#2018-118
105 East End – Variation
Project Review for Planning and Zoning Commission

Meeting Date:	October 17, 2018
Request:	To encroach 7 feet into the 20-foot rear yard setback with an addition to the house for the garage.
Location:	105 East End Avenue
Acreage:	Approximately 19,000 square feet
Existing Zoning:	R-2 Single Family
Surrounding Properties:	North: W Watershed South: R-2 Single Family East: McHenry County West: R-2 Single Family
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single family home, which faces south and the garage access is from the south.
- The petitioner would like to expand the garage to the north and east. The east property line acts like an interior side yard due to how the house is positioned on the lot, but it is the rear yard.

Development Analysis:

General

- Request: Variation to allow the construction of a 13-foot addition to the existing garage portion of the home. This would require a variation of 7 feet into the 20-foot rear 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-2 Single Family. This property is used as a single-family home.

Project Analysis:

SITE PLAN

- The addition to the garage will be along the north and east sides of the structure.

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 a variation from Article 3 Density and Dimensional Standards to allow a 7-foot encroachment into the 20-foot rear 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.

☐ *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.

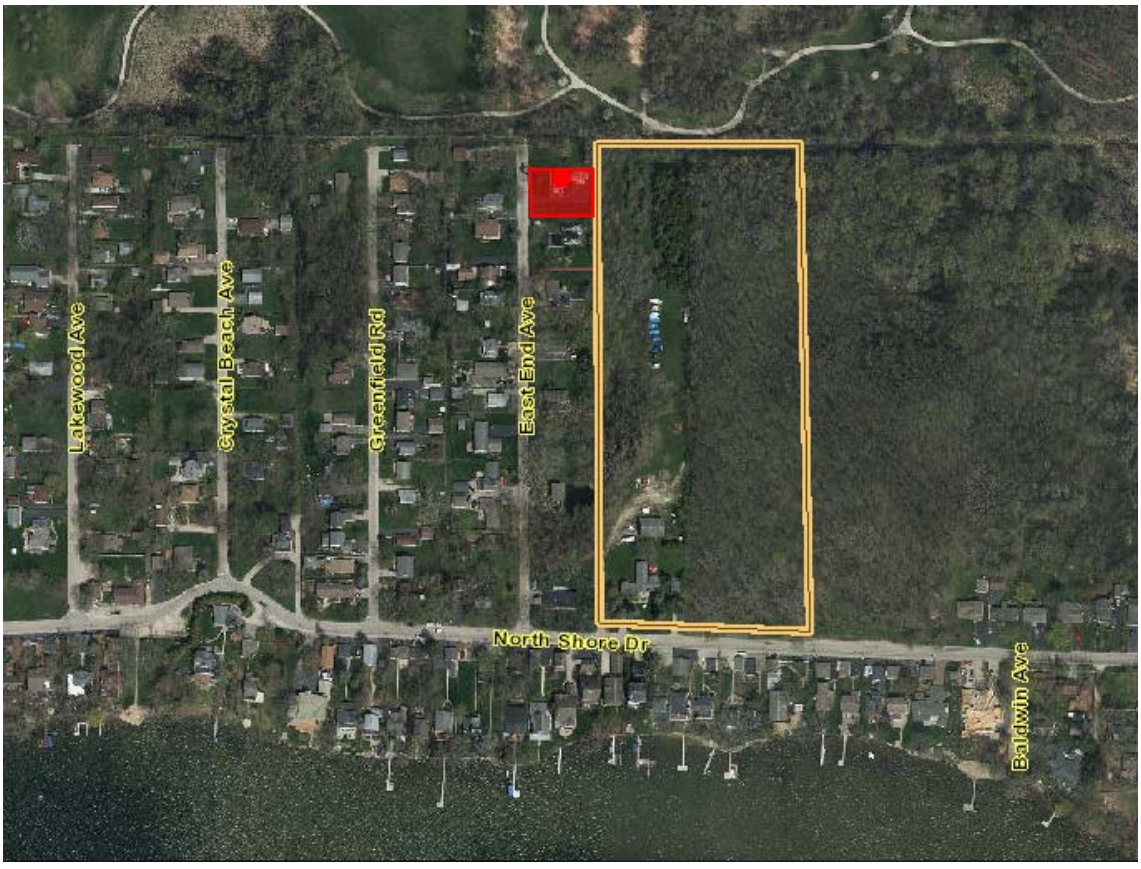
Recommended Conditions:

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 (Pecoraro, received 09/20/18)
   B. Site Plan (Patrick McKiernan, dated 04/25/06, received 09/20/18)
   C. Architectural Plans (Behrens, dated 05/01/12, received 09/20/18)

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


Crystal Beach Ave
Greenfield Rd
East End Ave
North Shore Dr
Baldwin Ave
Crandall Ave


Lakewood Ave
Crystal Beach Ave
Greenfield Rd
East End Ave
North Shore Dr
Baldwin Ave

PLN-2018-00118

RECEIVED
SEP 20 2018
BY:

Application for Simplified Residential Variation

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

I. Applicant

FRANK PECORARO JR.
Name

105 EAST END AV.
Street

CRYSTAL LAKE IL. 60014
City State Zip Code

815-790-6072 frankp592@gmail.com.
Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

SAME
Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 105 EAST END AV. CRYSTAL LAKE IL.

   b. PIN #: 18-01-228-001-0030 / 18-01-228-002-0040

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:

GARAGE IS NOT BIG ENOUGH TO PARK OUR TRUCKS W & BOAT

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

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

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.

FRANK PISCONERO JR. 9-20-18

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

N THE MATTER OF THE APPLICATION OF
Frank Pecoraro Jr.

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 Frank Pecoraro Jr. for approval of a variation relating to the following real estate known as

105 East End Avenue,
Crystal Lake, Illinois 60014,
PIN: 18-01-228-002.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 3 Density and Dimensional Standards to allow the construction of a garage, which would encroach 7 feet into the required 20-foot rear yard setback leaving 13 feet to the property 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, October 17, 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 September 28, 2018)1587261

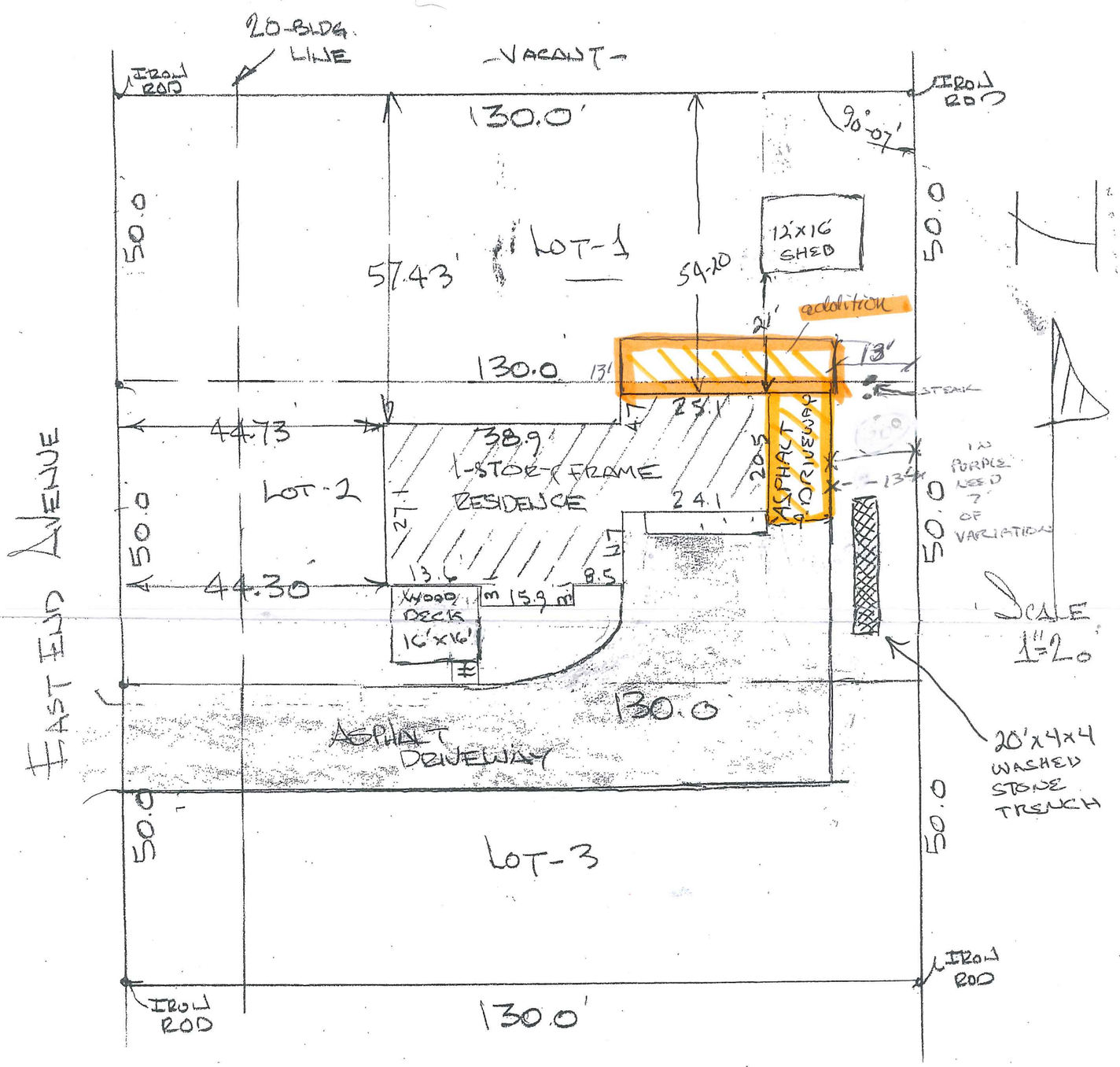
FRANK PECORARO
105 EAST END AVE CL.

PLAT OF SURVEY

OF

LOTS 1, 2 AND 3 IN BLOCK 14 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. 68367, IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.

Commonly known as: 105 East End Avenue, Crystal Lake, IL



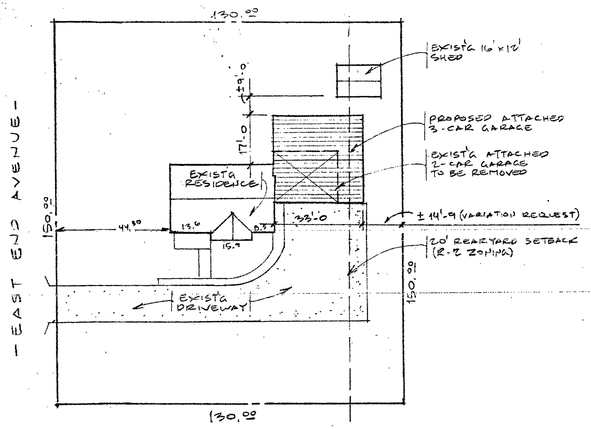
I, PATRICK MCKIERNAN, A REGISTERED ILLINOIS LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE MENTIONED PARCEL OF LAND AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY, DATED THIS 25TH DAY OF APRIL, 2006.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Pat McKiernan

PATRICK MCKIERNAN #2131
680 SADDLE RIDGE
CRYSTAL LAKE, IL 60012
815-477-8255

STATE OF ILLINOIS
PATRICK McKIERNAN
No. 35-2131
REGISTERED LAND SURVEYOR



SITE PLAN
H.T.S.

CRYSTAL LAKE ZONING: R-2

GENERAL REQUIREMENTS:
1. ALL CONSTRUCTION IS TO MEET LOCAL BUILDING CODES AND ZONING ORDINANCES.
2. CONTRACTOR IS TO APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS, BONDS, AND LICENSES.
3. APPROVED PLANS ARE TO BE KEPT ONSITE FOR ALL REQUIRED INSPECTIONS.
4. ALL COLORS, FINISHES, AND MATERIAL SELECTIONS ARE TO BE APPROVED BY OWNER.
5. DESIGN LOADS: FLOOR: 40 PSF LL + 10 PSF DL = 50 PSF TL
   CEILING: 20 PSF LL + 10 PSF DL = 30 PSF TL
   ROOF: 30 PSF LL + 15 PSF DL = 45 PSF TL
   EXT. DECK: 40 PSF LL + 10 PSF DL = 50 PSF TL

EXISTING CONDITIONS:
1. CONTRACTOR TO VISIT SITE TO VERIFY EXISTING CONDITIONS, AND ALLOW FOR ANY DISCREPANCIES.

SITEWORK:
1. CIVIL ENGINEER OR SURVEYOR TO PROVIDE TOP OF FOUNDATION ELEVATION, GRADING PLAN, AND SOIL EROSION CONTROL MEASURES AS MAY BE REQUIRED.

CONCRETE:
1. ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL WITH 3,000 PSF MIN BEARING CAPACITY.
2. CONCRETE FOUNDATIONS ARE TO ATTAIN 3,000 PSI MINIMUM STRENGTH AT 28 DAYS.
3. CONCRETE FLATWORK IS TO BE 3,500 PSI MIN, WITH AIR ENTRAINMENT BETWEEN 5% AND 7%.

METALS:
1. STEEL BEAMS, COLUMNS, LINTELS TO CONFORM TO ASTM A36.
2. STEEL REINFORCING BARS TO BE GRADE 60.

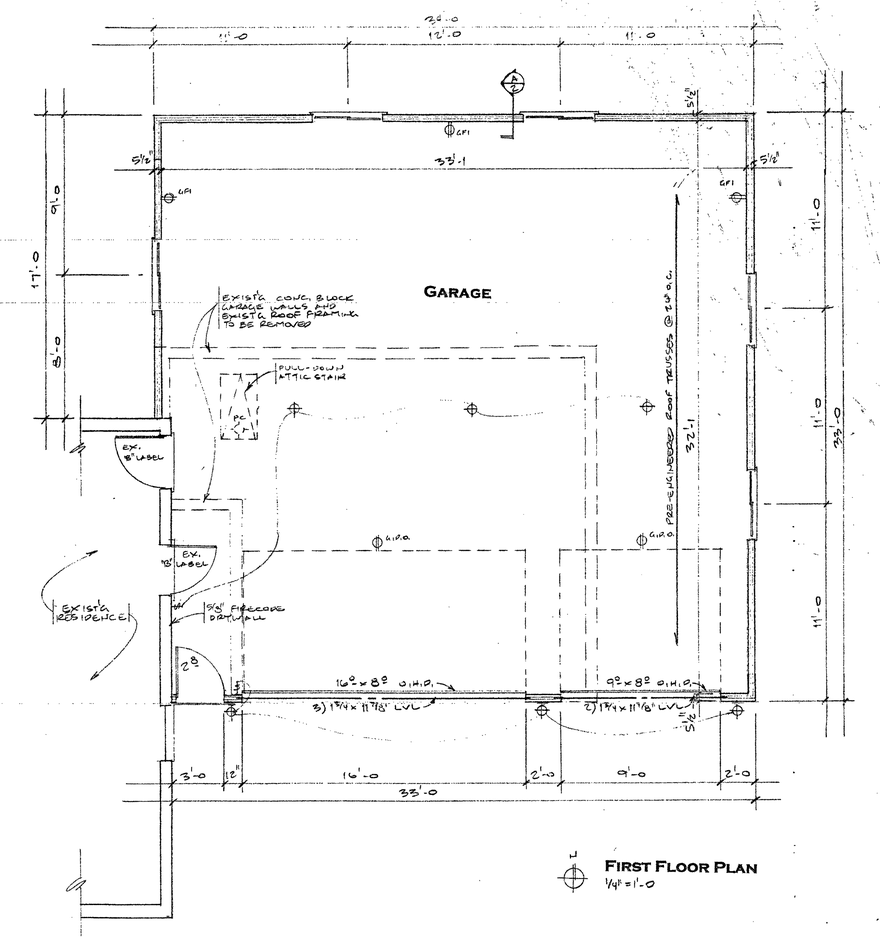
WOOD:
1. ALL FRAMING LUMBER TO BE HEM-FIR #2 OR BETTER, Fb= 1,075 PSI MIN.
2. PROVIDE 2-2x12 HEADERS AT ALL OPENINGS UNLESS NOTED OTHERWISE.
3. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS, TUBS, FIREPLACES, AND STAIR OPENINGS.
4. PROVIDE CODE COMPLIANT DRAFT STOPPING AS REQUIRED.
5. PROVIDE WALL BRACING AT EACH WALL CORNER AND AT 25'-0" O.C. MIN.
6. STAIR REQUIREMENTS: 10 MIN TREAD DEPTH, 7 ¾" MAX RISER HEIGHT, 6'-8" MIN HEADROOM.

THERMAL AND MOISTURE PROTECTION:
1. PROVIDE CORRUGATED INSULATION BAFFLES AS REQUIRED TO ALLOW FOR VENTILATION IN RAFTERS.
2. PROVIDE ICE AND WATER SHIELD FROM EAVE TO 24" INSIDE EXTERIOR WALL.
3. PROVIDE WATER RESISTANT DRYWALL BEHIND ALL CERAMIC TILED WALL AREAS.

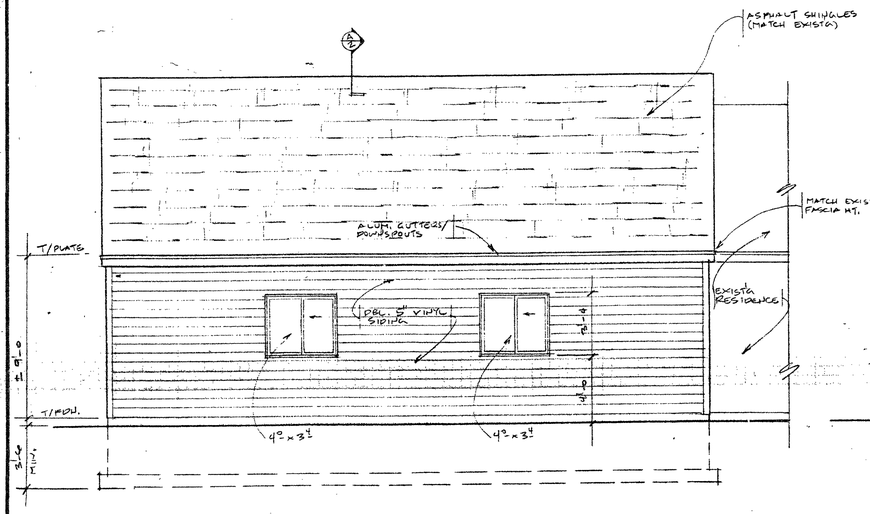
WINDOWS AND DOORS:
1. ALL EXTERIOR GLAZING TO HAVE A FENESTRATION RATING OF U=0.35 OR LESS.

LEGEND:

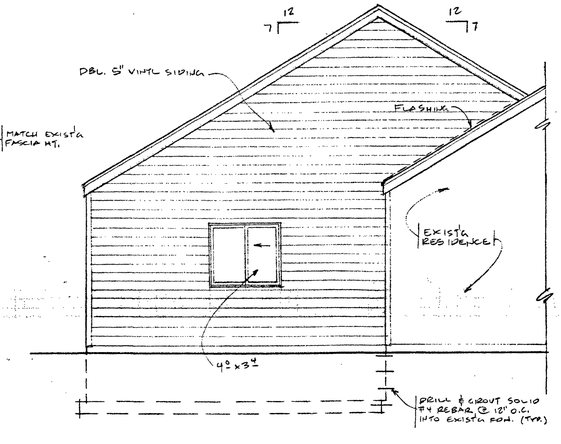
BACKFILL	DUPLEX OUTLET	PC PULL CHAIN LIGHT FIXTURE
GRAVEL	WP WATERPROOF OUTLET	SURFACE MOUNTED LIGHT FIXTURE
CONCRETE	GFI GROUND FAULT INTER.	WALL MOUNTED LIGHT FIXTURE
MASONRY	QUADRUPLEX OUTLET	RECESSED LIGHT FIXTURE
STEEL	SWITCHED OUTLET	S.D. SMOKE DETECTOR (110V. INTER.)
WOOD FRAME	SINGLE POLE SWITCH	EXHAUST FAN (VENTED OUTSIDE)
ROUGH WOOD	3 THREE WAY SWITCH	CEILING FAN
FINISH WOOD	4 FOUR WAY SWITCH	FD FLOOR DRAIN (TO SAN. SEWER)
BATT INSUL.	TV TV CABLE	FPHB FROST PROOF HOSE BIBB
RIGID INSUL.	TELEPHONE OUTLET	FLUORESCENT LIGHT FIXTURE
GLASS	UNDER CABINET LIGHT	CO CARBON MONOXIDE DETECTOR



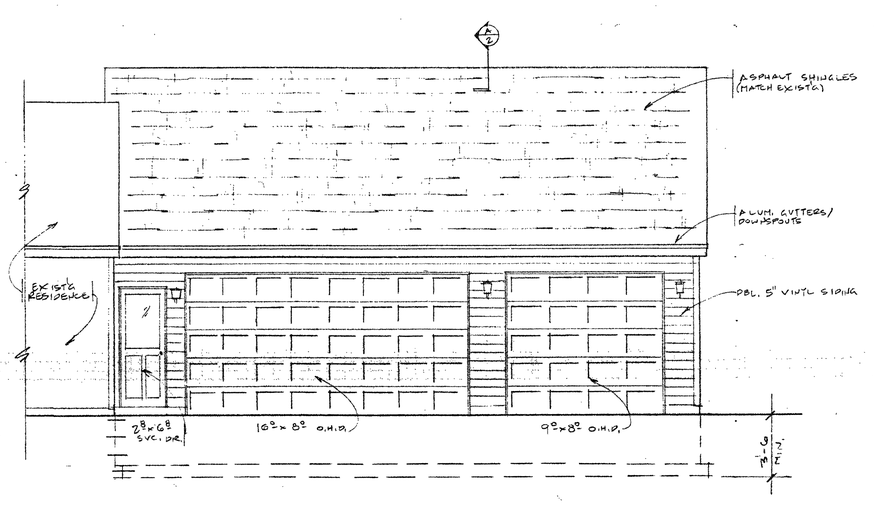
FIRST FLOOR PLAN
¼" = 1'-0



LEFT SIDE ELEVATION
¼" = 1'-0



FRONT ELEVATION
¼" = 1'-0



RIGHT SIDE ELEVATION
¼" = 1'-0

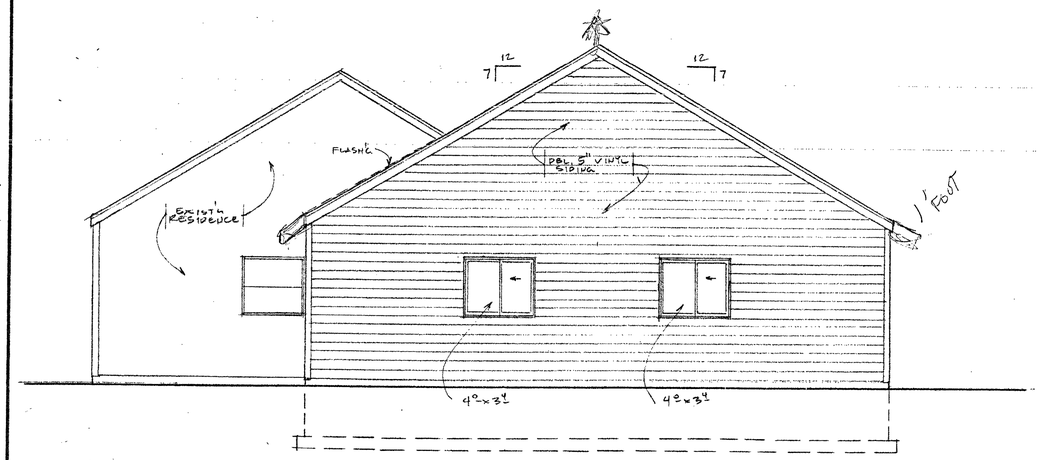
REVISIONS	BY

JOHN M. BEHRENS, ARCHITECT
CRYSTAL LAKE, IL 815-477-9053

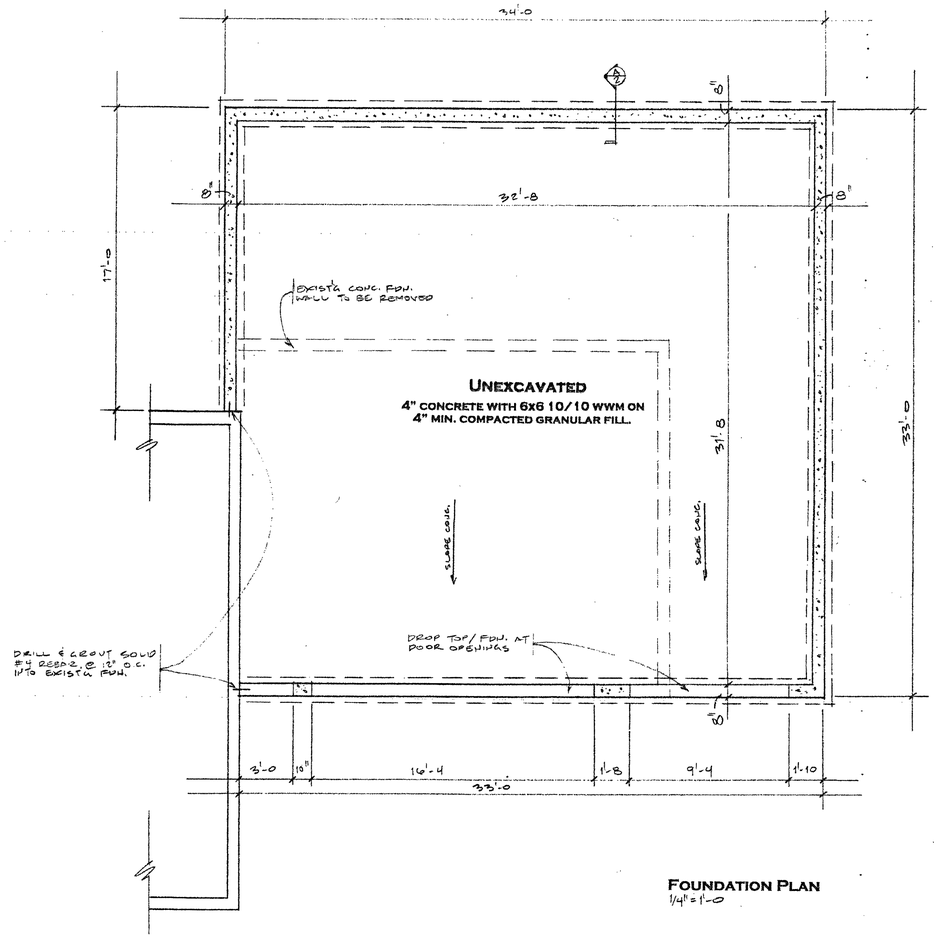
RECEIVED
SEP 20 2018

Proposed Garage addition for:
Frank Pecoraro
105 East End Avenue, Crystal Lake, IL

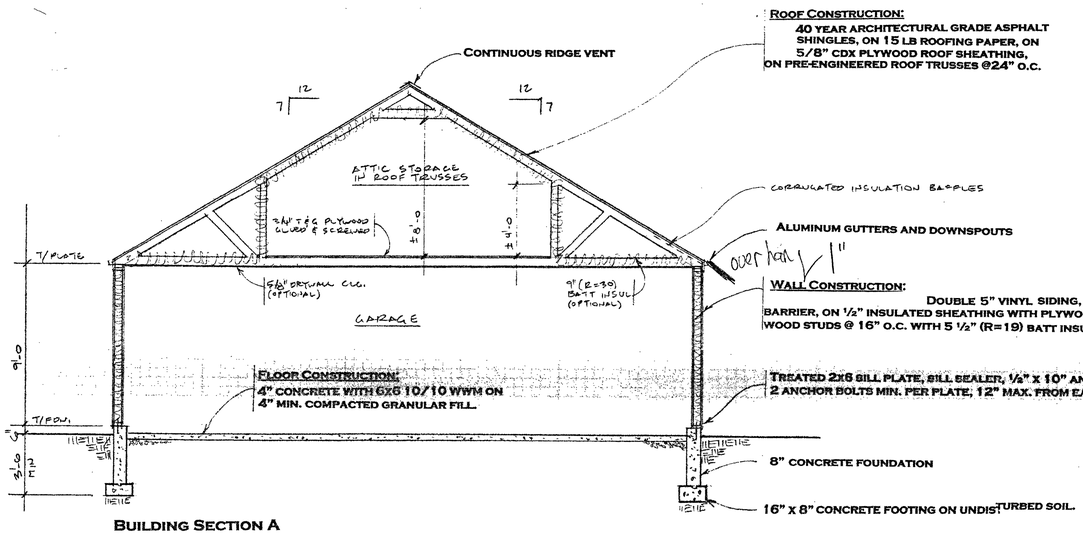
Date	MAY 1, '12
Scale	¼" = 1'-0
Drawn	JMB
Job	RECORDED
Sheet	A1
Of	2 Sheets



BACK ELEVATION
1/4" = 1'-0



FOUNDATION PLAN
1/4" = 1'-0



BUILDING SECTION A
1/4" = 1'-0

REVISIONS	BY

JOHN M. BEHRENS, ARCHITECT
CRYSTAL LAKE, IL 815-477-9053

Date MAY 1, '12
Scale 1/4" = 1'-0
Drawn JMB
Job PECORARO
Sheet A2 Of 2 Sheets

24 X 36 PRINTS CLEAR