



#2011-35
811 Dover Court (Amici)
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 15, 2011
<u>Zoning Request:</u>	Special Use Permit for a detached accessory structure greater than 600 square feet to allow a 100 square foot deck attached to a 572 square foot pool, pursuant to Articles 4-600 D and 9-200 A and D.
<u>Location:</u>	811 Dover Court
<u>Acreage:</u>	≈ 14,325 sq. ft.
<u>Existing Zoning:</u>	R-2 Single-family Residential
<u>Surrounding Properties:</u>	North: R-2 Single Family Residential South: R-2 Single Family Residential East: R-2 Single Family Residential West: R-2 Single Family Residential
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

The property consists of an existing single family residence. The petitioners installed an above-ground pool several years ago. The petitioners are requesting to add a wooden deck structure around a portion of the pool for access. Detached accessory structures are limited to 600 square feet. This applies to a single structure, structures that are attached to one another or structures that provide direct access between one another. The installation of the deck adjacent to the swimming pool creates one large detached accessory structure that exceeds 600 square feet, therefore, a Special Use Permit is necessary.

Land Use Analysis:

The property is a larger lot, with the pool behind the house in the center of the yard. The deck would be on the west side of the pool and would not encroach on any required setbacks. This portion of the petitioner's lot is adjacent to the backyard of an adjacent homeowner, as is illustrated in the picture that follows.



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 a motion to recommend approval of the Special Use Permit at 811 Dover Court is granted, the following conditions are recommended:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Development Application, (Anthony Amici, received 05/26/11)
 - B. Deck Plan (Untitled, undated, received 05/26/11)
- 2) A special use permit and variation are hereby granted to allow the petitioner's request. If the deck is expanded or the accessory structure size is increased, this Special Use Permit will need to be amended.
- 3) The petitioner shall address all comments of the Engineering and Building and Planning and Economic Development Departments.

3 5 2011

City of Crystal Lake Development Application

Office Use Only

File #

Project Title: 10' x 10' Pool Deck

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other

MAY 26 2011

Petitioner Information

Name: Anthony S. Amici

Address: 811 DOVER CT.

CRYSTAL LAKE

Phone: (815) 356 9214

Fax: _____

E-mail: _____

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: 10' x 10' pool Deck

Project Address/Location: 811 DOVER CT., BACK YARD.

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: Owner

Architect: Owner

Attorney: DON FRANZ

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Robyn L. Amici Robyn Amici 5-26-2011
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.

Anthony S. Amici Anthony S. Amici 05-26-2011
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 APPLICATION OF ANTHONY AMICI

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 Anthony Amici for approval of a Special Use Permit relating to the following described real estate commonly known as 811 Dover Court, Crystal Lake, Illinois 60014, PIN: 19-08-328-004

This application is filed for the purposes of seeking a Special Use Permit to allow a detached accessory structure greater than 600 square feet to allow an approximately 100 square foot deck attached to a 572 square foot swimming pool pursuant to Articles 4-600 D, 9-200 A and 9-200 D. 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, June 15, 2011, 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 30, 2011)

35 2011

RECEIVED
MAY 26 2011
Lot 11

