



#2012-22
Watkins - 903 North Shore Dr.
Project Review for Planning and Zoning Commission

Meeting Dates: April 18, 2012

Requests:

1. Special Use Permit to allow a detached accessory structure greater than 600 square feet to allow the garage to be approximately 660 square feet;
2. Variation from Article 7, Nonconformities, to allow a front yard (lakeside) setback of 35 feet instead of the required 52.23 feet;
3. Variation from Article 7, Nonconformities, to allow a corner side yard (street side) setback of 52 feet instead of the required 57.05 feet;
4. Variation from Article 7, Nonconformities and Article 4-600 Accessory Structures and Uses to allow a zero lot-line setback along North Shore Drive;
5. Variation from Article 7, Nonconformities, to allow the existing nonconformities to expand.

Location: 903 North Shore Drive

Acreage: ≈ 7,547 SF (0.17 acres)

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

Surrounding Properties:

North:	“W” Watershed
South:	<i>Crystal Lake</i>
East:	“R-2” Single-Family Residential
West:	“R-2” Single-Family Residential

Staff Contact: Latika Bhide (815.356.3615)

Background:

- **Location:** 903 North Shore Drive, west of Baldwin Avenue
- **Zoning:** “R-2” Single-Family Residential
- **Development:** Clow’s Crystal Lake Park, approved in 1894
- **Existing Improvements:** 2-story brick & frame residence
- **Request:** Variations from the lakeside and street side setback to accommodate an addition to the



existing residence and garage. Special Use Permit to allow a detached accessory structure greater than 600 square feet.

Land Use Analysis:

- **Dimensional Standards:** The property does not meet the minimum lot area and lot width requirement for the “R-2” district, and is therefore treated as nonconforming. Any improvements must meet the standards listed in Article 7, Nonconformities of the UDO and receive the benefit of reduced setbacks. The bulk requirements (building height, building coverage, impervious coverage) must meet the requirements for the district the property is located in.
- **Details:** The petitioner is requesting variations and a special use permit to remodel the residence and garage as presented.
 - For the residence, a deck addition is proposed on the 1st floor on the lake side. This proposed deck and stairs will be as close a 35 feet from the property line. It is not indicated if a roof is proposed over the deck or if it is proposed to be screened.
 - For the residence, an addition is proposed on the 1st floor on the street side. This proposed addition will be approximately 6 feet beyond the existing residence.
 - For the residence, an addition is also proposed on the 2nd floor. These additions will be on both the lake and street sides as compared to the existing residence.
 - The petitioner is also proposing an addition to the existing garage, which as it is currently sited is located partially in the right-of-way. The proposed addition will increase the square footage of the garage to approximately 660 square feet, thereby necessitating a special use permit.
- **Hardship:** The petitioner has not indicated the hardship to seek this variation. However, it should be noted that for properties in established neighborhoods, the setbacks are based on the average setback of the two closest dwellings and therefore inconstant over time.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit Amendment for a detached accessory structure to be greater than 600 square feet. Due to their unique nature, Special Uses require 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 the general 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*

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 a motion is made to recommend approval of the petitioner’s request, the following conditions are suggested:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application – received 3-26-12
 - B. Plat of Survey, dated 5-11-11, received 3-26-12
 - C. Plan Set, ALA, dated 10-12-11, received 3-26-12
- 2. The following variations are hereby granted:
 - a. Variation from Article 7, Nonconformities, to allow a front yard (lakeside) setback of 35 feet instead of the required 52.23 feet;

- b. Variation from Article 7, Nonconformities, to allow a corner side yard (street side) setback of 52 feet instead of the required 57.05 feet;
 - ~~c. Variation from Article 7, Nonconformities and Article 4-600 Accessory Structures and Uses to allow a zero lot line setback along North Shore Drive;~~
 - d. Variation from Article 7, Nonconformities, to allow the existing nonconformities to expand.
3. A Special Use Permit to allow a detached accessory structure greater than 600 square feet to allow the garage to be approximately 660 square feet;
 4. A variation to allow a zero lot-line setback for the garage is not granted. If the garage is destroyed or needs to be rebuilt, it must meet the requirements of the Ordinance at the time of construction.
 5. The deck along the lakeside shall not be screened-in or enclosed in any way nor shall a roof be installed over it.
 6. No variations from the maximum height for the principal or accessory structure are granted. No variations for a 3rd story shall be granted with this approval.
 7. Data indicating the proposed maximum building and impervious lot coverage is not provided. The proposed plans are allowed as presented.
 8. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

**CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION**

Please type or print legibly

22 2012

OFFICE USE ONLY
CASE #

PROJECT TITLE: Watkins Residence

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

Variations

Other

RECEIVED
MAR 26 2012
BY: _____

Petitioner Information:

NAME: Scott Watkins & Lori A. Watkins

ADDRESS: 1123 Meadowbrook Drive

Aurora, IL 60504

PHONE: 630-499-1346

FAX: _____

E-MAIL: slwatkins1@comcast.net

Owner Information:(if different)

NAME: _____

ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

Property Information:

Project Description: Petitioner is seeking to remodel and expand an existing home and garage located at 903 North Shore Drive, Crystal Lake. The existing structure is a 2 story brick and frame residence with a detached garage. On the street side of the property the first and second floor will be expanded. The roof line will change from dormers to a full second story. On the lake side a new deck will be added and the second floor will be cantilevered over the existing first floor. Finally the garage will be expanded towards the home and improved. To accomplish these improvements the property needs several bulk variations:

*Rear Yard lake front property to allow 52 feet instead of the required 57.05 feet a variation of 5.05 feet

*Front Yard Lake Front property to allow 35 feet instead of the required 52.23-feet a variation of 18 feet

*Accessory uses in a yard abutting the street to allow the garage to remain in its existing location while at the same time remodeling and expanding the garage toward the existing home.

Project Address/Location: 903 North shore Drive Crystal Lake Illinois

PIN Number(s): 19-06-107-002

Development Team:

Developer: _____

Architect: ALA Architects & Planners, Inc., Crystal Lake, IL 60014 (815)788-9200 (FAX 815-788-9201)

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: Luco Construction, Cary, IL 60013 (847)-456-0126

Other: _____

Signatures:

X _____ X _____
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 actions.

Lori A. Watkins Lori A. Watkins 3/24/12
OWNER: Print and Sign Name Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which 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 PETITION
OF SCOTT WATKINS FOR THE AP-
PROVAL OF BULK VARIATIONS TO
THE UNIFIED DEVELOPMENT ORDI-
NANCE OF THE CITY OF CRYSTAL
LAKE

2012-22 LEGAL NOTICE

Notice is hereby given in compli-
ance with the Unified Development
Ordinance 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 applica-

tion of Scott Watkins, Owner, relat-
ing to a lake front parcel which is
located along the North Side of
Crystal Lake at the common address
of 903 North Shore Drive in Crystal
Lake. The Property Index Number
for this property is PIN# 19-06-
107-002. The lot contains a sin-
gle family two story home and a
detached garage.

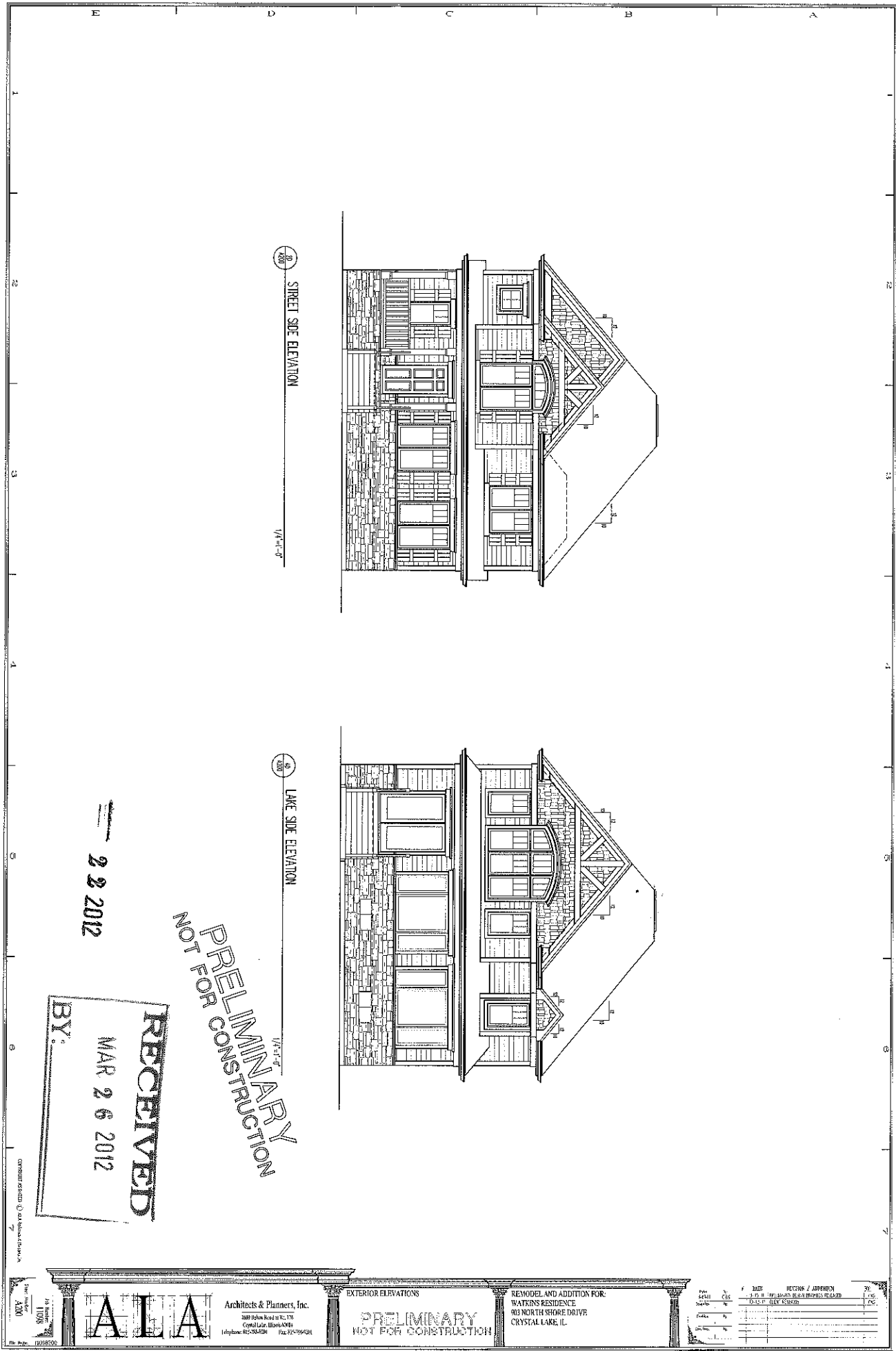
The owner and petitioner is Scott
Watkins who may be reached in
care of his attorney Joseph Gotte-
moller at 1 North Virginia Street,
Crystal Lake, Illinois 60014. The
petitioner seeks to remodel and ex-
pand both the existing home and
the garage. In order to accomplish
this the petitioner is requesting the
following variations:

Rear Yard lake front property to
allow 52 feet set back instead of
the required 57.05 feet a variation
of 5.05 feet Front Yard Lake Front
property to allow 35 feet setback
instead of the required 52.23-feet a
variation of 18 feet. Along with a
special use permit to allow a de-
tached accessory structure to be
greater than 600 square feet pur-
suant to Article 4-600. Finally to al-
low garage which is an accessory
use in a yard abutting the street to
remain in its existing location
which is a zero lot line set back.
This will allow the time remodeling
and expanding the garage toward
the existing home along with any
other variations necessary to allow
the garage and home improvement
as presented.

A public hearing before the Plan-
ning and Zoning Commission re-
garding this request will be held at
7:30 p.m. on April 18, 2012, at
the Crystal Lake City Hall, 100
West Woodstock Street, Crystal
Lake at which time and place any
person determining to be heard
may be present.

Thomas Hayden, Chair
Planning and
Zoning Commission
City of Crystal Lake

Prepared By
Joseph Gottemoller
MADSEN, SUGDEN &
GOTTEMOLLER
1 N. Virginia Street
Crystal Lake, Illinois, 60014
815 459 5152
(Published in the Northwest Herald
April 2, 2012)



⑧ STREET SIDE ELEVATION
1/4" = 1'-0"

⑨ LAKE SIDE ELEVATION
1/4" = 1'-0"

22 2012

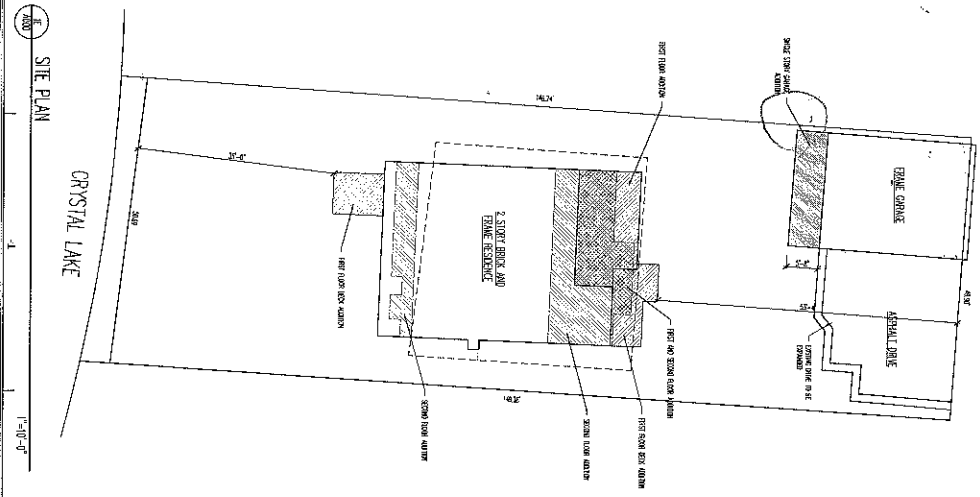
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MAR 26 2012
BY: _____

**PRELIMINARY
NOT FOR CONSTRUCTION**

	Architects & Planners, Inc. 889 Polaris Road, Suite 178 Crystal Lake, Illinois 60154 Telephone: 815-284-6200 Fax: 815-284-6201	EXTERIOR ELEVATIONS		REMODEL AND ADDITION FOR: WATSON RESIDENCE 903 NORTH SHORE DRIVE CRYSTAL LAKE, IL.	
		PRELIMINARY NOT FOR CONSTRUCTION		Date: 04/11/12 Scale: 1/4" = 1'-0" Drawn by: [blank] Checked by: [blank]	Project No.: [blank] Revision / Approval: [blank]

WATKINS RESIDENCE

903 NORTH SHORE DRIVE CRYSTAL LAKE, IL.



SITE PLAN

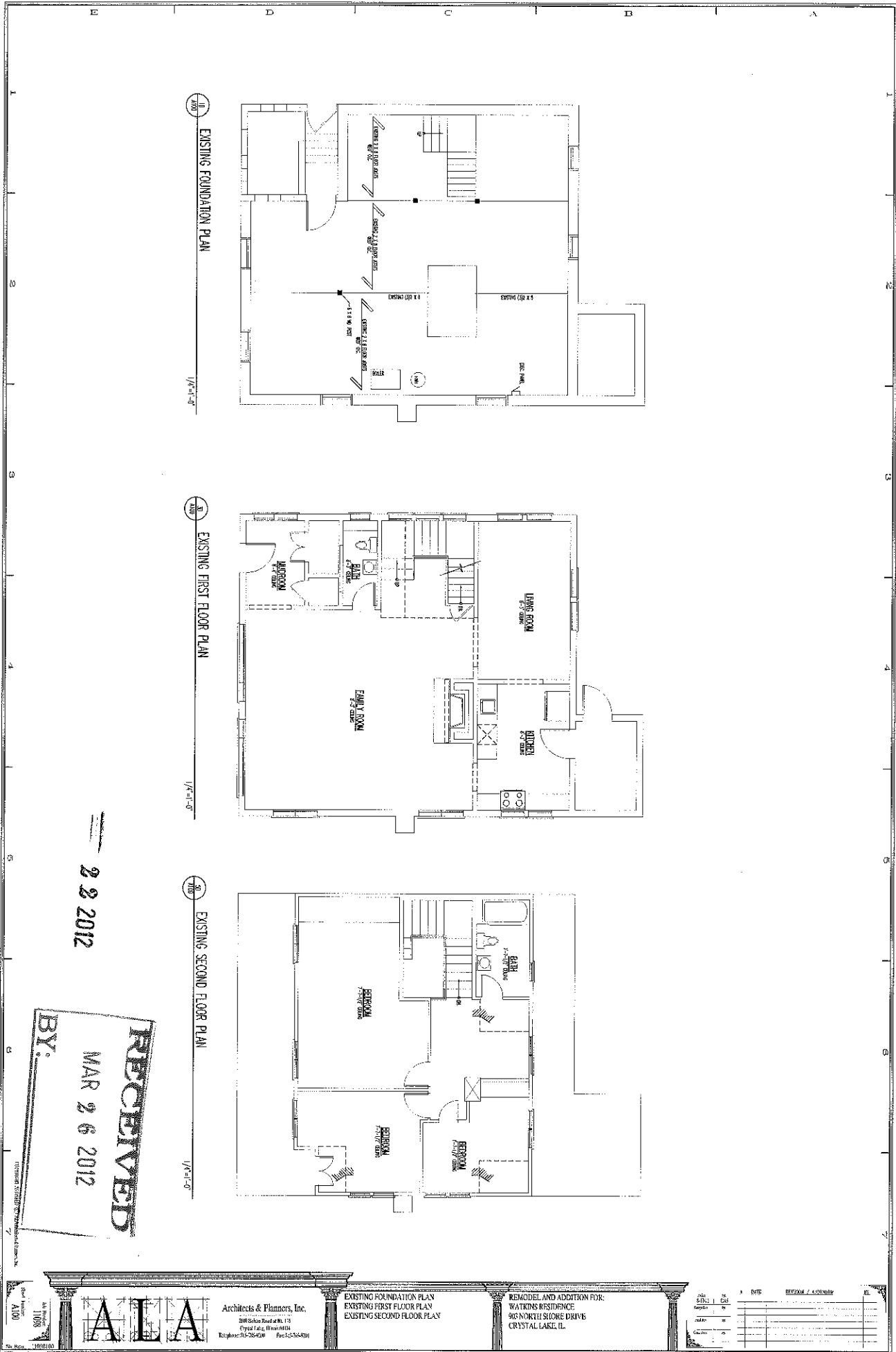
CRYSTAL LAKE



RECEIVED
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BY:

22 2012

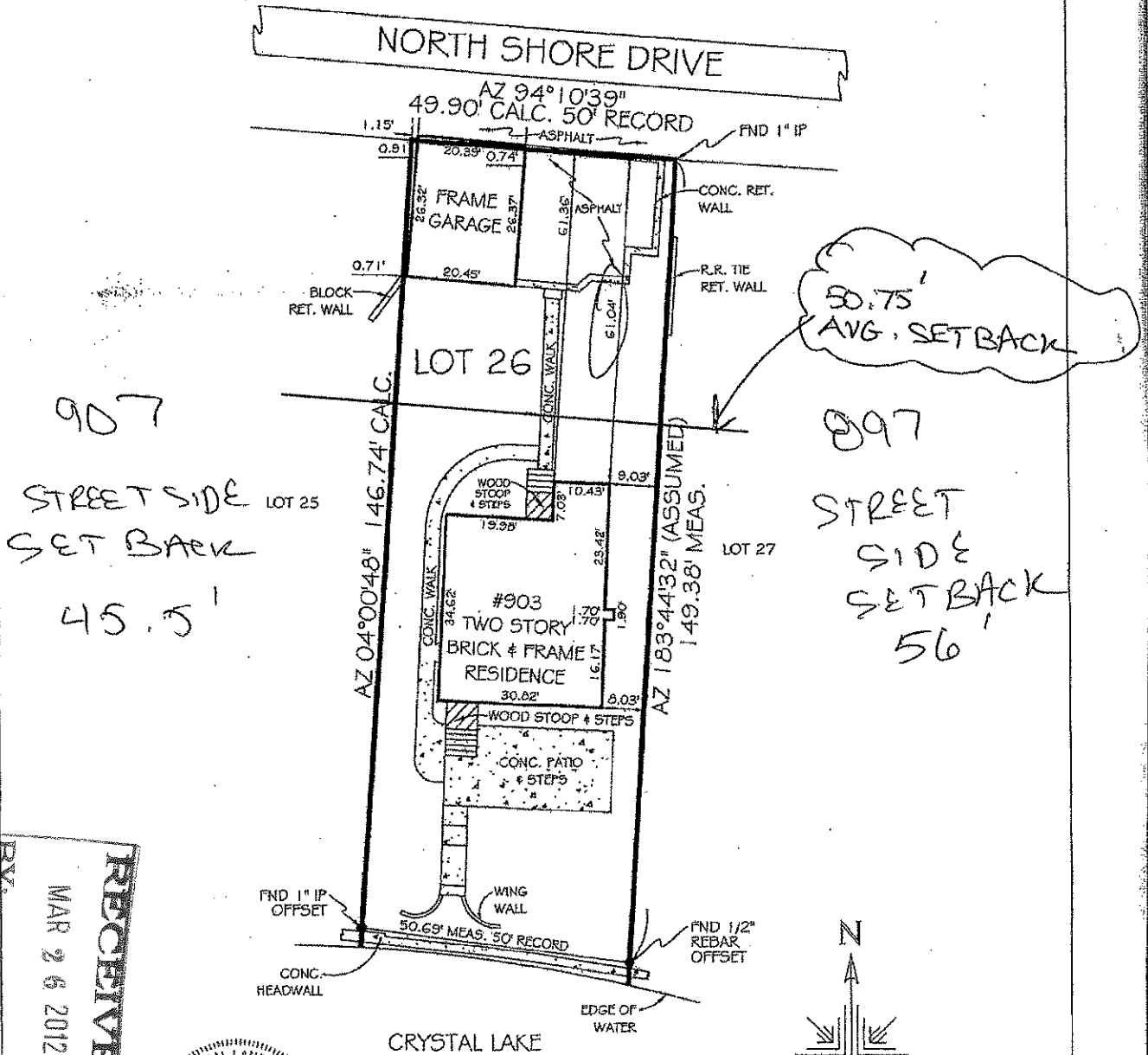
	<p>Architects & Planners, Inc. 200 Ridge Road at Rt. 175 Crystal Lake, Illinois 60114 Telephone: 815-564-8899 Fax: 815-564-9221</p>	<p>SITE PLAN</p>	<p>REMODEL AND ADDITION FOR: WATKINS RESIDENCE 903 NORTH SHORE DRIVE CRYSTAL LAKE, IL.</p>
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	Architects & Planners, Inc. 2001 Schenck Road at N. 115 Crystal Lake, Illinois 60114 Telephone: 815-226-2200 Fax: 815-226-4700	EXISTING FOUNDATION PLAN EXISTING FIRST FLOOR PLAN EXISTING SECOND FLOOR PLAN	REMODEL AND ADDITION FOR: WATKINS RESIDENCE 905 NORTH SHORE DRIVE CRYSTAL LAKE, IL.	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY																
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PLAT OF SURVEY

LEGAL DESCRIPTION: LOT 26 IN BLOCK 2 IN CLOW'S CRYSTAL LAKE PARK, A SUBDIVISION IN SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1894 AS DOCUMENT 13360 IN BOOK 1 OF PLATS, PAGE 54, IN MCHENRY COUNTY, ILLINOIS.

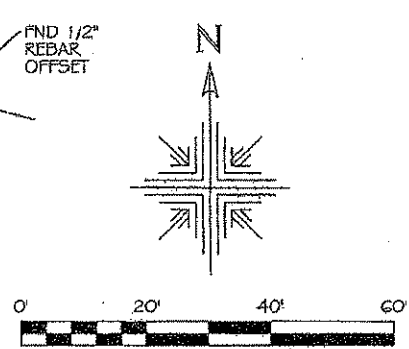
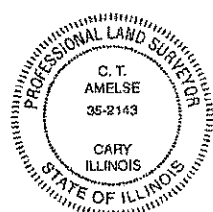


907
STREET SIDE
SET BACK
45.5'

50.75'
AVG. SETBACK

897
STREET
SIDE
SET BACK
56'

RECEIVED
MAR 26 2012
BY: _____



STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THIS PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRoACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelse
MY LICENSE EXPIRES: 11-30-2012
C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

LEGEND	
	FENCE
	CONCRETE
	WOOD
	BRICK
	PAVERS

LUCO CONSTRUCTION CO.			
PROFESSIONAL DESIGN FIRM NO. 184.004829			
CLIENT NAME:	88135. Route 31		
CLIENT REFERENCE:	Cary, IL 60013		
CLIENT REFERENCE:	847.656.8537		
CLIENT REFERENCE:	847.458.0714 fax		
FIELD WORK COMPLETED:	SURVEY COMPLETED:	DRAWN BY:	PROJECT NO.:
05-11-11	05-13-11	LAH	11-27397

22 2012