



#2012-60
323 Poplar Street (Schanz)
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	August 20, 2012
<u>Zoning Request:</u>	Special Use Permit for a detached accessory structure greater than 600 square feet to allow a garage at 1,188 square-feet.
<u>Location:</u>	323 Poplar Street
<u>Acreage:</u>	13,200 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 homeowner would like to construct a 4-car garage in the backyard. The garage would be approximately 140 feet from Poplar Street.
- The detached garage is more than 6 feet from the principal structure, making it a detached accessory structure.
- The garage would meet all of the required accessory structure setbacks.
- The proposed garage would be 1,188 square feet.



Land Use Analysis:

- Accessory structures over 600 square feet require a Special Use Permit.
- The Special Use Permit process is designed to ensure there is no adverse impact to the surrounding property owners due to large accessory structures.
- Attic storage is proposed above the garage. The wall plates would not be above 4-feet and no permanent access stairs are proposed so this would not be considered a second story.

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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future residential areas including a combination of single-family and multi-family housing types. The following goal is applicable to this request:

Land Use

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the City that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Recommended Conditions:

If a motion to recommend approval of the Special Use Permit at 68 Carmella Drive is granted, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Schanz, received 07/23/12)
 - B. Plat of Survey/Site Plan (Luco Construction, dated 12-04-10, received 07/23/12)
 - C. Elevations (Schanz, received 08/09/12)

2. Front facing, front load garages shall incorporate at least two architectural elements; such as, columns flanking doors, moldings, overhanging eaves, decorative vent covers, decorative brackets, dormers, and decorative garage doors or windows that match the style, spacing and frequency of windows for the rest of the dwelling.
3. The height of the garage shall not exceed 15 feet as measured at the mid-point of the roof.
4. Expansion of the garage in size and or volume shall require an amendment to the Special Use Permit.
5. The petitioner shall comply with all of the requirements of the Engineering and Building, and Planning and Economic Development Departments.

Athena - Public Property Search Viewer

McHenry County, Illinois

Search By: Parcel | Subdivision | Address
323 Poplar Street Crystal Lake

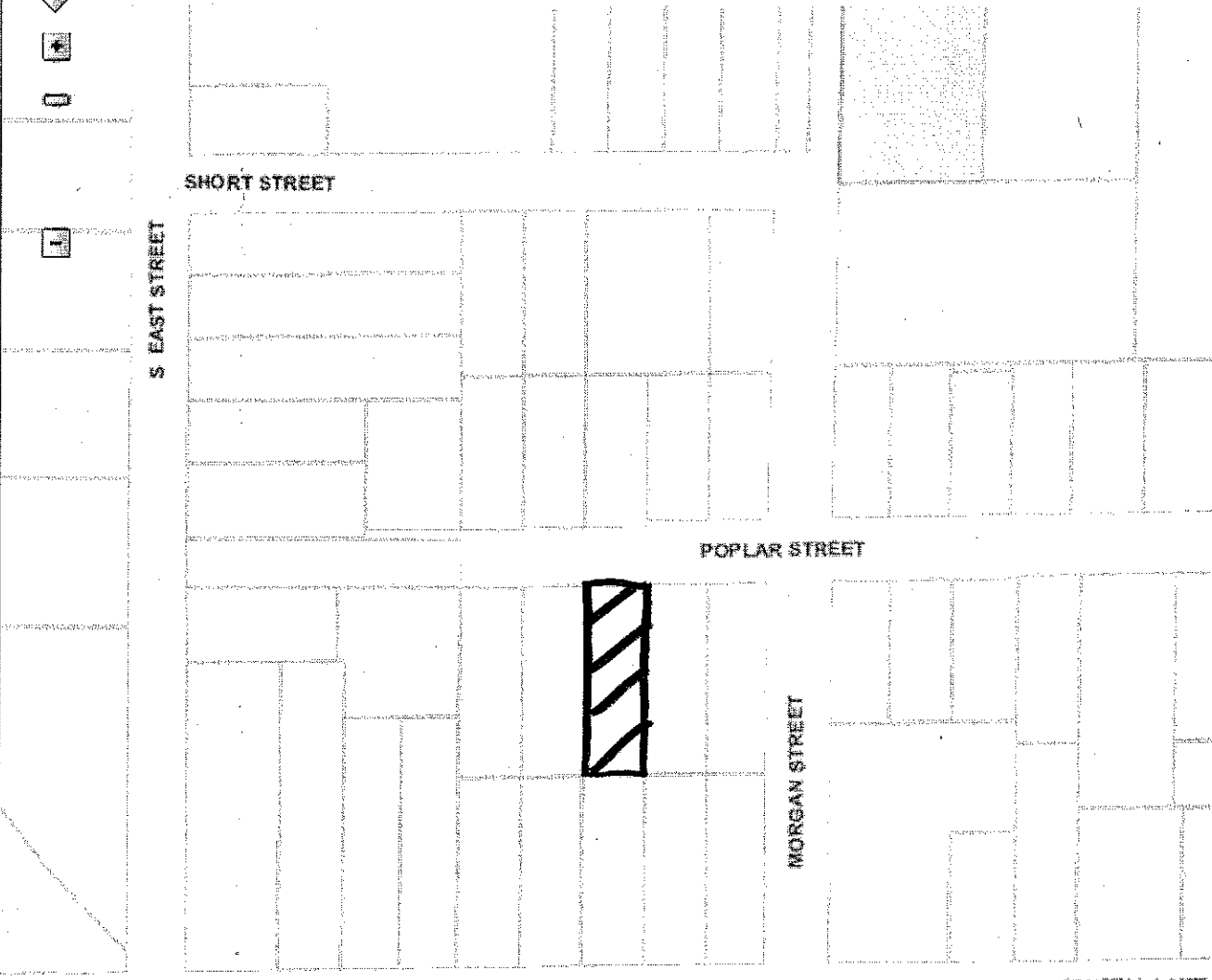
Search Map

Layers Results City-Zoom Print

Questions or Comments



Zoom In Zoom Out Pan Full View Back



0 46 92 184 276 368 Feet

**City of Crystal Lake
Development Application**

Office Use Only
File # ~~60~~ 2012

Project Title: 4 CAR GARAGE

RECEIVED
JUL 23 2012
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

Name: SCOTT SCHANZ
Address: 323 POPLAR

Phone: 847-804-4894
Fax: _____
E-mail: SCOTT.SCHANZ@YAHOO.COM

Owner Information (if different)

Name: _____
Address: _____

Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: 4 CAR GARAGE 27' X 44'

Project Address/Location: 323 POPLAR ST

PIN Number(s): 14-33-378-006

Development Team

Please include address, phone, fax and e-mail

Developer: SCOTT SCHANZ 847 804 4894

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

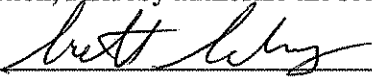
Surveyor: _____

Other: SCOTT SCHANZ 847-804-4894

Signatures

SCOTT SCHANZ  7/23/12
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.

SCOTT SCHANZ  7/23/12
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.

2
1
4
5
1

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 SCOTT SCHANZ

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 Scott Schanz for ap-
proval of a Special Use Permit re-
lating to the following described
real estate commonly known as
323 Poplar Street, Crystal Lake, Illi-
nois 60014, PIN:14-33-378-006

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 in area for a garage at
1,188 square feet pursuant to Arti-
cles 4-600 D, 9-200 A and 9-200
D; and any other variations as nec-
essary to allow the construction of
the structure as presented. Plans for
this project can be viewed at the
City of Crystal Lake Planning and
Economic Development Depart-
ment 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, August 15,
2012, at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be
present.

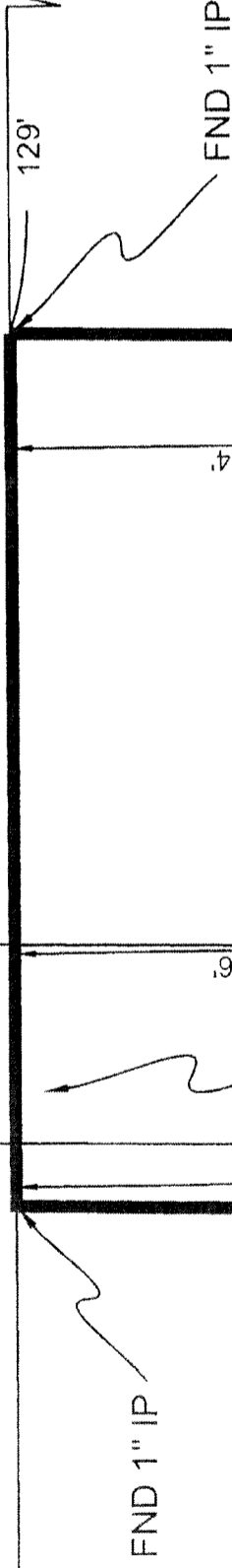
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
July 28, 2012)

Scott
Schanz

PLAT OF SURVEY

POPLAR AVENUE
(63' R.O.W.)

AZ 89°27'55" (ASSUMED)
66.04' MEAS. 66' RECORD



FND 1" IP

FND 1" IP

MORGAN STREET
(66' R.O.W.)

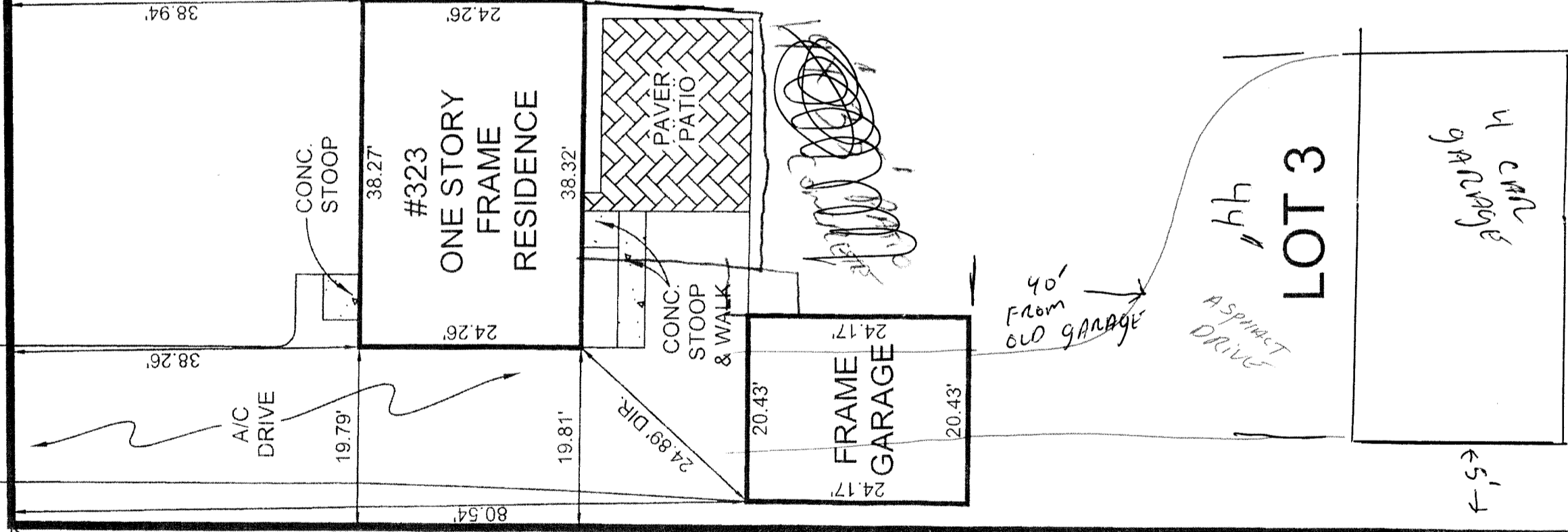
AZ 180°31'44" 200.77' SET 200.97' RECORD

LEGAL DESCRIPTION: LOT 3 IN
BLOCK 1 IN MEIER'S ADDITION TO
CRYSTAL LAKE, A SUBDIVISION OF
PART OF THE SOUTHWEST
QUARTER OF SECTION 33,
TOWNSHIP 44 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED AUGUST 18,
1927 AS DOCUMENT NO. 79533, IN
BOOK 6 OF PLATS, PAGE 31, IN
MCHENRY COUNTY, ILLINOIS.

LOT 2

LOT 4

AZ 180°34'46" 200.55' MEAS. 200.71' RECORD



SET 1/2" REBAR

SET 1/2" REBAR

AZ 269°39'46"
66.21' SET 66' RECORD



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 THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRUCH 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. Amelise
C. T. AMEISE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143
MY LICENSE EXPIRES: 11-30-2012

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 AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRUCH ON THE ABOVE DESCRIBED PROPERTY.

LEGEND

- FENCE
- CONCRETE
- WOOD
- BRICK
- PAVERS

LUCO CONSTRUCTION CO.

PROFESSIONAL DESIGN FIRM NO. 184.004829

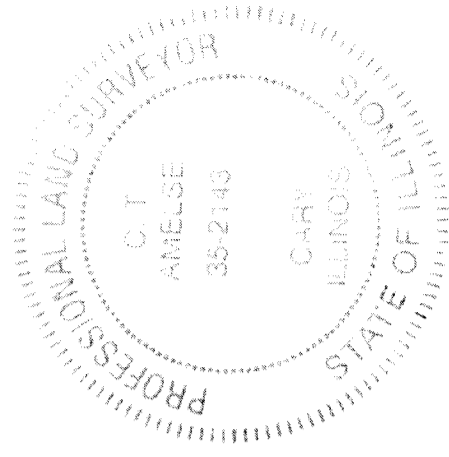
CLIENT NAME: DEAN
8813 S. Route 31
Cary, IL 60013

CLIENT REFERENCE: SCHANZ
847.658.8537
847.458.0714 fax

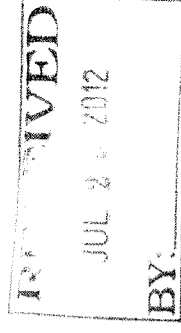
PROJECT NO.

10-26890

FIELD WORK COMPLETED: LAH
SURVEY COMPLETED: LAH
DRAWN BY: LAH



60 2012



This Plan (Partial) Dated 5-8-11
303
Specifications & Permit# 11-0703
Shall comply with the regulations as set forth in the City of Crystal Lake Codes & Ordinances by *CP/L* Date 5-9-07

323 POPLAR
SCOTT SCHMIDT
847 804 4899

VINYL SIDING TO MATCH HOUSE

8/12 ROOF TRUSSES

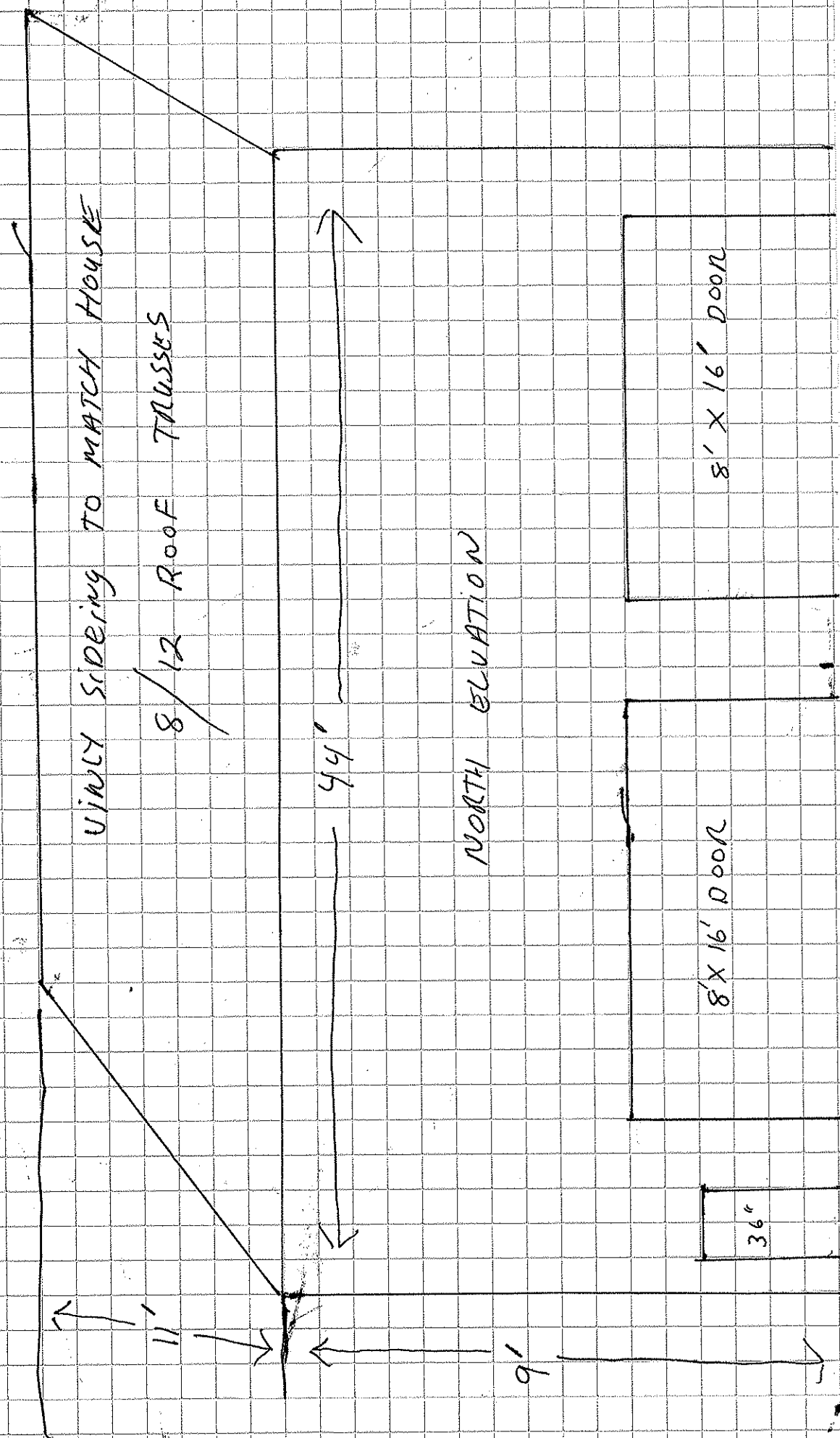
44'

NORTH ELEVATION

8' X 16' DOOR

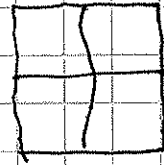
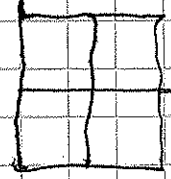
8' X 16' DOOR

36"

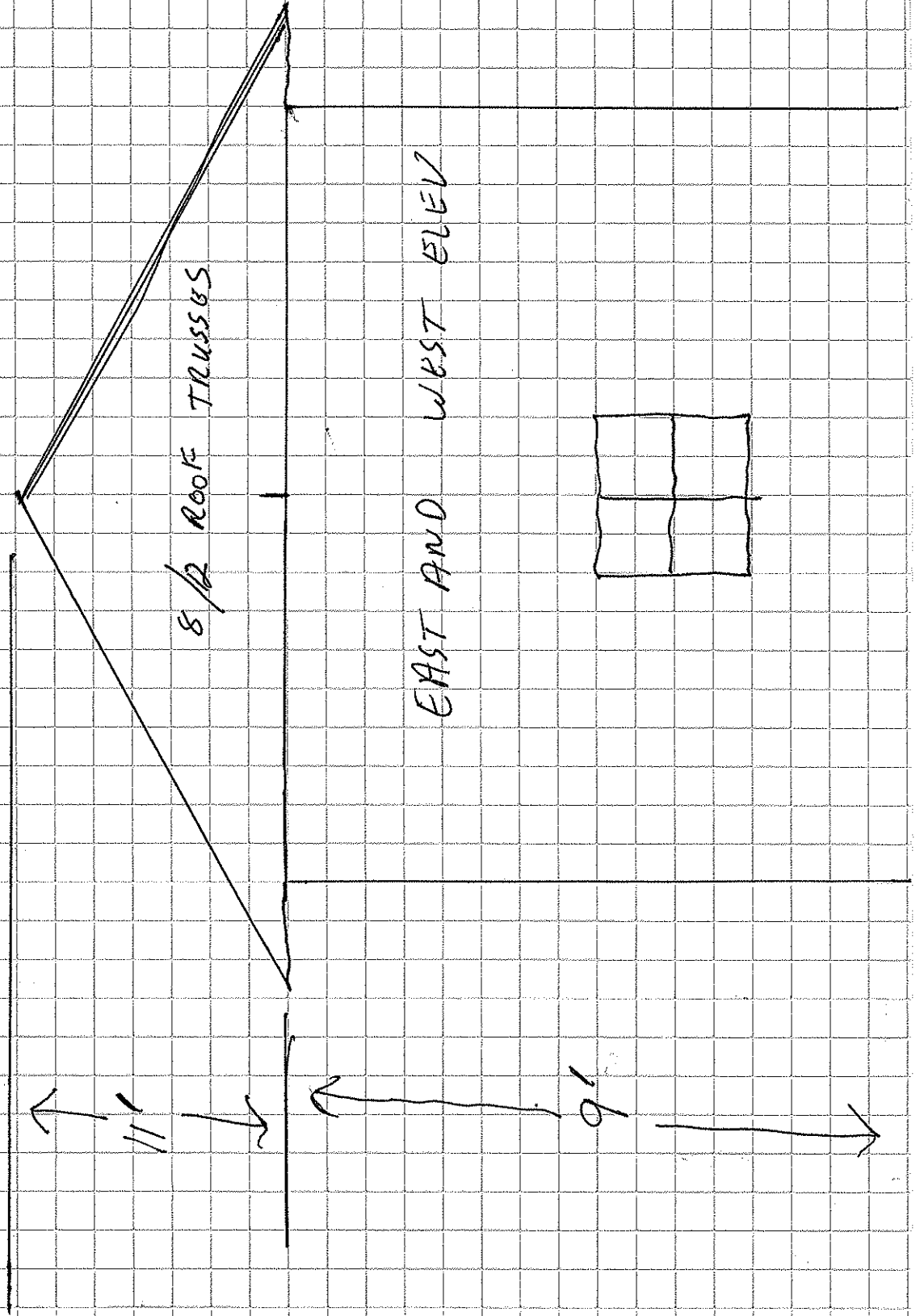


323 POPCORN
SCOTT SCHWARTZ

SOUTH ELEV



323 POPLAR
SCOTT SCARAZ



8/12 ROOF TRUSSES

EAST AND WEST ELEV

11'
9'

