



**#2023-132**  
**795 Oak Court – Variation**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	July 19, 2023
<b><u>Request:</u></b>	Variations to allow an addition to an existing detached accessory structure, a garage, with dormers exceeding the maximum 20% allowed per side to allow 70%, a variation of 13 feet in length.
<b><u>Location:</u></b>	795 Oak Court
<b><u>Acreage:</u></b>	Approximately 5,800 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 an existing single-family residential lot in Crystal Lake.
- The house contains an existing detached garage located along Oak Court. The proposal is to add two dormers on each side increasing the inside space above the first floor.
- A variation for a similar request was approved at 775 Oak Court in September.

**Development Analysis:**

**General**

- **Request:** To install two dormers, each with a length of 18 feet, on either side of the existing garage. A single dormer is limited to 20% per side, which would limit the dormer to 5.2 feet. This is a variation of almost 13 feet in length.
- **Zoning:** The site is zoned R-2 Single Family and 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.

**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.**

**Findings of Fact:**

**ZONING ORDINANCE VARIATION**

The petitioner is requesting a variation from Article 4-600 from the maximum dormer length of 5.2 feet (20% of the length of the side of the structure) to allow a dormer length of 18 feet, a variation of almost 13 feet on the east and west elevations, which is 70% the length of the structure.

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*

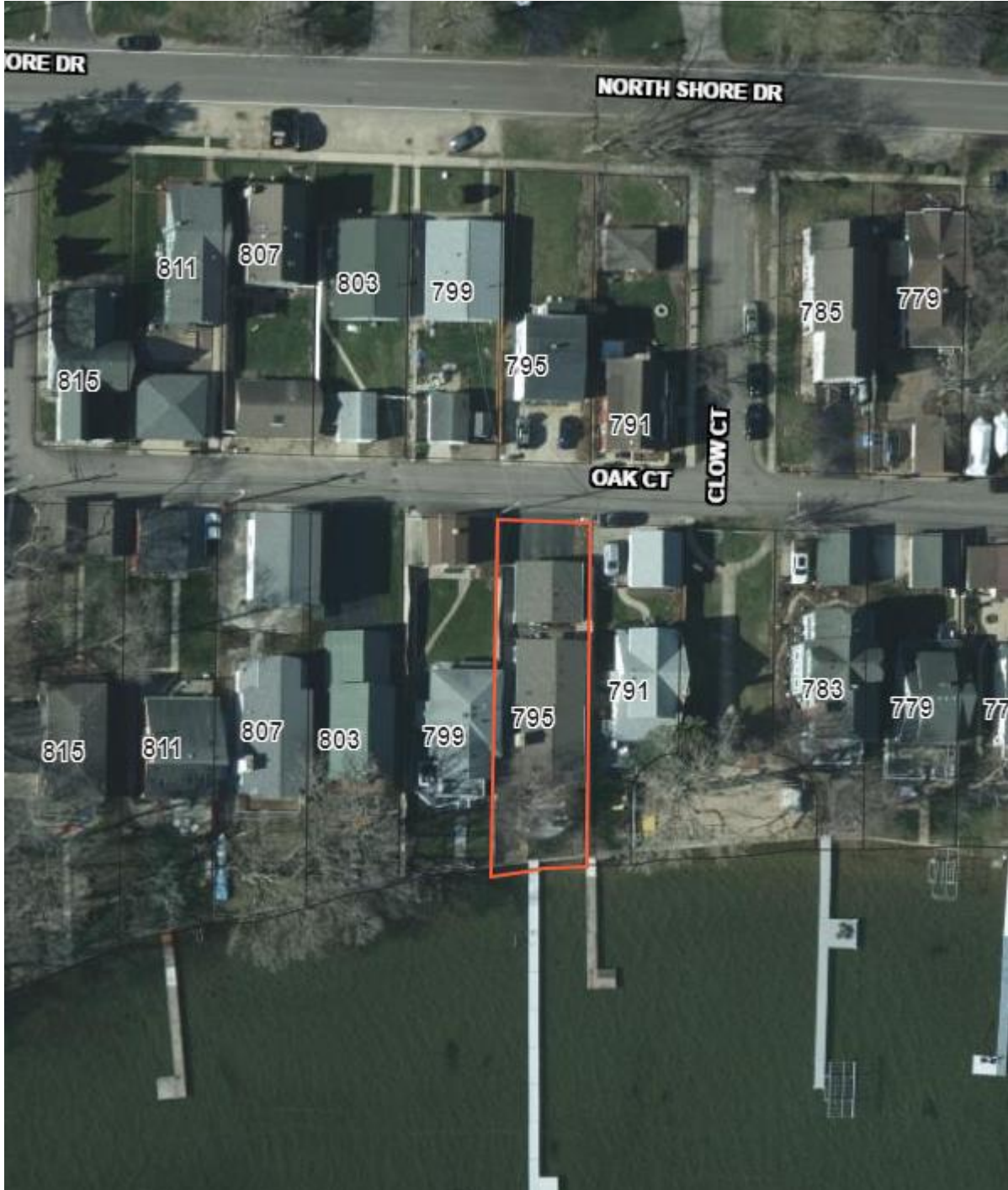
Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

**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 (Greenwald, received 06/15/23)
  - B. Elevation Plans (Greenwald undated, received 06/15/23)
2. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.
3. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIQ Map  
795 Oak Court



**Application for Simplified Residential Variation**

Application Number: _____	<b>FOR OFFICE USE ONLY</b>
Project Name: _____	
Date of Submission: _____	

**I. Applicant**

Todd Greenwald & Tara Rand

Name

795 Oak Court

Street

Crystal Lake

IL

60014

City

State

Zip Code

224-588-2518

getrusty@me.com

Telephone Number

Fax Number

E-mail address

**II. Owner of Property (if different)**

Name

Address

Telephone Number

**III. Project Data**

- 1. a. Location/Address: 795 Oak Court. Crystal Lake IL 60014
- b. PIN #: 19-06-176-018

- 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:** Hardships stem from the unique cottage lot sizes and limited storage in our home. It elevates the character of the neighborhood where the longer dormer improves the aesthetics by making it more appealing than just a roofline. Oak court has multiple similar garage structures making it consistent with the neighborhood. A similar garage was just constructed in 2022.

IS THE HARDSHIP SELF-CREATED?

No

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

Yes

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; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

No

3. List any previous variations that are approved for this property: Fence - 2022

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.

[Signature] Todd Greenwald 06/14/2023

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: Todd Greenwald & Tara Rand

Address: 795 Oak Court

Crystal Lake, Il 60014

Phone: 224-588-2518

E-mail: getrusty@me.com

Project Name & Description: Garage Expansion

Addition of Second floor and dormers to existing garage.

Project Address/Location: 795 Oak Ct, Crystal Lake, Il 60014

Signature

Todd Greenwald

June 13, 2023

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.

SHAW MEDIA  
EST. 1851  
PO BOX 250  
CRYSTAL LAKE IL 60039-0250  
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 06/29/23 12:03 by bbehr-sm

Acct #: 10069745

Ad #: 2090798

Status: New

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

IN THE MATTER OF THE  
APPLICATION OF  
Todd Greenwald and  
Tara Rand

**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 Todd Greenwald and Tara Rand for approval of a Variation of the following real estate known as 795 Oak Court, Crystal Lake, Illinois 60014, PIN: 19-06-176-018.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to allow an addition to an existing detached accessory structure, a garage, with dormers exceeding the maximum 20% allowed per side to allow 70%, a variation of 13 feet in length, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 4 Section 4-600 F 3. 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, July 19, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

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

(Published in the Northwest  
Herald June 30, 2023)  
2090798



STATE OF ILLINOIS


COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF  
\_\_\_\_\_(NAME);

AFFIDAVIT

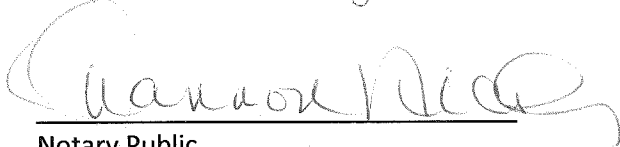
TODD GREENWALD (Name), being first duly sworn on oath deposes and states as follows:

- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on July 19, 2023, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on June 29, 2023 (date)
  
- B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on June 29, 2023 (date)

  
 \_\_\_\_\_  
 (name) Signature

Subscribed and Sworn to me before

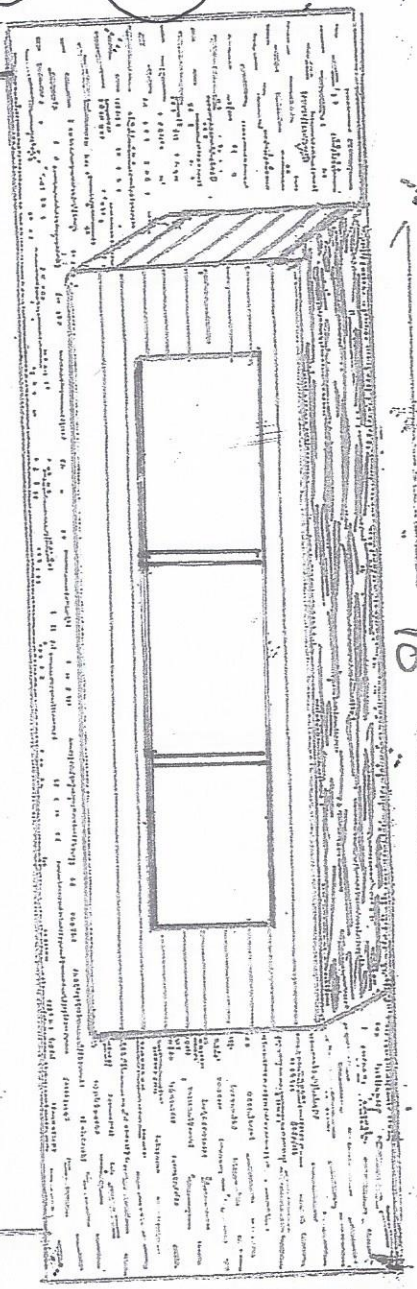
This 30th day of June, 2023

  
 \_\_\_\_\_  
 Notary Public



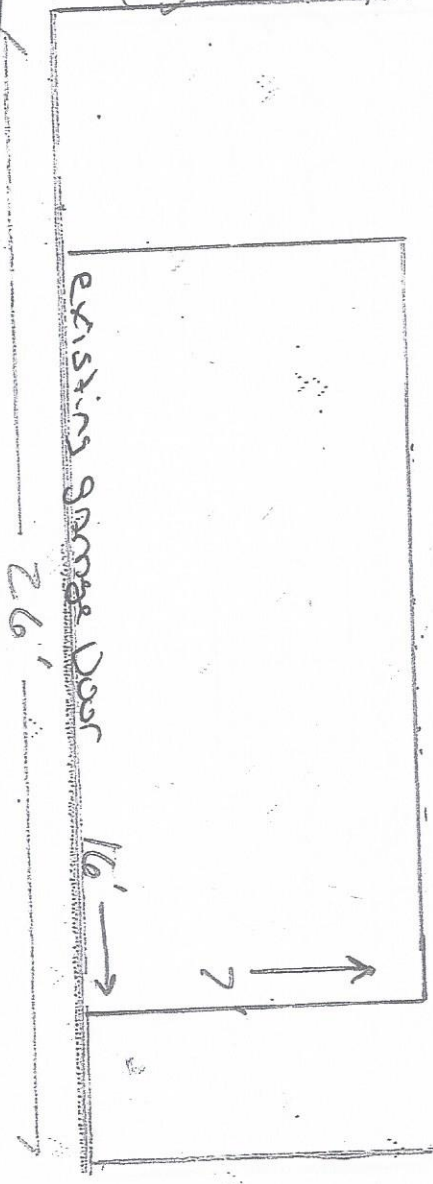
8' 1/2"

New  
Asphalt  
Shingle  
roof



Shed roof  
18" Door  
3' 1/2"

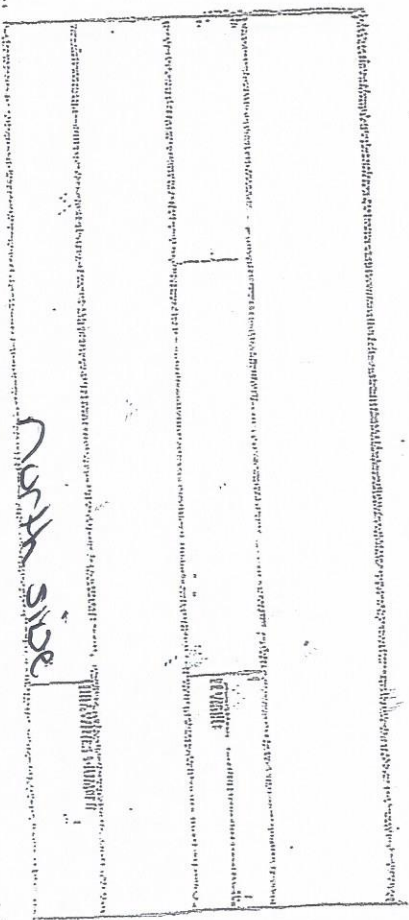
existing  
walls & concrete to  
remain. Door level  
will stay the same.



8' existing  
wall left.

main wall 15'

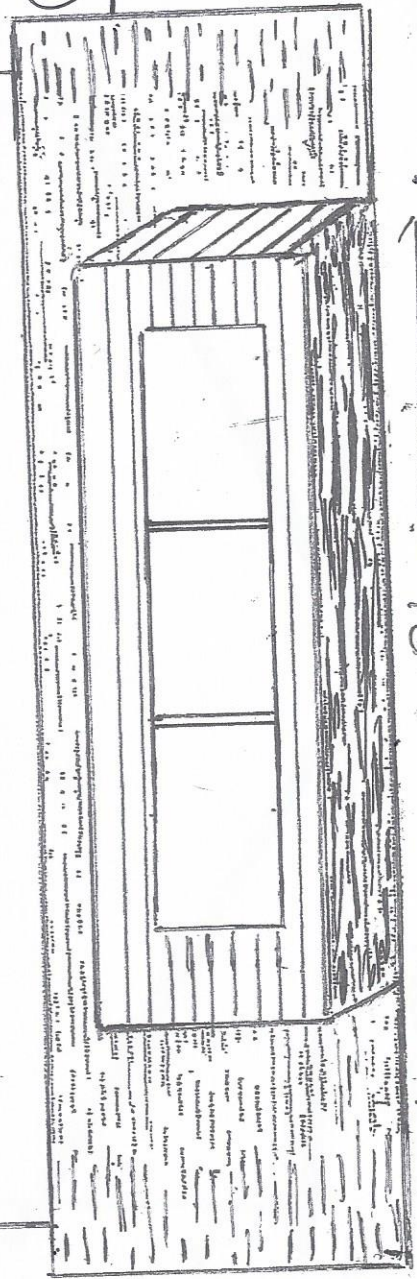
main wall 19'



8 1/2'

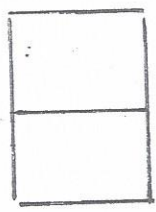
New  
Asphalt  
Shingle  
Roof

Shed roof 18' over  
3 1/2'

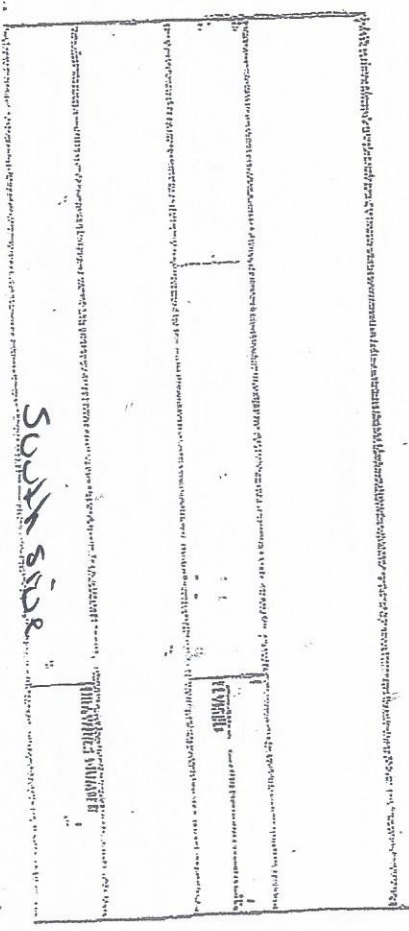


Existing  
walls to  
remain

Existing window  
to  
remain



26'



8' wall height

main height 15'

max height 19'

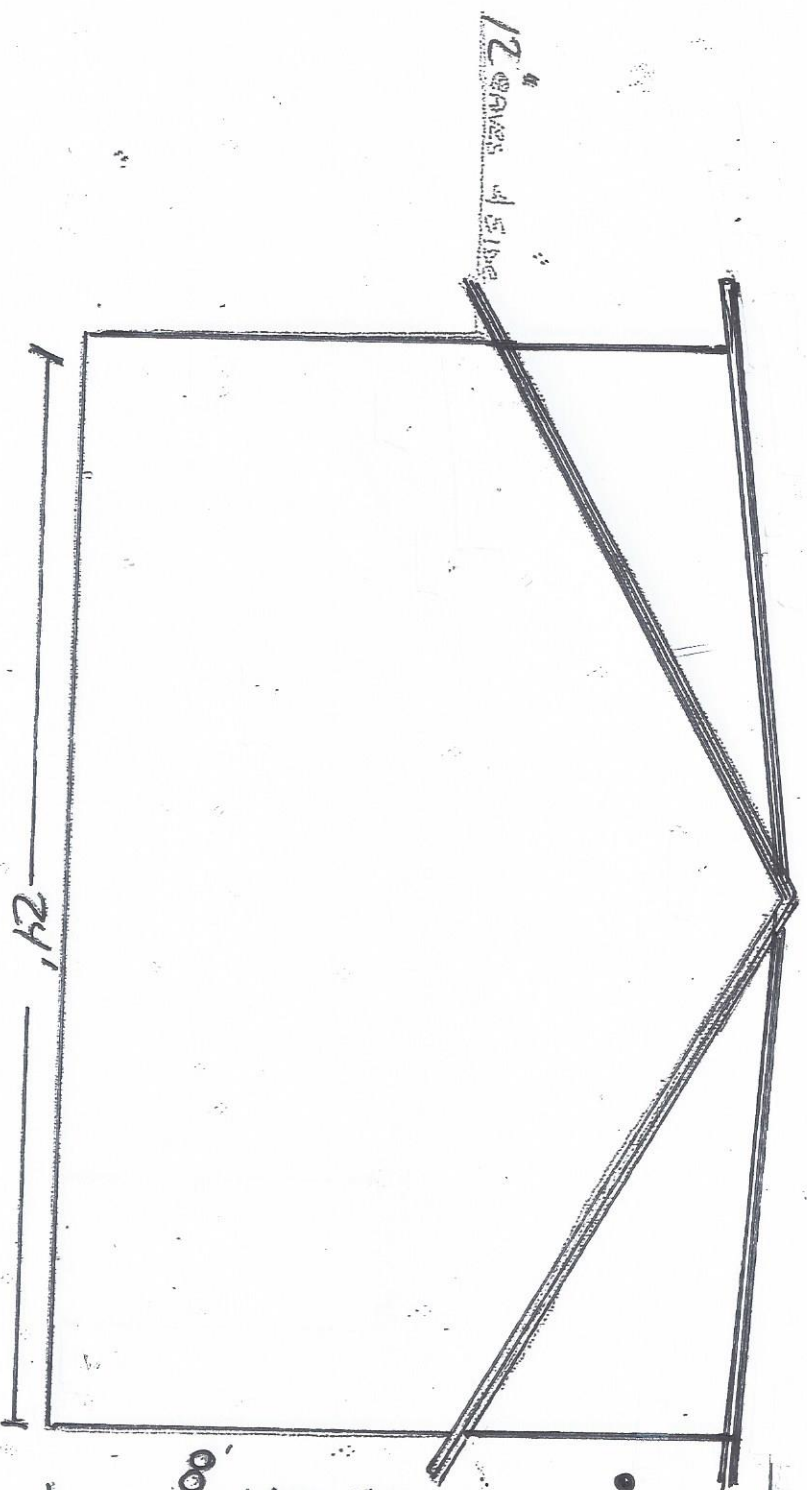
South side

8 1/2

New Dormers

3 1/2

New Dormers



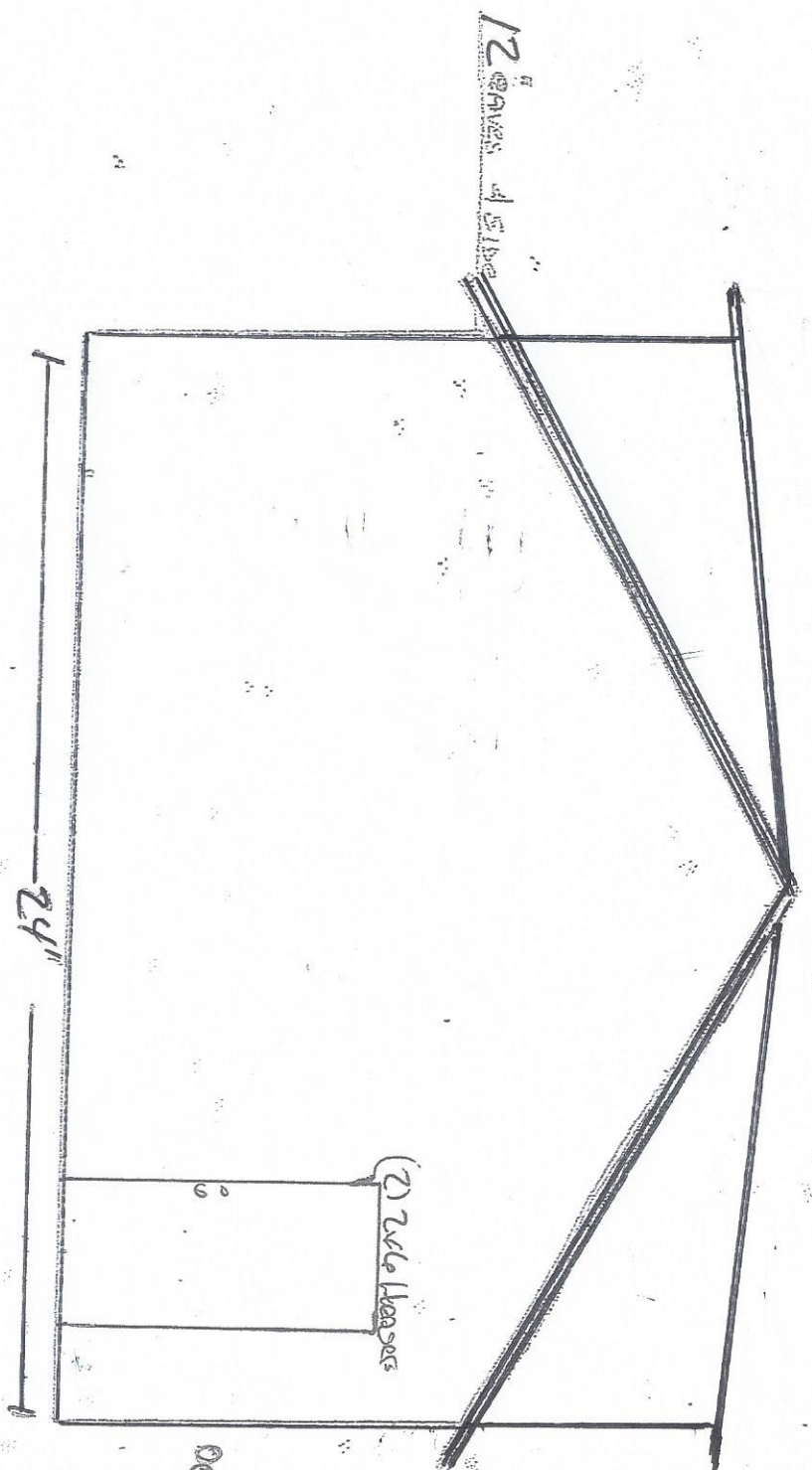
Max Hgt 19'

Mean Hgt 15'

SEARCHED BY		INDEXED BY	
SERIALIZED BY		FILED BY	
FBI - NEW YORK			
APPROVED BY		RECORDED BY	
SEARCHED EAST SIDE			
INDEXED		RECORDED	

8 1/2  
New rafters

3 1/2  
New Dorners



(2) rick Hoops

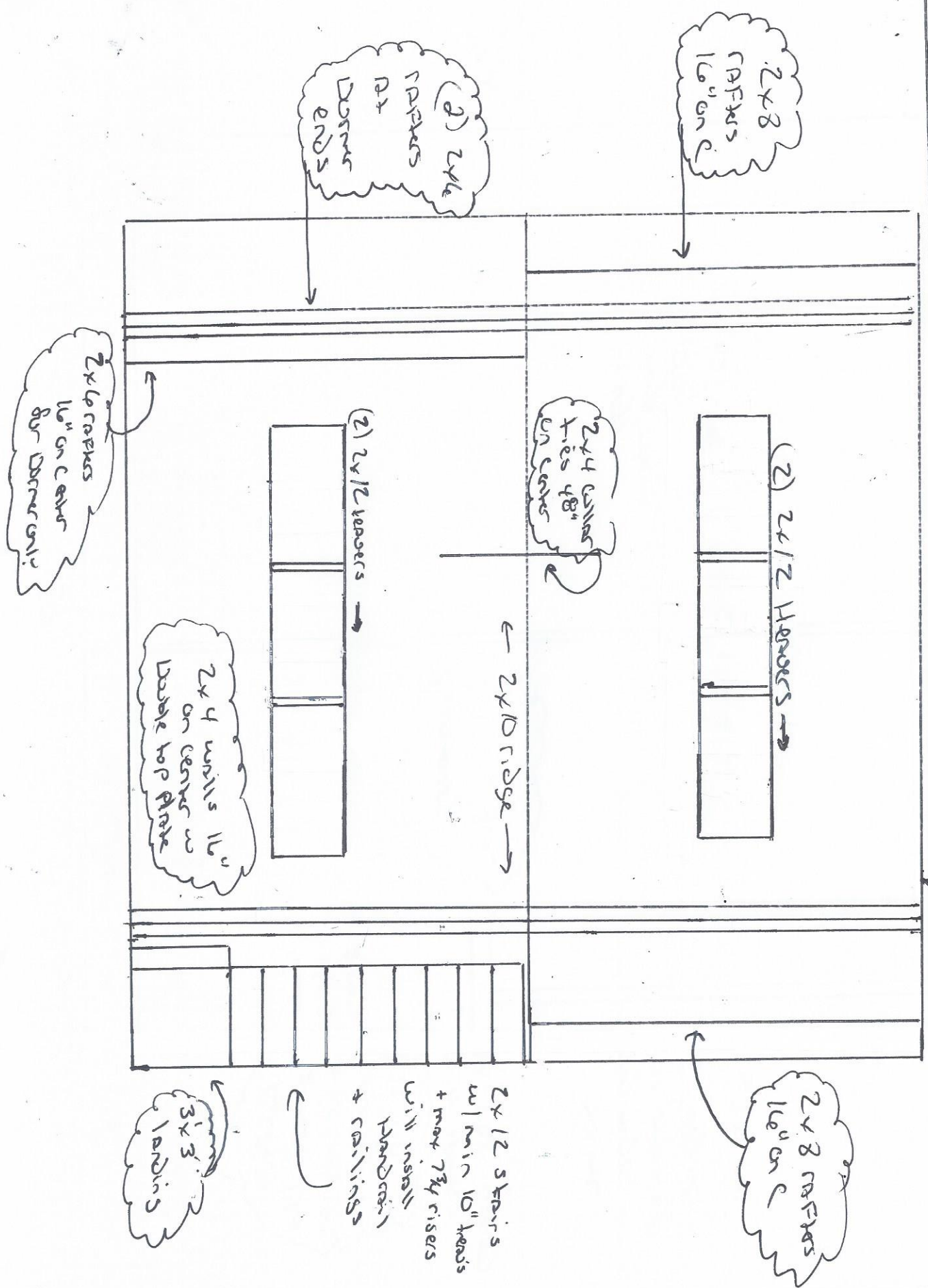
Wall HT

max Hgt 19'

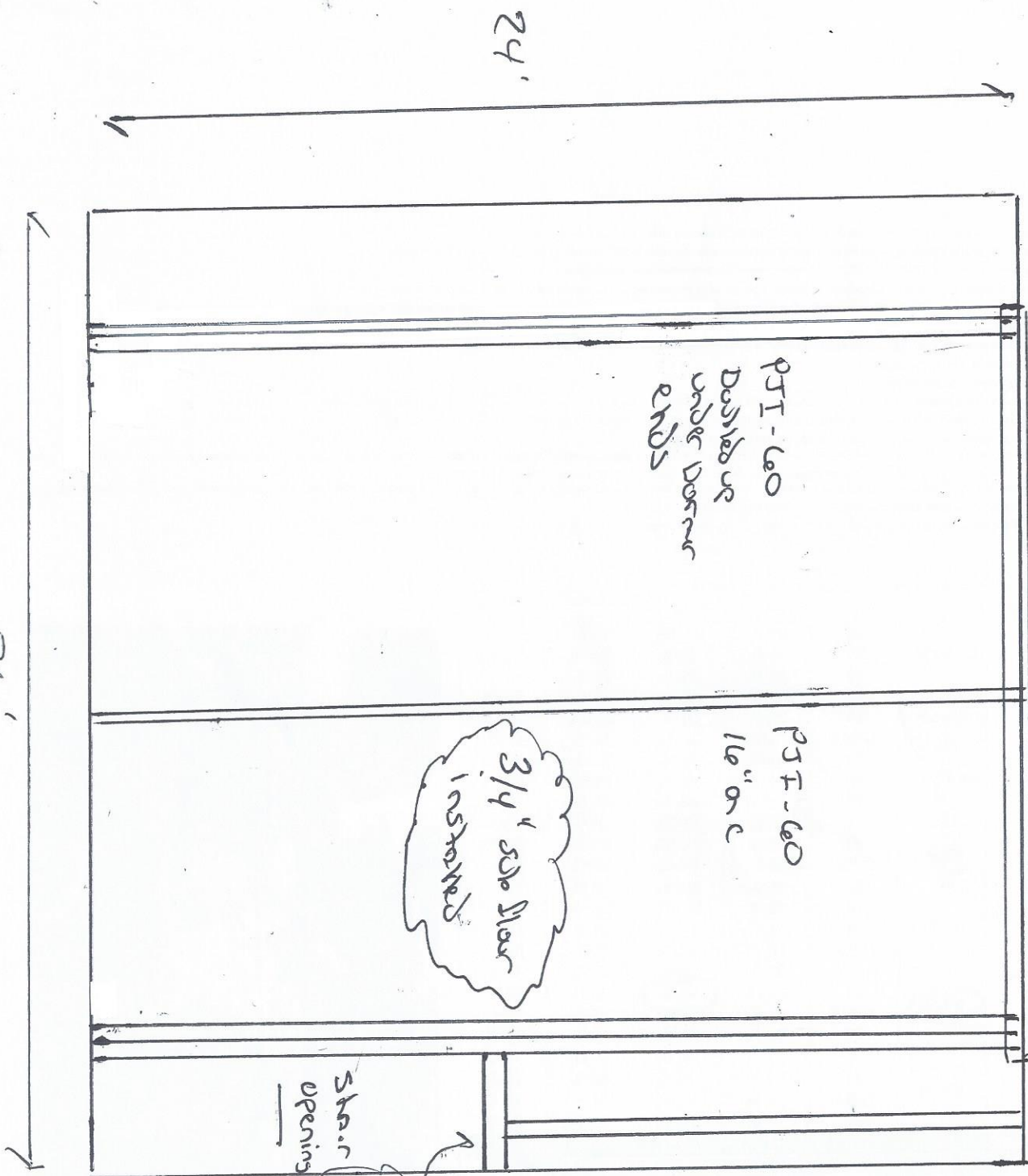
mean Hgt 15'

DATE: 1/11/11 DRAWN BY: [Signature]		APPROVED BY: [Signature]	
PROJECT: WEST SIDE		DRAWING NUMBER:	

\* Allow storage area layout  
 \* Dorms layout  
 \* Stairs layout.



PJI-60 Slab 102.001  
for light storage



PJI-60  
Dashed or  
under DORMER  
ends

PJI-60  
16" on c

3/4" slo Slab  
installed

14" LVL installed  
with Hangers  
PJI-60  
connected to  
LVL w/T&I  
Simpson Tie  
Hangers

PJI-60  
Dashed or  
at stair end  
and under  
DORMER

Stair  
opening

# PLAT OF SURVEY

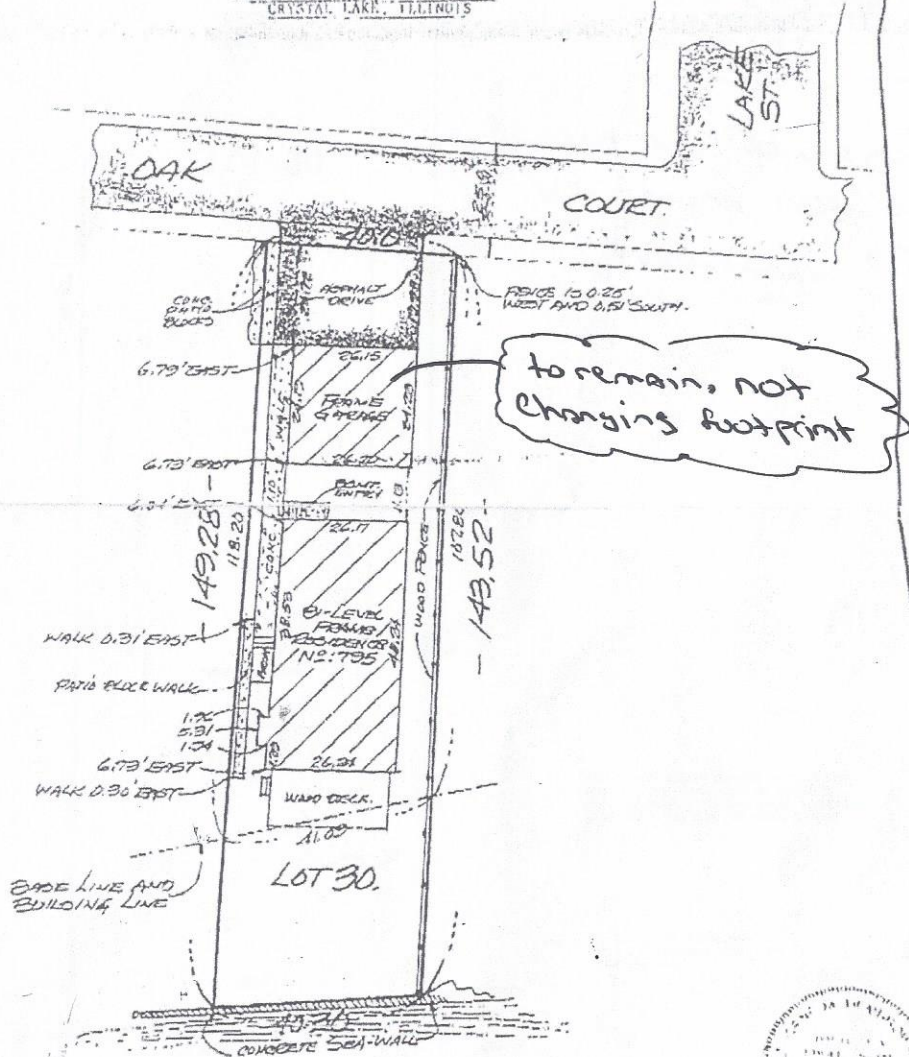
ARCHITECTURAL - INDUSTRIAL - LOTS - FARMS - SUBDIVISIONS - MORTGAGE - CONDOMINIUMS



BY  
**E. DEMBROWSKI & ASSOCIATES, INC.**  
Registered Land Surveyors  
of

100' 00" IN FIRST ADDITION TO CLON'S CRYSTAL LAKE PARK, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1923, AS DOCUMENT NO. 58198 IN BOOK 4 OF PLATS, PAGE 41, IN McHENRY COUNTY, ILLINOIS

COMMONLY KNOWN AS 795 OAK CT.  
CRYSTAL LAKE, ILLINOIS



## CRYSTAL LAKE

STATE OF ILLINOIS  
COUNTY OF LAKE

NOTE  
THESE DIMENSIONS ARE NOT TO BE ASSUMED TO VARY  
UNLESS SO INDICATED BY THE SURVEYOR AND  
SHOWN ON THE PLAT. THE SURVEYOR'S RESPONSIBILITY  
IS TO THE PROPERTY DESCRIBED HEREON AND NOT TO  
ANY OTHER PARTY. THE SURVEYOR'S RESPONSIBILITY  
IS TO THE PROPERTY DESCRIBED HEREON AND NOT TO  
ANY OTHER PARTY. THE SURVEYOR'S RESPONSIBILITY  
IS TO THE PROPERTY DESCRIBED HEREON AND NOT TO  
ANY OTHER PARTY.

WE, E. DEMBROWSKI & ASSOCIATES, DO HEREBY CERTIFY THAT  
A SURVEY HAS BEEN MADE UNDER ITS DIRECTION BY A REGISTERED PROFESSIONAL  
ILLINOIS LAND SURVEYOR OF THE PROPERTY DESCRIBED HEREON, AND THAT  
THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY,  
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Draw No. 26104  
Scale 1 inch = 20 feet  
Date JAN 11 1996

E. DEMBROWSKI & ASSOCIATES, INC.  
172 PARKWAY AVE.  
LAKE ZURICH, ILL. 60047-1324  
PHONE: 847-540-9171  
FAX: 847-540-9172

*Eugene M. Dembrowski*  
REGISTERED ILLINOIS LAND SURVEYOR  
NO. 018-001029  
EUGENE M. DEMBROWSKI



**NOTICE**

The City of Crystal Lake hereby gives notice that the detached accessory structure located on 795 Oak Court in Crystal Lake, Illinois, further described below, cannot be used for residential purposes including but not limited to rental apartment, room and board, bedroom, living space, or habitable space. It may be used for personal storage within the accessory structure building.

The subject property is legally described as follows:

LOT 30 IN FIRST ADDITION TO CLOW'S CRYSTAL LAKE PARK, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRICIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1923 AS DOCUMENT 58798, IN BOOK 4 OF PLATS, PAGE 83, IN MCHENRY COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-06-176-018  
Address of Property: 795 Oak Court, Crystal Lake IL 60014

I \_\_\_\_\_, hereby acknowledge that the above notice applies to the subject property.

**PROPERTY OWNER ACKNOWLEDGEMENT**

By: \_\_\_\_\_

Dated this \_\_ day of August, 2023.

Prepared By & Return to: Elizabeth Maxwell, City Planner  
100 W. Woodstock Street  
City of Crystal Lake  
Crystal Lake, IL 60014