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

IN THE MATTER OF THE APPLICATION OF
David Hollander

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 David Hollander, representing David and Kimberly Joint Tenancy Trust for approval of a Variations at the following real estate known as 921 North Shore Drive, Crystal Lake, Illinois 60014, PIN: 18-01-229-044.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to allow the construction of a house, attaching to an existing garage, and patio area which encroach into the required setbacks and exceed the maximum impervious surface coverage. The house including screen porch encroaches 9 feet 9 inches into the setback with an additional 3 - foot encroachment for the stairs into the required 46.36-foot front yard setback allowing the structure to be 33 feet 8 inches from the water's edge front property line. The house addition encroaches 28 feet 10 inches into the required 61.40-foot street side setback and connects to an existing garage creating a total encroachment of 58 feet allowing the structure to be 3 feet 10 inches from the yard abutting a street property line. The total impervious surface coverage requested is 4,888 square feet or 55.6% of the lot exceeding the maximum permitted impervious surface by 490 square feet or 5.6%, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance Article 3, Article 4, 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, September 6, 2023, 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

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