



#2012-122

16 E. Franklin Avenue (Hutson)

Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	January 16, 2013
<u>Zoning Request</u>	A Special Use Permit for a detached accessory structure greater than 600 square feet to allow a garage at 920 square feet.
<u>Location:</u>	16 E. Franklin Avenue
<u>Acreage:</u>	approximately 16,000 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:

- **History:**
 - The homeowner removed an old detached garage and constructed a new 24' x 25' garage in 2011.
 - The homeowner added a 16' x 20' patio slab behind the garage, which he was required to get an after-the-fact permit for.
 - The homeowner began construction, in December, on a garage addition over this slab prior to obtaining permits. The addition causes the garage to exceed 600 square feet, requiring the Special Use Permit.
 - The homeowner was issued a ticket and stop-work order until the SUP is approved.
- **Existing Use:** There is an existing single-family home and existing detached 600 square-foot garage.

Development Analysis:

General

- **Request:** To complete a 16' x 20' addition to the existing garage. Requesting the Special Use Permit to allow a detached accessory structure over 600 square feet.
- **Land Use:** The land use map shows the property as High Density Residential. The garage does not affect the land use designation.
- **Zoning:** The property is zoned R-2. The garage does not affect the zoning of the property.

Architecture

- The garage style matches the home.
- There are two single-bay garage doors which face the street.
- The proposed addition is off the back of the garage into the rear yard.
- The addition will match the garage in style, materials, and colors.
- The garage meets all setback and height requirements.

2030 Comprehensive Land Use Plan Summary Review:

The Comprehensive Plan designates the subject property as High Density 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:

Housing – Single Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well served by a variety of community facilities and services.

This can be accomplished with the following supporting action:

Supporting Action: Preserve the unique character of existing neighborhoods.

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.

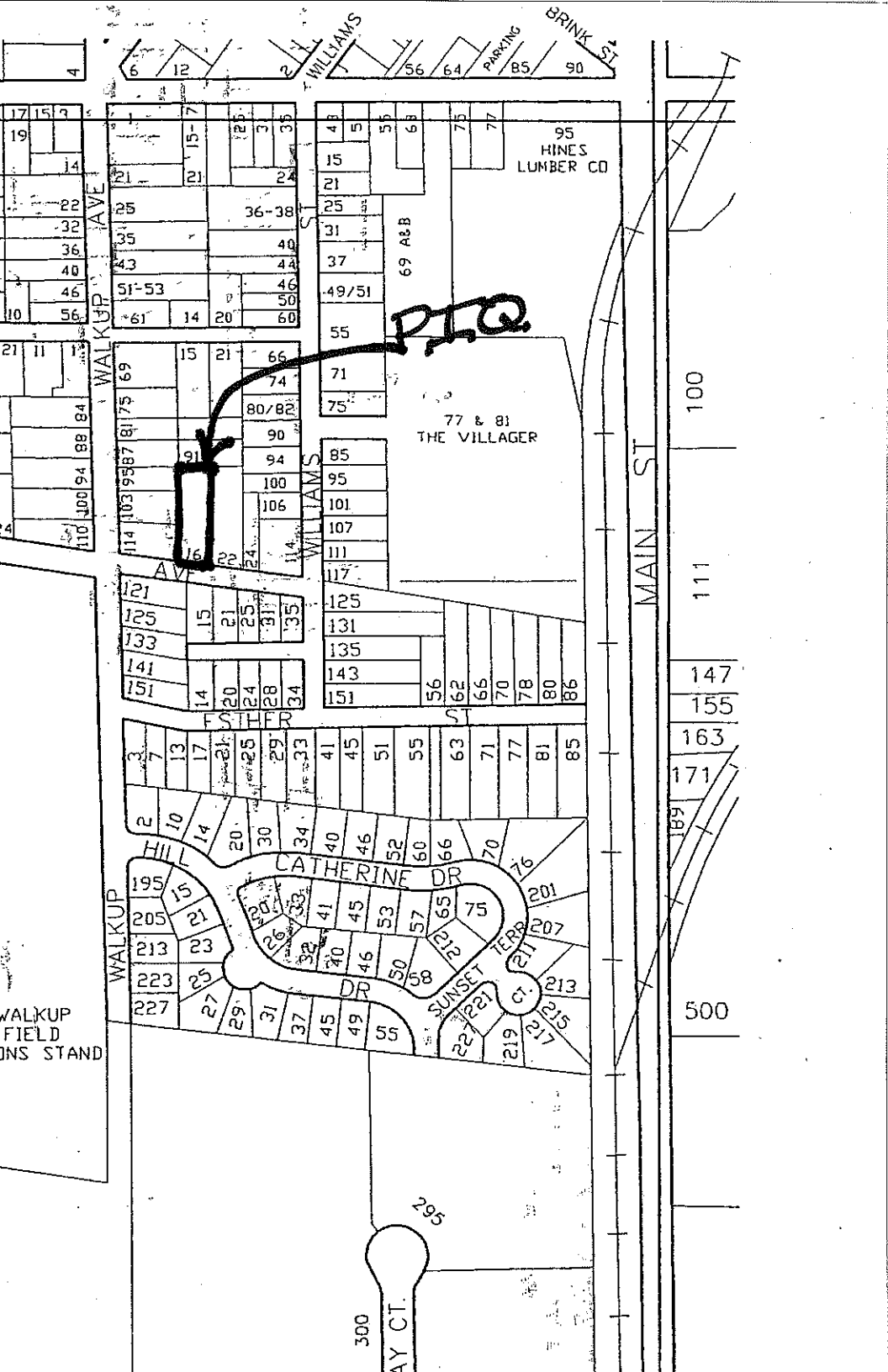
Meets *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the Special Use Permit at 16 E. Franklin Avenue 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 (Hutson, received 12/20/12)
 - B. Architectural Detail Plans (Hutson, received 12/20/12)
 - C. Plat of Survey (Streamline Survey, received 12/20/12)
2. Expansion of the garage in size and or volume shall require an amendment to the Special Use Permit.

3. Complete required building permit information.
4. The petitioner shall comply with all of the requirements of the Engineering and Building and Planning and Economic Development Departments.



4

6 12 24 36 48 60 72 84 96
WILLIAMS
56 64 72 80 88 96
PARKING
BRINK ST

17 15 3
19
22
32
36
40
46
56
10

WALKUP AVE
121
125
133
141
151
15
21
25
31
35
14
20
24
28
34

95 HINES LUMBER CO
15
21
25
31
37
49/51
55
69 A&B
75
77
68
55
71
75

PLQ

77 & 81 THE VILLAGER

114 103 95 87 81 75 69
91
94
100
106
114
117

WILLIAMS
85
95
101
107
111
117
125
131
135
143
151

121
125
133
141
151
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24
28
34

56
62
66
70
78
80
86

HILL
CATHERINE DR
SUNSET TERR
DR
WALKUP
2 7 13 17 21 25 29 33 37 41 45 51 55 63 71 77 81 85
2 10 14 20 30 34 40 46 52 60 66 70 76
195 15 21 27 33 39 45 51 57 63 69 75 201
205 21 27 33 39 45 51 57 63 69 75 207
213 23 29 35 41 47 53 59 65 71 213
223 29 35 41 47 53 59 65 71 213
227 27 33 39 45 51 57 63 69 75 213
219 215 217

WALKUP FIELD
IONS STAND

MAIN ST

100

111

147

155

163

171

500

300

DAY CT.

295

City of Crystal Lake Development Application

Office Use Only
File # 12-122

Project Title: _____

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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: CLAYTON + CHRISTINA HUTSON
Address: 16 E. FRANKLIN AVE
CRYSTAL LAKE, IL 60014
Phone: 562 722 4358 OR 847 220 2241
Fax: 847 890 6119
E-mail: Clay HUTSON @MAC.COM

Owner Information (if different)

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

Property Information

Project Description: ADDITION OF A 16x20 STORAGE STRUCTURE
ATTACHED TO GARAGE FOR PURPOSES OF STORING
MOTOR CYCLE + ROAD CASES FROM WHEN I'M NOT
TRAVELLING = SAMPLES ATTACHED

Project Address/Location: 16 EAST FRANKLIN AVE, CRYSTAL LAKE, IL

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

PETITIONER: Print and Sign name (if different from owner) Date

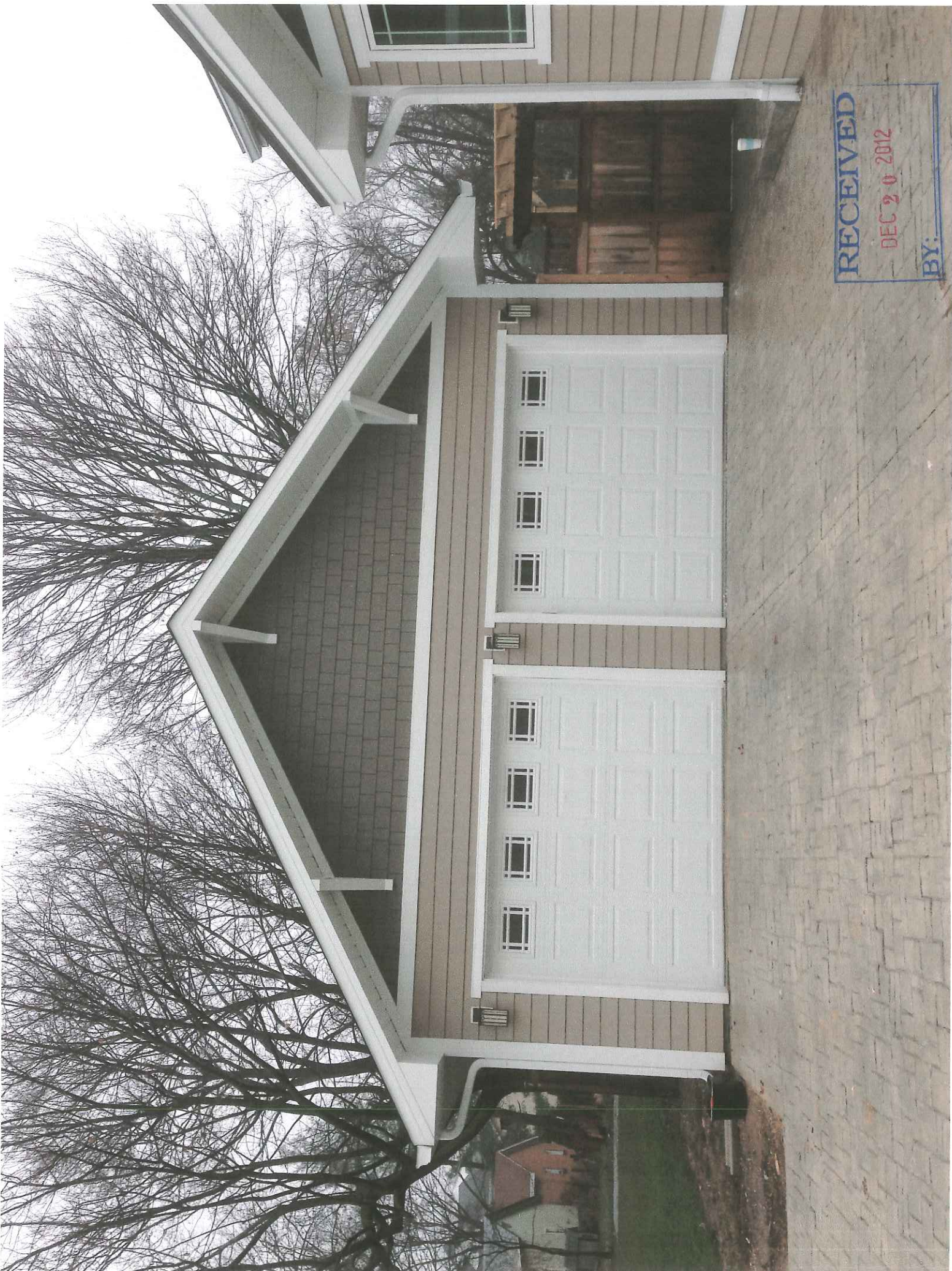
As owner of the property in question, I hereby authorize the seeking of the above requested action.

CLAYTON A. HUTSON [Signature] 12/20/12
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.



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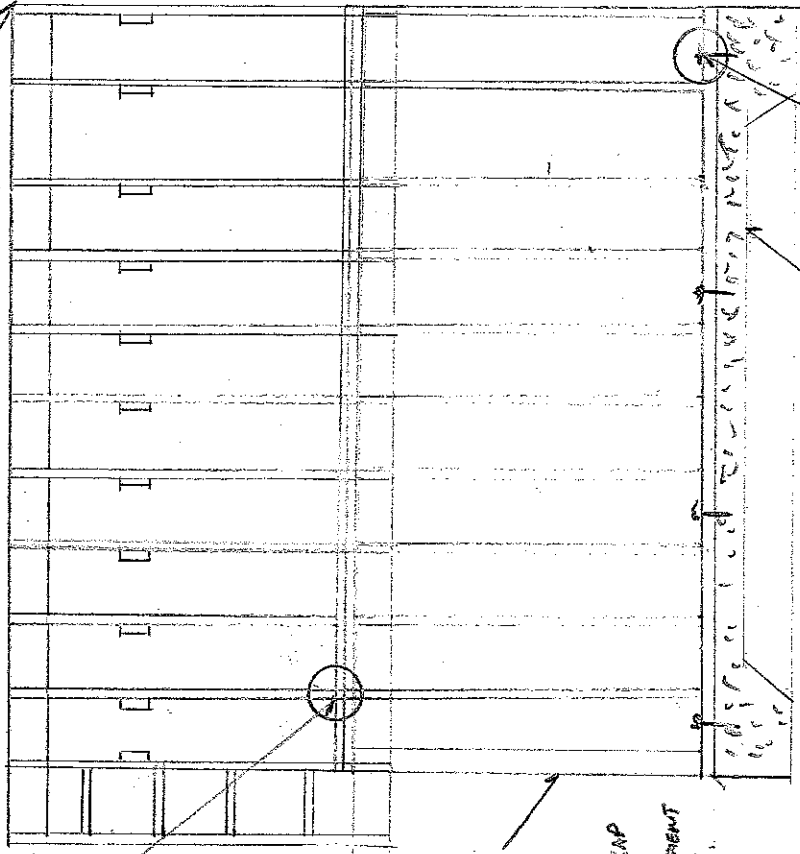
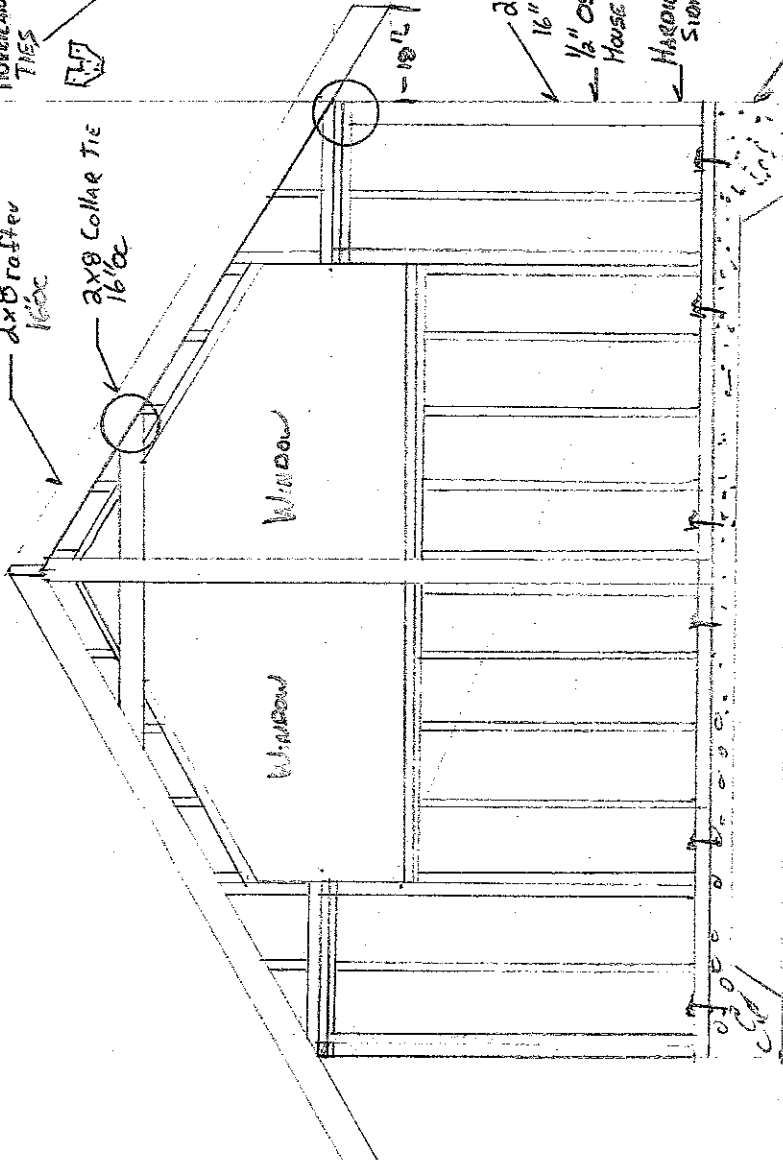


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EXISTING
STRUCTURE

HARBORCANE
TIES

2x8 Bratfer
16'00"
2x8 Collar Tie
16'00"



20'

SLAB EXISTING
+
APPROVED

12" THICK FOOTING
(EXISTING)

2x8
16" OC
1/2" OSB
HOUSE WRAP
HARBOR CEMENT
STONING

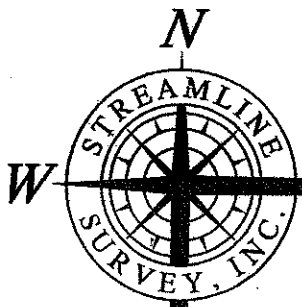
4" SLAB
(EXISTING)
6 BPS MIX
6x6 WIRE MESH
4" CONCRETE FILL
Anchor 1/2" x 12"
BARS
6' OC - MAX
12" FROM CORNER
MAX

1/4" = 1'

16 E. FRANKLIN
CRYSTAL LAKE, IL

C. NELSON 586.720.4358

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PLAT OF SURVEY

E

18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

LOT 8 AND THE WEST HALF OF LOT 10 IN WYTHE AND BEARDSLEY'S RESUBDIVISION OF LOT 10 IN BLOCK 1 OF PADDOCK'S ADDITION TO CRYSTAL LAKE, AND LAND ADJOINING SAID LOT 10 ON THE SOUTH (SAID STRIP OF LAND BEING ALL INCLUDED WITHIN THE STREET LINES), SAID BLOCK 1 BEING A PART OF LOT 1 OF THE ASSESSOR'S PLAT OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1914 AS DOCUMENT NO. 29963 IN BOOK 3 OF PLATS, PAGE 55, IN MCHENRY COUNTY, ILLINOIS.

NOTE:
DUE TO SNOW, SOME
GROUND IMPROVEMENTS
MAY NOT BE SHOWN

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IRON PIPE FOUND 1.0' N

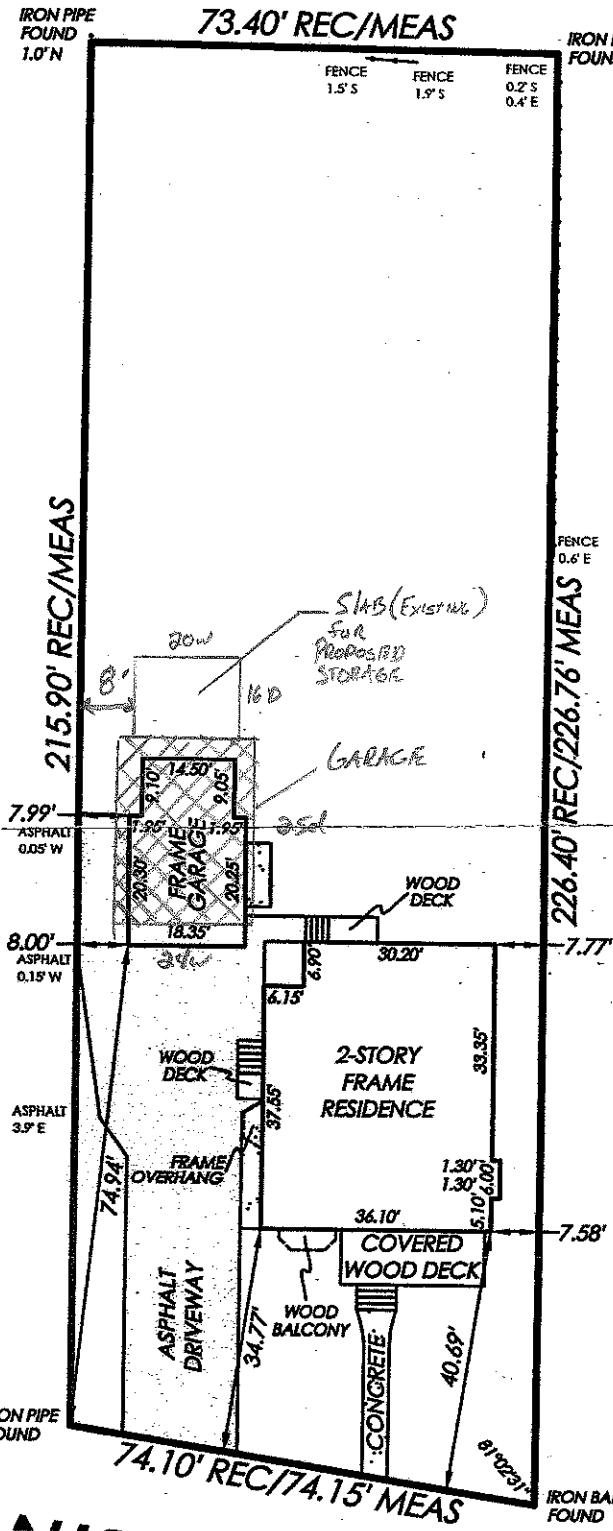
IRON BAR FOUND

73.40' REC/MEAS

215.90' REC/MEAS

FENCE 0.6' E

226.40' REC/226.76' MEAS

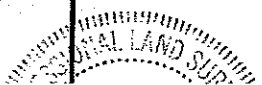


LOT AREA:
16,211.1 SQ. FT.
0.37 ACRES

IRON PIPE FOUND

IRON BAR FOUND

74.10' REC/74.15' MEAS



FRANK