



#2024-00020
142 Edgewood Avenue – Variations
Project Review for Planning and Zoning Commission

Meeting Date: April 17, 2024

Request: Simplified Residential Variations from:

1. Article 3-200 to allow an accessory structure (detached garage) with a height of 18 feet 10 inches; and,
2. Article 4-600 to allow a dormer length of 14 feet on the east elevation; and,
3. Article 4-600 to allow a rear yard setback of five (5) feet.

Location: 142 Edgewood Avenue

Acreage: Approximately 6,500 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties: North: R-2 Single Family
South: R-2 Single Family
East: R-2 Single Family
West: R-2 Single Family

Staff Contact: Katie Rivard (815.356.3612)

Background:

- The property is a vacant lot. The petitioner has submitted a building permit for a new single-family home and detached garage.
- On March 6, 2024, PZC recommended denial (4-0) of the proposed variations. On March 19, 2024, the City Council referred the petitioner back to the PZC to reduce the variation requests.
- The petitioner submitted pictures of existing detached garages in the area with the estimated building heights.

Development Analysis:

General

- **Request:** The petitioner is requesting to construct a new detached garage.
- **Zoning:** The site is zoned R-2 Single Family and will be 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.

Request Overview

- The subject lot is existing non-conforming. The proposed single-family home meets the required bulk standards.
- The detached garage is 832 (26'x32') square feet. Any accessory structure over 600 square feet must meet the principal structure setbacks. The setbacks are as follows:
 - Front Yard: 21 feet – Meets (more than 50 feet).
 - Rear Yard: 20 feet – **Does not meet (5 feet). Variation required.**
 - Interior Side Yard: 4.9 feet – Meets (5 feet).
 - Combined Interior Side Yards: 12.6 feet – Meets (13 feet).
- The petitioner increased the rear yard setback from three (3) feet to five (5) feet (20 feet is required). Structures under 600 square feet are required to be five (5) feet off the property line. Staff initially recommended the garage be moved to at least five (5) feet from the rear property line, which is the requirement for smaller structures. This would provide an additional buffer from the neighboring residence behind and more room for maintenance on that side.
- The height of the garage has been reduced from 21 feet to 18 feet 10 inches. This still exceeds the maximum allowable 18 feet for accessory structures by 10 inches.
- Accessory structures are limited to a single dormer per side elevation, which can be no wider than 20% of the length of each side elevation. Therefore, the maximum permitted length is 6 feet 4 inches. The petitioner eliminated the dormer on the west elevation and reduced the east dormer length to 14 feet (approximately 44%), a variation of 7 feet 6 inches. The petitioner initially requested two (2) dormers both 24 feet in length (approximately 67%).
- Recently the UDO was amended to allow accessory structures to be 18 feet in height and 1 ½ stories. This was in line with recent variation approvals with the goal to reduce the number of dormer requests. It provided more space in the upper portion to eliminate the need for dormer variations. To reduce the impact on the neighboring property behind, staff is recommending a condition that the height be reduced to 18 feet.

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 the following variations from:

1. Article 3-200 to allow an accessory structure (detached garage) height of 18 feet 10 inches feet, a variation of 10 inches, from the maximum 18 feet in height; and,
2. Article 4-600 from the maximum dormer length of 6 feet 4 inches (20% of the length of the side of the structure) to allow a dormer length of 14 feet on the west elevation, a variation of 7 feet 6 inches; and,
3. Article 4-600 to allow a rear yard setback of five (5) feet, a variation of 15 feet, from the minimum required 20-foot setback.

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*

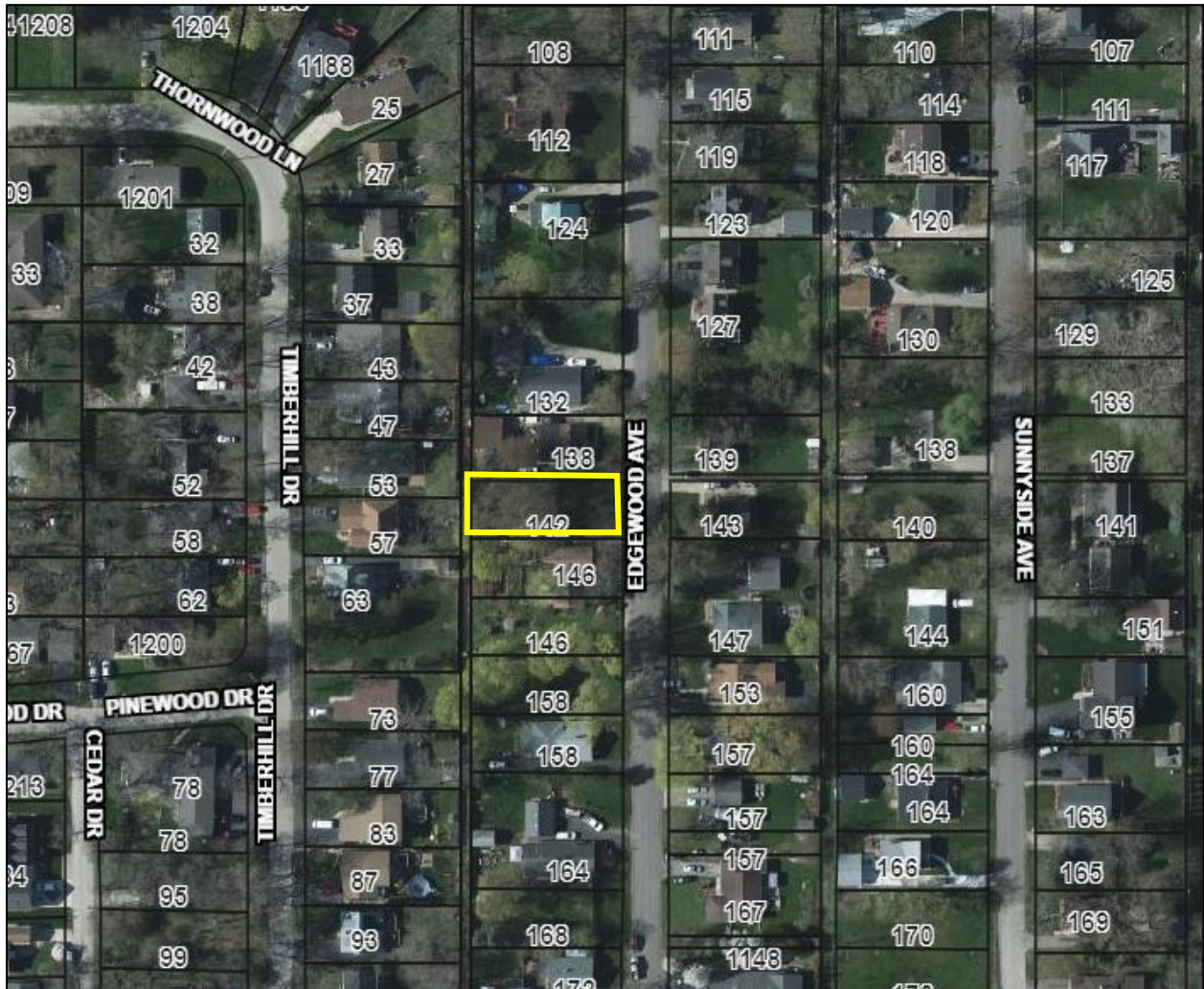
Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

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 (Miles Diamond, received 02/06/2024)
 - B. Site Plan (A. Schmitt Engineering, dated 07/07/2023, last revised on 03/12/2024, received 03/25/2024)
 - C. Application Plans (Diamond, 04/2023, last revised 03/25/2024, received 03/25/2024)
2. The detached garage must match the existing exterior house in material, color, and style of roof.
3. The height of the garage shall be reduced to 18 feet.
4. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.
5. The petitioners shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

PIQ Map
142 Edgewater Drive



Application for Simplified Residential Variation

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

I. Applicant

MIE'S DIAMOND
Name

Street
Crystal Lake IL 60014
City State Zip Code

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name
Address Telephone Number

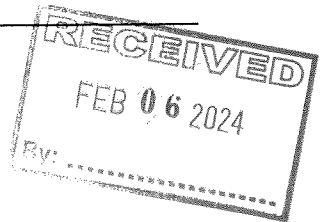
III. Project Data

1. a. Location/Address: 142 EDGEMOOD AVE CRYSTAL LAKE IL
b. PIN #: 18-01-201-010-0030

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:
NARROW NON CONFORMING LOT, NARROW ROAD
NO STREET PARKING, AREA CAN HAVE
A HIGH WATER TABLE, WATER SHED RESTRICTIONS

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: NONE

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] 12/11/23

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.

Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
edgewood

Notice Authentication Number:
202404011143274315200
213731298

Notice URL:

[Back](#)

Notice Publish Date:

Saturday, March 30, 2024

Notice Content

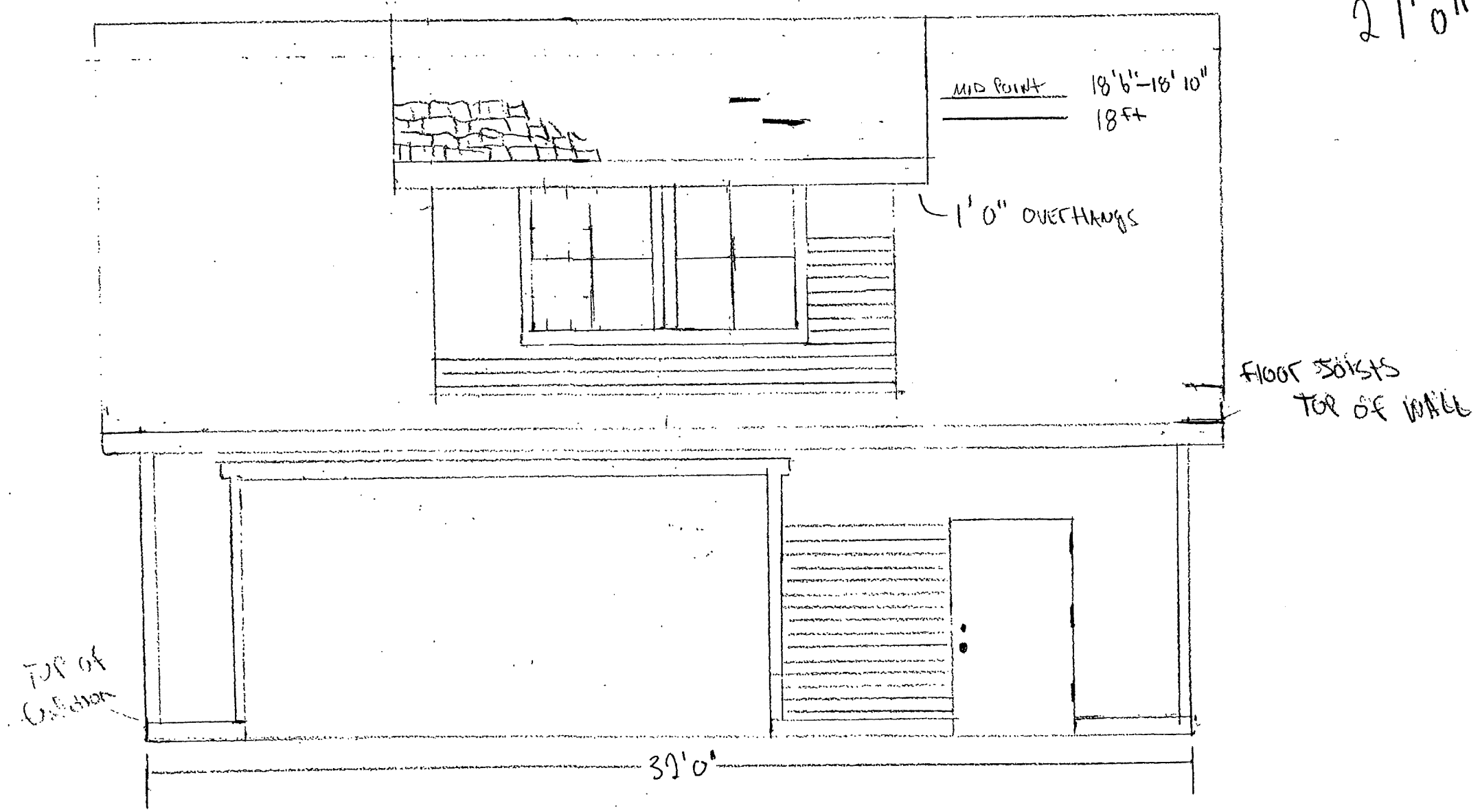
PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Miles Diamond LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Miles Diamond for approval of variations allowing the construction of a detached garage at the following real estate known as 142 Edgewood Avenue, Crystal Lake, Illinois 60014, PIN: 14-32-456-008. This application is filed for the purpose of seeking Simplified Residential Zoning Variations from the maximum height of 18 feet for an accessory structure to allow 18 feet 10 inches, a variation of 10 inches, from the limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 14 feet on two elevations, a variation of 7 feet 6 inches per elevation, from the required rear yard setback of 20 feet to allow 5 feet, a variation of 15 feet, and any other variations as noted at the public hearing pursuant to Article 3, Article 4, 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, April 17, 2024, 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 March 30, 2024) 2154543

[Back](#)

Revised Garage Plans

DOGGER LENGTH
14'0"

21'0" TO RIDGE

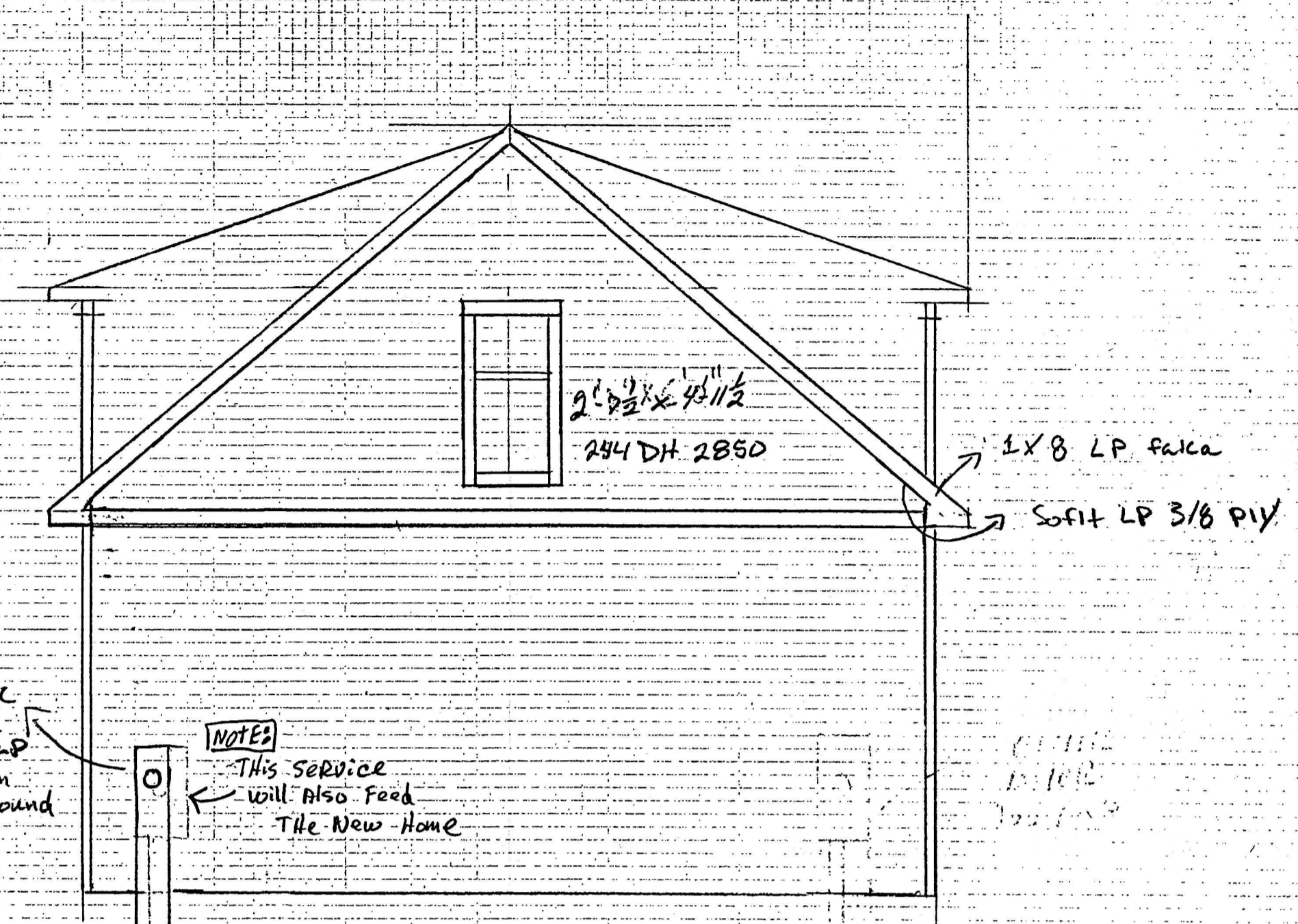
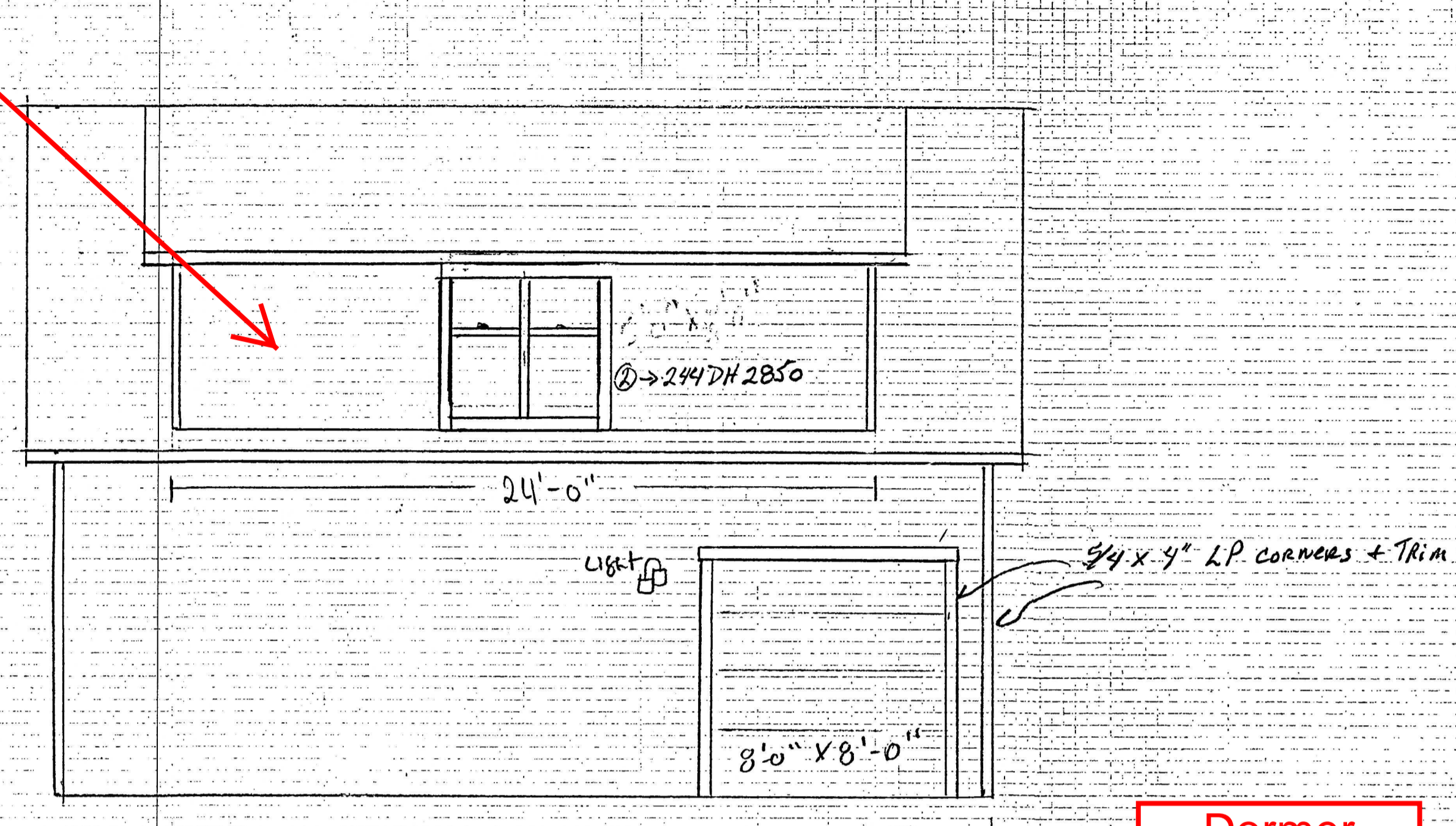


Front (East) Elevation

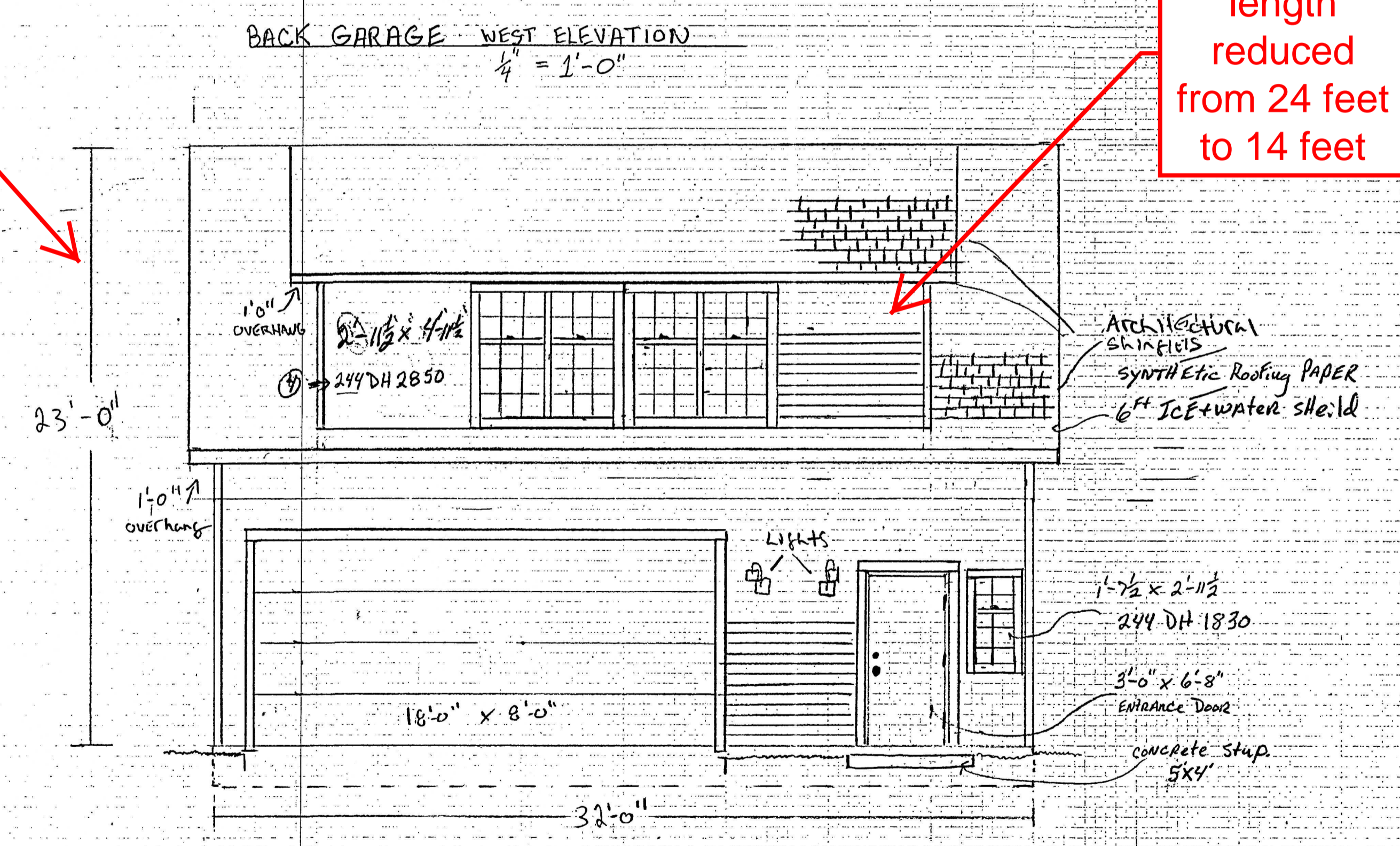
Previous Garage Plans

ELEVATION PLAN FOR NEW GARAGE
 MILES B. DIAMOND
 142 EDGEWOOD AVE
 CRYSTAL LAKE IL 60014
 MILES B. DIAMOND - OWNER ⇒ BUILDER ⇒ DRAWING
 PHONE (616-355-2343) APRIL 2023

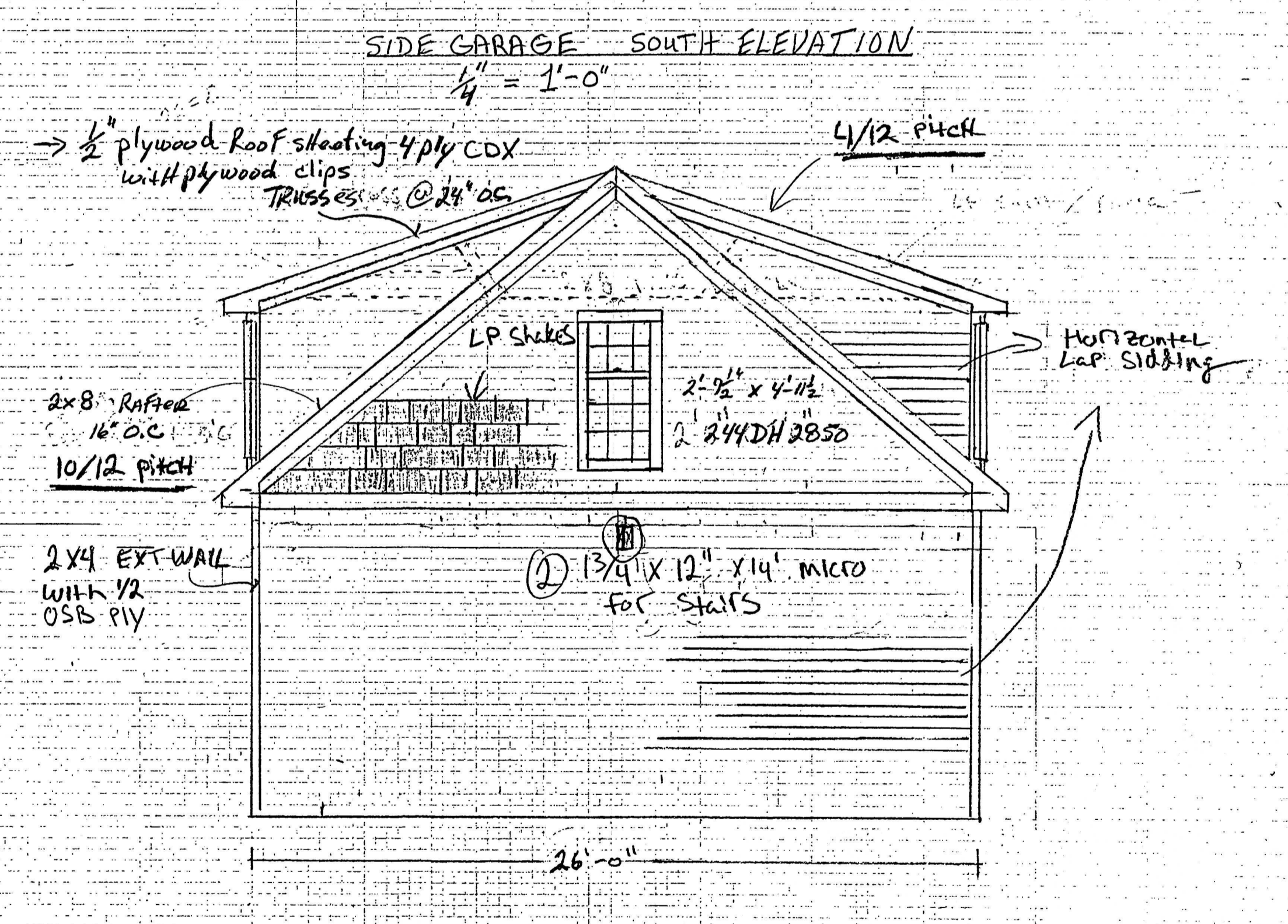
Dormer removed on rear (west) elevation



Height reduced from 21 feet to 18 feet 10 inches



Dormer length reduced from 24 feet to 14 feet

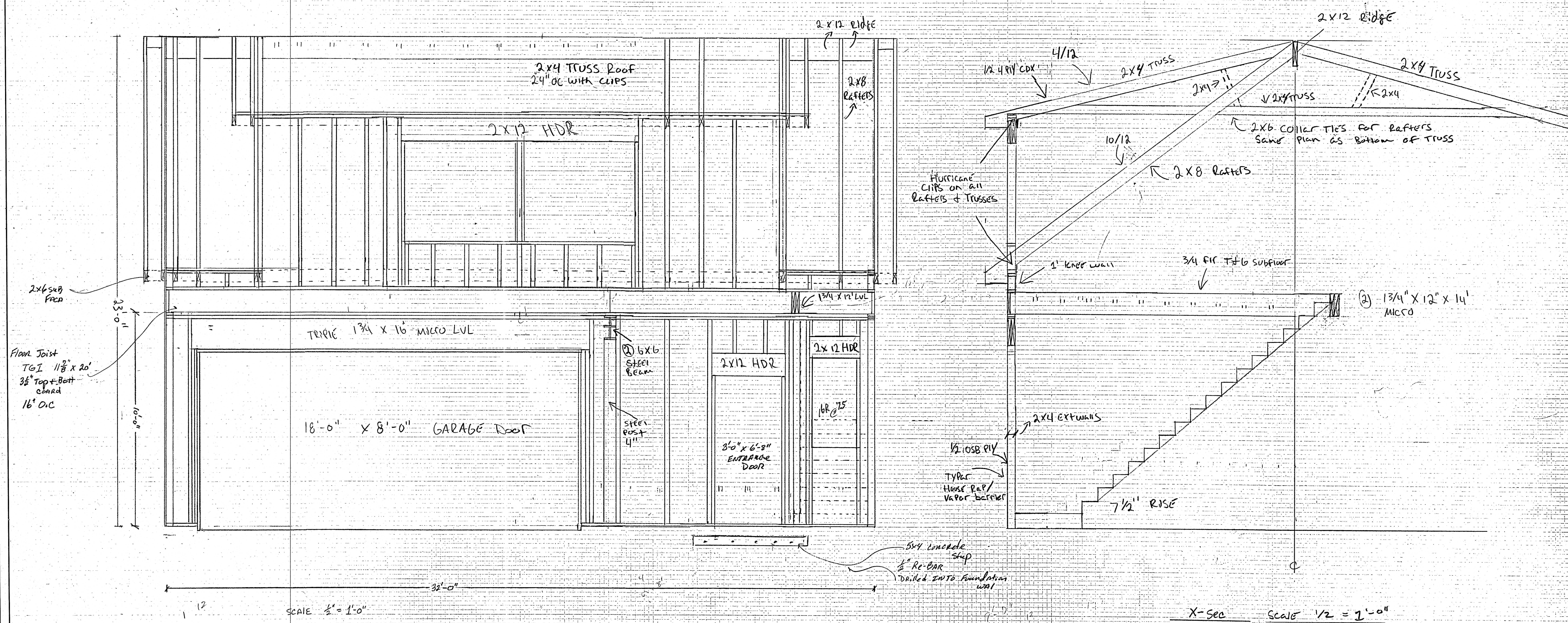


FRONT GARAGE EAST ELEVATION
 1/4" = 1'-0"

SIDE GARAGE NORTH ELEVATION
 1/4" = 1'-0"

Previous Garage Plans

NEW GARAGE AX-SECTION
 Miles Diamond
 142 Edgewood Ave.
 Crystal Lake IL 60014
 Miles Diamond = OWNER ⇒ Builder ⇒ Drawings.
 Phone (815-855-2343) April 2023.

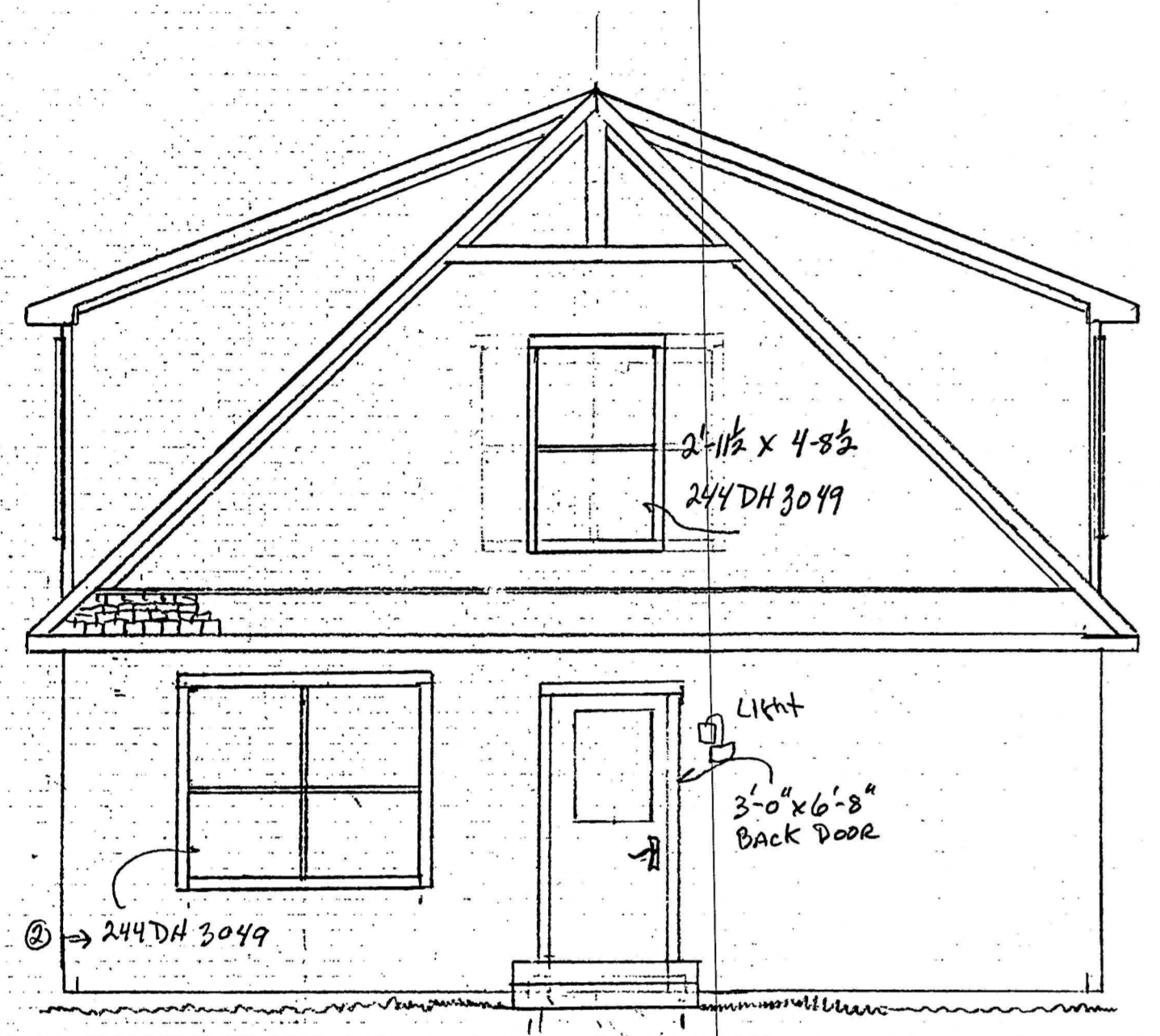


Front (East) Elevation

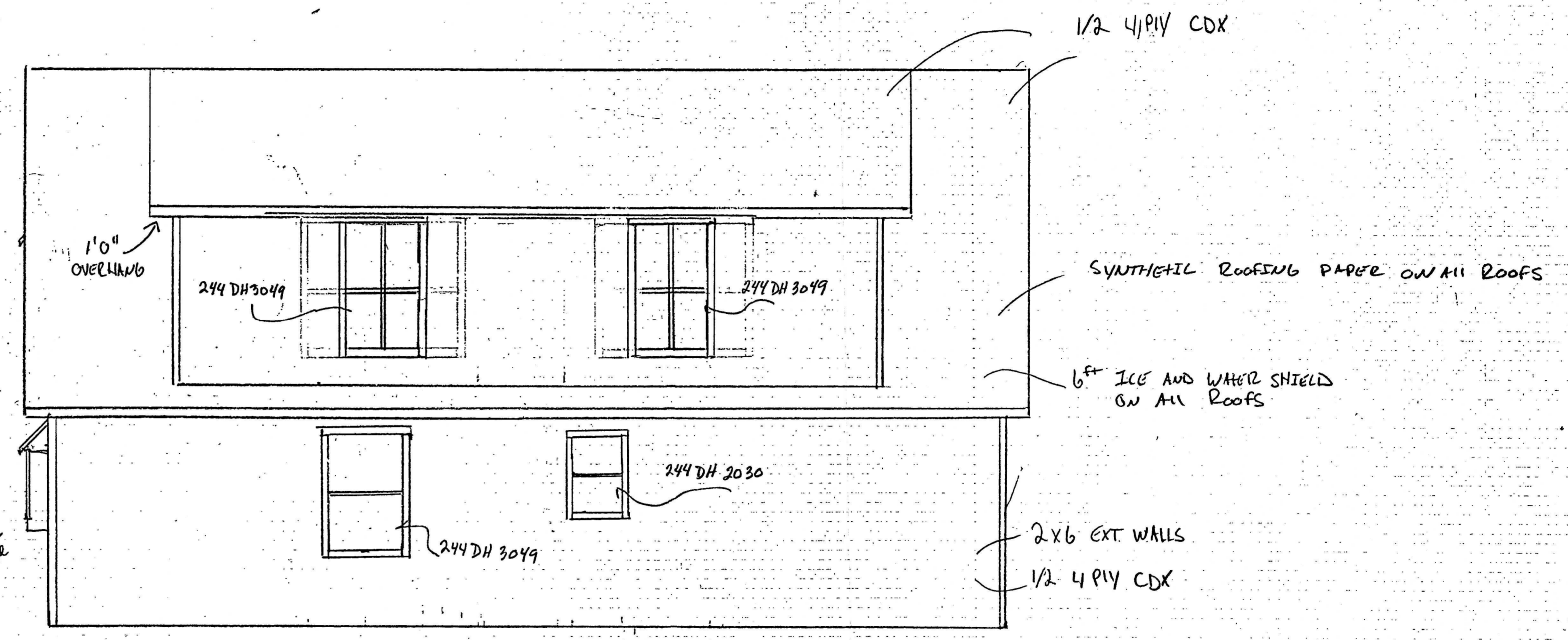
House Plans

(For reference only - no variations required)

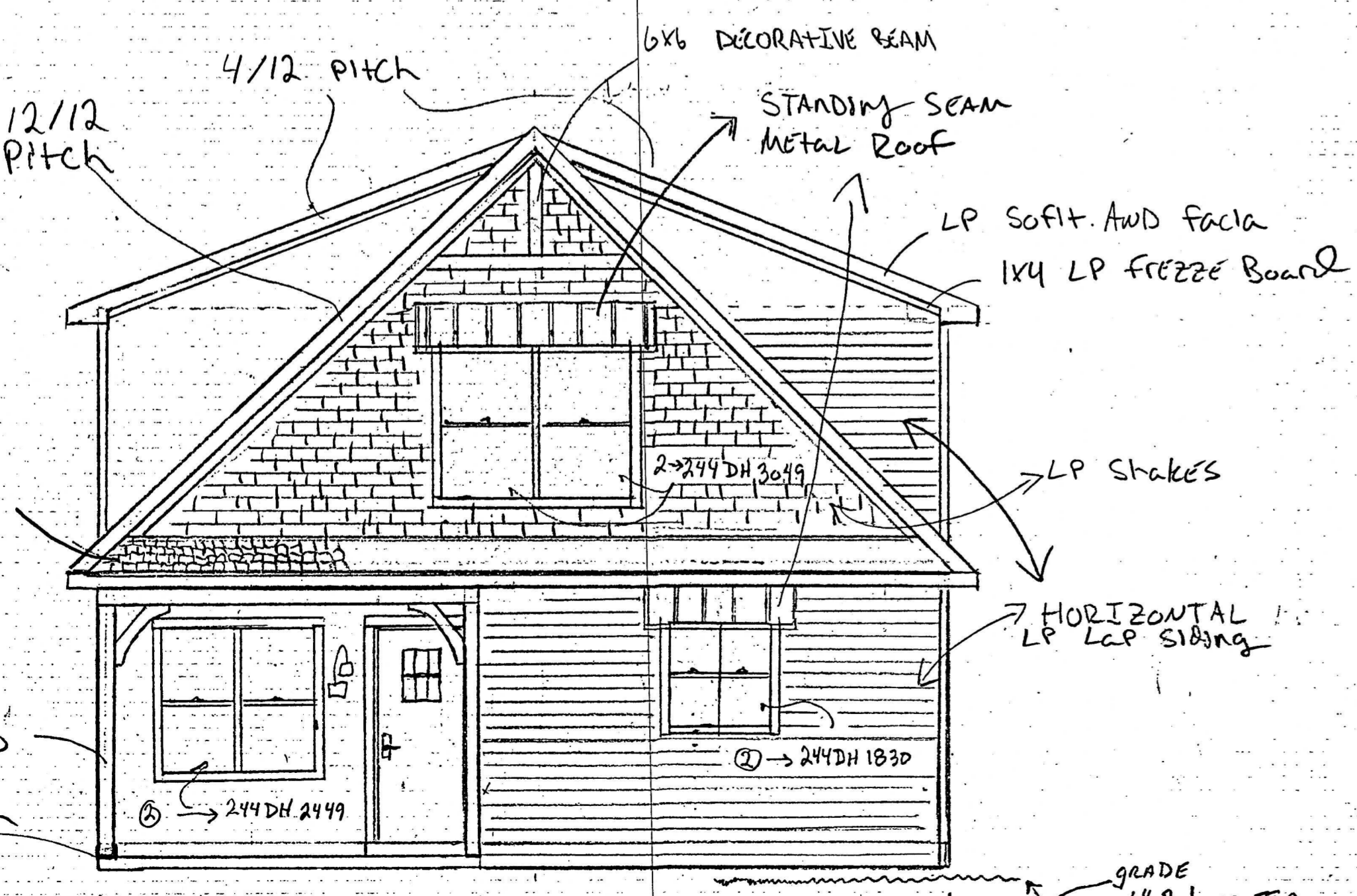
ELEVATION PLAN FOR NEW HOUSE
 MILES DIAMOND
 142 EDGEWOOD AVE
 CRYSTAL LAKE IL 60014
 MILES DIAMOND = OWNER ⇒ BUILDER ⇒ DRAWINGS
 PHONE 815-355-2343 APRIL 2023



BACK OF HOME
WEST ELEVATION

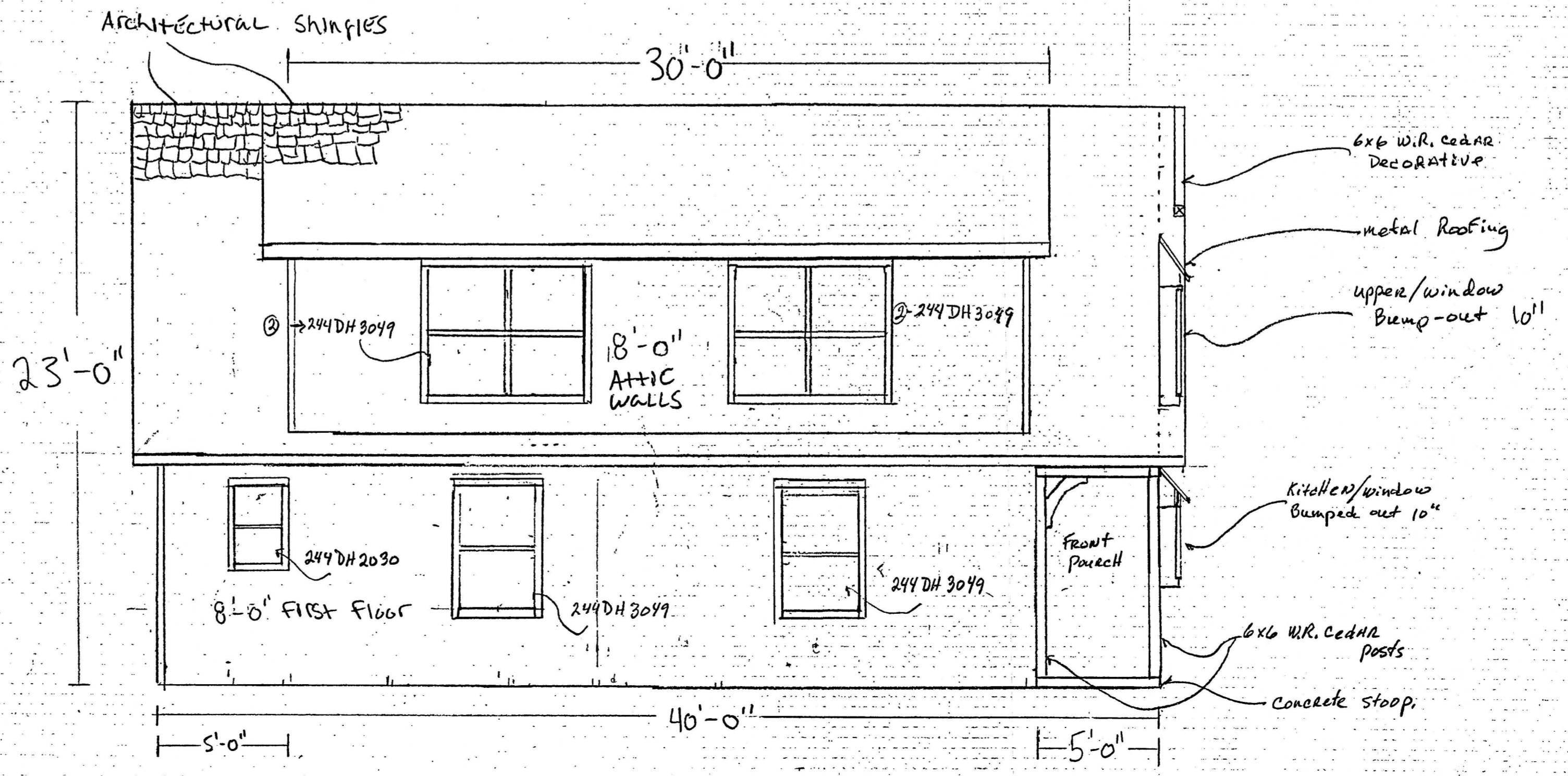


SIDE OF HOME
- NORTH ELEVATION

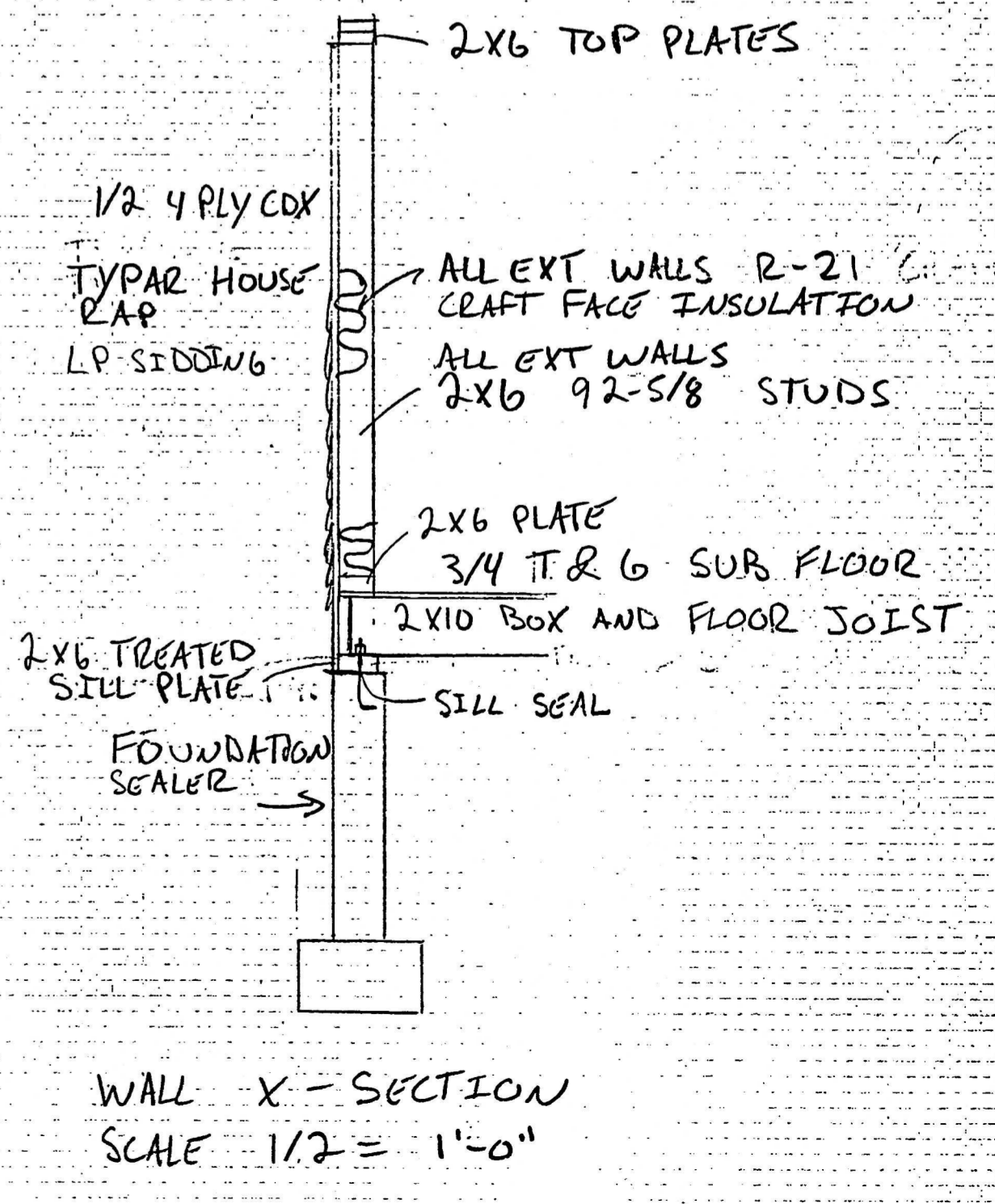


FRONT OF HOME
EAST ELEVATION

SCALE
1/4" = 1'-0"



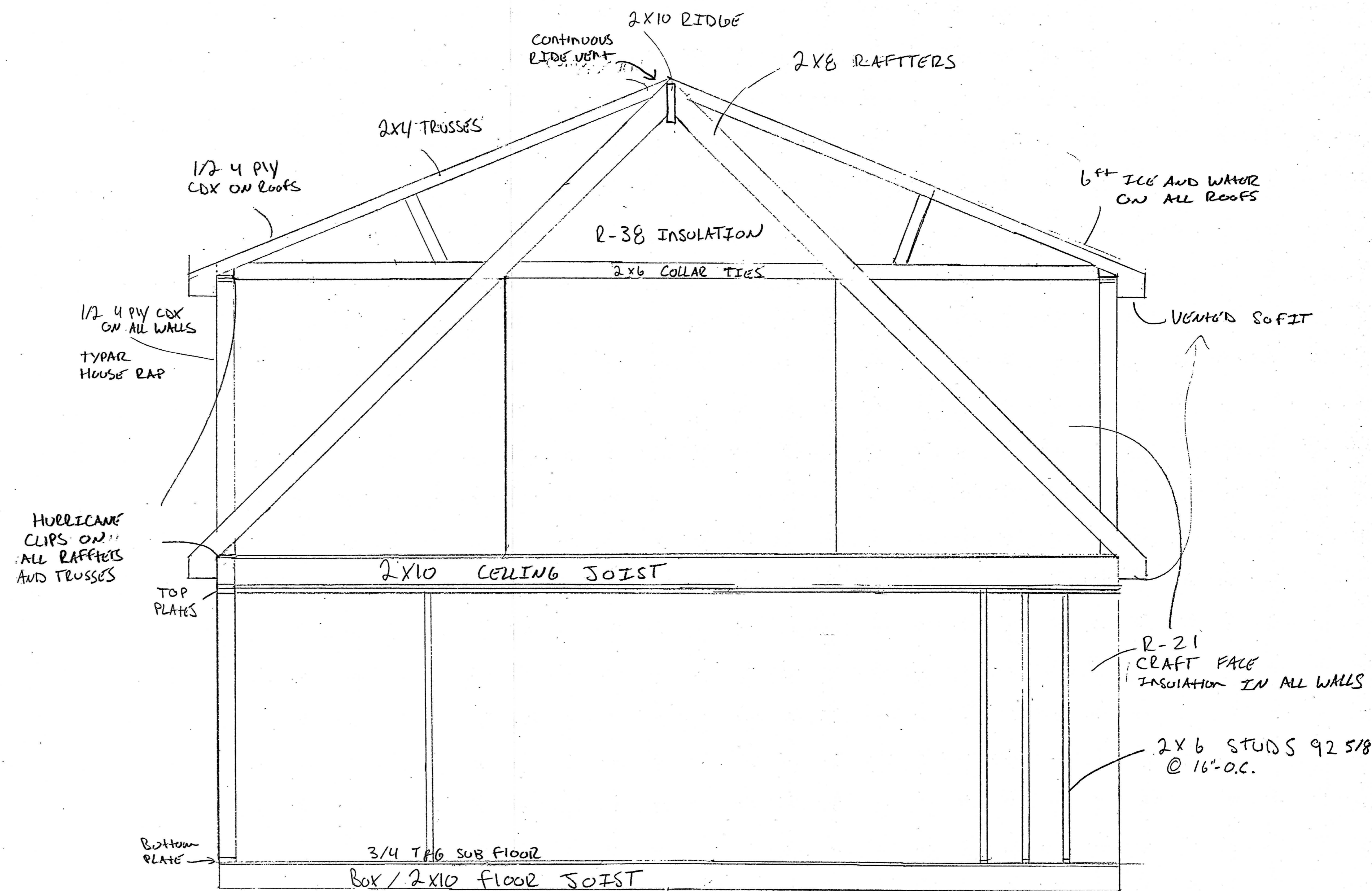
DRIVE-WAY SIDE OF HOME
SOUTH ELEVATION



WALL X-SECTION
SCALE 1/2" = 1'-0"

House Plans

(For reference only - no variations required)

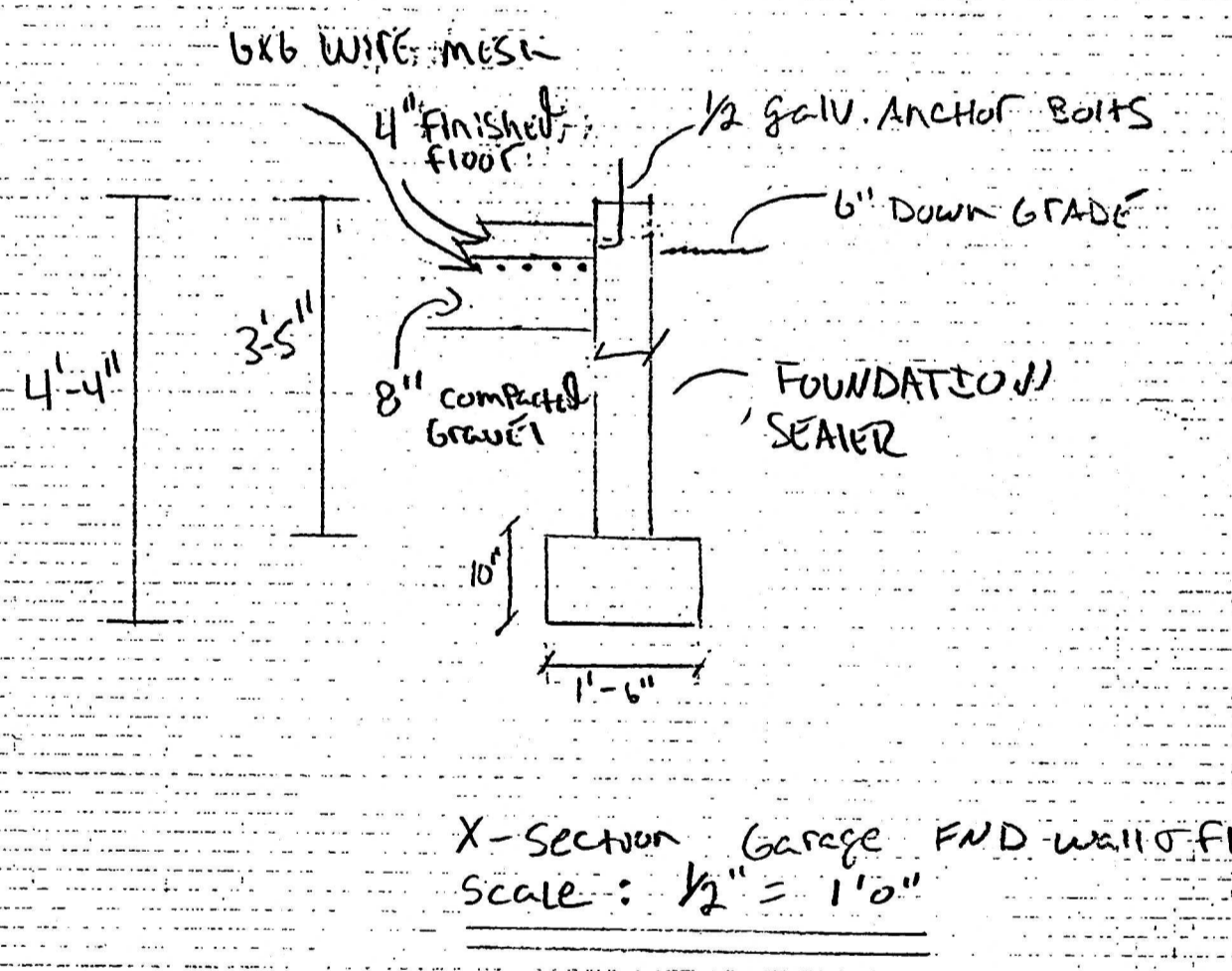
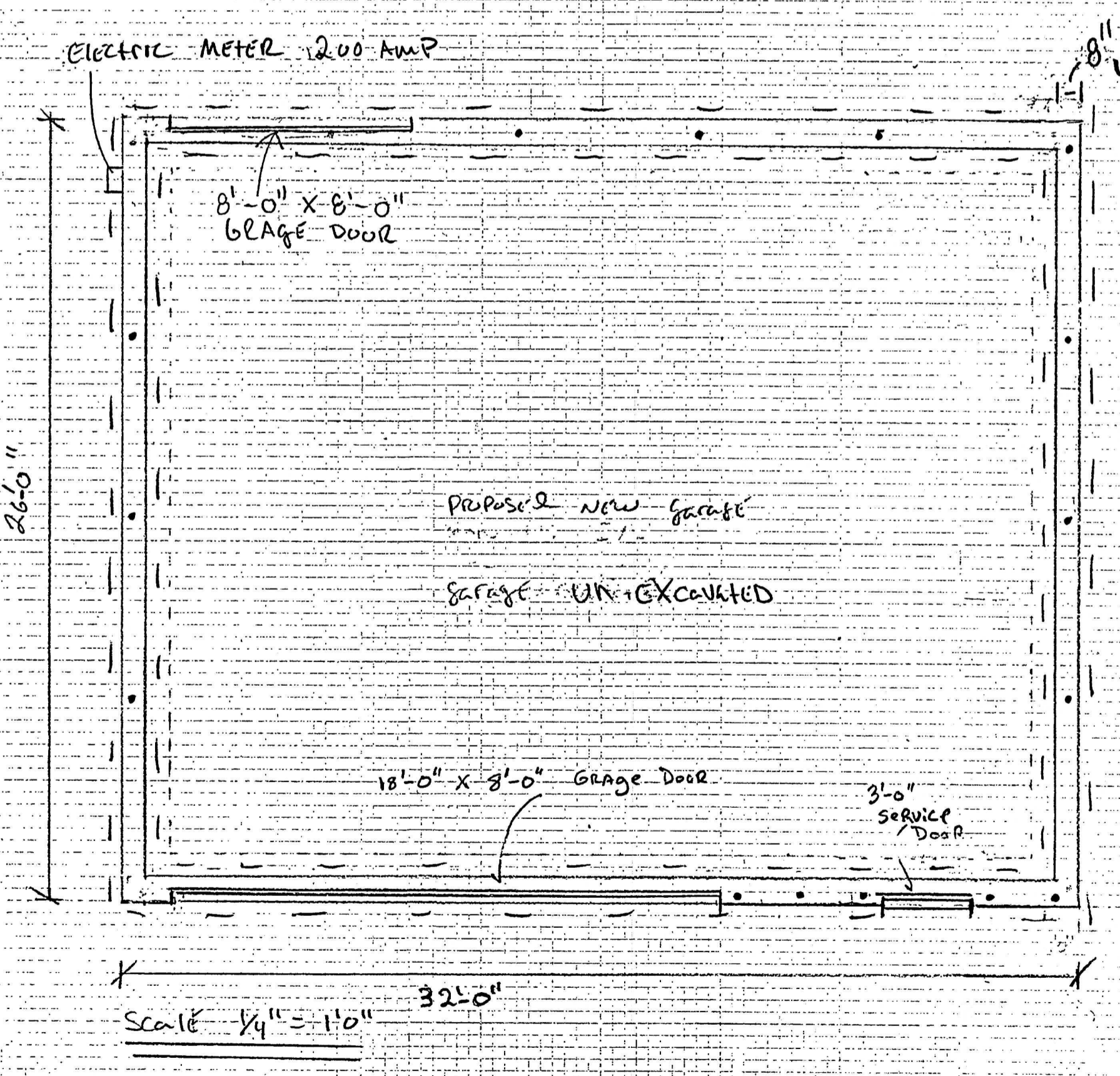
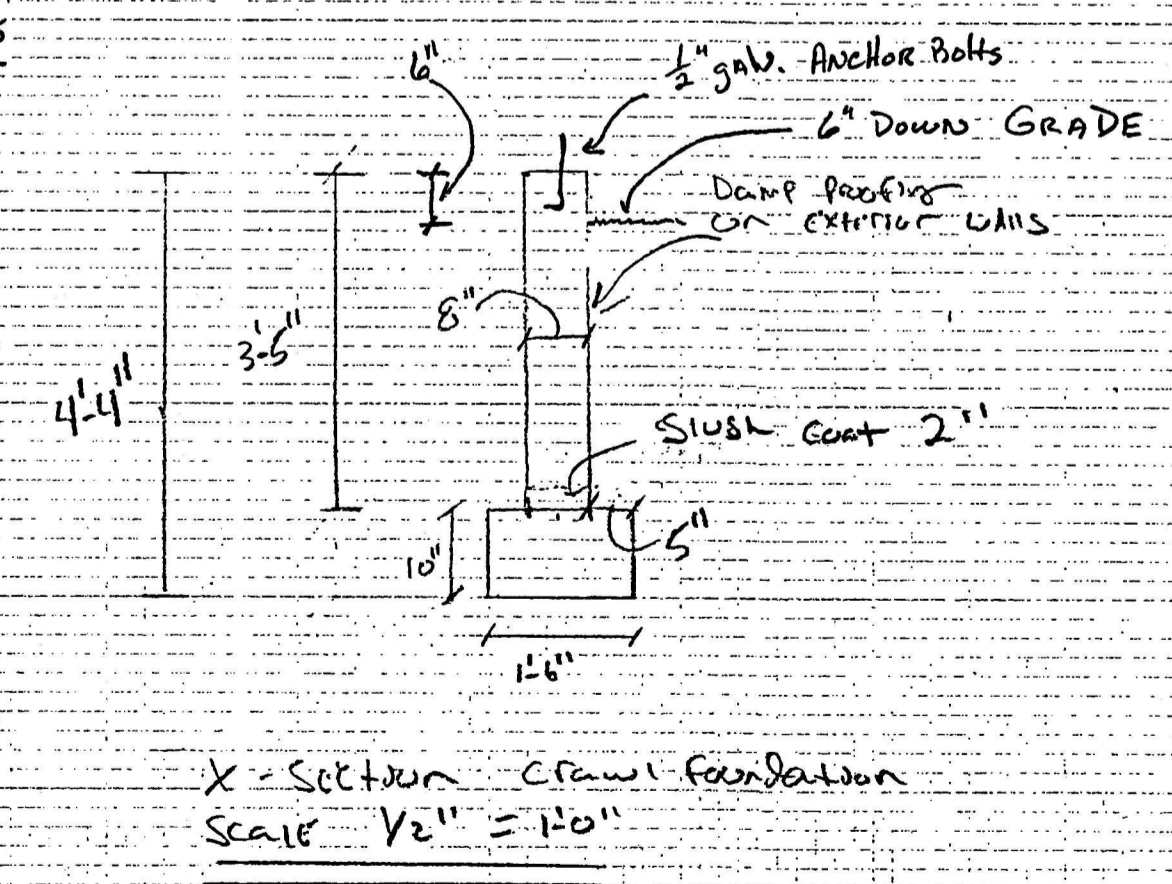
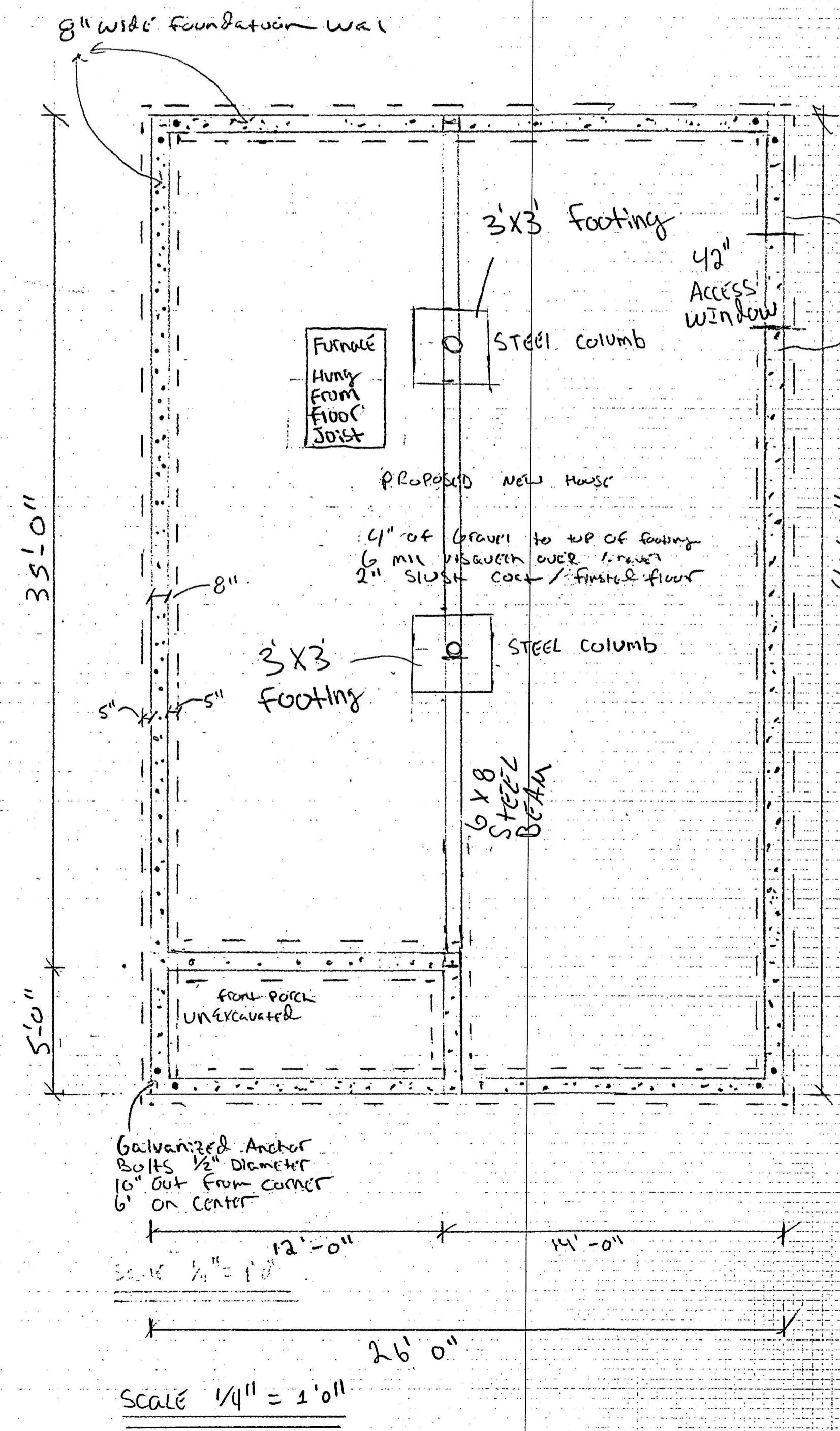


FRAMING X-SECTION
1/2 - 110"

House Plans

(For reference only - no variations required)

Foundation Plan for
 New House and Garage
 MILES DIAMOND
 142 Edgewood Ave
 Crystal Lake IL 60014
 MILES DIAMOND = OWNER ⇒ BUILDER ⇒ DRAWINGS
 Phone (815-355-2343) April 2023



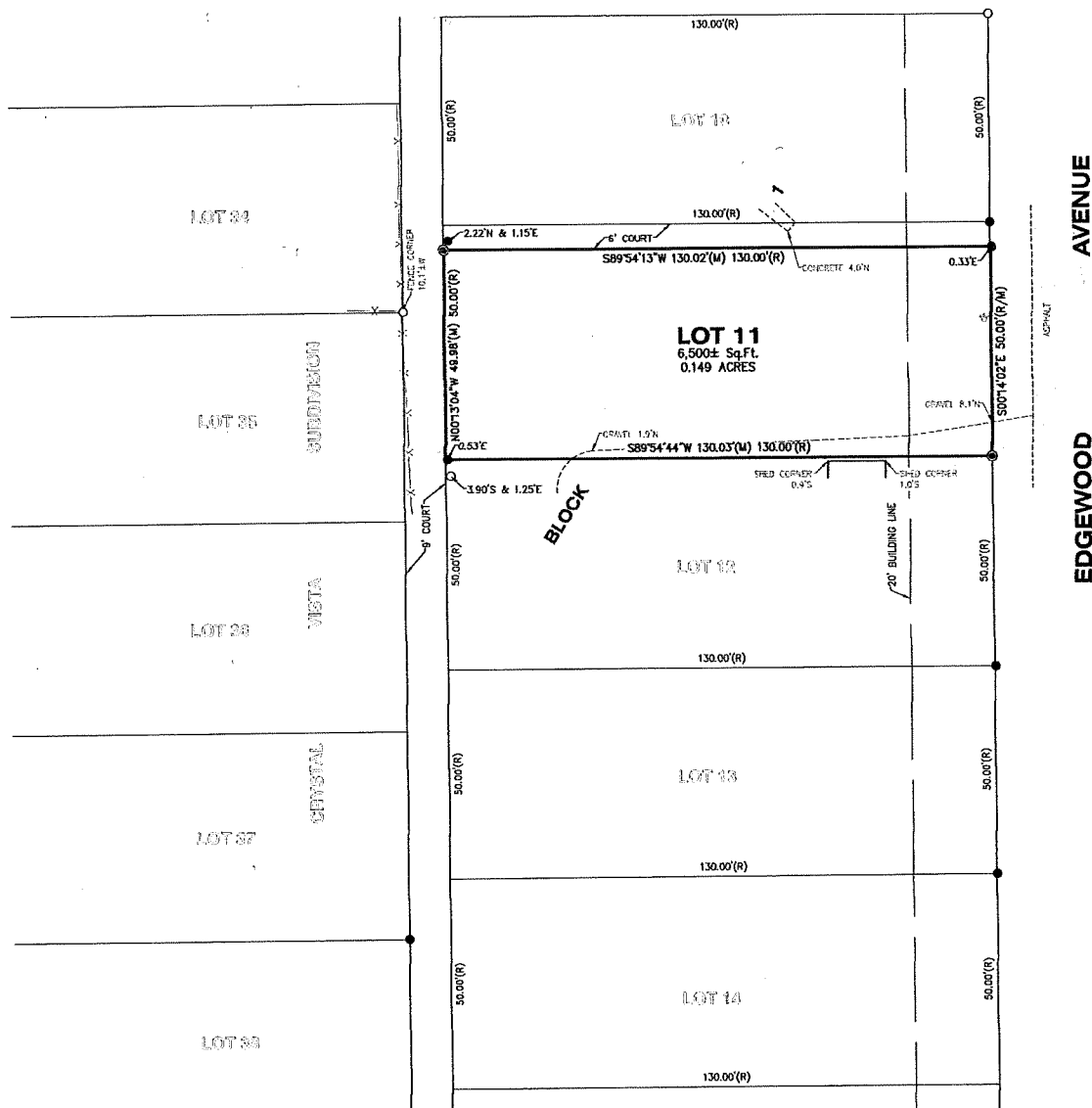
Handwritten notes and sketches related to the garage foundation section, including a small sketch of a wall section and additional annotations.



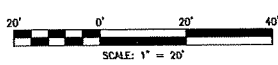
**Vanderstappen
Land Surveying, Inc.**
www.vanderstappen.com
1316 N. Madison St.
Woodstock, Illinois 60998
ph. 815-337-8310 fax 815-337-8311
"Always faithful to the property line"

PLAT OF SURVEY

Lot 11 in Block 1 in North Crystal Lake Park Beach Subdivision, a Subdivision of part of the Northeast Quarter of Section 1, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded May 26, 1925, as Document No. 68367, in Book 5 of Plats, page 32, in McHenry County, Illinois.



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	SET IRON BAR
□	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 ONCR 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 04/08 A.D., 20 22.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *Arthur P. Grimmer*
Illinois Professional Land Surveyor No. 3857



CLIENT: MILES DIAMOND
DRAWN BY: IPS CHECKED BY: APG
SCALE: 1"=20' SEC. 01 T. 43 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 1B-01-201-01D
JOB NO.: 2200266 I.D. LSV
FIELDWORK COMP.: 04/05/22 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.



803 Oak Ct **Address should be 807 Oak Court**
Estimated height 30ft

Staff Notes:
Demolished home & garage to rebuild in 1986 (pre-UDO).
The height is approximately 19.3' (23'-6" overall)



763 Oak Ct
Estimated height 19 10 inches ft

Staff Notes:
Garage addition in 2001 (pre-UDO).
The height is approximately 14' (18'-6" overall).



1017 North Shore DR
Estimated height 21ft

Staff Notes:

Building permit issued in 1985 for a 4-car garage with 2nd story (pre-UDO).
Given the shape of the roof, there are two (2) midpoints, 15' and 18' (21' overall)



207 LAKE SHORE DR
Estimated height 20 ft 6 inches

Staff Notes:
Building permit issued for detached garage in 2006 (pre-UDO).
The height is approximately 14' (19' overall).



651 Leonard Parkway
Estimated Height 22 ft

Staff could not locate property to verify.