



**#2014-18**  
**154 Mayfield Ave. (Ims)**  
**Project Review for Planning and Zoning Commission**

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**Meeting Date:** May 7, 2014

**Zoning Requests:** Variation to allow:

1. The existing principal structure to encroach into the required front yard setback of 33.59 feet to allow 22.88 feet;
2. An accessory structure (deck and stairs) in the front yard;
3. An accessory structure (deck and stairs) attached to the residence in the front yard and to encroach into the required front yard of 33.59 feet to allow 11 feet;
4. The impervious surface coverage on the lot to exceed the maximum allowed 50%;
5. An existing nonconformity to expand.

**Location:** 154 Mayfield Ave

**Acreage:** 6,500 sq. ft. (0.15 acres)

**Existing Zoning:** "R-2" Single-Family Residential

**Surrounding Properties:** North: "R-2" Single-Family Residential  
South: "R-2" Single-Family Residential  
East: "R-2" Single-Family Residential  
West: "R-2" Single-Family Residential

**Staff Contact:** Latika Bhide 815.356.3615

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**Background:**

- The property in question is an existing non-conforming lot in the North Crystal Lake Park Beach Subdivision.
- The property is zoned "R-2" single-family residential with a lot area of approximately 6,510 square feet.
- The property is improved with a residence with a detached garage. The petitioner is requesting to add a deck and stairs along the front of the house which would necessitate variations.



**Land Use Analysis:**

- The applicant is proposing to remove the existing flower beds along the front of the residence and adding an approximately 8-foot deep deck along the front of the house. The stairs will project another 4 feet beyond the deck. The deck and stairs will require a variation to be in the front yard.
- For non-conforming lots, the front yard setback is no less than the average of the two closest dwellings, which for this property is 33.59 feet. The existing residence is 22.88 feet from the front property line. The proposed deck will be approximately 15 feet from the property line. The stairs will project 4 feet beyond the deck and be as close as 11 feet from the property line. The current impervious coverage for this property is 60.45%, which exceeds the maximum allowable impervious coverage of 50%. The petitioner will be removing the concrete walk along the front, but the addition of the deck will increase the impervious coverage to approximately 62.56%, necessitating a variation. Lastly, a variation is needed to increase the existing non-conformity.
- The petitioner has indicated that they are seeking the variation because the existing stairs are in a state of disrepair and are causing interior drainage issues and need to be replaced.
- A variation for a deck and stairs in the front yard as close as 12.5 feet from the front property line was approved by the City Council in 2007, for the property at 118 Mayfield Ave.



**Findings of Fact:**

**UNIFIED DEVELOPMENT ORDINANCE VARIATION**

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.  
 True                       False
2. Also, that the variation, if granted, will not alter the essential character of the locality.  
 True                       False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- 1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;  
 True                                       False
- 2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;  
 True                                       False
- 3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or  
 True                                       False
- 4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.  
 True                                       False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

**Recommended Conditions:**

If the petitioner’s request for a variation is approved, staff suggests that the following as conditions of the approval of the variations at 154 Mayfield Ave.:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application, Ims, 4/15/14
  - B. Plat of Survey, Luco, received 4/15/14
  - C. Site Plan, Ims, received 4/15/14
  - D. Pictures - current and proposed side and front views, current similar properties, received 4/2/14
- 2) The deck must remain unroofed. Roofs or screens are not permitted.
- 3) Because the parcel is located within the Crystal Lake Watershed, all additional storm water runoff from additional impervious areas must be infiltrated into the ground.
- 4) The petitioner shall address all comments of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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**Application for Simplified Residential Variation**

Application Number: _____	FOR OFFICE USE ONLY
Project Name: _____	
Date of Submission: _____	

**I. Applicant**

Chris and Stacy Ims  
Name

154 Mayfield Ave  
Street

Crystal Lake IL 60014  
City State Zip Code

815-231-8354 ChrisIms@live.com  
Telephone Number Fax Number E-mail address

**II. Owner of Property (if different)**

Stacy Ims  
Name

154 Mayfield Ave Crystal Lake, IL 847-951-0913  
Address Telephone Number

**III. Project Data**

1. a. Location/Address: 154 Mayfield Ave Crystal Lake, IL

b. PIN #: 18-01-203-029

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

The lot is non conforming and only 50ft wide.  
Current condition is causing interior drainage issues  
and this would solve the problem. Current stairs are  
falling apart.

IS THE HARDSHIP SELF-CREATED?

NO

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

NO, there are other properties who have the same variation down our street and down north shore

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

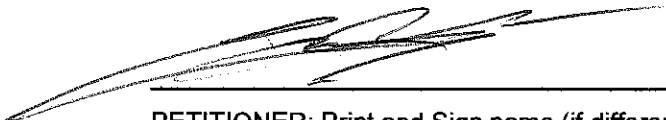
NO

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

No

3. List any previous variations that are approved for this property:

IV. Signatures



4/15/14  
Date

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

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



4/15/14  
Date

OWNER: Print and Sign name

Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

## **PUBLIC NOTICE**

### **BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE APPLI-  
CATION OF CHRIS AND STACY IMS

#### **LEGAL NOTICE**

Notice is hereby given in compli-  
ance with the Unified Development  
Ordinance (UDO) of the City of  
Crystal Lake, Illinois, that a public  
hearing will be held before the  
Planning and Zoning Commission  
of the City of Crystal Lake upon the  
application Chris and Stacy Ims for  
approval of variations relating to  
the following described real estate  
commonly known as 154 Mayfield  
Ave., Crystal Lake, Illinois 60014,  
PIN: 18-01-203-029.

This application is filed for the  
purposes of seeking variations in  
accordance with the provisions of  
Articles 3, 4, 7 and 9 of the UDO;  
to allow the existing principal struc-  
ture to encroach into the required  
front yard setback of 33.59 feet to  
allow 22.88 feet, to allow an ac-  
cessory structure (deck and stairs)  
attached to the residence in the  
front yard and to encroach into the  
required front yard of 33.59 feet to  
allow 11 feet; to allow the impervi-  
ous surface coverage on the lot to  
exceed the maximum allowed  
50%; to allow an existing noncon-  
formity to expand; as well as any  
other variations that may be neces-  
sary to allow the plans as present-  
ed. Plans for this project can be  
viewed at the City of Crystal Lake  
Community Development Depart-  
ment at City Hall.

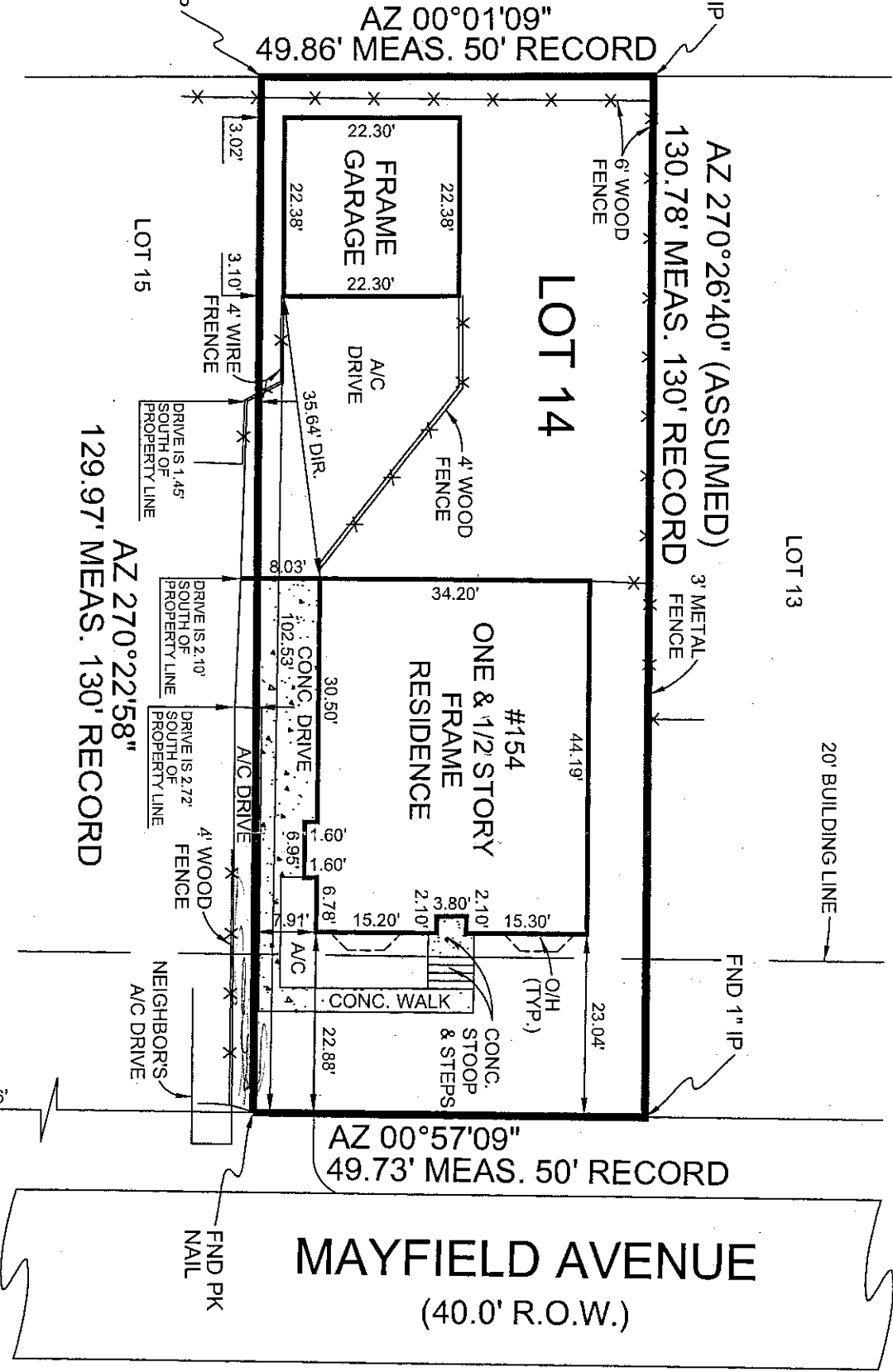
A public hearing before the Plan-  
ning and Zoning Commission on  
the request will be held at 7:30  
p.m. on Wednesday, May 7, 2014  
at the Crystal Lake City Hall, 100  
West Woodstock Street, at which  
time and place any person deter-  
mining to be heard may be present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald  
April 19, 2014. #A3146)

LEGAL DESCRIPTION

LEGAL DESCRIPTION: L  
NORTH CRYSTAL LAKE  
SUBDIVISION, A SUBDI  
NORTHEAST QUARTER  
TOWNSHIP 43 NORTH,  
THIRD PRINCIPAL MER  
PLAT THEREOF RECOR  
DOCUMENT 68367 IN B  
IN MCHENRY COUNTY,



BEEN SURVEYED, UNDER MY SUPERVISION,  
IT CORRECTLY REPRESENTS SAID SURVEY. ALL  
DIMENSIONS ON THE PARCEL ARE WITHIN PROPERTY LINES

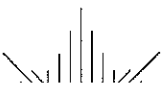
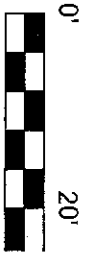
NORTH SHORE DRIVE  
(50.0' R.O.W.)

AZ 00°57'09"  
49.73' MEAS. 50' RECORD

MAYFIELD AVENUE  
(40.0' R.O.W.)

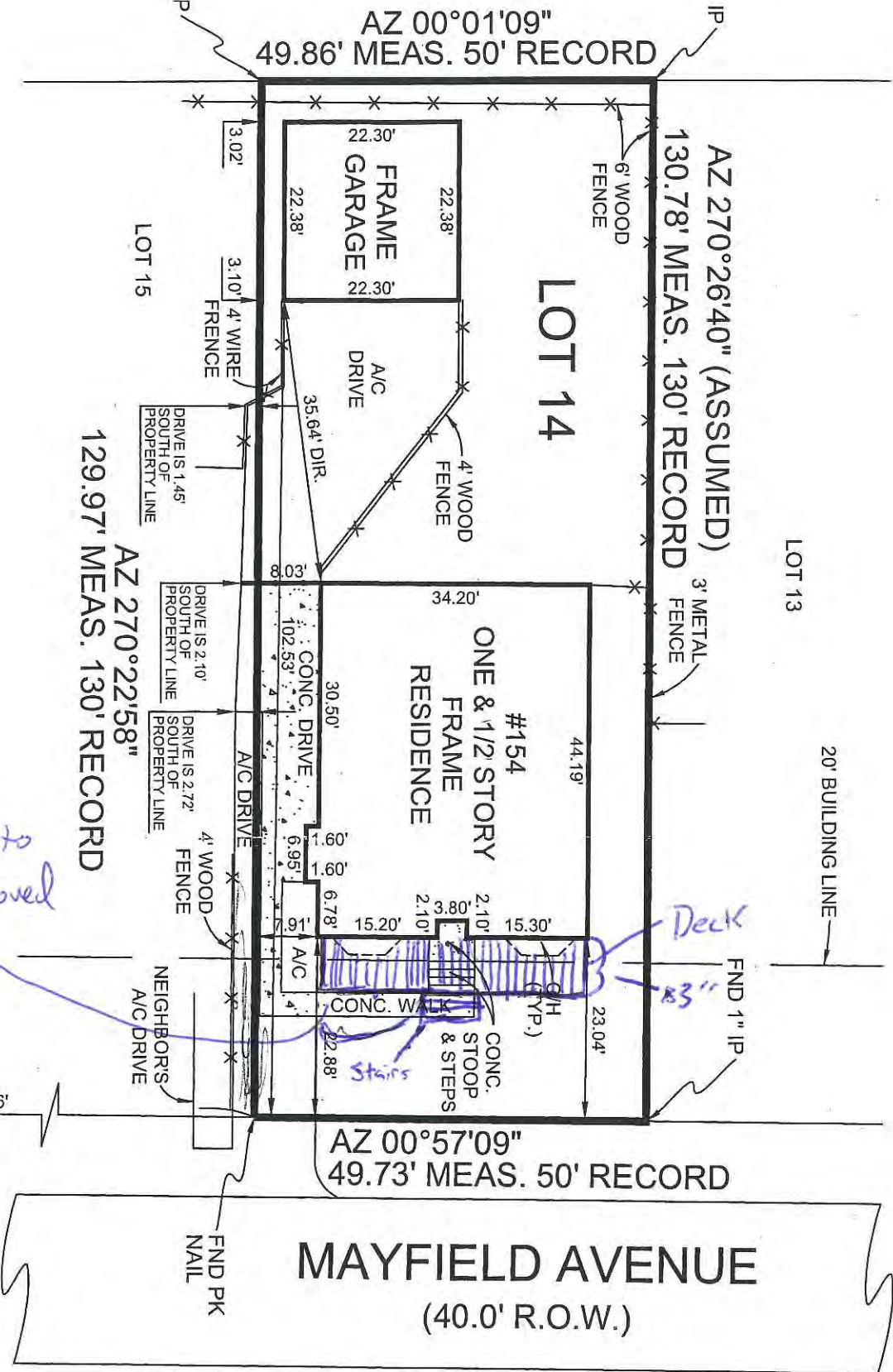
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LEGEND  
FENCE  
LUCO CO  
PROFESSIONAL  
CLIENT NAME:





LEGAL DESCRIPTION: 1 NORTH CRYSTAL LAKE SUBDIVISION, A SUBDI NORTH-EAST QUARTER TOWNSHIP 43 NORTH, THIRD PRINCIPAL MER PLAT THEREOF RECOR DOCUMENT 68367 IN B IN MCHEMNEY COUNTY,



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BEEN SURVEYED UNDER MY SUPERVISION, I CORRECTLY REPRESENTS SAID SURVEY. ALL DIMENSIONS ON THE PARCEL ARE WITHIN PROPERTY LINES

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FENCE  
LUCCO CO  
PROFESSIONAL  
CLIENT NAME:



Concrete Walkway to be removed

Deck  
83"

Stairs

NORTH SHORE DRIVE (50.0' R.O.W.)

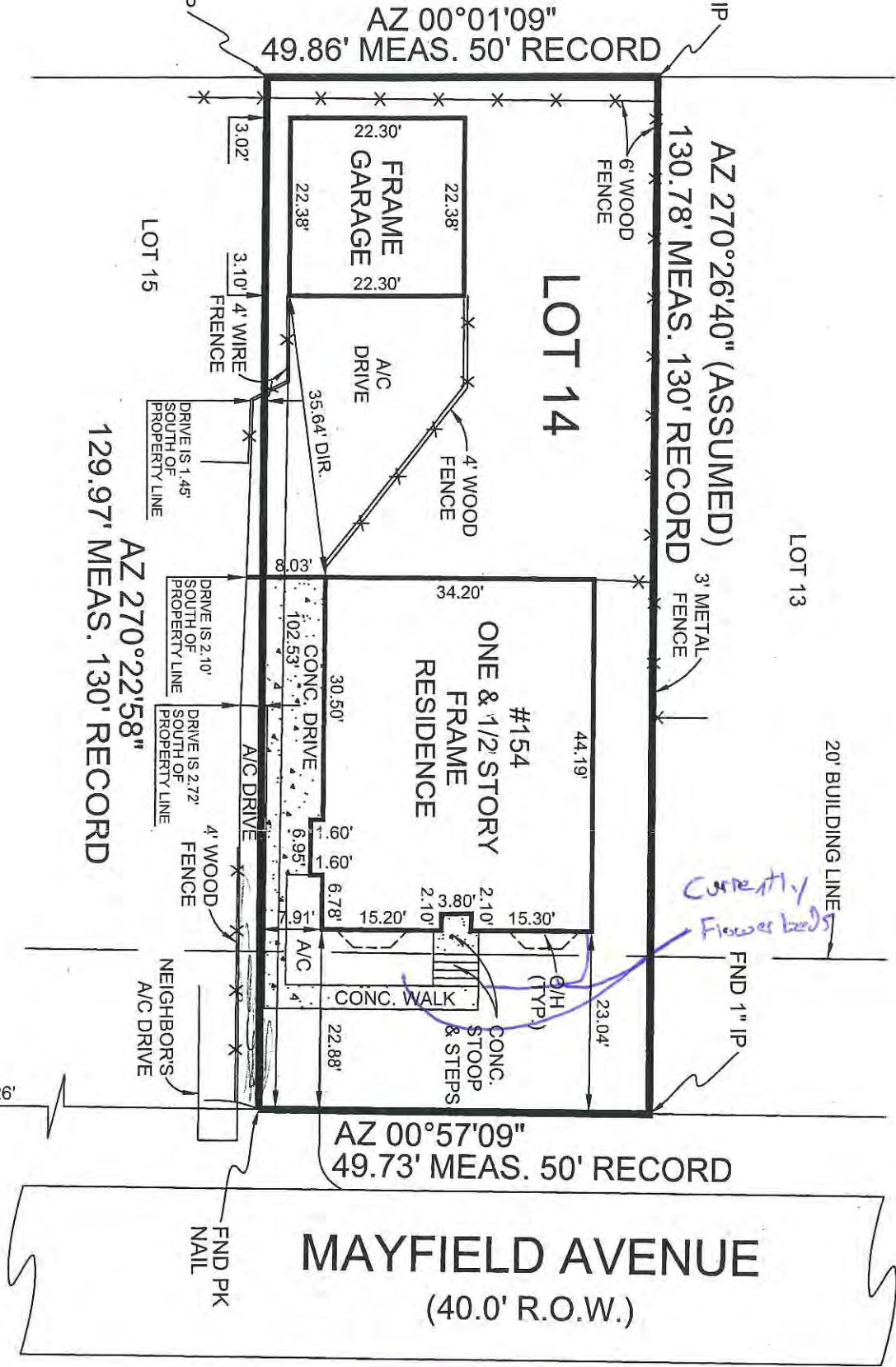
MAYFIELD AVENUE (40.0' R.O.W.)



LEGAL DESCRIPTION: 1 NORTH CRYSTAL LAKE SUBDIVISION, A SUBDI NORTH-EAST QUARTER TOWNSHIP 43 NORTH, THIRD PRINCIPAL MERI PLAT THEREOF RECOR DOCUMENT 68367 IN B IN MCHENRY COUNTY,

2014 18

RECEIVED  
APR 15 2014  
BY:



**LEGEND**

— FENCE

**LUCO CO**  
PROFESSIONAL  
CLIENT NAME:

**NORTH SHORE DRIVE**  
(50.0' R.O.W.)

BEEN SURVEYED UNDER MY SUPERVISION, IT CORRECTLY REPRESENTS SAID SURVEY. ALL DIMENSIONS ON THE PARCEL ARE WITHIN PROPERTY LINES



Proposed Side View



83"

To be  
Removed

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Proposed front view



42"  
37"  
-----  
6'7"

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Current front view



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Current Side View



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Current properties on  
Mayfield Ave. with  
proposed layout



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