#2023-157
250 Lake Shore Drive – Variations
Project Review for Planning and Zoning Commission

Meeting Date: September 6, 2023

Request: Variations from Article 3 and 4:

1. to allow a covered attached deck two feet from the interior property line, an encroachment of five feet into the required seven-foot side yard setback,
2. to allow a porte cochère five feet from the interior property line, an encroachment of two feet into the required seven-foot setback, and
3. to allow a porte cochère ten feet from the property line along Leonard Parkway, an encroachment of 20 feet into the required 30-foot yard abutting a street.

Location: 250 Lake Shore Drive

Acreage: Approximately 12,500 square feet

Existing Zoning: R-2 Single Family

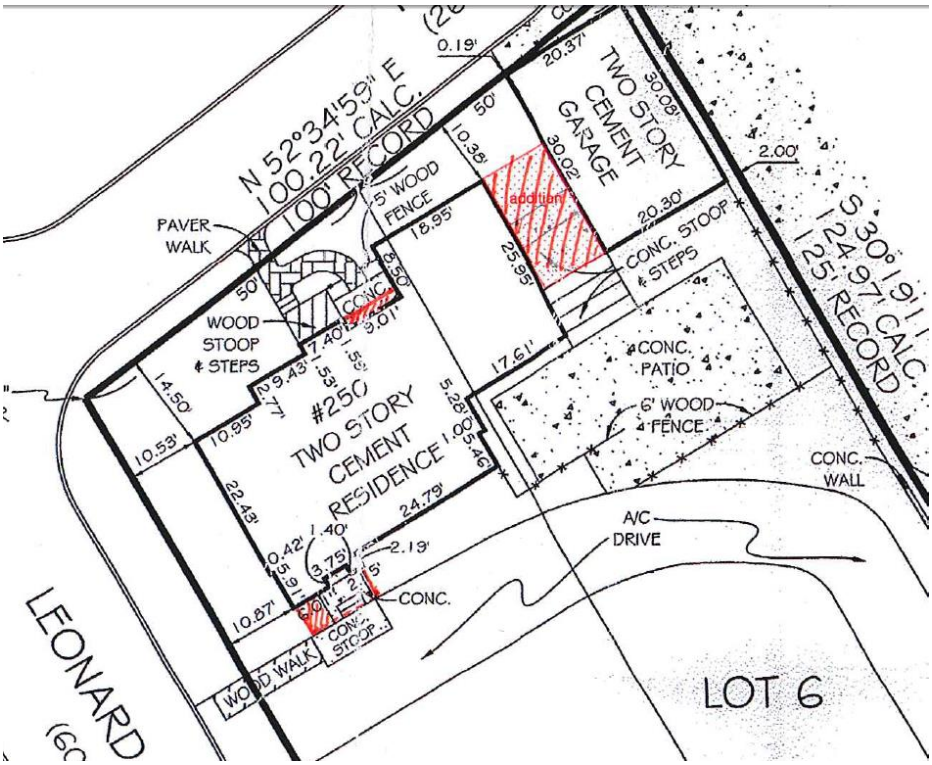
Surrounding Properties:

North:	R-2 Single Family Residential
South:	RE Residential Estate (Crystal Lake Park District)
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The house was constructed very close to some property lines and it is considered legal non-conforming.
- In June of 2017, the petitioner requested an administrative variation to allow the addition/enlargement to a nonconforming structure, which does not increase the nonconformity into the setback. The petitioner was able to construct two covered porches and attaching the garage to the house.

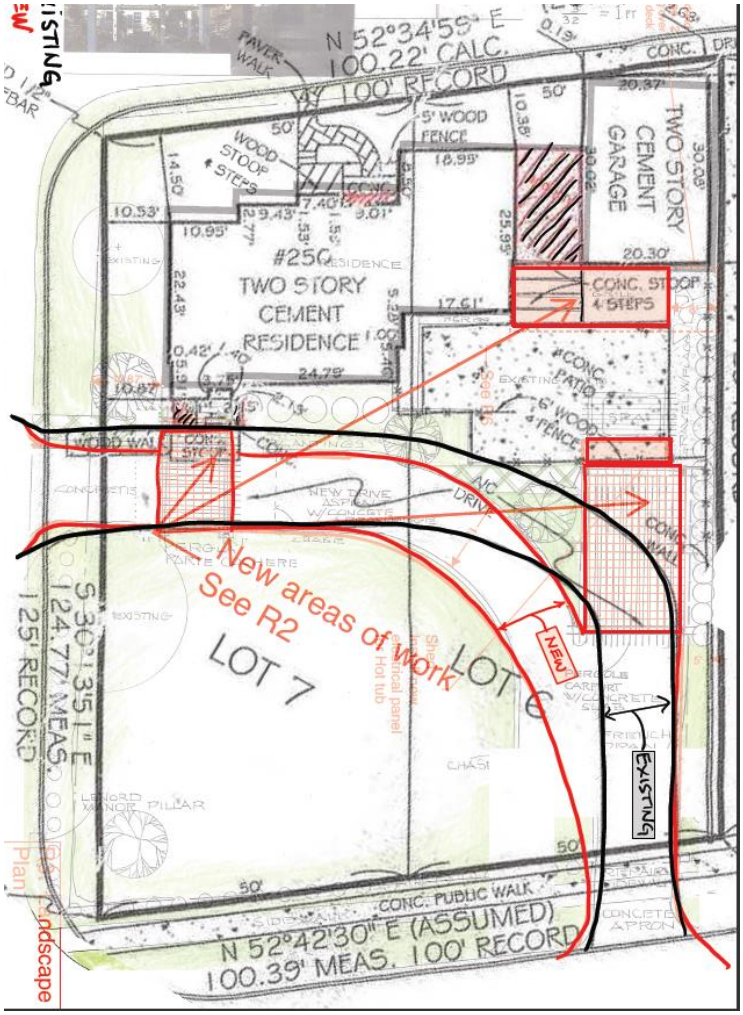


Previous scope of work

Development Analysis:

General

- Request: To construct a covered deck and two porte cochères. Any roof covering causes these structures to be considered part of the principal structure, which is why the variation is necessary.
- Zoning: The site is zoned R-2 Single Family. This use is in compliance.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- The project will also realign the driveway. See the image below regarding the proposed scope of work.



Current scope of work

- The construction will match the existing residential structure.
- The proposed work is not going any farther into the setbacks as established by the existing principal structure. Due to the scope of the work and the increased coverage, staff felt this required a full variation request.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting Simplified Residential Zoning Variations to allow a covered attached deck two feet from the interior property line, an encroachment of five feet into the required seven-foot side yard setback, a porte cochère five feet from the interior property line, an encroachment of two feet into the required seven-foot setback, and a porte cochère ten feet from the property line along Leonard Parkway, an encroachment of 20 feet into the required 30-foot yard abutting a street.

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.

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.

Supporting Actions: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines.

Supporting Actions: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

Recommended Conditions:

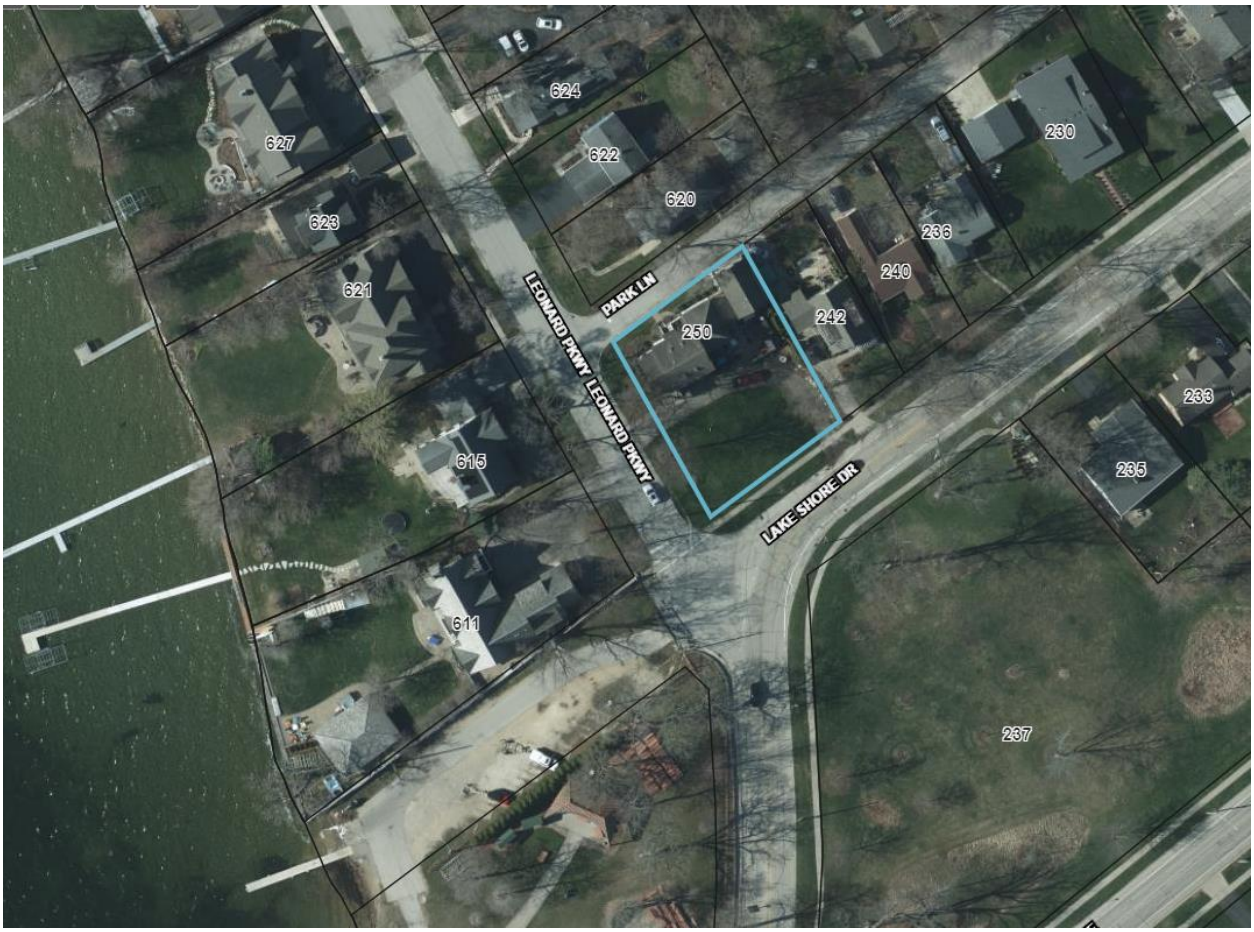
If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hannell, received 07/24/23)
   B. Architecture (Hannell, undated, received 08/04/23)

2. Neither porte cochère shall become enclosed with sides.

3. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department, Community Development Department and the City's Stormwater Consultant.

PIQ Map
250 Lake Shore Drive



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: **Matthew and Allysia Hannell Youngquist**

Address: **250 Lakeshore Dr**

Phone: **1-815-382-3227**

E-mail: **Neller76@hotmail.com**

Project Name & Description: **Residential Alteration - Driveway, car porte, and patio project. Replace existing driveway, add car port and car porte, and install roof patio area on existing concrete patio area.**

Project Address/Location: **250 Lakeshore Dr Crystal lake, IL 60014**

Signature

Owner: Print and Sign name

Date **7/24/2023**

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.

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

IN THE MATTER OF THE APPLICATION OF

Matthew Hannell and Allysia Youngquist

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 Matthew Hannell and Allysia Youngquist for approval of Variations at the following real estate known as 250 Lake Shore Drive, Crystal Lake, Illinois 60014, PIN: 19-06-253-016.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to allow a covered attached deck two feet from the interior property line, an encroachment of five feet into the required seven-foot side yard setback, a porte cochère five feet from the interior property line, an encroachment of two feet into the required seven-foot setback, and construction of a porte cochère ten feet from the property line along Leonard Parkway, an encroachment of 20 feet into the required 30-foot yard abutting a street, all of which are considered extensions of the principal structure, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to 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

(Published in Northwest Herald August 19, 2023)2102188

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Matthew Hannell 3 (NAME);
Allysia Youngquist

AFFIDAVIT

Matthew J Hannell (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on September 6, 2023, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on 8/18/2023 (date)

B. That the posting requirements of the Zoning Ordnance have been complied with by placing the customary public notice sign on the subject property on 8/18/2023 (date)

(name) (Signature)

Subscribed and Sworn to me before
This 18th day of August, 2023

Notary Public

OFFICIAL SEAL
SHANNON NICOLAY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 28, 2026

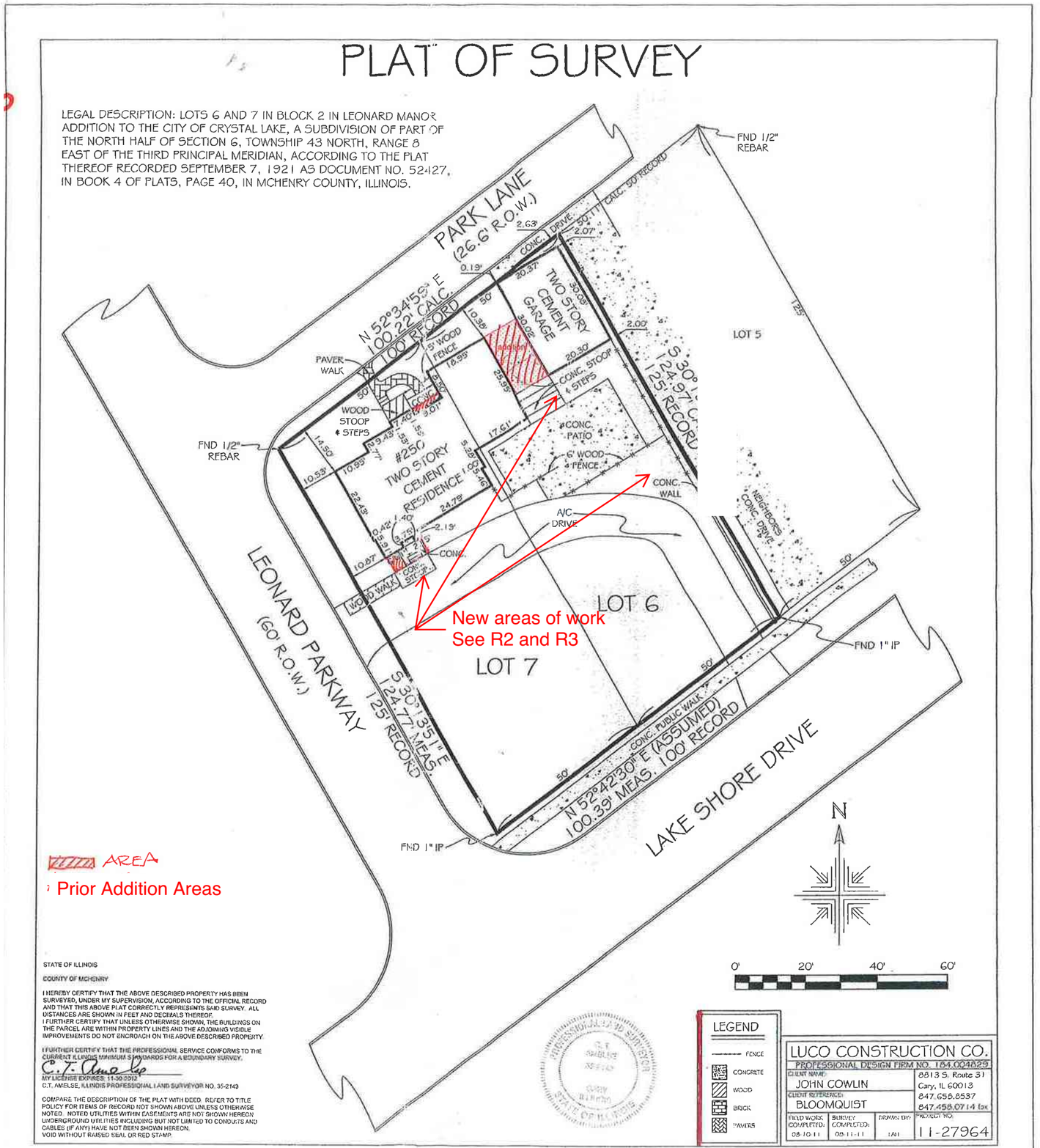
Hannell Residence Alteration Scope:

Patio Area –
•Build back deck using existing foundations and new concrete piers. Existing structure and new concrete piers to support roof covering. Spa to be installed with new electrical sub panel. Add electrical power to deck area for fans and lights.

Driveway –
•The driveway will need to be replaced due to poor condition. We would like to use basic shape with slight change to help with landscaping plan. There are existing drainage issues that will need to be addressed in the front and back driveway. I would like to work with the city to determine the best solutions for those drainage issues b/c they cause safety issues in rain/winter. The final scope with the driveway is installing 2 pergolas. They are to be used as a car porche for coverage at front door and car port.

Landscaping –
•The main lawn would remain the same with the addition of a live fence along sidewalk and Lenard Parkway. There are additional areas of landscaping by the home and in the rear of the home.

- Roofer shall be licensed
- Licensed Electrician
Asphalt driveway and concrete car port slab as required per CL



2017 22

RECEIVED
JUN 07 2017
BY:

R1: Summary of Work



R7:Sketch

SITE = 125' x 100'

12500 SF

HOUSE = 1947 SF

DRIVEWAY 1842 SF

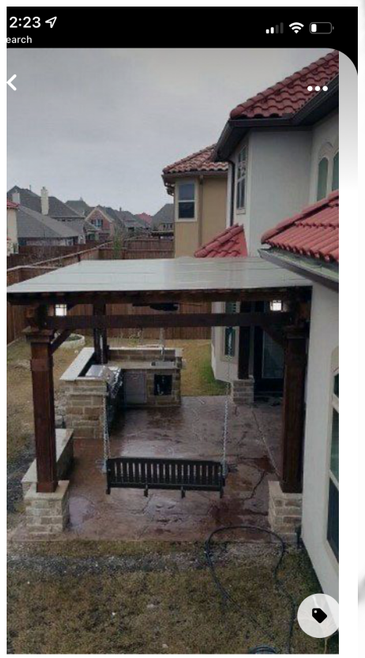
PATIO 22.4' x 24.10' 540 SF

DECK@PATIO 200 SF

STOOP@ BACK 50 SF

TOT = 4579 SF

36.67%



Next Luxury
839k followers
Follow

Visit Save

Existing Electric:
Extend to new hot tub per code

Hot Tub

New low sloped MB roof. 4x4 support posts at 10' Eq sp. with cynotube footing

New Car port, wood framed 6x6 piers at each corner with cynotube footing. 6" concrete slab on grade. Shingle roof with gutter and downspout

See R4 for plan and details

New Asphalt Driveway

New pergola over hot tub

See R5 for plan and details

New standing seam overhang at door.

Install new pavers/stairs at door entrance

Fireplace - run gas from house

New landscaping

Fence - Rehab posts and replace panels

New Car porche - New piers 6x6 at outside corners. wood framed. MB low-sloped roof with gutter and downspout.

See R5 for plan and details

Deck

Driveway

PATIO

STOOP

TWO STORY CEMENT GARAGE

RESIDENCE #250

124.77' MEAS.
125' RECORD

LEONARD PARKWAY

R2: Areas of Work

Roof line to extend length of garage 2 feet over hang over new concrete deck

TWO STORY CEMENT GARAGE

EXISTING

NEW

See R6

See R2 New areas of work

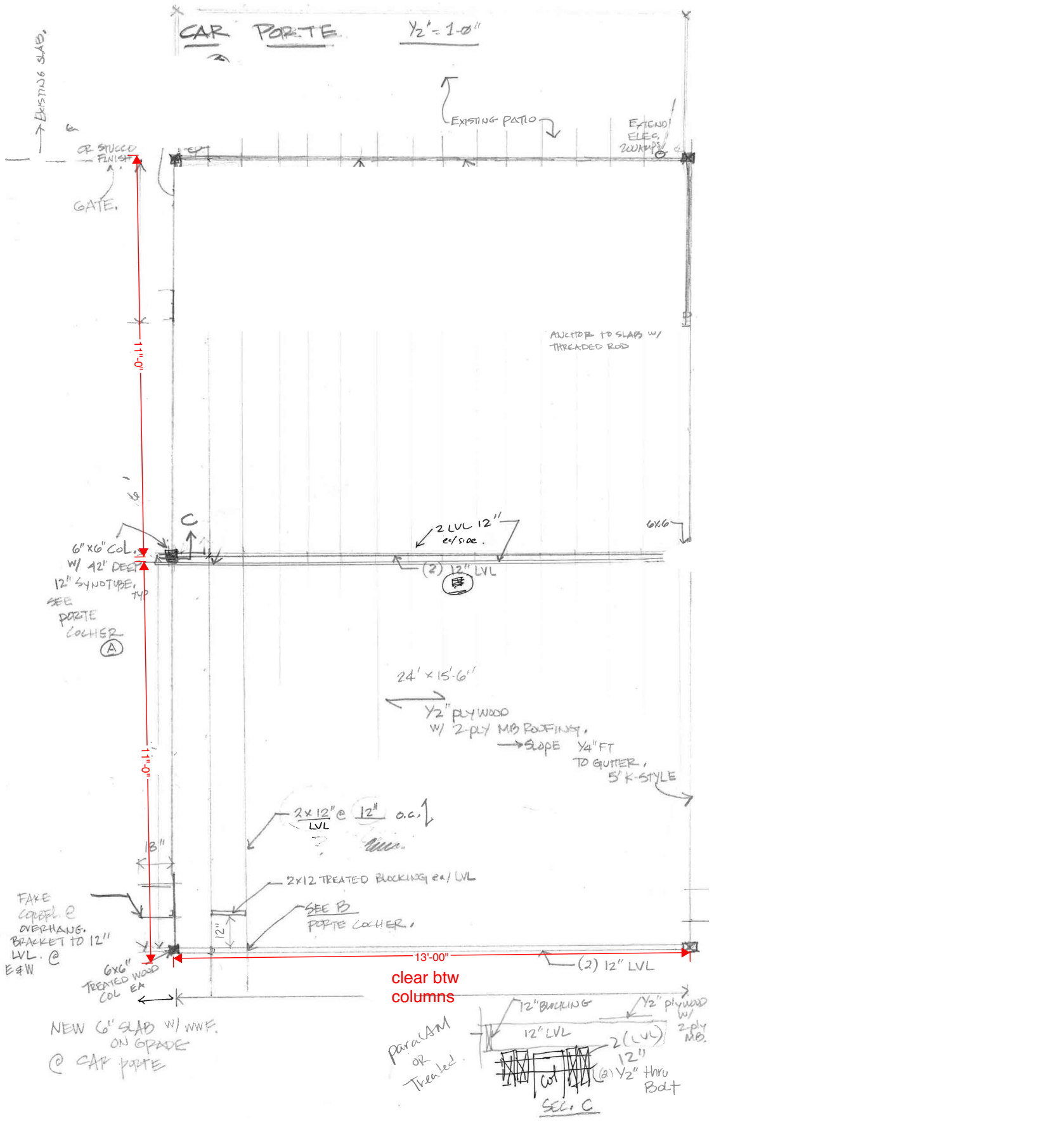
Sheet
Install new electrical panel for Hot tub

LOT 7

PURPLE

BLACK = EXISTING
RED = NEW

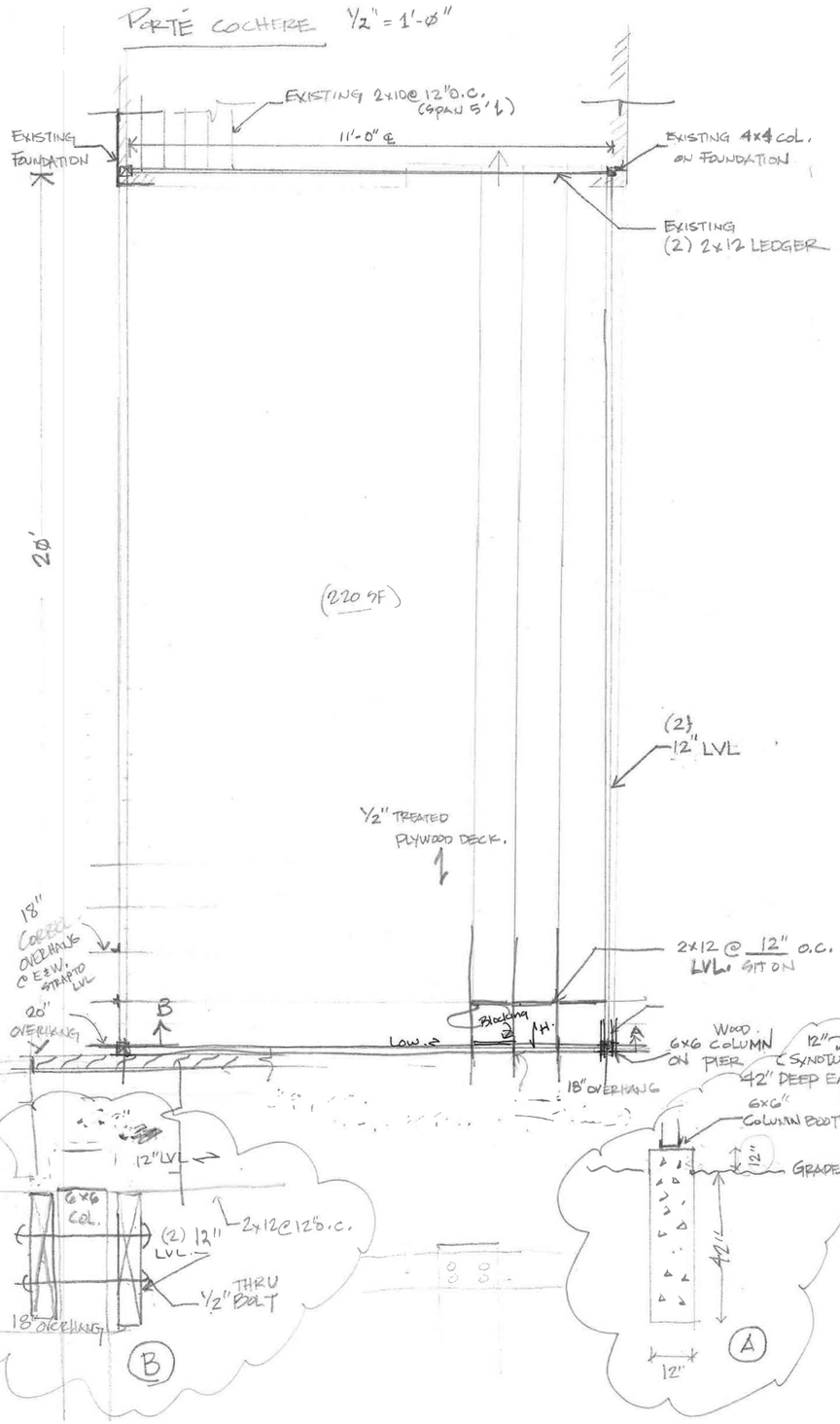
R3: Landscape Plan

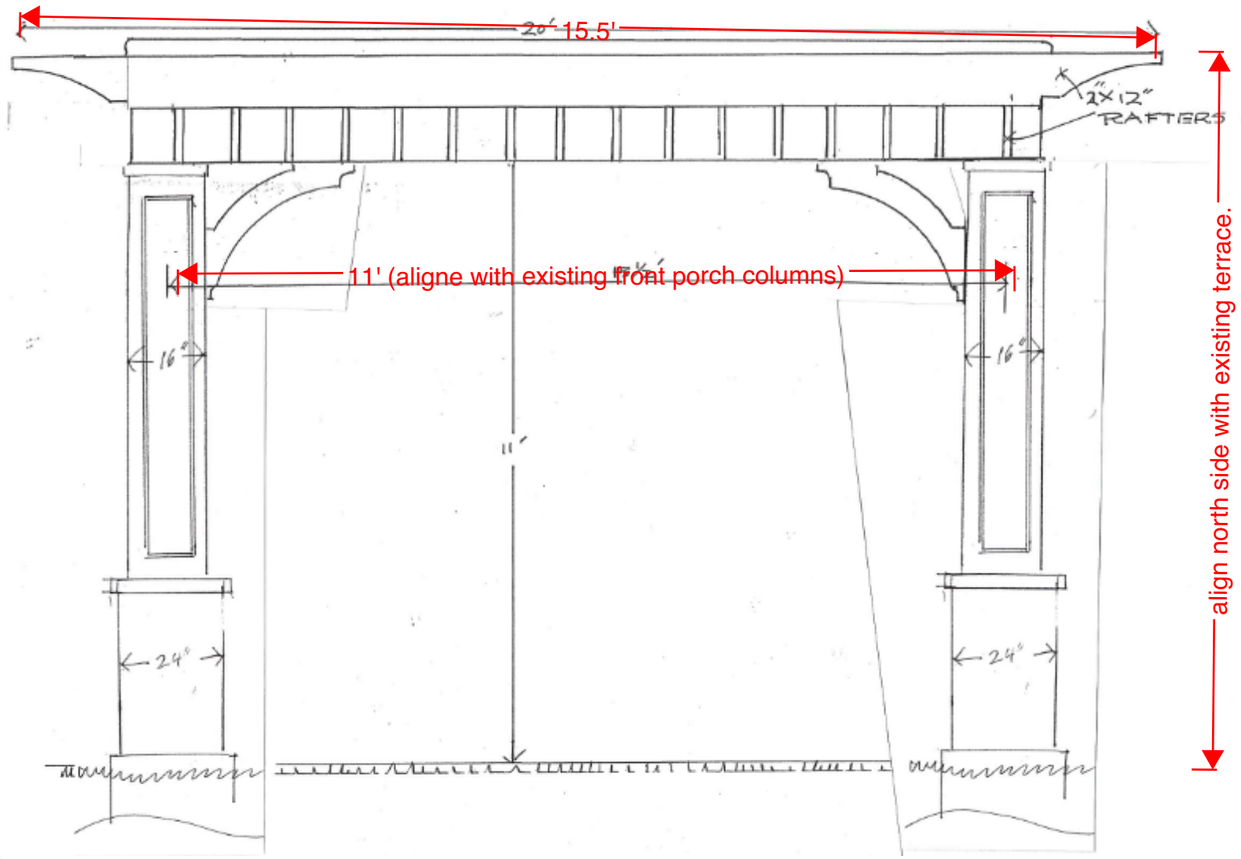

CAR PORTE
½" = 1-0"
EXISTING SLAB.
EXISTING PATIO
EXTEND ELEC. 2 OUTLETS
CR STUCCO FINISH
GATE.
ANCHOR TO SLAB W/ THREADED ROD
11'-0"
6"x6" COL. W/ 42" DEEP 12" SYNOTUBE, TYP
SEE PORTE COCHER (A)
C
2 LVL 12" e/ SIDE.
(2) 12" LVL
6X6
24' x 15'-6"
½" PLYWOOD W/ 2-PLY MB ROOFING, → SLOPE ¼" FT TO GUTTER, 5" K-STYLE
2x12" @ 12" o.c. LVL
18"
2x12 TREATED BLOCKING @ LVL
FAKE CORBEL @ OVERHANG. BRACKET TO 12" LVL. @ E&W
SEE B PORTE COCHER.
12"
6X6" TREATED WOOD COL EA
13'-00" clear btw columns
(2) 12" LVL
NEW 6" SLAB W/ WWF. ON GRADE @ CAR PORTE
12" BLOCKING
½" plywood w/ 2-ply MB.
12" LVL
2(LVL) 12"
(6) ½" thru Bolt
SEE. C
20'
18'
2"x12" RAFTERS
15½'
16"
16"
24"
24"
15'-6"
5' to lot line

R4: Car Porte

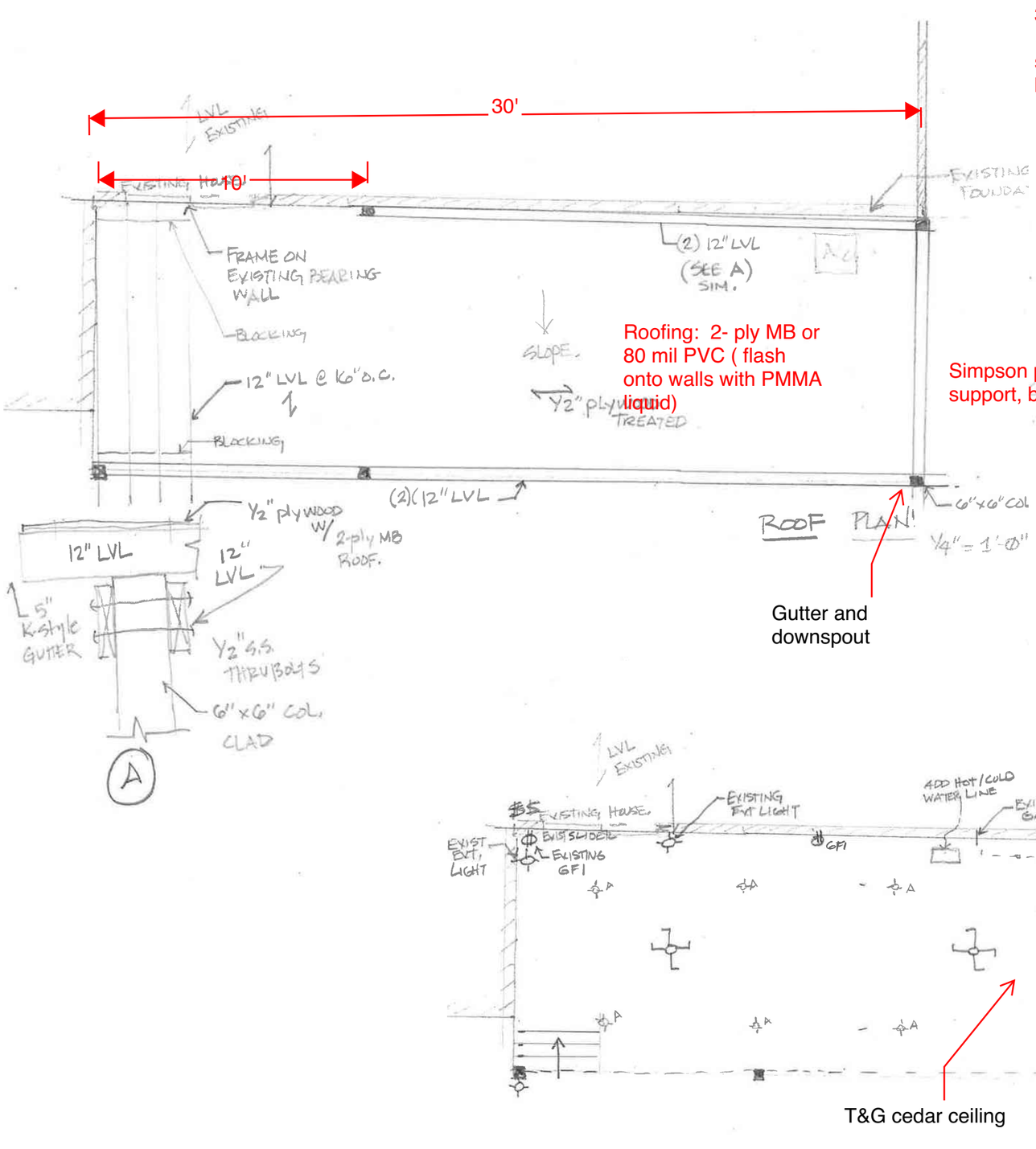
C1

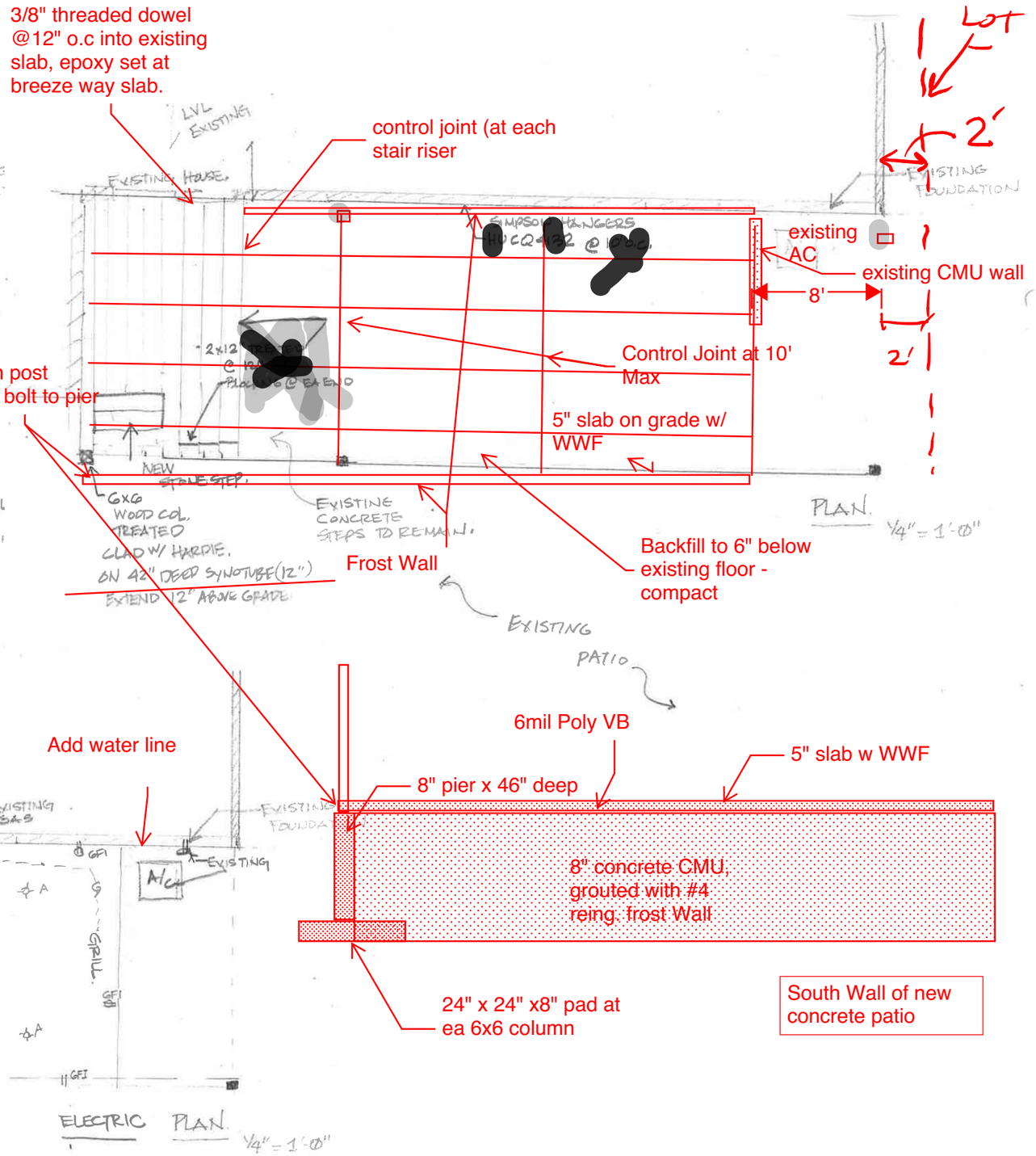
PORTE COCHERE 1/2" = 1'-0"





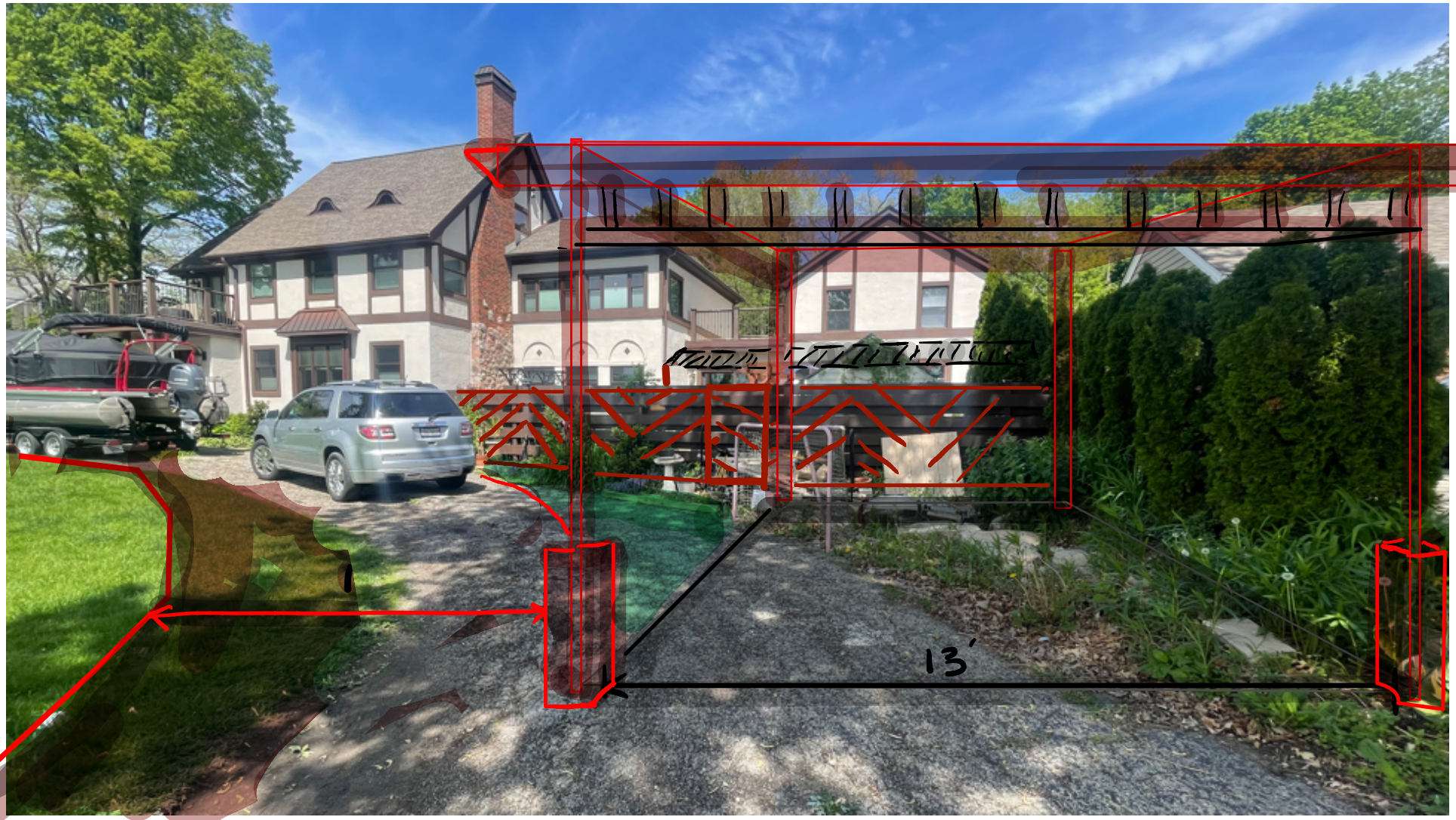
R5: Porte Cohere





Add water line

R6: Patio rennovation


13'




621 Leonard Pkwy
Exit Street View

