#2021-158
375 Spruce Lane – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date:	October 6, 2021
Request:	Simplified Residential Variation from Article 3-200 to allow a 12-foot rear yard setback, a variation of 8 feet from the 20-foot minimum for a single-story addition.
Location:	375 Spruce Lane
Acreage:	Approximately 9,590 square feet
Existing Zoning:	R-1 – Single-Family Residential
Surrounding Properties:	North: R-1 – Single-Family Residential South: R-1 – Single-Family Residential East: R-1 – Single-Family Residential West: R-1 – Single-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is currently improved with a single-family residence.
- UDO Requirements: The minimum required rear yard setback for a principal structure in the R-1 zoning district is 20 feet.

Development Analysis:

General:

- Request: The petitioner is requesting a variation to allow an 8-foot encroachment into the minimum required 20-foot rear yard setback for a single-story addition.
- Land Use: The Comprehensive Land Use map shows the area as Urban Residential, which is an appropriate land use designation.
- Zoning: The site is zoned R-1 Single-Family Residential.

Request Overview:

- The Petitioner is requesting a single-story addition to be located at the southeasterly portion of the home with a proposed setback of 12 feet from the rear property line instead of the minimum required 20 feet.

- The proposed addition is approximately 425 square feet.
- The existing home is a two-story residence. The proposed addition would be one-story only.
- The proposed addition matches the architectural style of the existing house. The addition includes four windows on the rear (east) elevation and two on the left side (south) elevation.
- Per the submitted application, all bedrooms are located on the second floor. The property owners would like to add a master bedroom on the first floor to allow them to age in place. Additionally, per the petitioner, the existing placement of the residence results in a minimal rear yard with limited area for an addition.

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 to allow a 12-foot rear yard setback, a variation of 8 feet for a single-story addition. 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:

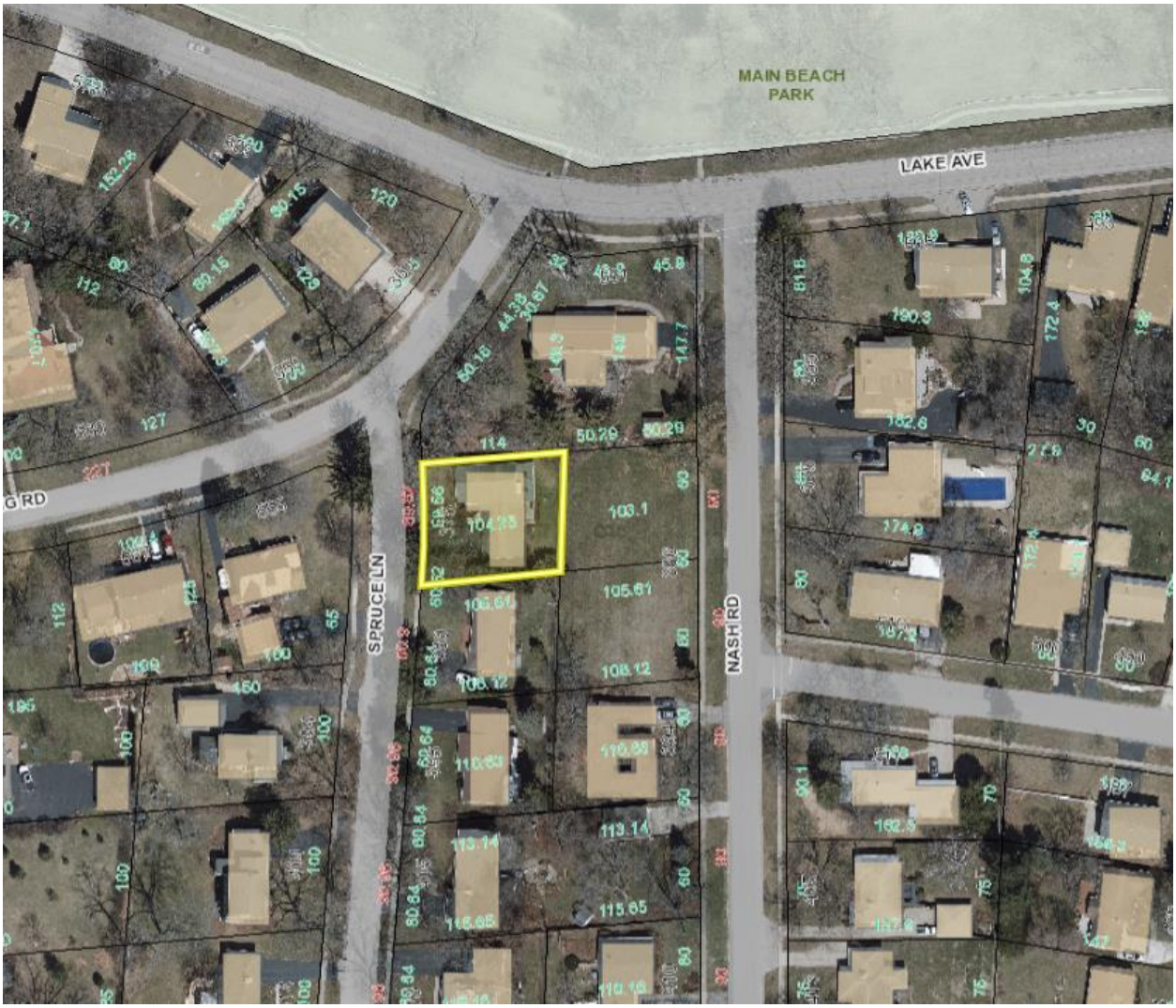
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Atkinson, received 09/01/2021)
   B. Site Plan (ALA Architects, dated 06/10/2021, received 09/01/2021)
   C. Elevations (ALA Architects, dated 06/10/2021, received 09/01/2021)

2. The proposed addition should match the existing exterior in material and color.

3. The petitioner must provide the existing and proposed impervious amounts with the permit application for review.

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

PIQ MAP



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Addition

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- X Variation
- ___ Other

Petitioner Information

Name: ALA Architects
Address: 2600 Behan Road
Crystal Lake, IL
Phone: (815) 788-9200
Fax: —
E-mail: info@alaarchitects.com

Owner Information (if different)

Name: Kent Atkinson
Address: 375 Spruce Lane
Crystal Lake, IL
Phone: (815) 546-4325
Fax: —
E-mail: Kentatkinson@me.com

Property Information

Project Description: master bedroom suite

Project Address/Location: 375 Spruce Lane, Crystal Lake, IL

PIN Number(s): 19-06-453-002

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: ALA Architects & Planners, Inc

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: —

Signatures

9/30/2021

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.

Kent Atkinson 10/1/2021

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.

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

IN THE MATTER OF THE APPLICATION OF)
Kent and Pamela Atkinson)

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 Tim Nugent, ALA Architects and Planners, representing property owners Kent and Pamela Atkinson for approval of a variation allowing the construction of an addition into the rear yard setback at the following real estate known as 375 Spruce Lane, Crystal Lake, Illinois 60014, **PIN:** 19-06-453-002.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation to allow a 12-foot rear yard setback, a variation of 8 feet from the 20-foot minimum rear yard setback, for a single-story addition pursuant to Article 3 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

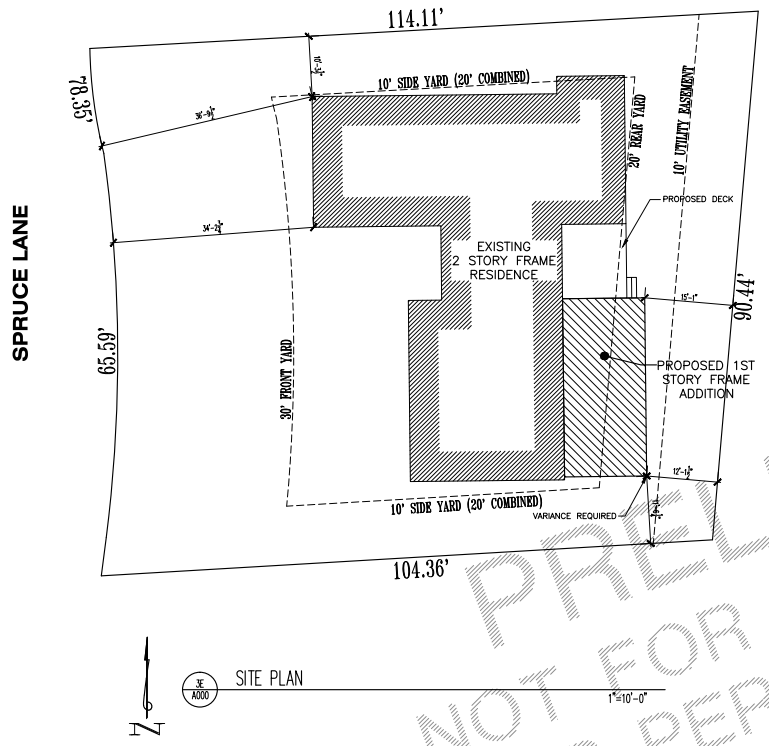
A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, October 6, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE SEPTEMBER 21, 2021)

ATKINSON RESIDENCE

375 SPRUCE LANE
CRYSTAL LAKE, IL 60014



PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DRAWING INDEX	
A000	SITE PLAN,
A101	FLOOR PLANS
A200	EXISTING REAR ELEVATION, REAR ELEVATION

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DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
FINAL DESIGN
RELEASE FOR PERMIT
REVISIONS
1 06-12-21 RM
2 06-15-21 RM
3 06-16-21 JJC
4
5

ATKINSON RESIDENCE
375 SPRUCE LN
CRYSTAL LAKE, IL 60014

SITE PLAN
DRAWING INDEX

PRELIMINARY

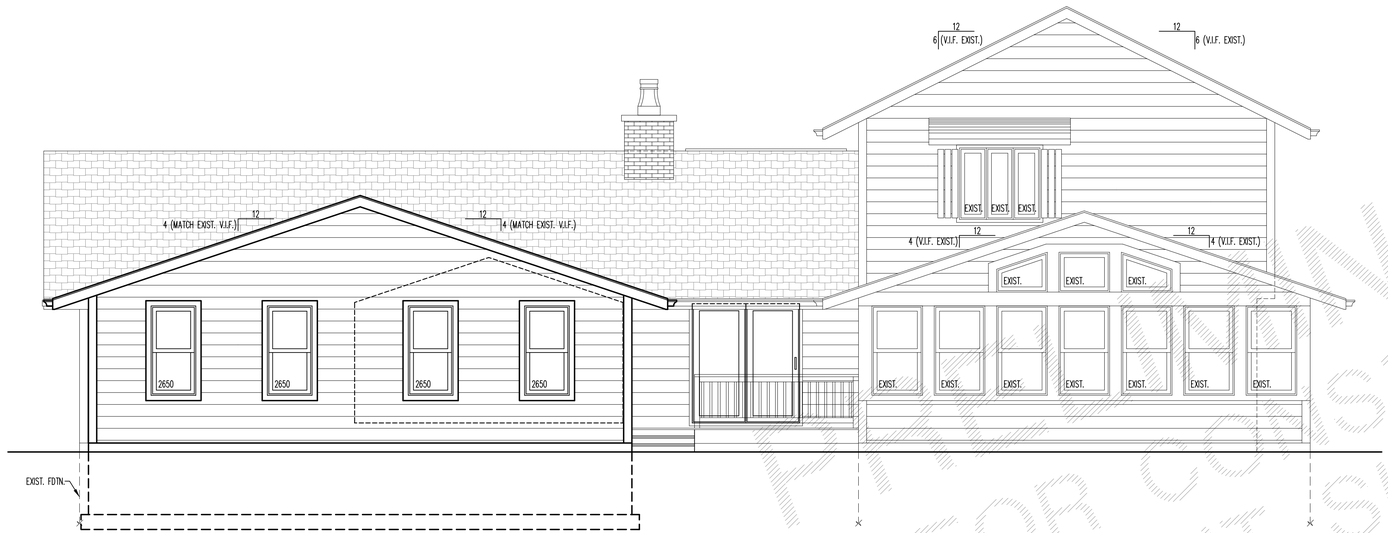
Architects & Planners, Inc.
200 Hebron Road / Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9300 Fax: 815-788-9311

Job Number: 21132
Sheet Number: A000
File Name: 21132000



2B / A200 EXISTING REAR ELEVATION

1/4"=1'-0"



2E / A200 REAR ELEVATION

1/4"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
EGRESS WINDOW = (E)
TEMPERED GLASS = (T)
FIXED WINDOW = (F)

REMODELING & ADDITION NOTES

* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
* ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

DESIGN STAGE

REVISIONS	
1	CONCEPTUAL DESIGN
2	PRELIMINARY DESIGN 04-23-21 DM
3	DESIGN REVIEW 05-10-21 RM
4	DESIGN FOR BID
5	FINAL REVIEW 06-02-21 MC
	RELEASE FOR PERMIT
	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

ATKINSON RESIDENCE
375 SPRUCE LN
CRYSTAL LAKE, IL 60014

EXISTING REAR ELEVATION
REAR ELEVATION

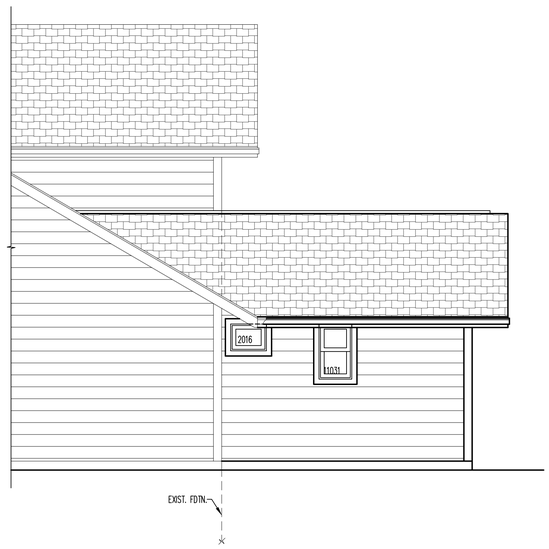
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Job Number: 21132

Sheet Number: A200

File Name: 21132200

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2B / A200 LEFT SIDE ELEVATION

1/4"=1'-0"



2E / A200 RIGHT SIDE ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

1	CONCEPTUAL DESIGN
2	PRELIMINARY DESIGN 04-23-21 TDM
3	DESIGN DEVELOPMENT 05-10-21 TDM
4	DESIGN FOR BID 06-02-21 MC
5	FINAL REVIEW
	RELEASE FOR PERMIT
	REVISION

DESIGN STAGE

ATKINSON RESIDENCE
375 SPRUCE LN
CRYSTAL LAKE, IL 60014

PRELIMINARY

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

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Job Number: 21132

Sheet Number: A201

File Name: 21132201

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