



#2015-14 237 Ash Street (Gentile-Zeitler) – Variation Project Review for Planning and Zoning Commission

Meeting Date: March 18, 2015

Requests:

1. Variation from Article 3-200 4 impervious surface coverage to allow approximately 4,941 square feet or 51% of impervious surface, which is 1% more than the 50% permitted.
2. Variation from Article 3-200 4 minimum interior side yard setback and Article 7 non conformities to allow the expansion of a non-conforming structure (the proposed, attached garage), which does not meet the minimum 8-foot 4-inch principal structure interior side yard setback, allowing it to be 2-foot 9-inches from the property line.
3. Variation from Article 3-300 3 front yard setback and Article 7 non conforming structures, to allow the expansion of the non-conforming front porch to be as close as 14 feet 6 ½ inches from the front lot line, a variation of 14 feet 2 inches from the required 28-foot 8-inch averaged front yard setback.

Location: 237 Ash Street

Acreage: 9,715 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The property is improved with a single family home, detached garage and paved patio area. The existing detached garage is approximately 2 feet 9 inches from the side property line.
- **Project:** The owner plans to remodel the entire house. A new front porch would be added, the house living area would be expanded and a breezeway connection to the new attached garage is also planned. The owner will also make exterior changes with new siding and a new patio area.

Development Analysis:

General

- **Request:** The petitioner is adding on to the existing house, constructing a breezeway and connecting a new two-story garage to the house making one principal structure. The petitioner is also reconstructing the front porch. The front porch and garage portion of the house require variations from the setbacks. The new impervious surface of 51% also requires a variation.
- **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-2 Single Family. This property is used as single-family home.

Comprehensive Land Use Plan 2020 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: 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 several variations:

- A
Article 3-200 4 impervious surface coverage to allow 51% impervious, which is 1% more than the 50% permitted.
Being in the Watershed, the petitioner is required to install a trench drain for every 50 square feet of additional impervious surface.
- A
Article 3-200 4 minimum interior side yard setback and Article 7 non conformities to allow the expansion of a non-conforming structure (the garage), which does not meet the minimum 8-foot 4-inch interior side yard setback, allowing it to be 2-foot 9-inches from the property line.
The garage was originally permitted as a detached structure. Currently, detached accessory structures are required to be 5 feet from any property line. The petitioner is connecting the garage to the house making it part of the principal structure. The garage

would need to meet principal structure setbacks.

- A
Article 3-300 3 front yard setback and Article 7 non conforming structures, to allow the expansion of the non-conforming front porch to be as close as 14 feet 6 ½ inches from the front lot line, a variation of 14 feet 2 inches from the required 28-foot 8-inch averaged front yard setback.

The front setback was calculated from 249 Ash and 255 Ash creating an average setback of 28 feet and 8 inches.

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.
 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, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Gentile/Zeitler, received 02/20/15)
 - B. Architectural Plans (ZYT Enterprises, received 02/20/15)
2. Variation conditions.
 - a. The garage portion of the house shall be setback the minimum 8 feet 4 inches from the side yard line to meet the principal structure setbacks. This would allow the petitioner to be able to access and maintain that side of the garage, not have to construct a fire-wall, and allow window openings and a typical roof overhang for that side of the garage. This would eliminate the interior side yard setback variation.
 - b. If Condition 2a. is removed then the west garage wall must be 1 hour fire-rated and is not permitted to contain any projections or openings. There cannot be an overhang from the roof, the dormers may need to be pulled back, and no windows are permitted.
3. Extend the curbing alongside the entire length of the driveway without the break to ensure water goes to the storm sewer system and not towards the neighbor's house.
4. The petitioner shall address all of the review comments and requirements of the Community Development Department.

2015 14

RECEIVED
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BY: _____

Application for Simplified Residential Variation

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

I. Applicant

Donna Gentile / Mark Zeitler

Name

237 Ast Street

Street

Crystal Lake, Illinois 60014

City

State

Zip Code

815.307.5956 mgz85@live.com

Telephone Number

Fax Number

E-mail address

II. Owner of Property (if different)

Name

Address

Telephone Number

III. Project Data

1. a. Location/Address: 237 Ash Street - Crystal Lake, IL

b. PIN #: 19-05-129-002

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:

Currently the property is non-compliant for R-1 property width and the house and garage are non-compliant for setback requirements. We intend to remodel the house and garage maintaining the existing non-compliant front yard and side yard

IS THE HARDSHIP SELF-CREATED?

No - Due to the existing non-compliant property width and the existing positioning of the house and garage on the property we request relief from the these requirements.

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

No

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No

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; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

No

3. List any previous variations that are approved for this property: None

IV. Signatures

MARK ZEITLER [Signature] 02.20.15
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.

MARK ZEITLER [Signature] 02.20.15
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 APPLICA-
TION OF
Donna Gentile and Mark Zeidler**

LEGAL NOTICE

Notice is hereby given in compliance 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 upon the application of Mark Zeidler for approval of a variation relating to the following real estate, known as 237 Ash Street, Crystal Lake, Illinois 60014, PIN: 19-05-129-002.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 7 Nonconformities to allow the expansion of an existing non-conforming structure to expand the front porch, which will be only 14.5 feet from the front property line and expand the garage which is only 2 feet 10 inches from the side yard line as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, March 18, 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
March 3, 2015.) NW 6091

March 11, 2015

Concerns of the **237 Ash Street** Building Additions:

I am a concerned neighbor and long time resident of Crystal Lake. This proposed addition to the house and garage at 237 Ash Street poses many future problems impacting this quaint neighborhood. This property is in the watershed district and throughout the recent years this property has already lost a lot of its green space which is vital to our lake. This house and garage sit on a very conventional lot and should not need any variances to improve and update these structures.

In fact, the existing garage at 237 Ash Street (if altered or rebuilt) needs to be moved to the normal setbacks set forth by the city's building codes. This garage is already too close to the neighboring property, making it difficult for that property owner (or the future property owner) to update or expand on their home. The garage on this neighboring property (249 Ash Street) is currently just a few feet from the public sidewalk and in time might need to be relocated and/or attached to the existing home. By allowing this addition on 237 Ash Street, it will impact the use and quality of this neighboring home.

The new garage structure plans for 237 Ash Street call for a room behind the car bays of the garage with stairs leading to a large second floor. This could end up being an apartment either by this owner or a future owner as this odd living area does not flow into the existing home. This goes against the single family zoning of this property.

Moving on to the other issue of bringing the house forward (within fifteen feet of the public sidewalk), this is just flat out unnecessary as all the houses on that side of the street (except the neighboring house at 249 Ash Street) sit nicely back from their property lines. Again, this is a very conventional lot and should not need any variances.

I hope the powers that be within this great city will see the value in looking toward the future while considering these needless variances, keeping the charm of this great neighborhood.

PROPOSED RE-DEVELOPMENT GENTILE - ZEITLER RESIDENCE CRYSTAL LAKE, IL 60014

OWNER

Donna Gentile / Mark Zeitler
237 Ash Street
Crystal Lake, IL 60014
Mark Zeitler
815.307.5956 cell

PROJECT COORDINATION

ZYT Enterprises
237 Ash Street
Crystal Lake, IL 60014
Mark Zeitler
815.307.5956 cell



PROJECT DESCRIPTION

This project is a multiphase redevelopment project for the property identified as 237 Ash Street, Crystal Lake, IL. The intention of the owners' is to remove and replace the existing dilapidated garage, expand the existing 2-story residence and add a small shed. It is necessary to request relief from the current Zoning Ordinance for two issues. The first is the expansion and reconstruction of the front porch currently in non-conformance to the front yard setback, and second to allow the location of the proposed garage to encroach into the side yard setback.

2015 14

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ZYT Enterprises
Design / Build Services, General Contracting
Carpentry, Cabinetry, & Fine Wood Working
237 Ash Street - Crystal Lake, Illinois 60014
815.307.5956 cell
mgz@zyt.com

Gentile / Zeitler Residence
237 Ash Street
Crystal Lake, IL

REVISIONS

NO.	DESCRIPTION	BY	DATE

ZONING REGULATIONS - Bulk Requirements

GENERAL ZONING INFORMATION

Current Zoning District - R-2 Zoning District Needed - R-2
 P.U.D. Required - No Variance Required - Yes
 Special Use Required - Yes

PROPERTY & DEVELOPMENT REQUIREMENTS

Minimum Lot Area - 6,400 s.f.	Current Lot Area - 9,715 s.f.
Max. Building Coverage - 40% - 3,886 s.f.	Current Building Coverage - 1,464 s.f.
Max. Floor Area Ratio - 80% - 7,772 s.f.	Current Floor Area Ratio - 1,775 s.f.
Max. Impervious Coverage - 50% - 4,857 s.f.	Current Impervious Coverage - 3,747 s.f.
Minimum Lot Width - 70 f.t.	Current Lot Width - 66 f.t.

PRIMARY STRUCTURE REQUIREMENTS

Minimum Front Yard Setback - 50 feet	Current Front Yard Setback - 15 feet
Proposed Front Yard Setback - 19 feet	Current Front Yard Setback - 19 feet
Minimum Side Yard Setback - 7 feet	Current Side Yard Setback - 16 feet
Proposed Side Yard Setback - 5 feet	Current Side Yard Setback - 12 feet
Min. Combined Side Yard Setback - 19 feet	Current Combined Side Yard Setback - 36 feet
Proposed Combined Side Yard Setback - 27 feet	Current Combined Side Yard Setback - 27 feet
Max. Building Height - 2 Stories - 28 feet	Current Building Height - 2 Stories - 28 feet
Proposed Building Height - 2 Stories - 28 feet	Current Building Height - 2 Stories - 28 feet

DETACHED ACCESSORY STRUCTURE REQUIREMENTS

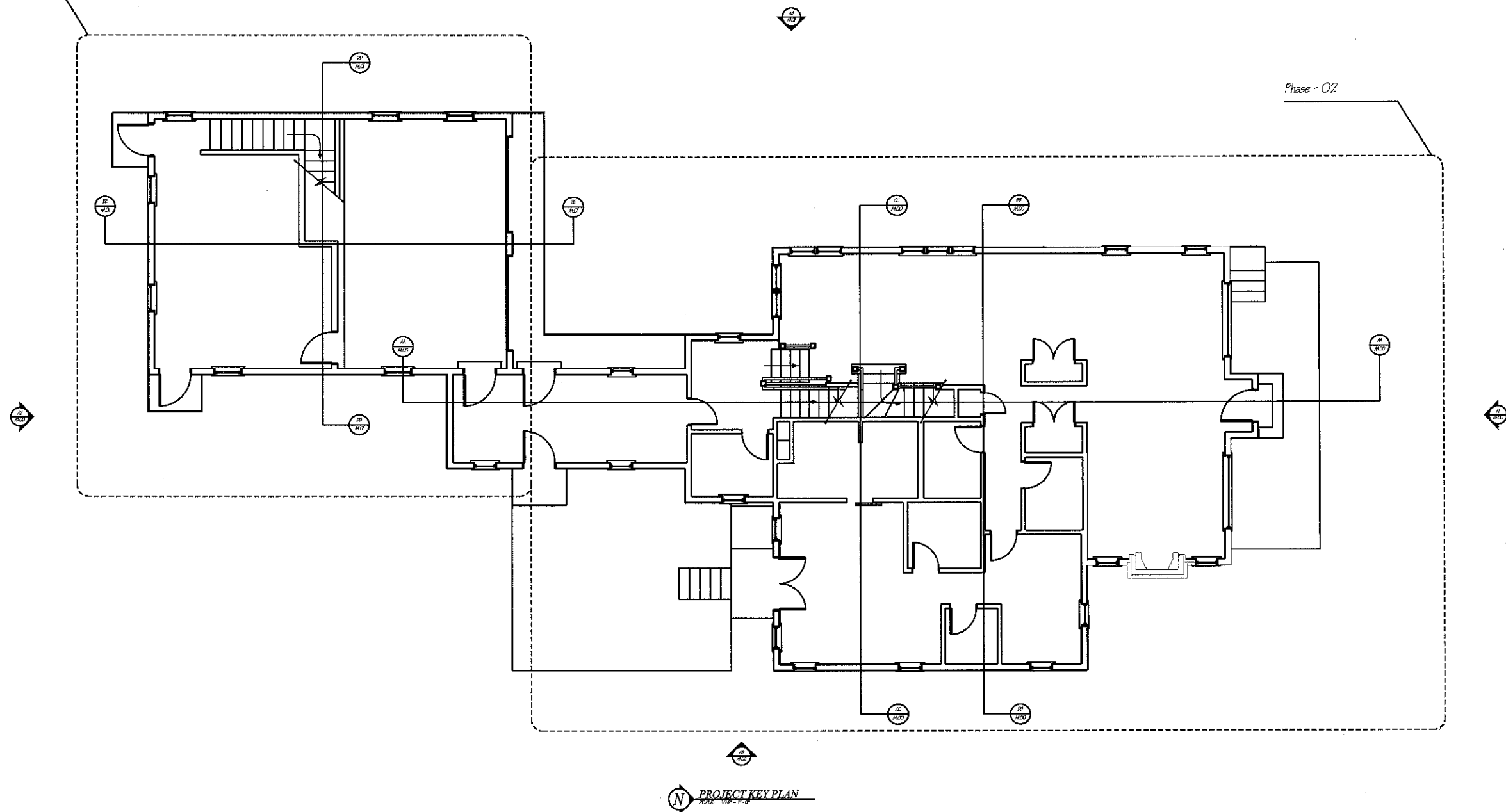
Minimum Front Yard Setback - Not Allowed	Current Front Yard Setback - N/A
Proposed Front Yard Setback - N/A	Current Front Yard Setback - N/A
Minimum Side Yard Setback - 5 feet	Current Side Yard Setback - 5 feet
Proposed Side Yard Setback - 5 feet	Current Side Yard Setback - 5 feet
Max. Building Height - 1 Story - 15 feet	Current Building Height - 1 Story - 15 feet
Proposed Building Height - 1 Story - N/A	Current Building Height - 1 Story - N/A

PROJECT # Z2014-1001
 DRAWN BY mgz
 CHECKED BY MGZ
 DATE 01.20.14
 SHEET TITLE
 Cover

CV

Phase - 01

Phase - 02



ZYX Enterprises
 Design / Build Services, General Contracting
 Carpentry, Cabinetry, & Fine Wood Working
 237 Ash Street - Crystal Lake, Illinois 60014
 815.307.5956 (ext.) mgz@zyx.com

Gentile / Zeitler Residence
 237 Ash Street
 Crystal Lake, IL

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	City, Zoning, Ordinance, Handbook	mgz	02.20.14

PROJECT # Z2014-1001

DRAWN BY mgz

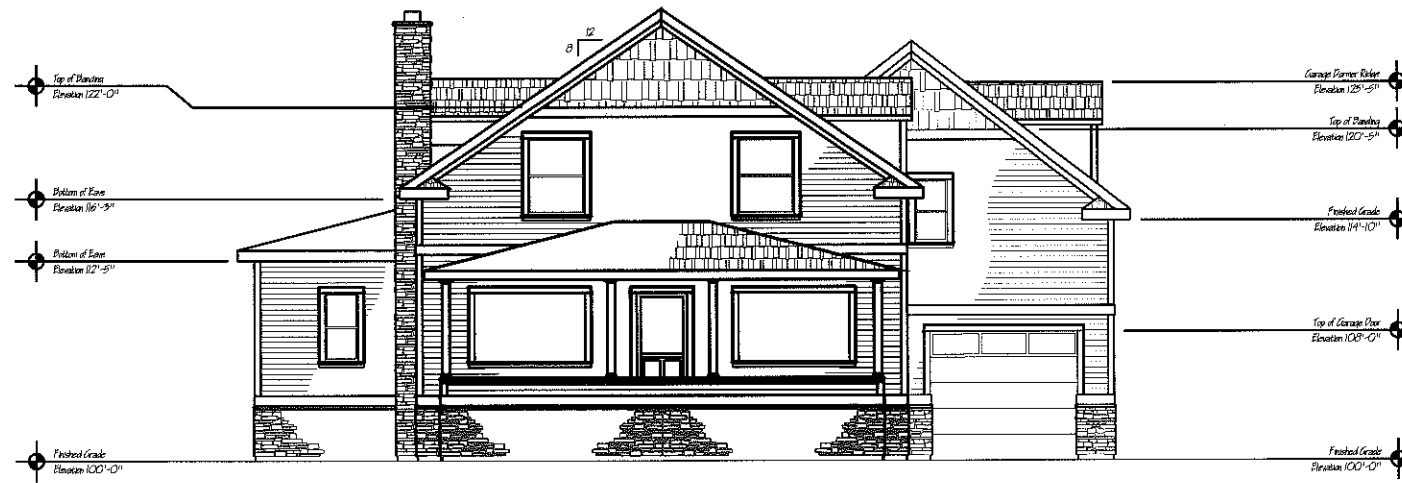
CHECKED BY MGZ

DATE 01.20.14

SHEET TITLE
Key Plan

SHEET NUMBER

A0.01



A1
1/8"=1'-0"
NORTH ELEVATION
SCALE: 3/16" = 1' - 0"



A2
1/8"=1'-0"
SOUTH ELEVATION
SCALE: 3/16" = 1' - 0"

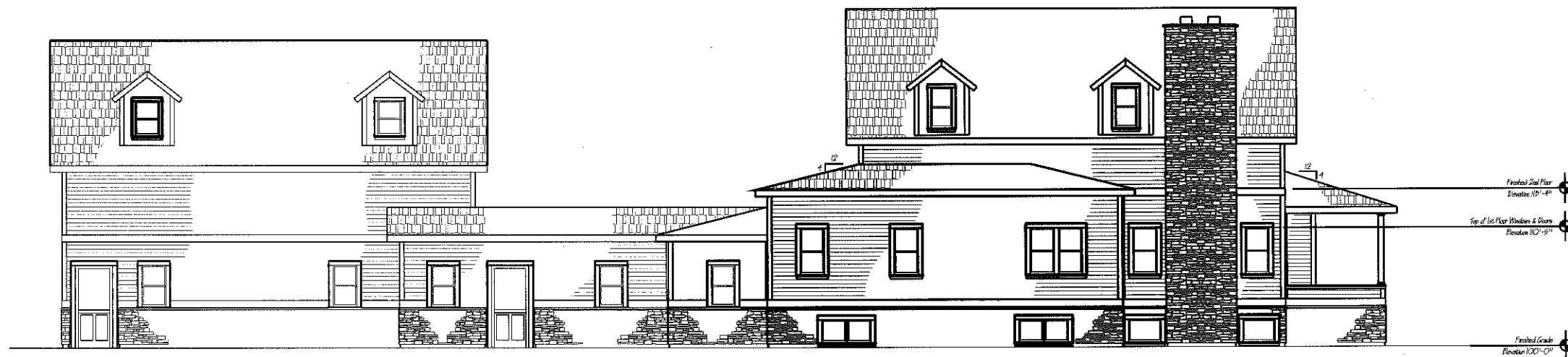
ZYE Enterprises
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237 Ash Street - Crystal Lake, Illinois 60014
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Gentile / Zeidler Residence
237 Ash Street
Crystal Lake, IL

REVISIONS		NO	DATE	BY	DESCRIPTION

PROJECT # Z2014-1001
DRAWN BY mgz
CHECKED BY MGZ
DATE 01.20.14

SHEET TITLE Elevations
SHEET NUMBER A3.00



A3 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



A4 WEST ELEVATION
 SCALE: 3/16" = 1'-0"

ZYE Enterprises
 Design / Build Services, General Contracting
 Carpentry, Cabinetry, & Fine Wood Working
 237 Ash Street - Crystal Lake, Illinois 60014
 815.307.5956 (cell) mgz@zye.com

Gentile / Zeitler Residence
 237 Ash Street
 Crystal Lake, IL

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	02/20/14	mgz	

PROJECT # Z2014-1001

DRAWN BY mgz

CHECKED BY MGZ

DATE 01.20.14

SHEET TITLE Elevation

SHEET NUMBER

A3.01