



## #2015-07 664 Country Club Road (ICON) – Variation Project Review for Planning and Zoning Commission

---

<b><u>Meeting Date:</u></b>	February 4, 2015
<b><u>Request:</u></b>	Variation from Articles 3-200 and 3-300(B)(3) from the minimum front yard setback requirements to allow a 4-foot encroachment for a covered front porch on new construction.
<b><u>Location:</u></b>	664 Country Club Road
<b><u>Acreage:</u></b>	14,063 square feet
<b><u>Existing Zoning:</u></b>	R-1 Single Family
<b><u>Surrounding Properties:</u></b>	North: R-1 Single Family South: R-1 Single Family/ Seminary Field East: R-1 Single Family West: R-1 Single Family
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3798)

---

### **Background:**

- **Existing Use:** The property is currently vacant. There is a sanitary sewer main running through the west side of the property, requiring a 20-foot municipal utility easement, which pushes the building eastward.
- **Background:** Lot 47 and 48 were previously occupied with one single family dwelling. The dwelling was demolished and both lots are conforming zoning lots and may be built on separately. Lot 47 is constricted by the sanitary sewer main and therefore the petitioner is requesting a variation.
- **UDO Requirements:** The front yard setback is the average existing setback of the dwellings on the two closest lots. The two closest lots are 430 and 440 Country Club Road. The average front yard setback is 51 feet  $((50.6+51)/2 = 51)$ .

### **Development Analysis:**

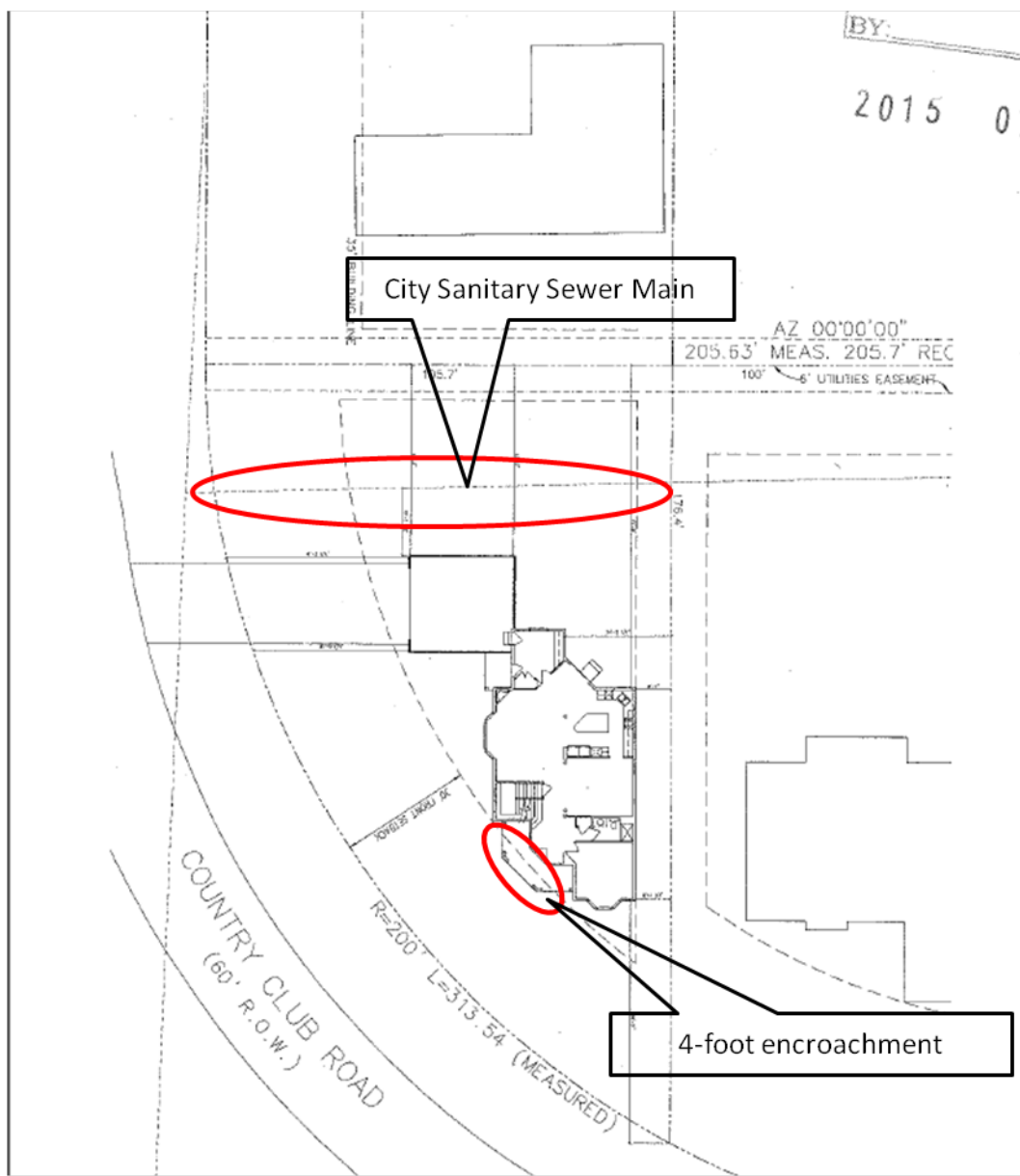
#### **General**

- **Request:** A new principal structure is proposed for the property. Due to the sanitary sewer main running through the property approximately 28 feet from the rear property line, the covered front porch of the principal structure will have an encroachment of 4 feet. A variation is required to build within the front yard setback.

- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-1 Single Family.

Site Layout

- Triangular shaped lot with three sides.
- The required front yard setback is 51 feet.
- The required corner side yard setback is 30 feet.
- The required rear yard setback is 20 feet.
- The sanitary sewer main is located approximately 28 feet from the rear lot line.
- There is a prescribed 20-foot municipal utility easement over the sanitary sewer main.



**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

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

This can be accomplished with the following supporting action:

**Supporting Action:** Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

**Findings of Fact:**

**ZONING ORDINANCE VARIATION**

The petitioner is requesting a variation from Articles 3-200 and 3-300(B)(3) to allow an encroachment of 4 feet into the required front yard setback. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. 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. *The MUE limits the buildable area of the lot.*

*Meets*                       *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

*Meets*                       *Does not meet*

For the purposes of supplementing the above standards, 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:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

*Meets*                       *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

*Meets*                       *Does not meet*

- c. 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

*Meets*                       *Does not meet*

- d. 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.

*Meets*                       *Does not meet*

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

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Schmidt, received 01/19/15)
  - B. Site Plan (Sengstock Architects, dated 06/19/14, received 01/14/15)
  - C. Floor Plans (Sengstock Architects, dated 06/19/14, received 01/14/15)
2. The petitioner will work with City Staff to dedicate a 20-foot municipal utility easement around the sanitary sewer main.
3. The petitioner shall address all of the review comments and requirements of the Community Development Department and Fire Rescue Department.

2015 07

RECEIVED  
JAN 19 2015  
BY: \_\_\_\_\_

**Application for Simplified Residential Variation**

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

**I. Applicant**

Name Todd Schmidt - Icon Building Group

Street 9 Alder Ct

City Hawthorn Woods IL State IL Zip Code 60047

Telephone Number 847-754-5906 Fax Number \_\_\_\_\_ E-mail address todd.schmidt@icon-group.com

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

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone Number \_\_\_\_\_

**III. Project Data**

1. a. Location/Address: 460 Country Club Rd

b. PIN #: 2019-06-379-012

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: front porch roof has 3.5 foot overachment due to an unplatted, unrecorded, and no agreements showing a city sewer 20+ feet out or near easement.

IS THE HARDSHIP SELF-CREATED? No

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? Yes both lots formerly known as LSO Country Club.

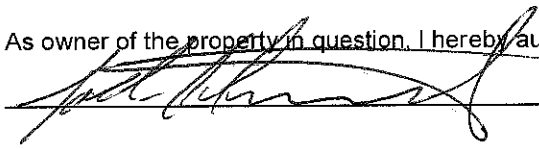
WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY? No all sight lines will be maintained

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; SUBSTANTIALLY INCREASE THE DANGER OF FIRE; OR ENDANGER PUBLIC SAFETY? No

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

**IV. Signatures**

PETITIONER: Print and Sign name (if different from owner) \_\_\_\_\_ Date \_\_\_\_\_  
As owner of the property in question, I hereby authorize the seeking of the above requested action.  
 \_\_\_\_\_ Date 1/19/15

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 APPLICA-  
TION OF Todd Schmidt

**LEGAL NOTICE**

Notice is hereby given in compli-  
ance with the Unified Development  
Ordinance (UDO) of the City of  
Crystal Lake, Illinois, that a public  
hearing will be held before the  
Planning and Zoning Commission  
of the City of Crystal Lake upon the  
application of Todd Schmidt for  
variations relating to the following  
described real estate formerly  
known as 460 Country Club Road,  
Crystal Lake, Illinois 60014, cur-  
rent PIN: 19-06-379-012

This application is filed for the pur-  
pose of seeking a zoning variation  
pursuant to Articles 3-200 and 3-  
300(B)(3) of the UDO, from the  
minimum front yard setback re-  
quirements for a principal structure,  
to allow a covered front porch to  
encroach 4 feet into the setback, as  
well as any other variations that  
may be necessary to complete the  
project as proposed. Plans for this  
project can be viewed at the City of  
Crystal Lake Community Develop-  
ment Department at City Hall.

A public hearing before the Plan-  
ning and Zoning Commission for  
this request will be held at 7:30  
p.m. on Wednesday February 4,  
2015, at the Crystal Lake City Hall,  
100 West Woodstock Street, at  
which time and place any person  
determining to be heard may be  
present.

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

(Published in the Northwest Herald  
January 16, 2015. #5823)

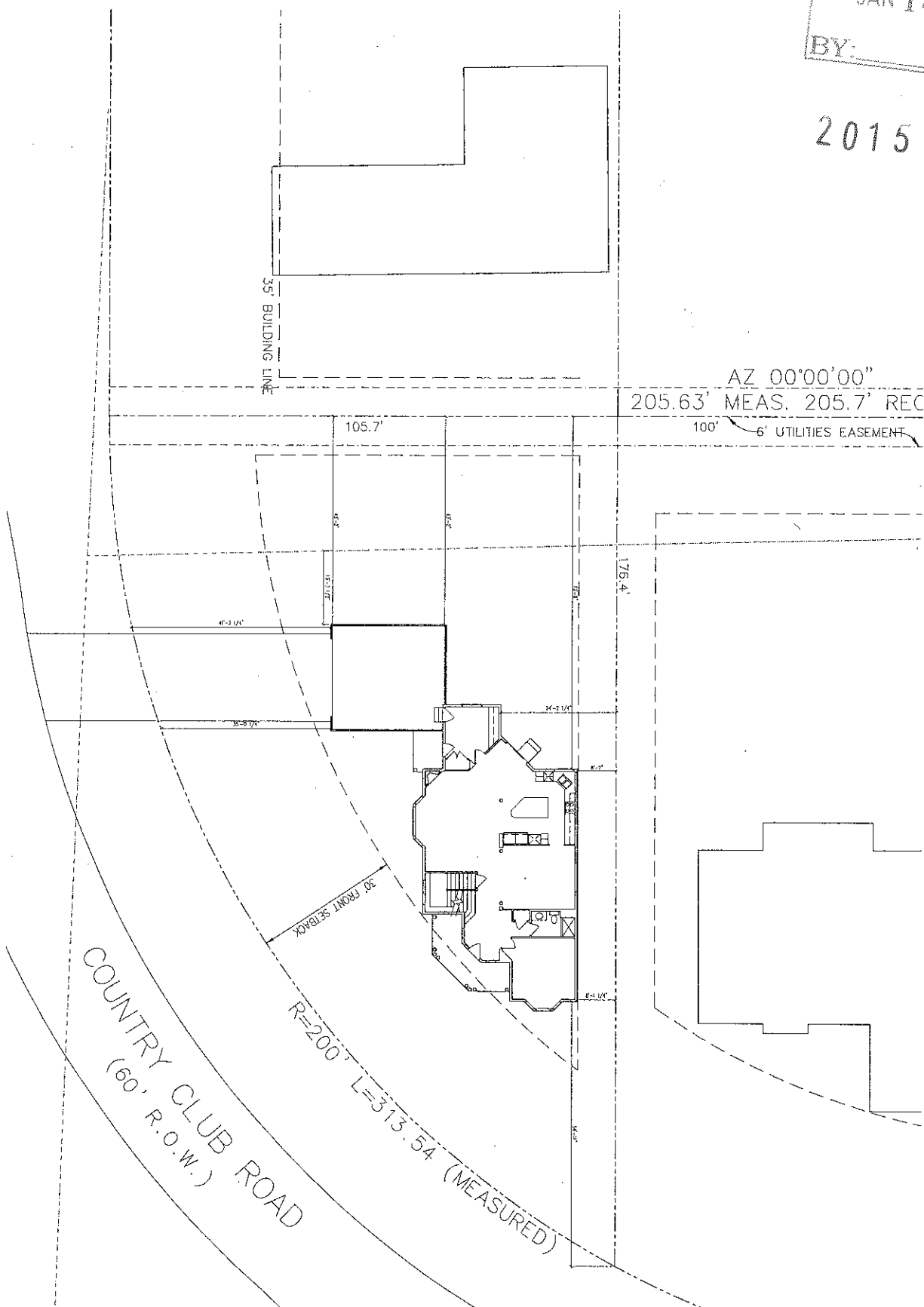






RECEIVED  
 JAN 14 2015  
 BY:

2015 07



S

DATE	REVISION

**NEW RESIDENCE**  
 LOT 47 COUNTRY CLUB  
 CRYSTAL LAKE, IL 60014

**ICON BUILDING GROUP**  
 9 ADLER COURT  
 HAWTHORNE WOODS, IL 60047

**SENGSTOCK ARCHITECTS**  
 1037 ASH STREET  
 ST. CHARLES, IL 60174  
 (630) 770-5348  
 Greg@SengstockArchitects.com



1130

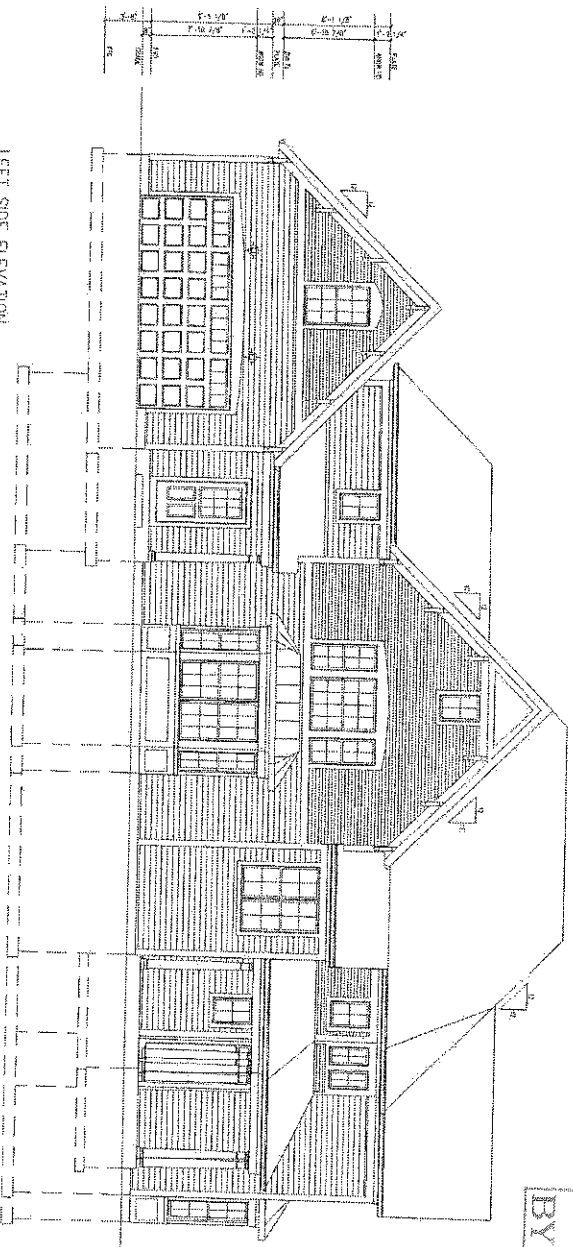
2015 01

RECEIVED  
JAN 14 2015

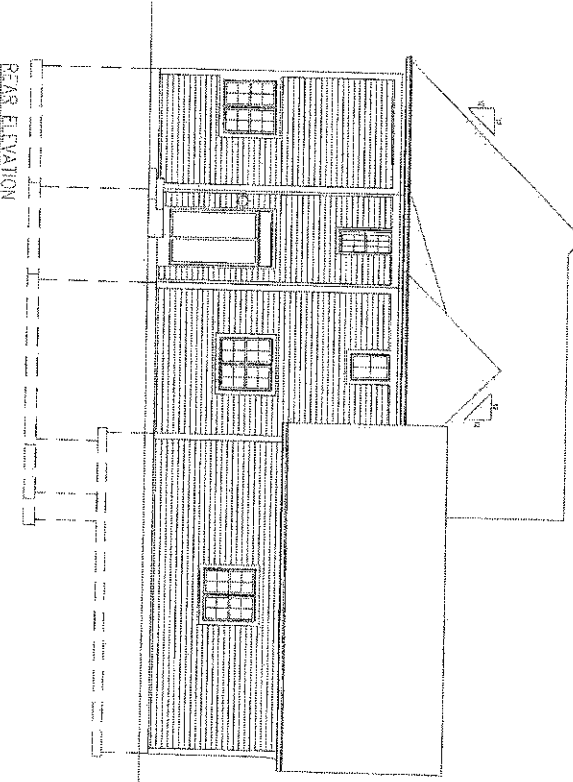
BY:

ELEVATION NOTES

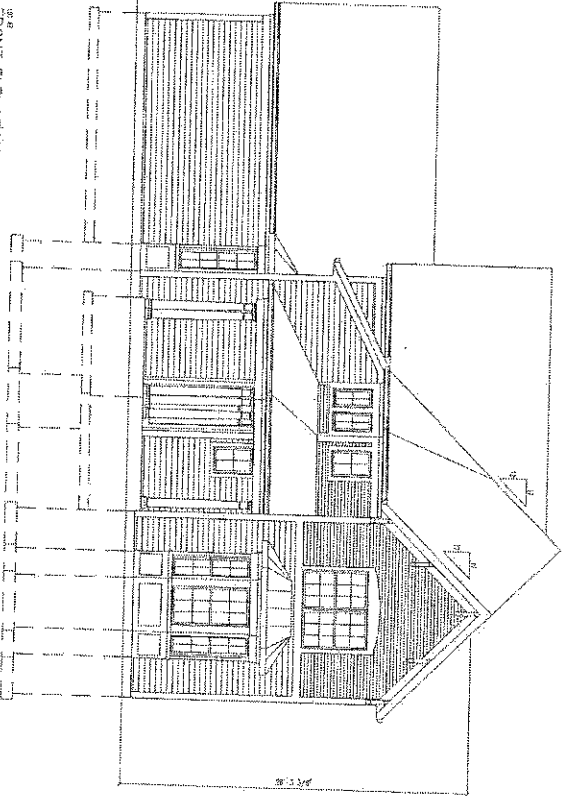
1. FINISH MATERIALS TO BE AS SHOWN.
2. FINISH MATERIALS TO BE AS SHOWN.
3. FINISH MATERIALS TO BE AS SHOWN.
4. FINISH MATERIALS TO BE AS SHOWN.
5. FINISH MATERIALS TO BE AS SHOWN.
6. FINISH MATERIALS TO BE AS SHOWN.
7. FINISH MATERIALS TO BE AS SHOWN.
8. FINISH MATERIALS TO BE AS SHOWN.
9. FINISH MATERIALS TO BE AS SHOWN.
10. FINISH MATERIALS TO BE AS SHOWN.
11. FINISH MATERIALS TO BE AS SHOWN.
12. FINISH MATERIALS TO BE AS SHOWN.
13. FINISH MATERIALS TO BE AS SHOWN.
14. FINISH MATERIALS TO BE AS SHOWN.
15. FINISH MATERIALS TO BE AS SHOWN.
16. FINISH MATERIALS TO BE AS SHOWN.
17. FINISH MATERIALS TO BE AS SHOWN.
18. FINISH MATERIALS TO BE AS SHOWN.
19. FINISH MATERIALS TO BE AS SHOWN.
20. FINISH MATERIALS TO BE AS SHOWN.



LEFT SIDE ELEVATION



REAR ELEVATION



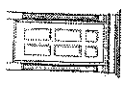
FRONT ELEVATION

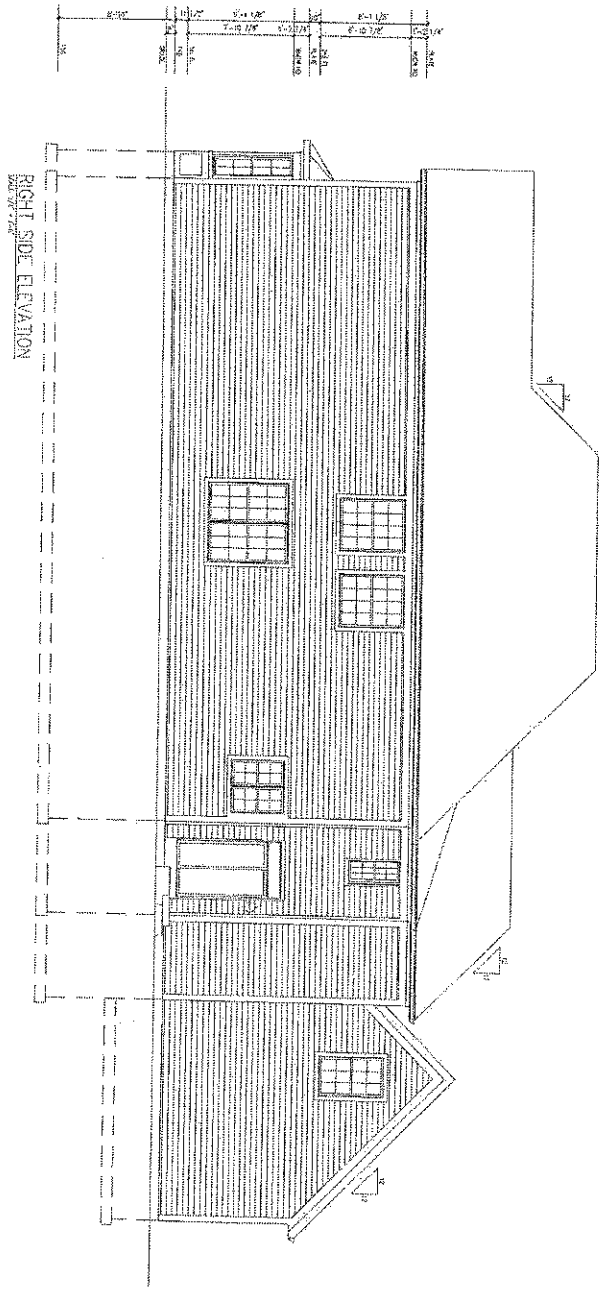
DATE	DESCRIPTION

NEW RESIDENCE  
LOT 47 COUNTRY CLUB  
CRYSTAL LAKE, IL 60014

ICON BUILDING GROUP  
9 AGLER COURT  
HAWTHORNE WOODS, IL 60047


SENGSTOCK ARCHITECTS  
1037 ASH STREET  
ST. CHARLES, IL 60174  
(630) 770-5348  
Greg@SengstockArchitects.com





9215 07

RECEIVED  
 JAN 14 2015  
 BY:

A3.2	DATE	2/20/15	<b>NEW RESIDENCE</b> LOT 47 COUNTRY CLUB CRYSTAL LAKE, IL 60014	<b>ICON BUILDING GROUP</b> 9 ADLER COURT HAWTHORNE WOODS, IL 60047	<b>SENGSTOCK ARCHITECTS</b> 1037 ASH STREET ST. CHARLES, IL 60174 (630) 770-5348 Greg@SengstockArchitects.com	
	SCALE	AS SHOWN				
<small>© 2014 Sengstock Architects. All Rights Reserved.</small>						

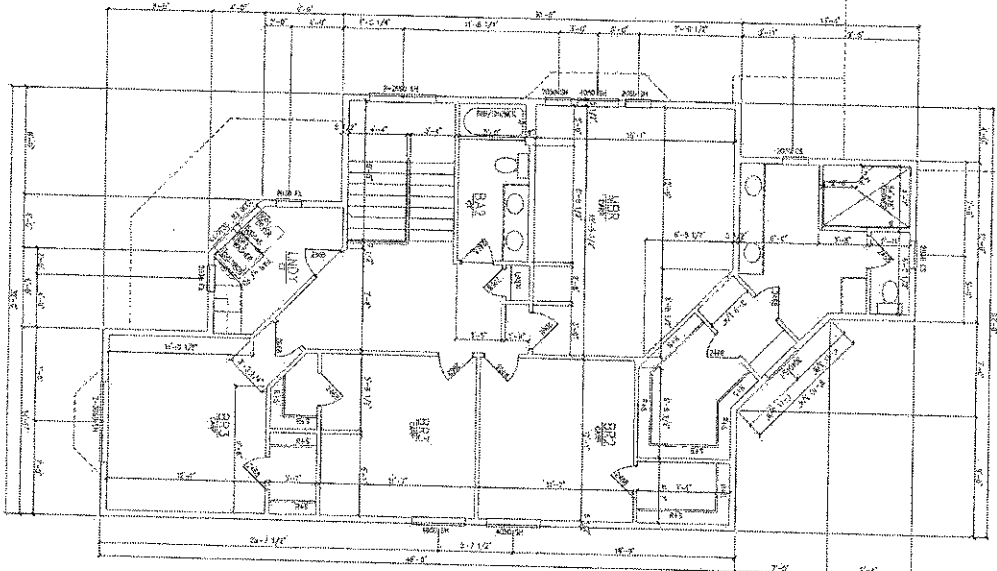
2015 07

RECEIVED

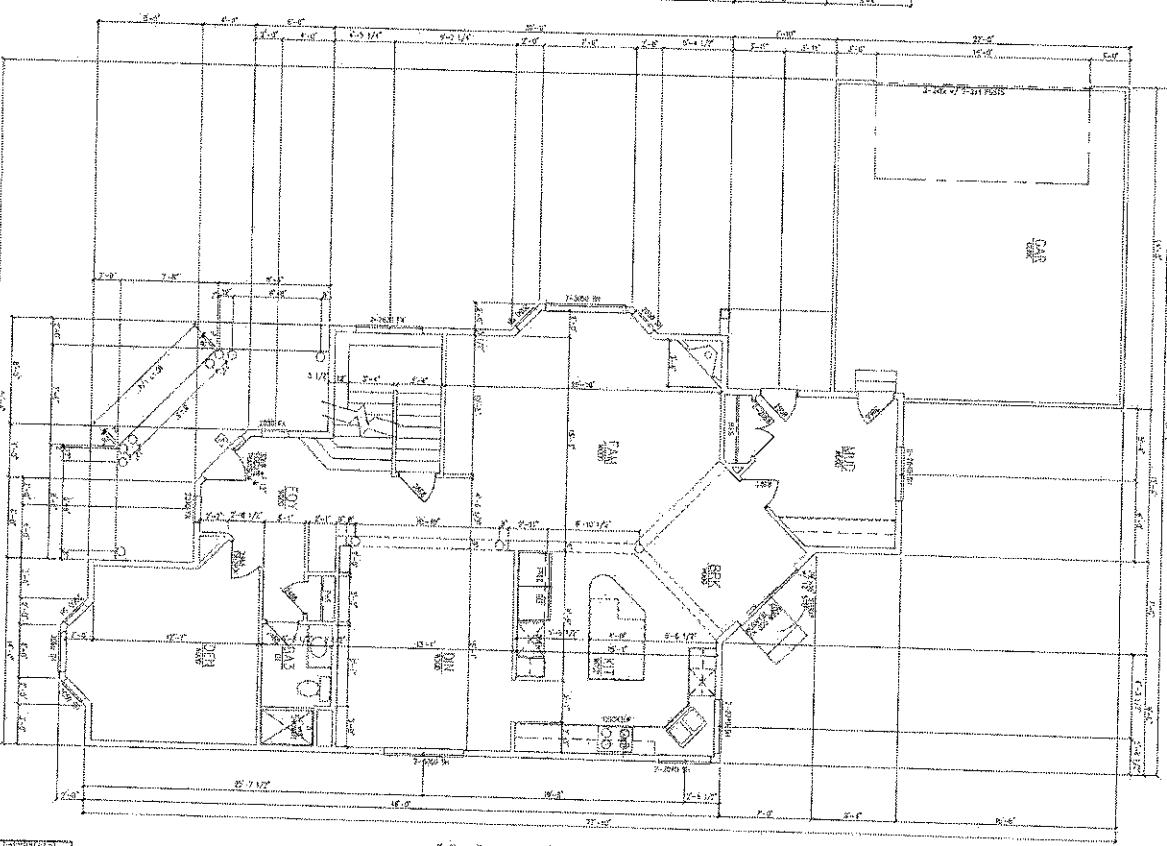
JAN 14 2015

BY:

SECOND FLOOR PLAN



FIRST FLOOR PLAN



SQUARE FOOTAGES

AREA	AREA	AREA
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102
103	104	105
106	107	108
109	110	111
112	113	114
115	116	117
118	119	120
121	122	123
124	125	126
127	128	129
130	131	132
133	134	135
136	137	138
139	140	141
142	143	144
145	146	147
148	149	150
151	152	153
154	155	156
157	158	159
160	161	162
163	164	165
166	167	168
169	170	171
172	173	174
175	176	177
178	179	180
181	182	183
184	185	186
187	188	189
190	191	192
193	194	195
196	197	198
199	200	201
202	203	204
205	206	207
208	209	210
211	212	213
214	215	216
217	218	219
220	221	222
223	224	225
226	227	228
229	230	231
232	233	234
235	236	237
238	239	240
241	242	243
244	245	246
247	248	249
250	251	252
253	254	255
256	257	258
259	260	261
262	263	264
265	266	267
268	269	270
271	272	273
274	275	276
277	278	279
280	281	282
283	284	285
286	287	288
289	290	291
292	293	294
295	296	297
298	299	300
301	302	303
304	305	306
307	308	309
310	311	312
313	314	315
316	317	318
319	320	321
322	323	324
325	326	327
328	329	330
331	332	333
334	335	336
337	338	339
340	341	342
343	344	345
346	347	348
349	350	351
352	353	354
355	356	357
358	359	360
361	362	363
364	365	366
367	368	369
370	371	372
373	374	375
376	377	378
379	380	381
382	383	384
385	386	387
388	389	390
391	392	393
394	395	396
397	398	399
400	401	402
403	404	405
406	407	408
409	410	411
412	413	414
415	416	417
418	419	420
421	422	423
424	425	426
427	428	429
430	431	432
433	434	435
436	437	438
439	440	441
442	443	444
445	446	447
448	449	450
451	452	453
454	455	456
457	458	459
460	461	462
463	464	465
466	467	468
469	470	471
472	473	474
475	476	477
478	479	480
481	482	483
484	485	486
487	488	489
490	491	492
493	494	495
496	497	498
499	500	501
502	503	504
505	506	507
508	509	510
511	512	513
514	515	516
517	518	519
520	521	522
523	524	525
526	527	528
529	530	531
532	533	534
535	536	537
538	539	540
541	542	543
544	545	546
547	548	549
550	551	552
553	554	555
556	557	558
559	560	561
562	563	564
565	566	567
568	569	570
571	572	573
574	575	576
577	578	579
580	581	582
583	584	585
586	587	588
589	590	591
592	593	594
595	596	597
598	599	600
601	602	603
604	605	606
607	608	609
610	611	612
613	614	615
616	617	618
619	620	621
622	623	624
625	626	627
628	629	630
631	632	633
634	635	636
637	638	639
640	641	642
643	644	645
646	647	648
649	650	651
652	653	654
655	656	657
658	659	660
661	662	663
664	665	666
667	668	669
670	671	672
673	674	675
676	677	678
679	680	681
682	683	684
685	686	687
688	689	690
691	692	693
694	695	696
697	698	699
700	701	702
703	704	705
706	707	708
709	710	711
712	713	714
715	716	717
718	719	720
721	722	723
724	725	726
727	728	729
730	731	732
733	734	735
736	737	738
739	740	741
742	743	744
745	746	747
748	749	750
751	752	753
754	755	756
757	758	759
760	761	762
763	764	765
766	767	768
769	770	771
772	773	774
775	776	777
778	779	780
781	782	783
784	785	786
787	788	789
790	791	792
793	794	795
796	797	798
799	800	801
802	803	804
805	806	807
808	809	810
811	812	813
814	815	816
817	818	819
820	821	822
823	824	825
826	827	828
829	830	831
832	833	834
835	836	837
838	839	840
841	842	843
844	845	846
847	848	849
850	851	852
853	854	855
856	857	858
859	860	861
862	863	864
865	866	867
868	869	870
871	872	873
874	875	876
877	878	879
880	881	882
883	884	885
886	887	888
889	890	891
892	893	894
895	896	897
898	899	900
901	902	903
904	905	906
907	908	909
910	911	912
913	914	915
916	917	918
919	920	921
922	923	924
925	926	927
928	929	930
931	932	933
934	935	936
937	938	939
940	941	942
943	944	945
946	947	948
949	950	951
952	953	954
955	956	957
958	959	960
961	962	963
964	965	966
967	968	969
970	971	972
973	974	975
976	977	978
979	980	981
982	983	984
985	986	987
988	989	990
991	992	993
994	995	996
997	998	999
1000	1001	1002

- FLOOR PLAN NOTES
1. SEE PLAN FOR ALL DIMENSIONS AND FINISHES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  3. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
  4. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
  5. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
  6. ALL FLOORS ARE TO BE FINISHED WITH 1/2" THICK CONCRETE.
  7. ALL CEILING ARE TO BE FINISHED WITH 5/8" THICK GYP BOARD.
  8. ALL ROOF ARE TO BE FINISHED WITH 2" THICK CONCRETE.
  9. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE.
  10. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  11. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  12. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE.
  13. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  14. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  15. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE.
  16. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  17. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  18. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE.
  19. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  20. ALL EXTERIOR ROOF ARE TO BE FINISHED WITH 4" THICK CONCRETE.
  21. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 8" THICK CONCRETE.
  22. ALL EXTERIOR FLOORS ARE