#2025-63
250 Lake Shore Drive – Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 21, 2025

Requests: A variation to allow an existing patio roof, which extends two feet into the required seven-foot side yard setback, to be converted into a second-story deck.

Location: 250 Lake Shore Drive

Acreage: Approximately 12,473 square feet

Existing Zoning: R-2 Single Family Residential

Surrounding Properties:

North:	R-2 Single Family Residential
South:	R-E Residential Estate
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is a single-family residence with attached garage on a lot with public streets on three sides (Lake Shore Drive, Leonard Parkway, and Park Lane).
- Previous Approvals:
    - In 2017, an administrative variation (#2017-22) was approved allowing an addition to connect the detached garage to the house, which had nonconforming corner-side, rear, and interior-side yard setbacks.
    - In 2023, simplified residential variations were approved allowing a covered attached deck two feet from the interior property line, a porte cochere five feet from the interior property line, and a second porte cochere ten feet from the property line along Leonard Parkway.

Development Analysis:

General

- Request: to allow an existing patio roof, which extends two feet into the required seven-foot side yard setback, to be converted into a second-story deck.
    - This structure received a setback variation in 2023.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.



Drawing provided by the petitioner:



Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a simplified residential zoning variation to allow an existing patio roof, which extends two feet into the required seven-foot side yard setback, to be converted into a second-story deck.

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 4/21/25)
   B. Plat of Survey (Luco, dated 08/11/11)

2. Work with staff on the second-story exterior light fixtures, so as to limit potential adverse impacts to the neighboring property.

Northwest Herald

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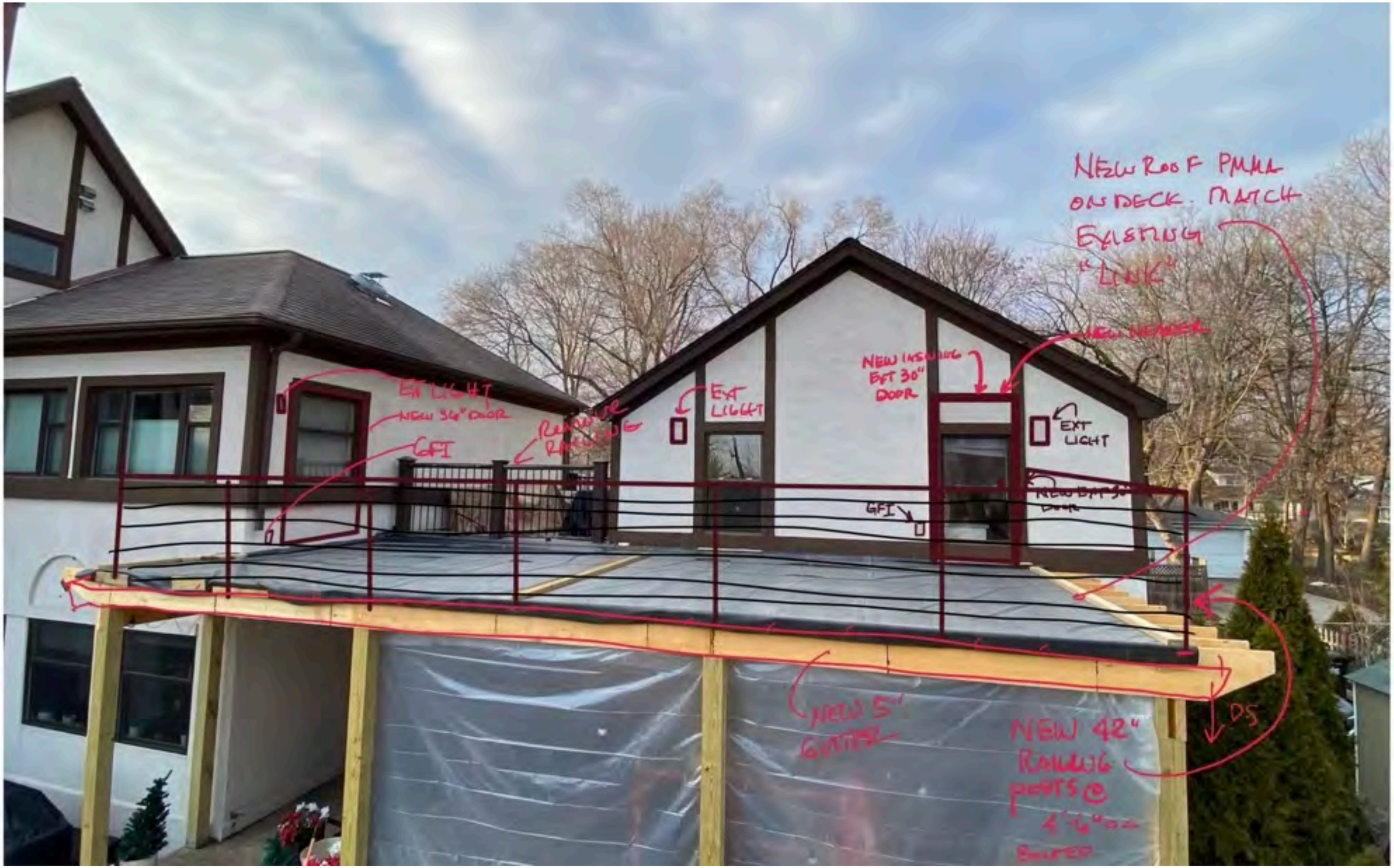
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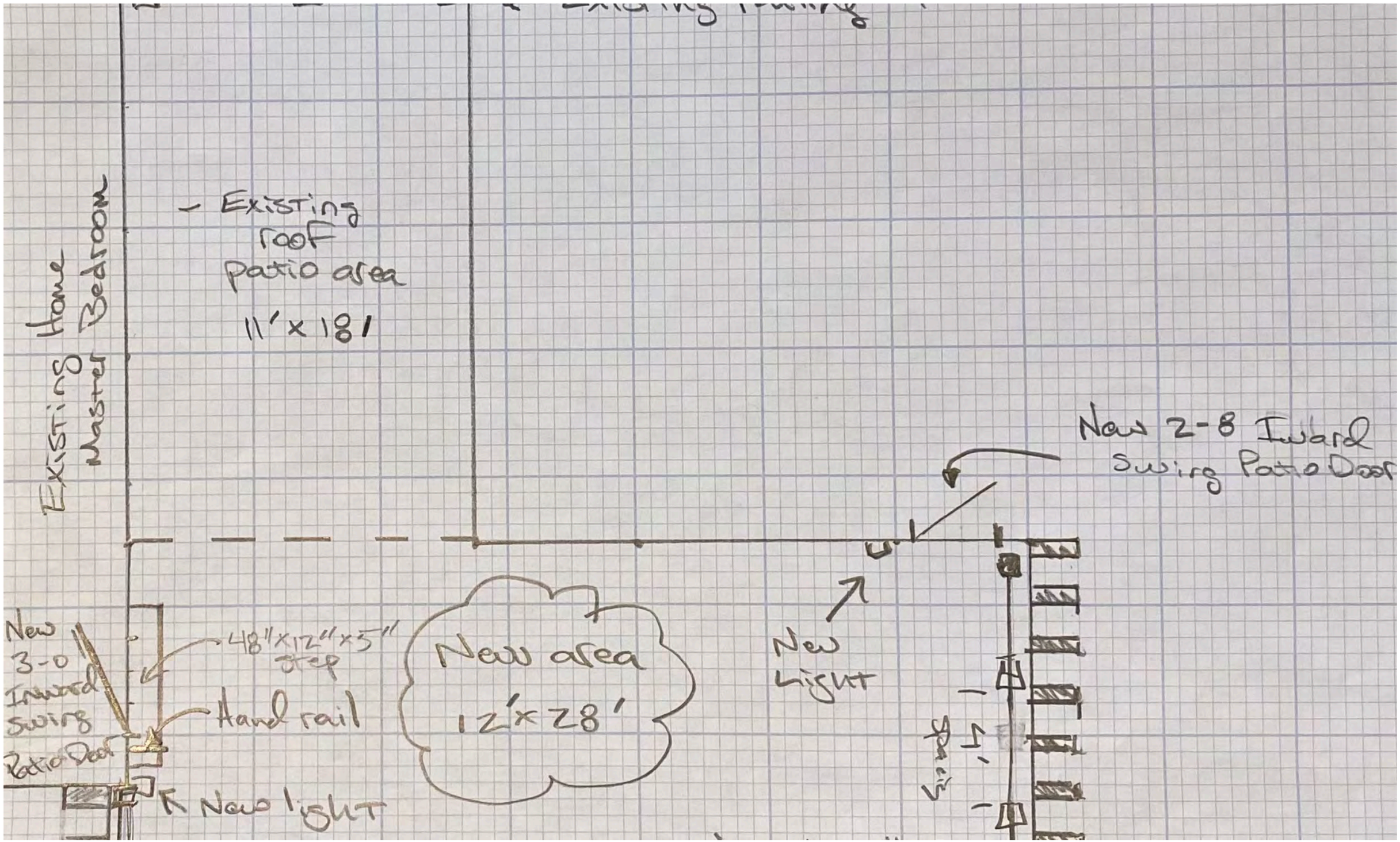
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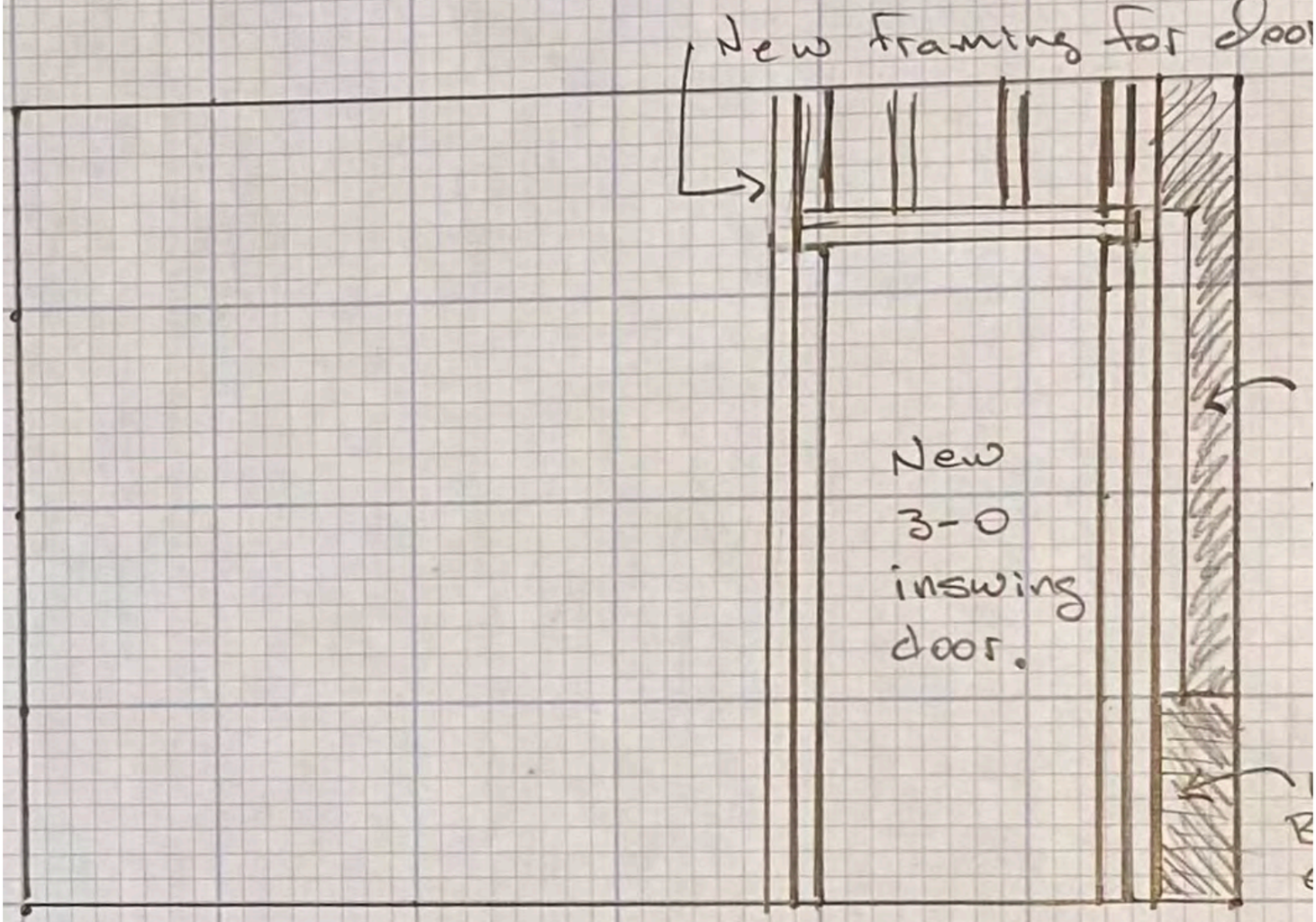
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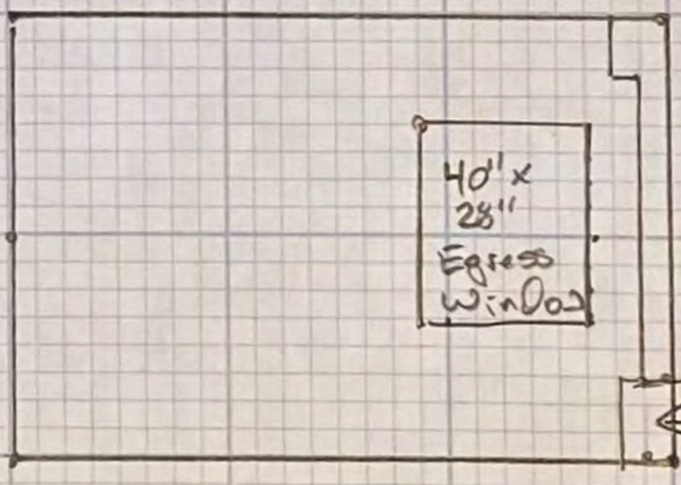
PUBLIC NOTICE PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCH ILLINOIS IN THE MATTER OF THE APPLICATION OF Matthew Hannell LEGAL NOTICE Notice is hereby given in compliance v Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning ar Commission upon the application by Matthew Hannell for approval of a Variation at the following real estate known as 250 Crystal Lake, Illinois 60014, PIN: 19-06-253-016. This application is filed for the purpose of seeking Simplified Residential to construct a second-story deck, extending two feet into the required seven-foot side yard setback, as well as any other v presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 3, Article 4, and Article 9. I project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public he Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, May 21, 2025, at the Crystal Lak West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Cha and Zoning Commission City of Crystal Lake (Published in the Northwest Herald May 6, 2025) 2243772

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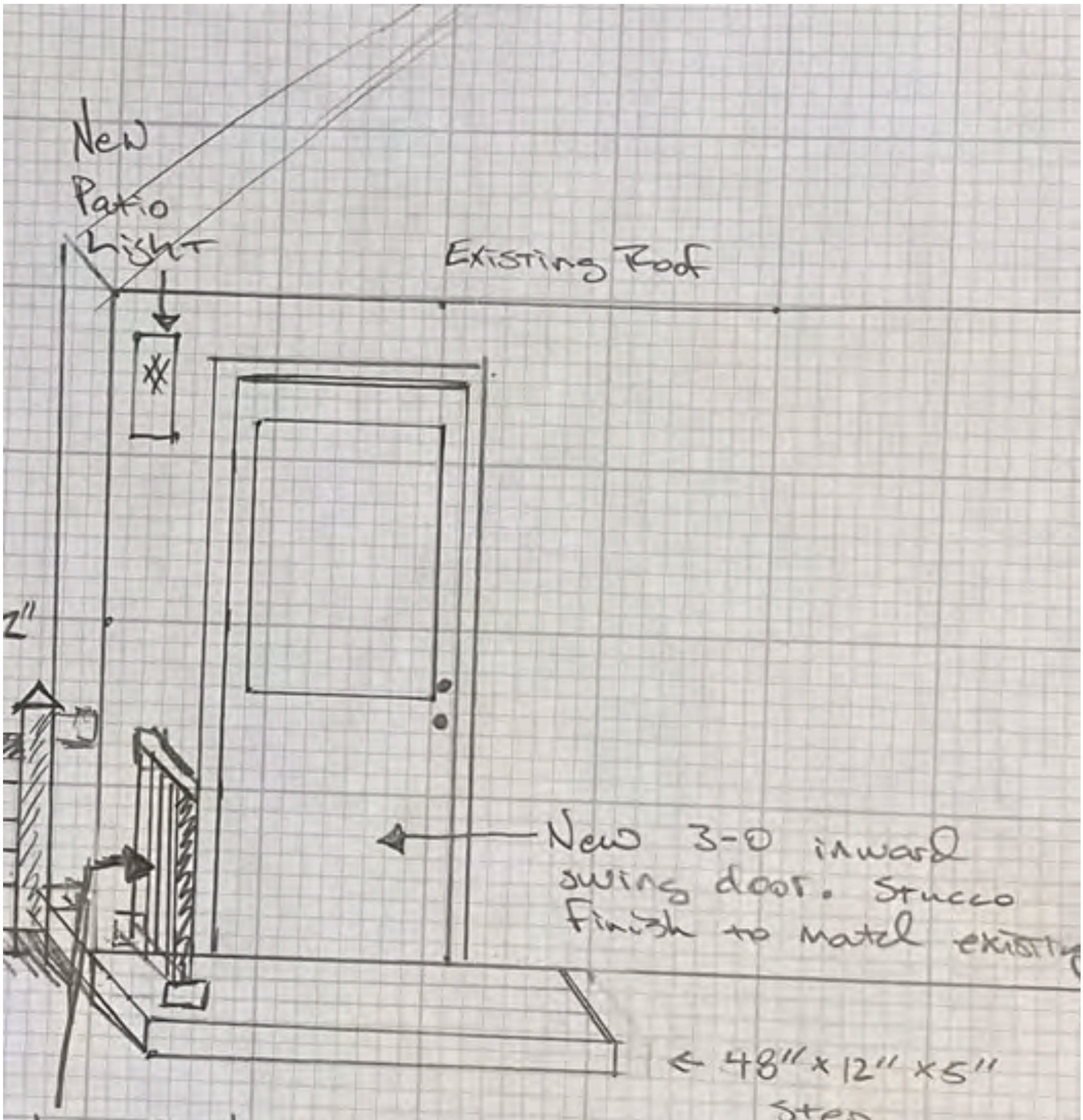

NEW ROOF PANEL ON DECK. MATCH EXISTING "LINK"
NEW HEADER
NEW INSWING EXT 30" DOOR
EXT LIGHT
EXT LIGHT
NEW 36" DOOR
GFI
GFI
NEW 5" GUTTER
NEW 42" RAILING POSTS @ 4'-6" o.c.
DS

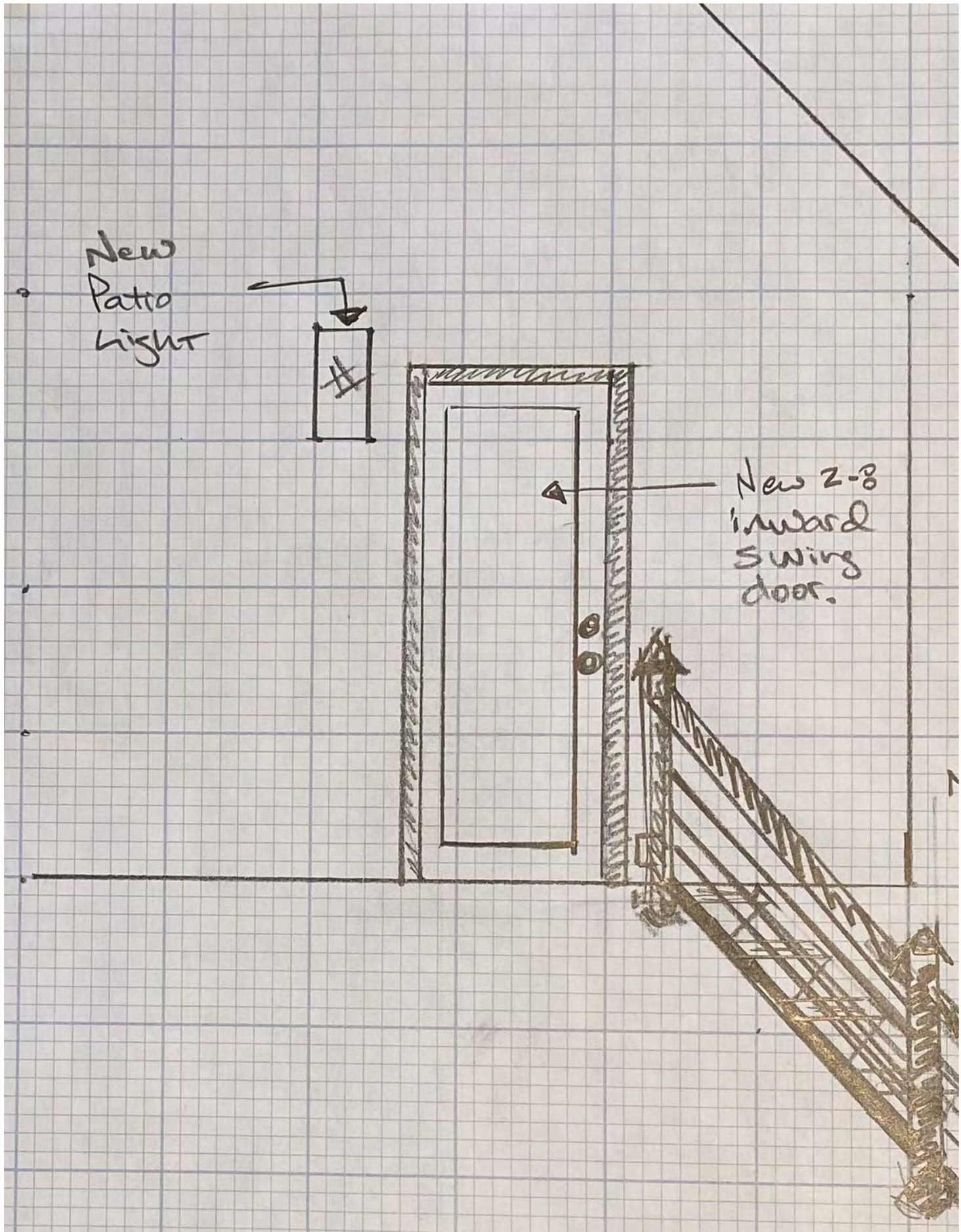

Existing Home Master Bedroom
- Existing roof Patio area 11' x 18'
New 2-8 Inward Swing Patio Door
New 3-0 Inward Swing Patio Door
48" x 12" x 5" step
Hand rail
New area 12' x 28'
New light
New light
Space 5'





- Existing wall/window


New
Patio
Light
Existing Roof
2"
New 3-0 inward
swing door. Stucco
finish to match existing
48" x 12" x 5"
step
-handrailing on step. 42"

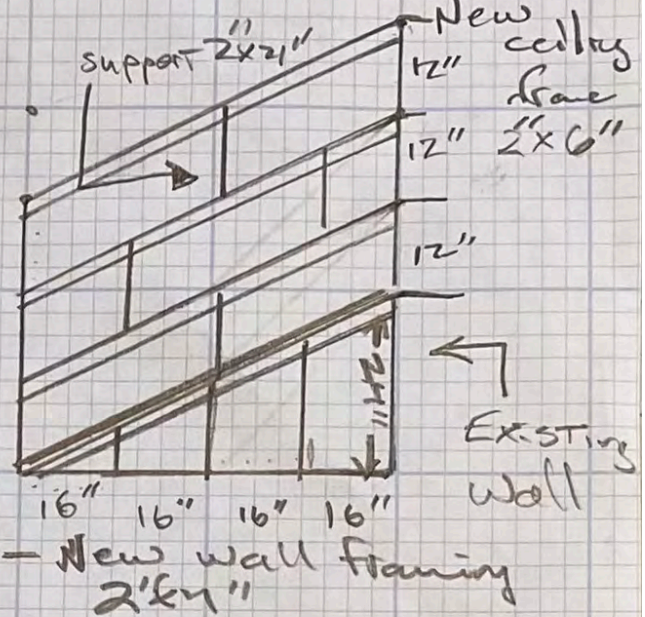

New
Patio
Light
New 2-8
inward
swing
door.

existing ballon framing

- Add 24" to ceiling height above 36" platform

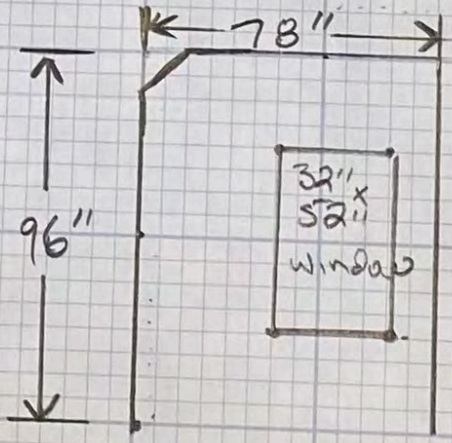
96"

New door opening 2-8

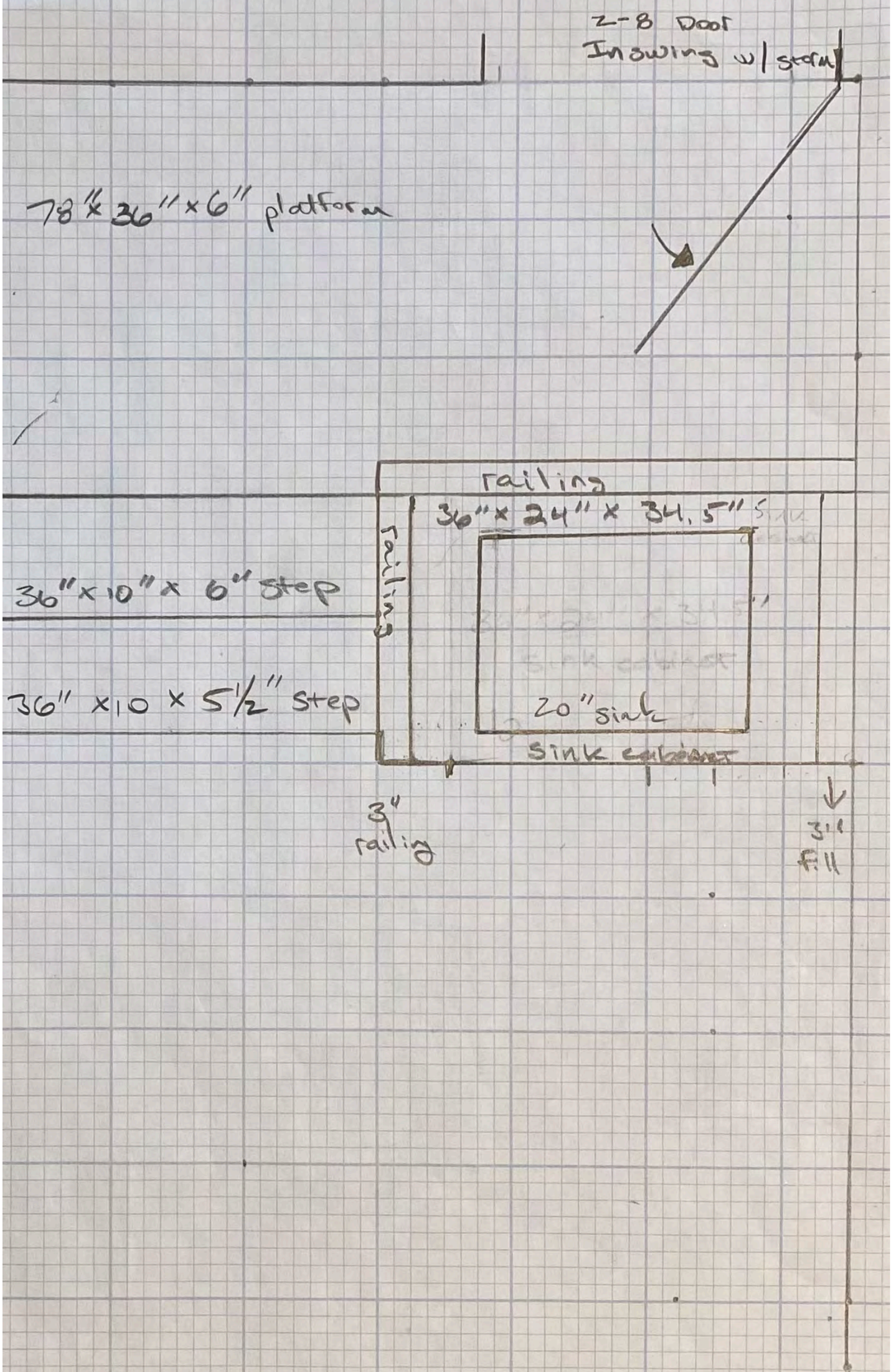


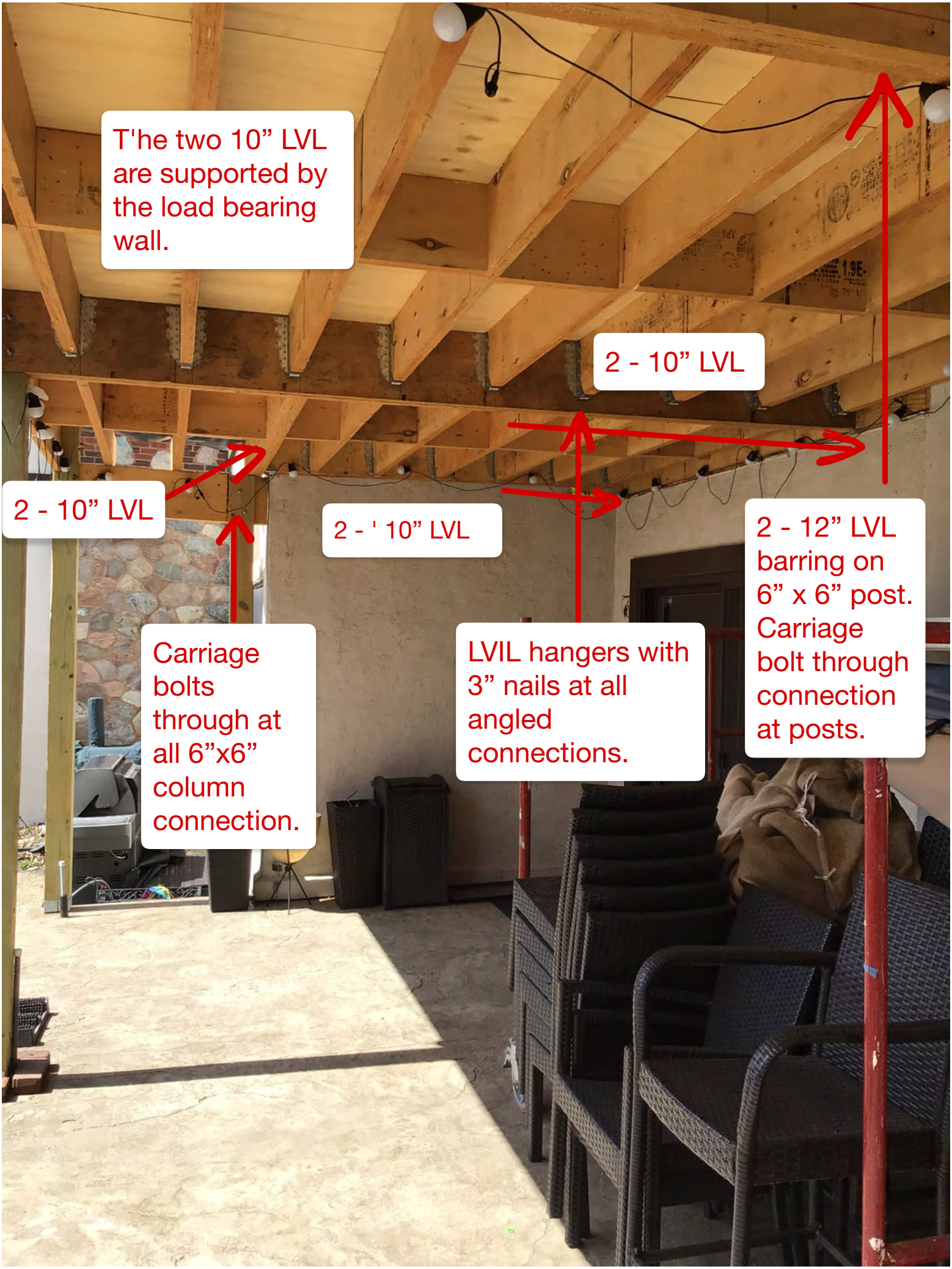
- New wall framing 2'6"

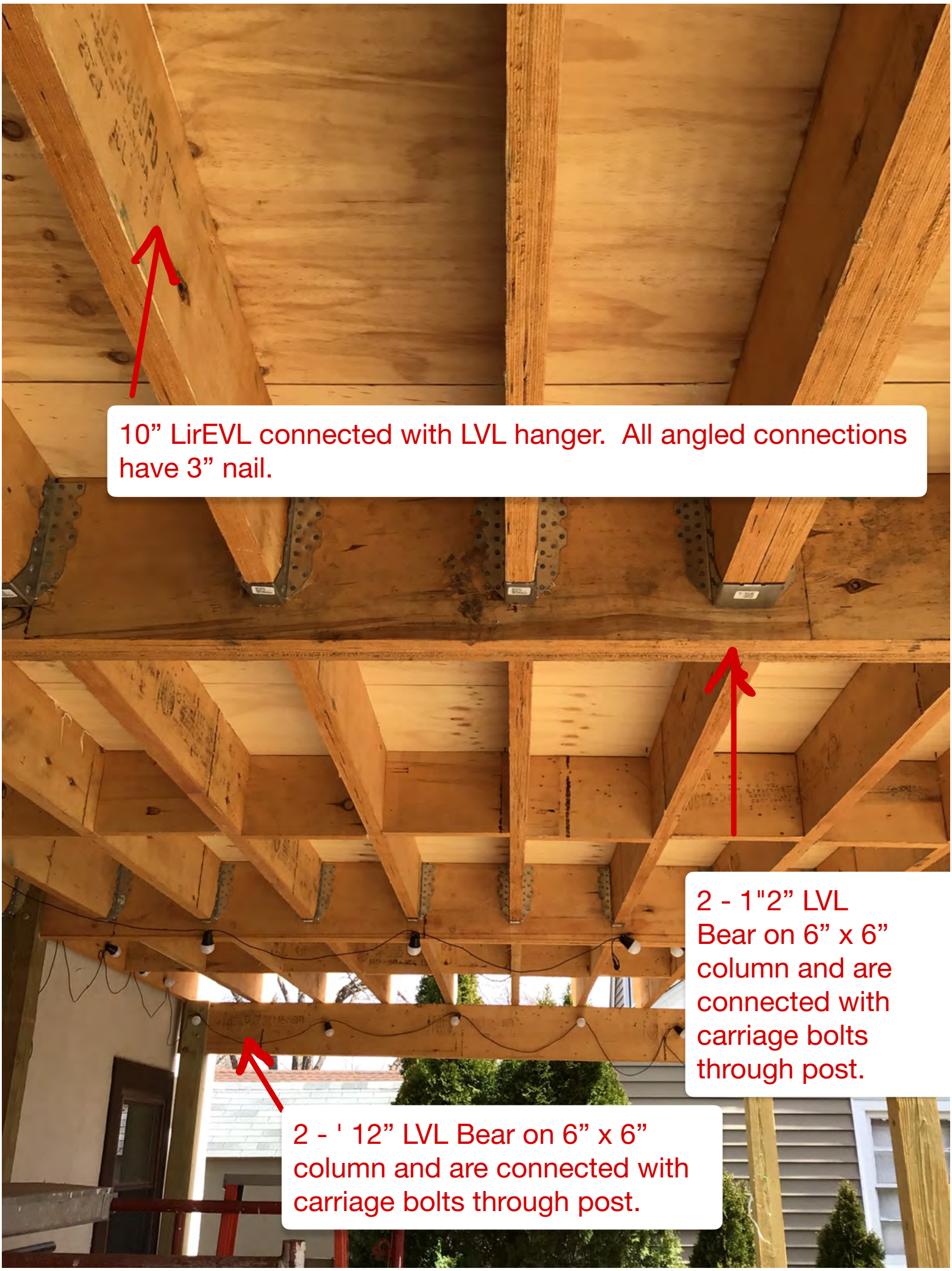
- install new framing above platform. Use existing roof pitch and raise ceiling 24"



- Existing ceiling is 8'. window


2-8 Door
Inswing w/ storm
78" x 36" x 6" platform
railing
36" x 24" x 34.5" sink
railing
36" x 10" x 6" step
36" x 10 x 5½" step
20" sink
sink cabinet
3" railing
3" fill


T'he two 10” LVL are supported by the load bearing wall.
2 - 10” LVL
2 - 10” LVL
2 - ' 10” LVL
2 - 12” LVL barring on 6” x 6” post. Carriage bolt through connection at posts.
Carriage bolts through at all 6”x6” column connection.
LVIL hangers with 3” nails at all angled connections.


10” LirEVL connected with LVL hanger. All angled connections have 3” nail.
2 - 1"2” LVL Bear on 6” x 6” column and are connected with carriage bolts through post.
2 - ' 12” LVL Bear on 6” x 6” column and are connected with carriage bolts through post.