



#2010-37
520 Lake St. (Eibisch)
Project Review for Planning and Zoning Commission

Meeting Date: June 2, 2010

Zoning Requests: Special Use Permit for a detached accessory structure greater than 600 square feet to allow a garage with the proposed addition to be approximately 680 square feet.

Location: 520 Lake Street

Acreage: ≈ 11,550 sq. ft. (0.27 acres)

Existing Zoning: “R-2” Single-family Residential

Surrounding Properties: North: “R-3A” Two-Family Residential
South: “R-3A” Two-Family Residential
East: “R-3A” Two-Family Residential
West: “R-2” Single Family Residential

Staff Contact: Latika Bhide 815.356.3615

Background:

The property in question is an existing conforming lot in the “R-3A” two-family district with a lot area of 11,550 square feet. The property is improved with a one-story frame residence with a detached garage. The petitioner will be removing the existing garage and would like to build an approximately 680-square-foot garage.



Land Use Analysis:

The property is located at the northeast intersection of Dole Avenue and Lake Street. It is the petitioner’s intent to remove the existing detached garage (which is approximately 460 square feet) and erect a 24 feet x 28 feet detached garage. The garage will be located 8 feet from the side property line and 12 feet from the rear property line. The property will continue to meet the maximum building coverage and impervious coverage requirements of the Unified Development Ordinance with this improvement.

Per the provisions of the Unified Development Ordinance, a detached accessory structure greater than 600 square feet is required to obtain a Special Use Permit.

Findings of Fact:

SPECIAL USE PERMIT

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets Does not meet

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets Does not meet

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets Does not meet

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets Does not meet

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets Does not meet

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets Does not meet

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets Does not meet

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets Does not meet

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets Does not meet

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets Does not meet

Recommended Conditions:

If the petitioner’s request is approved, staff suggests that the following as conditions of the approval of the Special Use Permit at 520 Lake Street:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 5-11-10)
 - B. Site Plan (Conway Surveying, received 5-11-10)
 - C. Garage Plan and Elevation (Danley’s Garage World, received 5-11-10)
- 2) The location and extent of the existing deck is not shown on the site plan. The proposed garage must be located at least 6 foot from the deck or any portion of the principal structure.
- 3) The petitioner shall address all comments of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

**City of Crystal Lake
Development Application**

Office Use Only
File # _____ **372010**

Project Title: EIBISCH

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MAY 11 2010
BY: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Owner Information (if different)

Name: FREDERIK EIBISCH Name: _____
Address: 520 LAKE ST. Address: _____
Phone: 815-477-2416 Phone: _____
Fax: _____ Fax: _____
E-mail: FEIBISCH@AMORITCO,NET E-mail: _____

Property Information

Project Description: DETACHED GARAGE

Project Address/Location: 520 LAKE ST.

PIN Number(s): 19-06-279-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

FREDERICK EIBISCH
F E I

5/11/10

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.

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.

PUBLIC NOTICE

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

**IN THE MATTER OF THE APPLICA-
TION OF Frederick Eibisch**

LEGAL NOTICE

Notice is hereby given in compli-
ance 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
of the City of Crystal Lake upon the
application of Frederick Eibisch for
approval of a Special Use Permit
relating to the following described
real estate commonly known as
520 Lake Street, Crystal Lake, Illi-
nois 60014, PIN: 19-06-279-001

This application is filed for the
purposes of seeking a Special Use
Permit to allow a detached acces-
sory structure greater than 600
square feet to allow a garage to be
approximately 680 square feet pur-
suant to Articles 4-600 D, 9-200 A
and 9-200 D of the UDO; as well
as any other variations that may be
necessary to allow the plans as
presented. Plans for this project
can be viewed at the City of Crystal
Lake Planning and Economic De-
velopment Department at City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, June 2,
2010, at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be
present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
May 18, 2010)

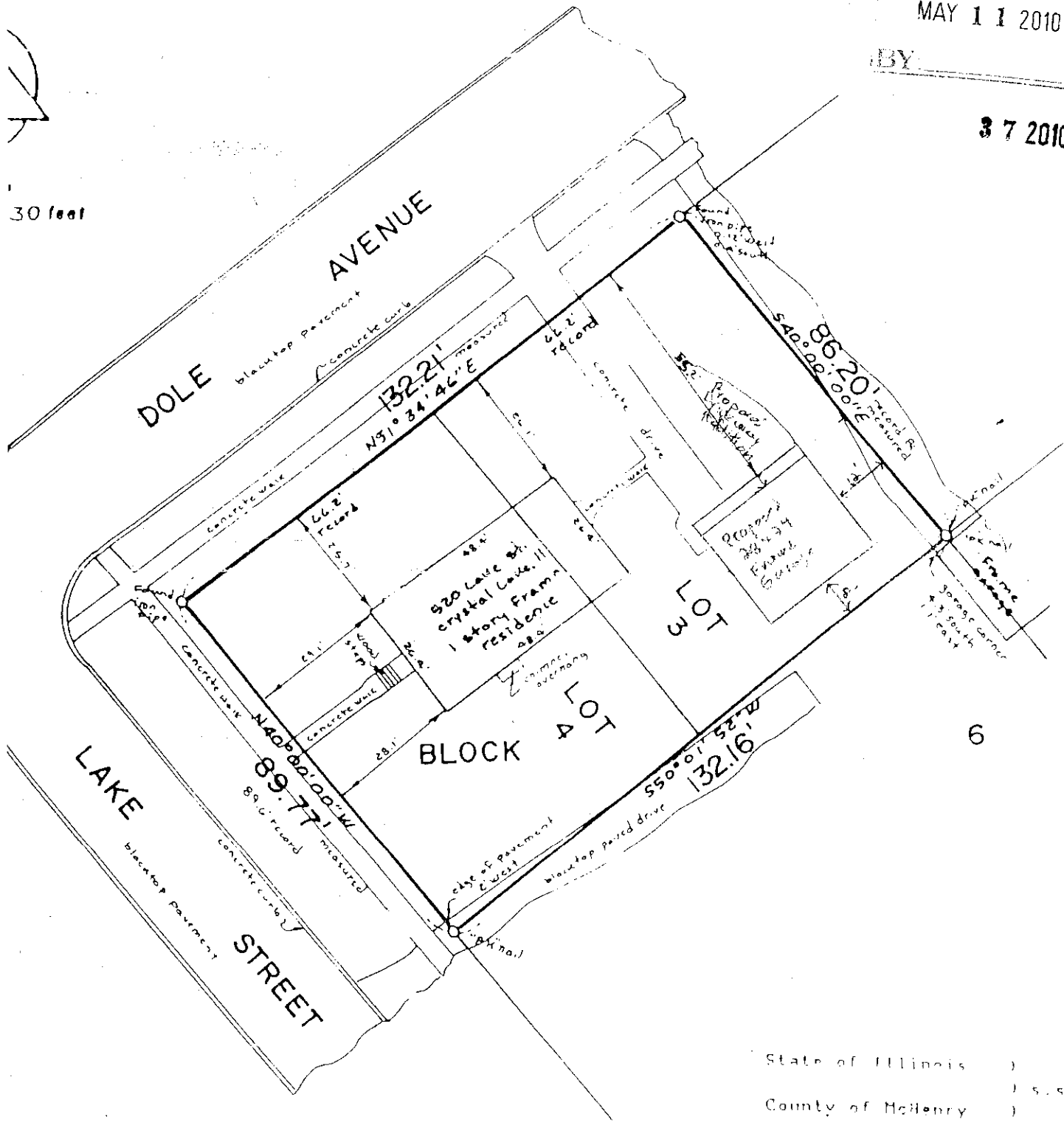
PLAT OF SURVEY

Conway Surveying 1213 N. Riverside
 (815) 385-2124 McHenry, Illinois

LOTS 3 AND 4 IN BLOCK 6 IN PIERSON'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF SECTION 5 AND SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1868 IN BOOK 43 OF DEEDS, PAGE 303, IN MCHENRY COUNTY, ILLINOIS.

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 MAY 11 2010
 BY _____

37 2010

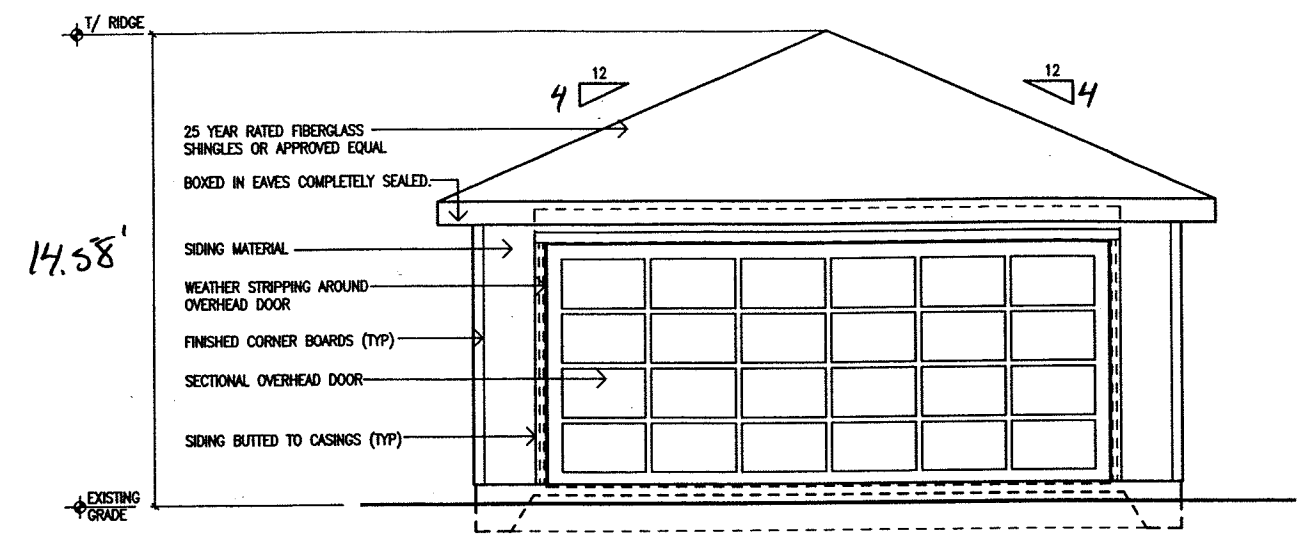


State of Illinois)
) s.s.
 County of McHenry)

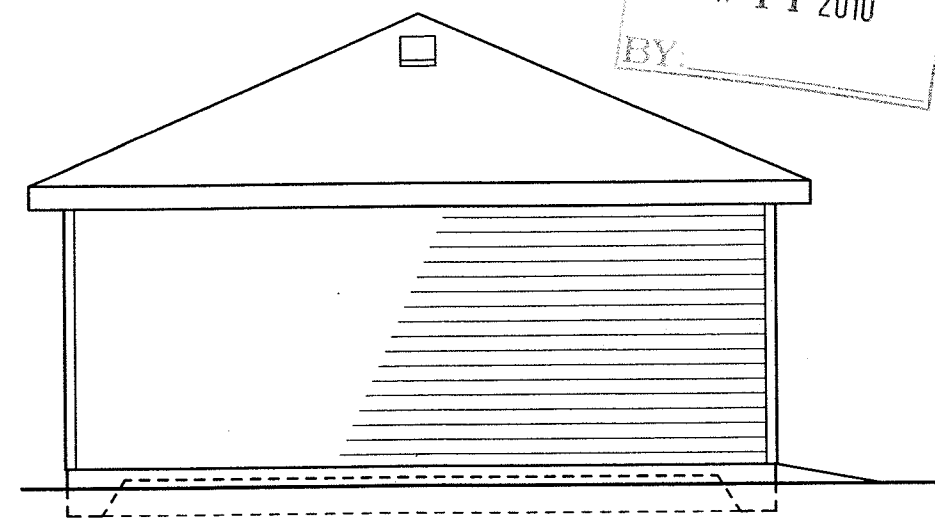
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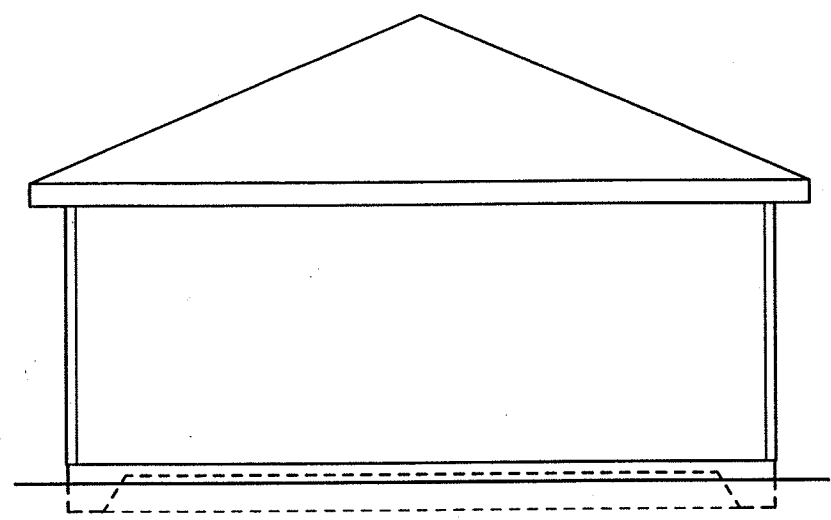
- WINDOW TYPE:
- FIXED PICTURE JALOUSIE
5'-4" X 2'-0"
 - SLIDING WINDOW WITH SCREEN
5'-4" X 2'-0"
 - OWNERS WINDOW
- DOOR TYPE:
- STEEL DOOR PRIMED
3'-0" X 6'-8"
 - OWNERS DOOR



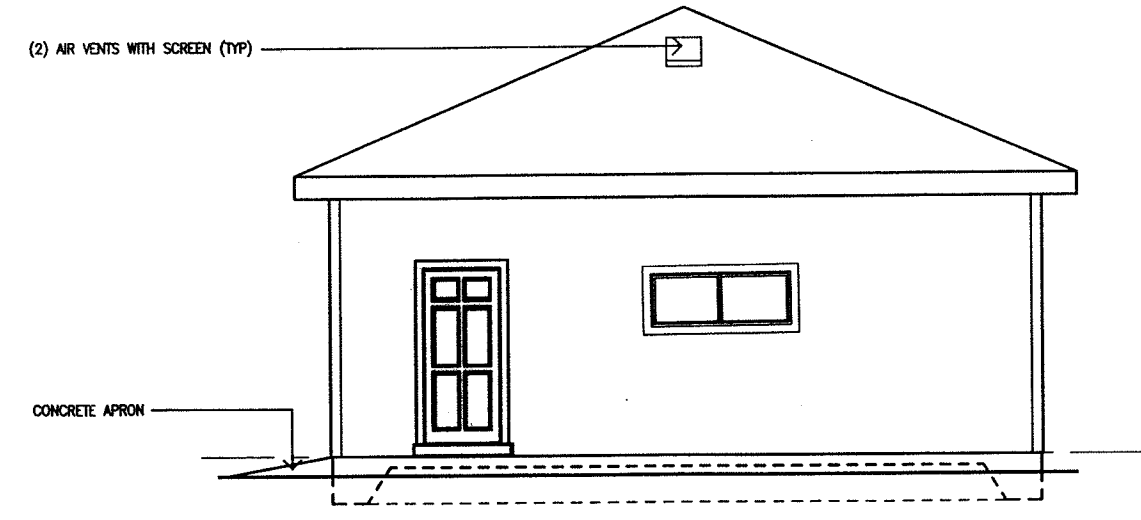
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

NOTE: DRAWINGS ARE NOT TO SCALE



DETACHED GARAGE - HIP ROOF

520 LAKE ST. - CRYSTAL LAKE - EIBISCH

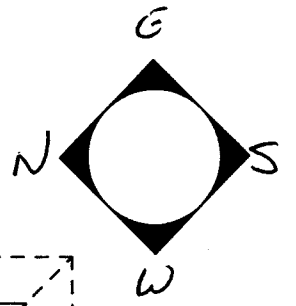
DANLEY'S GARAGE WORLD
3000 DUNDEE ROAD, SUITE 106
NORTHBROOK, IL 60062
PHONE: 847 562 9390
FAX: 847 562 1939

SHEET NAME:	ELEVATIONS
SHEET NUMBER:	2 of 2

ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL & GOVERNING CODES

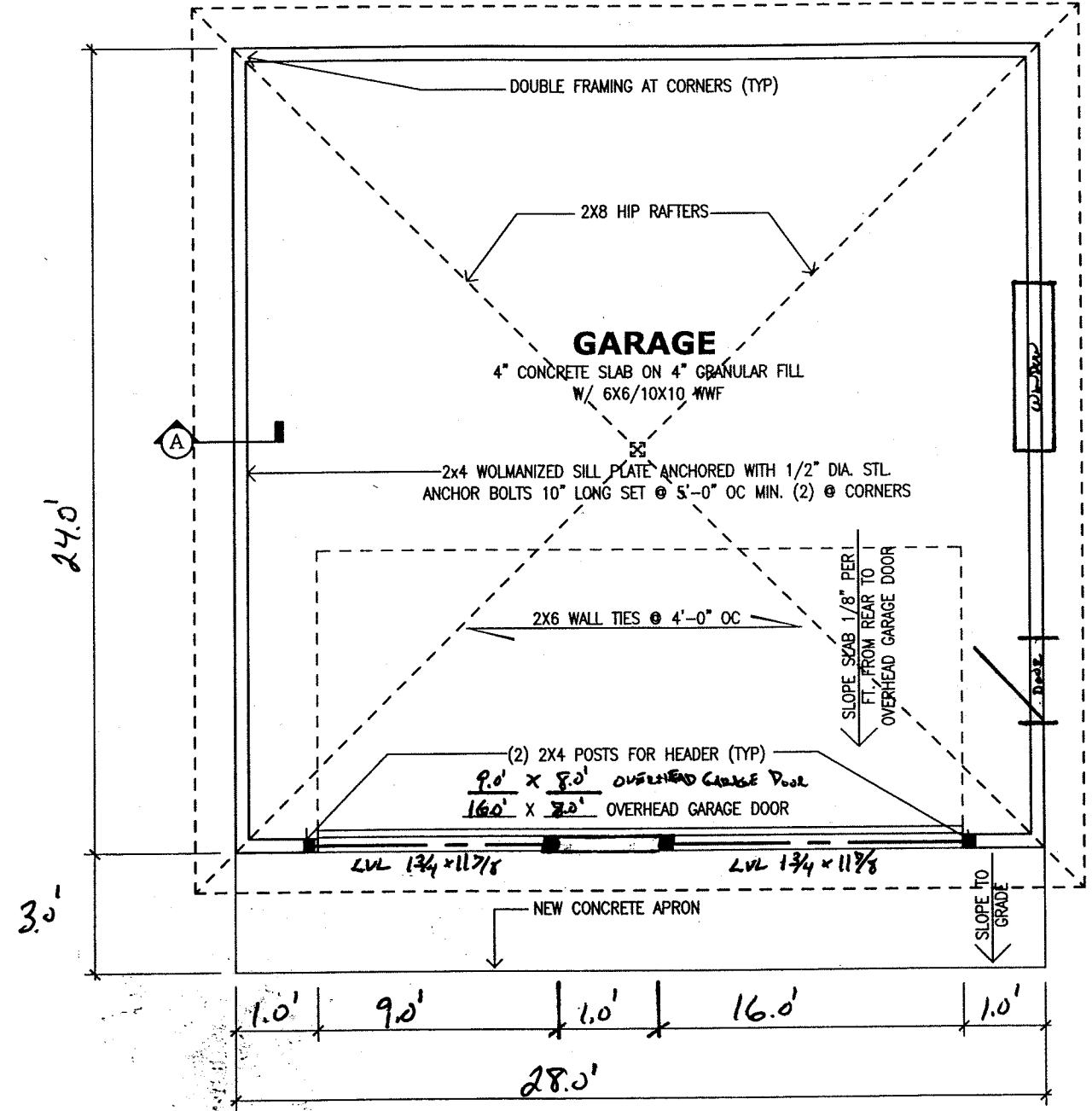
MINIMUM ELECTRICAL REQUIREMENTS FOR GARAGES:

- 1 EACH SWITCHED ENTRY LIGHT AT SERVICE DOOR
- 1 EACH SWITCHED INTERIOR LIGHT
- 1 EACH GFI DUPLEX RECEPTACLE

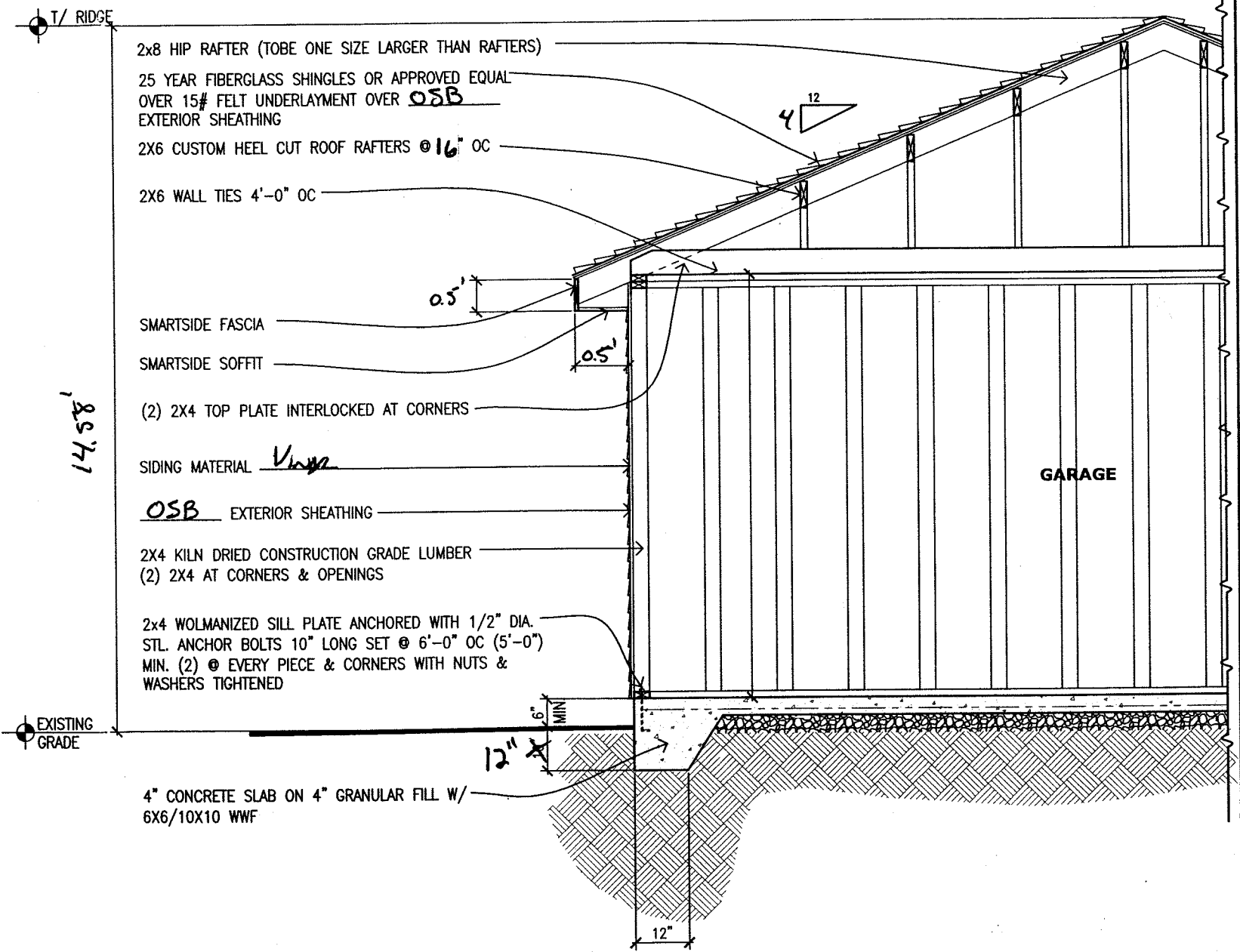


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FLOOR PLAN



BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE



DETACHED GARAGE - HIP ROOF

520 LAKE ST. - CRYSTAL LAKE - EIBISCH

DANLEY'S GARAGE WORLD
3000 DUNDEE ROAD, SUITE 106
NORTHBROOK, IL 60062
PHONE: 847 562 9390
FAX: 847 562 1939

SHEET NAME:
FLOOR PLAN AND
BUILDING SECTION

SHEET NUMBER:
1 of 2