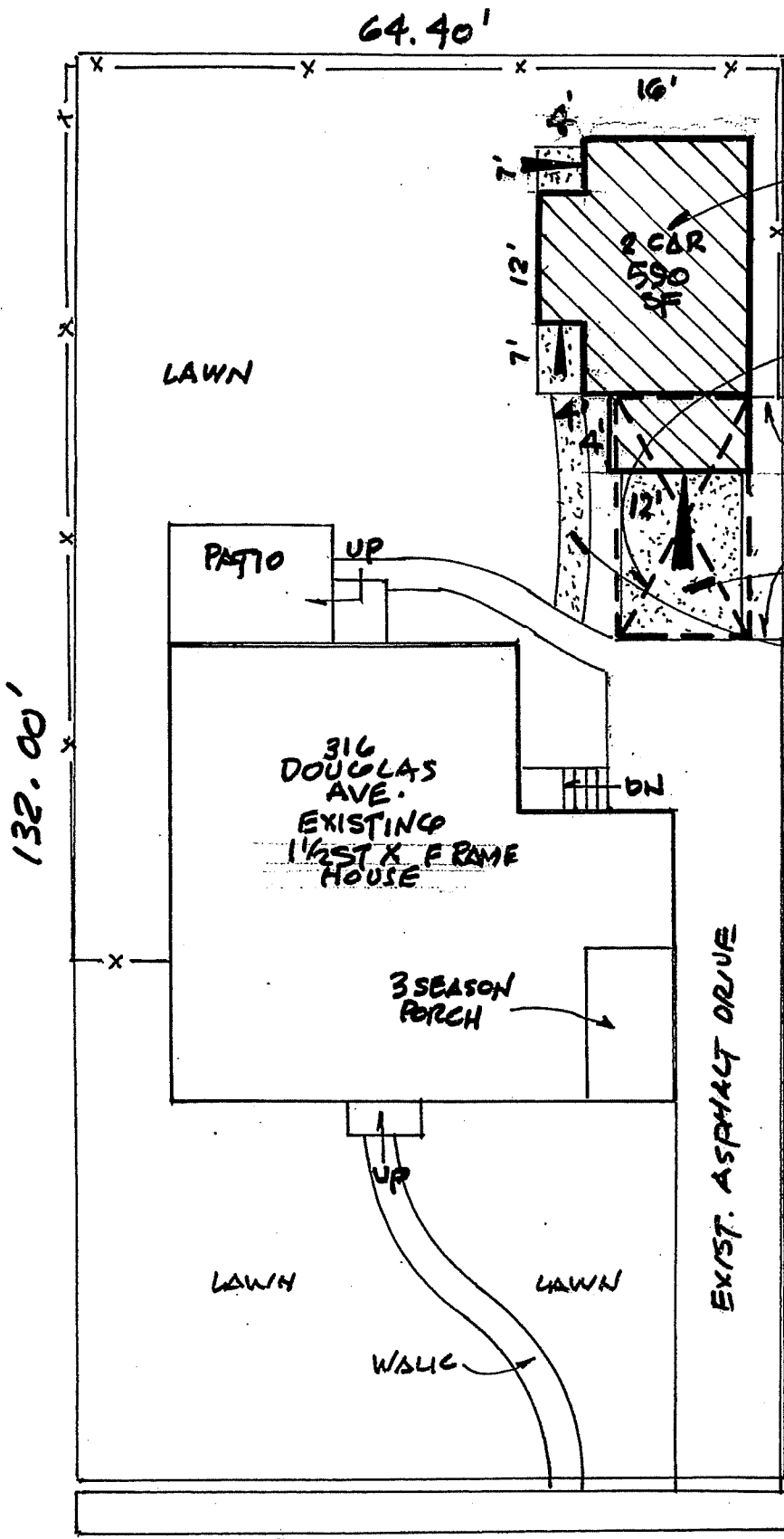
132.00'

132.00'

64.40'

1^N EXISTING SITE PLAN^A





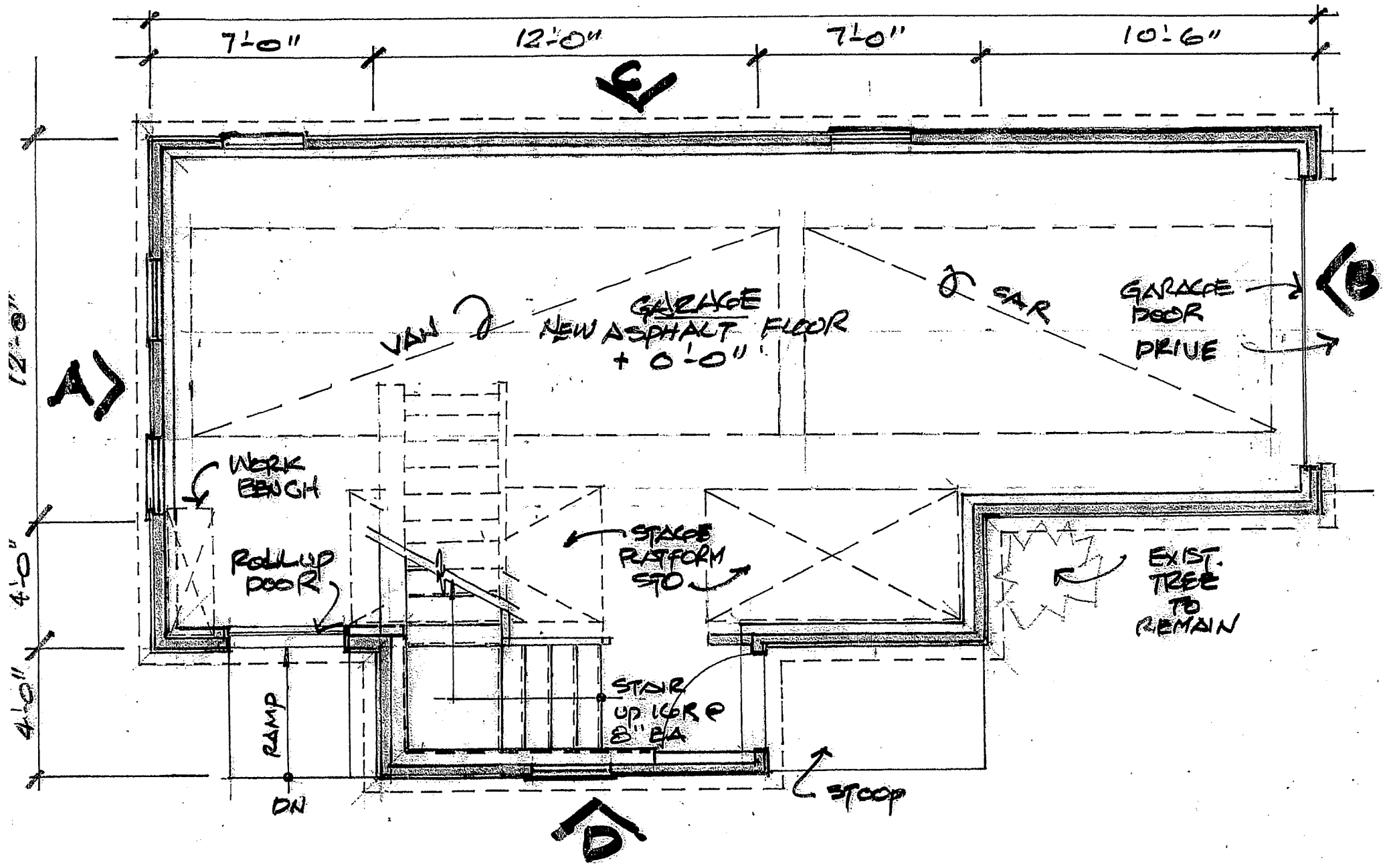
IMPERVIOUS LOT COVERAGE:

HOUSE:	1741
NEW GARAGE:	590
DRIVE:	757
WALKS:	724
PATIOS:	474
TOT:	4286
LOT AREA:	8500.85
%	50.4%

2 SITE PLAN
 1/32" = 1'-0"
 10/20/18

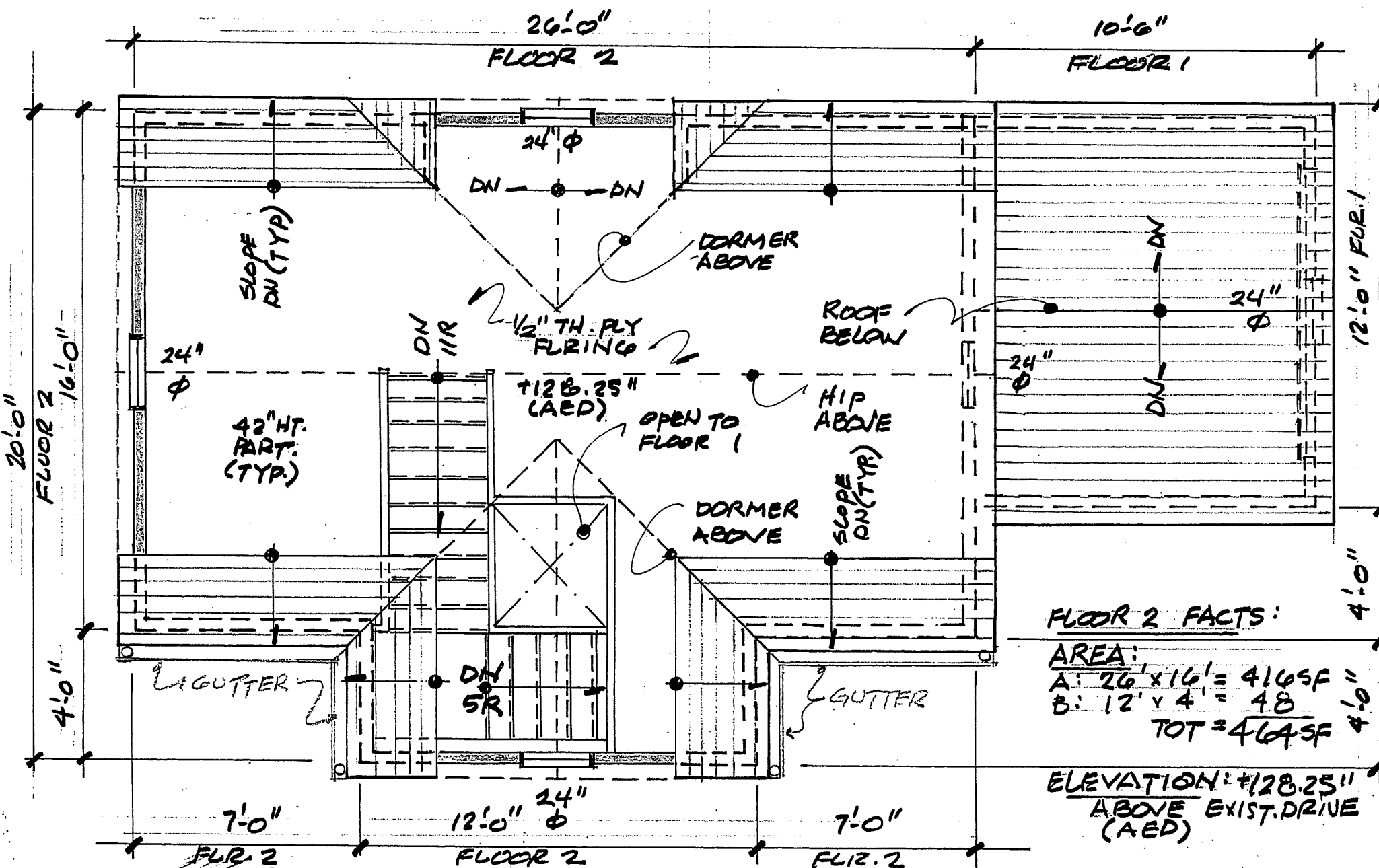


316 DOUGLAS AVE.
CRYSTAL LAKE, IL



3 GARAGE FLOOR 1 PLAN
 1/4" = 1'-0"
 10/20/18

316 DOUGLAS AVE.
 CRYSTAL LAKE, IL



FLOOR 2 FACTS:

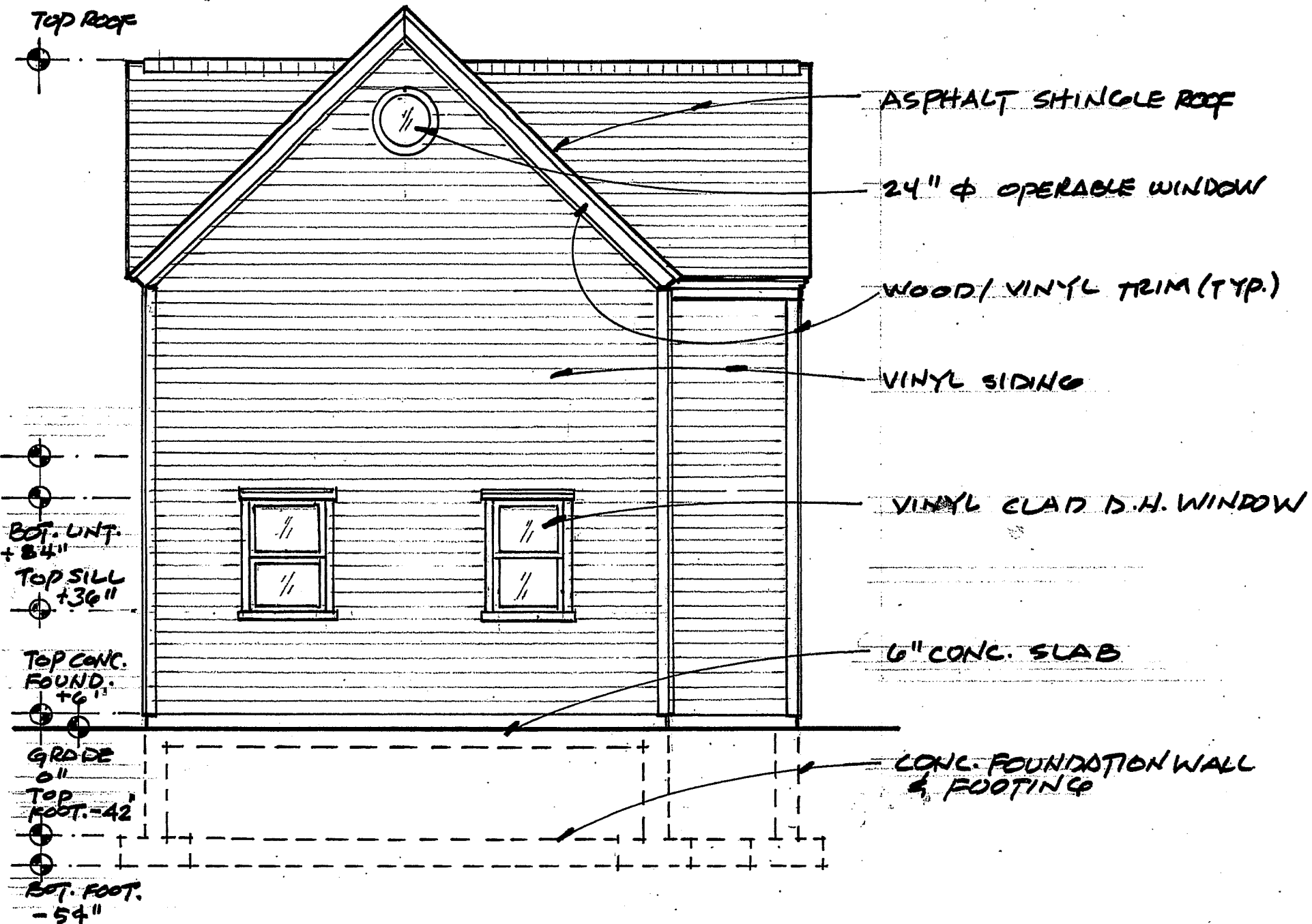
AREA:
 A: $26' \times 16' = 416\text{SF}$
 B: $12' \times 4' = 48$
 TOT = 464SF

ELEVATION: $+128.25''$
 ABOVE EXIST. DRIVE
 (AED)

4 GARAGE FLOOR 2 PLAN
 $\frac{1}{4}'' = 1'-0''$ 10/22/18

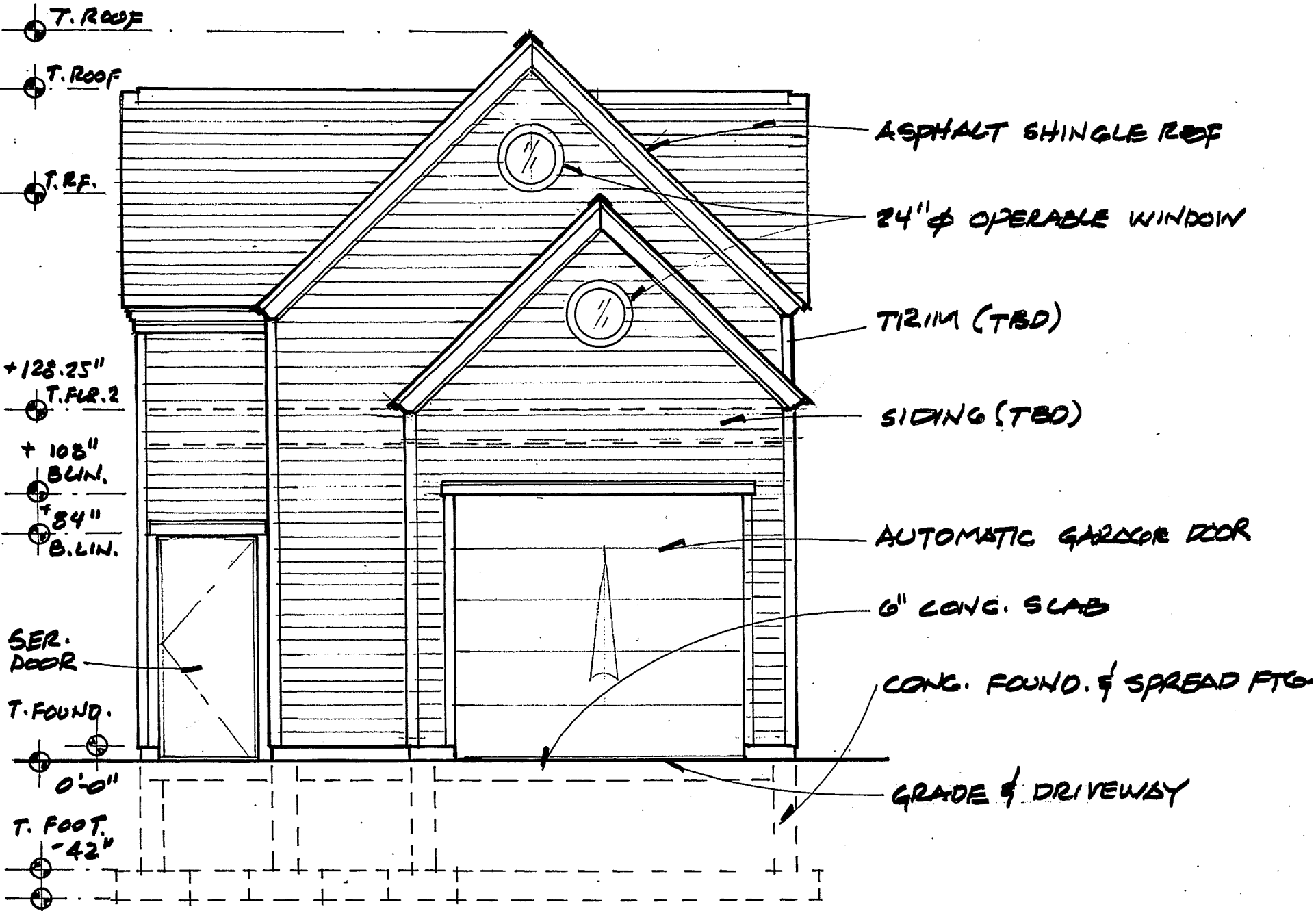


**316 DOUGLASS AVE
 CRYSTAL LAKE, IL**



A NORTH ELEVATION
 1/4" = 1'-0"
 10/20/18

316 DOUGLAS AVE.
 CRYSTAL LAKE, IL



GARAGE B SOUTH ELEVATION
 1/4" = 1'-0"
 10/22/18

316 DOUGLAS AVE.
 CRYSTAL LAKE, IL

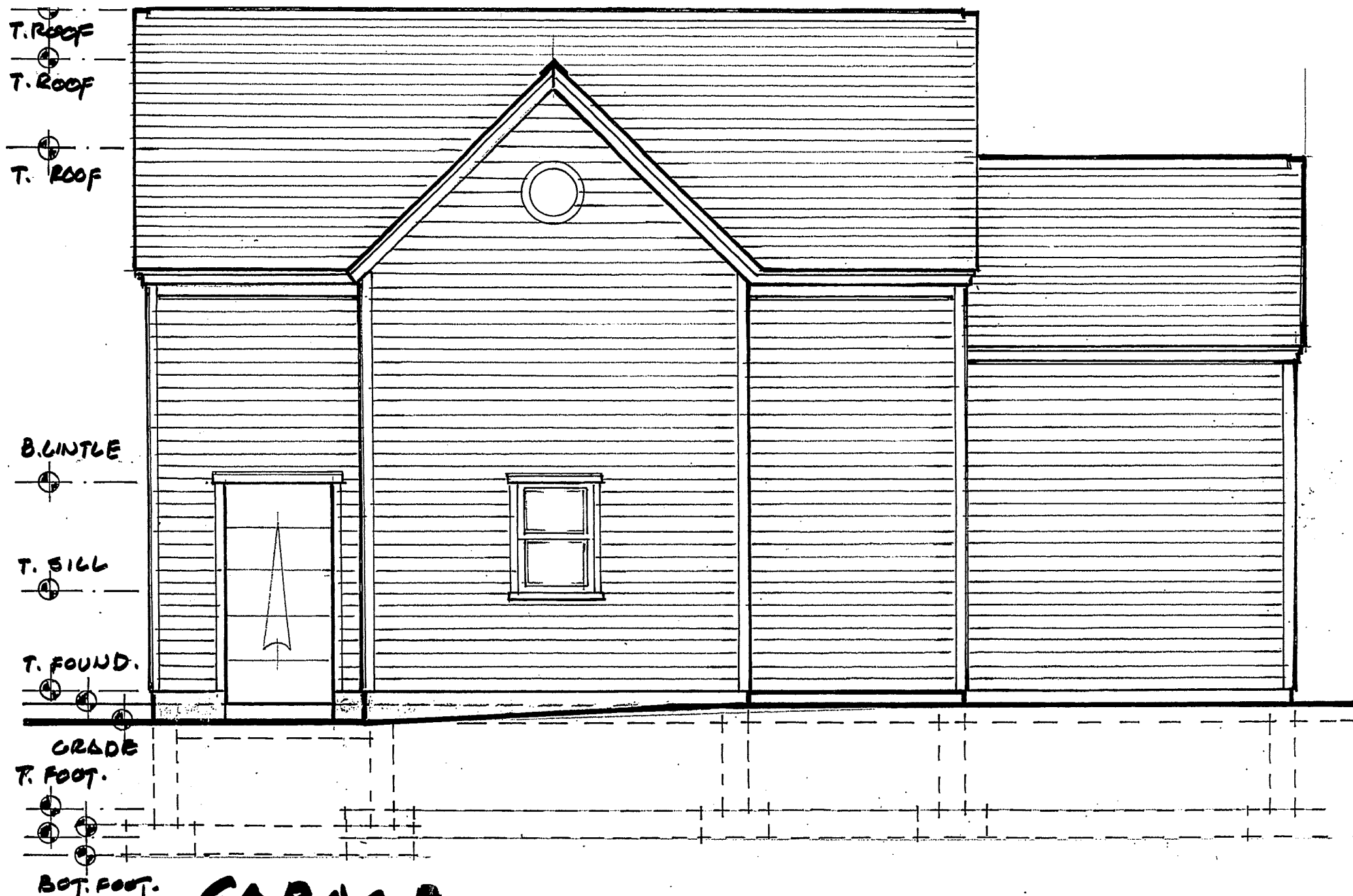
T. ROOF
T. ROOF
B. LINT.
+84"
T. SILL
+36"
T. FOUND.
+6"
GRADE
ON
T. FOOT.
-92"
B. FOOT.
-54"



**GARAGE
EAST ELEVATION**
1/4" = 1'-0"

10/22/18

316 DOUGLAS AVE.
CRYSTAL LAKE, IL



D GARAGE WEST ELEVATION
 1/4" = 1'-0" 10/22/18

316 DOUGLAS AVE.
 CRYSTAL LAKE, IL