



**#2022-24**  
**34 S. Caroline Street – Variation**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	March 2, 2022
<b><u>Request:</u></b>	Special Use Permit and Variation from Article 4 Section 4-600 D and E for an accessory structure over 900 square feet and variations from the required 7-foot interior side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow 5 feet for a 1,056 square-foot detached garage.
<b><u>Location:</u></b>	34 S. Caroline Street
<b><u>Acreage:</u></b>	12,834 square feet
<b><u>Existing Zoning:</u></b>	R-3A Two-Family Residential
<b><u>Surrounding Properties:</u></b>	North: R-3A Two-Family Residential South: R-3A Two-Family Residential East: R-3A Two-Family Residential West: R-3A Two-Family Residential
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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**Background:**

- The property is a single-family home with an existing detached garage.
- The petitioner is proposing a new two-car garage with workshop space. The garage exceeds 900 square feet which requires a Special Use Permit and for the structure to meet principal structure setbacks.
- The proposed garage will be 5 feet from the interior side property line to the north and 5 feet from the rear property line, which is to the west.
- The Bethany Lutheran Church parking lot is behind this lot to the west.

**Development Analysis:**

**General**

- **Request:** The petitioner is requesting a Special Use Permit for a detached accessory structure over 900 square feet.
- **Request:** The petitioner is requesting variations from the required setbacks to allow 5 feet from the side and 5 feet from the rear property lines.

- **Zoning:** The site is zoned R-3A Two Family Residential. This property is used as a single-family home.
- **Land Use:** The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

**Project Analysis:**

- The proposed garage would allow for two cars and an additional storage and workshop space. The garage is 1,056 square feet in size, which triggers the Special Use Permit and requires that it meet principal structure setbacks.
- The image below illustrates the proposed location of the garage. It is located 5 feet from the north and west property lines.
- The location of the garage will create a minimal impact on the neighboring properties.



**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Central Urban Residential, which allows for existing and future single-family and two-family residential uses. The following goals are 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:** Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

**Findings of Fact:**

**SPECIAL USE PERMIT**

The petitioner has requested a Special Use Permit for an accessory structure that is greater than 900 square feet at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*                       *Does not meet*
  
2. The use will not be detrimental to area property values.  
 *Meets*                       *Does not meet*
  
3. The use will comply with the zoning districts regulations.  
 *Meets*                       *Does not meet*
  
4. The use will not negatively impact traffic circulation.  
 *Meets*                       *Does not meet*
  
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*                       *Does not meet*
  
6. The use will not negatively impact the environment or be unsightly.  
 *Meets*                       *Does not meet*
  
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to

surrounding properties and acceptable by community standards.

*Meets*                       *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

*Meets*                       *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

*Meets*                       *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

*Meets*                       *Does not meet*

#### ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 4 Section 4-600 from the required principal structure setbacks for an accessory structure over 600 square feet of a 7-foot interior side yard to allow 5 feet and the 20-foot rear yard to allow 5 feet.

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 (Collins, received 02/07/22)
  - B. Architectural Plans (RFA Ltd., dated 02/04/22, received 02/07/22)
  - C. Plat of Survey (TKD Land Surveyors, dated 07/29/19, received 02/07/22)
2. The proposed detached garage should match the existing exterior house in material.
3. The petitioner shall address all of the review comments and requirements of Community Development Department.



PIQ Map  
34 S. Caroline Street



# City of Crystal Lake Development Application

Office Use Only

File # \_\_\_\_\_

Project Title: The Collins Residence

## Action Requested

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                    |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision    |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                           |
| <input type="checkbox"/> Final PUD                    | <input checked="" type="checkbox"/> Special Use Permit      |
| <input type="checkbox"/> Final PUD Amendment          | <input checked="" type="checkbox"/> Variation (residential) |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                              |

## Petitioner Information

Name: Robert Flubacker Architects, Ltd.

Address: 1895 Rohlwing Rd., Suite B  
Rolling Meadows, IL 60008

Phone: 847-704-3200

Fax: \_\_\_\_\_

E-mail: rfaltd@aol.com

## Owner Information (if different)

Name: Steven Collins

Address: 34 S. Caroline St.  
Crystal Lake, IL 60014

Phone: 847-404-2425

Fax: \_\_\_\_\_

E-mail: scollins@greenpaintinginc.com

## Property Information

Project Description: Remove an existing detached garage and construct a new framed detached garage and workshop having a floor area of 1,056 sq.ft. and setbacks of 5 feet at the rear yard and 5 feet at the side yard.

Project Address/Location: 34 S. Caroline St., Crystal Lake, IL 60014

PIN Number(s): 19-05-202-025-0000

**Development Team**

Please include address, phone, fax and e-mail

Developer: None

Architect: Robert Flubacker Architects, Ltd., 1895 Rohlwing Rd. - Suite B, Rolling Meadows, IL 60008  
Phone: 847-704-3200, Email: rfaltd@aol.com

Attorney: None

Engineer: None

Landscape Architect: None

Planner: None

Surveyor: None

Other: None

**Signatures**

Robert Flubacker



11/27/22

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.

Steven Collins



11/27/22

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.





**City of Crystal Lake  
Development Application  
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Steven Collins

Address: 34 S. Caroline St.

Crystal Lake, IL 60014

Phone: 847-404-2425


E-mail: scollins@greenpaintinginc.com

Project Name & Description: The Collins Residence

Remove an existing detached garage and construct a new framed detached garage and workshop having a floor area of 1,056 sq.ft. and setbacks of 5 feet at the rear yard and 5 feet at the side yard.

Project Address/Location: 34 S. Caroline St.

Signature

Steven Collins 

1/27/22

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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 APPLICATION OF  
Steven Collins

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 Steven Collins for approval of a Special Use Permit and Variations allowing the construction of a garage at the following real estate known as 34 S. Caroline Street, Crystal Lake, Illinois 60014, PIN: 19-05-202-025.

This application is filed for the purpose of seeking a Special Use Permit and Simplified Residential Zoning Variations from the 20-foot required rear yard setback to allow 5 feet and from the interior side yard setback of 7 feet to allow 5 feet and any other variations as noted at the public hearing pursuant to Article 3, Article 4, and Article 9 for a 1,056 square foot detached accessory structure, a garage. 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 7:00 p.m. on Wednesday, March 2, 2022, 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 the Northwest Herald on February 12, 2021)1959349

# NEW DETACHED GARAGE FOR THE COLLINS RESIDENCE

34 S. CAROLINE ST.  
CRYSTAL LAKE, ILLINOIS

## ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
BY	BOTTOM OF	FTG.	FOOTING	REB.	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	Gauge	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REIN.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	CARPET	GYP.BD.	GYP.SUM BOARD	R.O.	ROUGH OPENING
C.	CABINET	HGT.	HEIGHT	S.C.	SOLID CORE
C.I.	CAST IRON	H.M.	HOLLOW METAL	SECT.	SECTION
C.J.	CONSTRUCTION JOINTS	HORZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
CL.	CENTER LINE	HTG.	HEATING	SIM.	SIMILAR
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CM.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SPEC.	SPECIFICATION
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	SQ.	SQUARE
COL.	COLUMN	INT.	INTERIOR	STD.	STANDARD
CONC.	CONCRETE	L.	LINEN	STL.	STEEL
CONST.	CONSTRUCTION	LAM.	LAMINATE	STOR.	STORAGE
CONT.	CONTINUOUS	LAV.	LAVATORY	STRUCT.	STRUCTURAL
C.T.	CERAMIC TILE	LLV.	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T/	TOP OF
D.	DRYER	L.V.L.	LAMINATED VENEER LUMBER	T&B.	TOP & BOTTOM
DEMO.	DEMOLITION	MAX.	MAXIMUM	T&S.	TONGUE & GROOVE
D.H.	DOUBLE-HUNG CLOSET RODS	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
DIA.	DIAMETER	MECH.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DIM.	DIMENSION	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	MICRO.	MICROWAVE	TV.	TELEVISION
DIV.	DIVISION	MIN.	MINIMUM	TYP.	TYPICAL
DN.	DOWN	MISC.	MISCELLANEOUS	UNLESS OTHERWISE NOTED	
D.S.	DOWN SPOUT	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.W.	DISHWASHER	MTL.	METAL	V.T.R.	VENT THRU ROOF
EA.	EACH	N.F.H.B.	NON-FREEZE HOSE BIBB	W.	WITH
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.I.C.	NOT IN CONTRACT	W.	WASHER
ELECT.	ELECTRICAL	NO.	NUMBER	W.C.	WATER CLOSET
ELEV.	ELEVATION	NOM.	NOMINAL	WD.	WOOD
EP	EJECTOR PIT/SUMP	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EQ.	EQUAL	O.A.	OVER ALL	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	O.H.	OVERHANG	W/O.	WITHOUT
EW.	EACH WAY	OPP.	OPPOSITE	WT.	WEIGHT
EXIST.	EXISTING	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
		PERF.	PERFORATED		
		PL.	PLATE		

## SYMBOLS

	DETAIL NUMBER (TYP.)		EXISTING PARTITION TO REMAIN
	SHEET NUMBER (TYP.)		EXISTING CONSTRUCTION TO BE REMOVED
	ELEVATION KEY		NEW FRAMED PARTITION
	BUILDING SECTION KEY		EXISTING DOOR TO REMAIN
	MAJOR WALL SECTION KEY		ELEVATION MARK
	DETAIL KEY		ROOM NAME
	NEW HEADER REFERENCE TAG		NEW WINDOW REFERENCE TAG
	NEW DOOR & REFERENCE TAG		

## CODE DATA

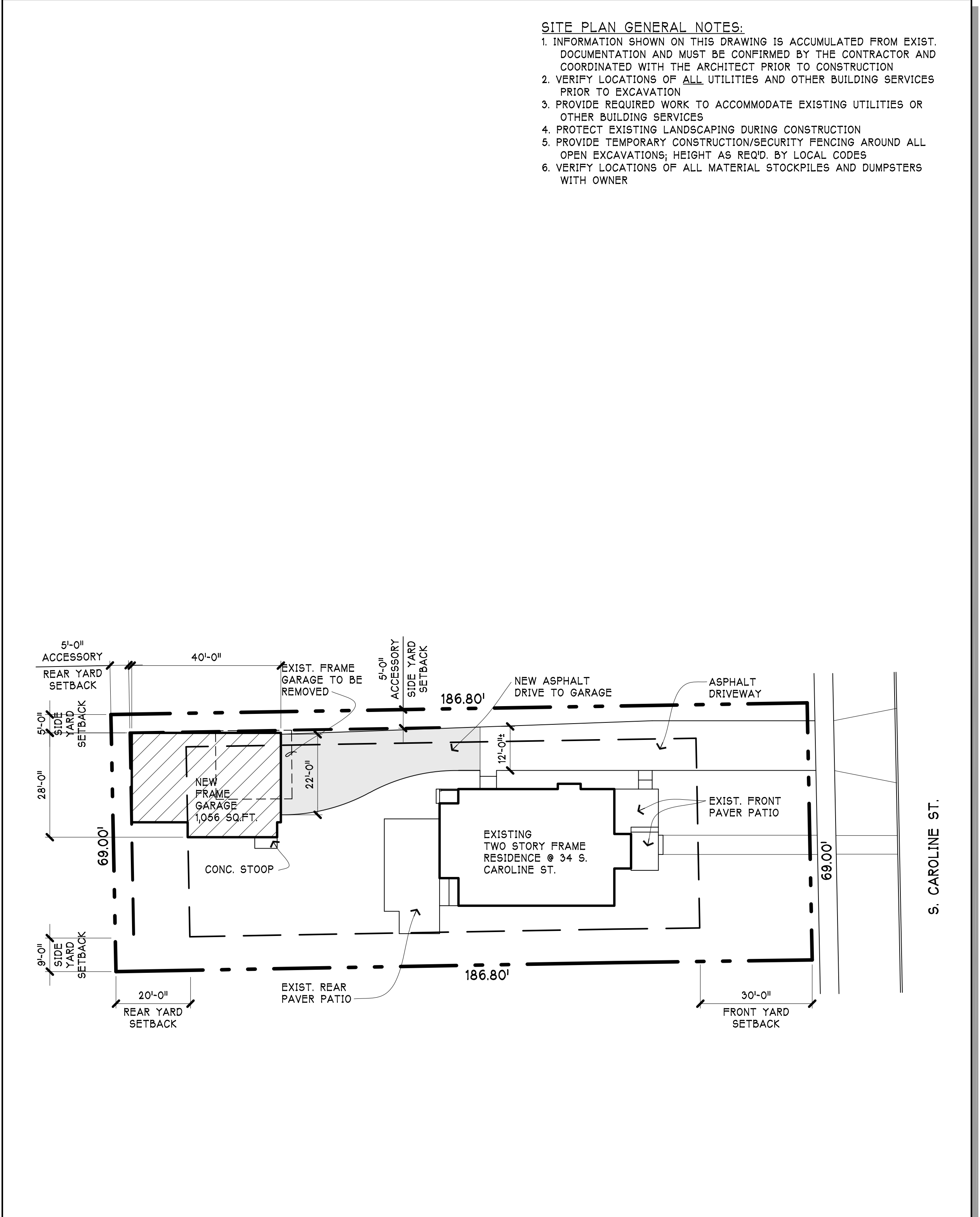
ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2018 INTERNATIONAL CODE COUNCIL SERIES:
  - INTERNATIONAL BUILDING CODE (IBC)
  - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - INTERNATIONAL FIRE CODE (IFC)
  - INTERNATIONAL FUEL GAS CODE (IFGC)
  - INTERNATIONAL MECHANICAL CODE (IMC)
  - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
  - INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 ILLINOIS ENERGY CONSERVATION CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

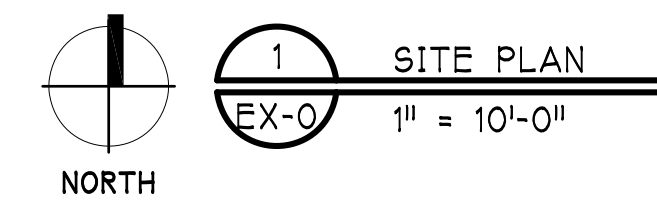
## LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	GARAGE FLOOR PLAN / GARAGE ATTIC PLAN
A-2	GARAGE EXTERIOR ELEVATIONS

## SITE PLAN



- ### SITE PLAN GENERAL NOTES:
- INFORMATION SHOWN ON THIS DRAWING IS ACCUMULATED FROM EXIST. DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION
  - VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION
  - PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES
  - PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION
  - PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D. BY LOCAL CODES
  - VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER

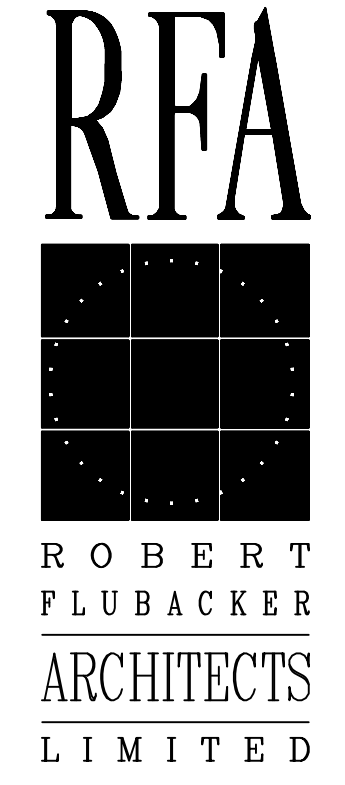


### SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- NEW ACCESSORY STRUCTURE CONSTRUCTION

## CODE REVIEW

ZONING	R-3A		
LOT AREA	12,889 SQ.FT.		
<b>BUILDING AREAS</b>			
FIRST FLOOR	1,461 SQ.FT.		1,461 SQ.FT.
SECOND FLOOR	EXIST.		EXIST.
DETACHED GARAGE	375 SQ.FT.		1,056 SQ.FT.
<b>FLOOR AREA RATIO (FAR)</b>			
	EXIST.	10,311 SQ.FT. (80)	NO CHANGE
<b>MAX. BUILDING COVERAGE</b>	1,836 SQ.FT.	5,155 SQ.FT. (40%)	2,517 SQ.FT.
<b>IMPERVIOUS SURFACE COVER.</b>	4,689 SQ.FT.	6,444 SQ.FT. (50%)	5,440 SQ.FT.
<b>ACCESSORY BUILDING HEIGHT</b>	N/A	15 FT.	15 FT.



1835-B Rohlwing Rd.  
Rolling Meadows,  
Illinois 60008  
847-704-3200

IL Design Firm  
#184.001489

ALTERATIONS AND ADDITION FOR  
**THE COLLINS RESIDENCE**  
34 S. CAROLINE ST.  
CRYSTAL LAKE, ILLINOIS

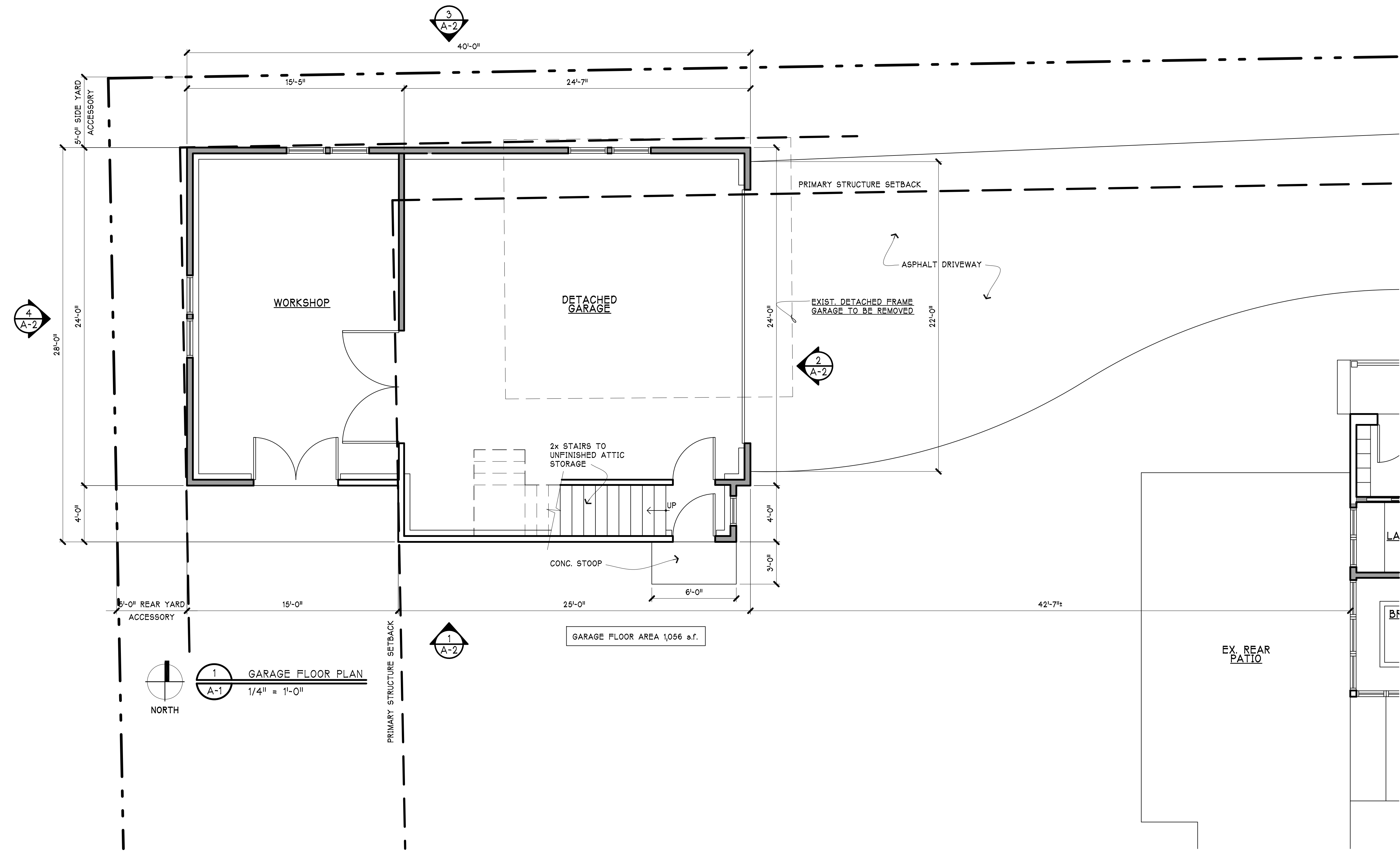
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1/27/22	SIGN OFF
2/4/22	ZONING

© 2022 R.F.A. LTD.  
Project Number  
200

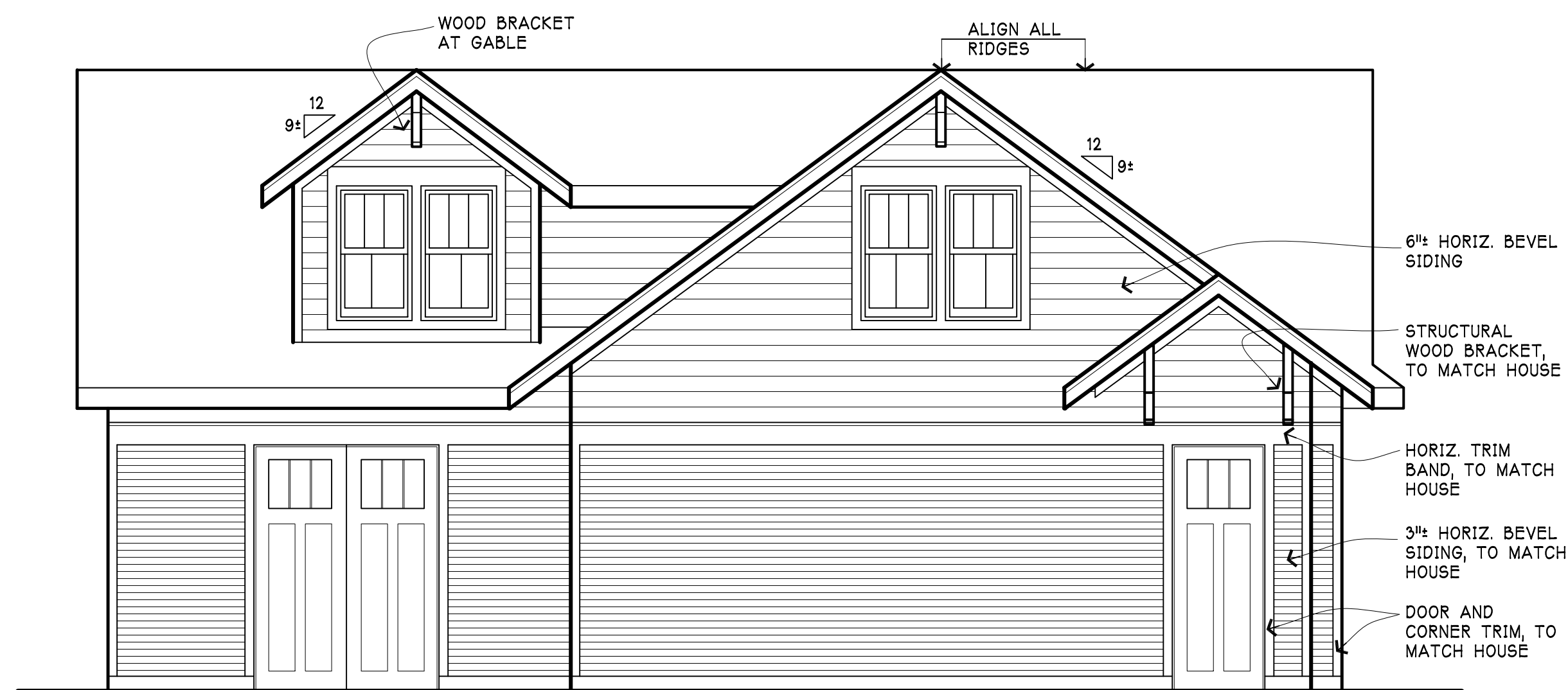
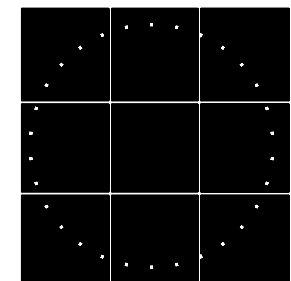
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ALTERATIONS AND ADDITION FOR  
**THE COLLINS RESIDENCE**  
 34 S. CAROLINE ST.  
 CRYSTAL LAKE, ILLINOIS

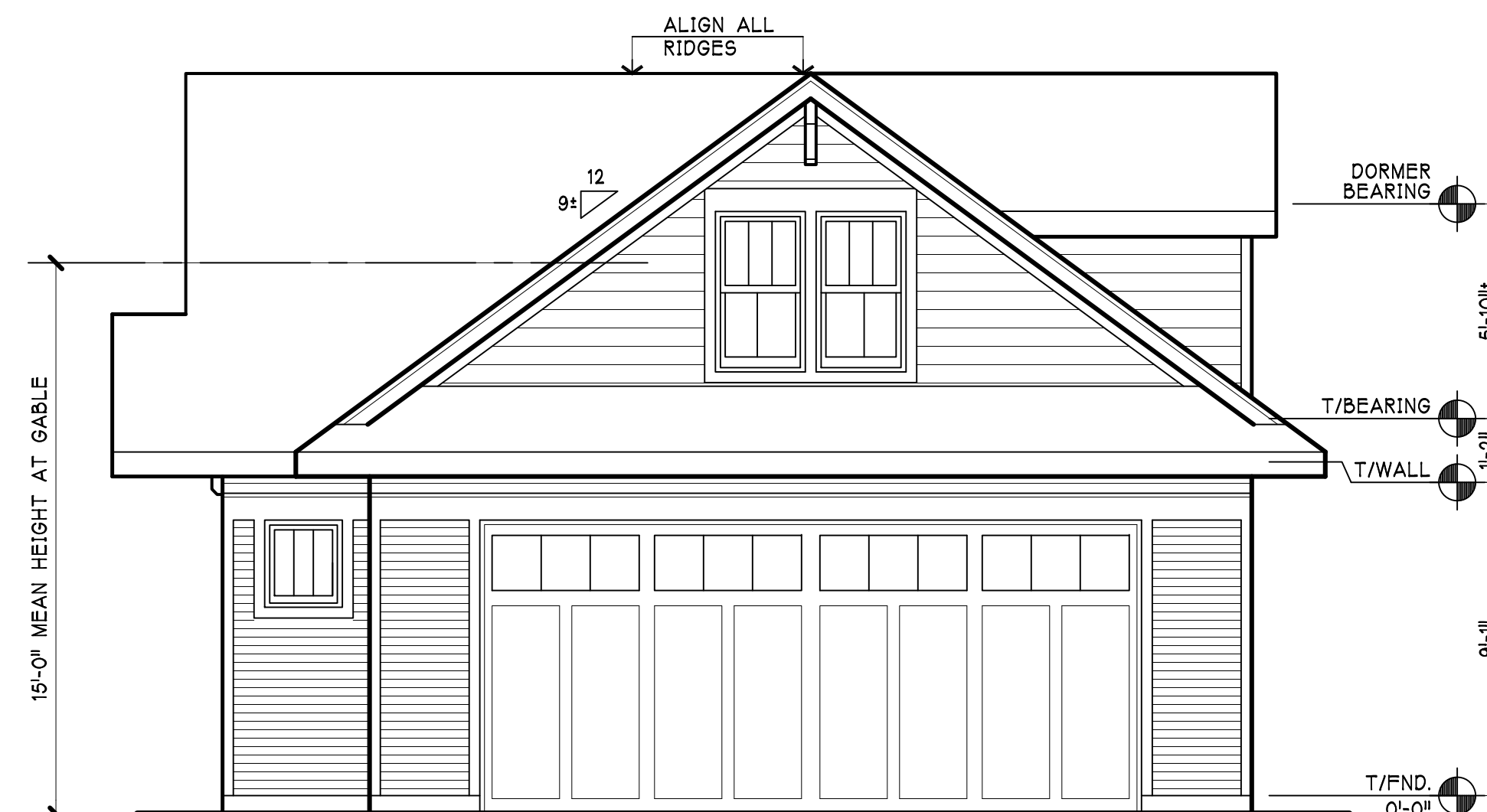
Date	Description
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2/4/22	ZONING



1 GARAGE FLOOR PLAN  
 1/4" = 1'-0"



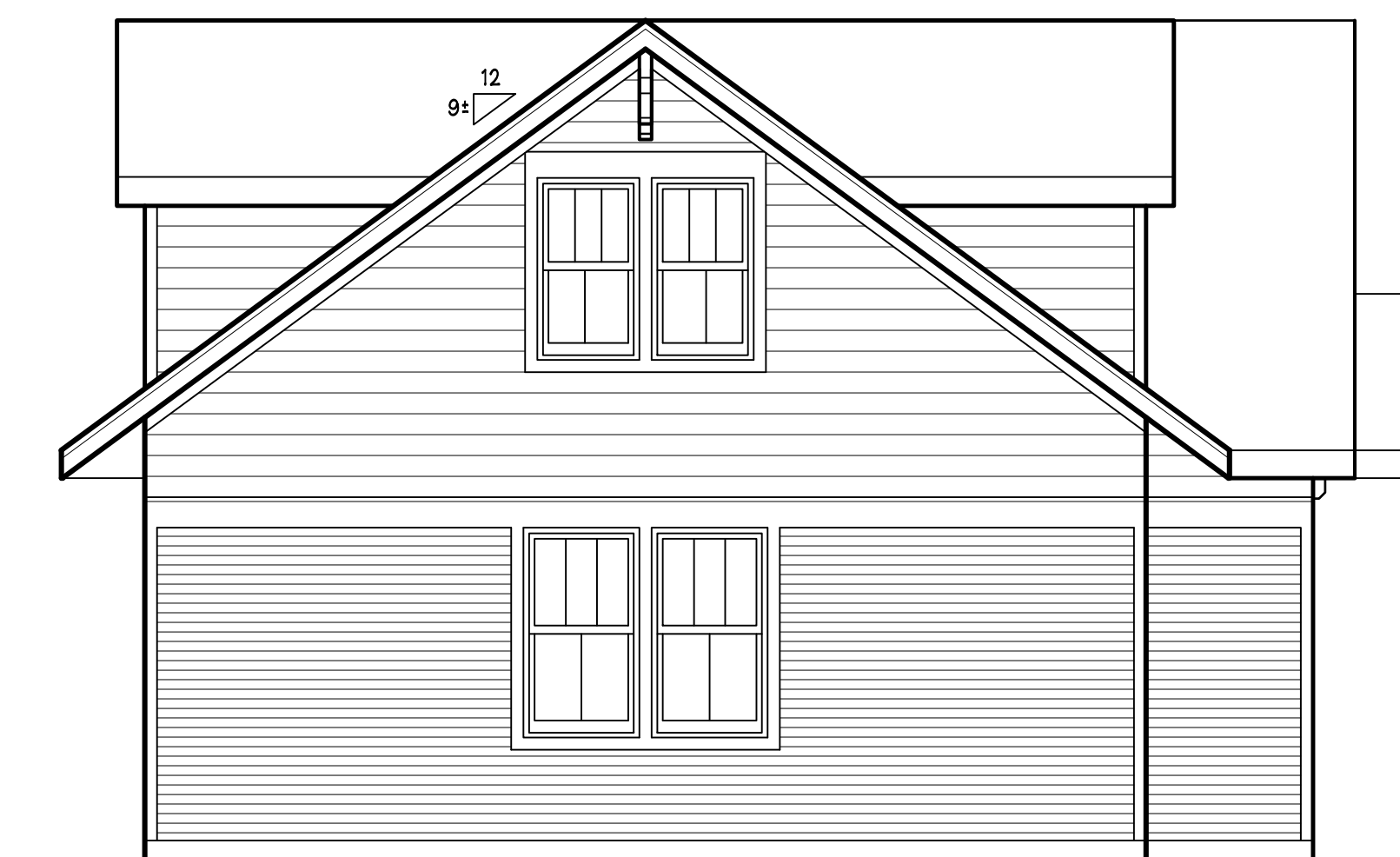
1 SOUTH ELEVATION  
A-2 1/4" = 1'-0"



2 EAST ELEVATION  
A-2 1/4" = 1'-0"



3 NORTH ELEVATION  
A-2 1/4" = 1'-0"



4 WEST ELEVATION  
A-2 1/4" = 1'-0"

Date	Description
1/27/22	SIGN OFF
2/4/22	WORKING



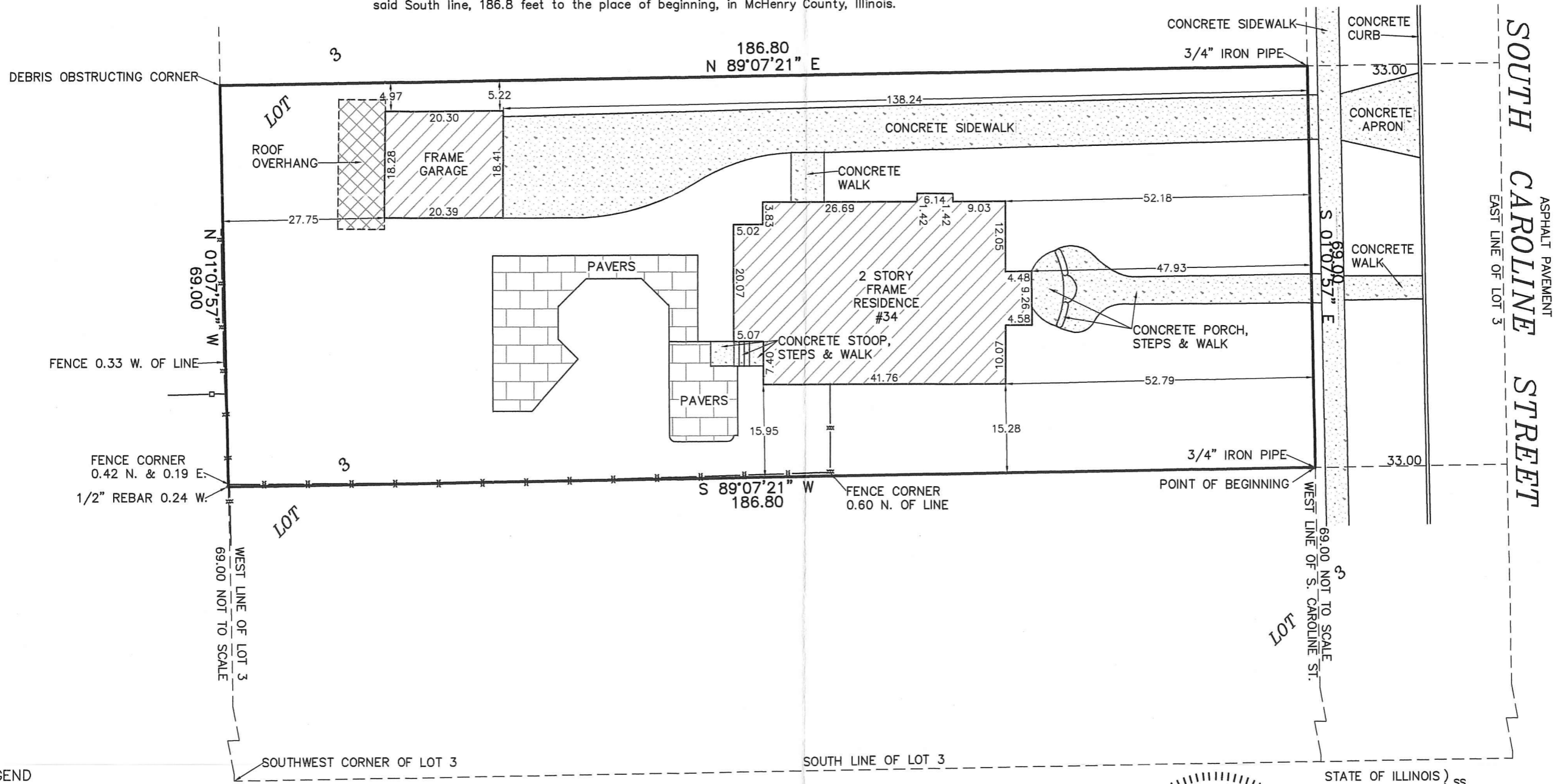
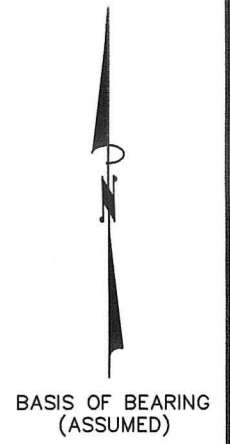
**T.K.D. Land Surveyors, Inc.**

P.O. Box 212, South Elgin, Illinois 60177  
 Phone: (847) 997-9292  
 tkdlandsurveyors@att.net

# PLAT OF SURVEY

OF

That part of Lot 3 in Block 5 of Paddock's Addition to Crystal Lake, a Subdivision of part of Lot 1 of the Assessor's Plat of the Northeast Quarter of Section 5, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded June 29, 1874, in Book 55 of Deeds, Page 277, described as follows: Beginning at a point 69 feet North of the point of intersection of the South line of said lot with the West line of the street and running; thence North along the said West line of said street, 69 feet; thence West parallel with the South line of said 186.8 feet to the West line of said lot; thence South along the said West line of said lot, 69 feet to a point 69 feet North of the Southwest corner of said lot; thence East parallel with the said South line, 186.8 feet to the place of beginning, in McHenry County, Illinois.



**LEGEND**

- #—#— WIRE FENCE
- WOOD FENCE

MEASURED LOT AREA = 12,889 SQ. FT. (0.296 ACRES)

Scale: 1"=20'  
 Order # 19-419  
 Address: 34 S. Caroline St.  
 Crystal Lake, IL 60014  
 P.I.N. 19-05-202-025  
 Ordered by: Jessica Alms

- \* All dimensions shown are given in feet & decimal parts thereof
- \* No angles or distances are to be assumed by scaling
- \* Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.



STATE OF ILLINOIS )  
 COUNTY OF KANE ) ss.

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Keith E. DeLaney Illinois P.L.S. #035-003385  
 Dated: July 29, 2019  
 Field work completed: July 29, 2019  
 Professional Design Firm Lic. No. 184.005204  
 This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL