



**#2022-73**  
**112 Crandall Avenue – Variation**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	April 6, 2022
<b><u>Request:</u></b>	Variation from Article 3 Yard Abutting a Street from the required 21-foot corner side setback along North Shore Drive to allow 14 feet and from the required 20-foot rear yard setback along the alley to allow 12 feet for a new house.
<b><u>Location:</u></b>	112 Crandall Avenue
<b><u>Acreage:</u></b>	Approximately 6,950 square feet
<b><u>Existing Zoning:</u></b>	R-2 Single Family
<b><u>Surrounding Properties:</u></b>	North: R-2 Single Family South: R-2 Single Family East: R-2 Single Family West: R-2 Single Family
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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**Background:**

- The property is a vacant lot at the corner of Crandall Avenue and North Shore Drive.
- The lot is unique because it has three street frontages. The alley is not treated like a street frontage and only requires a rear yard with the minimum 20-foot required setback.
- The lot is very narrow and forces a long skinny house to be constructed. The lot is an originally platted lot in the Clow's Subdivision from 1924.
- The average front yard setback along Crandall Avenue pushes the house back 15 feet past where the district standard setback would be located. This forces the house to be located farther towards the rear of the lot and requires the 8-foot rear yard setback encroachment.

**Development Analysis:**

**General**

- **Request:** The petitioner is requesting a variation from the required 21-foot corner side setback along North Shore Drive to allow 14 feet and from the required 20-foot rear yard setback along the alley to allow 12 feet.
- **Zoning:** The site is zoned R-2 Single Family. This property is currently vacant.

- **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 house is a single-story ranch.
- The house is 30'-6" by 50' with the extension of a 30' garage attached. The total structure is 2,440 square feet with a small front porch.
- The petitioner provided a sight triangle analysis that shows the house will be setback outside sight lines from the neighboring alley and Crandall Avenue.
- Staff reviewed the impact this lot would have on water infiltrating into the ground. Per the ordinances an infiltration trench is required. This trench will be tied into the storm sewer along North Shore Drive.

**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:** Provide for a reasonable rate of residential growth, especially infill growth and mixed-use development which take advantage of existing City services.

**Findings of Fact:**

**ZONING ORDINANCE VARIATION**

The petitioner is requesting a variation from the required 21-foot corner side along North Shore Drive to allow 14 feet and from the required 20-foot rear yard along the alley to allow 12 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 (McIntyre, received 03/10/22)
  - B. Site Plan (Sarillo dated 03/08/22, received 03/10/21)
  - C. Sight Triangle Exhibit (Sarillo, dated 03/29/22, received 03/29/22)

2. This property is located within the Crystal Lake Watershed. Any new impervious will need to be compensated for with the construction of infiltration trenches to be sized utilizing the Crystal Lake Watershed Existing Urbanized Residential Requirements.
3. The proposed infiltration trench shall be connected to the existing storm sewer along North Shore Drive so any overflow from the infiltration trench will not move southward down Crandall Avenue or the alley.
4. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIQ Map  
112 Crandall Avenue



# CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY  
CASE #

PROJECT TITLE: Crandall Avenue Side and Rear Yard Variation

## ACTION REQUESTED:

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Preliminary PUD

Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation Side and rear yard setback

## Petitioner Information:

NAME: Robert M. McIntyre

ADDRESS: 633 Crest Creek Lane Unit 3

Crystal Lake II 60014

PHONE: 779 279 1994

E-MAIL: \_\_\_\_\_

## Owner Information:(if different)

NAME: Robert M. McIntyre

ADDRESS: 663 Crest Creek Lane Unit 3

Crystal Lake II 60014

PHONE: 779 279 1994

## Property Information:

Project Description: Petitioner's property is the Southwest Corner of the intersection of Crandall Avenue and North Shore drive. The property has 50 feet of frontage on Crandall Ave and 140 feet of frontage on North Shore Drive. Petitioner is seeking to reduce the set back on North Shore drive from 21 feet to 14 feet a reduction of 7 feet. The property to the West has a zero-foot setback. The property to the east is vacant and then has two lots that are approximately 10 foot set back. However, the vacant lot under the ordinance increases the average set back to 21 feet. In addition the petitioner request a reduction of the rear yard along the alley from 20 feet to 12 feet a reduction of 8 feet.

Project Address/Location: 112 S Crandall Avenue, Crystal Lake II

PIN Number(s): 19-06-108-005

**Development Team:**

Developer: Robert Michael McIntyre 633 Crest Creek Lane Unit 3 Crystal Lake Il 60014

Architect: Sarillo Architect Suite 201 1095 Pingree Rd Crystal Lake Il 60014

Attorney: Joseph Gottemoller of McHenry County Law LLC, (815)459-5152, (FAX 815-459-0290)

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures:**

x Robert McIntyre Robert McIntyre  
PETITIONER: Print and Sign Name (if different from owner)

Date 3-29-22

As owner of the property in question, I hereby authorize the seeking of the above requested actions.

Robert Michael McIntyre 3/29/22  
OWNER: Print and Sign Name Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which 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 PETITION OF ROBERT M. MCINTYRE, OWNER,  
FOR APPROVAL OF A ZONING VARIATION TO REDUCE THE SETBACK FOR A YARD  
ABUTTING A STREET FROM 21 FEET TO 14 FEET AND TO REDUCE THE REAR YARD  
ALONG THE FROM 20 FEET TO 12 FEET LEGAL

NOTICE

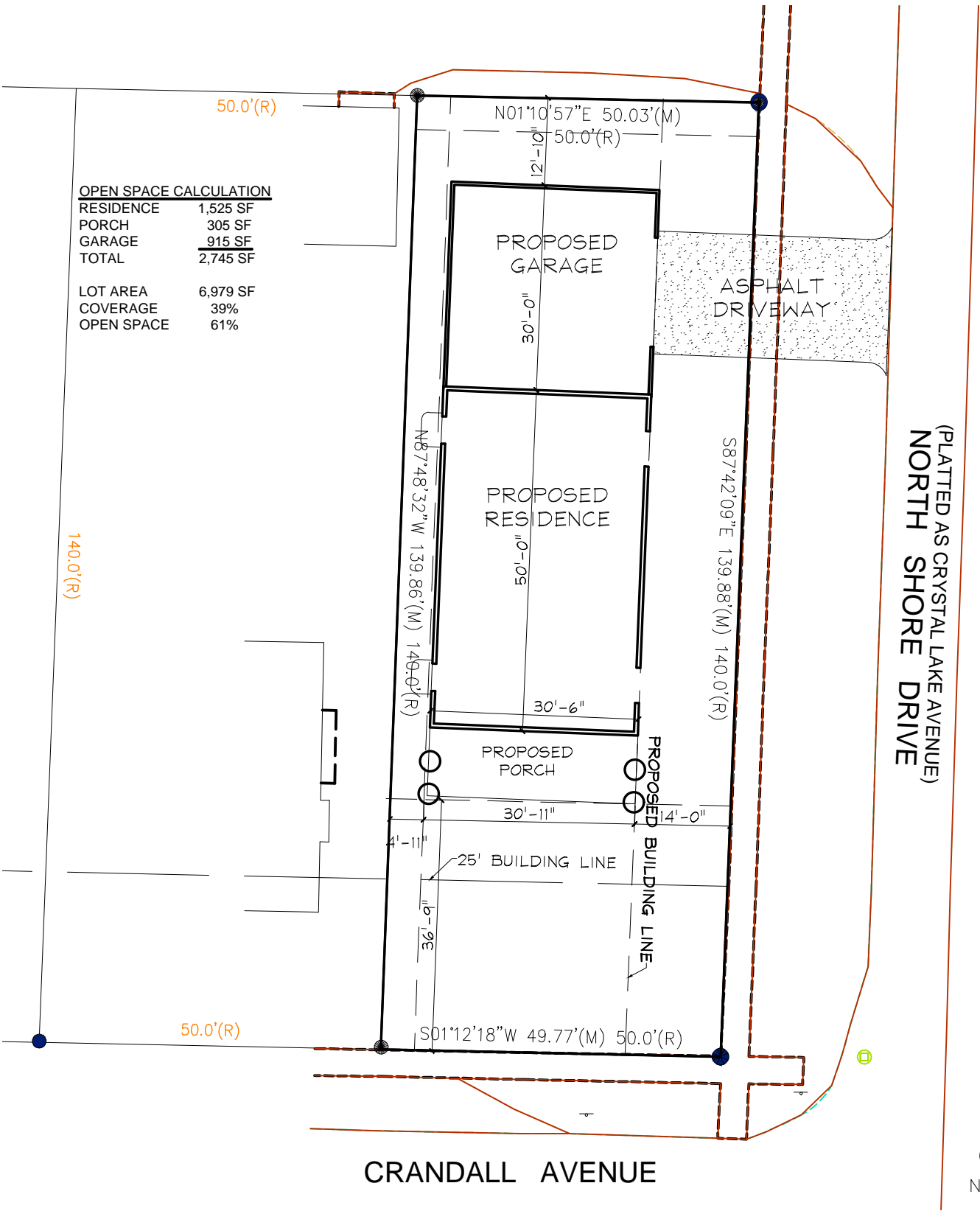
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application of Robert M. McIntyre Owner (hereinafter referred to as "Owner") relating to the following described real estate: The Southwest corner of the intersection of Crandall Avenue and North Shore Drive. The parcel is commonly known as 112 Crandall Avenue, Crystal Lake Illinois PIN# 19-06-108-005

This application is filed for the purpose of obtaining variations from the required setback along North Shore drive reducing it 7 feet from 21 feet down to 14 feet and from 20 feet on the rear property line down to 12 feet. These variations are pursuant to Article 3 and Article 9 of the Crystal Lake Unified Development Ordinance. A public hearing before the Planning and Zoning Commission, on the request will be held at 7:00 p.m. on April 6, 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, Chair  
Planning and Zoning Commission Chair,  
City of Crystal Lake MCHENRY COUNTY LAW LLC c/o Joseph Gottemoller Attorney for  
Petitioner One North Virginia Street Crystal Lake, IL 60014 (815)459-5152

(Published in the Northwest Herald March 19, 2022) 1968262





**OPEN SPACE CALCULATION**

RESIDENCE	1,525 SF
PORCH	305 SF
GARAGE	915 SF
<b>TOTAL</b>	<b>2,745 SF</b>

LOT AREA	6,979 SF
COVERAGE	39%
OPEN SPACE	61%

(PLATTED AS CRYSTAL LAKE AVENUE)  
**NORTH SHORE DRIVE**

**CRANDALL AVENUE**



Michael McIntyre  
 633 Crest Creek Ln, Unit 3  
 Crystal Lake, IL 60014

**PROPOSED BUILDING LINE**  
 112 S Crandall Ave  
 Crystal Lake, IL

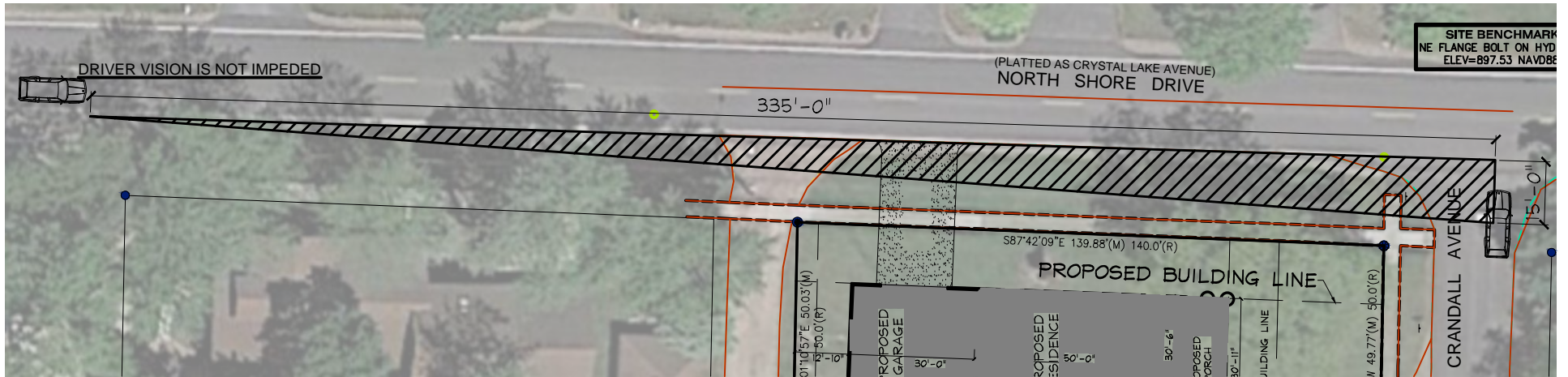
**SARILLO**  
 ARCHITECTURE

1095 Pingree Rd. - Suite 201  
 Crystal Lake, IL 60014  
 Phone: (847) 854-0800

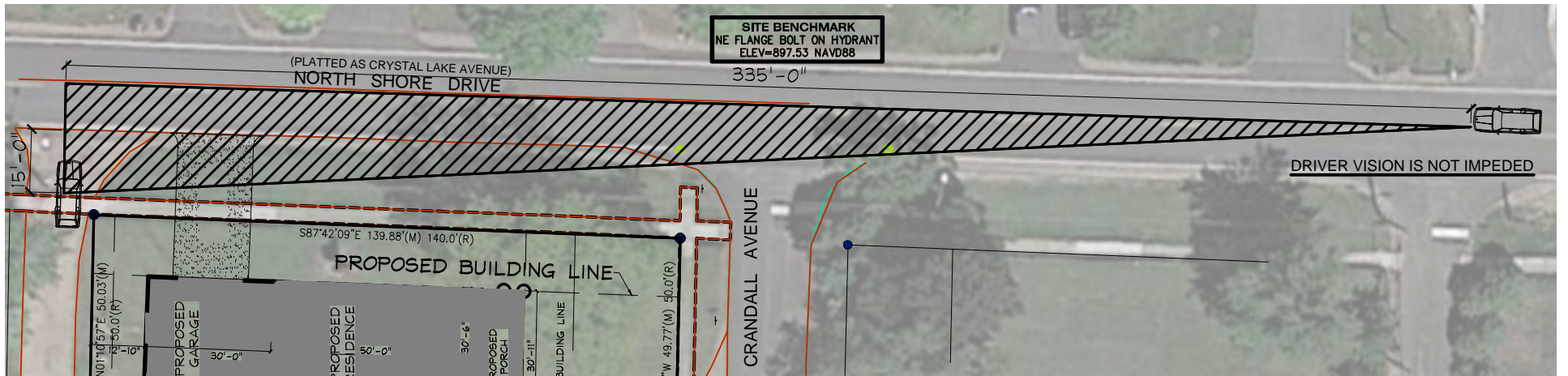
PROJECT No:  
 2023-82j

DATE  
 3/08/2022

SCALE  
 NTS



CLEAR SITE TRIANGLE -  
CRANDALL AVE.



CLEAR SITE TRIANGLE -  
PRIVATE ALLEY



Michael McIntyre  
633 Crest Creek Ln, Unit 3  
Crystal Lake, IL 60014

CLEAR SITE TRIANGLE FOR PROPOSED  
BUILDING LINE  
112 S Crandall Ave  
Crystal Lake, IL



1095 Pingree Rd. - Suite 201  
Crystal Lake, IL 60014  
Phone: (847) 854-0800

PROJECT No:  
2023-82j  
DATE  
3/29/2022  
SCALE  
NTS