#2018-29
Howard – Variation
Project Review for Planning and Zoning Commission

Meeting Date: June 6, 2018

Request: To construct a new covered front porch, which projects 8.75 feet from the house, a variation of 29.4 feet into the required yard abutting a street setback and to enlarge a non-conforming structure.

Location: 233 Edgewater Drive

Acreage: approximately 7,000 square feet

Existing Zoning: R-1 Single Family

Surrounding Properties:
North: R-1 Single Family
South: R-1 Single Family
East: R-1 Single Family
West: R-1 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property contains an existing single family home.
- Non-conforming lots in existing residential neighborhoods use an average for the yard abutting a street setback, based on the properties within 400 feet. The average setback for this lot was determined to be 50.6 feet.
- The 50.6-foot setback cuts through the existing principal structure. Any addition to the deck would be an encroachment into the setback.
- Since the setback cuts through the existing structure any enlargement to the street side of the structure is increasing the non-conformity.
- The petitioner is planning to reconstruct the front porch to increase the size and width. This would be a covered porch and considered part of the principal structure.

Development Analysis:

General

- Request: Variations to allow the construction of a new covered front porch, which increases the encroachment into the yard abutting a street to 29.4 feet, requiring a setback variation, as well as, the increase to a non-conforming structure.

- 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. This property is used as a 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.

Housing – Single Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well serviced by a variety of community facilities and services.

This can be accomplished with the following supporting action:

Supporting Action: Encourage quality subdivision design.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from:

a) Article 3 Density and Dimensional Standards Section 3-300 and to allow the construction of a new covered front porch, which projects 8.75 feet from the front of the house increasing the projection into the required yard abutting a street to 29.4 feet. The front porch would be 21.25 feet from the property line.
b) Article 7 Non-Conformities Section 7-300B4 to allow the enlargement of an existing non-conforming building.

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 (Skiermanski, received 05/17/18)
   B. Deck Plans (Menards sketch, dated 03/28/18, received 05/01/18)
   C. Plat of Survey)VSEI, undated, received 05/03/18)

2. The petitioner must address all of the review comments and requirements of Community Development Department.

2018-29 Howard – 233 Edgewater - Variation





2018 29

Application for Simplified Residential Variation

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

I. Applicant

Liz Howard / John Cochran CDC Home Imp.
Name

233 EDGEWater Dr.
Street

Crystal Lake IL 60014
City State Zip Code

847-417-9672 Johnboy15x@yahoo.com
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Liz Howard
Name

233 EDGEWater 847-417-9672
Address Telephone Number

III. Project Data

1. a. Location/Address:

   b. PIN #: 18-01-176-002

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:

older property Non Conforming

IS THE HARDSHIP SELF-CREATED?

RECEIVED
MAY 17 2018
BY

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:

IV. Signatures

John Cochran 09/16/18

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.

Zoy Howard 04/10/18

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
Kristofer and Elizabeth Howard

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 from John Cochran, CDC Home Imp on behalf of Kristofer and Elizabeth Howard for approval of a variation relating to the following 233 Edgewater Drive, Crystal Lake, 60014, **PIN:** 18-01-176-002.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 3-300 and Article 7-200 to allow a covered front porch to project 8 feet 9 inches from the house for a length of 16 feet, which would encroach 29.39 feet into the required front yard setback, 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, May 16, 2018, 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 May 2, 2018) 1531959

Design Id: Design Not Saved
Estimate Id: 74625
Store Number: 3071
(Menards - Crystal Lake)

MENARDS® Design-It® Deck

03/22/18

The Design ID can be used for recalling your design from Menards.com or one of our in-store Design-It kiosks. The Estimate ID can be used to purchase your items from the Menards location above.

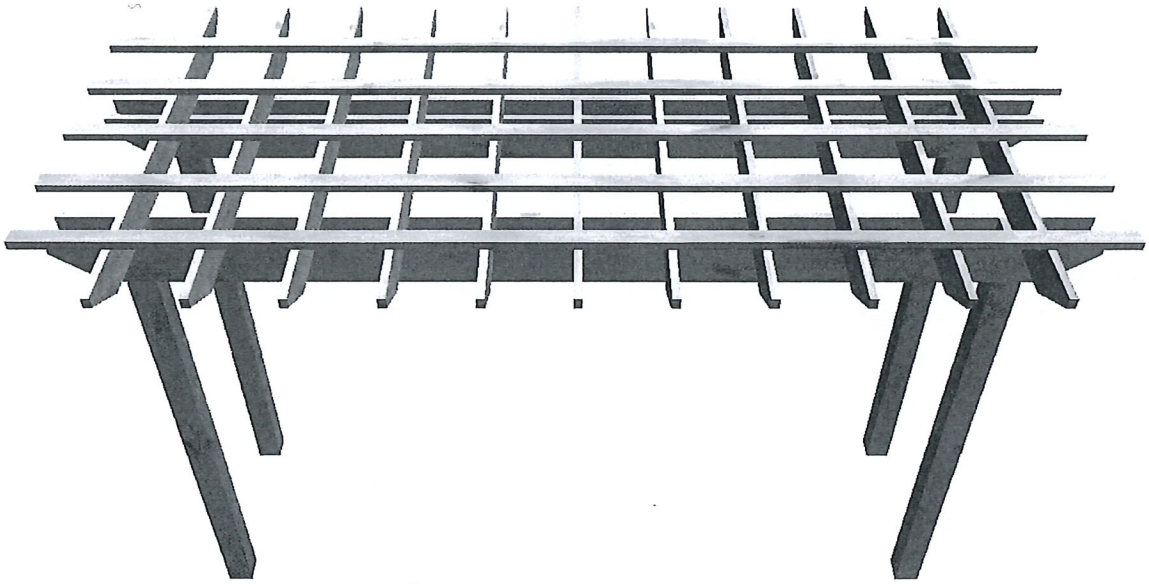


Illustration intended to show general deck size and shape. Some options selected may not be shown for picture clarity.

Estimated Price: $575.39

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

2018-29
Received 5-1-18

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

Design Id: Design Not Saved
Estimate Id: 74626
Store Number: 3071
(Menards - Crystal Lake)

MENARDS® Design-It® Deck

The Design ID can be used for recalling your design from Menards.com or one of our in-store Design-It kiosks. The Estimate ID can be used to purchase your items from the Menards location above.

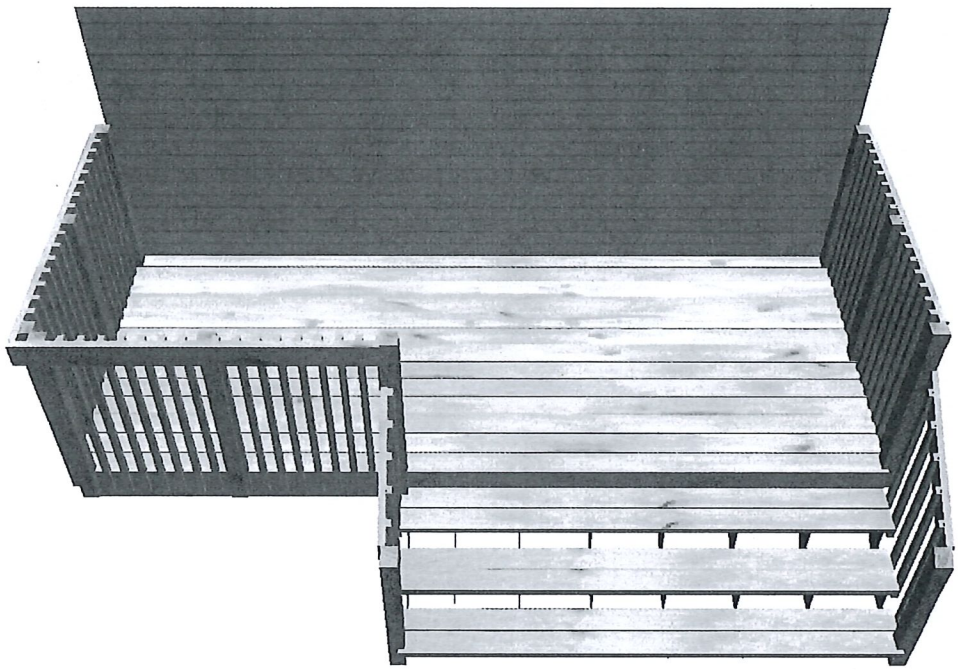


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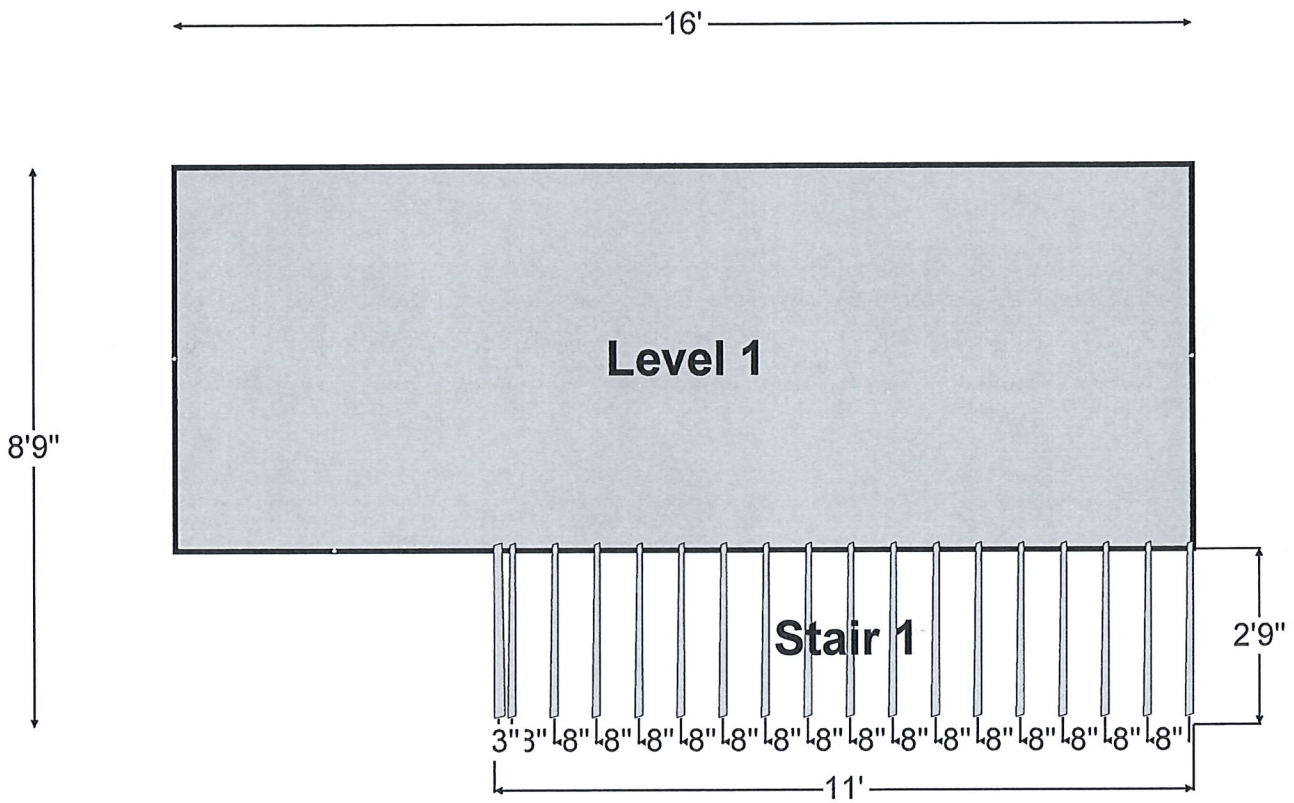
Estimated Price: $1,038.23

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

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Stringer Dimension Sheet for All Types of Stairs on Level 1



The lengths noted are provided as a layout guide. Field check dimensions prior to cutting.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

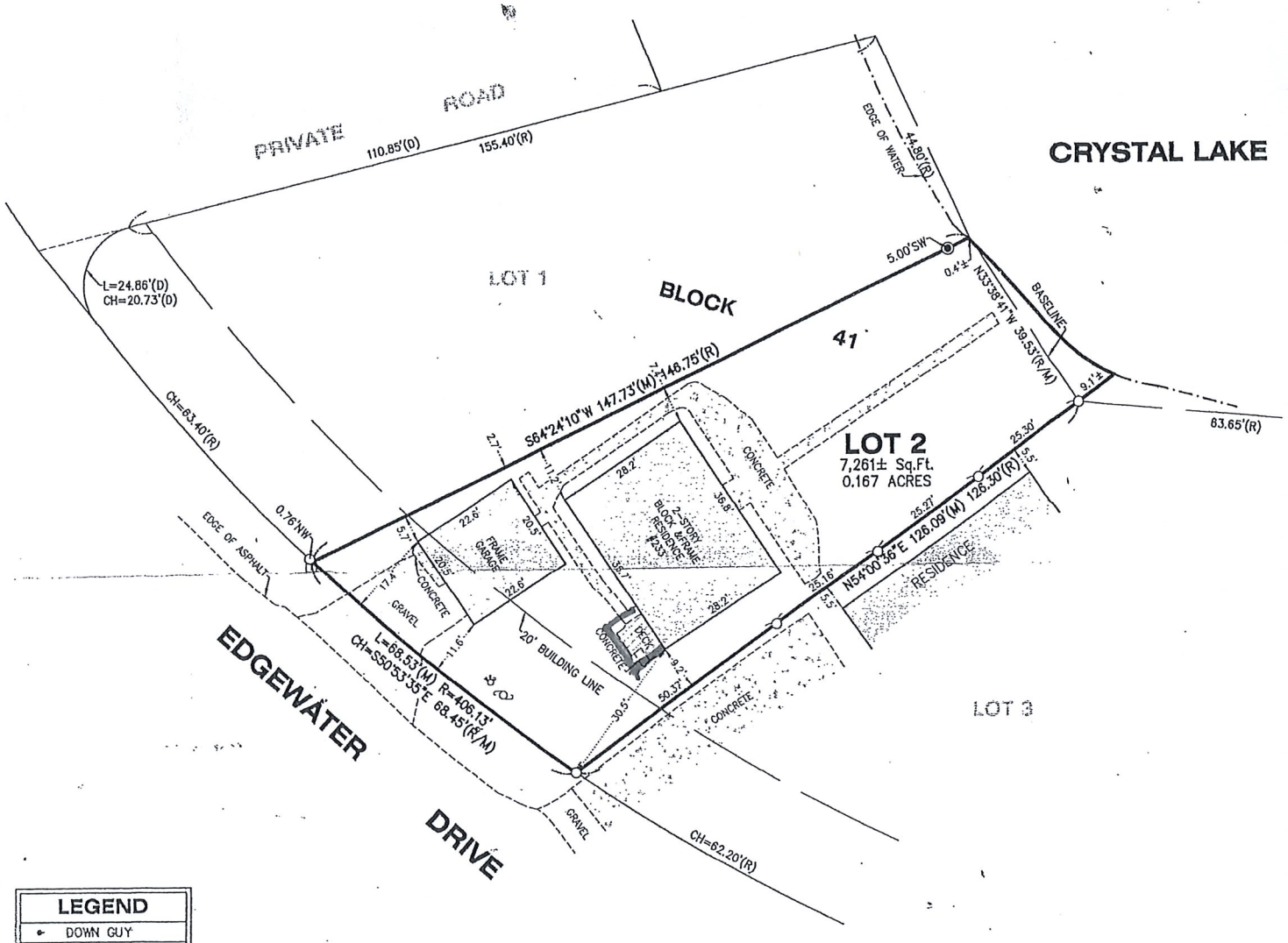
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SEI
nderstappen Surveying &
ngineering, Incorporated
orth Madison Street, Woodstock, Illinois
337-8310 www.vandersinc.com

PLAT OF SURVEY

Lot 2 in Block 41 in R. A. Cepek's Crystal Vista, being a Subdivision in Section 1, Township 43 North, Range 7, East of the Third Principal Meridian, and of part of Section 36, Township 44 North, Range 7, East of the Third Principal Meridian, according to the Plat thereof, recorded February 11, 1927 as Document No. 76823, in Book 6 of Plats, pages 18 and 19, in McHenry County, Illinois.



LEGEND	
⊷	DOWN GUY
●	FOUND IRON BAR
○	FOUND IRON PIPE
T	TELEPHONE RISER
	UTILITY POLE
	WATER SHUT-OFF
(D)	DEED
(R)	RECORD
(M)	MEASURE

0' 20' 40'



KITCHEN & BATH SPECIALISTS

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CONTRACT

CUSTOMER INFORMATION

LIZ HOWARD
233 EDGEWATER
CRYSTAL LAKE, IL
60014
(847)691-3658

This contract between the contractor and customer named above provides for material and/or labor for repair, improvement to or remodeling of a building owned by the customer.

SCOPE OF WORK TO BE PERFORMED AS FOLLOWS:

DECK AND PERGOLA:

1. REMOVE EXISTING STRUCTURE /AND DISPOSE.
2. DIG TWO 8" HOLES 42" DEEP FOR EXTENTION OF DECK TWORDS GAS METER.
3. FRAME NEW DECK USING WOLMIZED TREATED WOOD FOR LONG LASTING.
4. TRIM WITH WOLMINIZED 5/4 STOCK ON FLOOR AND FACE OF DECK.
5. BUILD PERGOLA AS PER PLAN WITH METAL ROOF (COLOR OF ROOF TO BE DECIDED.
6. BUILD RAILING SYSTEM AS PER PLAN,
7. BUILD STAIRS TO BE ABLE TO BE RAISED FOR ACCESS.

ALL DEBRIS REMOVED FROM JOB SITE DAILY.

IF U WANT TO UPGRADE TO ULTRA DECK ADD $1,275.00 (MAINTENANCE FREE)

All work is to be performed in a workmanlike manner and in accordance with standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above labor and material, the customer will pay to the contractor. All construction debris will be removed from premise.

Date	3/22/18	Total	$ 6,234.00
By	JOHN COCHRAN	25% down upon signing contract	$ $1,500.00
Customer	LIZ HOWARD	Balance upon completion	$ $4,734.00

Please make checks payable to John Cochran


10'
4'6"

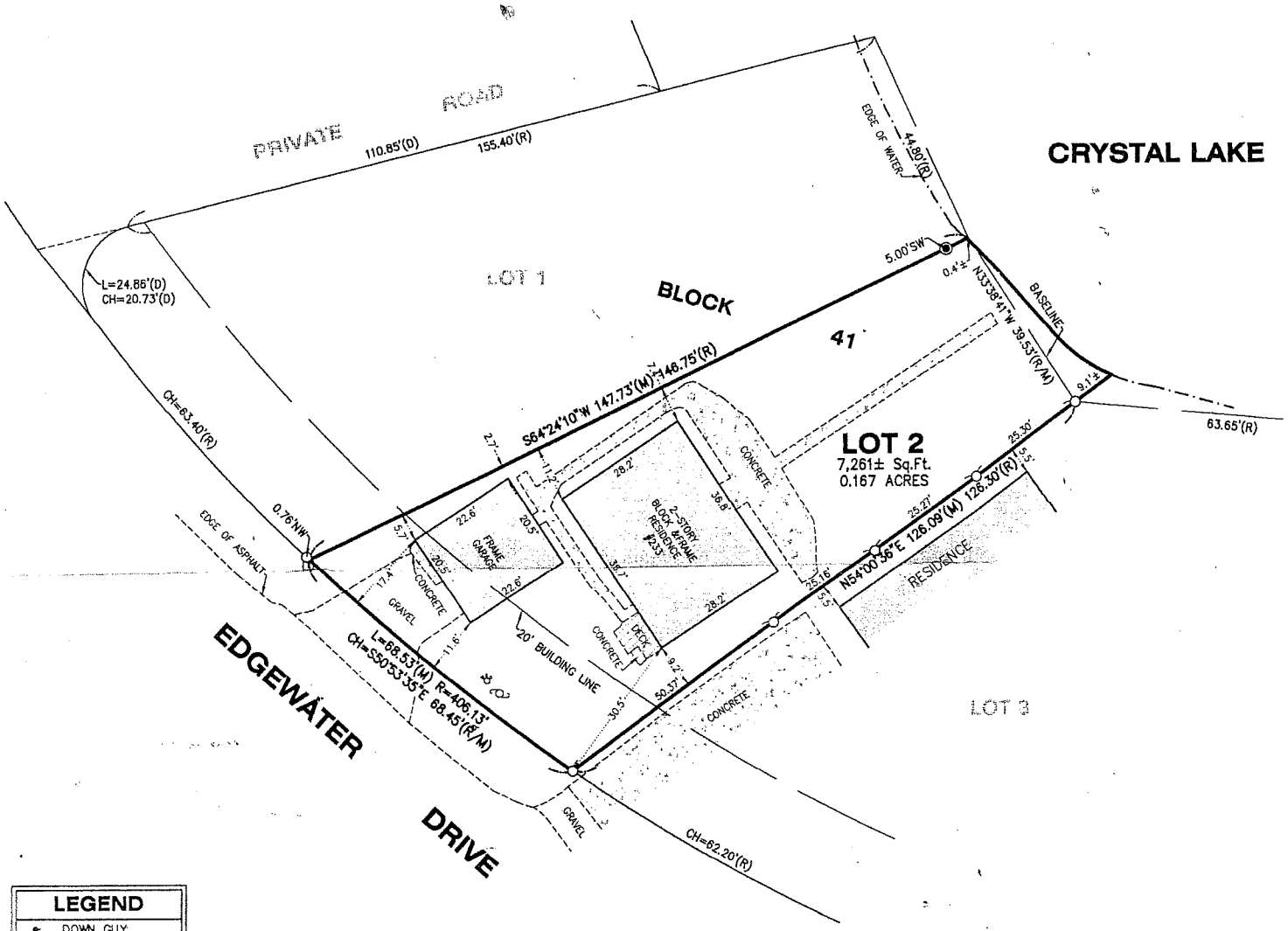


233
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(D)	DEED
(R)	RECORD
(M)	MEASURE

0' 20' 40'

2018-29

RECEIVED
MAY 03 2018
BY: