



#2023-192 771 Oak Court – Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	October 18, 2023
<u>Request:</u>	Variations to allow construction of a new garage with the following variations: <ol style="list-style-type: none">A two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setbackA two-foot encroachment into the required five-foot side yard setback, creating a three-foot setbackA single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length.
<u>Location:</u>	771 Oak Court
<u>Acreage:</u>	Approximately 5,584 square feet
<u>Existing Zoning:</u>	R-2 Single Family
<u>Surrounding Properties:</u>	North: R-2 Single Family South: R-2 Single Family East: R-2 Single Family West: R-2 Single Family
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

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 demolish this garage and construct a new garage.
- The new garage would only be three feet from the street and side yard property lines. This is a variation of two feet from the respective required five-foot setbacks.
- The petitioner will bump out the top floor with a 19-foot long dormer on each side. Single dormers are limited to 20% of the side length. This dormer would be 80% of the length, a variation of 14 feet three inches.
- A variation for larger dormers was approved at 775 Oak Court in September 2022 to allow a 16-foot long dormer, a variation of 11 feet and 795 Oak Court in July 2023 to allow an 18-foot long dormer, a variation of 13 feet.

Development Analysis:

General

- Requests: To construct a new garage three feet from the street side and interior side yard setbacks and to install two dormers, each with a length of 19 feet or 80% of the length on either side of the garage.
- 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.
- The garage is 1 story and 14 feet 4 inches in height. The City recently amended the UDO to allow garages to be 1 ½ stories and 18 feet in height. The change was prompted to provide additional space in the storage area of the garage to eliminate variation requests for dormers and height.

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 variations from Article 3 from the required five-foot setback and Article 4-600 from the maximum dormer length of 4.8 feet (20% of the length of the side of the structure) to allow a dormer length of 19 feet, a variation of 14 feet three inches 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 (Schroll, received 09/13/23)
 - B. Site Plans (HGB, undated, received 09/13/23)
 - C. Elevation Plans (HGB dated 07/16/23, received 09/27/23 and dated 10/02/23, received 10/03/23)
2. Provide a list describing any changes made to the plans from the City Council approval to the building permit submittal.
3. The petitioner shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

PIQ MAP



Application for Simplified Residential Variation

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

I. Applicant

Todd and Jamie Schroll

Name

771 Oak Ct

Street

Crystal Lake.

IL

60014

City

State

Zip Code

815-508-8472

trollbait2@comcast.net

Telephone Number

Fax Number

E-mail address

II. Owner of Property (if different)

Name

Address

Telephone Number

III. Project Data

1. a. Location/Address: 771 Oak Ct, Crystal Lake, IL 60014

b. PIN #: 19-06-176-011

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:

Variance Request (1) - Attach dormers exceeding 20% of roofline. See Attachment A (1).

Variance Request (2) - Establish eastern set back at 3'. Please see Attachment A (2).

IS THE HARDSHIP SELF-CREATED?

No

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

Unknown

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?

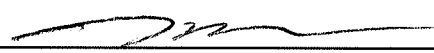
No

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 to all the above questions

3. List any previous variations that are approved for this property: NA

IV. Signatures

 9/12/23
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.

Todd P. Schroll 9/12/23

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.

Attachment A

Schroll 771 Oak Court, Detached Garage Variance Request

1. We are requesting a variation to incorporate dormers in the garage design which exceed 20% of the roof line.
 - A. Due to the limited size of our property, home, and garage, we are extremely limited in storage capacity. Our request mirrors other approved requests within one block of our home within the last one year.
 - B. A non-dormer design forces the placement of stairs and the corresponding access door on the west side of the garage as opposed to the south wall, closest to the home entry door. First, a western door becomes an accessibility issue when exiting onto the narrow proposed parking pad occupied with a car. Second, this increases the walk from the garage to the home. As we age, our goal is to ensure that we minimize risk of fall/injury during winter months.
 - C. As a 6'5" taller individual, dormers provide greater ergonomic and headroom access to storage space as opposed to indirectly rendering space unusable or as "dead" space.

2. We are requesting a variation to establish the east set-back at 3'. The current home and garage are at 2.6', as is the neighbor's house/garage to the east.
 - A. Moving the garage 2' west then reduces the size of the proposed parking pad to 8' vs. 10'. This essentially renders the parking pad unusable for most modern day vehicles. It also further exasperates the issue noted above if a door is located on the west side (item 1,B)
 - B. Moving the garage 2' west may impair the view of the neighbor across the street.
 - C. There appears to be no functional gain in establishing a 5' set-back when both homes currently exist with only 2.5' the remainder of the lot. This then aesthetically misaligns the home and garage.
 - D. Moving 2' west, but allowing for a 10' parking pad, would require a design modification to 22'w x 27' deep. This is less than ideal when attempting to maximize two vehicle access and storage, as well as maintain even a minimal distance between the garage and the home.

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 Schroll

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 Schroll for approval of a Variation at the following real estate known as 771 Oak Court, Crystal Lake, Illinois 60014, PIN: 19-06-176-011.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to allow a two-story garage, exceeding the maximum stories by 1/2, with dormers exceeding the maximum 20% allowed per side to allow 80%, a variation of 14.2 feet in length, variations from the minimum five-foot side yard setback and five-foot yard abutting a street setback to allow three feet on both side and as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 3, Article 4 Section 4-600, and Article 9. 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, October 18, 2023, 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 October 3, 2023) 2113133

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Todd P. Schroll;

AFFIDAVIT

Todd P. Schroll, 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 October 18, 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 October 3rd, 2023.
- 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 October 3rd, 2023.

T. P. Schroll
(name) (Signature)
T. P. Schroll

Subscribed and Sworn to me before

This 4 day of OCTOBER, 2023

Nancy L. Martin
Notary Public





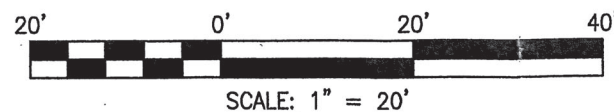
Vanderstappen
Land Surveying, Inc.

www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Lot 25 in 1st Addition to Clow's Crystal Lake Park, being a Subdivision of part 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 No. 58798 in Book 4 of Plats, page 83, in McHenry County, Illinois.

LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊕	UTILITY POLE
⊖	WATER SHUT-OFF
(M)	MEASURED
(R)	RECORD



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 04/30 A.D., 2020.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: William J. Vanderstappen
Illinois Professional Land Surveyor No. 2709

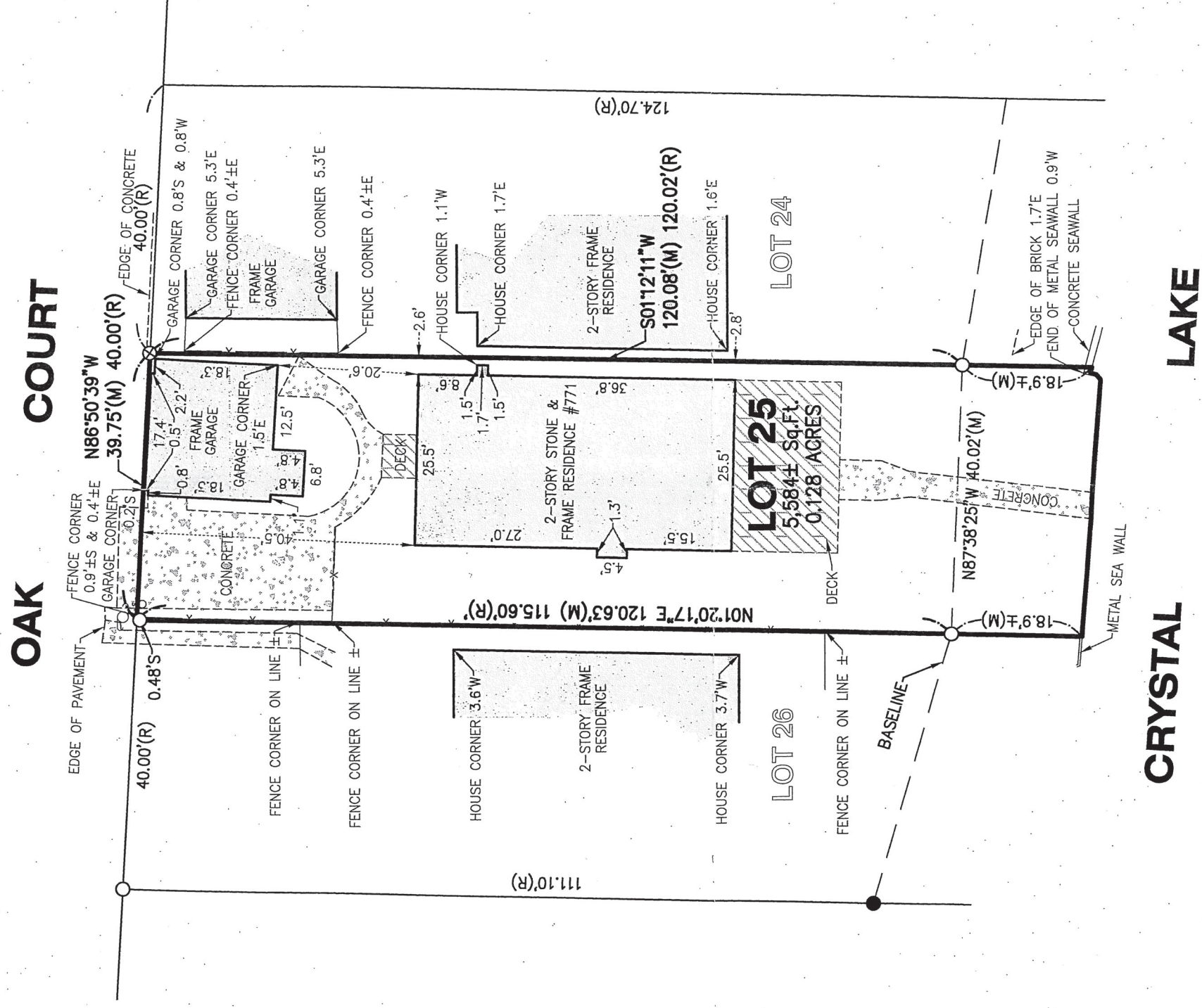


CLIENT: STAUB ANDERSON LLC
DRAWN BY: CKV CHECKED BY: WJV
SCALE: 1"=20' SEC. 06 T. 43 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 19-06-176-011
JOB NO.: 200272 I.D. LSS
FIELDWORK COMP.: 04/28/20 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

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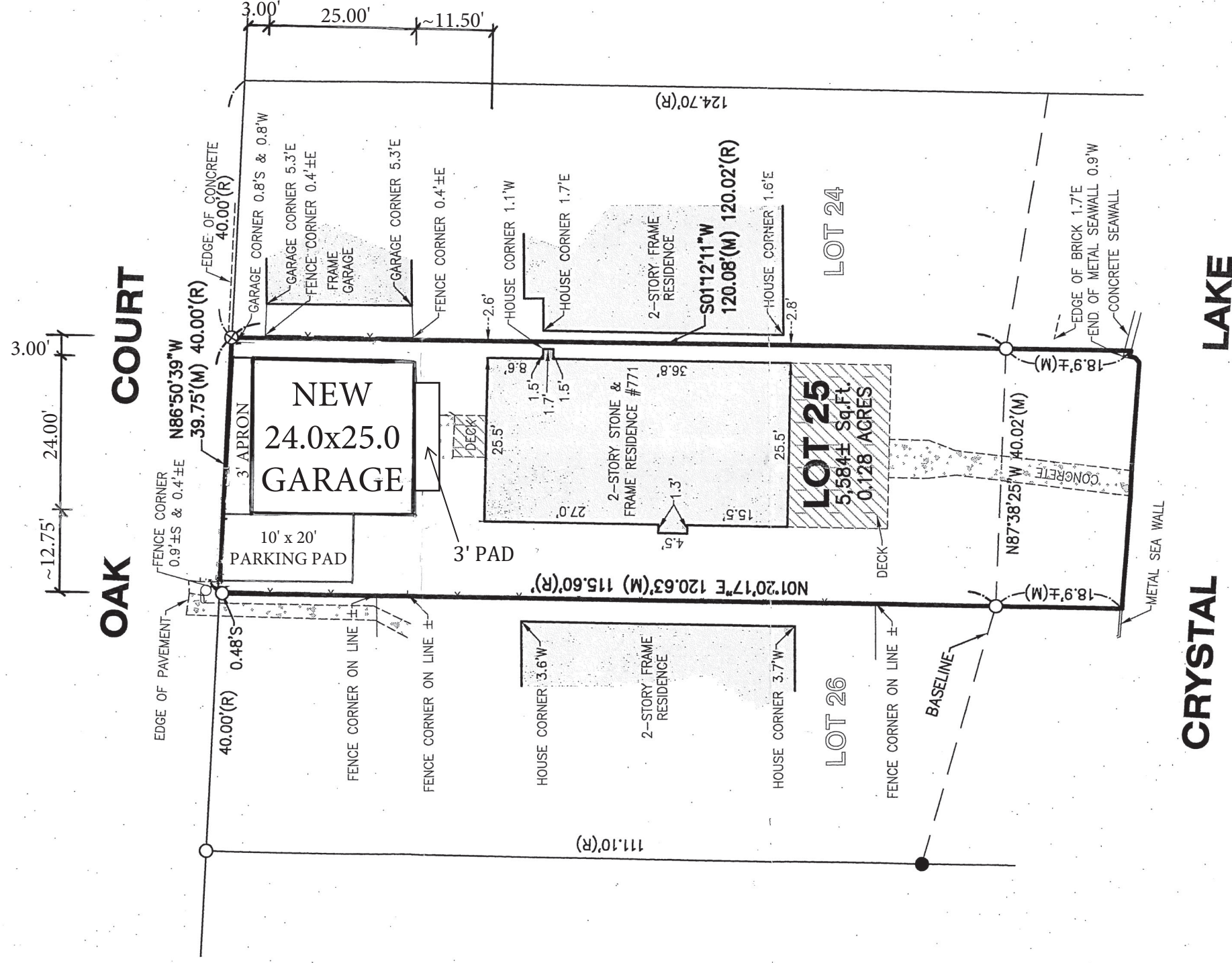
HGB EXISTING SITE PLAN



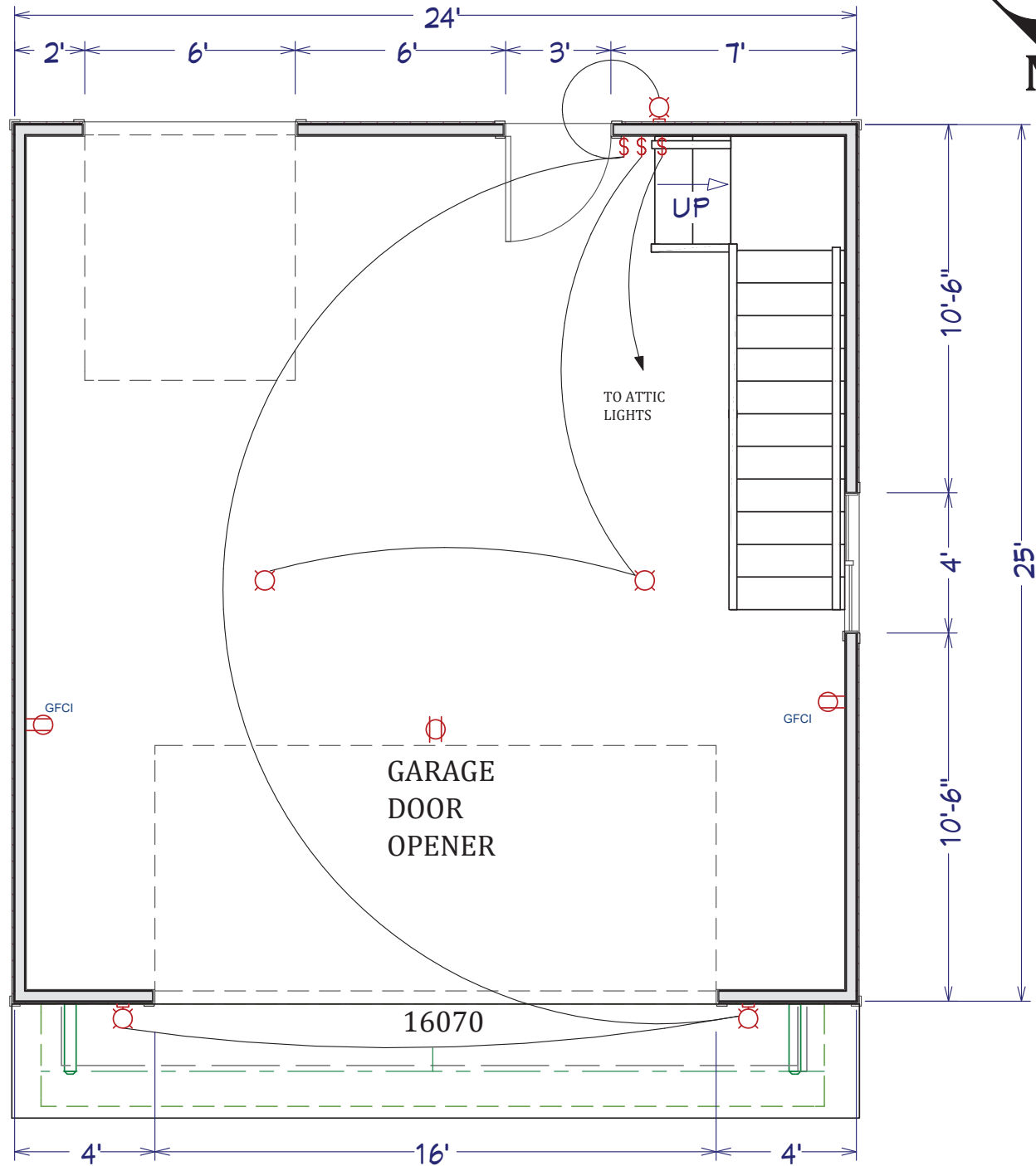
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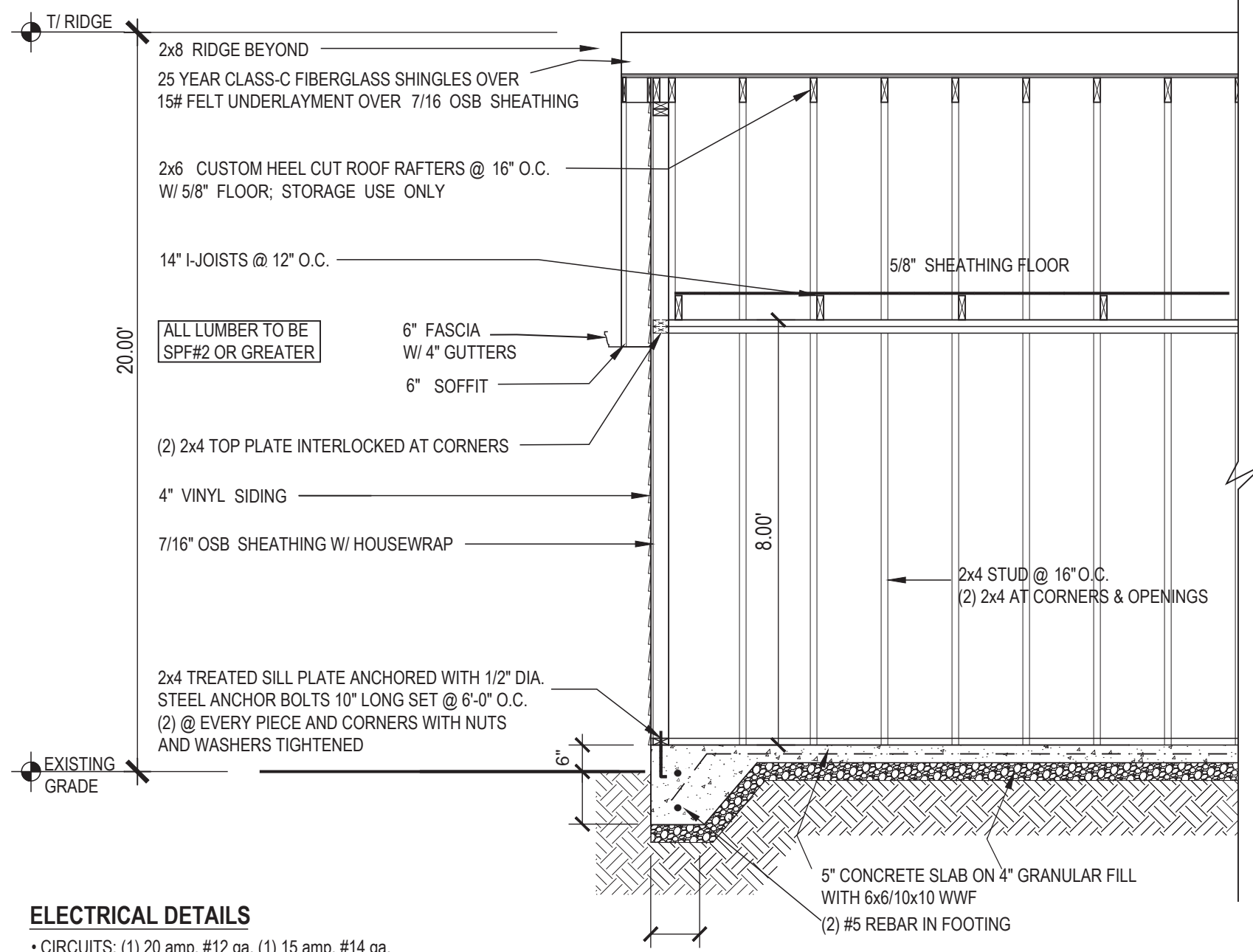
HGB PROPOSED SITE PLAN



SCALE



FLOOR PLAN



- ELECTRICAL DETAILS**
- CIRCUITS: (1) 20 amp. #12 ga. (1) 15 amp. #14 ga.
 - CONTAINED IN 1/2" RIGID STEEL CONDUIT
 - BURIAL DEPTH: 8 INCHES
 - WIRING: SEPARATE CIRCUITS TO SERVICE PANEL
 - PROVIDE DISCONNECT SWITCH

BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE



DETACHED GARAGE - REVERSE GABLE ROOF
771 OAK COURT, CITY OF CRYSTAL LAKE - TODD SCHROLL

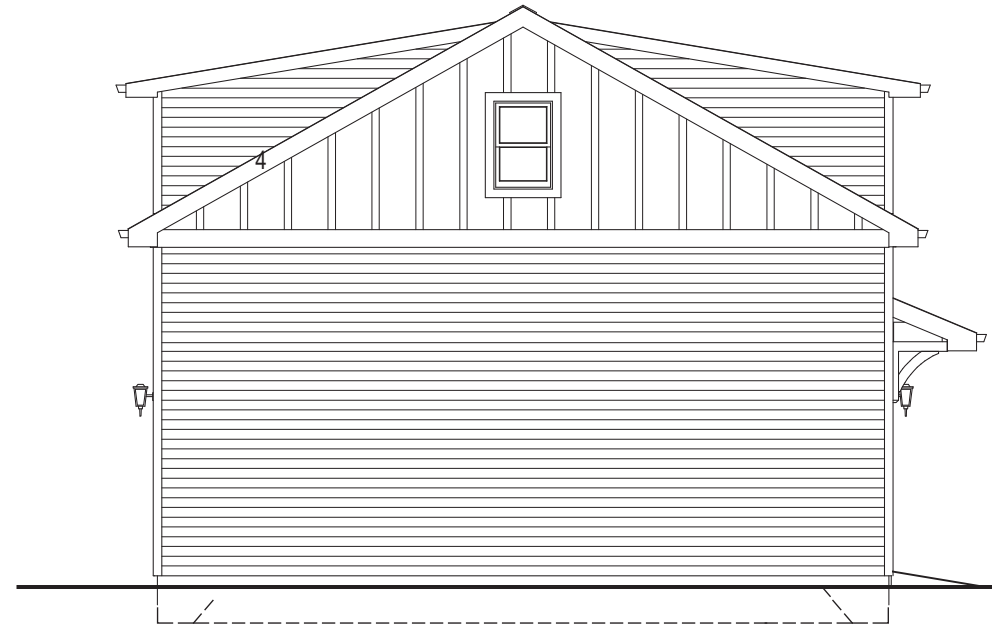
CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
FLOOR PLAN & BUILDING SECTION
 SHEET NUMBER:
1 OF 2

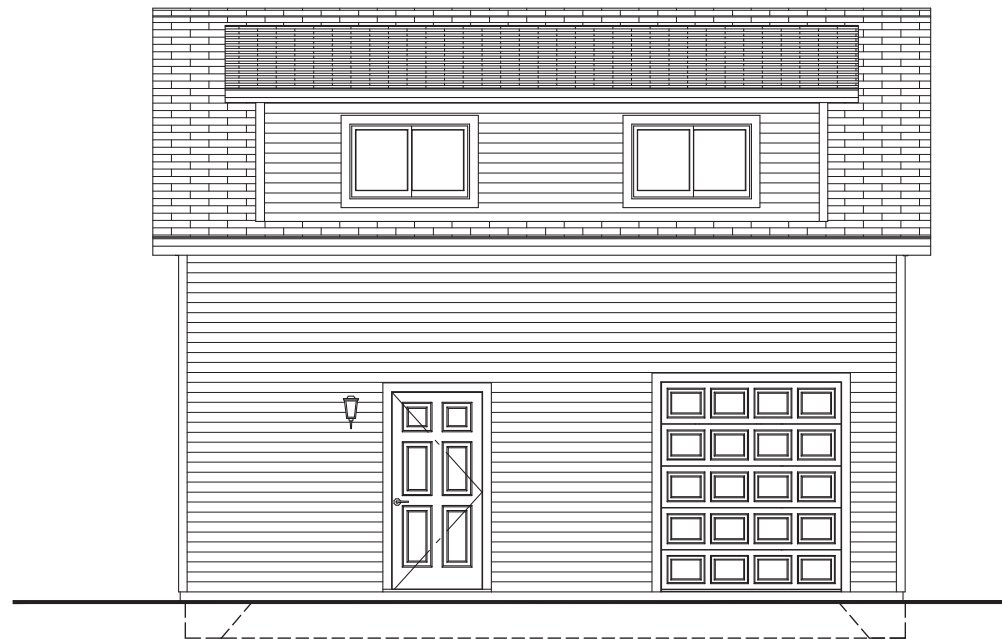
T/ RIDGE
 20.00'
 EXISTING GRADE



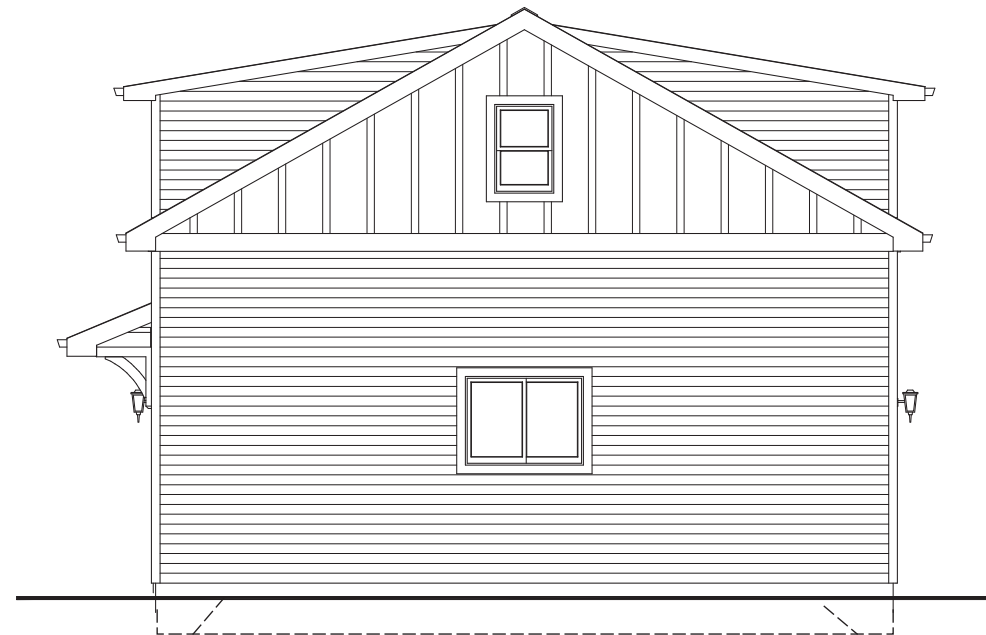
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

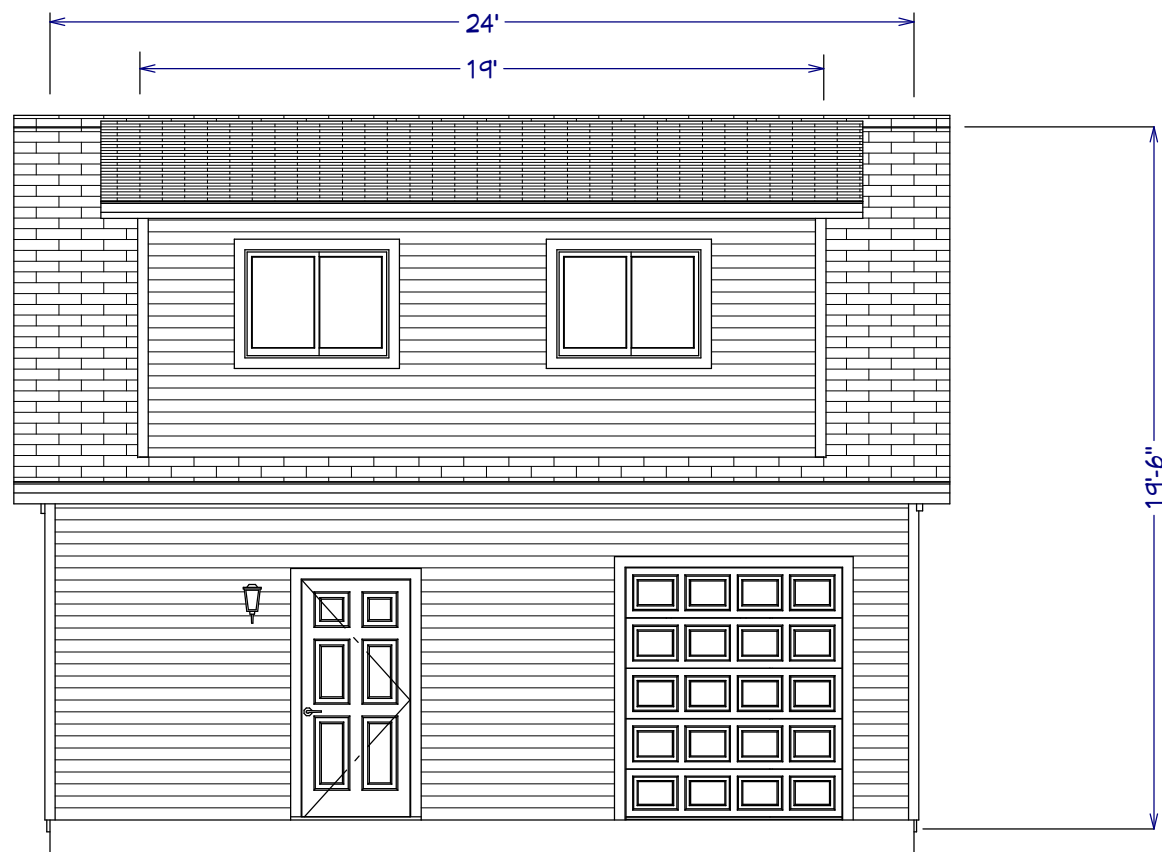
NOTE: DRAWINGS ARE NOT TO SCALE



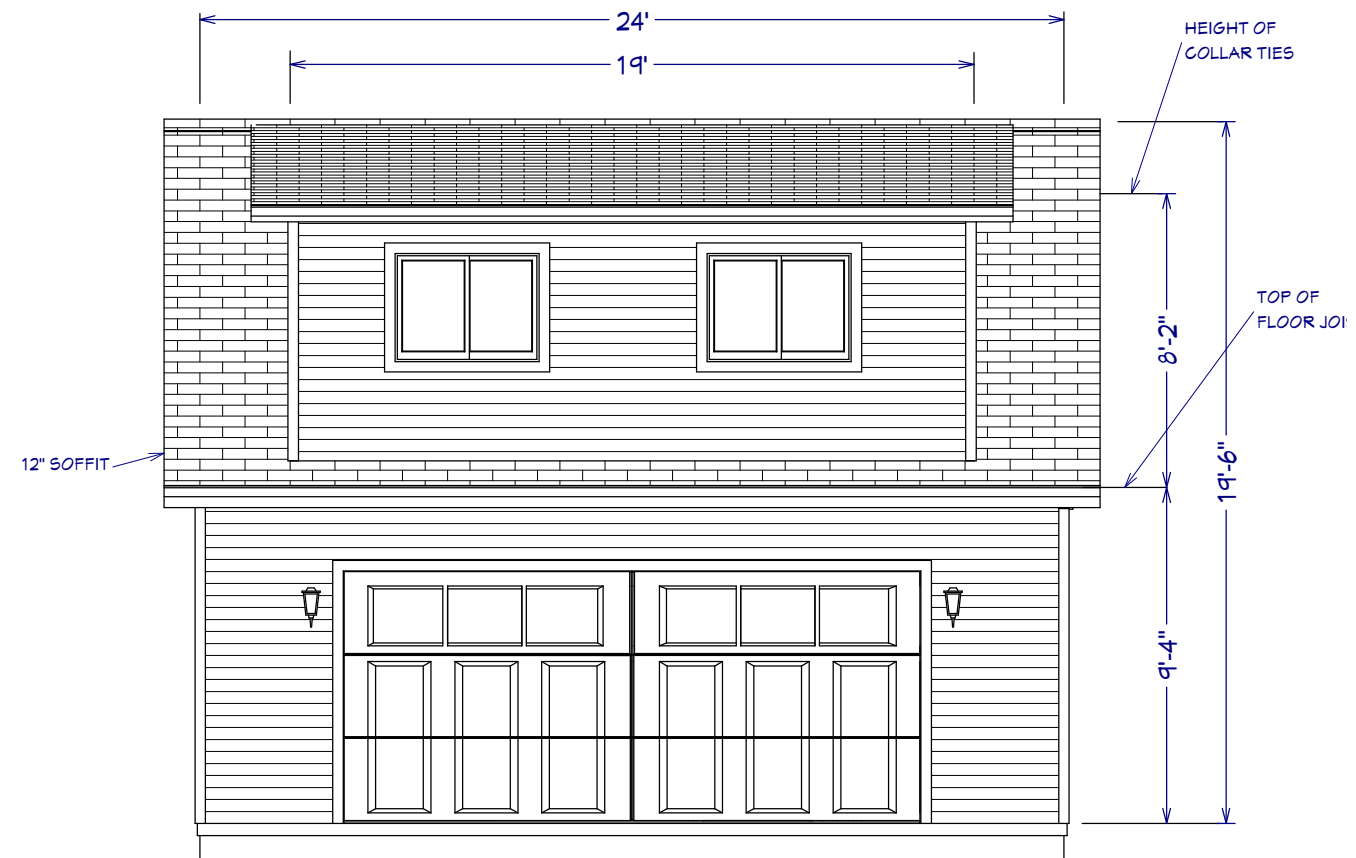
DETACHED GARAGE - REVERSE GABLE ROOF
771 OAK COURT, CITY of CRYSTAL LAKE - TODD SCHROLL

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

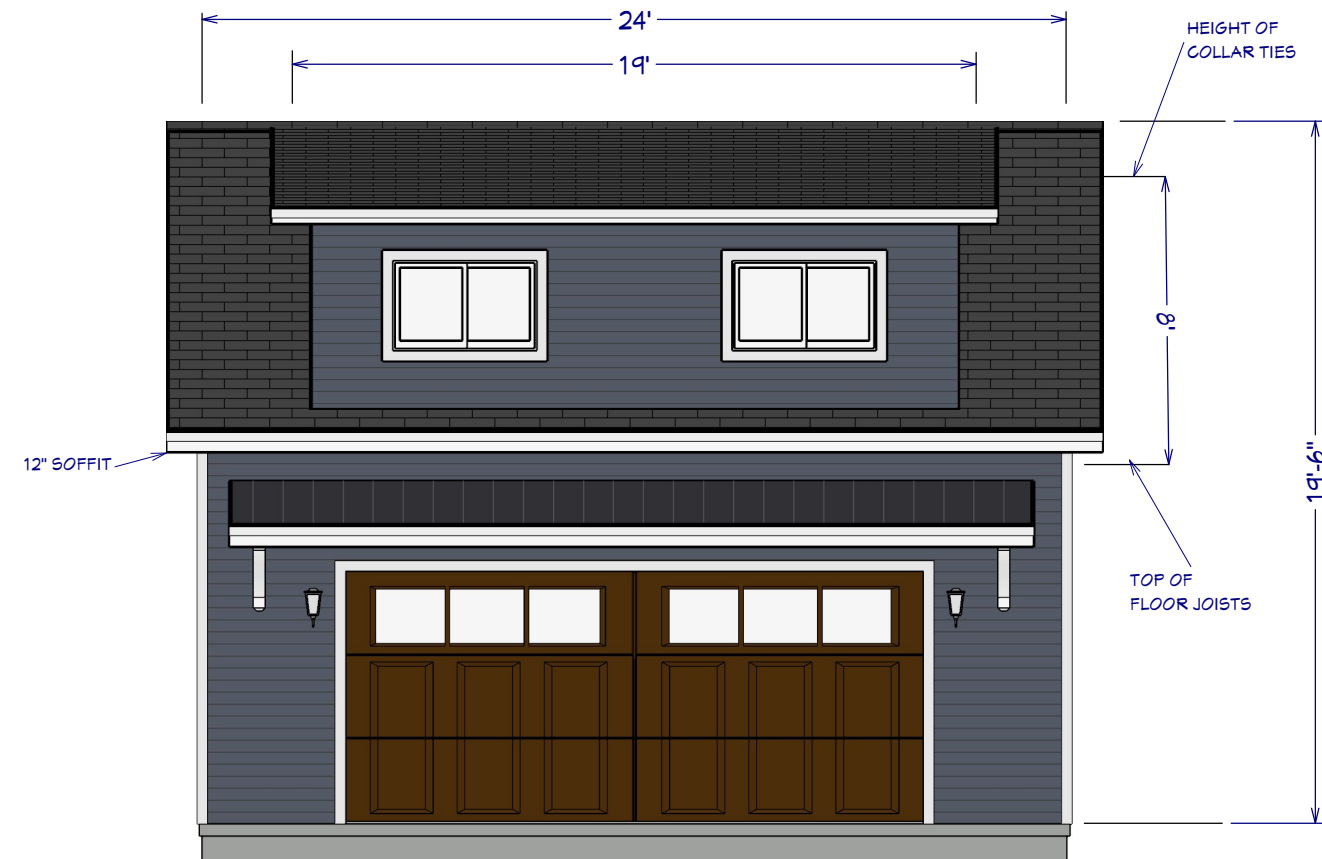
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ELEVATIONS
 SHEET NUMBER:
2 OF 2



SOUTH ELEVATION



NORTH ELEVATION



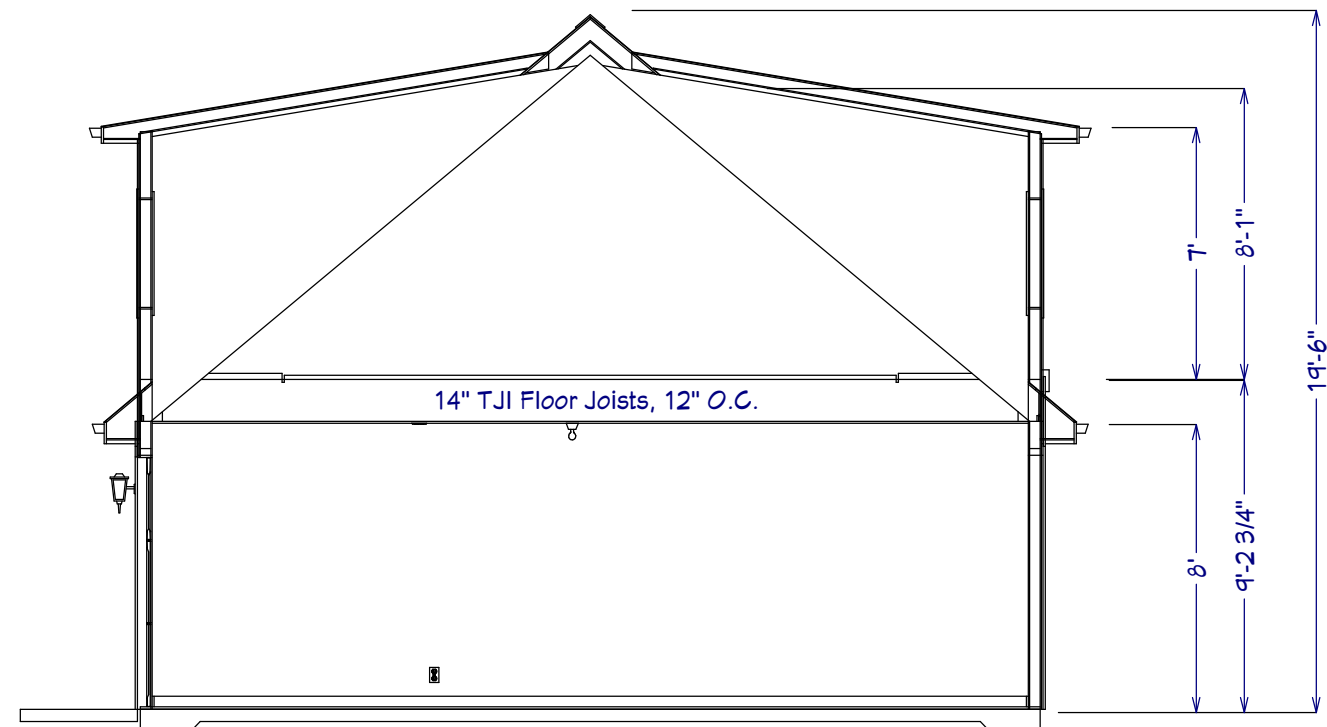
Drawings are for illustration purposes only. Exact materials, colors and styles will be selected on proposal.



Schroll Residence
 771 Oak Court
 Crystal Lake, IL 60014

Date: July 16th, 2023

HGB OFFICE: 602 Academy Drive, Northbrook, IL 60062



WALL SECTION NOTES:

- 2X4 @ 16" O.C. STUD CONSTRUCTION
- 7/16" OSB SHEATHING
- DOUBLE TOP PLATE
- 14" TJI I-JOISTS @ 12" O.C.
- 3/4" OSB SUB-FLOOR
- 2- 1 7/8" X 16" LVL RIDGE BEAM
- 2X6 COLLAR TIES @ 16" O.C.
- 2X8 @ 16" O.C. ROOF RAFTERS
- 7/16" OSB ROOF SHEATHING