#2025-96
115 Edgewood Avenue – Variation
Project Review for Planning and Zoning Commission

Meeting Date:	July 2, 2025
Request:	To demolish an existing garage and not provide the required one enclosed parking space.
Location:	115 Edgewood Avenue
Acreage:	Approximately 6,500 square feet
Existing Zoning:	R-2 Single Family
Surrounding Properties:	North: R-2 Single Family South: R-2 Single Family East: R-2 Single Family West: R-2 Single Family
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The existing garage is approximately 12 feet by 21 feet (252 square feet). It is small and restrictive for vehicle storage and in a dilapidated state. The petitioner is planning to demolish the structure for safety reasons.
- Article 4-200 of the UDO requires two (2) off-street parking spaces per single-family dwelling unit. At least one (1) space must be an enclosed garage.

Development Analysis:

General

- Request: To allow the demolition of the existing garage and not construct a new garage to meet the requirement of one (1) enclosed parking space.
- Zoning: The site is zoned R-2 Single Family and used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

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 Action: 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 4-200 the requirement for one (1) enclosed parking space.

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:

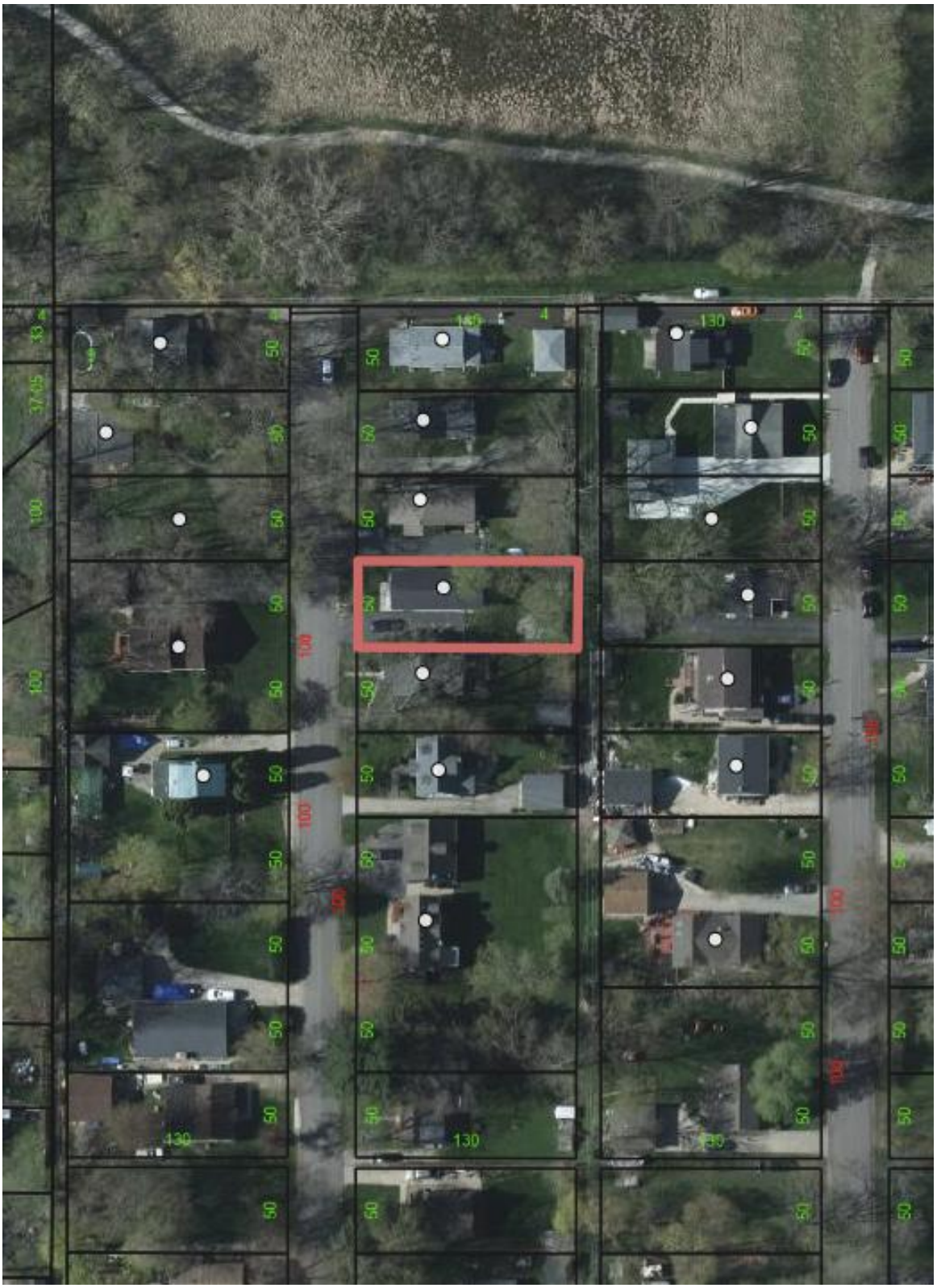
If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Scott, received 06/11/25)
   B. Plat of Survey (Hattendorf Land Surveying, dated 11/09/20, received 06/11/25)

2. The petitioner shall apply for a demolish permit.

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

PIQ Map
115 Edgewood Avenue



Docusign Envelope ID: A87F3FCC-D798-489B-AD4A-5160DFDB47D1

Application for Simplified Residential Variation

Application Number: _____ **FOR OFFICE USE ONLY**

Project Name: _____

Date of Submission: _____

I. Applicant

Hunter Scott

Name

115 Edgewood Ave

Street

Crystal Lake, IL 60014

City State Zip Code

630-274-5262, no fax number, hunter@stratacloudaccountants.com

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Hunter Scott

Name

115 Edgewood Ave, Crystal Lake, IL 60014 630-360-5262

Address Telephone Number

III. Project Data

1. a. Location/Address: 115 Edgewood Ave, Crystal Lake, IL 60014

   b. PIN #: 18-01-202-005

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

We bought this property in 2020. When we bought this property we had a structure the size of a shed in the backyard. This shed structure had no driveway going to it, and it was locked into the backyard with a fence. It is now falling apart, and it needs to be torn down for safety reasons. We would like to put up a smaller plastic shed up in its place to store our yard equipment. We were told this isn't code because there is no garage, but there has never been a garage since we bought it.

IS THE HARDSHIP SELF-CREATED?

No.

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ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

Yes, many houses on our street don't have a garage.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No. It will be dangerous if we don't tear it down.

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

No, it will only improve the property and the properties around it.

3. List any previous variations that are approved for this property: None to my knowledge

IV. Signatures

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.

DocuSigned by:
Hunter Scott
92FDF5B11A3D456...

6/8/2025

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.

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

IN THE MATTER OF THE PETITION OF Hunter & Catie Scott

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Hunter Scott for a Variation for the property at 115 Edgewood Avenue in Crystal Lake, Illinois 60014. PIN: 18-01-202-005.

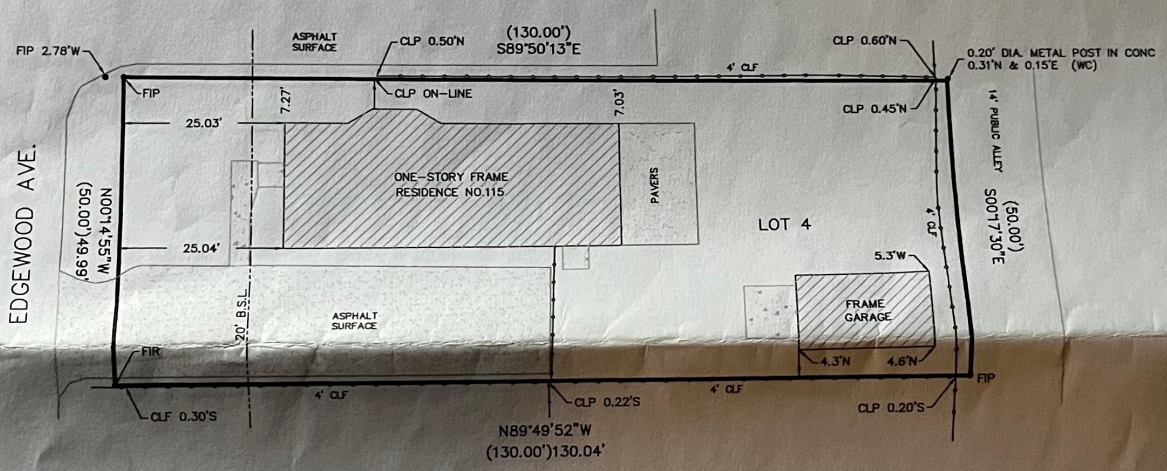
This application is filed for the purpose of seeking a Simplified Residential Variation to remove the garage and not meet the requirement to have an enclosed parking space, as well as any other variations as necessary to approve the plans as presented, pursuant to Article 4 and Article 9. Plans for this 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 for this request will be held at 7:00 p.m. on Wednesday, July 2, 2025, 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 June 14, 2025) 2252765

PLAT OF SURVEY

LOT 4 IN BLOCK 2 IN NORTH CRYSTAL LAKE PARK BEACH SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT NO.68367 IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.



ABBREVIATIONS
DIA=DIAMETER
CONC=CONCRETE
CLF=CHAIN LINK FENCE
(WC)=WITNESS CORNER
B.S.L.=BUILDING SETBACK LINE
CLP=CENTER LINE POST (FENCE)
P.U.D.E.=PUBLIC UTILITY & DRAINAGE EASEMENT

● SIR=SET IRON ROD
● FIR=FOUND IRON ROD
● FIP=FOUND IRON PIPE

(150.00')=RECORD INFORMATION
150.00'=MEASURED INFORMATION

SURVEYORS NOTES
THE BASIS OF BEARINGS SHOWN HEREON IS ASSUMED AND ARE SHOWN FOR ANGULAR REFERENCE ONLY.

THE AREA CONTAINED IN THE SURVEY SHOWN HEREON IS: 6,499 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1) COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES TO SURVEYOR AT ONCE.
2) FOR BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
3) CALL J.U.L.I.E. @ 1-800-892-0123 FOR LOCATIONS OF UNDERGROUND UTILITIES, 48 HOURS PRIOR TO ANY DIGGING OR CONSTRUCTION.
4) THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROPERTY ADDRESS: 115 EDGEWOOD AVE., CRYSTAL LAKE, IL. 60014
PERMANENT INDEX NUMBER: 18-01-202-005

TITLE REPORT NO. 20GNW709254GV WAS REVIEWED IN THE PREPARATION OF THIS SURVEY, HOWEVER EASEMENTS, LIMITATIONS, RIGHTS AND RESTRICTIONS MAY STILL EXIST THAT ARE NOT SHOWN HEREON, PLEASE CONSULT LEGAL COUNSEL OR YOUR LOCAL MUNICIPAL AUTHORITIES FOR CLARIFICATION.

I, BRADLEY E. HATTENDORF, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT CONFORMS TO OR EXCEEDS THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATED THIS 9TH DAY OF NOVEMBER, 2020

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3372
MY PROFESSIONAL LAND SURVEYORS LICENSE EXPIRES NOVEMBER 30, 2020.

SCALE: 1"=20'

SURVEY PREPARED AT THE REQUEST OF: SPRING LAW, LLC. 10 ILLINOIS ST., SUITE 110 ST. CHARLES, IL. 60174	SURVEY PREPARED BY: HATTENDORF LAND SURVEYING, P.C. PROFESSIONAL DESIGN FIRM NO. 184007646 P.O. BOX 1079 ELGIN, ILLINOIS 60121 TEL. (847) 717-3149 FAX.(847) 717-3159 bhattendorf@sbcglobal.net	FIELD WORK COMPLETED: NOVEMBER 04, 2020 DRAFTING COMPLETED: NOVEMBER 09, 2020 FIELD WORK: BEH DRAWN BY: BEH CHECKED BY: BEH

BRADLEY E. HATTENDORF 35-3372 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ELGIN, ILLINOIS