#2015-50 125 Mayfield Ave (Carrigan)–Variation
Project Review for Planning and Zoning Commission

Meeting Date: October 21, 2015

Request: Variations to allow a new front porch that does not meet the following:
1. Article 3-200(A)(4) minimum front yard setback, to allow a 3.6-foot encroachment, and
2. Article 7-200(B) impervious surface coverage, to allow 53% impervious surface lot coverage.

Location: 125 Mayfield Ave

Acreage: 6,500 square feet

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: Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The property is currently improved with a single-family. The existing front porch is 4.7 feet by 4.1 feet. The property is improved with two driveways, both are currently paved.
- Background: The petitioner would like to expand the front porch. The existing impervious surface lot coverage is 50%. The petitioner is proposing to remove a portion of the driveway to lessen the impervious surface coverage. The proposed front porch would increase the impervious surface lot coverage to 53% (the removal of a portion of the driveway is included in the calculation) and would encroach 3.6 feet on the front yard setback.
- UDO Requirements: The maximum impervious surface coverage for the R-2 zoning district is 50%. The minimum front yard setback for an established neighborhood and nonconforming lot is the average existing front yard setback of the dwellings on the two closest lots, which is 26 feet.

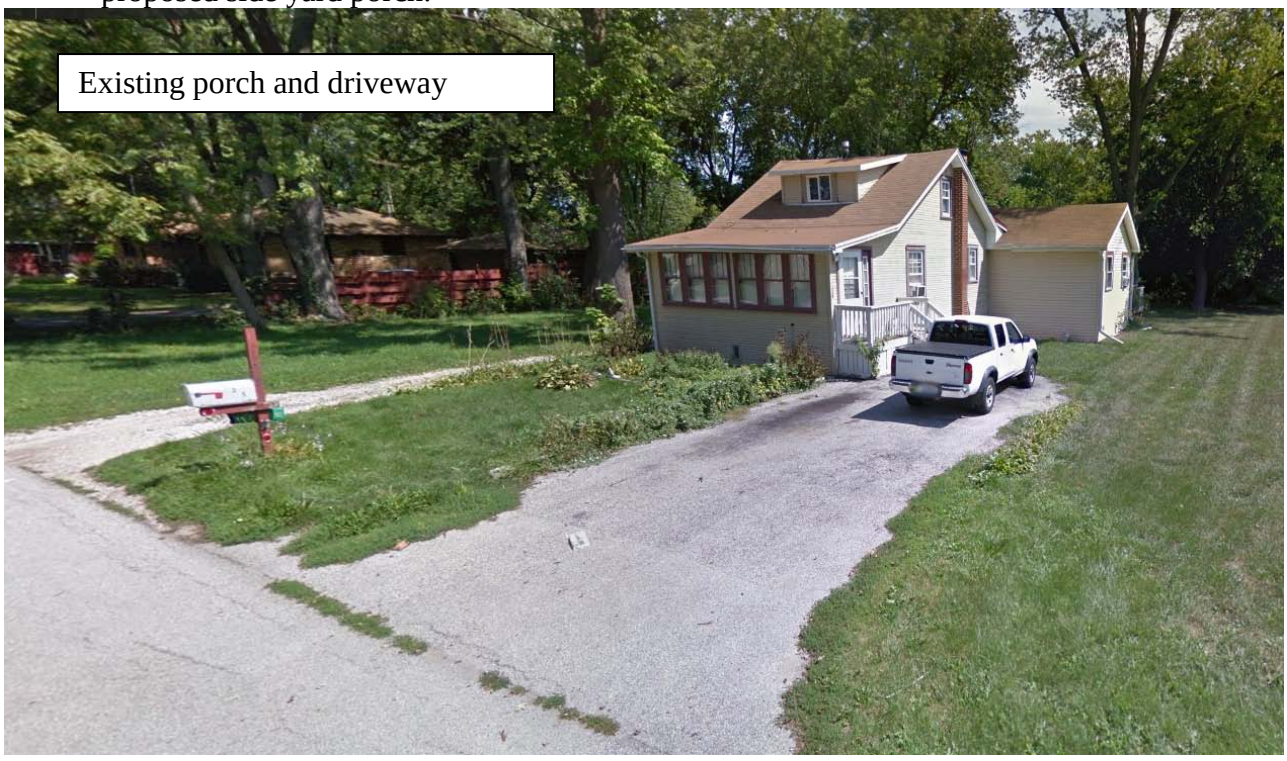
Development Analysis:

General

- Request: The petitioner is requesting a variation to allow 53% impervious surface lot coverage and a 3.6-foot encroachment into the 26-foot front yard setback for a proposed front porch.
- 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 Residential).

Site Layout

- The required front yard setback is 26 feet.
- The existing front porch does not encroach on the front yard setback.
- The proposed front porch would have a front yard setback of 22.4 feet.
- The petitioner is proposing the removal of a portion of the southern driveway, which would result in an 11-foot wide parking pad.
- The proposed front porch would wrap around the front of the house and connect to a proposed side yard porch.



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 Article 3-200(A)(4) and Article 7-200(B) for a new front porch that does not meet the minimum front yard setback and impervious surface coverage, to allow a 3.6-foot encroachment and 53% impervious surface lot coverage. 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, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Carrigan, received 09/25/15)
   B. Survey (Carrigan, received 10/07/15)
2. The proposed front porch shall be constructed with complementary building materials to the principal structure.
3. The 9-foot wide portion of the south driveway extending from the porch to the edge of pavement shall be removed prior to the completion of the front porch.
4. Remove the south driveway and approach and restore the area as grass to eliminate the impervious surface coverage variation.
5. The petitioner shall address all of the review comments and requirements of the Police, Fire Rescue and Community Development Departments.

RECEIVED
SEP 25 2015
BY: 2015 51

Application for Simplified Residential Variation

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

I. Applicant

James Carrigan
Name

125 Mayfield Ave
Street

Crystal Lake IL 60014
City State Zip Code

815 258 2849 James.carrigan85@gmail.co
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 125 Mayfield ave

   b. PIN #: 18-01-204-005

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:

Variance for deck impeding on front of property. Variance for lot coverage of structure. Need to move gas meter. Would like to build 12 x 12 wood deck on SW of property.

IS THE HARDSHIP SELF-CREATED?

No

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

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:
Not to my knowledge.

IV. Signatures

James Carnegan 09/25/2015

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.

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 APPLICATION OF
James Carrigan

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 of the City of Crystal Lake upon the application of James Carrigan for variations relating to the following described real estate commonly known as 125 Mayfield Avenue, Crystal Lake, Illinois 60014, PIN: 18-01-204-005

This application is filed for the purpose of seeking zoning variations pursuant to Articles 3-200(A)(4) and 7-200B of the UDO, from the minimum front yard setback requirement and maximum impervious surface coverage to allow a 3.6-foot encroachment of a front porch and 53% lot coverage, 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 Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday October 21, 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 on October 6, 2015) nw 7354

City of Crystal Lake Illinois

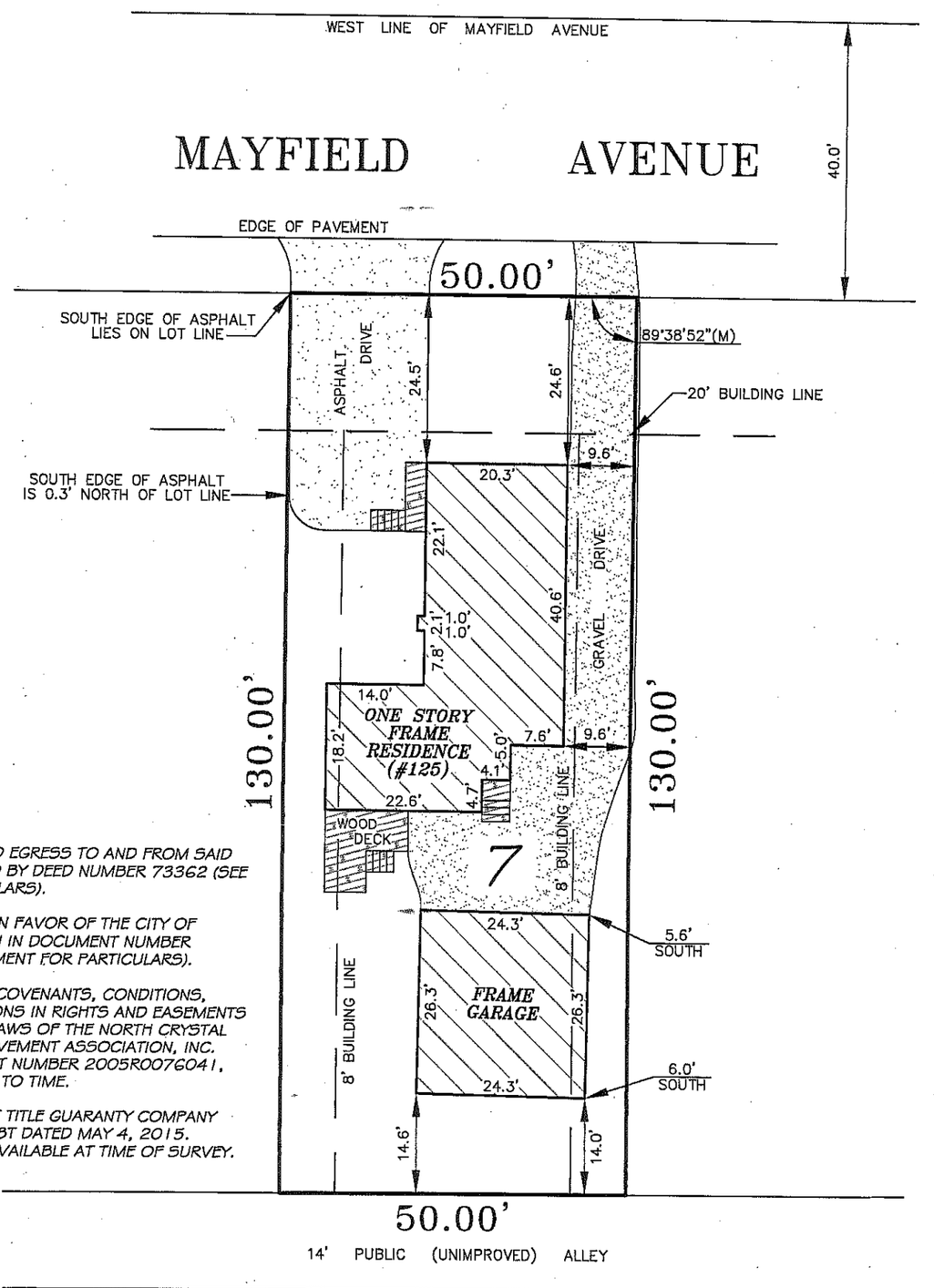


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PLAT OF SURVEY

OF

LOT 7 IN BLOCK 6 IN NORTH CRYSTAL LAKE PARK BEACH SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT NO. 58367, IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.



NOTES:

1. RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY AS DISCLOSED BY DEED NUMBER 73362 (SEE DOCUMENT FOR PARTICULARS).

2. GRANT OF EASEMENT IN FAVOR OF THE CITY OF CRYSTAL LAKE AS SHOWN IN DOCUMENT NUMBER 97R039775 (SEE DOCUMENT FOR PARTICULARS).

3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS IN RIGHTS AND EASEMENTS ESTABLISHED BY THE BYLAWS OF THE NORTH CRYSTAL LAKE PARK BEACH IMPROVEMENT ASSOCIATION, INC. RECORDED AS DOCUMENT NUMBER 2005R0076041, AS AMENDED FROM TIME TO TIME.

*ALL NOTES PER STEWART TITLE GUARANTY COMPANY FILE NUMBER 132489008T DATED MAY 4, 2015. SUBDIVISION PLAT NOT AVAILABLE AT TIME OF SURVEY.

LEGEND

(R/M) – RECORD / MEASURED
L – ARC LENGTH
R – RADIUS
CH – CHORD

AREA = 6,500 SQ. FT.
MORE OR LESS

NORTH

SCALE: 20'

PREPARED FOR: DANIELA DIMITROVA
JOB ADDRESS: 125 MAYFIELD AVE., CRYSTAL LAKE, IL
SELLER/BUYER: DIMITROVA
JOB NO.: 15-05-0130

PROFESSIONAL LAND SURVEYOR * STATE OF ILLINOIS * WAYNE W. NEKOLA 035.002923 BOLINGBROOK ILLINOIS

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

☒ – "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

FIELD WORK COMPLETED ON THE 10TH DAY OF JUNE, 2015.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

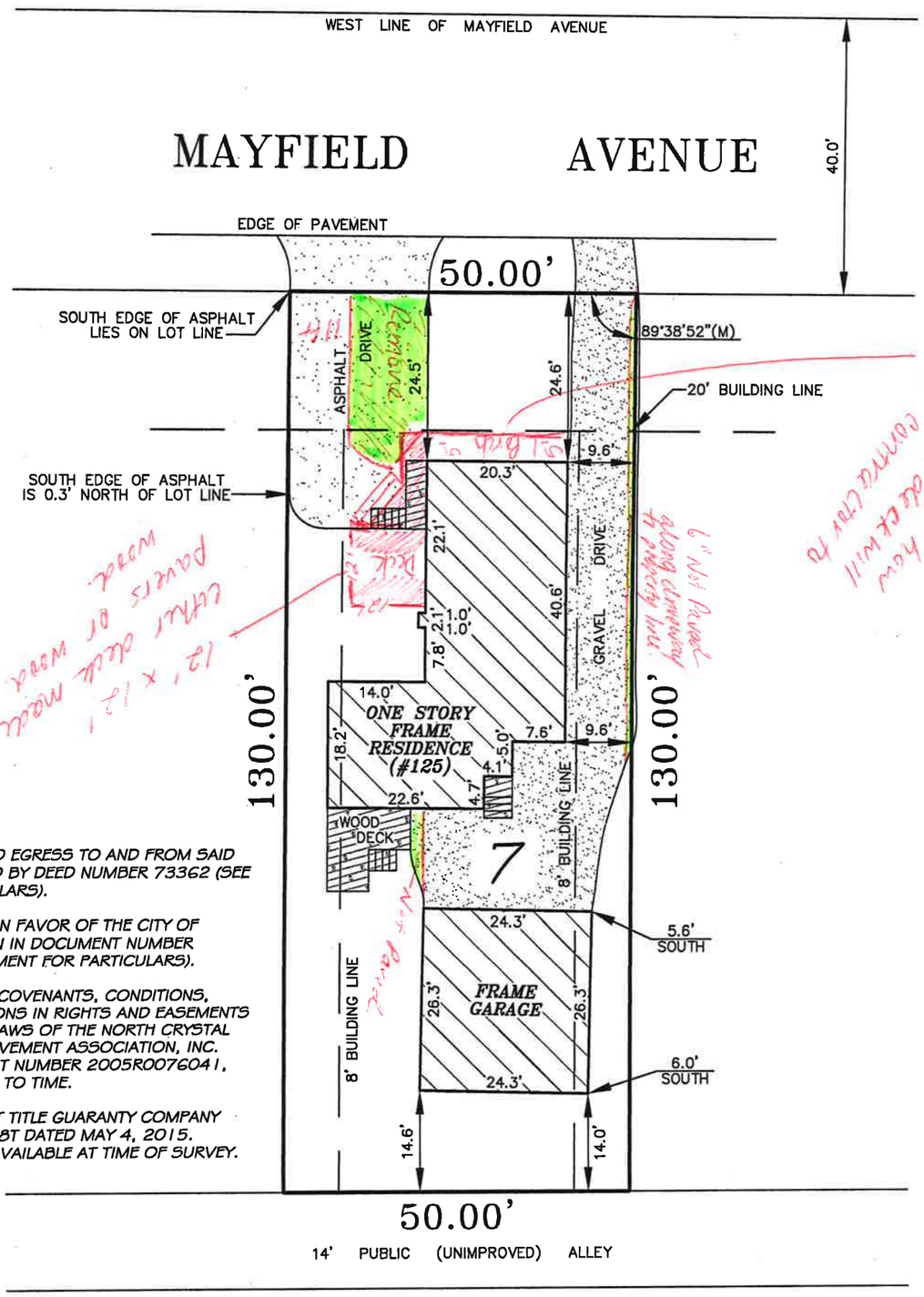
DATED THIS 11TH DAY OF JUNE, 2015.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

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NORTH

SCALE: 20'

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JOB ADDRESS: 125 MAYFIELD AVE., CRYSTAL LAKE, IL
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JOB NO.: 15-05-0130

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