



#2021-46
140 W. Crystal Lake Ave – Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 5, 2021

Request: A variation from Articles 3-200 and 4-600 to allow an accessory structure to be 18 feet in height and greater than one-story, a variation of three feet and to allow three dormers that are more than 40% of the width of one elevation.

Location: 140 W. Crystal Lake Ave

Existing Zoning: R-2 – Single-Family Residential

Surrounding Properties:
North: R-3A – Two-Family Residential
South: R-3A – Two-Family Residential
East: R-3A – Two-Family Residential
West: R-3A – Two-Family Residential

Staff Contact: Katie Cowlin (815.356.3798)

Background:

- **Existing Use:** The subject property is a single-family home.
- **UDO Requirements:** A detached accessory structure can be 15 feet in height and one-story and dormers are to be less than 40% of the width of an elevation.

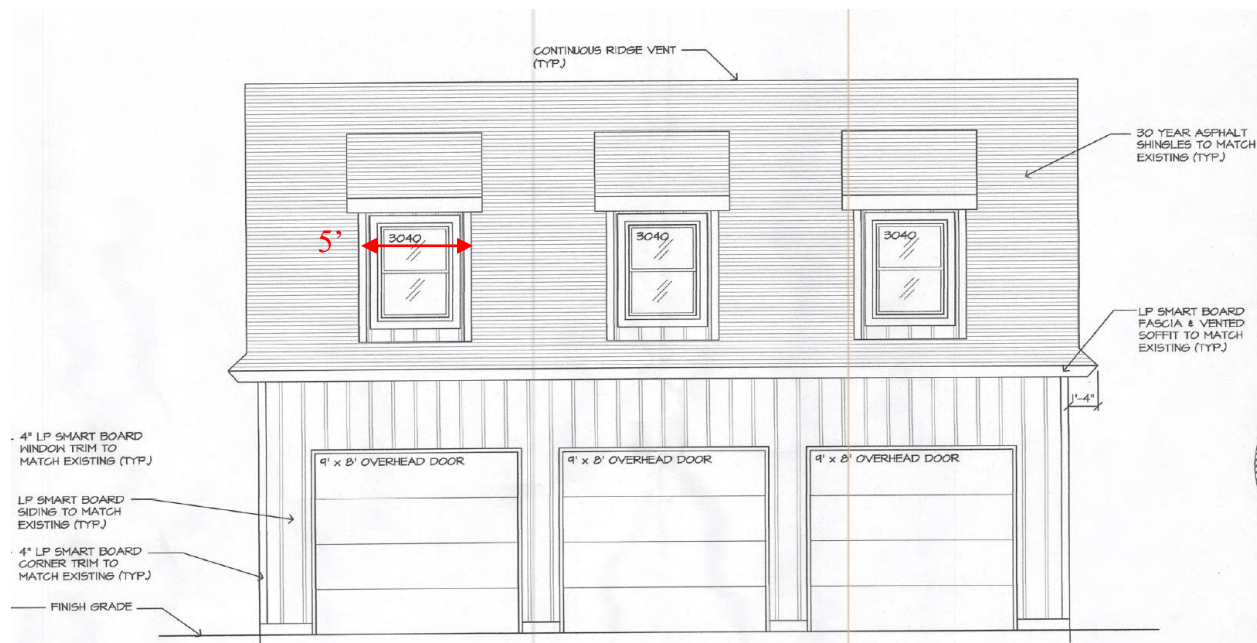
Development Analysis:

General:

- **Request:** The petitioner is requesting a variation to allow an accessory structure (detached garage) to be 18 feet in height and greater than one-story, a variation of three feet and to allow three dormers that are more than 40% of the width of one elevation.
- **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 Two-Family Residential and single-family residential is permitted in the zoning district.

Request Overview:

- The petitioner is requesting a variation from the accessory structure height allowance. The petitioner submitted pictures of detached garages in the neighborhood to demonstrate the request would be compatible with the surrounding area.
- The UDO limits the width of dormers on accessory structures to deter the creation of half and second stories. The petitioner is proposing three dormers which will total 41% of the width of the elevation. The UDO allows for a 40% width.
- The architecture and siding of the garage will match the principal structure, which is a former farmhouse.
- The proposed detached garage is 900 square feet and must meet principal structure setbacks. The proposed location of the garage meets the principal structure setbacks.



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 a variation from Articles 3-200 and 4-600 to allow an accessory structure to be 18 feet in height and greater than one-story, a variation of three feet and to allow three dormers that are more than 40% of the width of one elevation.

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*

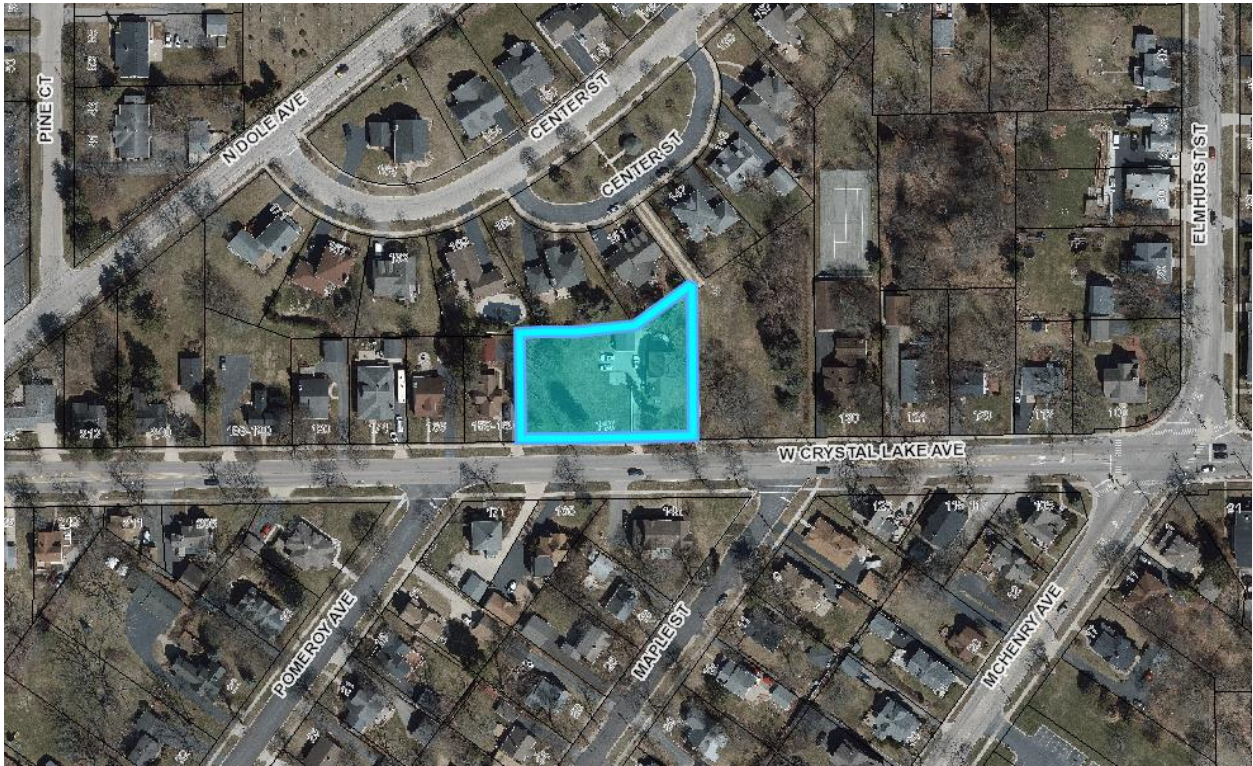
Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Currier, received 04/01/2021)
 - B. Plan Set (RB Custom Designs, dated 9/8/2020, received 4/1/2021)
2. The five-foot wide dormers are approved as proposed.
3. The 18-foot height is approved and considered one and a half stories for reference.
4. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PIQ Map – 140 W. Crystal Lake Ave – Variation



Application for Simplified Residential Variation

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

I. Applicant

Scott Currier
 Name
 140 W Crystal Lake Ave
 Street
 Crystal Lake IL 60014
 City State Zip Code
 8152452070
 Telephone Number Fax Number E-mail address
 Currier2@gmail.com

II. Owner of Property (if different)

 Name

 Address Telephone Number

III. Project Data

1. a. Location/Address: 140 W Crystal Lake Ave, Crystal Lake, IL 60014
 b. PIN #: 14-32-380-021

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:

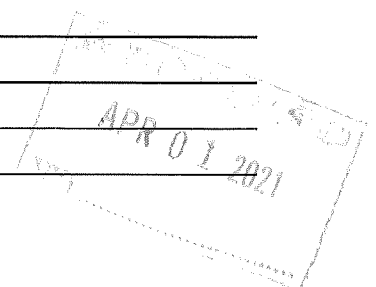
Existing house is set back considerably from front lot line, with no potential to build a larger detached garage along a 7 foot side yard setback due to layout as purchased. Lot is of sufficient size to place 900sqft detached garage.

Rear setback requirements put detached garage directly in middle of the property, atypical of a vast majority of the detached garages in the Downtown Crystal Lake Area. As detached garage will be located directly in middle of yard, and have significant visibility to W Crystal Lake Ave due to frontage of lot it would be advantageous to neighbors and owner to have a building that fits in with the neighborhood with associated architectural features (dormers and height).

Additionally, owner has a trailer they would rather keep inside (additional driver for height variation) as there is no "rear" yard to place them in per the current ordinance. Accordingly, a variance to height and dormer requirements is sought.

IS THE HARDSHIP SELF-CREATED?

No. House location and lot size/orientation was pre-existing.



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

No. The property at 140 W Crystal Lake Ave. is unique in its frontage to the road and house setback. The current situation was partially created by the prior sale of land to create the Dole Crossing Neighborhood. There are few to no properties within 1/4-1/2 mile of 140 W Crystal Lake Avenue that have similar conditions.

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; SUBSTANTIALLY INCREASE THE DANGER OF FIRE; OR ENDANGER PUBLIC SAFETY?

No.

3. List any previous variations that are approved for this property: None

IV. 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.

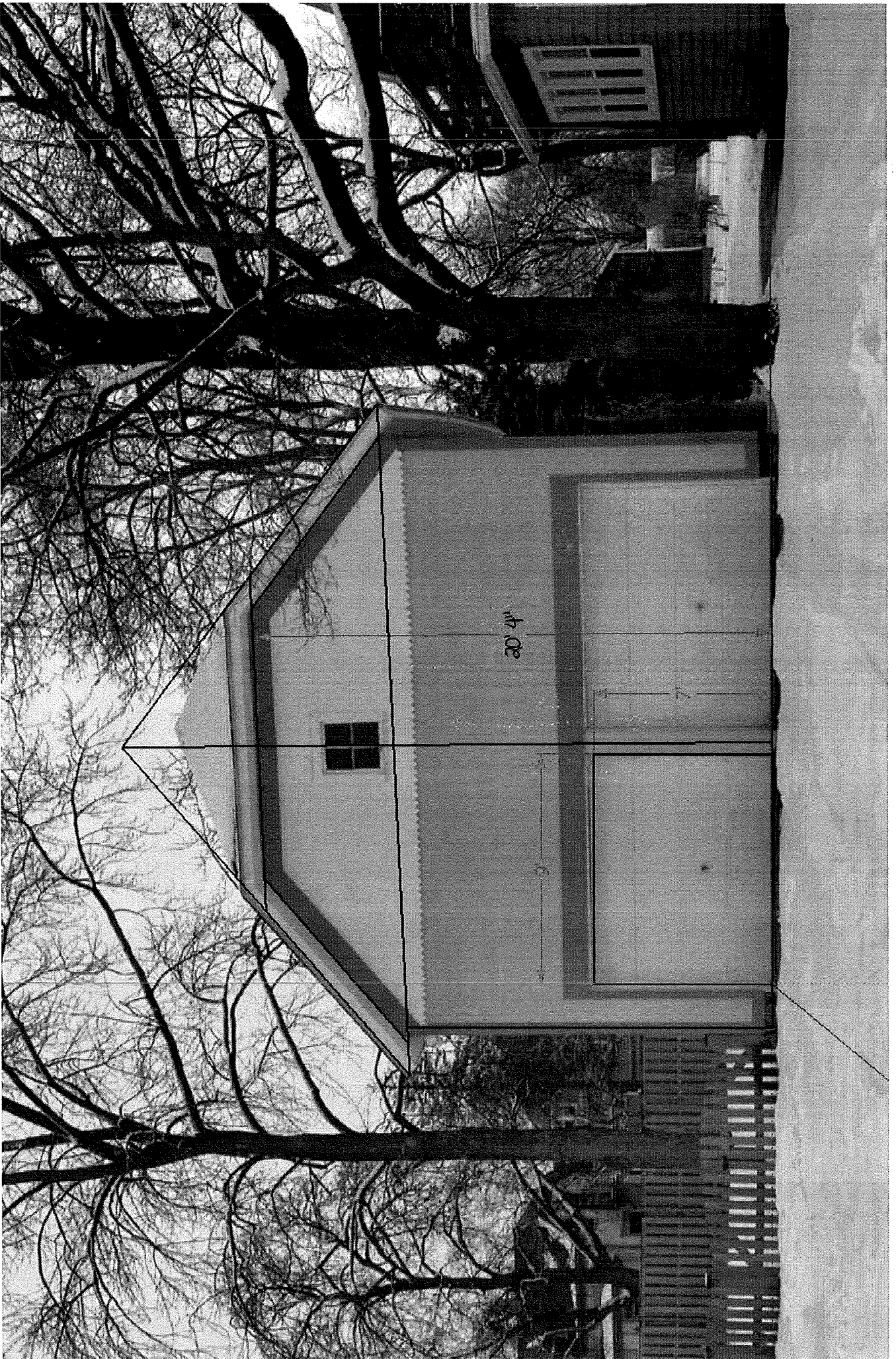
OWNER: Print and Sign name

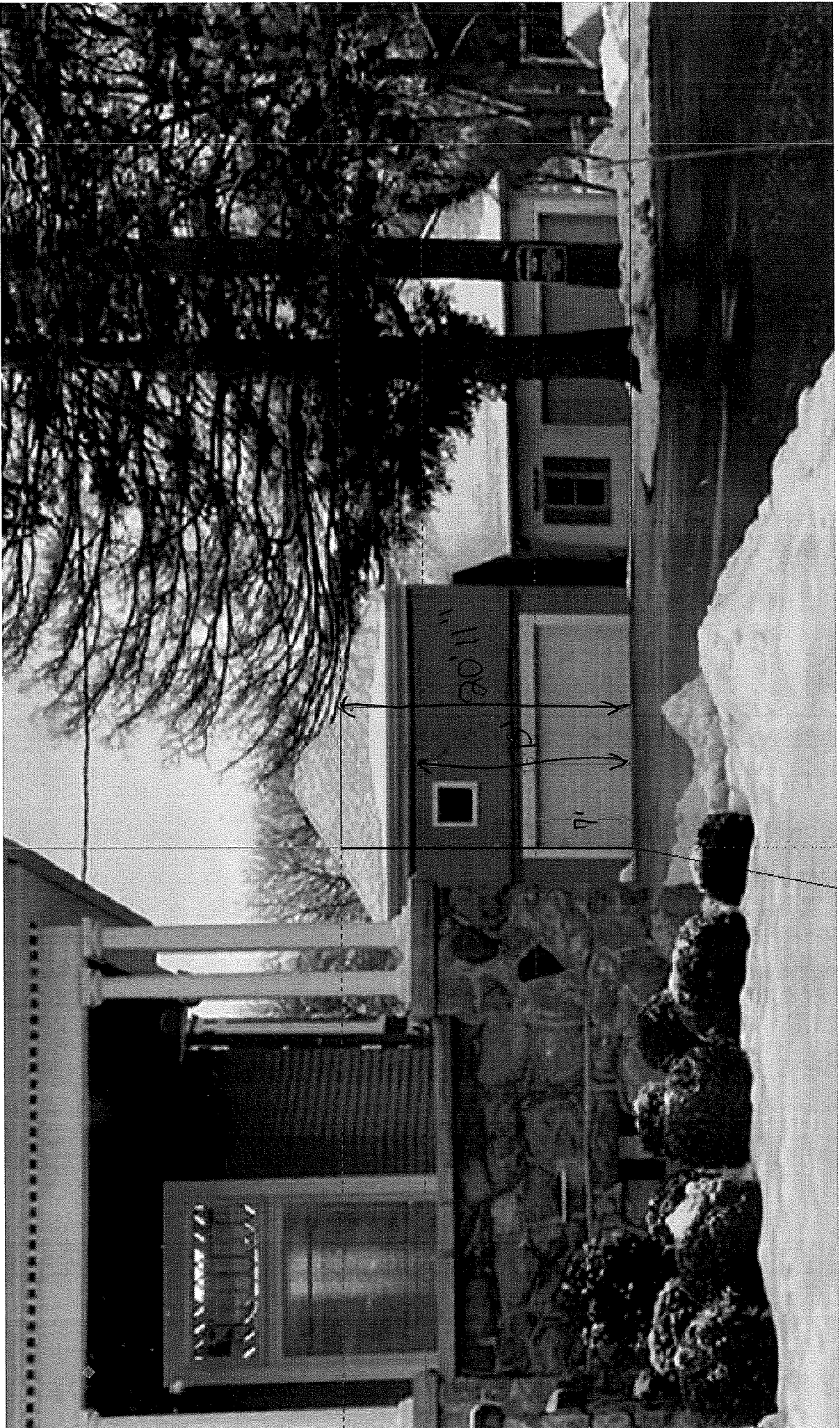
Date

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.

Character of Neighbor hood







PUBLIC NOTICES

claims not filed within three months from the date of mailing or delivery of Notice to Creditor, whichever is later, shall be barred.

Claims may be filed in the office of the Clerk of Circuit Court at the McHenry County Government Center, 2200 North seminary Avenue, Woodstock, Illinois, 60098, or with the representative, or both.

Copies of claims filed with the Clerk must be mailed or delivered to the representative and to his attorney within ten days after it has been filed.

Katherine M Keefe
Clerk of the Circuit Court

(Published in the Northwest Herald on April 13, 20, 27, 2021)1875872

PUBLIC NOTICE

LEGAL NOTICE
FOR IMMEDIATE RELEASE
INVITATION TO BID

The City of Crystal Lake will be accepting sealed bids in accordance with specifications for 2021-2023 Contracted Police Directed Towing Services. The City of Crystal Lake Procurement Services, and its service provider BidSync, are the only authorized sources of bidding information. Bidding instructions are available on the City's website at www.crystallake.org. All bids must be submitted by 3:00 p.m. on May 28, 2021. Bids will be opened at 10:00 a.m. on June 1, 2021.

Dates

Apr 20, 2021

Bid Number: 2104-001

Bid Title: 2021-2023

Contracted Police Directed
Towing Services

Bidding Starts: Apr 15,
2021 12:28:56 PM CDT

Bidding Ends: May 28,
2021 3:00:00 PM CDT

(Published in the Northwest Herald on April 20, 2021)
1877438

PUBLIC NOTICE

BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL
LAKE, MCHENRY COUNTY,
ILLINOIS

IN THE MATTER OF THE
APPLICATION OF
Scott Currier

LEGAL NOTICE

PUBLIC NOTICES

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 Scott Currier, seeking variations for a detached garage located at 140 W. Crystal Lake Avenue, Crystal Lake, Illinois. PIN 14-32-380-021.

This application is filed for the purpose of seeking variation to allow an accessory structure to be 18 feet in height and greater than one-story, a variation of 3 feet and to allow three dormers that are more than 40% of the width of one elevation pursuant to Article 3-200 Dimensional Standards, Article 4-600 Accessory Structures and Uses and Article 9-200(C) Variations, 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 7:00 p.m. on Wednesday, May 5, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present

Jeff Greenman, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in Northwest Herald April 20, 2021)
1877678

ASSUMED NAME

PUBLIC NOTICE

ASSUMED NAME
PUBLICATION NOTICE

Public Notice is hereby given that on APRIL 8, 2021 a certificate was filed in the Office of the County Clerk of McHenry County, IL concerning the business known as

**CORNWALL
MUSIC SERVICES**
located at
1819 SUNSET AVENUE,
MCHENRY, IL 60050

Owner Name & Address:

GENERAL NOTES

CONTRACTOR NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION INCLUDING:
 CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RELOCATE ANY MECHANICAL AND/OR STRUCTURAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SUCH SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE EFFICIENCY OF OPERATION AS DETERMINED BY THE CONTRACTOR. ALL STRUCTURAL MODIFICATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO EXECUTION.

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THEIR WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES ARE CORRECTED.

CONCRETE NOTES

THE FOUNDATIONS HAVE BEEN DESIGNED ASSUMING A SAFE SOIL BEARING PRESSURE OF 3000 PSF AT DESIGN ELEVATIONS.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW GRADE. PROVIDE MINIMUM OF (2) # 4 CONTINUOUS BARS AT ALL FOOTINGS & TOP & BOTTOM ALL FOUNDATION WALLS.

ALL CONCRETE TO BE 3000 PSI, 28 DAY.

CARPENTER NOTES

DIMENSIONS SHOWN ON PLAN REFLECT 6" WALL THICKNESS. GENERAL CONTRACTOR SHALL PROVIDE 2 X 6 STUDS @ 16" O.C. FOR ALL UNSUPPORTED WALLS OVER 12'-0" IN HEIGHT.

ALL LOAD BEARING HEADERS SHALL BE (2) 2 X 12'S UNLESS NOTED OTHERWISE. PROVIDE CONCEALED ALUMINUM FLASHING AT ALL ROOF/WALL JUNCTIONS. WINDOW DESIGNATIONS ARE BASED ON PELLA PROLINE 450 SERIES WINDOW SYSTEMS. ALL GLAZING SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES.

ELECTRICAL NOTES

ELECTRICAL CIRCUITS SHALL BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE CODES (N.E.C.)

CONDUCTORS FOR BRANCH CIRCUITS ARE TO BE SIZED TO PREVENT A VOLTAGE DROP EXCEEDING 3 PERCENT AT THE FARTHEST OUTLET OF POWER, HEATING AND LIGHTING LOADS, OR COMBINATIONS OF SUCH LOADS AND WHERE THE MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET DOES NOT EXCEED 5 PERCENT, WILL PROVIDE REASONABLE EFFICIENCY OF OPERATION. ALL CIRCUITS SHALL BE ARC FAULT PROTECTED CIRCUITS. ALL NEW PERMANENTLY LIGHT FIXTURES SHALL BE HIGH EFFICIENCY.

DESIGN CRITERIA

FLOOR = 250# LL 15# DL ATTIC AREAS
 CEILING = 10# LL 15# DL STICK BUILT CONSTRUCTION
 ROOF SLOPES OVER 3 IN 12
 = 250# LL 15# DL BOTTOM CHORD OF TRUSSES
 = 30# LL 15# DL TOP CHORD OF TRUSSES
 ROOF SLOPES OVER 3 IN 12

STRUCTURAL FRAMING LUMBER

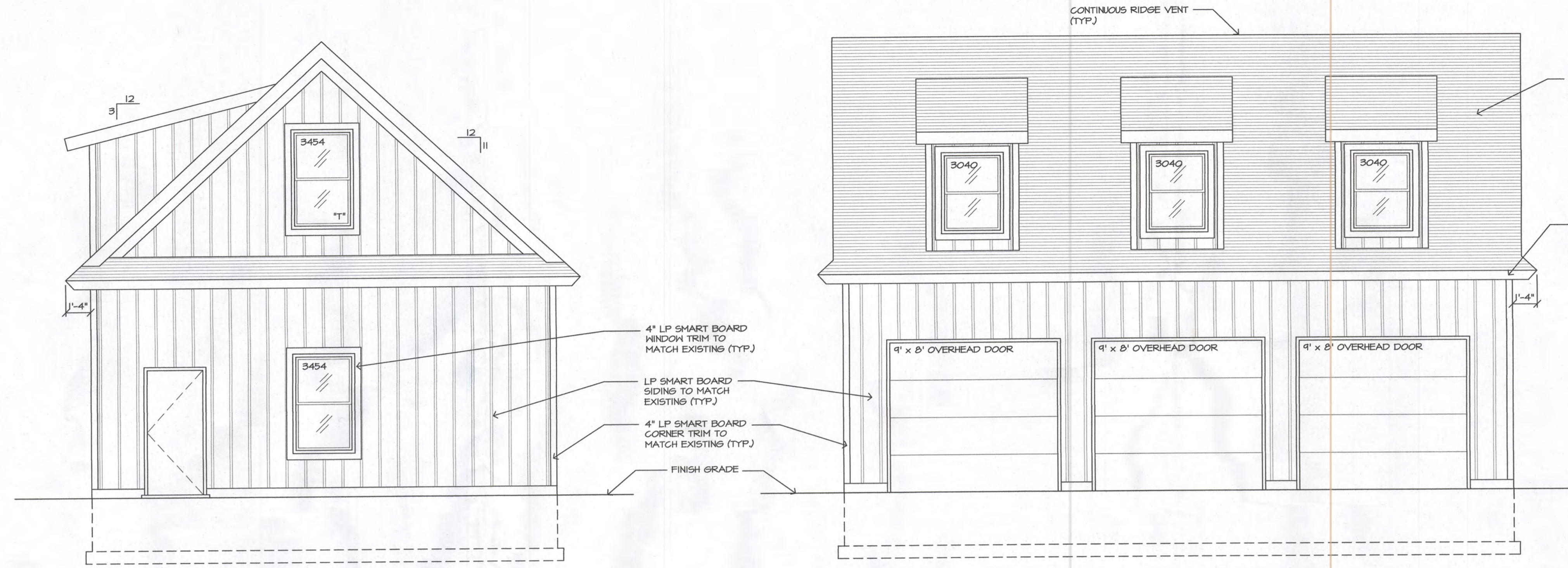
FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS IN-GRADE BASE VALUE AS DETERMINED BY THE CANADIAN WOOD COUNCIL (USE NO MULTIPLIERS AGAINST BASE VALUE.)
 #2 SPRUCE-PINE-FIR CANADIAN BASE P_d = 875

ENGINEERED WOOD PRODUCTS

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLAM AND PARALLAMS AS MANUFACTURED BY TRUS-JOIST MACMILLAN
 1.4 MICROLAMS F_b = 2600 psi E = 1,800,000
 2.0 PARALLAMS F_b = 2400 psi E = 2,000,000

ABBREVIATIONS:

FFCL - FLOOR FINISH CHANGE LINE
 W - WITH
 O.C. - ON CENTER
 U.O.N. - UNLESS OTHERWISE NOTED
 SD - SMOKE DETECTOR
 GB - GUY GREY BOX
 E.F. - EXHAUST FAN
 FPFB - FROST PROOF HOSE BIB
 B.P. - BEAM POCKET
 HDR. - HEADER
 S & R - SHELF AND ROD
 GFI - GROUND FAULT INTERRUPT
 WP - WATER PROOF FIXTURE
 FG - FULL CHAIN FIXTURE
 FL - FLUORESCENT LIGHT

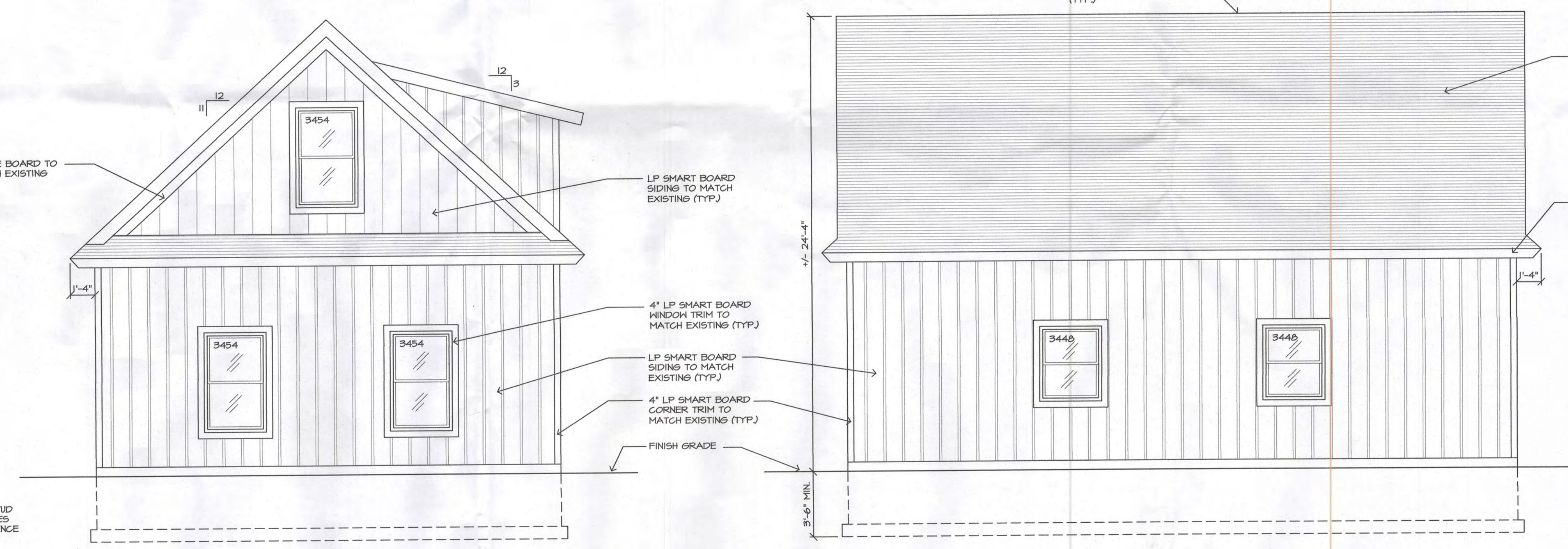


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"

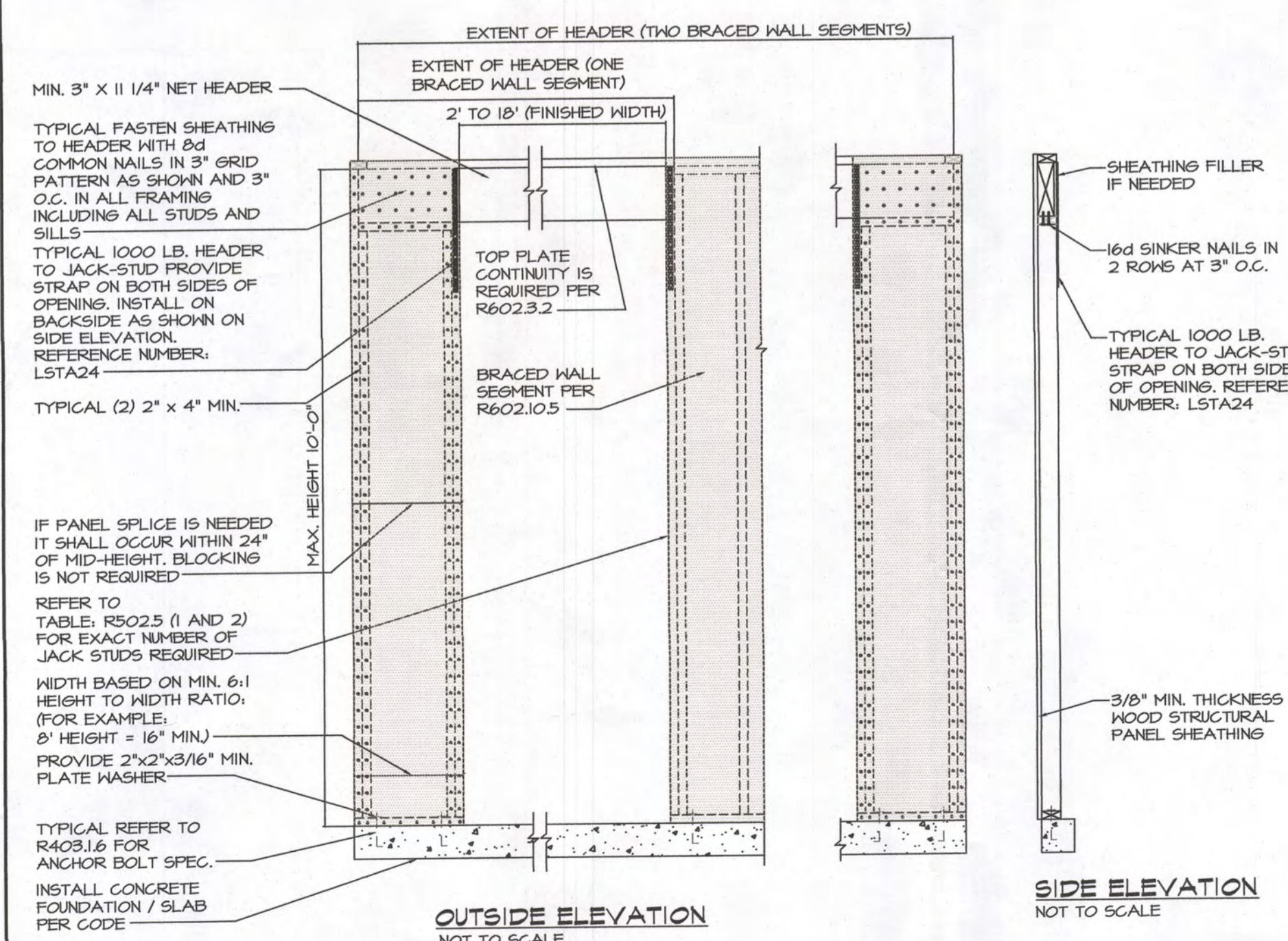


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"



WALL BRACING DETAIL

NOT TO SCALE

SIDE ELEVATION

NOT TO SCALE

REVISIONS	BY

DRAWN BY: RJB
 CHECKED BY: RJB
 DATE: 1/6/20
 SCALE: AS NOTED
 JOB: 22063
 SHEET: A-1

EXTERIOR ELEVATIONS
 GENERAL NOTES
 WALL BRACING DETAIL

NEW DETACHED GARAGE FOR:
 SCOTT & KATE CURRIER
 140 W. CRYSTAL LAKE AVENUE
 CRYSTAL LAKE, ILLINOIS 60014

R.B. CUSTOM DESIGNS INC.
 2108 N. Johnson Road
 Johnson, Illinois 60051
 Phone: 815-754-4454 Fax: 815-307-9200









© COPYRIGHT 2020

PLAT OF SURVEY

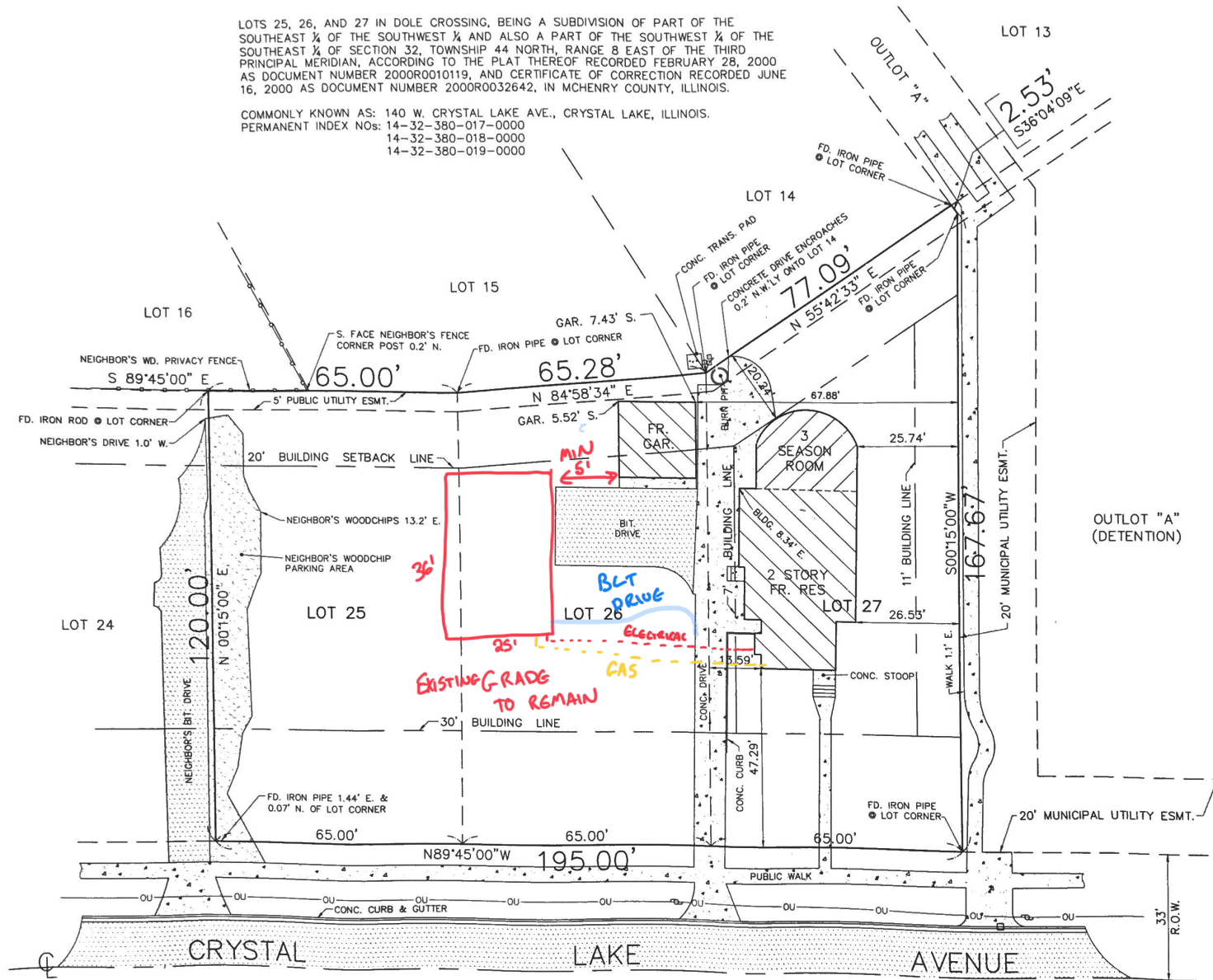
LOTS 25, 26, AND 27 IN DOLE CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2000 AS DOCUMENT NUMBER 2000R0010119, AND CERTIFICATE OF CORRECTION RECORDED JUNE 16, 2000 AS DOCUMENT NUMBER 2000R0032642, IN MCHENRY COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 140 W. CRYSTAL LAKE AVE., CRYSTAL LAKE, ILLINOIS.
 PERMANENT INDEX NOS: 14-32-380-017-0000
 14-32-380-018-0000
 14-32-380-019-0000

LEGEND

-  = BIT. PAVT
-  = CONC. PAVT
-  = WOODCHIP PARKING AREA
-  = STORM SEWER INLET
-  = UTILITY PEDESTAL
-  = UTILITY POLE
-  = OVERHEAD UTILITY LINES
-  = NEIGHBOR'S WD. FENCE

SCALE: 1" = 20'



PROJECT NO.: 16-189

ACCURATE SURVEY SERVICE, INC.
 28 W. 123 INDUSTRIAL AVE.
 BARRINGTON, IL 60010
 PHONE: (847) 381-8735



STATE OF ILLINOIS
 COUNTY OF LAKE) SS

I, WILLIAM C. DOLAND II, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE REPRESENTATION OF SAID SURVEY, ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, DATED AT BARRINGTON, ILLINOIS THIS 26TH DAY OF MAY, 2016.

William C. Doland II
 ILL. L.S. # 35-2732