



#2022-178
775 Oak Court – Simplified Residential Variation
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 7, 2022
<u>Requests:</u>	Simplified Residential Variation from Article 4-600 from the maximum dormer length of 5 feet (20% of the length of the side of the structure) to allow a dormer length of 16 feet, a variation of 11 feet on the north and south elevations on a new detached garage.
<u>Location:</u>	775 Oak Court
<u>Acreage:</u>	Approximately 5,500 square feet
<u>Existing Zoning:</u>	R-2 Single-Family Residential
<u>Surrounding Properties:</u>	North: R-2 Single-Family Residential South: Crystal Lake East: R-2 Single-Family Residential West: R-2 Single-Family Residential
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- **Existing Use:** The subject property is currently improved with a single-family residence and detached garage.

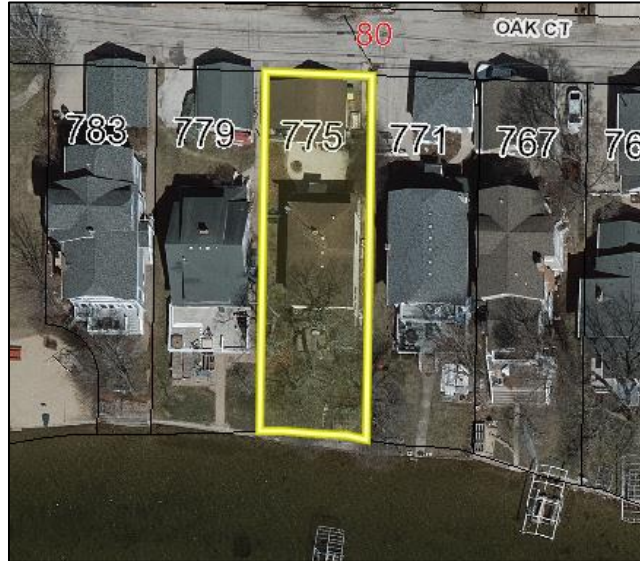
Development Analysis:

General:

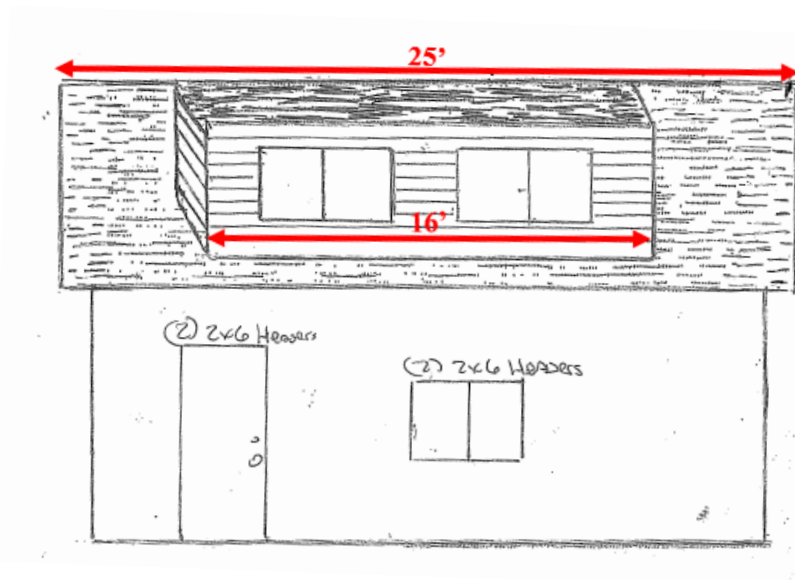
- **Land Use:** The Comprehensive Land Use map shows the area as Urban Residential, which is an appropriate land use designation.
- **Zoning:** The site is zoned R-2 Single-Family Residential. Single family residential is permitted in the R-2 zoning district.

Request Overview:

- The petitioners are requesting to replace the existing detached garage with a new, larger detached garage in the same location. The property is a lake lot and the front yard is on the water side.



- The proposed detached garage is 600 square feet, and it will meet the required setbacks.
- The proposed detached garage is one-story and 15 feet tall, which meets the UDO requirements.
- The proposed detached garage will have a dormer on the front and rear of the structure, which face north and south. The dormer exceeds the Unified Development Ordinance's requirements of no wider than 20% of the length of each side elevation upon which the dormer is constructed.



- The garage will have a traditional gambrel roof and will match the new roof on the house that was added last year. The garage will have white board and batten siding to match the current yellow house.
- The dormer areas will be used as unfinished storage.

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 petitioners are requesting a variation from the following:

- Article 4-600 from the maximum dormer length of 5 feet (20% of the length of the side of the structure) to allow a dormer length of 16 feet, a variation of 11 feet on the north and south elevations on a new detached garage.

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.

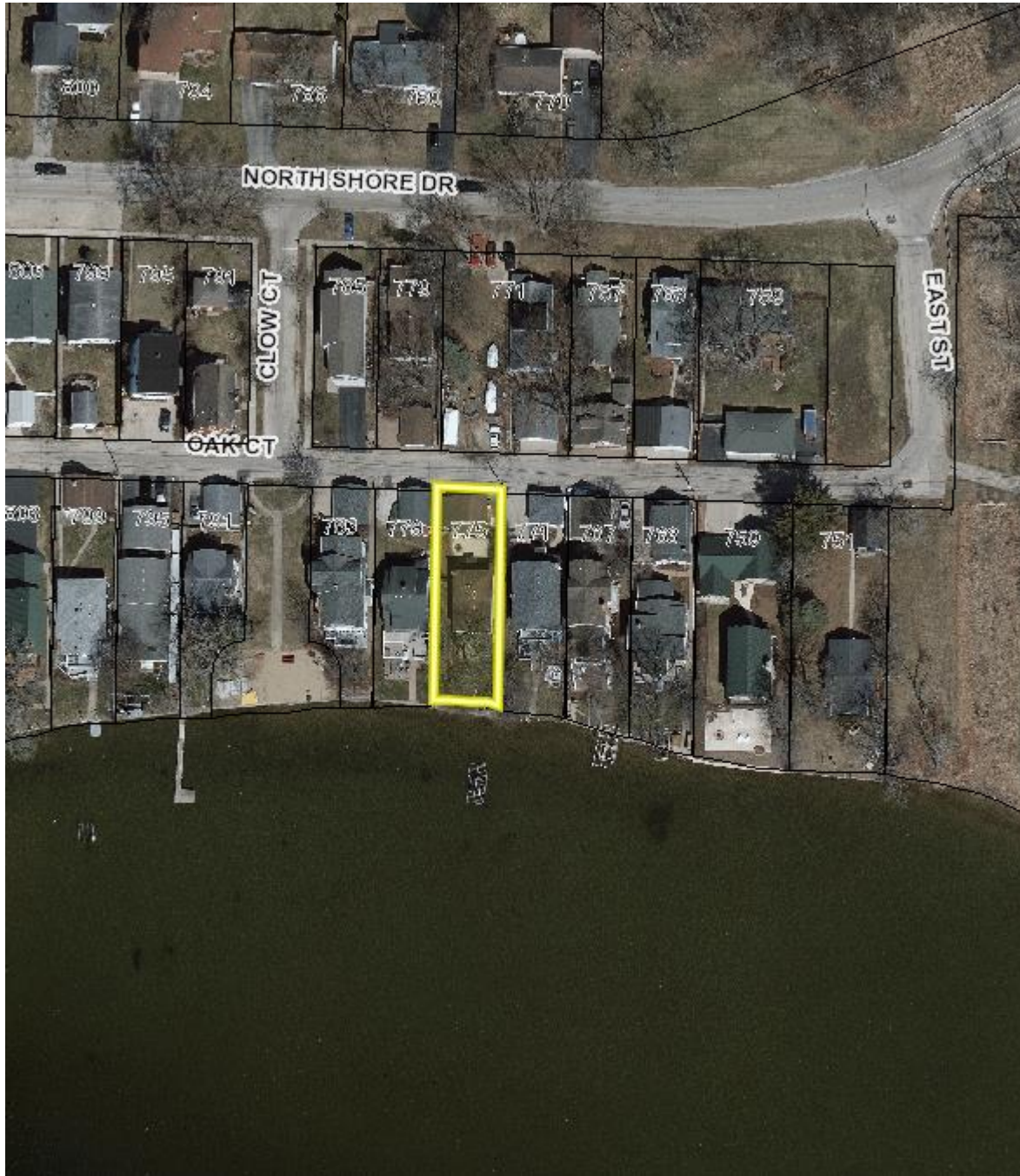
Recommended Conditions:

If a motion to recommend approval of the petitioners' 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 (Crounse, dated 08/05/2022, received 08/22/22)
 - B. Site Plans (Crounse, received 08/22/22)
 - C. Elevations (Crounse, received 08/22/2022)

2. The proposed detached garage must complement the existing exterior house in material, color, and style of roof.
3. The petitioners must provide the existing and proposed impervious amounts with the permit application for review and be in compliance with the impervious surface coverage.
4. The unfinished upper-story of the detached garage can only be used for storage and not living space. An affidavit acknowledging this must be recorded with the McHenry County Recorder's Office.
5. The petitioners shall address all of the review comments and requirements of the Community Development and Engineering Departments.

PIQ Map
775 Oak Court





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: Dennis and Rebecca Crouse

Address:

775 Oak Court Crystal Lake

Phone:

E-mail:

Project Name & Description: Garage build with dormers

Project Address/Location: 775 Oak Court Crystal Lake

Signature

  8/5/22

Owner: Print and Sign name

Dennis Crouse

Date

Rebecca Crouse

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
Dennis and Rebecca Crouse

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 by Dennis and Rebecca Crouse for a Simplified Residential Variation, relating to the property at 775 Oak Court in Crystal Lake, Illinois 60014. PIN: 19-06-176-010.

This application is filed for the purpose of seeking a Simplified Residential Variation from the maximum dormer length of 5 feet (20% of the length of the side of the structure) to allow a dormer length of 16 feet, a variation of 11 feet on the north and south elevations to allow a new detached garage, and any other changes as presented at the hearing, pursuant to Article 3, Article 4 and Article 9. 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, September 7, 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.

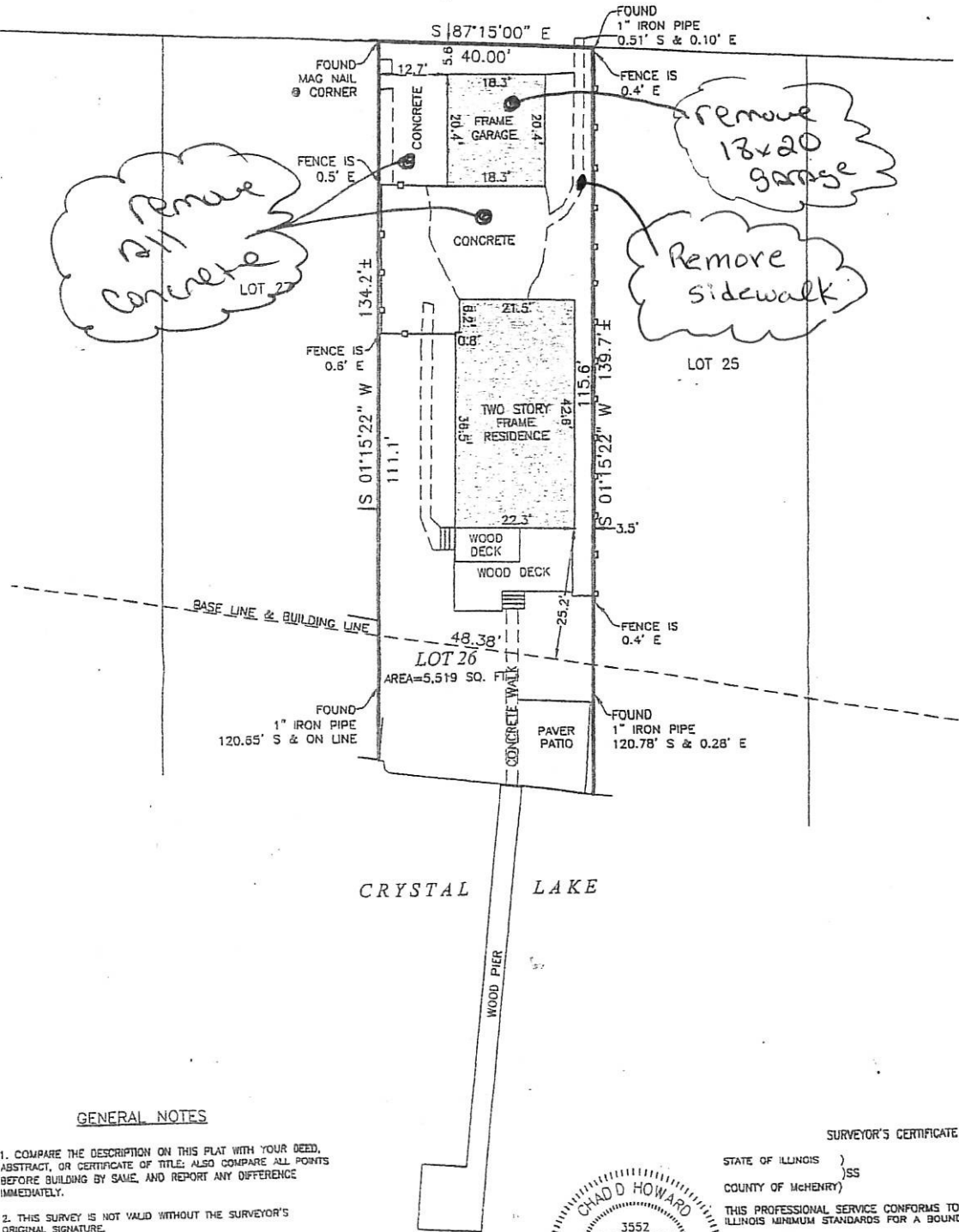
Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on August 20, 2022)

PLAT OF SURVEY

LOT 26 IN 1ST ADDITION TO CLOW'S CRYSTAL LAKE PARK, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 28, 1923, AS DOCUMENT 58798, IN BOOK 4 OF PLATS, PAGE 83, IN MCHENRY COUNTY, ILLINOIS.

OAK COURT (25' ROW)

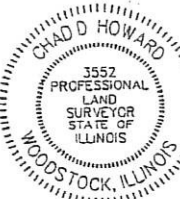


GENERAL NOTES

1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE.
3. BEARINGS SHOWN HEREON ARE ASSUMED.
4. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
5. FIELD WORK COMPLETED 09/13/2021.
6. PREPARED FOR LAW OFFICES OF CAREY E. SCHULZE, P.C.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF MCHENRY)
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, ILLINOIS.
 THIS 14TH DAY OF SEPTEMBER, A.D., 2021.
 BY: *[Signature]*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3552
 LICENSES EXPIRE NOVEMBER 30, 2022.
 PROFESSIONAL DESIGN FIRM 184.006180



MERIDIAN
 Land Surveying Co.
 2547 APPLEWOOD LANE
 WOODSTOCK, IL
 (815)861-3135

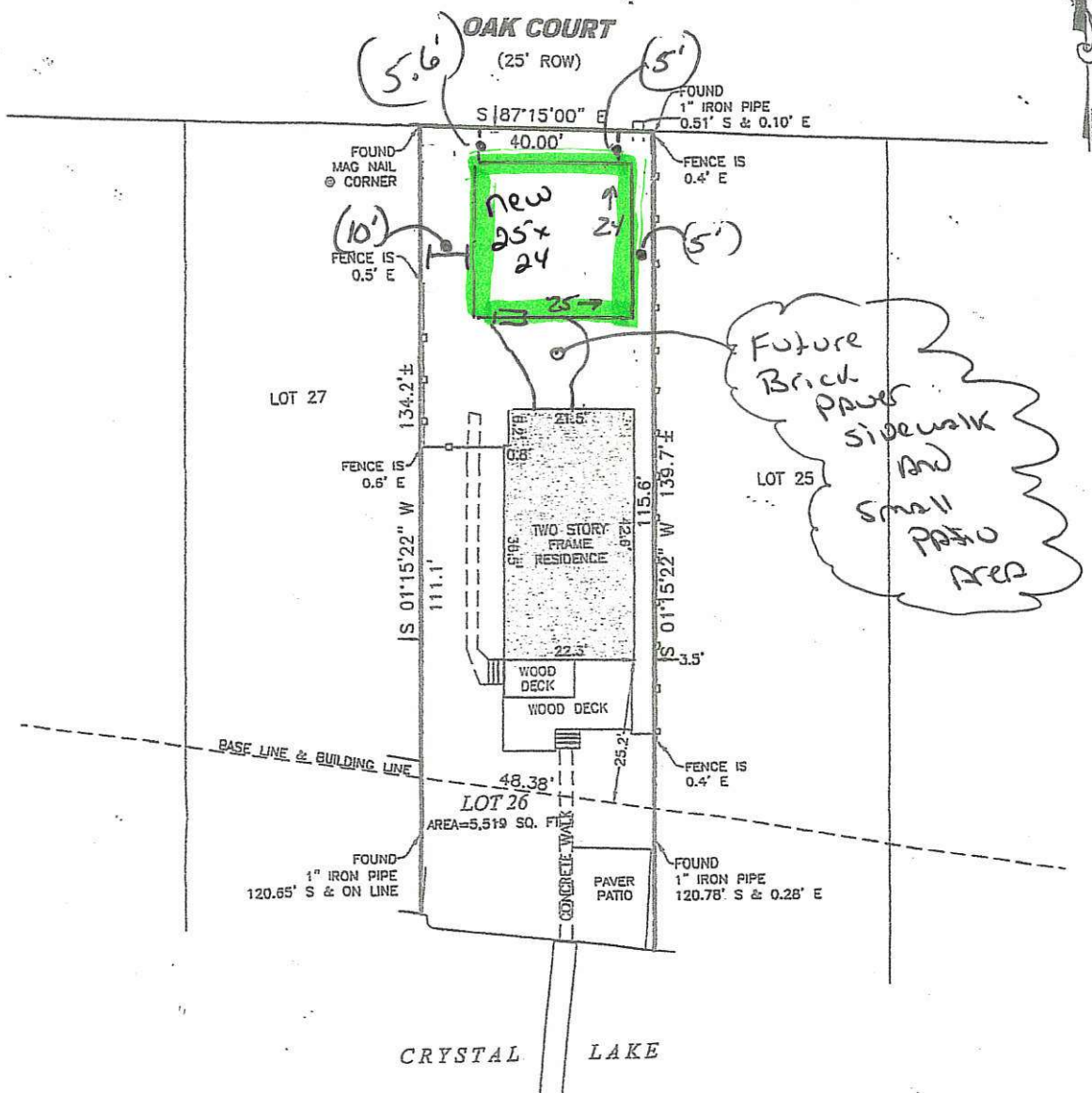
775 OAK COURT
 CRYSTAL LAKE, IL

PROJECT NO. 21-418
 DATE 09/14/21
 SCALE 1"=20'
 DRAWN BY: CDH
 CHECKED BY: CDH

PAGE
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 OF
 1

PLAT OF SURVEY

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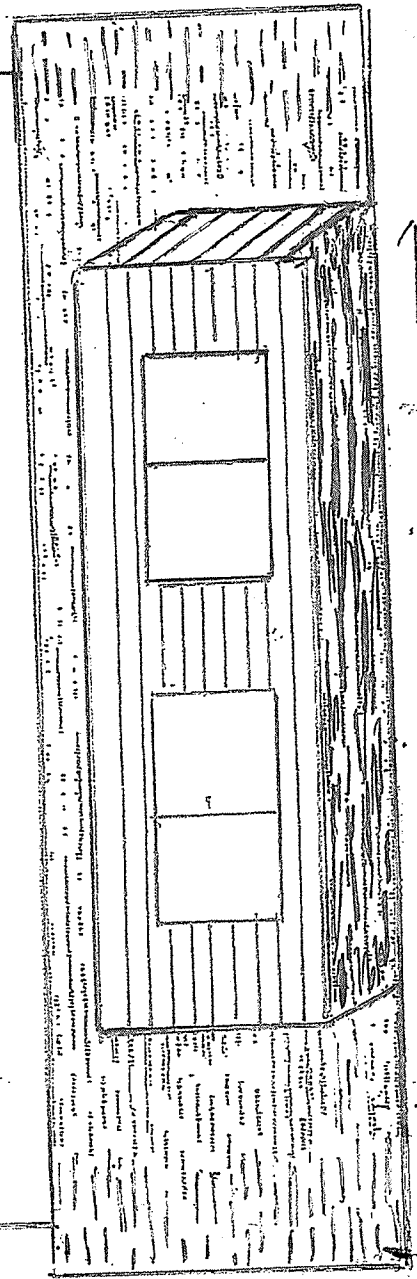
MERIDIAN
 Land Surveying Co.
 2547 APPLEWOOD LANE
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 (815)861-3135

775 OAK COURT
 CRYSTAL LAKE, IL

PROJECT NO. <u>21-418</u>	PAGE
DATE <u>09/14/21</u>	1
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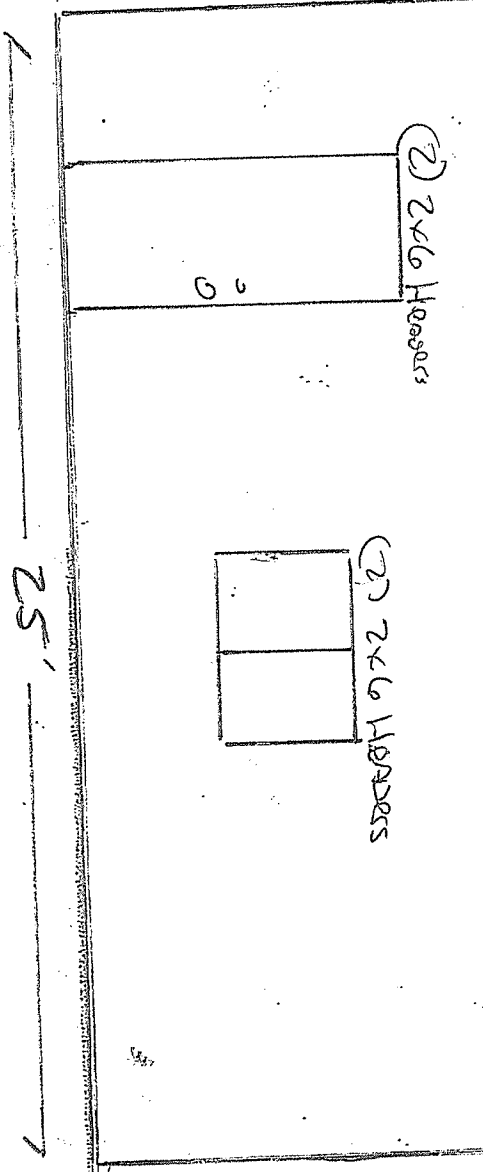
8 1/2

SHED ROOF 16' 3 1/2'

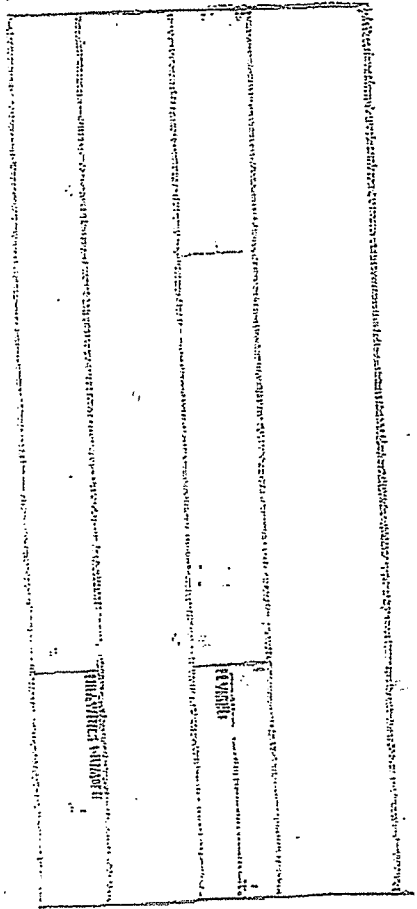


(2) 2x6 Headers

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25'



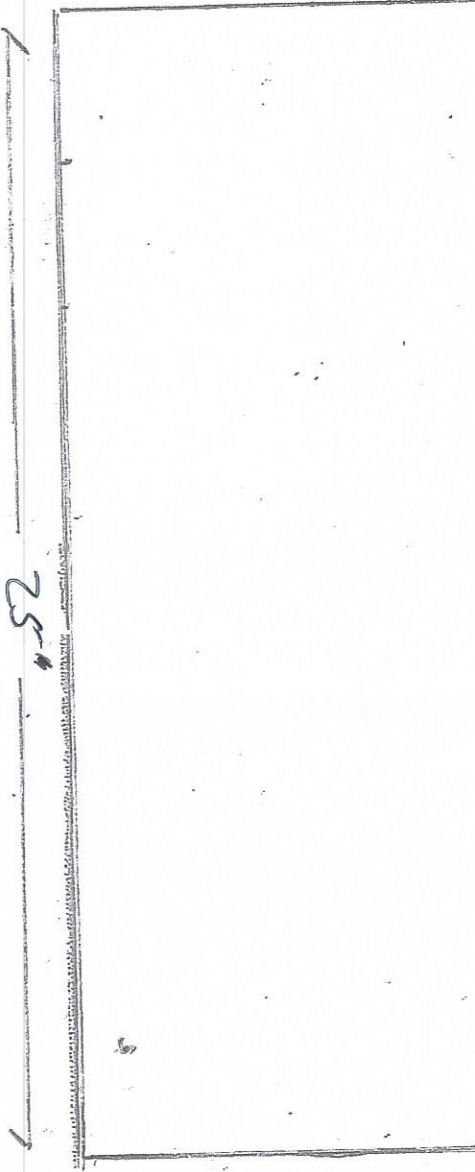
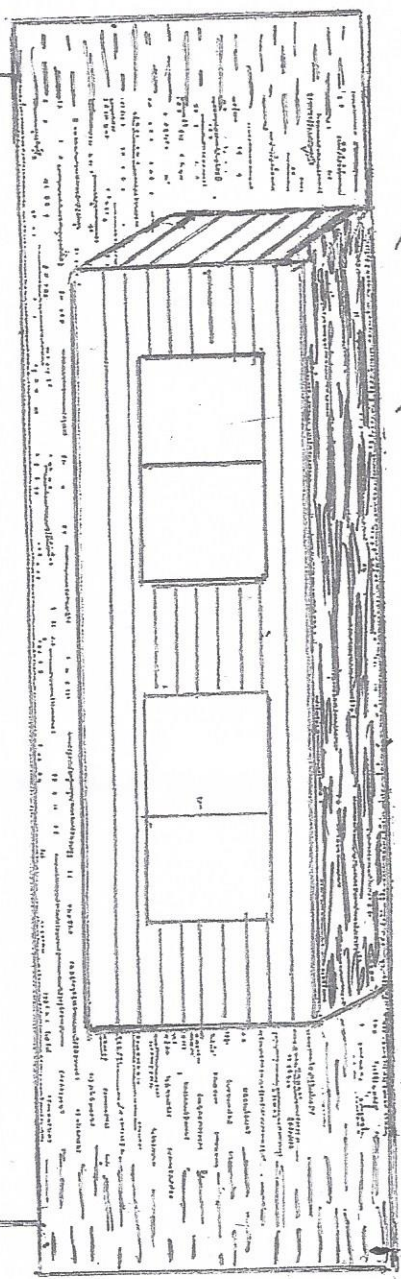
INDUSTRIAL KITCHEN

REYNOLDS

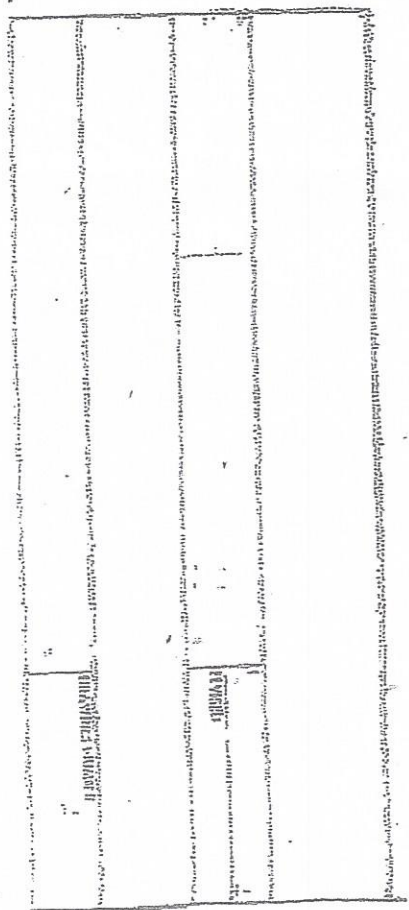
8/12

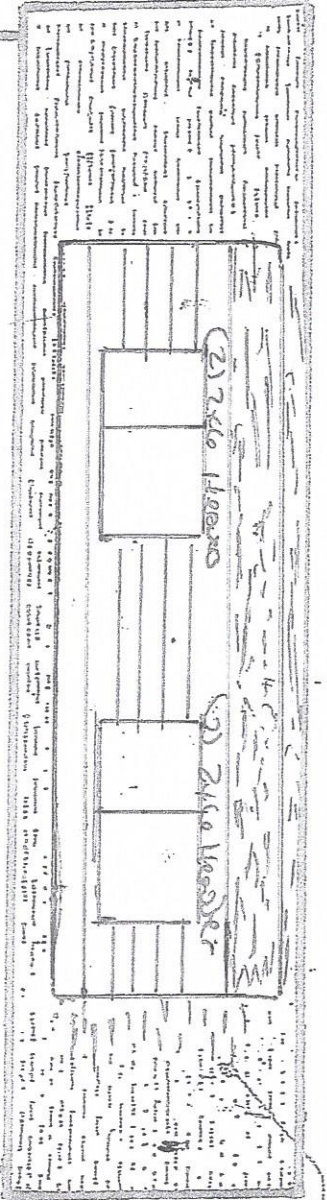
Shed roof 16' wide

3' 12

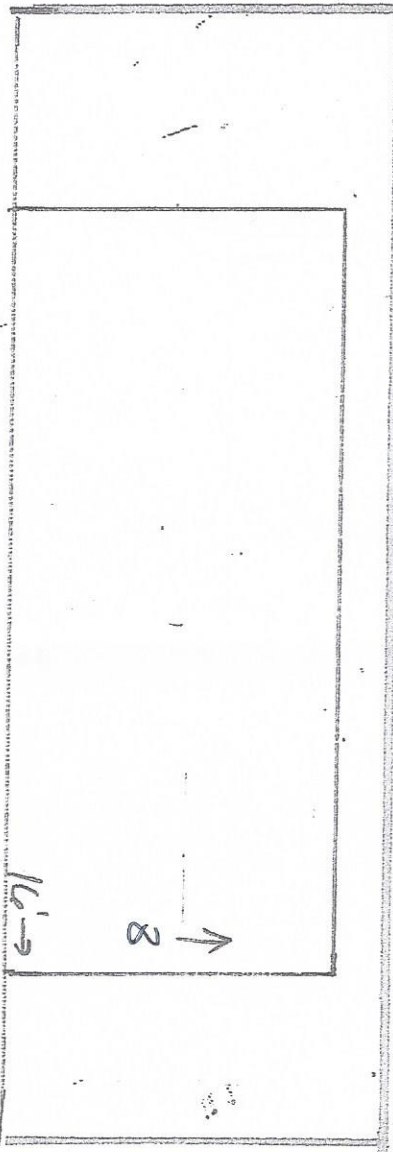


25'





2.75' W
 CAMP UTILITIES SHED

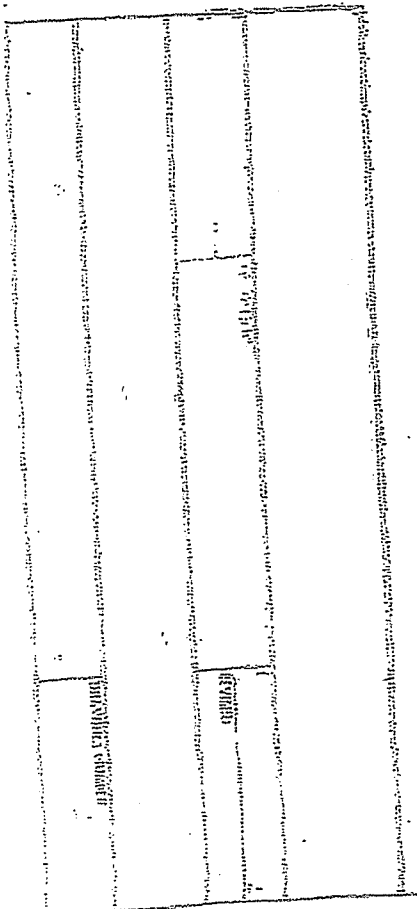
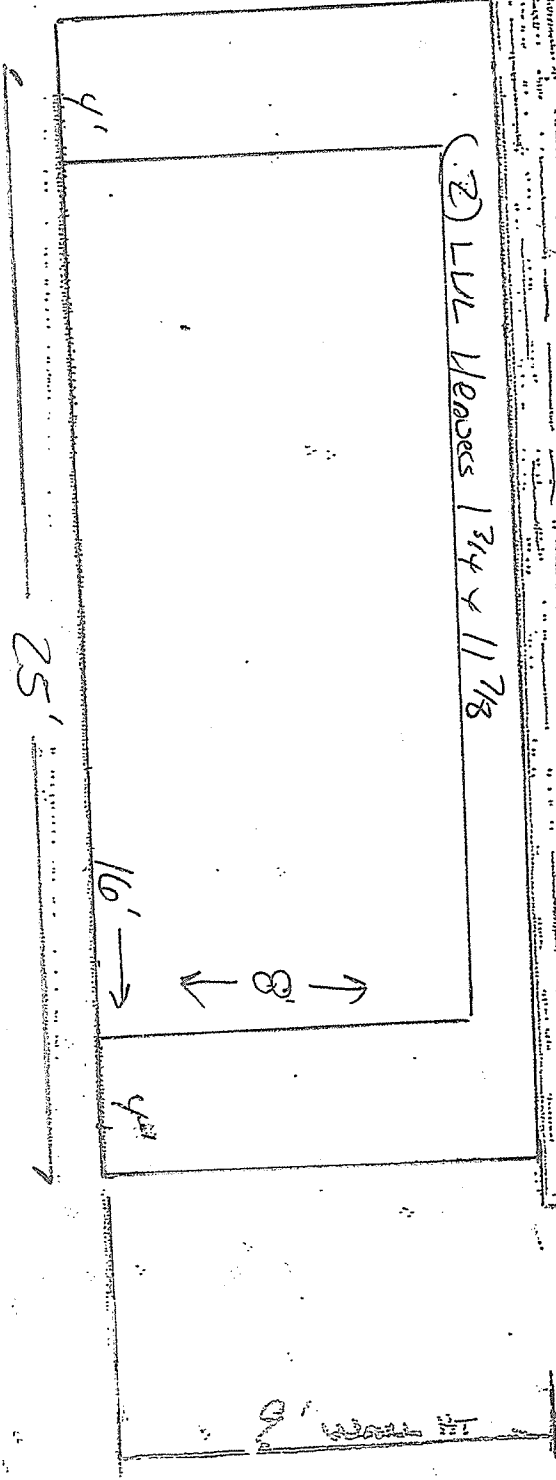


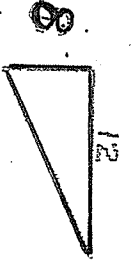
9' WALL HT

25'

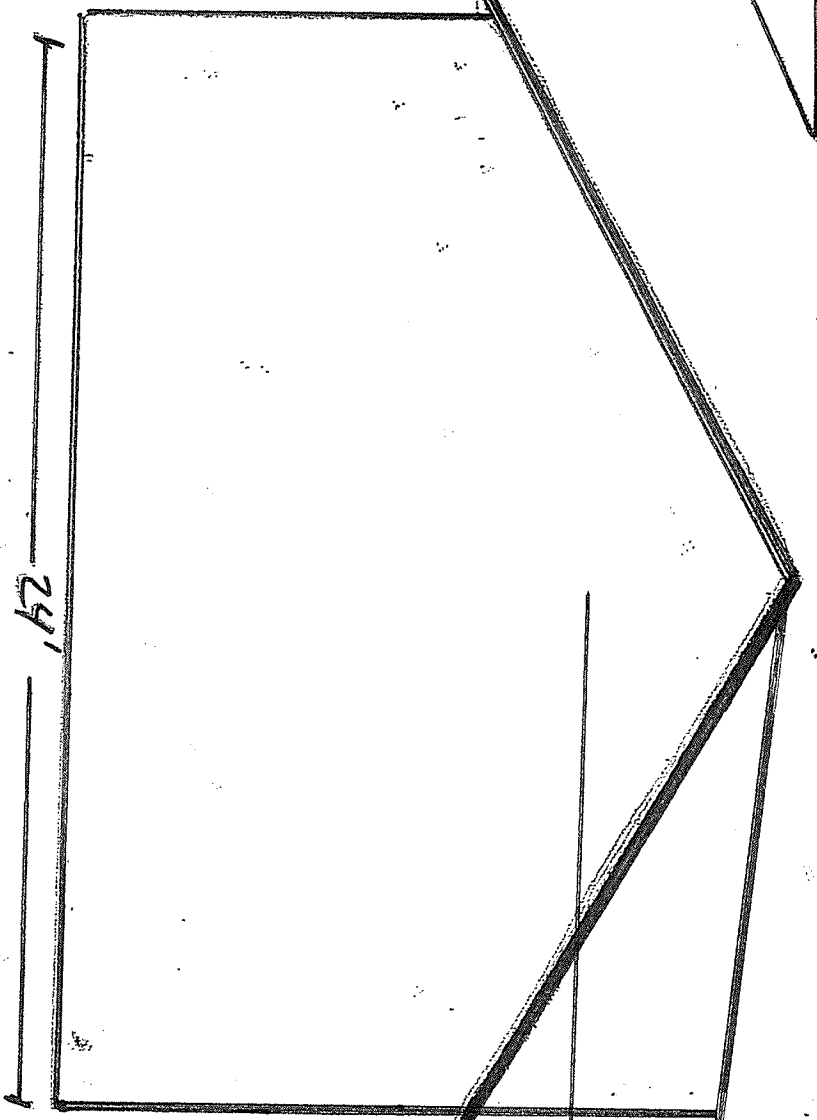
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SCALE:	APPROVED BY
DATE:	JOB NAME
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12" eaves side

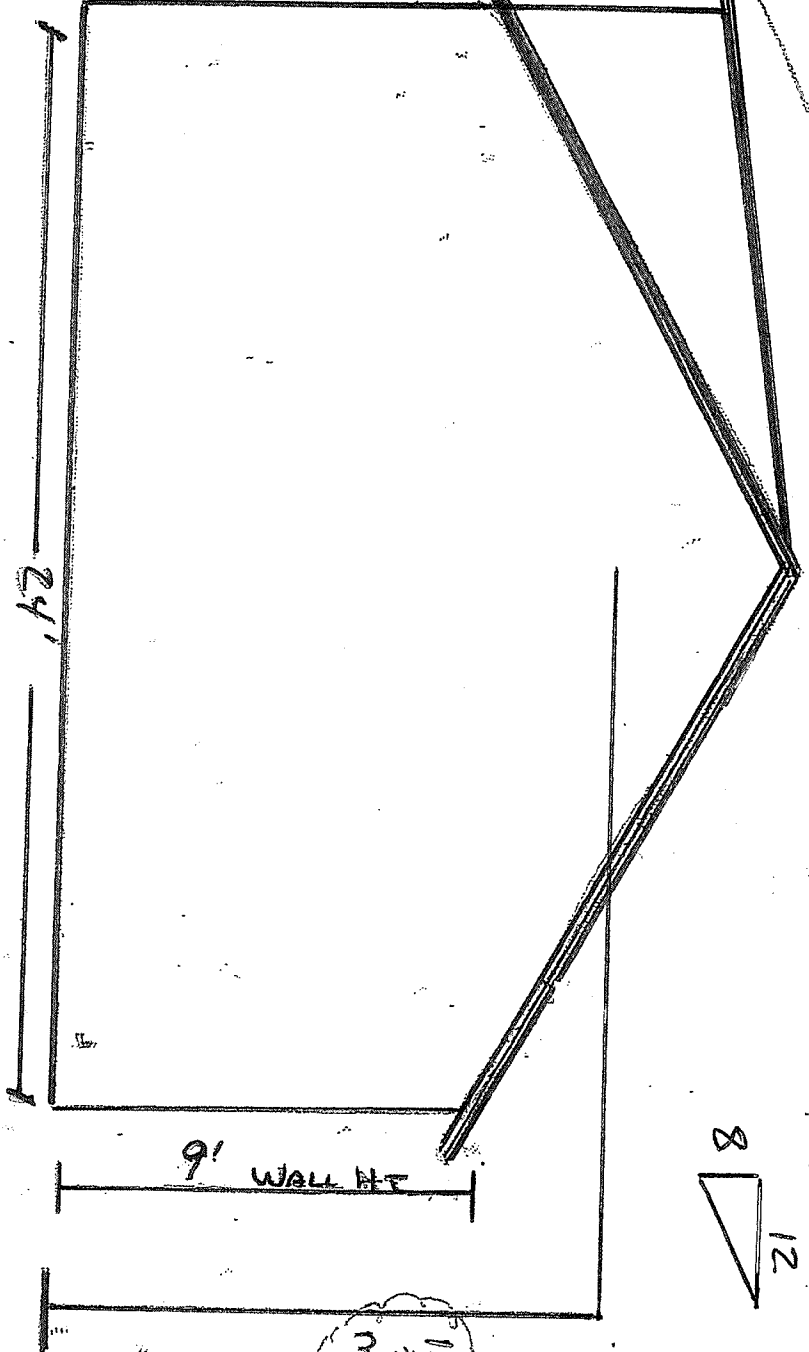
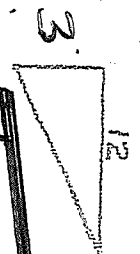


9' WALL HT

15' HD MEAN

<p>SCALE: 1/4" = 1'</p>		<p>DATE: _____</p>
<p>DESIGNED BY: _____</p>		
<p>CHECKED BY: _____</p>		
<p>APPROVED BY: _____</p>		
<p>PROJECT NO. _____</p>		<p>DRAWING NUMBER _____</p>

12" eaves slope



9' WALL HT

15' x 20' ROOM

JOHN ANDERSON

SCALE 1/4" = 1'

APPROVED BY

DATE

DRAWING NUMBER