#2020-93
480 Melrose Lane – Variation
Project Review for Planning and Zoning Commission

Meeting Date: July 1, 2020

Request: Variation from Article 3 Density and Dimensional Standards to allow the addition of the home to project 1.75 feet into the averaged front yard setback of 41.75 feet, leaving a setback of 40 feet.

Location: 480 Melrose Lane

Acreage: Approximately 26,000 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 is an existing single family home.
- The Unified Development Ordinance specifies a standard front yard setback of 30 feet. This subdivision was platted with a building setback of 40 feet.
- In existing neighborhoods, the average setback is determined based on the other homes within 400 feet. The average setback is used so all homes along a street have the same general setback leading to a uniform character along the street. The average setback was determined to be 41.75 feet.
- The extension, which requires the variation, is to allow for a wider garage. The extension would still be 40 feet back from the property line.

Development Analysis:

General

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

Project Analysis:

SITE PLAN

- The petitioner is expanding the house on the west, north and east sides and renovating the entire first floor.
- The roof will be bumped up increasing the ceiling heights and providing attic space.
- The new elevations will meet our design standards.

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: 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 Density and Dimensional Standards to allow the addition of the home to project 1.75 feet into the averaged front yard setback of 41.75 feet, leaving a setback of 40 feet.

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.

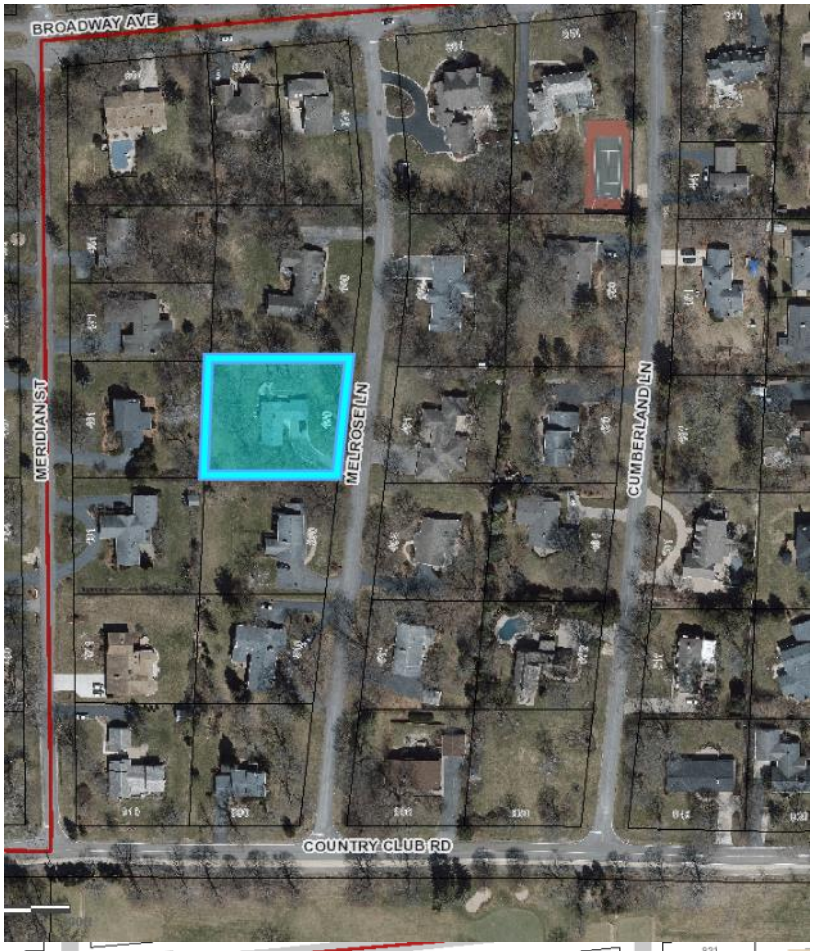
Recommended Conditions:

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 (Chapman, received 06/08/20)
   B. Architectural Plans (Muran Architects Inc. dated 06/03/20, received 06/08/20)

2. The petitioner shall address all of the review comments and requirements of Public Works, Engineering and Community Development Departments.

2020-93 480 Melrose Lane
Simplified Residential Variation





City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: JOHN CHAPMAN

Address: 480 MELROSE LN

Phone:

E-mail: jchapman1009@yahoo.com

Project Name & Description: HOME ADDITION /EXTENSION . ENCROACHMENT INTO THE FRONT YARD SETBACK

Project Address/Location: 480 MELROSE LANE

Signature

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

Chapman for approval of variations relating to the following real estate known as 480 Melrose Lane, Crystal Lake, Illinois 60014, PIN: 19-06-351-011.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 3 Density and Dimensional Standards to allow the addition of the home to project 1.75 feet into the averaged front yard setback of 41.75 feet, as well as any other variations necessary to approve the project 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, July 1, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published In the Northwest Herald June 12, 2020) 1788056

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
John Chapman

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 by John

PUBLIC NOTICES

GENERAL NOTES FOR PROJECT:

1.0 SCOPE OF WORK:
THE SCOPE OF THIS PROJECT IS LIMITED TO THE EXTENT OF THE BUILDINGS/ PATIO ENVELOPE, EXCEPT IT INCLUDES BEARING MATERIALS FOR FOUNDATIONS AND CONCRETE SLABS ON GRADE. EXTERIOR BUILDING MOUNTED LIGHTING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING BEARING PADS. SOME WRITTEN SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY TAKE PRECEDENCE.

1.1 RELATED WORK NOT INCLUDED:
WORK NOT INCLUDED IN THESE DOCUMENTS SHALL CONSIST OF ALL WORK OUTSIDE OF THE BUILDING ENVELOPE UNLESS SPECIFICALLY NOTED OTHERWISE. THESE DOCUMENTS ASSUME THAT DESIGN OF THE FOLLOWING IS PROVIDED BY OTHERS OR IS DETERMINED BY LOCAL GOVERNMENT ENGINEERING STANDARDS:

WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURE/S.
GAS SERVICE FOR THE ENTIRE STRUCTURE/S.
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURE/S.
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURE/S.
SITE CLEARING AND GRADING.
SITE DRAINAGE FROM EDGE OF BUILDING/PATIO ENVELOPE AND BEYOND.
LANDSCAPING AND FENCING.
SIDEWALKS AND DRIVEWAYS INCLUDING PROPER BEARING MATERIALS.

1.2 BIDDERS RESPONSIBILITY:
BIDDER SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE SCOPE OF WORK COVERED IN THEIR BID AND SHALL INCLUDE BECOMING FAMILIAR WITH THE CONDITIONS AT THE JOB AND BY SUBMITTING A BID ACKOWLEDGES THAT ALL SUCH CONDITIONS HAVE BEEN TAKEN INTO ACCOUNT IN THEIR BID OR LIST SPECIFIC EXCEPTIONS THERETO. SOME SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY BE REQUIRED.

1.3 OWNERSHIP OF DOCUMENTS:
THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE DOCUMENTS ARE FOR USE SOLELY ON THIS PROJECT. USE FOR ANY OTHER PROJECT SHALL BE ONLY BY SPECIFIC WRITTEN CONSENT OF THE ARCHITECT AND ONLY AS ISSUED FOR A SPECIFIC LOCATION TO BE IDENTIFIED ON EACH OF THE RE-USE DOCUMENTS.

1.4 ARCHITECTS DISCLAIMER:
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE BUILDER/CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

1.5 APPLICABLE CONSTRUCTION CODES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, NATIONAL AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. NO CONTRACTOR SHALL PERFORM WORK WHICH HE KNOWS TO BE IN CONFLICT WITH THIS REQUIREMENT. NOTIFY ARCHITECT OF CONFLICT AND DO NOT PROCEED UNTIL WRITTEN CLARIFICATION IS ISSUED OR BE RESPONSIBLE FOR COST OF CORRECTIVE MEASURES.

1.6 CONFLICTS BETWEEN DOCUMENTS:
DISCREPANCIES OF A DIMENSIONAL NATURE SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE AFFECTED WORK. PROCEED ONLY WHEN WRITTEN/GRAPHIC CLARIFICATION HAS BEEN ISSUED. FAILURE TO REPORT OR TO AWAIT CLARIFICATION SHALL BE CAUSE FOR BUILDER/CONTRACTOR OR SUBCONTRACTOR TO ASSUME RESPONSIBILITY FOR COST OF CORRECTION.

1.7 WORKMANSHIP STANDARDS:
ALL WORK SHALL BE DONE IN A MANNER THAT IS CONSIDERED TO BE GOOD PRACTICE IN ACCORDANCE WITH THE REGIONAL STANDARDS FOR THE SPECIFIC TRADE INVOLVED, BY STANDARDS ESTABLISHED BY INDUSTRY TRADE ORGANIZATIONS AND BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY OF WORK AS SPECIFIED. THESE PLANS DO NOT INDICATE ALL OF THE WORK REQUIRED FOR FULL COMPLETION OF THIS PROJECT, THEREFOR IT IS THE IMPLIED UNDERSTANDING BY ALL CONTRACTORS THAT THEY ARE TO FURNISH AND INSTALL ALL THE NECESSARY ITEMS FOR THE PROPER COMPLETION OF THE WORK.

1.8 MATERIAL STANDARDS:
MATERIALS SHALL BE NEW, UNLESS SPECIFIED HEREINAFTER TO BE OTHERWISE, OF THE BEST QUALITY CONSISTENT WITH THE SPECIFICATION AND FREE FROM DEFECTS NOT INHERENT IN THAT QUALITY SPECIFIED.

1.9 LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK:
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ON-SITE VERIFICATION OF ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE LAYOUT, LENGTHS OR LOCATIONS FROM THE DRAWING.

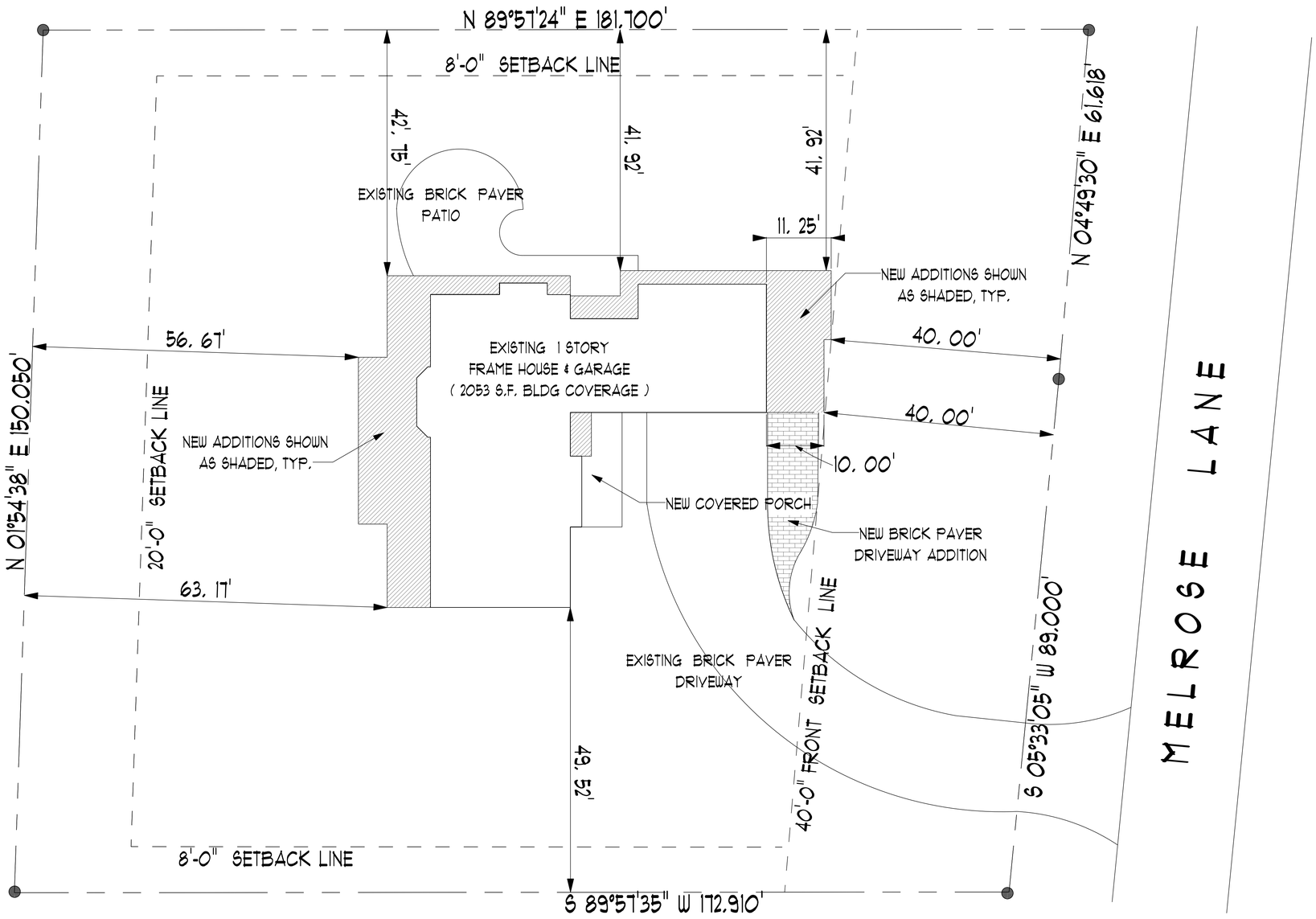
1.10 INCLUDED AS PART OF THESE DRAWINGS IS THE " GENERAL CONDITIONS FOR CONSTRUCTION - A I A DOCUMENT A 201, ARTICLES #1 THRU #14 INCLUSIVE.

1.11 CONTRACTOR SHALL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE " OCCUPATIONAL SAFETY AND HEALTH ACT " THE LATEST EDITION.

1.12 THE CONTRACTOR SHALL, DURING THE COURSE OF CONSTRUCTION, MAINTAIN THE STRUCTURAL INTEGRITY OF ALL BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TO, FLOORS, ROOFS, WALLS, FOUNDATION WALLS AND FOOTINGS, AND LINTELS AND HEADERS.

1.13 THE CONTRACTOR SHALL BE SOLELY IN CHARGE OF , AND RESPONSIBLE FOR, THE CONTROL OF THE WORK INCLUDING ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES USED IN PERFORMING THE WORK DESCRIBED ON THESE PLANS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR ALSO AGREES THAT THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR, OR AUTHORITY TO CONTROL THE ACTIVITIES DESCRIBED IN THIS PARAGRAPH.

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.



PROPOSED SITE PLAN

(1" = 10')

EXISTING HOUSE BUILDING COVERAGE = 1,571 SQ. FT.
EXISTING GARAGE BUILDING COVERAGE = 482 SQ. FT.
NEW ADDITION TO HOUSE = 700 SQ. FT.
NEW ADDITION TO GARAGE = 400 SQ. FT.

TOTAL NEW HOUSE BUILDING COVERAGE = 2,271 SQ. FT.
TOTAL NEW GARAGE BUILDING COVERAGE = 882 SQ. FT.

TOTAL N EW BUILDING COVERAGE = 3,153 SQ. FT.

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

LICENSED ARCHITECT
JOSEPH N. MURAN
#001-011734
STATE OF ILLINOIS
EXPIRES 11/30/2020

Joseph N. Muran
JOSEPH N. MURAN — DATE

STATE OF ILLINOIS REGISTERED ARCHITECT # 001-011734
EXPIRATION DATE: 11-30-2020

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD , SUITE C-184, DEER PARK, IL 60010
847 - 955 - 9090
www.muran-architects.com

ADDITION & REMODELING FOR:
JOHN CHAPMAN
480 MELROSE LANE
CRYSTAL LAKE, IL

DATE :
PRELIMINARY 06-03-2020

DRAWN BY :
J N MURAN

REVISIONS :

SHEET
A1



NEW BACK (WEST) ELEVATION

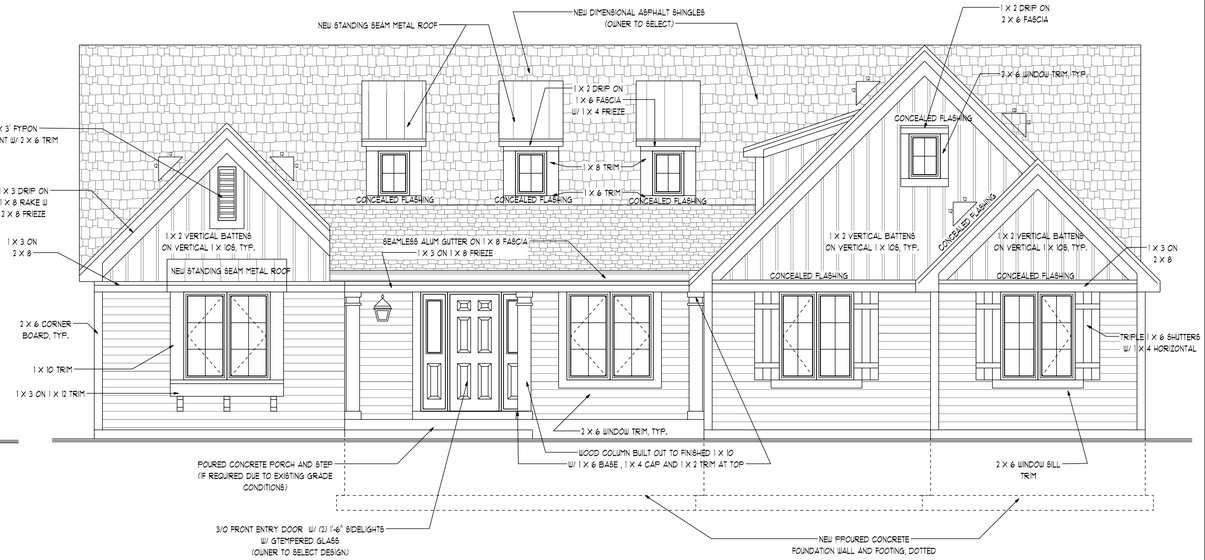
(1/4" = 1'-0")

MATERIAL NOTES:

1. ALL FASCIA, SOFFIT, TRIM BOARDS, SHUTTERS AND COLUMN MATERIAL ARE TO BE LOUISIANA PACIFIC "SMARTSIDE".
2. ALL HORIZONTAL SIDING TO BE 5/8" X 6" ROUGH SAUN CEDAR BEVELED SIDING - 4 1/2" EXPOSURE.
3. ALL VERTICAL BOARD AND BATTEN SIDING TO BE 1X3 ROUGH SAUN CEDAR OVER 1 X 10 ROUGH SAUN CEDAR.

EXISTING BACK (WEST) ELEVATION

(1/4" = 1'-0")



NEW FRONT (EAST) ELEVATION

(1/4" = 1'-0")

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EXISTING FRONT (EAST) ELEVATION

(1/4" = 1'-0")

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LICENSED ARCHITECT JOSEPH N. MURAN #001-011734 STATE OF ILLINOIS

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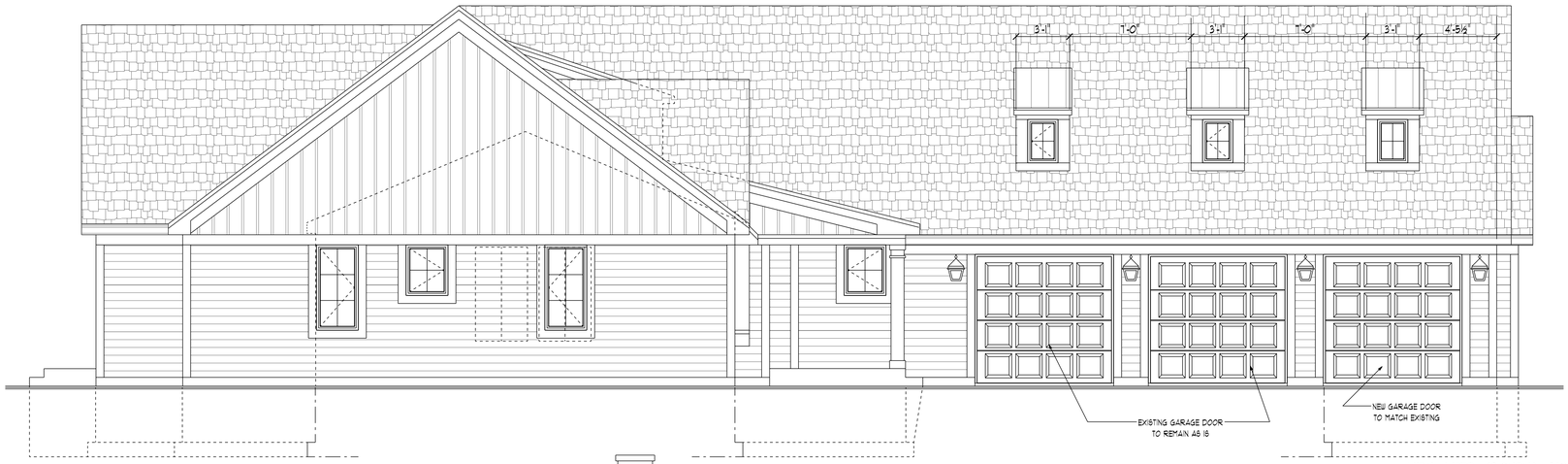
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DATE :
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DRAWN BY :
J N MURAN

REVISIONS :

SHEET
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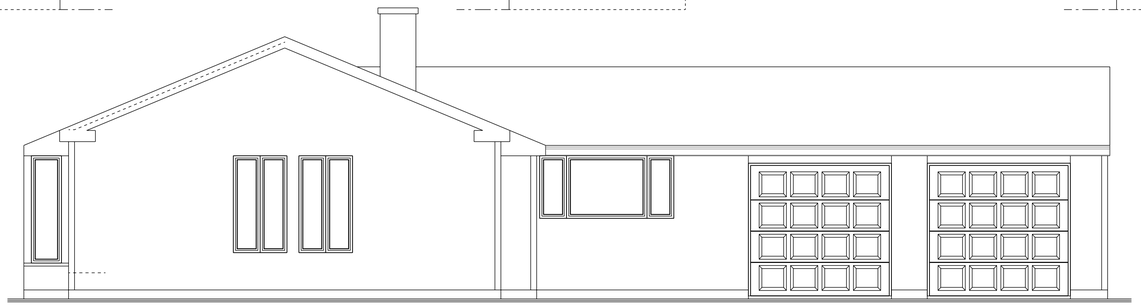


NEW LEFT (SOUTH) SIDE ELEVATION

(1/4" = 1'-0")

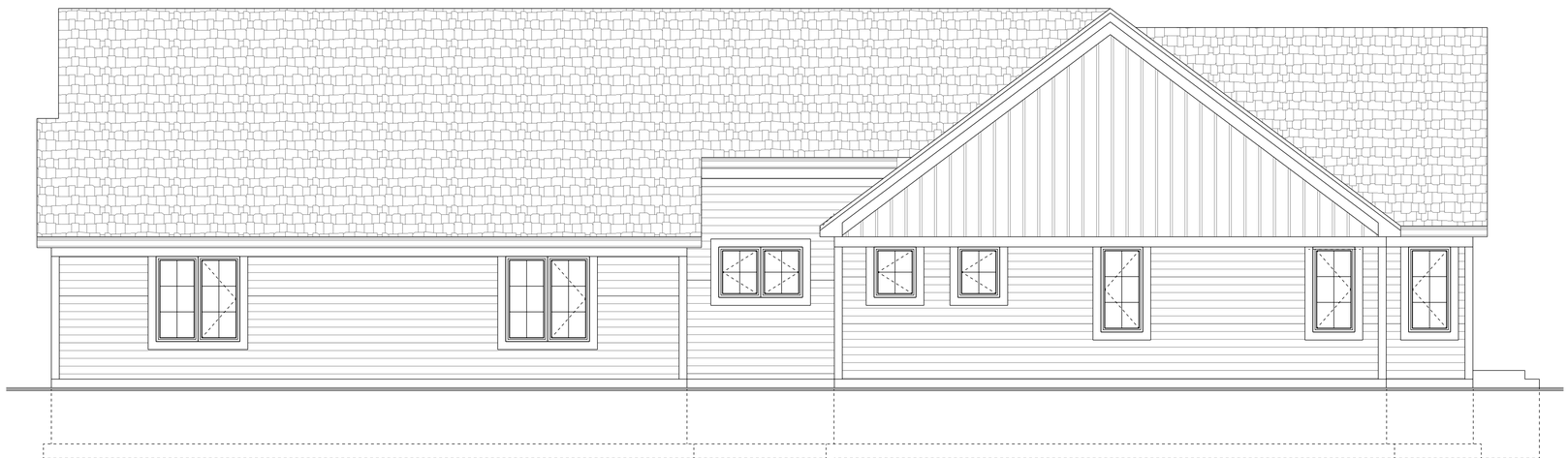
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EXISTING LEFT (SOUTH) SIDE ELEVATION

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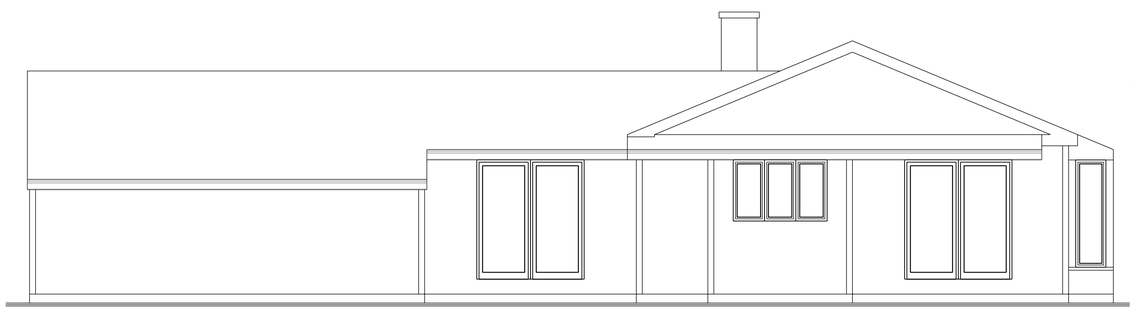


NEW RIGHT (NORTH) SIDE ELEVATION

(1/4" = 1'-0")

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EXISTING RIGHT (NORTH) SIDE ELEVATION

(1/4" = 1'-0")

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LICENSED ARCHITECT
JOSEPH N. MURAN
#001-011734
STATE OF ILLINOIS

Joseph N. Muran

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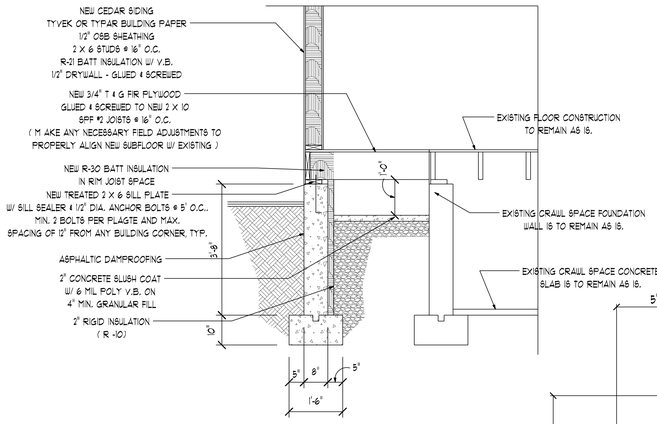
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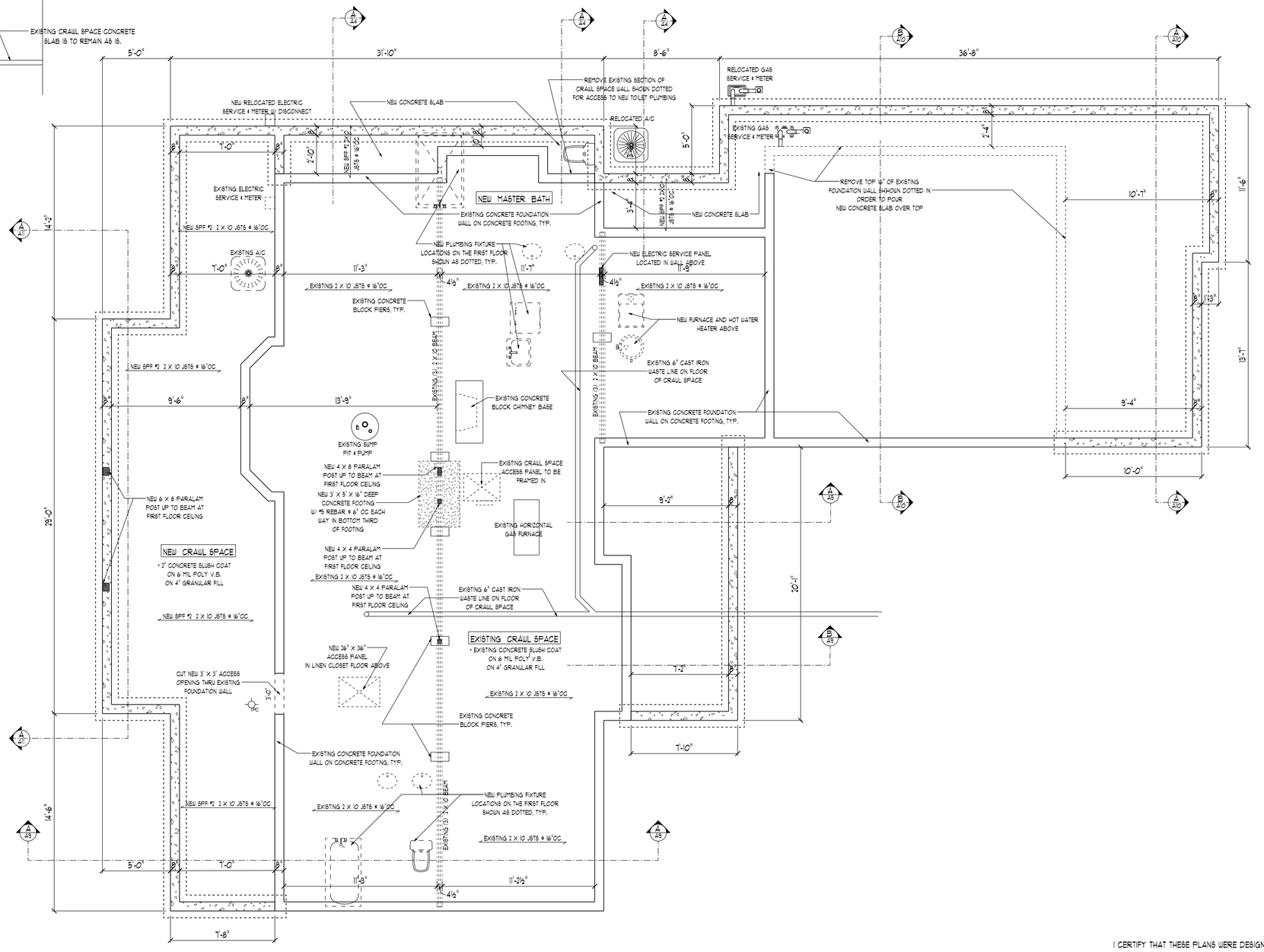
REVISIONS :

SHEET
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BUILDING SECTION

(1/2" = 1'-0")



EXISTING & NEW FOUNDATION PLAN

(1/4" = 1'-0")

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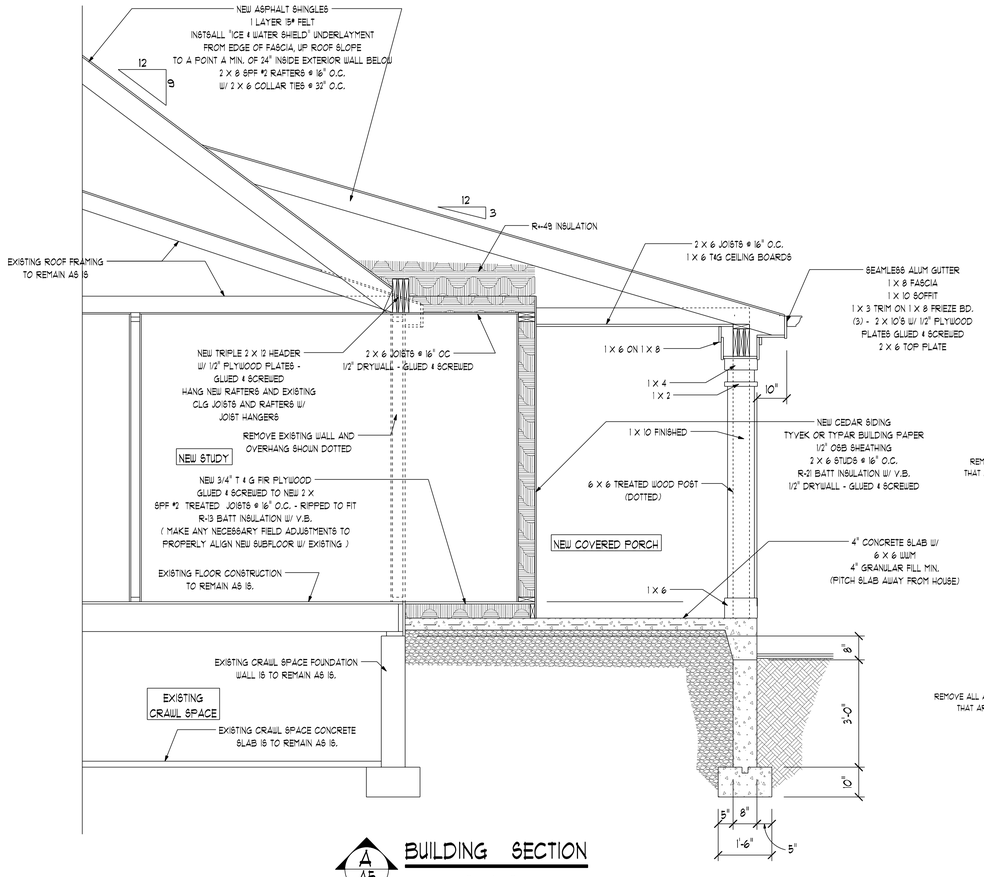
Joseph N. Muran

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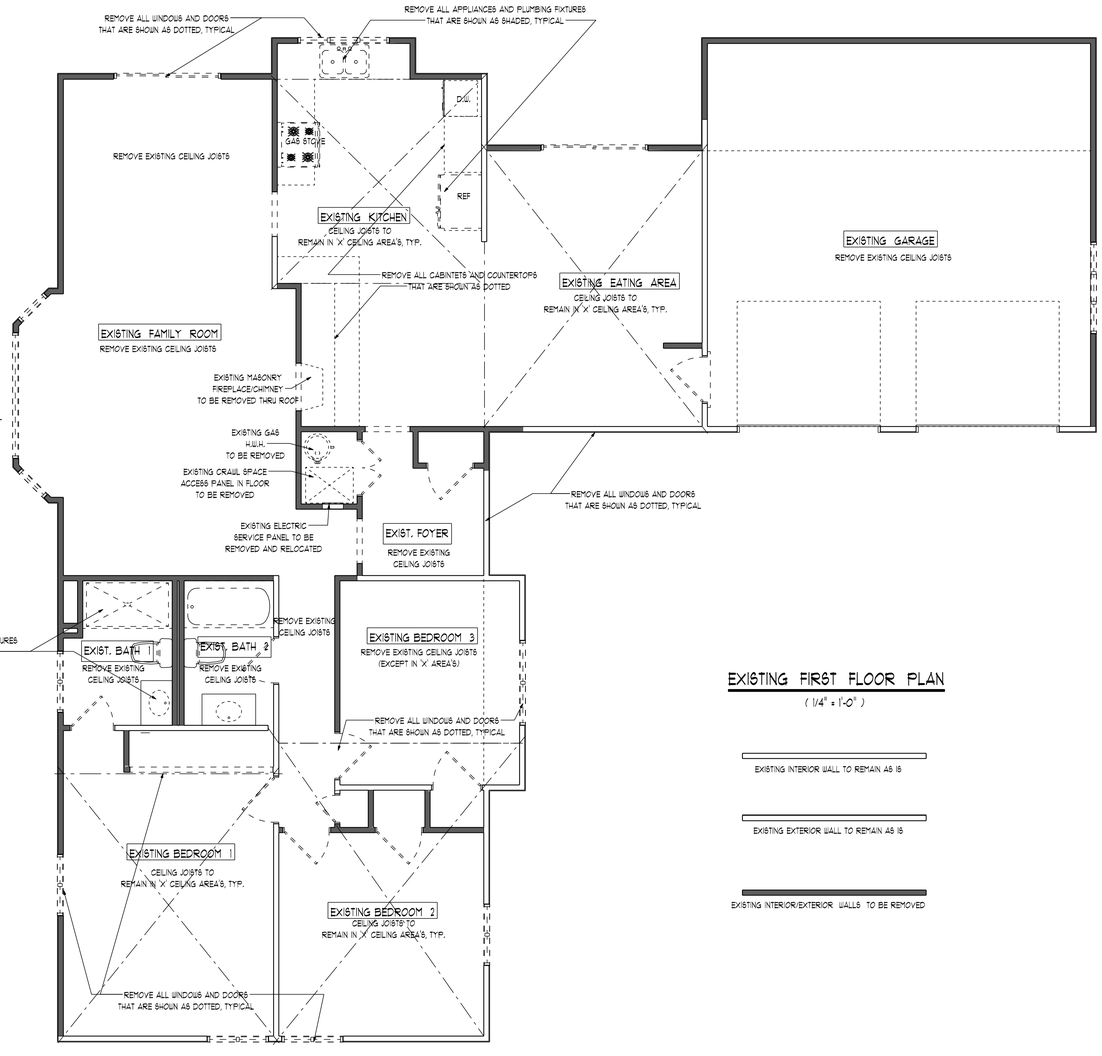
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A5

BUILDING SECTION

(1/2" = 1'-0")



EXISTING FIRST FLOOR PLAN

(1/4" = 1'-0")

EXISTING INTERIOR WALL TO REMAIN AS IS

EXISTING EXTERIOR WALL TO REMAIN AS IS

EXISTING INTERIOR/EXTERIOR WALLS TO BE REMOVED

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

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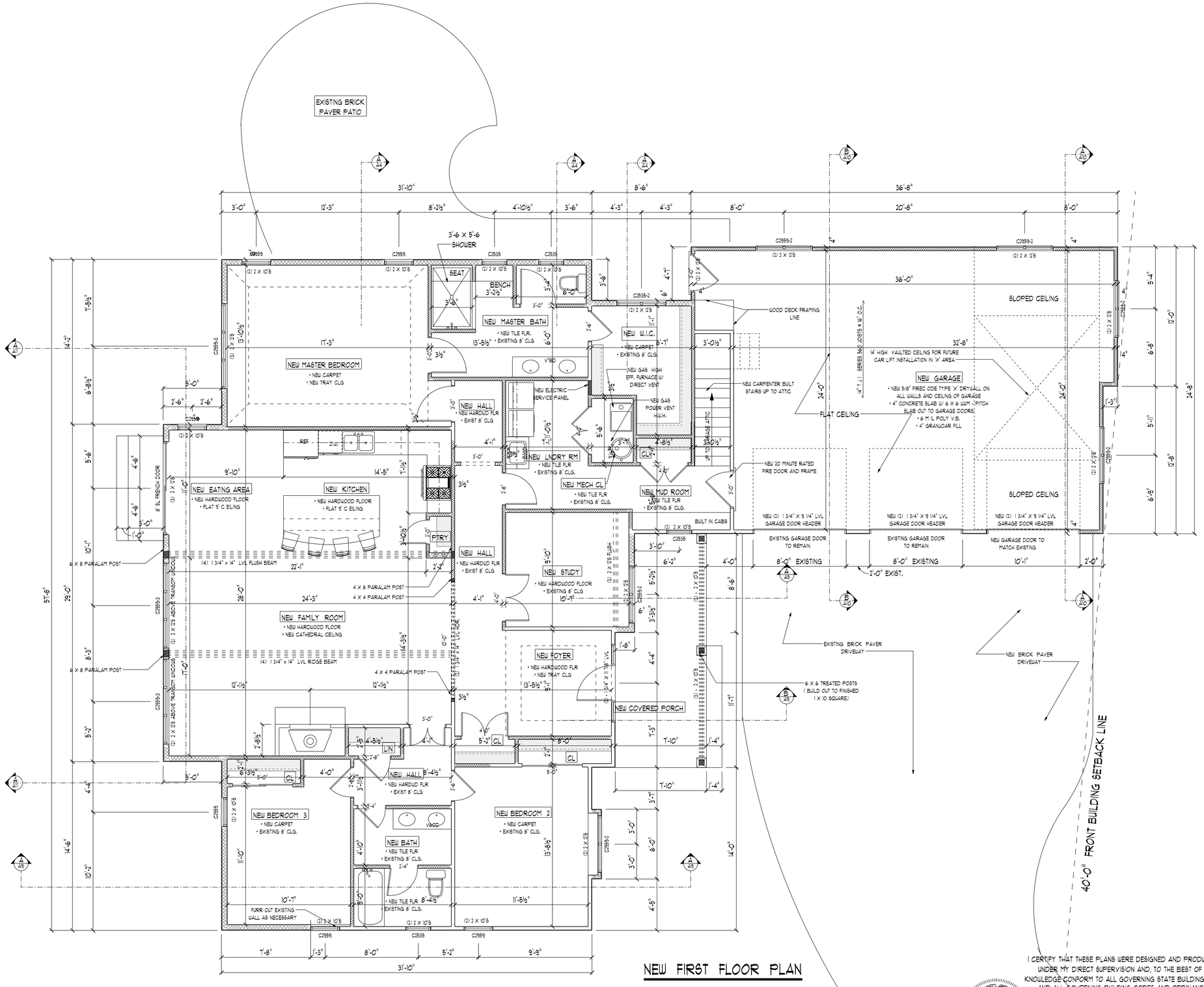
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480 MELROSE LANE
CRYSTAL LAKE, IL

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NEW FIRST FLOOR PLAN

(1/4" = 1'-0")

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LICENSED ARCHITECT
JOSEPH N. MURAN
*001-011734
STATE OF ILLINOIS

Joseph N. Muran

JOSEPH N. MURAN — DATE

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EXPIRATION DATE: 11-30-2020

EXPIRES 11/30/2020

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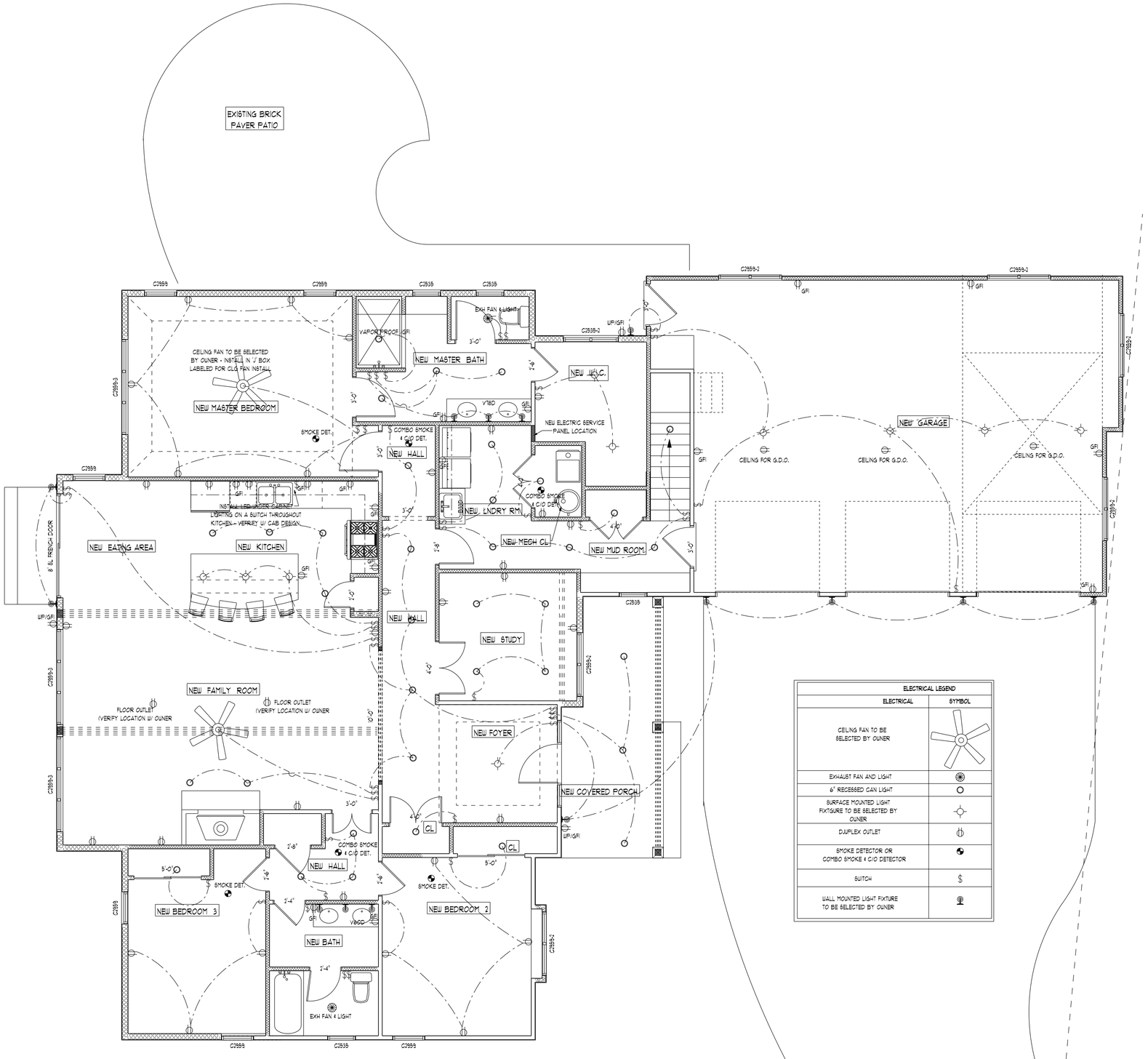
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NEW ELECTRICAL PLAN

(1/4" = 1'-0")

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
CEILING FAN TO BE SELECTED BY OWNER	
EXHAUST FAN AND LIGHT	
6" RECESSED CAN LIGHT	
SURFACE MOUNTED LIGHT FIXTSURE TO BE SELECTED BY OWNER	
DUPLEX OUTLET	
SMOKE DETECTOR OR COMBO SMOKE & CIO DETECTOR	
SWITCH	$
WALL MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER	

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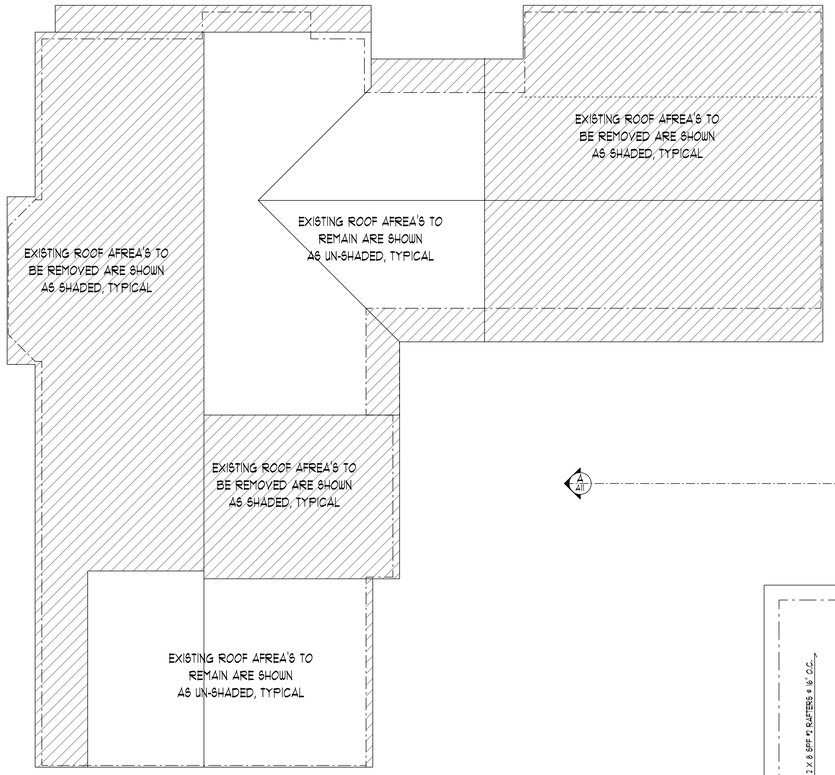
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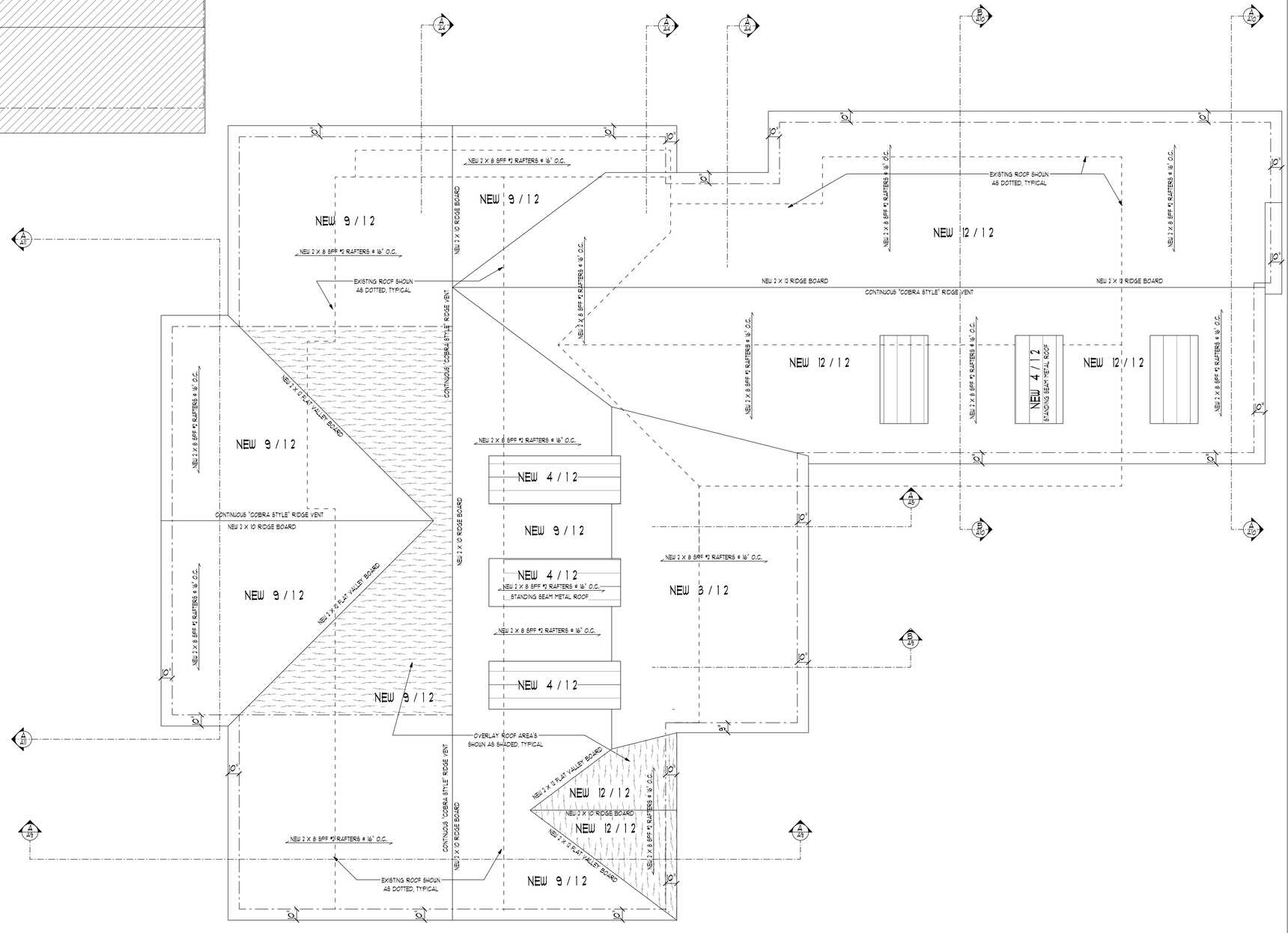
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EXISTING ROOF PLAN

(3/16" = 1'-0")



NEW ROOF PLAN

(1/4" = 1'-0")

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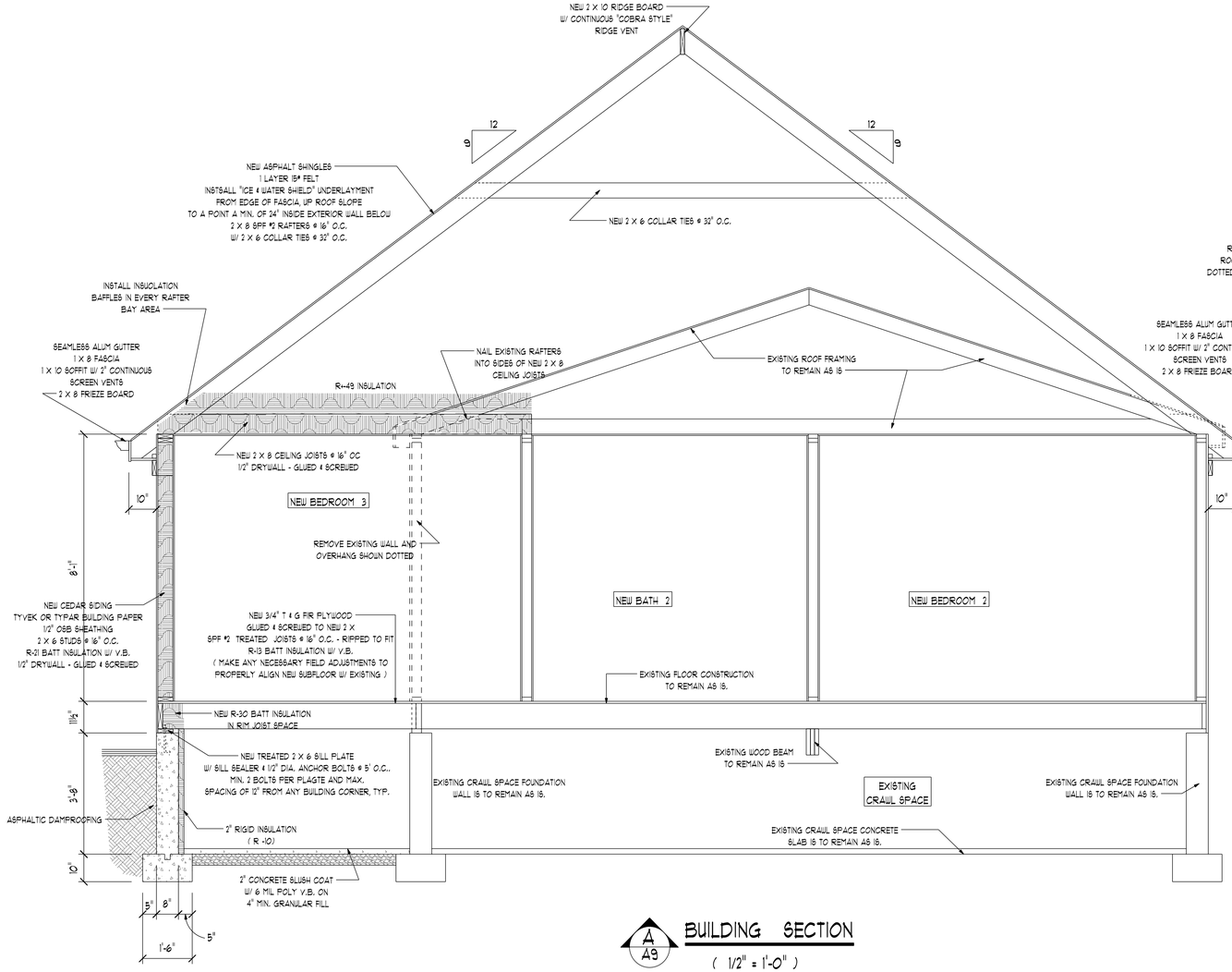
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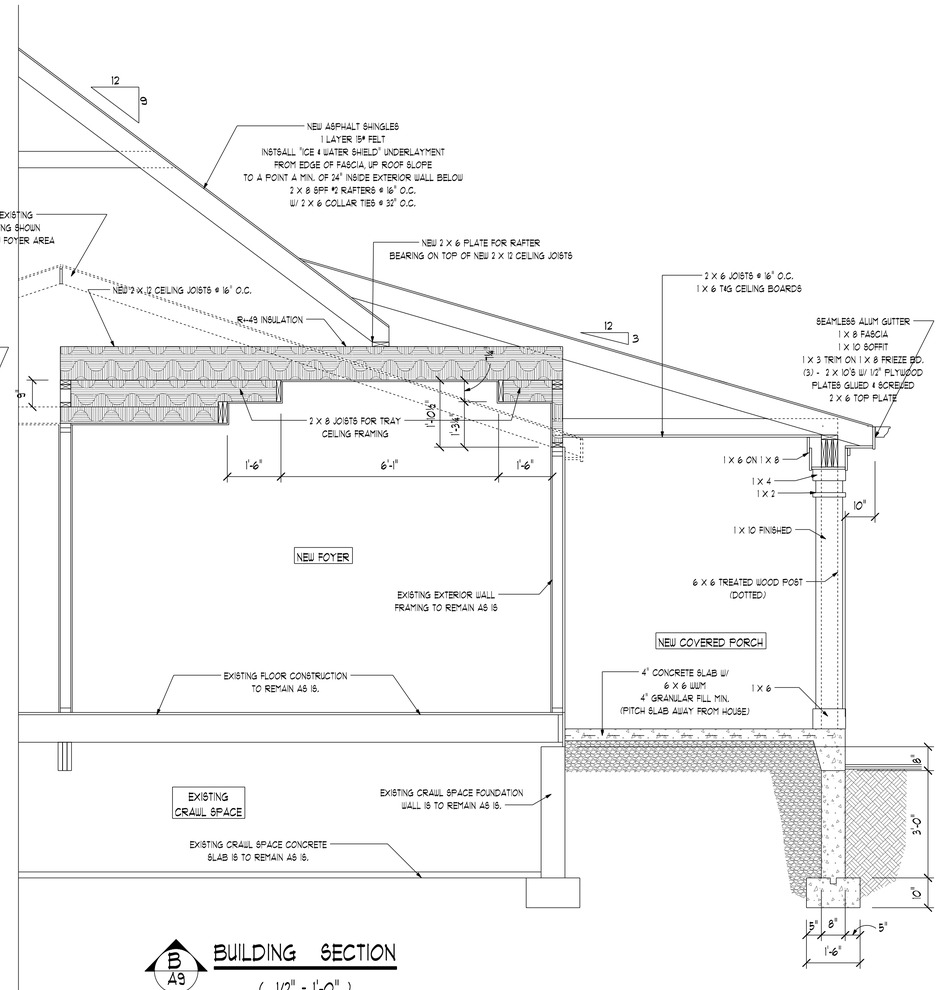
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A/A9 BUILDING SECTION

(1/2" = 1'-0")



B/A9 BUILDING SECTION

(1/2" = 1'-0")

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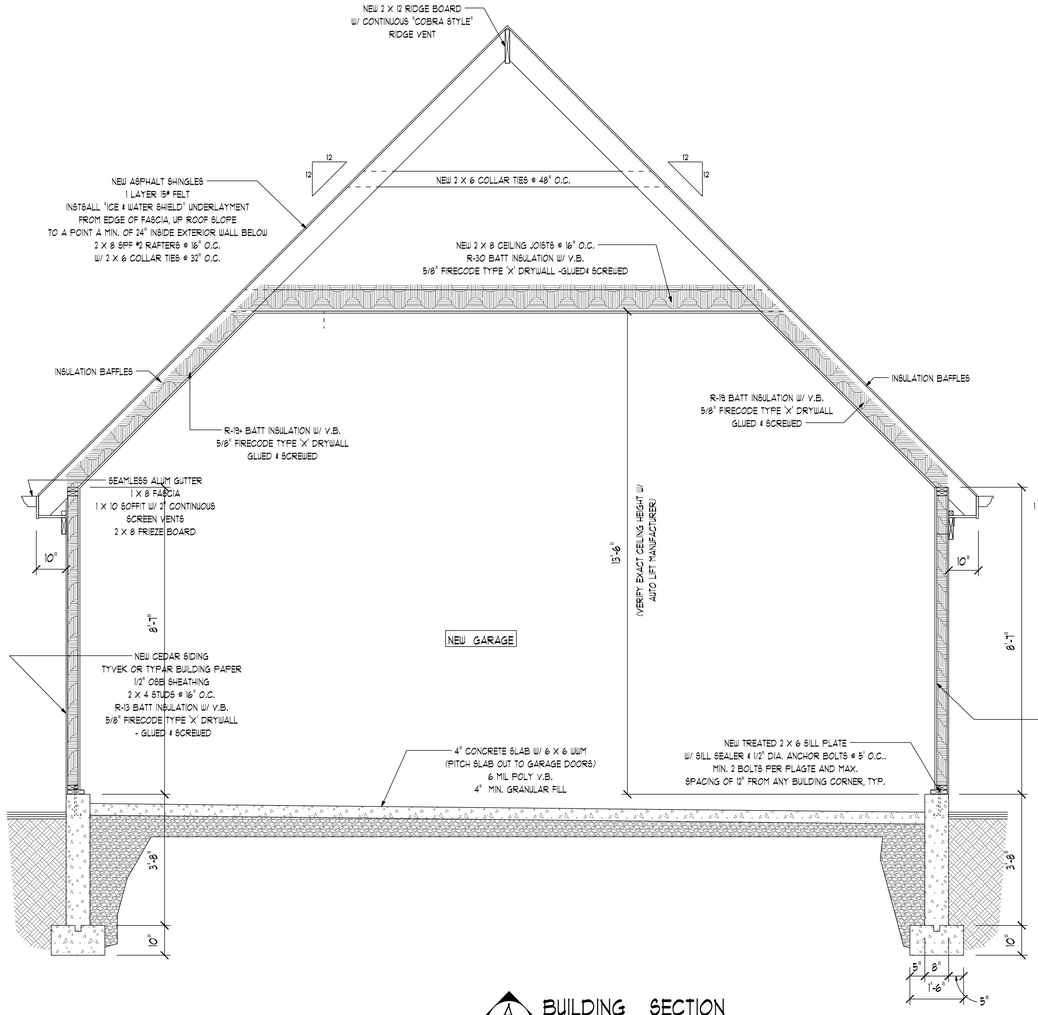
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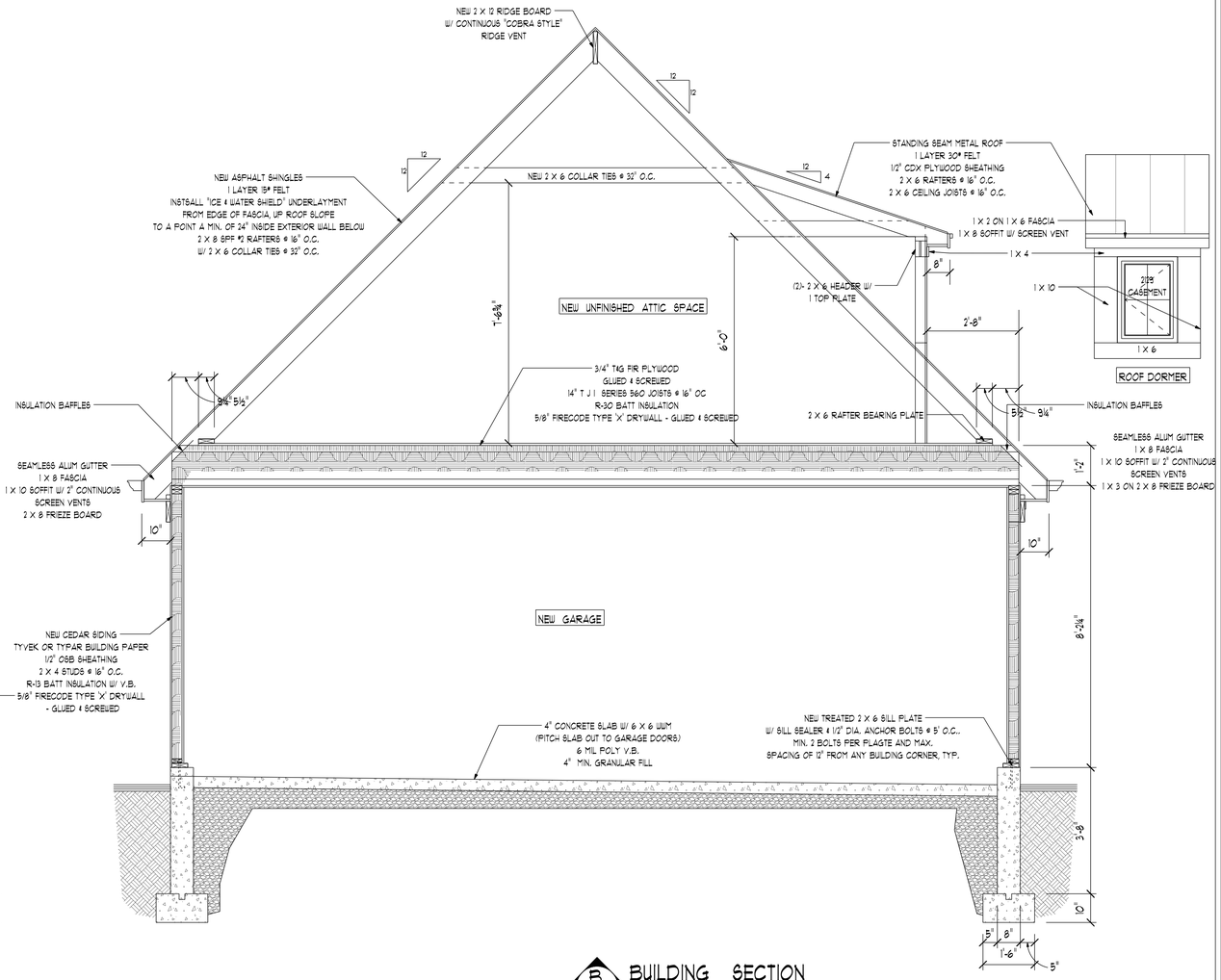
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A A10 BUILDING SECTION

(1/2" = 1'-0")



B A10 BUILDING SECTION

(1/2" = 1'-0")

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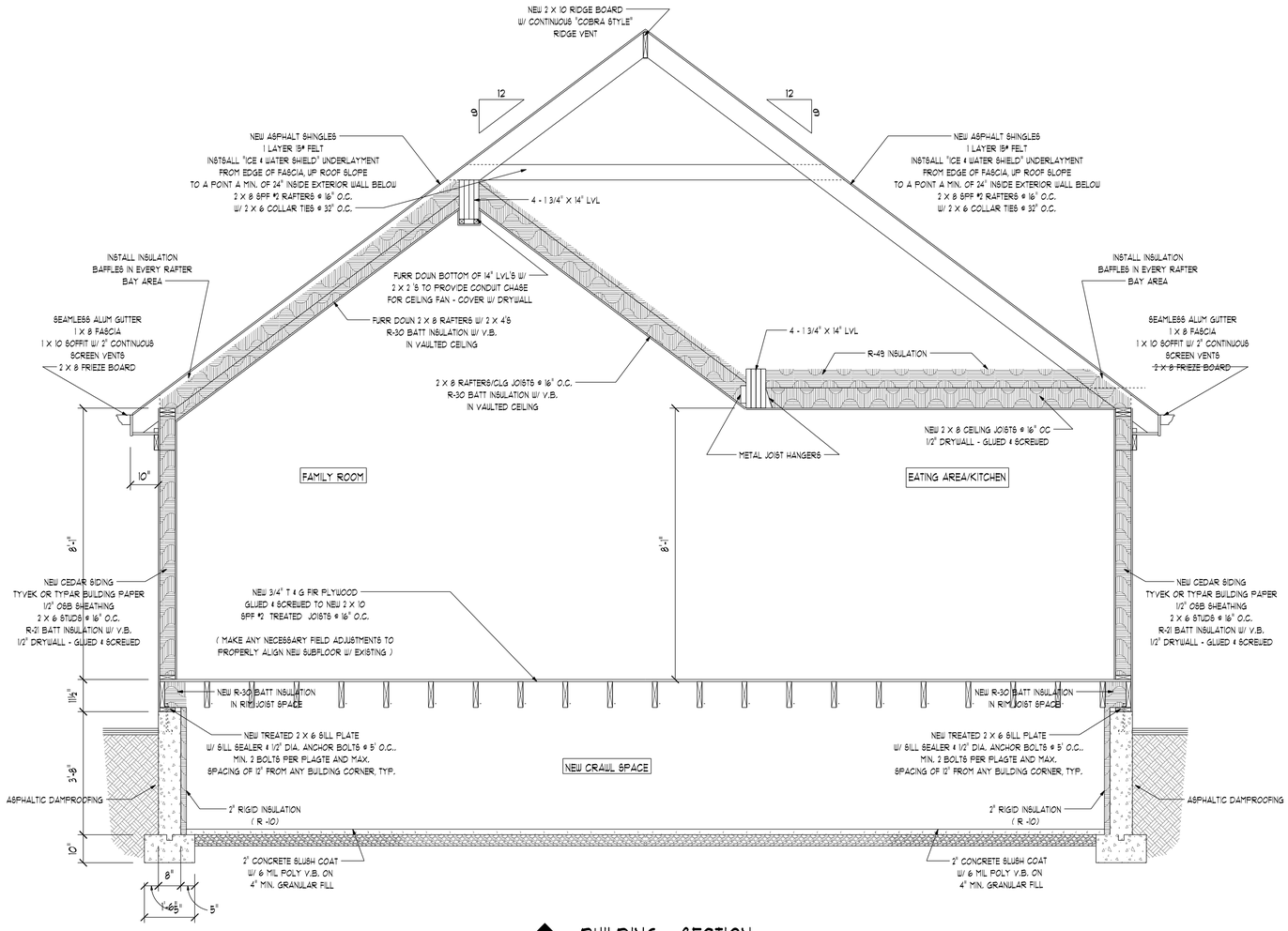
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A11 BUILDING SECTION

(1/2" = 1'-0")

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