



#2013-15
City of Crystal Lake
Project Review for Planning and Zoning Commission

Meeting Date: November 12, 2013

Zoning Requests: UDO Text Amendment from various provisions of the Unified Development Ordinance

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Background:

- When the City Council adopted the Unified Development Ordinance (UDO) in 2009, it was intended to be a dynamic document that would be updated periodically. Accordingly, reviews were completed at 6 months and 1 year after the adoption of the Ordinance. Additional text amendments have since been approved by the City Council based on Planning and Zoning Commission and staff recommendations.
- At the Planning and Zoning Commission hearing on October 16th, the Commission made a recommendation to the City Council to approve the recommended changes to the UDO provisions relative to Article 2, Land Use, Section 4-200 Off-Street Parking and Loading, Article 4-300 Tree Preservation, Article 4-600 Accessory Structures and Uses, and Article 9 Administration
- The Commission directed staff to provide additional information regarding changes to the Sign portion of the UDO, specifically Political Signs and provisions relative to Used Merchandise Stores. These topics along with the UDO provisions relative to lake lots are outlined below.

Article 2-200 Use Categories

TABLE 2-300 PERMITTED USES TABLE																	
		F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M	W	USE CRITERIA	NAICS
COMMERCIAL																	
Used Merchandise Stores											L	L					
Antique Store/Antique Mall										P	P	P					
Consignment Store											P	P					
Junk Store																	
Flea Market																	

Article 2 Land Uses

Section 2-400 Limited and Special Use Criteria

14. Used Merchandise Stores

Used Merchandise stores must comply with the following standards:

- a. Location: Used Merchandise stores **15,000 square feet in area or less** must be located more than ~~4,000~~ **500** feet from an existing similar use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.
- b. Outdoor display: Outdoor display, storage, and sales of items is not permitted.
- c. Police inspection: Records of all items ~~received~~ **purchased** and sold shall be kept and shall be made available during regular business hours for inspection by the Police Department.
- d. **Electronic Reporting: Any used merchandise store that purchases electronic goods or jewelry or is required to report/upload to LeadsOnline, or the City's current electronic reporting system, the information outlined by the City's Police Department for each and every transaction where electronic goods or jewelry was purchased by the end of that business day. All information shall be recorded in the English language. The electronic reporting requirement also applies to all used merchandise stores that conduct ten or more purchase transactions (not limited to electronic goods or jewelry) in one week. (calculated from each Monday through the next Sunday, inclusive)**

Article 10 Definitions

ANTIQUÉ OR COLLECTIBLE STORE: A retail store that sells antiques, curios, gifts and souvenirs and collectible items including sports cards and comic books **which have value and significance as a result of age, design, or sentiment.** A store that primarily sells books is included under "Book Store". ~~Antique or Collectible store does not include stores selling other types of second hand items (e.g. clothing) or pawn stores which are instead considered "Used Merchandise Store".~~ **This definition excludes "used merchandise store," "consignment store" "junk store," "pawnshop" and "flea market."**

ANTIQUÉ MALL: A building that is partitioned to provide spaces for the retail sale of antiques by antique dealers of articles of which have value and significance as a result of age, design, or sentiment. **This definition excludes "used merchandise store," "consignment store" "junk store," "pawnshop" and "flea market."**

CONSIGNMENT STORE: An exclusively indoor retail establishment whose primary service is to receive a new or used retail product from a second party who entrusts the establishment to reimburse the second party, or trustee, upon the sale of the consigned retail product.

JUNK STORE: A retail store that sells previously used merchandise or goods the majority of which:

1. **Have not been maintained, repaired, restored or reconditioned to a functional condition; or**

2. **Consist of salvaged or disassembled parts of merchandise, equipment or objects no longer in their original assembled configuration.**

This definition excludes “used merchandise store,” “consignment store” “antique store or antique mall,” “pawnshop” and “flea market.”

FLEA MARKET: Any person or aggregation, congregation or assembly of vendors, whether professional or nonprofessional, that offers for sale, trade or barter any goods, regardless whether they are new, used, antique or handmade; and where offered for sale in open air areas, buildings or temporary structures.

USED MERCHANDISE STORE: A retail store that buys or accepts donations and sells previously used merchandise, such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment or other merchandise not considered to be antique, that is in good repair or has been restored or reconditioned to a clean and usable condition. This definition excludes “antique store or antique mall,” “consignment store,” “pawn shop,” “junk store,” or “flea market.”

PAWNSHOP: An establishment that engages, in whole or in part, in the business of receiving property in pledge or as security for money or other things advanced to the pawner or pledger.

Article 4-1000 Signs

At the October 16th Planning and Zoning Commission meeting, the Commission expressed some concerns with the proposed changes to the Sign portion of the UDO, particularly as it relates to Political Signs. The Commission’s concerns are summarized below:

- ❑ No limitations on the total allowable sign area for Political campaign signs during the period from when the ballot is certified to seven days after an election.
- ❑ The time period the ‘no limitation’ on the total allowable sign area for Political campaign signs lasts - the typical 61 days period from when the ballot is certified to 7 days after the election. The Commission’s preference would be for a shorter time period.
- ❑ Defining Political Campaign Sign to include only those signs that reflect the specific issue or candidate on the ballot in that jurisdiction.
- ❑ Adding clarity on how violations would be treated.
- ❑ Clarifying that the candidate, not the property owner be responsible for the sign.

The recommended changes below address the Commission’s concerns.

Article 10 Definitions

Political Campaign Sign: A temporary sign announcing or supporting political candidates or issues in connection with any national, State, or local election. Political Campaign Signs include only those signs specifically advocating on behalf of a person, or a position on a question, which City of Crystal Lake residents are eligible to vote for to be considered by voters.

Political Message Sign: A sign other than a Political Campaign Sign expressing a noncommercial message regarding an issue of political or public concern.

Article 4-1000 Signs

- D. Residential Signs
 - 1. Single-Family Residential Signs
 - 2. Multi-Family Residential Signs
- E. Office Signs
- F. Commercial Signs
- G. Civic Signs
- H. Industrial Signs
- I. Unique Area Signs

Sign Type	Quantity	Size (sq. ft.)	Height (Feet)	Notes	-
Political Signs				See Article 4-1000 M	

M. Political Signs

1. **Political Signs (Campaign or Message) of [six] square feet or less and up to [four] feet in height per sign for single-family residential and multi-family residential uses and [sixteen] square feet or less and up to [six] feet in height per sign for all other uses (except Sign area A for commercial signs where [thirty-two] square feet is allowed) may be located within the lot lines of any lot pursuant to the consent of the lot’s owner and the requirements established in this Paragraph.**
2. **~~Unless the Political Sign includes on the sign face the name of the person responsible for the sign, or the owner of the lot on which the sign is located shall be deemed responsible for the sign.~~ The candidate that the Political Sign supports is deemed responsible for the sign. If the political sign does not identify the candidate it supports, the owner of the lot is deemed responsible for the sign.**
3. **Political Signs shall be exempted from any regulations regarding sign colors, but not regulations relating to illumination of signs.**
4. **Political Signs are permitted at all times and are exempted from permit requirements at all times but must be maintained in good physical condition.**
5. **Political Campaign Signs of [six] square feet in area or less and up to [four] feet in height per candidate or issue for single-family residential and multi-family residential uses and [sixteen] square feet or less and up to [six] feet in height (except Sign Area A for commercial signs where thirty-two square feet is allowed) per candidate or issue for all other uses per lot may be displayed.**
6. **Except as provided in Subparagraph (7) below, the total area of Political Signs (including Political Campaign Signs) shall not exceed a total of [32] square feet in area per zoning lot and the total area of Political Signs that may be located within any required yard is zero square feet.**
7. **Notwithstanding the size limitations contained in Subparagraph (6) above, ~~from the date a ballot for any particular election has been certified thirty days~~ prior to an election until seven days after such election occurs, in addition to the amount of signage authorized in Subparagraph (6) above, Political Campaign Signs that meet the criteria established in (5) up to [32] square feet in area may be located within the required yard ~~with no limitations on total square feet per zoning lot.~~**
8. **Political Signs may be window signs or any other structural types permitted in the district, but must comply with the size, total area, and location limitations of this Paragraph.**

9. Political Signs must be located entirely on private property. No Political sign may be located within a public or private right-of-way.

The City's legal counsel has provided the following input in regards to the concerns expressed by the Planning and Zoning Commission.

- No Limits on amount of political campaign signs allowed during certain times: While the courts have found that limits on the total amount of signage on a parcel are allowable, those cases are generally more than 10 years old and recent case law seems to trend to allow more election signage than restrict it. One reason for avoiding a total limit on sign area on political campaign signs is that the limitation may be viewed as an abridgement of speech rights, especially when there are often many matters appearing on a ballot (or competing viewpoints on a candidate or issue among persons occupying the same lot). If the City were to impose an absolute limit on the total area of campaign signs, it may be viewed as an unreasonable restriction of political speech. The safer approach is to limit the size of individual signs but tolerate the barrage of signs that usually appear during Election Season. Any concerns about roadway hazards can be mitigated by including limitations on placement of signs.
- Time period where "no limits" on political signs: The Illinois General Assembly has preempted local governmental authority regarding time limitations on signage. Thus allowing political campaign signs within the setback only during the Election Season are a "location" restriction and not a "time" restriction, which takes the limitation outside the preemptive language in State statute. Although a regulation limiting the "Election Season" for signs to, say, 30 days before an election might be sustainable, there is a chance that the restriction would be challenged. This could be difficult to establish (e.g., why 30 and not 31 or 29?), unless the time limitation is tied to something explicable. That is why the confirmation of the ballot as the start of an Election Season is recommended.
- Limiting signs to those issues or candidates on the ballot in that jurisdiction: This type of restriction could be viewed as content-based, which would subject the City's regulations to strict scrutiny if ever challenged. Further, a resident's inability to vote does not limit the resident's ability to have a political view that he or she wishes to express.
- Responsibility for the sign: The draft language does suggest that the candidate is responsible so long as the sign is from the candidate and identifies the candidate as being responsible for it. If there is no acknowledgement of responsibility, enforcement against a candidate could be problematic (e.g., one candidate putting up offensive and offending signs purportedly for an opponent in order to rile voters against an opponent). That is why the property owner is responsible unless the candidate accepts responsibility for his or her signs.
- Enforcement: There is no reason for the City to provide for delayed enforcement or notice prior to ticketing for a violation.

Based on the direction provided by legal counsel, the following language is recommended:

Article 10 Definitions

Political Campaign Sign: A temporary sign announcing or supporting political candidates or issues in connection with any national, State, or local election. Political Campaign Signs include only those signs specifically advocating on behalf of a person, or a position on a question, to be considered by voters.

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Sign Type	Quantity	Size (sq. ft.)	Height (Feet)	Notes	-
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M. Political Signs

1. **Political Signs (Campaign or Message) of [six] square feet or less and up to [four] feet in height per sign for single-family residential and multi-family residential uses and [sixteen] square feet or less and up to [six] feet in height per sign for all other uses (except Sign area A for commercial signs where [thirty-two] square feet is allowed) may be located within the lot lines of any lot pursuant to the consent of the lot’s owner and the requirements established in this Paragraph.**
2. **Unless the Political Sign includes on the sign face the name of the person responsible for the sign, or the owner of the lot on which the sign is located shall be deemed responsible for the sign.**
3. **Political Signs shall be exempted from any regulations regarding sign colors, but not regulations relating to illumination of signs.**
4. **Political Signs are permitted at all times and are exempted from permit requirements at all times but must be maintained in good physical condition.**

5. **Political Campaign Signs of [six] square feet in area or less and up to [four] feet in height per candidate or issue for single-family residential and multi-family residential uses and [sixteen] square feet or less and up to [six] feet in height (except Sign Area A for commercial signs where thirty-two square feet is allowed) per candidate or issue for all other uses per lot may be displayed.**
6. **Except as provided in Subparagraph (7) below, the total area of Political Signs (including Political Campaign Signs) shall not exceed a total of [32] square feet in area per zoning lot and the total area of Political Signs that may be located within any required yard is zero square feet.**
7. **Notwithstanding the size limitations contained in Subparagraph (6) above, from the date a ballot for any particular election has been certified until seven days after such election occurs, in addition to the amount of signage authorized in Subparagraph (6) above, Political Campaign Signs that meet the criteria established in (5) may be located within the required yard with no limitations on total square feet per zoning lot.**
8. **Political Signs may be window signs or any other structural types permitted in the district, but must comply with the size, total area, and location limitations of this Paragraph.**

UDO Provisions relative to lake lots

At the September 17th City Council meeting, the Council discussed the Unified Development Ordinance provisions relative to lake lots. The Council directed staff to seek input from the property owners abutting the lake.

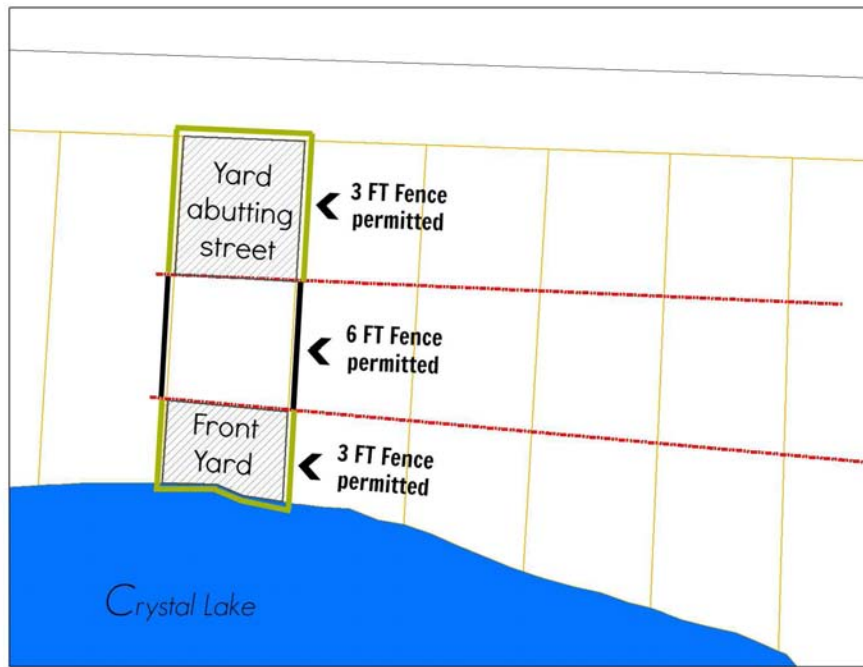
Public Input Process:

- ✓ A survey was sent to all property owners along Crystal Lake.
- ✓ An open house was held on October 16th - approximately 30 people were in attendance. Information about the open house was sent to property owners both abutting the lake and those properties that are adjacent to lake lot owners.
- ✓ 41 surveys were returned out of the 121 surveys mailed.
- ✓ 4 phone calls were made to City staff and are recorded in the attachment.
- ✓ A summary of the feedback received is compiled and included below along with the recommendations for changes to the UDO.
- ✓ All the input collected was presented to the City Council at the November 5th meeting for discussion only. Council provided general direction, but referred the matter to the Planning and Zoning Commission for their recommendation.
- ✓ Changes recommended by the Planning and Zoning Commission will be forwarded to the City Council for their consideration at the November 19th meeting.

Fences

Existing Regulations

- Yard abutting street - For lake lots, the height of a fence is limited to 3 feet in the yard abutting street. There is no limitation on the type of fence. A variation is needed to install a taller fence.
- Front (Lake-side) Yard - For lake lots, the height of a fence is limited to 3 feet in the front yard. There is no limitation on the type of fence. A variation is needed to install a taller fence.



Existing Conditions

A visual survey of properties along Leonard Parkway, Woodland Drive, Oak Court, North Shore Drive and Edgewater Drive was completed.

Leonard Parkway: there are very few fences along the street and a few properties with fences along the side lot line.

Woodland Avenue: lots are larger in width and very few have a fence along the street or the side lot line. More common is a hedge or privet fence that runs along the side lot line to the lake.

Oak Court: lots are narrow (40-feet wide on average) and for most, the garage along Oak Court extends across most of width of the lot. Fences along the side lot extending to the lake are more prevalent for these lots.

North Shore Drive: lots are on an average 50-feet wide and more varied fence types are prevalent here. There are a few 6-foot board-on-board fences along North Shore. There are some board-on-board fences that are 6 feet along the side yard and transition to a 3-foot fence within the front

(lake side) setback. There are a few chain link fences and a few instances of hedge rows which serve as natural fences.

Edgewater Drive: some fences along the side lot extending to the lake are seen for some lots.



Survey Results

The results received through the surveys that were returned and input received are compiled below along with the comments received.

	No Change (3-FT fence)	4-FT tall fence only if open style	Other
Yard abutting street	16	20	2
Waterfront Yard	19	17	4

Other feedback received included:

- No chain link fences.
- No Spite fences or plantings like solid, privet hedges or pines. No solid view restrictions.
- Allow 42-inch tall fences on the lake side (no picket fence allowed).
- Allow 3 FT open-style fence on the lake side.
- No storing of piers, docks, boat lifts or any structure that distracts from views of lake, during winter season.
- Allow 4-FT-tall fence on the street side without any restriction.
- Fence height does not matter because if the home owner plants a line of trees, it still blocks view of the lake.
- 6-FT-tall fences, garages, bushes are all in use as privacy screening on Oak Court and North Shore and this should be allowed to continue. Oak Court and North Shore are distinctly different from the other neighborhood in this regard.
- No fence preferred - if allowed, 4-FT tall fence is permitted if open split rail or wrought-iron style, no picket fences.

	
<p>Existing Regulation 3-FT tall fence, no limitation on type of fence</p>	<p>Proposed Regulation 4-FT tall fence, only if open style</p>

Discussion Points

- For lake lots, if a fence taller than 3 feet is requested, standards for fence material and opacity can be instituted.
- By creating a new definition for waterfront lots, this new standard would not affect the myriad of other double frontage lots in the City.

Recommended Language

Lake lots are considered as double frontage lots. There are several other double frontage lots in the City - along Briarwood Road, Swanson Road, Golf Course Road, Huntley Road or sections of Walkup Avenue, where similar requests for taller fences along the street could be requested in the future.

While lake lots are double frontage lots, they are different in character than other double frontage lots that front two right-of-ways. Therefore, it is recommended that rather than defining the lake side yard as the ‘front yard’, it be defined as the ‘waterfront yard’. The street side yard will continue to be the ‘yard abutting street’.

The following definitions could be added to the UDO.

LOT, DOUBLE FRONTAGE: An interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. In the case of a lot abutting upon a street and a waterway, the yard separating the principal structure from the street shall be designated as the “side abutting street”; the yard separating the principal structure from the water shall be designated as the “waterfront yard”.

FENCE, NATURAL: Trees, shrubs, or other woody landscaping materials that have been planted for the purpose of enclosing or screening areas of land or to mark a boundary. Such a fence typically consists of closely spaced plantings that, based on typical growing conditions, will form a visual or physical barrier thirty-six (36”) inches or higher above ground level. Plant material in a natural fence may be planted in rows, staggered, or at random. Natural fence heights shall be measured from finished grade, as defined in this Ordinance, to the highest point of the landscape material or if the natural fence is planted on a fill area, the height shall be measured from the existing grade (as defined in this Ordinance).

WATER LINE: In the case of a lot abutting Crystal Lake, the water line shall mean the line separating the above-ground portion of the lot from water or the sea wall, where present.

SETBACK, WATERFRONT: The setback for a principal structure determined by drawing a straight line between the adjacent homes on each side of the subject property, provided that the adjacent houses are within five hundred (500’) feet of the subject property. Boat houses, decks, patios, porches and similar accessory structures or attachments shall be disregarded when determining the waterfront setback.

YARD, WATERFRONT: An open space extending the full width of the lot, the depth of which is the horizontal distance between the water line and the nearest building line (waterfront setback), as defined herein.

The following changes could be made to Article 4-700 Fences, Walls and Screening

3. Height Requirements for Fences, walls and screening

- a. Fences, walls or screening (including natural fences) in any front yard, corner side yard or yard abutting a street shall not exceed 3 feet in height and meet the clear view provisions listed in Section 4-700 B-4 below.
- b. Fences, walls or screening (including natural fences) shall not exceed 6 feet in height in any side or rear yard.
- c. Fences, walls or screening (including natural fences) in a waterfront yard shall not exceed 3 feet in height. Fences 4 feet in height are permitted only if split rail, wrought iron style, or picket, open fencing are used, such that the fence does not obscure visibility and is at least 75% open. Spacing between pickets must be at least three times the width of the picket.

City Council Input: The City Council was generally in agreement regarding allowing a 4-foot tall fence, as long as it was open-style. Some Council members felt that the same restrictions should apply to every lot in the City.

If the PZC’s recommendation is to allow 4-foot tall open style fences anywhere in the City, the following changes are recommended to Article 4-700 Fences, Walls and Screening

3. Height Requirements for Fences, walls and screening

- a. Fences, walls or screening (including natural fences) in any front yard, corner side yard or yard abutting a street shall not exceed 3 feet in height and meet the clear view provisions listed in Section 4-700 B-4 below. Fences 4 feet in height are permitted only if split rail, wrought iron style, or picket, open fencing are used, such that the fence does not obscure visibility and is at least 75% open. Spacing between pickets must be at least three times the width of the picket.
- b. Fences, walls or screening (including natural fences) shall not exceed 6 feet in height in any side or rear yard.
- c. Fences, walls or screening (including natural fences) in a waterfront yard shall not exceed 3 feet in height. Fences 4 feet in height are permitted only if split rail, wrought iron style, or picket, open fencing are used, such that the fence does not obscure visibility and is at least 75% open. Spacing between pickets must be at least three times the width of the picket.

Accessory Structures

Existing Regulations

- Accessory structures are not permitted within either the front yard or corner side yard setback for any property. Exceptions are made for boat docks, boat houses, piers, seawalls, benches,

decks and any other structures used for water related activities, children’s playhouses and play equipment for lots abutting Crystal Lake.

- Decks that are at least 6 feet from the residence are treated as detached accessory structures. Decks smaller than 600 square feet in area can be as tall as 15 feet in height.
- Decks attached to the residence are considered part of the residence and must meet the setbacks for the residence with a 4-foot encroachment allowed into the setback. There is no limitation on how tall the deck can be as long as it meets the setbacks.
- The City code provides regulations for boat docks. Docks must be no wider than 10 feet and no closer than 10 feet from the straight-line projection of the property line. Non-fabric roofs and elevated decks are not permitted. Seasonal shore stations/boat lifts must be located adjacent to the boat dock or seawall and must not cross the straight-line of the property lines.

Existing Conditions

An analysis of properties along Leonard Parkway, Woodland Drive, Oak Court, North Shore Drive and Edgewater Drive, reveals that other than decks and patios, there are few detached accessory structures in the waterfront yard. These include storage sheds, screened porch, gazebos, and play equipment. A majority of the houses have an attached deck or patio; however, that is not considered an accessory structure, as long as it is attached to the residence.



Survey Results

The results received through the surveys that were returned and input received are compiled below along with the comments received.

	Yes	No
New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit	21	12
Flatwork such as patios and decks (not more than 12 inches above the ground be permitted within the waterfront yard as long as the 5-foot side yard	18	

setback is met.		
Retaining or landscaping walls within the waterfront yard are limited to 3-feet in height.	16	

Other feedback received included:

- There isn't a deck on the lake that I know of that isn't more than 12" off the ground.
- Lakeside decks should be allowed up to the height of the first level interior floor, provided that the deck and railing do not obstruct neighboring views.
- Keep the special use permit on ALL lakeside projects.
- No storing of piers, docks, boat lifts or any structure that distracts from views of the lake during winter season.
- A special use permit is not needed. The City has the right to okay the structure. Don't make people jump through hoops unnecessarily. The lake is eclectic and always has been and if just Crystal Lake is adhering to certain rules and Lakewood is not, what difference does it make.
- The City has the right to okay accessory structures. A special use permit is not needed.
- Decks and patios are ok as long as the flow of rainwater is not blocked, and water stays on the property.
- Patios should be at grade so water can flow from street to lake without obstruction or, in other words do not let people build a dam in their front yard and push their rain water off on their neighbor's lot.
- Limit retaining or landscaping walls within the waterfront yard to 1 foot in height.
- No change in current regulations for accessory structures.
- Retaining or landscaping walls are ok to be 4 feet tall.
- We don't need boat houses, gazebos or other structures on the lake side. Forget special use or variations. No landscaping over 3 feet.
- Flatwork such as patios and decks are ok to be 3FT above the ground.
- Limit the number of accessory structures on the lake side.
- Boat houses are ok, but no other structures along the water's edge.
- Was under the impression that no accessory structures are allowed on the lake side. Accessory structures can block a neighbor's view.

Discussion Points

- Should all new accessory structures in the waterfront yard be required to obtain a Special Use Permit?
 - After the surveys were sent out, another suggestion was to allow accessory structures as a Limited Use with specific criteria. If the criteria are not met, then a Special Use is required.
- If not,
- Are accessory structures such as screened porches and storage sheds considered water-related and therefore permitted in the waterfront yard?
 - Currently, detached decks are permitted in the waterfront yard and can be as tall as 15 feet in height. Is this desirable?

City Council Input: The City Council was generally receptive of allowing new detached accessory as Limited Uses. If the conditions of the Limited Use cannot be met, then a Special Use would be necessary, allowing for a site specific review.

Recommended Language

SECTION 4-600 Accessory Structures and Uses

E. Location of Accessory Structures

d. Waterfront Yard: Detached accessory structures in the waterfront yard must follow the requirements for Limited Use for ‘Detached Accessory Structures – Waterfront Yard’ in Article 2 Land Use of this Ordinance.

Article 2 Land Use

SECTION 2-400 Limited and Special Use Criteria

2-400 C Review Criteria for specific uses

Detached Accessory Structures – Waterfront Yard

All detached accessory structures - waterfront yard must comply with the following standards:

- a. Setback: All detached accessory structures must meet the minimum 5 feet setback from the interior property lines.
- b. Retaining Walls: Retaining Walls cannot exceed three (3) feet in height, measured at any point on either side of the wall, from the finished grade level adjacent to the wall to the top of the wall. Walls cannot be used to alter the overall natural topography of the land.
- c. Appearance: The proposed structure must be architecturally compatible with the principle structure on the lot and must be contextual with the neighborhood.
- d. Adjacent Properties: The property owner must provide verification from the immediately adjacent property owners indicating that they have no objections to the proposed improvement.
- e. Exemption: Flatwork such as patios and decks not more than 12 inches (or another determined height) above the ground are exempt as long as the 5-foot side yard setback is met and the maximum allowable impervious coverage is not impacted. Any seat walls around the patio or deck can be no taller than 18 inches in height. A continuous wall around the patio or deck is not considered a seat wall.

Height of Structure

Existing Regulations

- Within the single-family residential zoning districts, houses are permitted to be 28 feet and 2-stories in height.
- Building Height is defined as “the vertical distance from the curb level, or its equivalent established grade, opposite the middle of the front of the building.” For lake lots, the front is on the lake side. Therefore, building height is measured on the lake side.
- Story is defined as “that portion of a building included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and ceiling above it. Any basement or cellar with more than ½ of its height above

the average level of the adjoining ground at the front of the building shall be considered a story for purposes for both height and area measurements.

Existing Conditions

A visual survey of properties along Leonard Parkway, Woodland Drive, Oak Court, North Shore Drive and Edgewater Drive reveals that most of the homes are two stories high, predominantly with high knee walls. These are likely to be crawl space or basement knee walls. There are several homes that have a third story within the attic. However, where the wall plates are not more than 4 ½ feet above the finished floor level, it is considered a half-story (and therefore not counted as a full story). There are a few examples of houses that have a full walk-out basement on the lake side. These have been built within the last decade or so.

Survey Results

The results received through the surveys that were returned and input received are compiled below along with the comments received.

Height should be measured on street side (3 stories along lake side acceptable)	18
Height should be measured on lake side (3 stories along lake side <u>not</u> acceptable)	21

Other feedback received included:

- 3 stories OK along street side.
- No 3 stories; they are too much impact on our environment.
- No 3 stories at all.
- Allow “3 stories” lake side - measure 28 FT from the street.
- Do not label “3 stories” or “2 stories”. Label a height from street side. 28 feet is fine; let the homeowner decide how they want to use the 28 feet (one-story, two-story, 3-story, English, walk-out, etc.)
- Street side is the only side that is consistent throughout in terms of flatness (streets are engineered to be level) and perspective of lakeside of homes are from a boat on the lake, so very far away and not the same as a perspective from the street. We have today and have for decades, allowed various story combinations along the lake - 1, 2, 2 ½, 3. This must continue.
- We are opposed to the idea of 3-story houses, at least on the north side of the lake. They would disturb the feel of the neighborhood that is one of summer houses and openness. Yes, there are some that could qualify as 3-story because of the way that they’re built. But then the 3-story buildings could be built in a way to be really 4-story homes.
- For lake side, maximum 2 stories + walkout basement is OK; other would need variation.
- Do not want neighbors to look down on other neighbors.
- Not necessarily concerned that 3 stories are allowed. But houses built a lot higher than the neighboring houses is a problem.



City Council Input: The City Council generally felt that the building height should be measured uniformly throughout the City; which would be from the curb level.

Discussion Points

- Should building height for lake lots be measured along the lake side or the street side?
- If building height is measured on the lake side, where a lot naturally slopes to the lake, should an allowance be made for maximum building height?
- Consideration should be given where additional fill dirt is brought in to create a lower level as this can cause the resulting house to tower over the adjoining properties.

Recommended Language

The ‘Building Height’ definition could be clarified to state where the height is measured and what the ‘equivalent established grade’ is.

The following definitions could also be added to the UDO.

BUILDING HEIGHT: The vertical distance measured from the curb level, or an equivalent existing grade (height is measured from an equivalent existing grade only where the building is setback more than five feet beyond the average existing setback of the two closest dwellings), at the midpoint along front of the building to the highest point of the roof in the case of a flat roof; to the declline of a mansard roof; and to the mean height level between eaves and ridge for a gable or hip, and to the highest pitch break or the mean height level between the lowest eaves and the highest ridge of a gambrel roof, whichever is greater; excluding elevator or mechanical equipment rooms. For properties abutting Crystal Lake, building height shall be

measured at the midpoint of the side of the building along the side abutting street. For all nonresidential structures, where the overall vertical grade of the area occupied by the footprint of the building varies more than three feet, the height of the building shall be measured from the average of all grade elevations of the building at the building corners.

GRADE, EXISTING: The grade prior to excavating, filling, re-grading or other similar changes or improvements to the land.

GRADE, FINISH: The grade after excavating, filling, re-grading or other similar changes or improvements to the land.

The Planning and Zoning Commission recommends approval of changes to Article 2, Land Use, Article 4-1000 Signs and UDO Provisions relative to lake lots (multiple sections) with the following recommendations:

		YES	NO
Used Merchandise Stores	Provide further distinction between various types of used merchandise stores	<input type="checkbox"/>	<input type="checkbox"/>
	Allow antique and consignment stores as permitted uses	<input type="checkbox"/>	<input type="checkbox"/>
	Maintain the separation requirement for used merchandise stores, but only for stores under 15,000 SF	<input type="checkbox"/>	<input type="checkbox"/>
Political Signs (PZC recommendation)	Limit Political Campaign signs, to the candidates or issues that pertain only to the jurisdiction where the sign is located	<input type="checkbox"/>	<input type="checkbox"/>
	Candidate not the property owner responsible for the sign.	<input type="checkbox"/>	<input type="checkbox"/>
	Political Campaign Signs are allowed only 30 days prior and 7 days after to the election.	<input type="checkbox"/>	<input type="checkbox"/>
	Limit the maximum allowable area of Political Campaign Signs even during the 'election season' window.	<input type="checkbox"/>	<input type="checkbox"/>
Political Signs (Legal Counsel recommendation)	Allow Political Campaign signs pertaining to any candidate or issue on the ballot.	<input type="checkbox"/>	<input type="checkbox"/>
	Where there is no acknowledgement of responsibility for a sign by a candidate, property owner is deemed responsible.	<input type="checkbox"/>	<input type="checkbox"/>
	Political Campaign Signs are allowed from the certification of the ballot to 7 days after an election.	<input type="checkbox"/>	<input type="checkbox"/>
	No limit on the maximum allowable area of Political Campaign Signs during the 'election season' window.	<input type="checkbox"/>	<input type="checkbox"/>
Fences	Allow 4-foot tall fences for lake lots in the waterfront and yard abutting street as long as the fence is an open-style fence.	<input type="checkbox"/>	<input type="checkbox"/>
	OR Allow 4-foot tall fences for lots anywhere in the City, as long as the fence is an open-style fence.	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Structures	Allow any new accessory structure in the waterfront yard as a Limited Use. Where Limited Use criteria cannot be met, a Special Use is required	<input type="checkbox"/>	<input type="checkbox"/>
	OR No change to current Ordinance; Do not require Limited or Special Use for new	<input type="checkbox"/>	<input type="checkbox"/>

	accessory structures. But structures are limited to water related structures.		
Building Height	For lake lots, building height should be measured on the street side	<input type="checkbox"/>	<input type="checkbox"/>
	OR For lake lots, building height should be measured on the lake side	<input type="checkbox"/>	<input type="checkbox"/>

10/14/2013	Phone	Janice Cunningham	868 North Shore	Fences not higher than 3 FT	Limit the number of accessory structures	3-story home would stick out - not recommended
10/15/2013	Phone	Laura Ortoleva	640 Woodland Drive	Fences not higher than 3 FT	Boat houses ok, but other structures not at the waters edge	As long as it is 2-story from the street side
10/16/2013	Phone	Doreen Orist	927 North Shore	Concerned with taller fences		Basements on the lake are a bad idea. Do not want neighbors to look down on other neighbors.
10/17/2013	Phone	Melinda	947 North Shore	No concern with a 4 FT fence	Accessory Structures can possibly block a neighbor's view. Was under the impression that no structures are allowed in the lakefront setback.	Not necessarily concerned that 3 stories are allowed. But did express concern with the house that was built on 937 N Shore Dr. was a lot higher than the neighboring houses - which was a problem.

Survey Results

Survey #	FENCES						ACCESSORY STRUCTURES			BUILDING HEIGHT		Other comments
	Yard abutting street			Waterfront yard			Waterfront yard			Street side 3 stories ok on lake side	Lake side 3 stories require var	
	No change	4 ft fence if open	Other	No Change	4 ft fence if open	Other	New require SUP	Patios decks	Retaining- Landscape walls			
1	x		On Oak Ct There are blds. or garages abutting st & cars parked all over it	x			x			x	x	There isn't a deck on the lake that I know of that isn't <u>more</u> than 12" off the ground
2		x		x			x			x		Mark sure there are no more prefab homes such as 1079 North Shore Drive! Plans need to be approved by Mayor and City Council before building. To see a pre-built home being wheeled down the street and set on property is disturbing and should not be allowed.
3	x			x			x				x	Lake side decks should be allowed up to the height of the first level interior floor, provided that the deck and railing do not obstruct neighboring views.
4		x			x		x				X	
5		x			x			x			x	
6			X 4 ft tall fence, no restriction except chain link		X or 3 ft no restriction (no chain link)		x	x	x		3 stories would be ok along lake or street side	Vinyl and aluminum siding should not be allowed on new homes.

7	x					X 42" tall fence is permitted if it is an open split rail or wrought-iron style fence. No picket fence allowed.	x	X – 18" not 12"	x		x	We very much appreciate your concern and enforcement of regulations that protect lake views.
8	x			x			x			x		
9		x			X – 3 ft		x	x		x		
10		x			x		x	x	x	x		
11	x			x			x		x		x	No structures allowed on the street side, except for bushes and trees.
12	x		Personally don't like any fence	X – no view restriction		No split fence or plantings like solid pivot hedges or pines. No solid view restrictions			Keep the Special Use Permit on all lake side projects			No 3 stories. They are too much impact on our environment.
13	x					See comments						No storing of piers/decks/boat lifts or any structure that distracts from views of lake during winter season.
14		x			x			x	x	x		A Special Use Permit is not needed. The City already has the right to okay the structure. Don't make people jump through hoops unnecessarily. The lake is ____ and always has been and if just Crystal Lake is adhering to certain rules and Lakewood isn't, what difference does it make.
15		x			x			x	x	x		The City has the right to

												ok accessory structures. A Special Use Permit is not needed.
16			X 4 ft no restriction	X			x	x	x		x	
17	x			x		Fence height doesn't matter because if homeowner plants a line of trees, it still blocks view of lake	x		1 ft in height – not 3		X no 3 stories at all	As long as flow of rain water is not blocked, and water stays on that property.
18		x		x			x				x	
19		x		x			x		1 ft in height not 3	No 3 stories at all		Patios should be at grade so water can flow from street to lake without obstruction or other words do not let people build a dam in front yard and push the rain water off on the neighbors.
20		x			x			x		x		Allow “3 stories” lake side measure 28 feet from the street.
21 - OH		x			x		No change			x		Don't label “3-stories” or “2-stories” label a height from street side. 28 ft is fine, let the homeowner decide how they want to use the 28 ft (1 story, 2 story, 3 story, English, walk out, etc.)
22 - OH		x			x		No change			x		28 ft measured from street side.
23			6 ft fence, garages, bushes are all in use as privacy screening on Oak		X				X probably 4 ft is ok	x	x	Street side is the only side that is consistent throughout in terms of flatness and perspectives

			Ct and North Shore and ___ should be allowed to continue									of lakeside of home s are from a boat on the lake. So very far away and not the same as a perspective from the street. We have today and have for decades allowed various story combinations along the lake. This must continue.
24	x		Would prefer no solid fence		2	1 – no fence if allowed, choice 2 ok but no solid or picket		X	No landscaping over 3 ft.		x	Make a rule and stick to it. This is the 3 rd time this fence question has come up. We don't need boat houses, gazebos or other structures on lake side. Forget special use or variations.
25		x		x			x	x	x	x		
26	x			x			x	x	x		x	
27	x			x			x	x	x		x	
28	x			x			x	x	x		x	
29	x			x			x	x	x		x	
30	x			x			x	x	x		x	
31			4 ft seems reasonable if they're open in style. They'll keep 4 ft tall dogs in their yards			Proposal in the letter sounds ok			We are opposed to the idea of 3-story houses at least on the north side of the lake.			
32	x			x			x			x		
33		x			x			x		x		
34			X 3 ft any type fence, 4 ft ok if open-etc fence			X 3 ft any type fence, 4 ft ok if open-etc fence		X 3 ft not 12 inches				For #3 – lake side, max 2 stories and walk out basement is ok, other require variance.

35		x			x		x				x	
36		x		x				x	x	x		
37		x			x			x	x	x		
38 - OH		x			x		x	x		x		Should allow landscaping to be more than 3 ft within ___ front. Maybe there should be a restriction limiting 3+ ft from house 6 ft from house. You need to be able to provide or have some sort of privacy from neighbor when sitting on a patio. Should also be able to replace dead bushes that were more than 3 ft.
39	x			x			x				x	
40	x			x			x	x	x	x	x	
41			x			x			x	x		Yard abutting street – feedback is to evaluate each distinct neighborhood and provide allowances. For example, 6 ft privacy fences are customary along North Shore Dr & Oak Ct. Amending the Code for these neighborhoods would save homeowners and the City time and resources currently required to go through the Variance process. Other neighborhoods same as waterfront yard below: Waterfront yard – feedback for all neighborhoods is to allow 4 ft high fences, but restricted to only black wrought iron, smooth top as

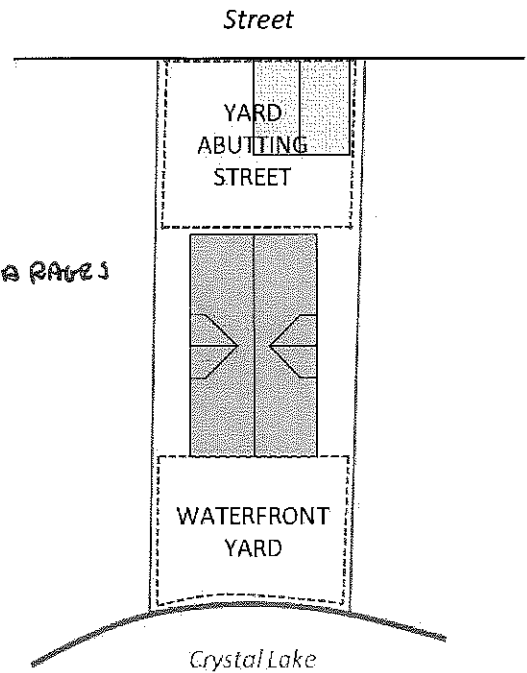
SURVEY

483
Oak
Ct

Your feedback is important! Please mark one answer for each question.

1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: ON OAK CT THERE ARE BLDG. OR GARAGES ABUTTING ST. & CARS PARKED ALL OVER IT
- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: There isn't a deck on the lake that I know of that isn't more than 12" off the ground

10-14-13 108:17 RCVD

Thank you!

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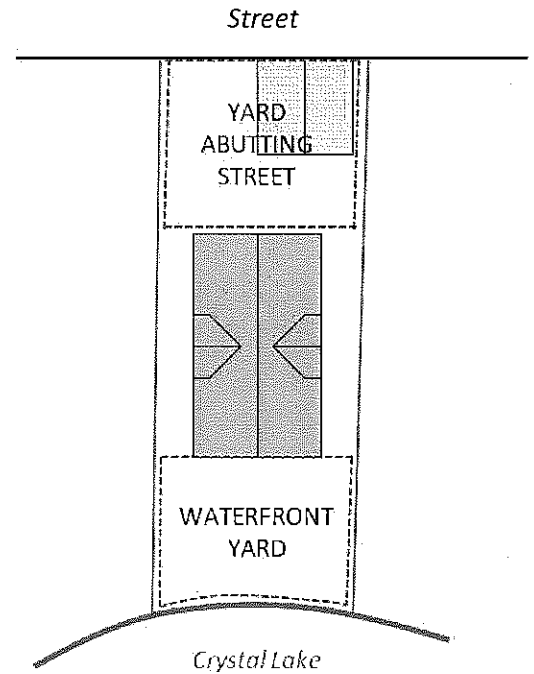
SURVEY

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 - Other: _____

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 - Other: _____



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- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: Make sure there are no more prefab homes such as

1079 North Shore Drive! Plans need to be approved by Mayor and
City Council before building. To see a ^{prefab} home being wheeled down the
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Not be allowed.

Thank you!

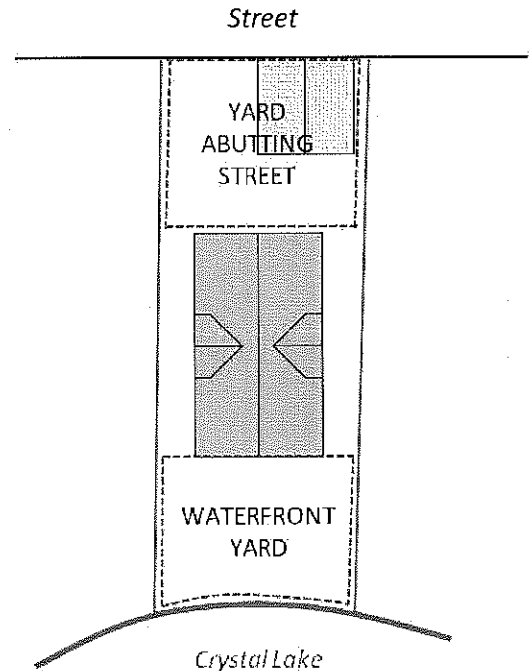
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 - Other: _____



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Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

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- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: LAKE SIDE DECKS SHOULD BE ALLOWED UP TO

THE HEIGHT OF THE FIRST LEVEL INTERIOR FLOOR, PROVIDED

THAT THE DECK AND RAILING DO NOT OBSTRUCT NEIGHBORING VIEWS.

Thank you!

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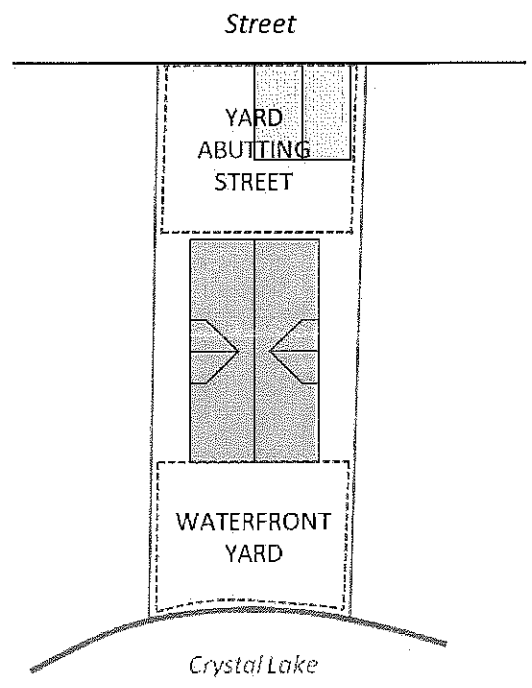
SURVEY

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 - Other: _____



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Other Comments: _____

Thank you!

SURVEY

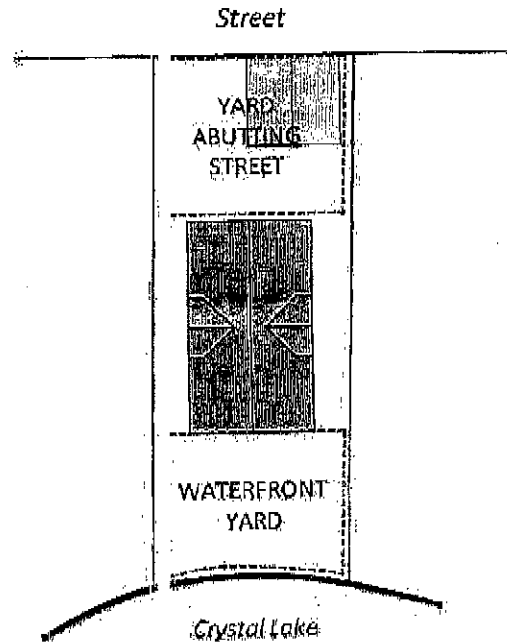
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 - Other: _____

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 - Other: _____



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- In the waterfront yard, the following is desirable:
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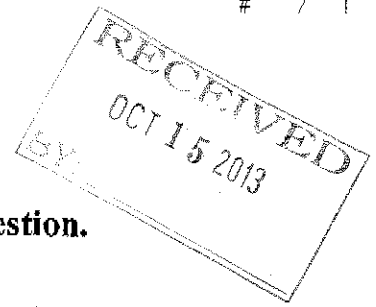
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Other Comments: _____

Thank you!



SURVEY

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1) Fences

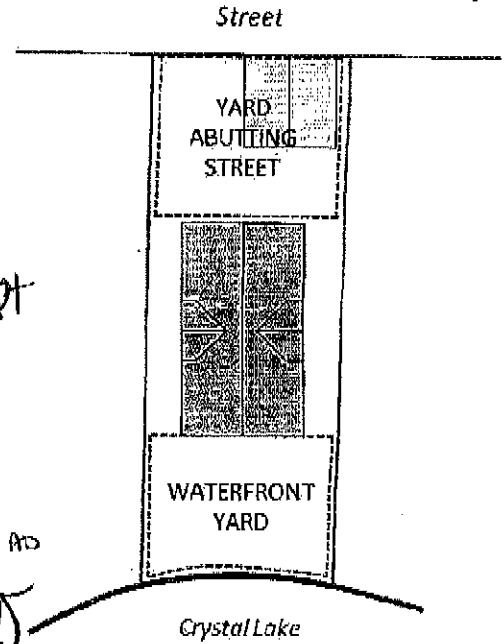
- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence

Other: 4 foot tall fence, no restriction except chain link

- In the waterfront yard, the following is desirable:

- No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
- 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence or 3 ft no restriction
- Other:

(no chain link!)



2) Accessory Structures

- In the waterfront yard, the following is desirable:
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Other Comments: 3 stories would be OK along lake or street side.

• Vinyl and aluminum siding should not be allowed on new houses.

Thank you!

SURVEY

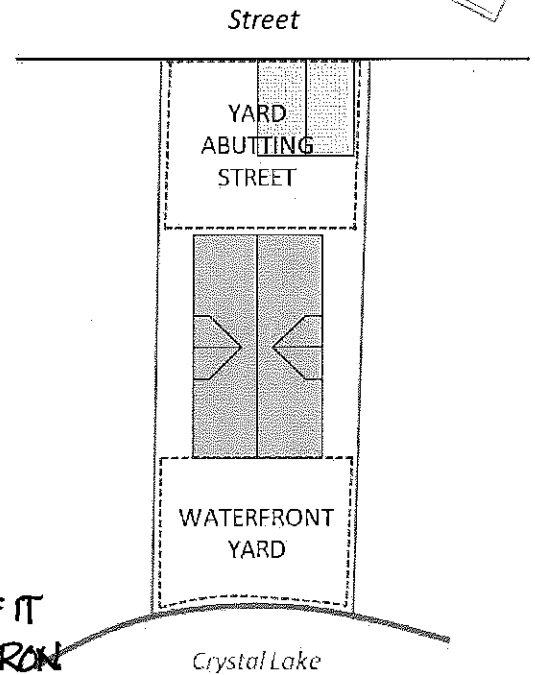
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 - Other:

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 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: **42" TALL FENCE IS PERMITTED IF IT IS AN OPEN SPLIT RAIL OR WROUGHT-IRON STYLE FENCE. NO PICKET FENCE ALLOWED.**



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
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- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: **WE VERY MUCH APPRECIATE YOUR CONCERN AND ENFORCEMENT OF REGULATIONS THAT PROTECT LAKE VIEWS.**

Thank you!

ECE
OCT 15 2013

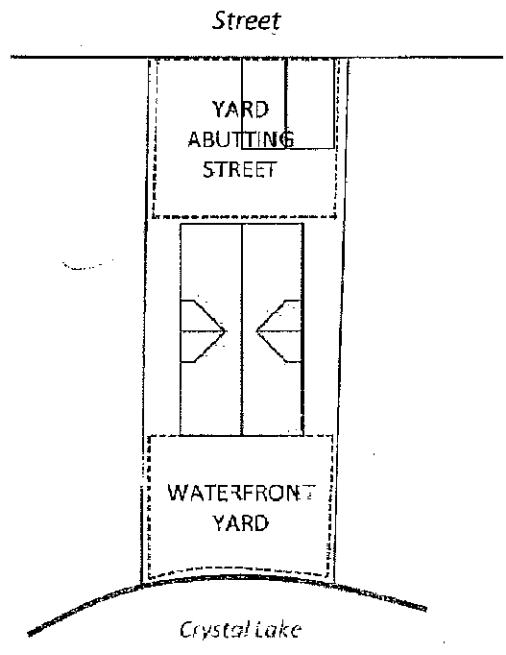
To Latika Bhide Fax 815-479-1647

SURVEY

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1) Fences

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 - Other: _____
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 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____



2) Accessory Structures

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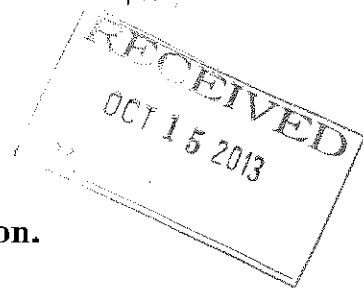
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- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: We have 6 surveys that were sent to us for our multiple properties. We send 1 back to client for the 6.

630 899 8899

Wedgethe Inc
1145 North Shore Rd
Crystal Lake, Ill 60523
Thank you!



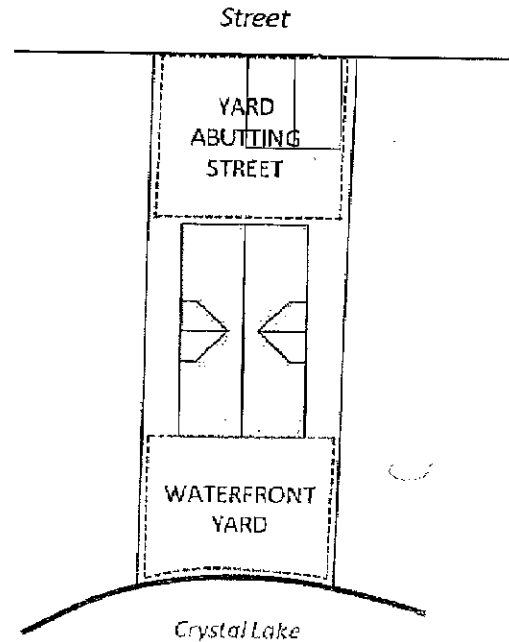
SURVEY

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1) Fences

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 - Other: 3-foot

- In the waterfront yard, the following is desirable:
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 - 3-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met *OR Lake front*
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments:

Thank you!

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OCT 16 2013
BY:

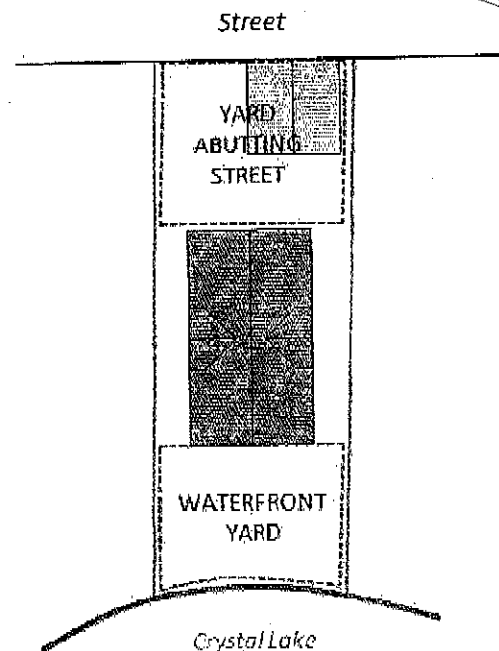
SURVEY

Your feedback is important! Please mark one answer for each question.

1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: _____

Thank you!

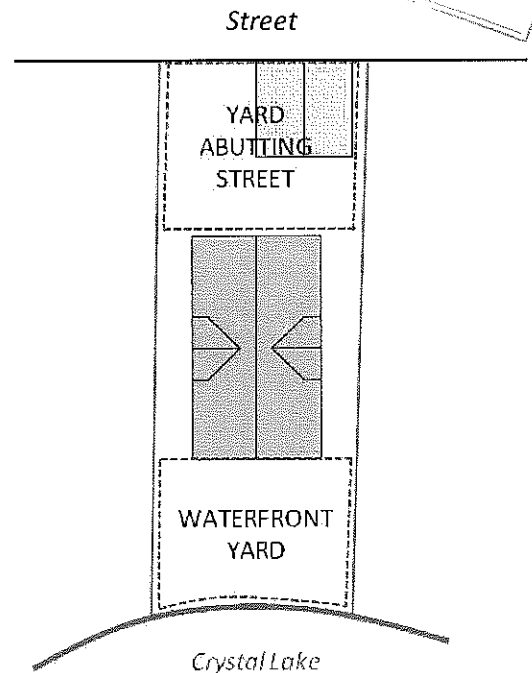
SURVEY

Your feedback is important! Please mark one answer for each question.

1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: No structures allowed on the street side,
excepts for bushes and trees

Joseph Stecker 815/477-7070

Thank you!

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OCT 16 2013

SURVEY

Your feedback is important! Please mark one answer for each question.

1) Fences

- In the yard abutting street, the following is desirable:

No change in current regulation (up to 3-foot tall fence, no restriction on fence type)

4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence

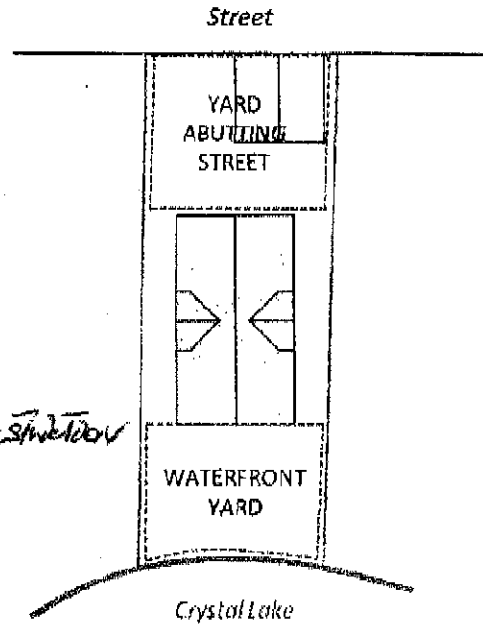
Other: Personally I DONOT LIKE ANY FENCE.

- In the waterfront yard, the following is desirable:

No change in current regulation (up to 3-foot tall fence, no restriction on fence type) NO VIEW RESTRICTION

4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence

Other: NO SPLIT FENCES OR PLANTINGS LIKE SOLID PICKET HEDGES OR FENCES NO SOLID VIEW RESTRICTIONS



2) Accessory Structures

- In the waterfront yard, the following is desirable:

New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

Other: KEEP THE SPECIAL USE PERMIT ON ALL LAKE SIDE PROJECTS

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

The street side, so that 3 stories would be okay along the lake side

The lake side, so that 3 stories along the lake side would require a variation NO 3 STORIES THEY ARE TOO MUCH IMPACT

Other Comments: ON OUR ENVIRONMENT

SURVEY

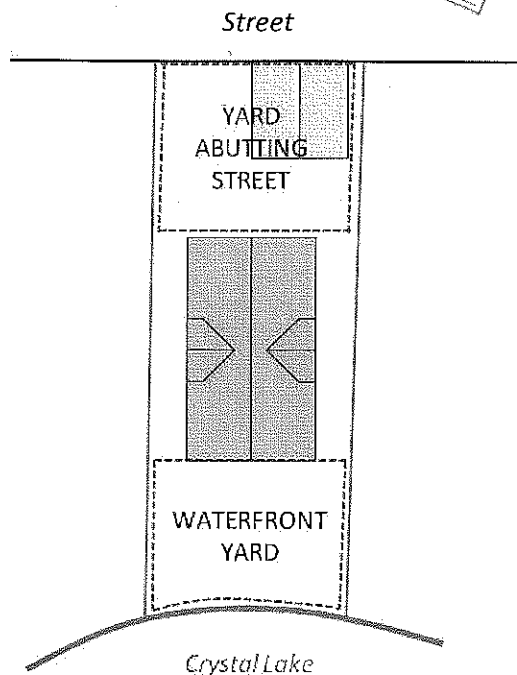
RECEIVED
OCT 16 2013
BY: _____

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1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:
SEE Below



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: NO STORING OF PIERS / DOCKS / BOAT LIFTS OR ANY STRUCTURE THAT DISTRACTS FROM VIEWS OF LAKE, DURING WINTER SEASON.

Thank you! RVD
10-16-13 P04

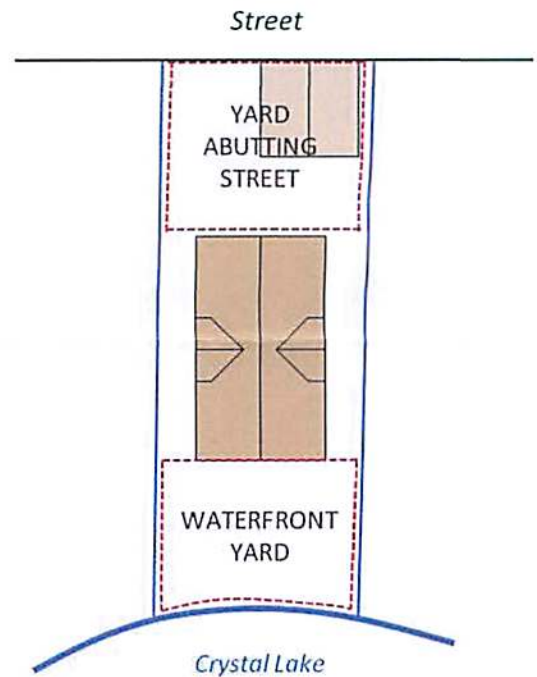
SURVEY

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1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: A special use permit is not needed. The city

already has the right to okay the structures. Don't make

people jump through hoops unnecessarily. The lake is eclectic and
always has been and if just Crystal Lake is adhering to certain
rules and Lakewood isn't, what difference does it make.

Thank you!

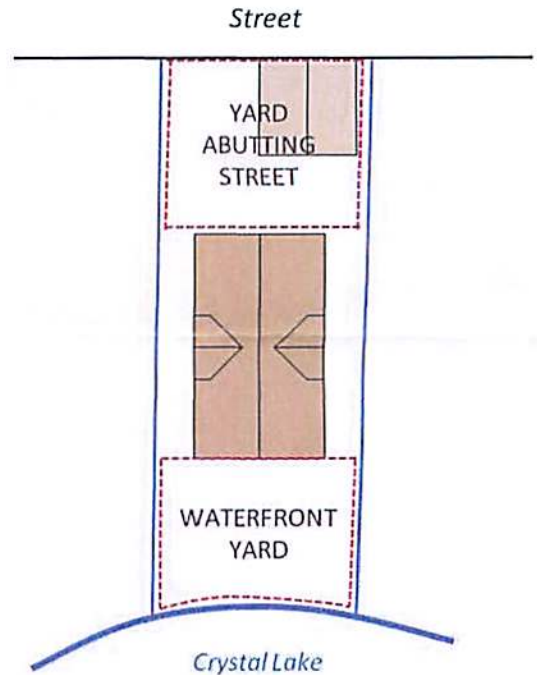
SURVEY

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1) Fences

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 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
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3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: The city has the right to okay accessory structures.

A special use permit is not needed.

Thank you!

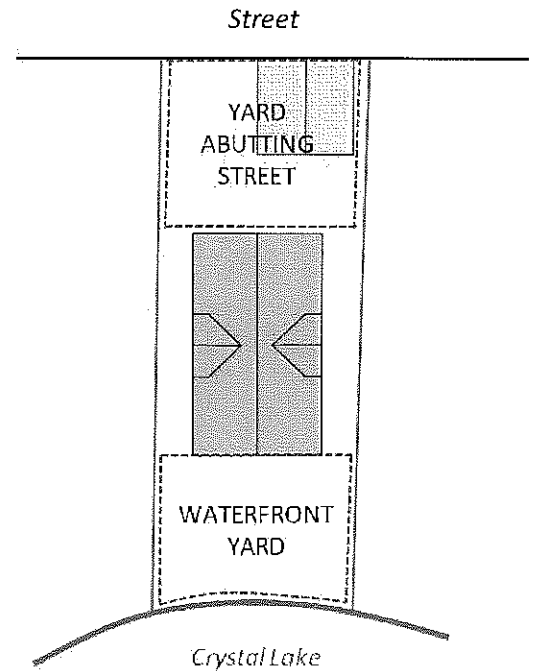
SURVEY

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1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:
4 ft No Restriction

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: _____

Thank you!

SURVEY

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1) Fences

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 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:

Fence height doesn't matter because if home owner plants a line of trees, it still blocks view of lake.

2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to ~~three~~ *one* feet in height

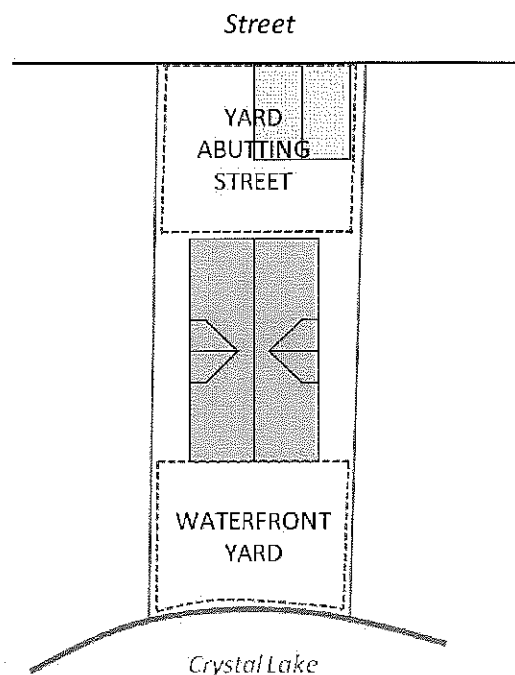
3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation - *No 3 stories at all !!*

Other Comments:

As long as Flow of rain water is not blocked, and water stays on that property.



Thank you!

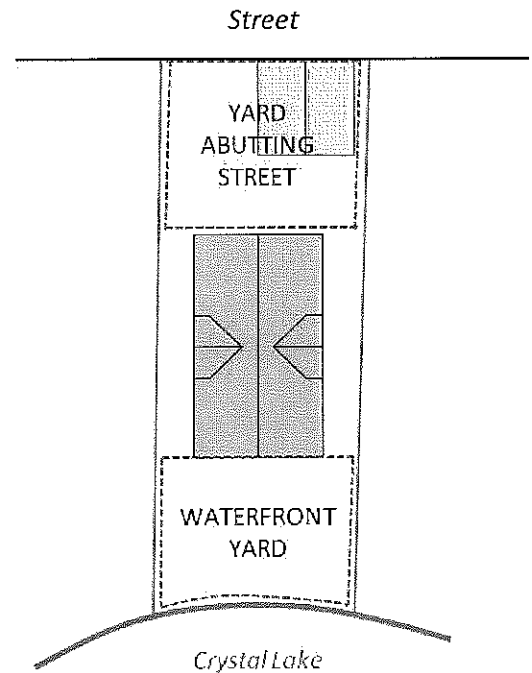
SURVEY

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1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: _____

Thank you!

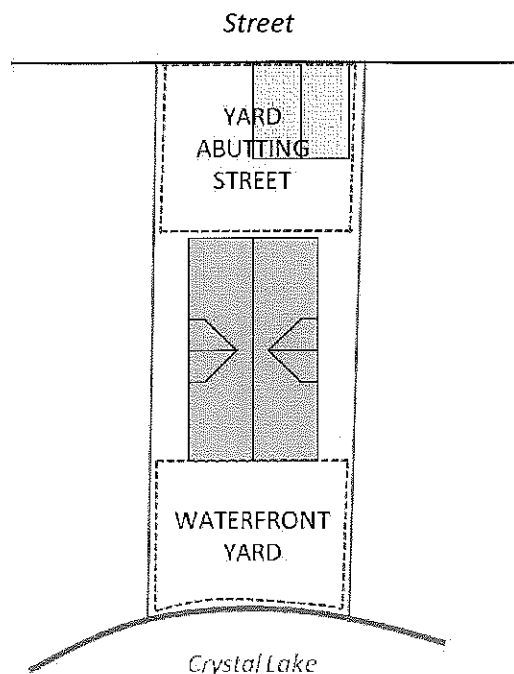
SURVEY

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1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - ~~4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence~~
 - Other:

- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - ~~4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence~~
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - ~~YES~~ New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height 1 FT IN HEIGHT

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- ~~NO~~ NO THREE STORIES AT ALL The street side, so that 3 stories would be okay along the lake side
- ~~YES~~ The lake side, so that 3 stories along the lake side would require a variation

Other Comments: PATIOS SHOULD BE AT GRADE SO WATER

CAN FLOW FROM STREET TO LAKE WITH OUT OBSTRUCTION OR

ANOTHER WORDS DO NOT LET PEOPLE BUILD ~~NO~~ DAM IN FRONT
YARD & PUSH THERE RAIN WATER OFF ON THERE NEIGHBORS

Thank you!

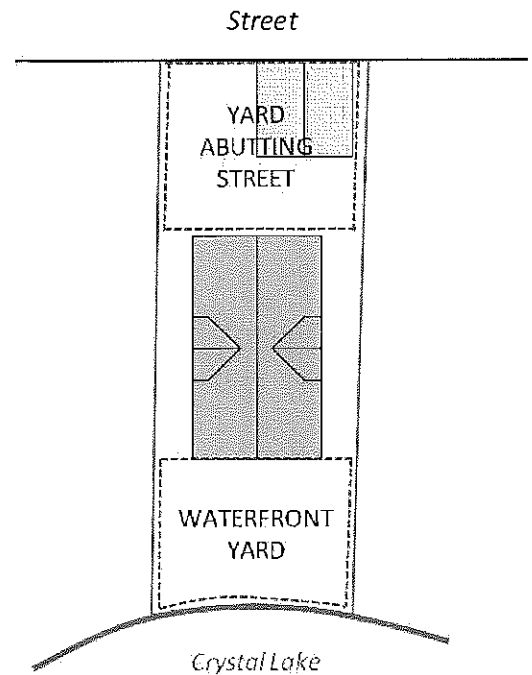
SURVEY

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1) Fences

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 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:

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 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments:

ALLOW "3 STORIES" FOR ~~FOR~~ LAKE SIDE

MEASURE 28 FT FROM THE STREET

Thank you!

Public Input Meeting

Wednesday, October 16 2013

Fences

In the yard abutting street, the following is desirable:

- No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____
- In the waterfront yard, the following is desirable:
- No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____

Accessory Structures - *no change*

In the waterfront yard, the following is desirable:

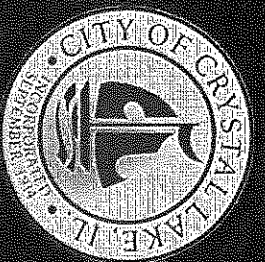
- New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed.
- Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met.
- Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height.

Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be

measured on:

- The street side, so that 3 stories would be okay along the lake side.
- The lake side, so that 3 stories along the lake side would require a variation.



CITY OF
Crystal Lake
ILLINOIS

100 W. Woodstock Street
Crystal Lake, IL 60014

The City appreciates your feedback. Please return any comments or suggestions to the address above (Attention: Planning Dept.) or via email to lhhide@crystallake.org by October 30, 2013.

Your Comments:

Do not label '3 stories' or '2 stories' label a height from street side. 28' feet is fine, let the homeowner decide how they want to use the 28' (one story, two story, 3 story, English, walk out etc)

PLEASE RETURN YOUR COMMENTS TO THE
CITY BY TUESDAY, OCTOBER 30, 2013.
THANK YOU!

Public Input Meeting

Wednesday, October 16 2013

Fences

In the yard abutting street, the following is desirable:

- No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____
- In the waterfront yard, the following is desirable:
- No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: _____

Accessory Structures

In the waterfront yard, the following is desirable:

- New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed.
- Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met.
- Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height.

Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on: *20' measured from street side*

- The street side, so that 3 stories would be okay along the lake side.
- The lake side, so that 3 stories along the lake side would require a variation.



CITY OF
Crystal Lake
ILLINOIS
100 W. Woodstock Street
Crystal Lake, IL 60014

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Your Comments: _____

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THANK YOU!

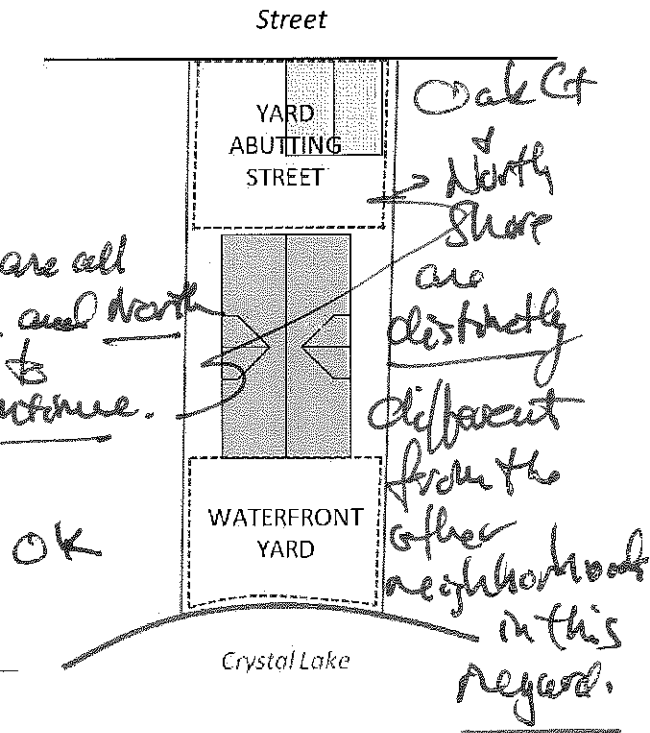
To: L. Bhide

SURVEY

Your feedback is important! Please mark one answer for each question.

1) Fences

- In the yard abutting street, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other: 6ft fences, garages, bushes are all in use as privacy screening on Oak Ct. and north shore and this should be allowed to continue.
- In the waterfront yard, the following is desirable:
 - No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
 - 4-foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
 - Other:



2) Accessory Structures

- In the waterfront yard, the following is desirable:
 - New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
 - Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
 - Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height → probably 4 ft is OK ←

3) Building Height

Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Height measurement (feet) is different from the # of stories.

Other Comments: Street side is the only side that is consistent throughout in terms of flatness (streets are engineered to be level), and perspectives of lakeside of homes are from a boat on the lake... so very far away and not the same as a perspective from the street. We have today and have for decades allowed various story combinations along the lake 1, 2, 2 1/2, 3... this must continue.

RECEIVED
OCT 17 2013
BY:

SURVEY

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1) Fences

In the yard abutting street, the following is desirable:

- No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
- 4 foot tall fence is permitted, if it is an open split rail, picket or wrought-iron style fence
- Other:

would prefer no solid fence

In the waterfront yard, the following is desirable:

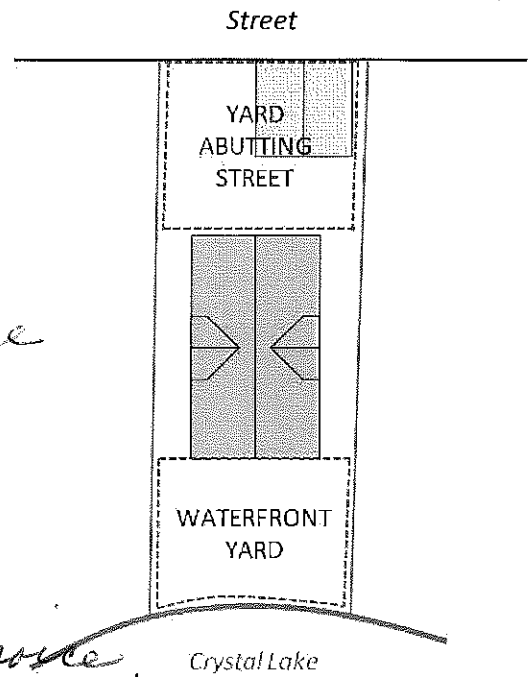
- No change in current regulation (up to 3-foot tall fence, no restriction on fence type)
- 4-foot tall fence is permitted, if it is an open split rail, ~~picket~~ or wrought-iron style fence

choice 2

choice 1

Other:

no fence preferred - if allowed, choice 2 ok but no solid or picket



2) Accessory Structures

In the waterfront yard, the following is desirable:

NO

- New boat houses, screen houses, gazebos, sheds or other structures in the waterfront yard require a special use permit approval so that lake views for neighbors can be assessed
- Flatwork such as patios and decks (not more than 12 inches above the ground) be permitted within the waterfront yard as long as the 5-foot side yard setback is met
- Retaining or landscaping walls within waterfront yard are limited to three (3) feet in height

No landscaping over 3 feet

3) Building Height

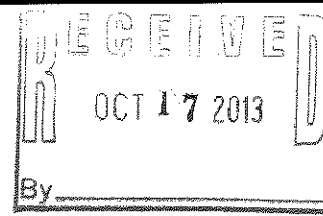
Currently, 3-story houses (which are measured lake side) are not allowed. It is desirable that the height of the house should be measured on:

- The street side, so that 3 stories would be okay along the lake side
- The lake side, so that 3 stories along the lake side would require a variation

Other Comments: *Make a rule and stick to it.*

This is the 3rd time this fence question has come up. We don't need boat houses, gazebos or other structures on lake side. Forget special use + variations.

Thank you!



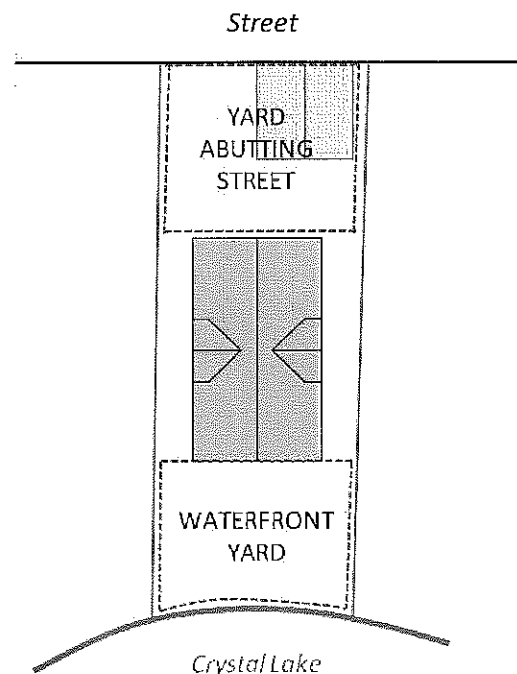
SURVEY

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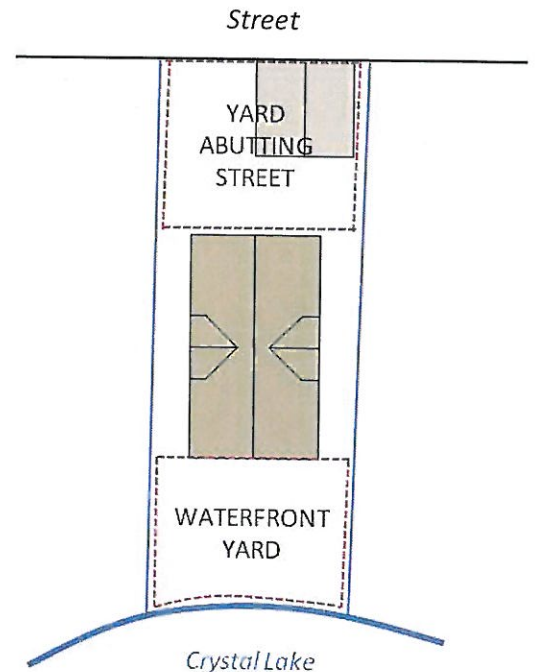
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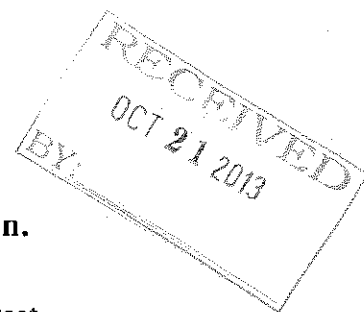
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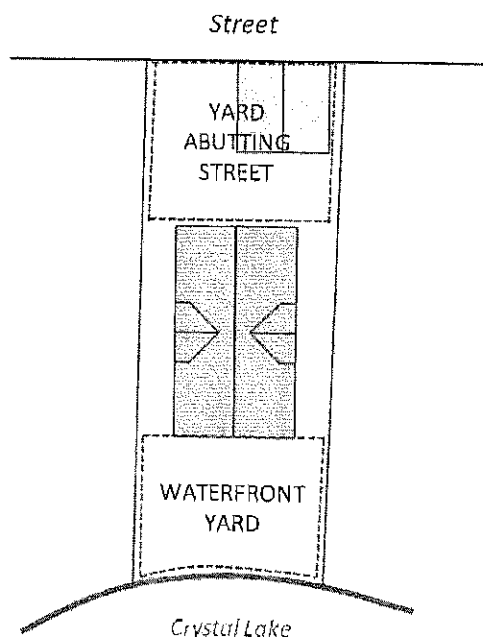


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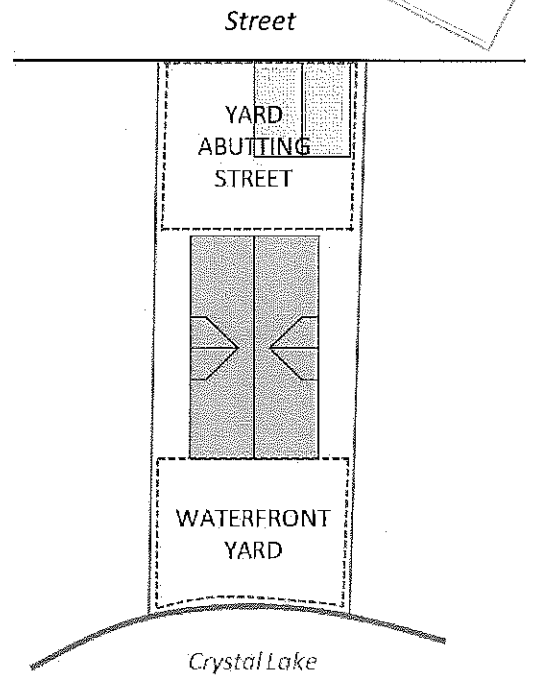


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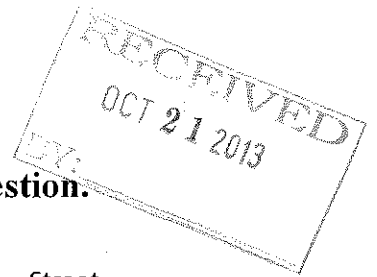
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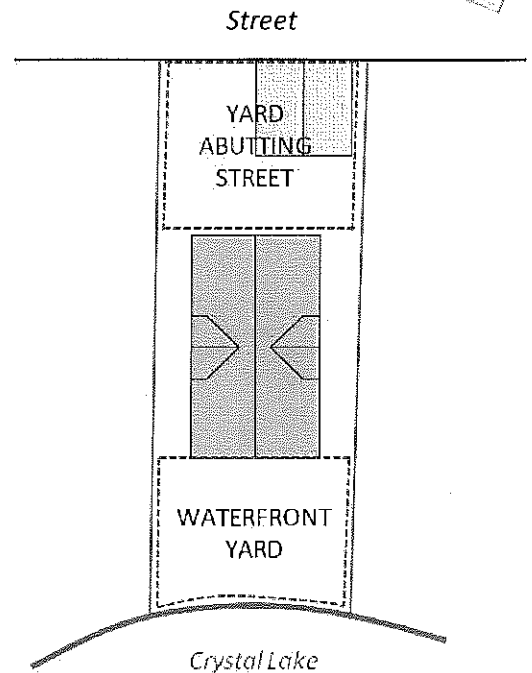


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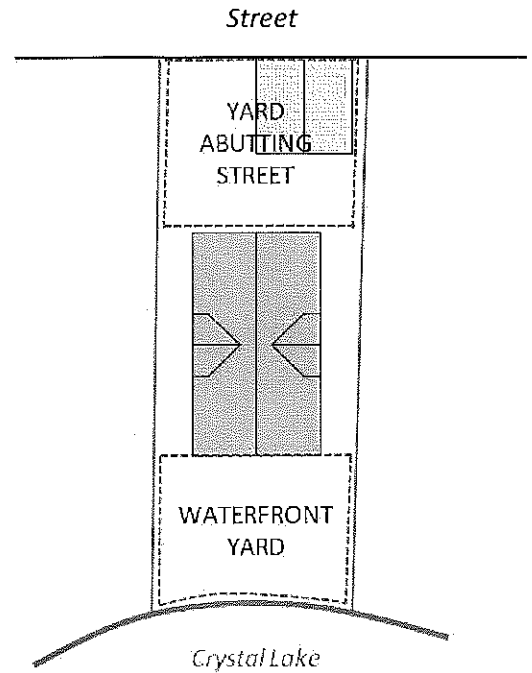
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Thank you!

THOMAS D. CABLK
LYNETT R. CABLK
98 EDGEWOOD AVENUE
CRYSTAL LAKE, ILLINOIS 60014-5228

Telephone 815-356-1234
Fax 815-356 5678
e-mail tomcablk@comcast.net

October 16, 2013



Ms. Michelle Rentzsch
Director of Planning & Economic Development
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

Dear Ms. Rentzsch:

We couldn't get to the meeting tonight about regulations concerning property around the lake. We have these comments:

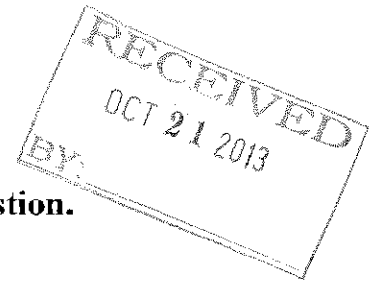
1. Fences. The 4-foot fences seem reasonable if they're open in style. They'll keep the 4-foot tall dogs in their yards.
2. Accessory structures. The proposal in your letter sounds OK.
3. Building height. We are opposed to the idea of 3-story houses, at least on the north side of the lake. They would disturb the feel of the neighborhood that is one of summer homes and openness. Yes, there are some now that could qualify as 3-story because of the way that they're built. But then the 3-story buildings could be built in a way to really be 4-story houses.

Thank you for the chance to comment.

Sincerely,

Tom Cablk
Lynett Cablk

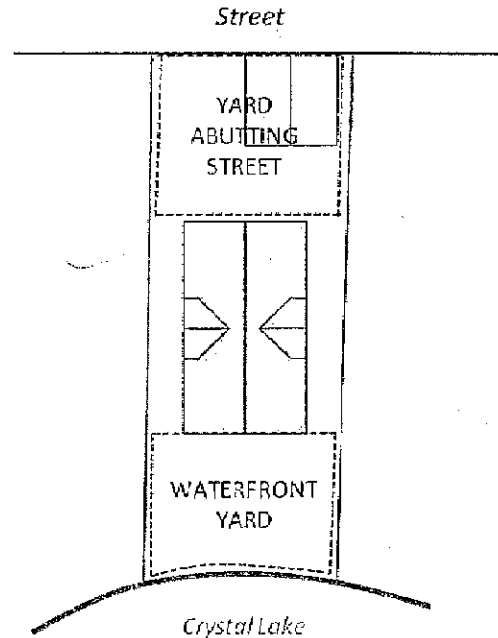
To *Fax 815-479-1647*
Latika Bhide **SURVEY**



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Other Comments: *We have 6 surveys that were sent to us for our multiple properties. We send 1 back to Council for the 6.*

Wendy the Icecream
1145 North Shore Dr
Crystal Lake, Ill 60523 **Thank you!**

630 899 8899

SURVEY

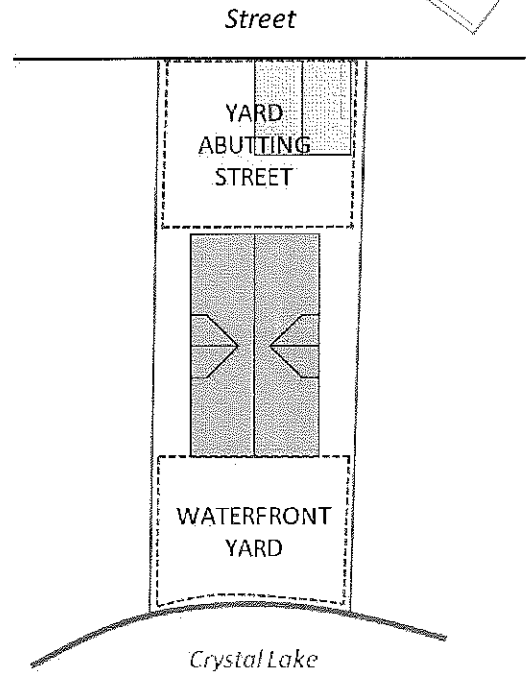
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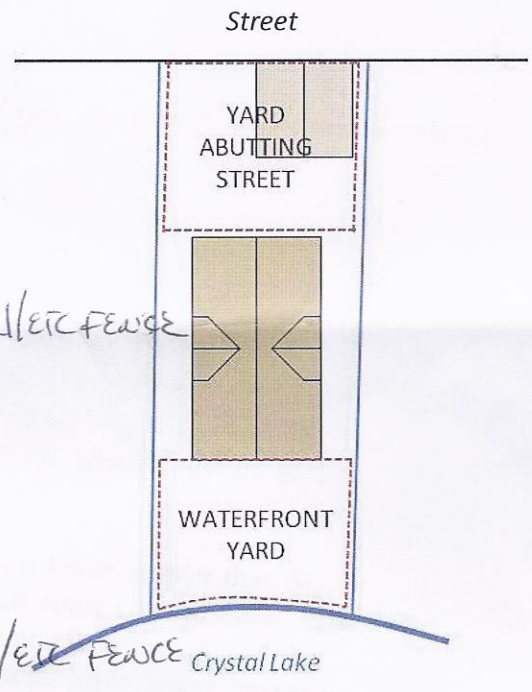
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Other Comments:

FOR #3 - LAKE SIDE, MAX 2 STORIES + WALK OUT
BASEMENT IS OK, OTHER REQUIRE VARIANCE

FOR #2

Thank you!

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OCT 22 2013

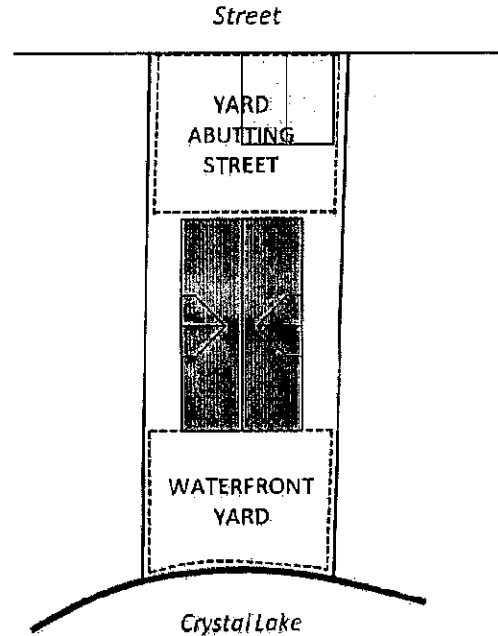
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1/22/13 BY ROBERT GUIL 213 EDGEWATER DRIVE C/L

Thank you!

SURVEY

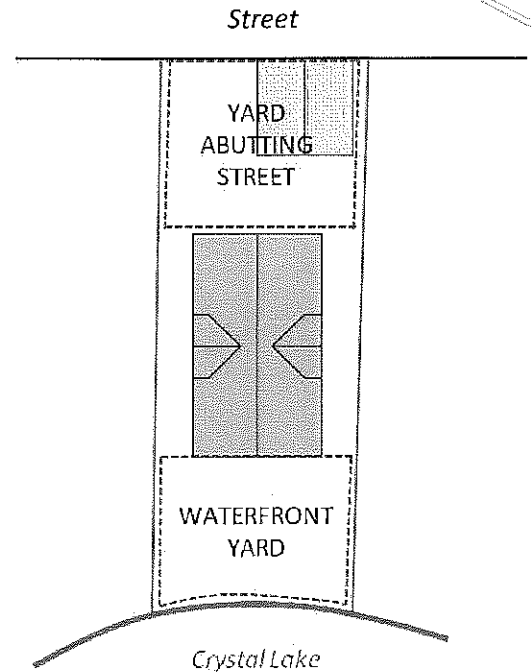
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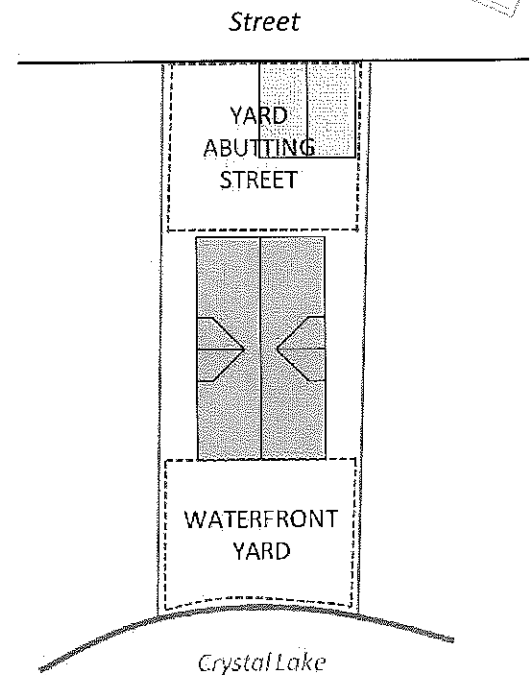
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