



#2010-58
567 Larium Lane (Donaldson)
Project Review for Planning and Zoning Commission

Meeting Date: October 20, 2010

Zoning Requests: Variation (Article 3-200A) to allow a minimum interior side setback of 2 feet instead of the required 8 feet, a variation of 6 feet and to allow a combined interior side setback of 16.3 feet instead of the required 20 feet, a variation of 3.7 feet.

Location: 567 Larium Lane

Acreage: 10,002 sq. ft. (0.23 acres)

Existing Zoning: “R-1” Single-Family Residential

Surrounding Properties: North: “R-1” Single-Family Residential
South: “R-1” Single Family Residential
East: County (Residential)
West: “R-2” Single Family Residential

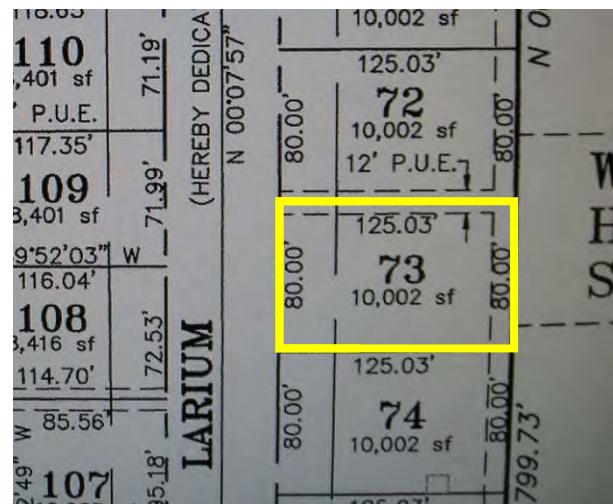
Staff Contact: Latika Bhide 815.356.3615

Background:

The property in question is an existing conforming lot in the Braeburn Subdivision in the “R-1” single-family district with a lot area of 10,002 square feet. The property is improved with a two-story-frame residence with an attached garage. The petitioner is requesting a garage addition that would necessitate variations.

Land Use Analysis:

The property is 80 feet wide and 125 feet deep with a 6-foot PUE located along the north property line and a 12-foot PUE located along the east property line. The attached garage is located along the south property line approximately 12 feet from the property line. There is a wraparound porch along the north side of the house. The petitioners would like to add a 9 foot x 23.5 foot single-story addition alongside their existing garage to



accommodate another garage bay. The proposed 9-foot addition would be as close as 3 feet from the south property line, requiring a variation from the required minimum setback of 8 feet. The addition would also require a variation from the combined minimum setback requirement of 20 feet to allow 16.3 feet. Since the petitioner has not yet designed this addition, staff anticipates that up to an additional foot may be needed depending on the design, bringing the garage as close as 2 feet from the property line. Based on the configuration of the lot, it appears that the proposed location is the most logical location for the addition of a garage bay.



Findings of Fact:

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. 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.
 True False
2. Also, that the variation, if granted, will not alter the essential character of the locality.
 True False

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:

1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
 True False

- 2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
 True False

- 3. 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
 True False

- 4. 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.
 True False

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 the petitioner’s request for a variation is approved, staff suggests that the following as conditions of the approval of the variation at 567 Larium Lane:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, received 9-22-10
 - B. Plat of Survey/Site Plan, Wilke dated 11-22-02, received 9-22-10

- 2) The proposed addition shall be architecturally consistent with the existing residence with respect to style, building materials, roof lines and colors. The addition must be approved by staff.

- 3) No openings (window/door) are allowed in the wall that is along the south property line.

- 4) Overhang/eave is not allowed to encroach onto neighboring property.

- 5) Due to the proximity of the proposed structure to the side yard property line, any downspouts from the garage addition must be directed to the front and the rear of the property, not the property line. All grading and drainage patterns must be maintained.

- 6) The petitioner shall address all comments of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

5 8 2010

City of Crystal Lake Simplified Residential Variation Application

Office Use Only
File #: _____

Petitioner Information

Name: MARIBOSE & TOM DONALDSON
Address: 567 LORAIN LANE
Crystal Lake, IL 60012
Phone: (815) 351-5697
Fax: (815) 799-5123
E-mail: EMS 8122@COMCAST.NET

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

SEP 22 2010

Property Information

Project Address/Location: SAME AS ABOVE, Please
PER # - 14-29-373-C23

Project Description/Hardship

Please describe the proposed project and any unique circumstances of the property or particular hardship that, in your opinion, necessitates the variation request.

Adding a garage to home. Dimensions: 9' (width) X 23.5' (Depth)
Leave 3 ft from property line, CD side of house

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.

Maribose Donaldson Tom Donaldson _____ 7/15/10
OWNER: Print and Sign name _____ Date _____

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF Marirose and Thomas Donaldson

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 of the City of Crystal Lake upon the application of Marirose and Thomas Donaldson relating to the following described real estate commonly known as 567 Larium Lane, Crystal Lake, Illinois 60012, PIN: 14-29-378-023

This application is filed for the purposes of seeking a variation from Article 3, Density and Dimensional Standards, from the required minimum interior side setback of 8 feet to allow an addition to be as close as 2 feet from the south property line and from the required combined interior setback of 20 feet to allow a combined interior setback of 16.3 feet; 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 Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, October 20, 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
October 4, 2010)don

Final Plat - UT 01 11/22/02

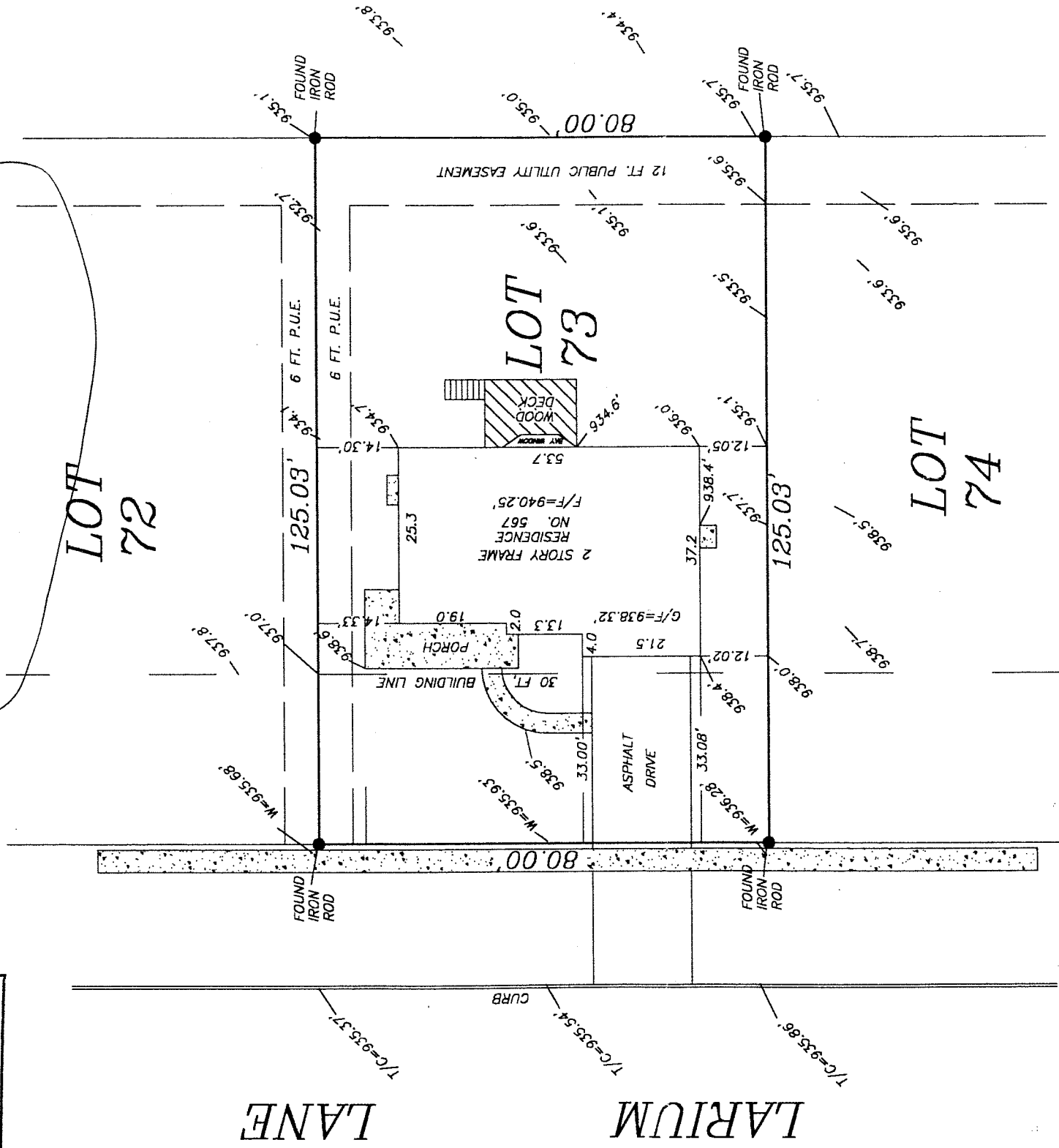
Plat of Survey



LOT 73 IN BRAEBURN SUBDIVISION - PHASE 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1994 AS DOCUMENT NO. 94R057937, IN MCHENRY COUNTY, ILLINOIS.

RECEIVED
NOV 22 2002
BT

Permit # 02-0243
567 Larium



NOTE:
T/C = TOP OF CURB
W = WALK
ELEV. SHOWN THUS 938.40'

D. NOTE:
FOR BUILDING LINES AND EASEMENTS, REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS, COVENANTS, RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT PROPERTY. REFER TO VILLAGE, CITY OR COUNTY CODES FOR FRONT, SIDE AND/OR REAR BUILDING SETBACK RESTRICTIONS.

NOTE: ACCORDING TO FIRM MAP, COMMUNITY PANEL NO. 170476-0001 C, EFFECTIVE SEPT. 4, 1985 THIS PROPERTY DOES NOT FALL WITHIN A FLOOD HAZARD AREA.

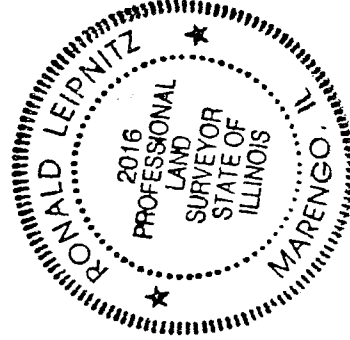
Scale 1" = 25'
Iron stakes set
Iron stakes found
Distances are given in feet & decimals
DIMENSIONS OR ANGLES ARE NOT TO BE ASSUMED FROM SCALING.

ORDERED BY **J.R. WILKE**

DATE: **NOVEMBER 22, 2002**

ORDER NO. **020364 FINAL**

STATE OF ILLINOIS, }
COUNTY OF MCHENRY } SS



RLS LAND SURVEYORS
405 MENGE ROAD
MARENGO, IL. 60152
(815) 943-5490

This is to certify that we have surveyed the above described property according to the Official Record and the above plat correctly represents said survey.

Ronald Lepnitz
ILL. PROF. SURVEYOR NO. 2016

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