#2022-010
99 Pomeroy Ave – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date: March 2, 2022

Requests: Simplified Residential Variation from Article 3-200 and Article 7-200 to allow an 18.3 foot front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch addition.

Location: 99 Pomeroy Ave

Acreage: Approximately 8,967 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: Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is currently improved with a single-family residence and detached garage.
- UDO Requirements: Non-conforming lots must provide 70% of the district standard for the setback requirements. The R-2 zoning district requires a minimum 30-foot setback for the front yard. Therefore, the front yard setback requirement is 21 feet for a non-conforming lot.

Development Analysis:

General:

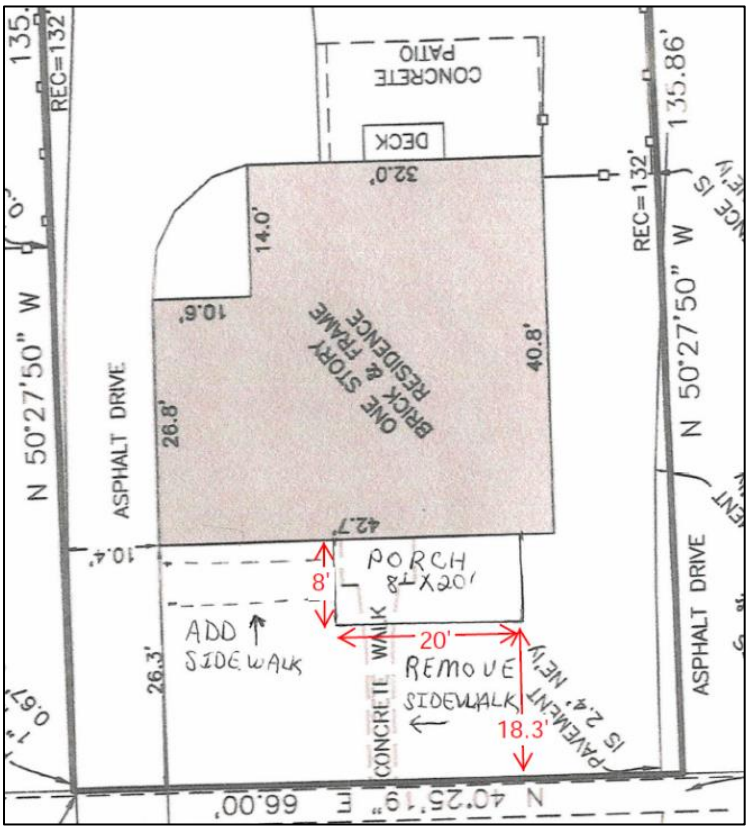
- Request: The petitioners are requesting a variation to allow a 2.7-foot encroachment into the minimum required 21-foot front yard setback to allow a front porch addition.
- Land Use: The Comprehensive Land Use map shows the area as Urban Residential, which is an appropriate land use designation.

- Zoning: The site is zoned R-2 Single-Family Residential.

Request Overview:

- The petitioners are requesting to construct a new front porch that encroaches into the required 21-foot front yard setback. The property is non-conforming as it is only 66 feet wide. The existing setback of the house is 26.3 feet.

- The proposed front porch is 8'x20' (160 square feet).



- Non-enclosed covered structures that are attached to the house, such as a covered front porch, must meet the principal structure setbacks. Steps, stairs, porches, decks, etc. attached to a principal structure that are open to the sky are permitted to encroach four feet into the setback.

- The front porch will be compatible with the neighborhood, as it replicates the style commonly found with several of the surrounding properties (substandard front yard setbacks and non-enclosed covered front porches). The petitioners submitted photos of homes immediately adjacent and across the street from their property that have similar front porches. Additionally, the design quality will complement and enhance the appearance of the home.

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 petitioners are requesting a variation from Article 3-200 and Article 7-200 to allow an 18.3 front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch 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 petitioners' 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 (Schmiedekamp, dated 01/17/2022, received 01/20/2022)
   B. Site Plan (Schmiedekamp, received 01/20/2022)
   C. Proposed Front Elevation (Schmiedekamp, received 01/20/2022)
   D. Existing Front Elevation (Schmiedekamp, received 01/20/2022)
   E. Aerial View with Neighboring Property Setbacks (Schmiedekamp, received 01/20/2022)
   F. 91 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
   G. 94 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
   H. 105 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)

2. The petitioners must provide the existing and proposed impervious amounts with the permit application for review. Per Section 3-200 of the Unified Development Ordinance, the maximum allowable building coverage is 40% and the maximum allowable impervious surface coverage is 50%.

3. The petitioners shall address all of the review comments and requirements of the Community Development and Engineering Departments.

PIQ MAP


ELM ST
POMEROY AVE
MAPLE ST
73
78
80
86
83
85
88
93
91
94
99
102
108
105
110
114
111
116
118
120
124
126
117
107

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: Elvis & Maryetta Schmiedekamp

Address: 99 Pomeroy Ave.
Crystal Lake, Il 60014

Phone:

E-mail:

Project Name & Description: Add front porch

Project Address/Location: 99 Pomeroy Ave.

ELVIS SCHMIEDEKAMP MARYETTA SCHMIEDEKAMP

Signature

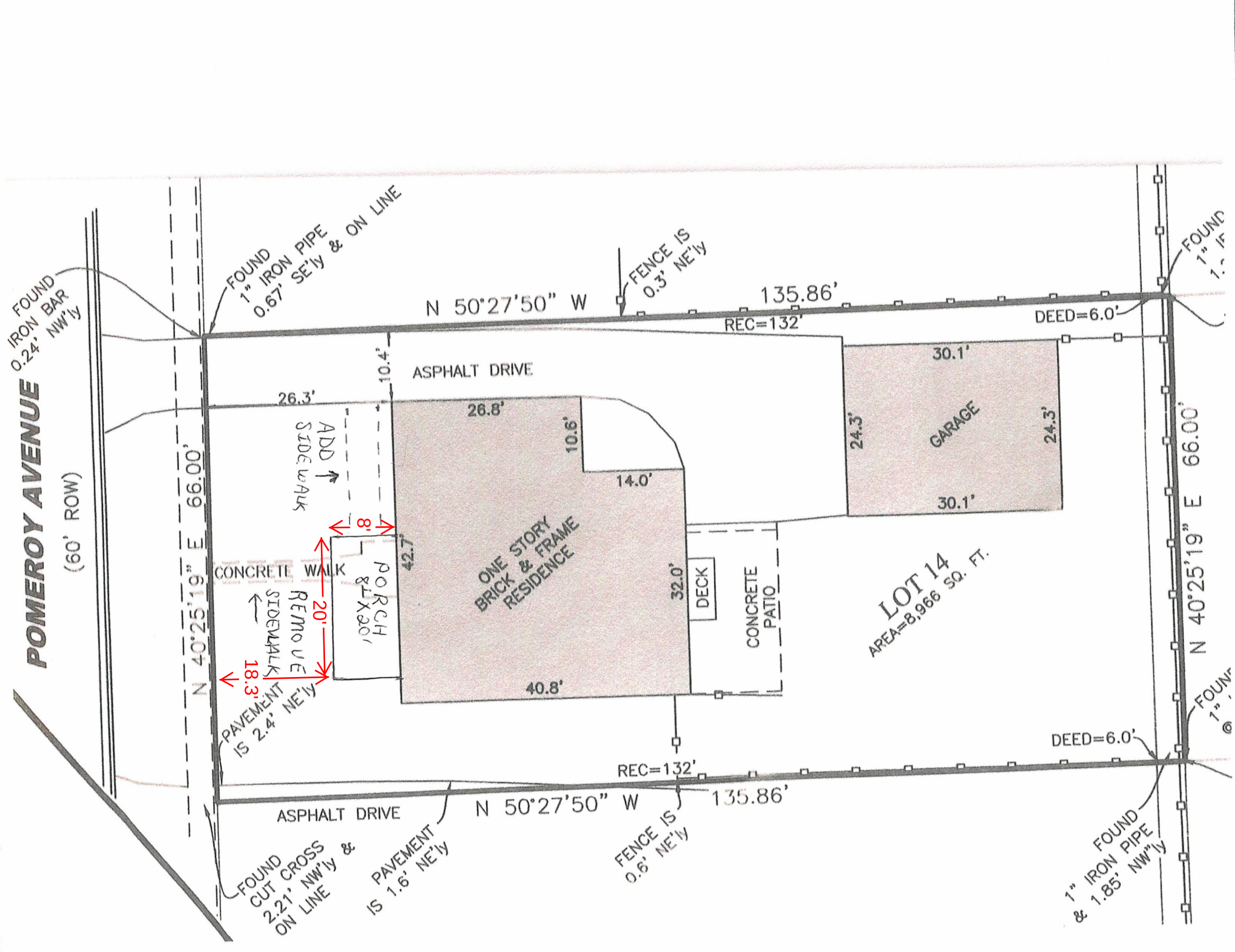
January 17, 2022

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.

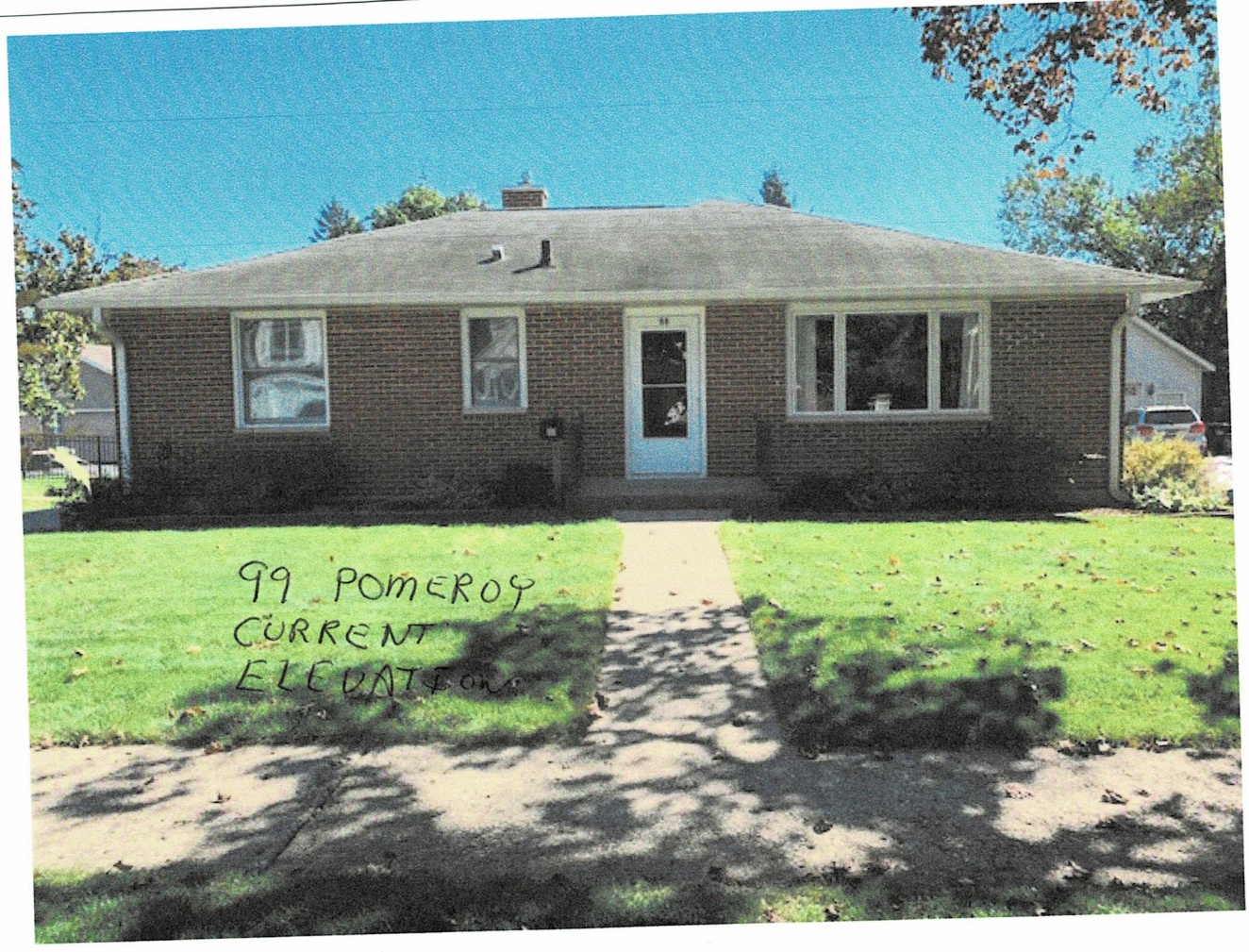
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PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Elvis and Maryetta Schmiedekamp LEGAL NOTICE Notice is hereby given in compliance with the Unified Development 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 Elvis and Maryetta Schmiedekamp, property owners, for approval of a variation allowing the construction of a front porch addition into the front yard setback at the following real estate known as 99 Pomeroy Avenue, Crystal Lake, Illinois 60014, PIN: 19-05-130-048. This application is filed for the purposes of seeking a Simplified Residential Zoning Variation to allow an 18.3 foot front yard setback, a variation of 2.7 feet from the 21-foot minimum front yard setback, for a front porch 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, March 2, 2022, 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 (Published in the Northwest Herald on February 5, 2022) 1957148

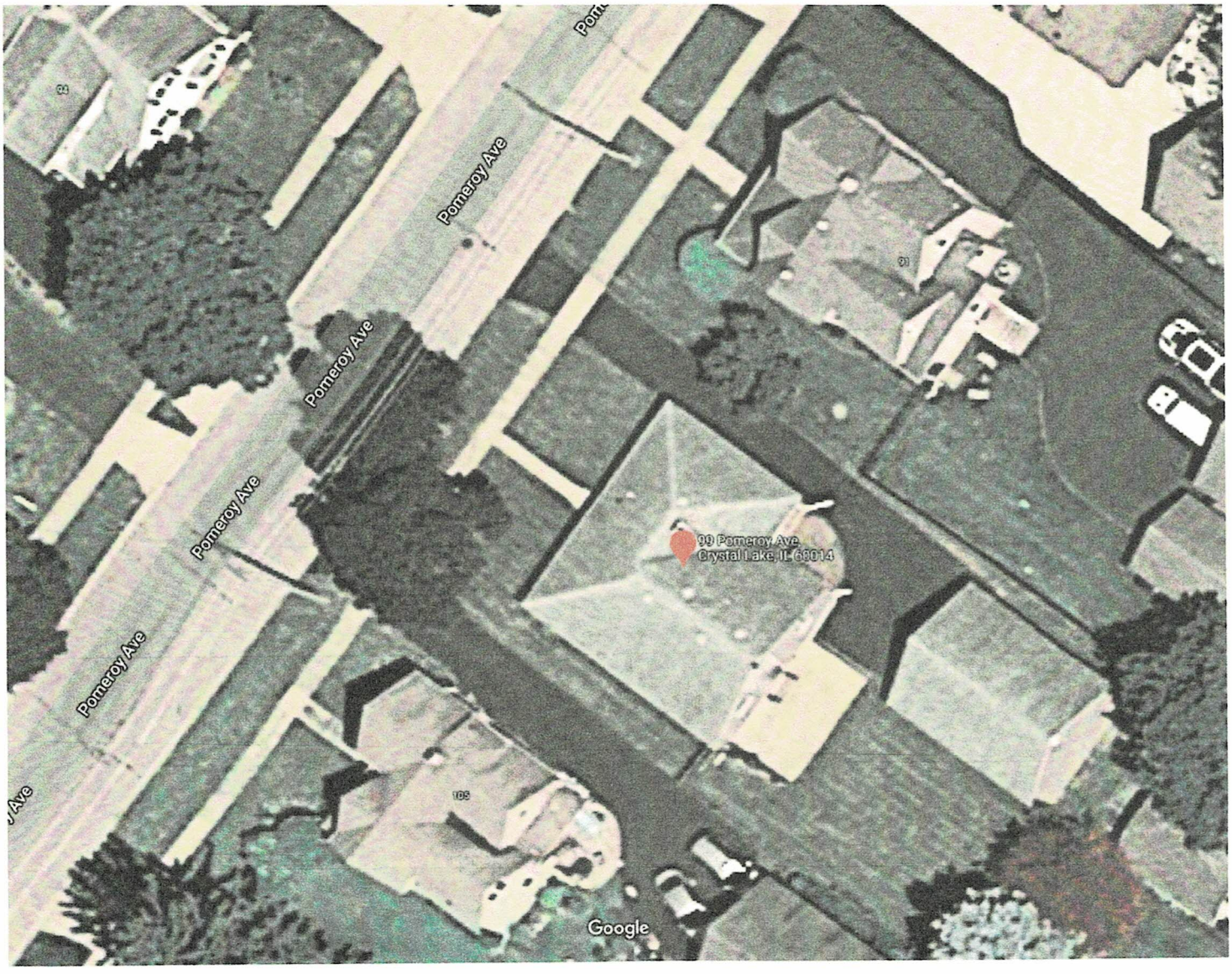

POMEROY AVENUE
(60' ROW)
FOUND IRON BAR 0.24' NW'ly
FOUND 1" IRON PIPE 0.67' SE'ly & ON LINE
FENCE IS 0.3' NE'ly
N 50°27'50" W
135.86'
REC=132'
DEED=6.0'
FOUND 1" IR
N 40°25'19" E 66.00'
10.4'
ASPHALT DRIVE
26.3'
26.8'
10.6'
14.0'
30.1'
24.3'
GARAGE
24.3'
30.1'
ADD SIDEWALK
8'
CONCRETE WALK
42.7'
PORCH 8'X20'
ONE STORY BRICK & FRAME RESIDENCE
32.0'
DECK
CONCRETE PATIO
LOT 14
AREA=8,966 SQ. FT.
20'
REMOVE SIDEWALK
18.3'
PAVEMENT IS 2.4' NE'ly
40.8'
N 40°25'19" E 66.00'
FOUN
DEED=6.0'
REC=132'
ASPHALT DRIVE
N 50°27'50" W
135.86'
FOUND CUT CROSS 2.21' NW'ly & ON LINE
PAVEMENT IS 1.6' NE'ly
FENCE IS 0.6' NE'ly
FOUND 1" IRON PIPE & 1.85' NW'ly

99 POMEROY AVE. PROPOSED ELEVATION




99 POMEROY
CURRENT
ELEVATIONS

Google Maps 99 Pomeroy Ave

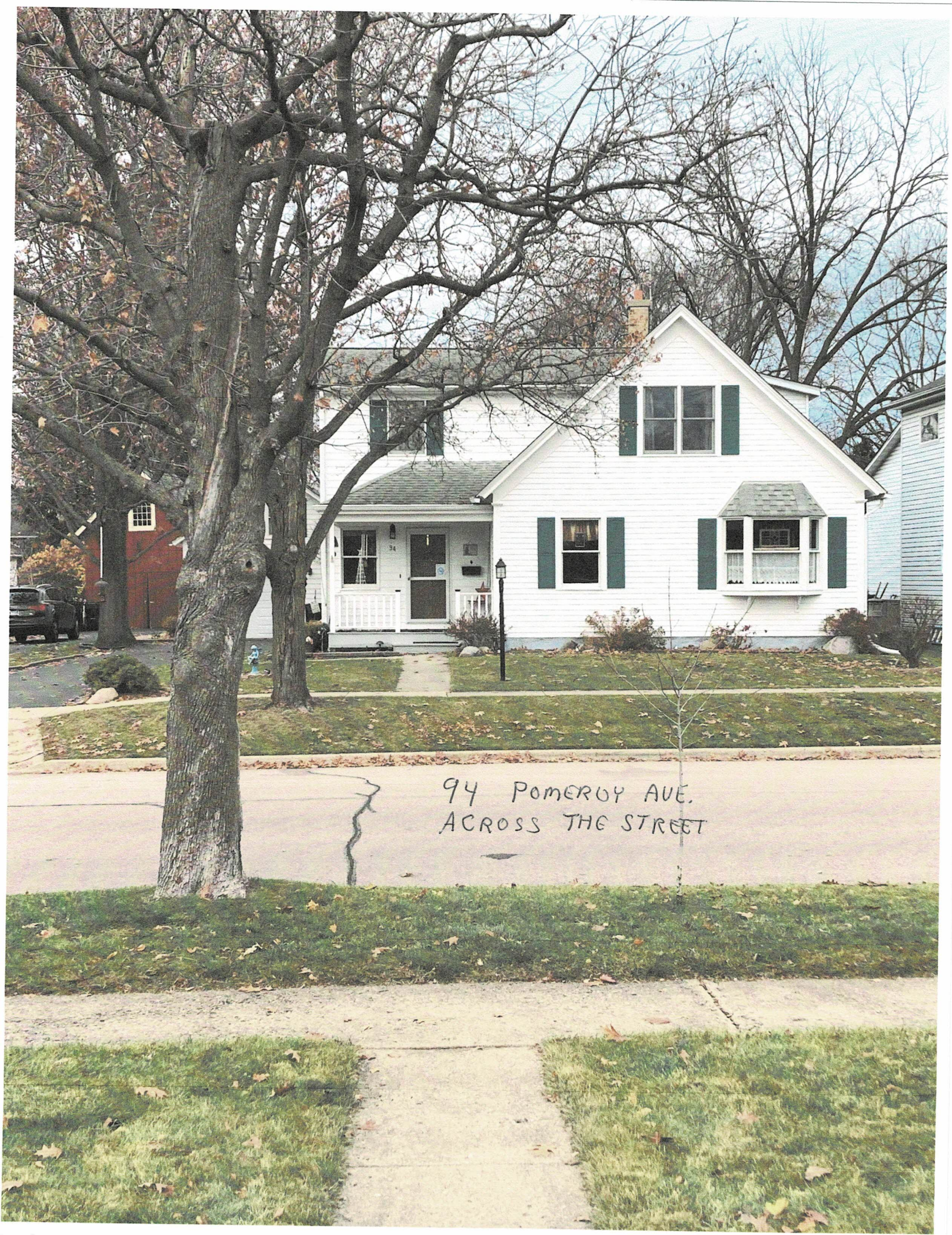


91 POMEROY 18' FROM PROPERTY LINE TO HOUSE

99 POMEROY 27' FROM PROPERTY LINE TO HOUSE

105 POMEROY 20'10" FROM PROPERTY LINE TO HOUSE


91
Queen
ZINUS
ADT
91


94 POMEROY AVE.
ACROSS THE STREET


105