#2025-180
758 Norwich Court –Administrative Variation
Project Review for Zoning Administrator

Meeting Date: October 13, 2025

Request: Administrative Variation from Article 3 and Article 4 of the Unified Development Ordinance (UDO) to allow the reconstruction of a deck in the rear yard having a setback of approximately 17.5 feet from the rear property line, instead of the required 20-foot minimum, in accordance with UDO Section 9-200I-2.a.i.

Location: 758 Norwich Court

Existing Zoning: R-2 PUD Single-Family Residential

Surrounding Properties:
North: R-2 PUD Single-Family Residential
South: R-2 PUD Single-Family Residential
East: R-2 PUD Single-Family Residential
West: R-2 PUD Single-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- Existing Use: This property contains a single-family residence.
- Historical aerials indicate the rear deck was constructed at the same time as the home.

Development Analysis:

General

- Request: To allow the reconstruction of a deck in the rear yard having a setback of approximately 17.5 feet from the rear property line, instead of the required 20-foot minimum.
- The proposed deck has a different orientation than the original, but matches the existing deck, which extends 2.5 feet into the rear yard setback. It will be constructed of wood with aluminum railing.
- This application qualifies for an administrative variation because Section 9-200I-2.a.i., the construction of an accessory structure which does not increase the nonconformity as established by the principal structure.

Standards of Approval:

ADMINISTRATIVE VARIATION

The petitioner is requesting a variation from Article 3 and Article 4 of the Unified Development Ordinance (UDO) to allow the reconstruction of a deck in the rear yard having a setback of approximately 17.5 feet from the rear property line, instead of the required 20-foot minimum. The Unified Development Ordinance lists specific standards of approval for the review and approval of an administrative variation. The granting of a variation rests upon the applicant proving one or more of the following standards have been met. It is the responsibility of the petitioner to prove hardship at the Zoning Administrator public hearing.

i. The petitioner is performing maintenance, on a legally permitted structure, which may include removal and replacement, but shall not increase the nonconformity.
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

ii. The improvement is to meet a building code requirement; such as a stoop or landing for egress purposes that would encroach into the setback, provided the improvement is the minimum necessary to meet the code.
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

iii. The construction of an accessory structure (deck, fence, etc.) which does not increase the nonconformity as established by the principal structure (e.g., A deck may be constructed off the rear of the house, provided it does not extend farther into the setback than the farthest point of the house. A fence, which does not meet the setback requirement for the proposed height, may be constructed, provided it does not extend farther into the setback than the house.)
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

iv. The addition/enlargement to a nonconforming structure which does not increase the nonconformity into the setback, as established by the farthest point of the existing structure.
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

v. The variation is the result of right-of-way taking.
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

vi. The minimum parking space requirements of Section 4-200 cannot be met and if one of the following is met:

a. The parking requirements of a specific use or development necessitate fewer parking spaces than required by this Ordinance. In support of such request, the applicant must present a trip generation and parking demand study or such other information deemed to be reliable by the Zoning Administrator which demonstrates the reduced parking demand for the development.
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

b. For existing buildings in the Downtown District and Virginia Street Corridor, when a change of use to a more intensive use makes compliance with the required number of parking spaces impossible because of specific

site constraints, the applicant may request to reduce the required number of off-street parking spaces.
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

vii. The variation cannot be for a setback encroachment in the front yard of a lake lot.
☐ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

Conditions of Approval:

Staff has no recommended conditions of approval. At the time of the hearing, the zoning administrator may choose to apply conditions to the administrative variation approval.

PARCEL IN QUESTION

758 Norwich Court



City of Crystal Lake
Development Application

Office Use Only
File # 2025-166

Project Title: 758 Norwich Court

Action Requested

☐ **Administrative Variation**

Petitioner Information

Name: TL Decks

Address: 135 Erick Street, Unit P

Crystal Lake, IL 60014

Phone:

Fax:

E-mail:

Owner Information (if different)

Name: George & Denise Lobb

Address: 758 Norwich Ct

Crystal Lake, IL 60012

Phone:

Fax:

E-mail:

Property Information

Project Description: Rebuilding a deck with the same footprint and layout but changing the stair and landing location.

Project Standard of Approval Being Applied for:

☑ The petitioner is performing maintenance, on a legally permitted structure, which may include removal and replacement, but shall not increase the nonconformity.

☐ The improvement is to meet a building code requirement; such as a stoop or landing for egress purposes that would encroach into the setback, provided the improvement is the minimum necessary to meet the code.

☐ The construction of an accessory structure (deck, fence, etc.) which does not increase the nonconformity as established by the principal structure (e.g., A deck may be constructed off the rear of the house, provided it does not extend farther into the setback than the farthest point of the house. A fence, which does not meet the setback requirement for the proposed height, may be constructed, provided it does not extend farther into the setback than the house.)

☐ The addition/enlargement to a nonconforming structure which does not increase the nonconformity into the setback, as established by the farthest point of the existing structure.

☐ The variation is the result of right-of-way taking.

☐ The minimum parking space requirements of Section 4-200 cannot be met and if one of the following is met:

- ☐ The parking requirements of a specific use or development necessitate fewer parking spaces than required by this Ordinance. In support of such request, the applicant must present a trip generation and parking demand study or such other information deemed to be reliable by the Zoning Administrator which demonstrates the reduced parking demand for the development.
- ☐ For existing buildings in the Downtown District and Virginia Street Corridor, when a change of use to a more intensive use makes compliance with the required number of parking spaces impossible because of specific site constraints, the applicant may request to reduce the required number of off-street parking spaces.

Project Address/Location: 758 Norwich Ct, Crystal Lake, IL 60012

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: TL Decks- 135 Erick Street, Unit P, Crystal Lake, IL 60014/ 224-888-4088/ tldecksco@gmail.com

Architect: _____

Attorney: _____

Other: _____

Signatures

Alex Larson (TL Decks) 9/16/25

PETITIONER: Print and Sign name (*if different from owner*) **Date**

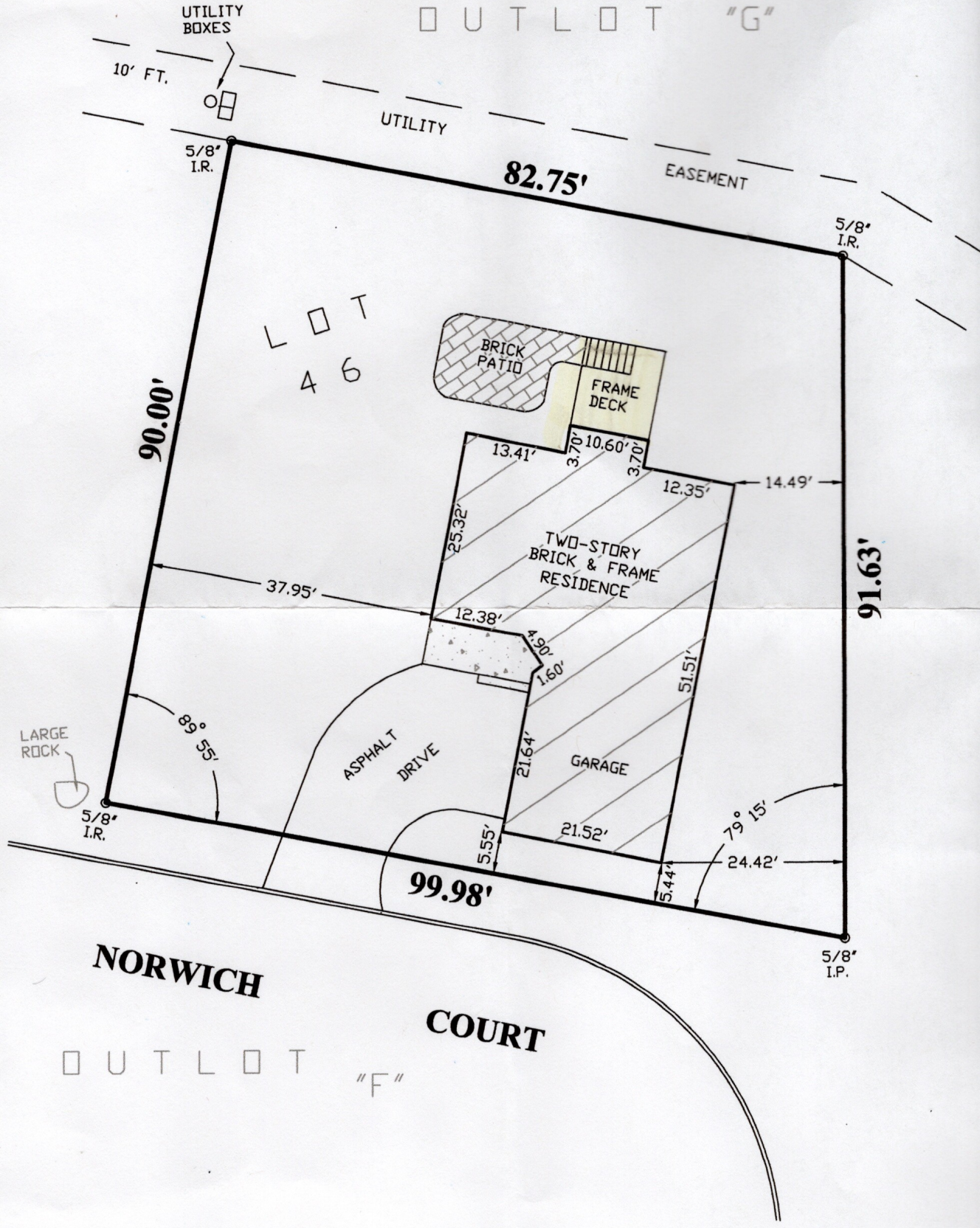
As owner of the property in question, I hereby authorize the seeking of the above requested action.

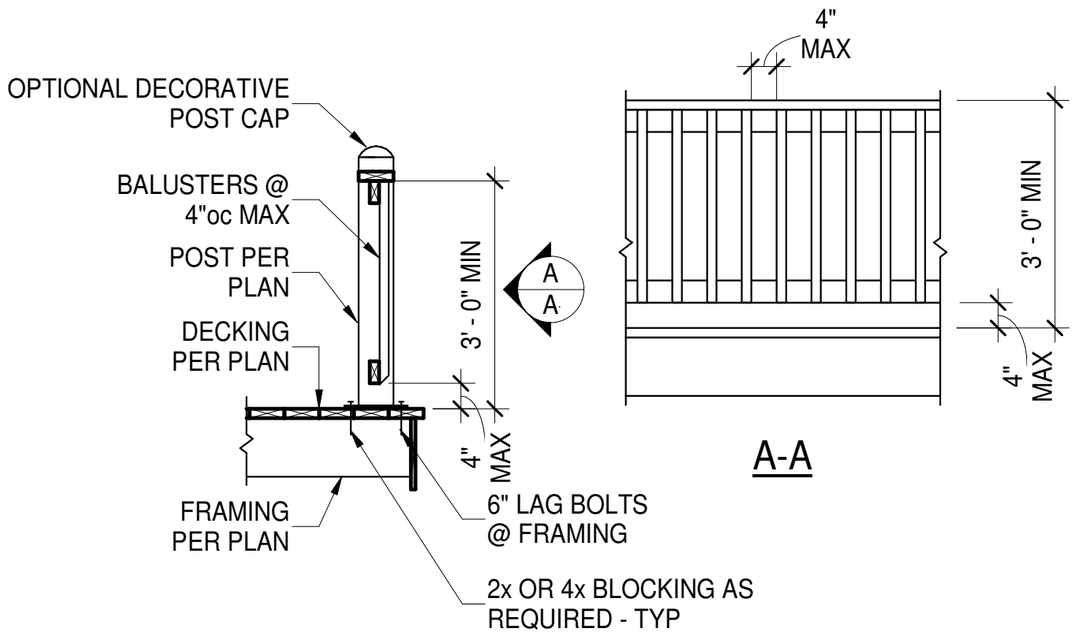
George Lobb 9/16/25

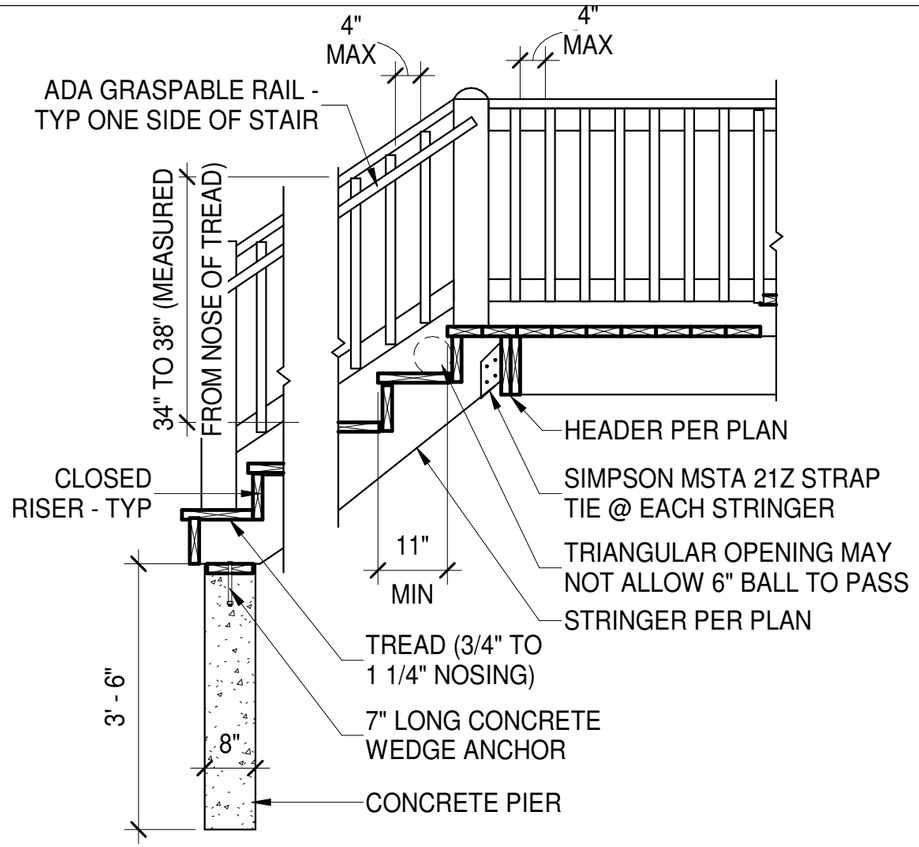
OWNER: Print and Sign name **Date**

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.

NUMBER 00R 01053, IN MCHENRY COUNTY, ILLINOIS.

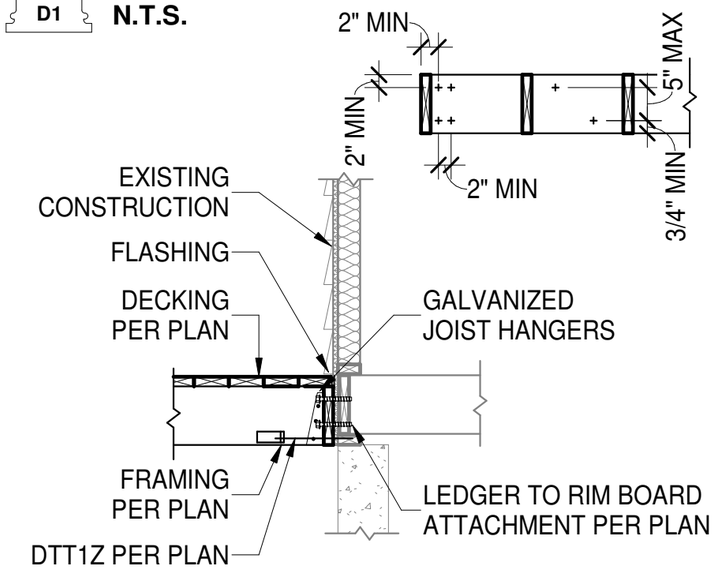






A D1 TYPICAL POST TO DECK DETAIL

N.T.S.

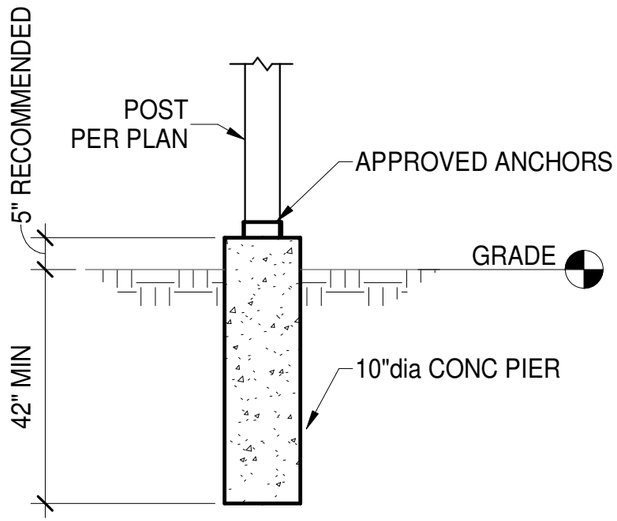


B D1 TYPICAL STAIR DETAIL

N.T.S.

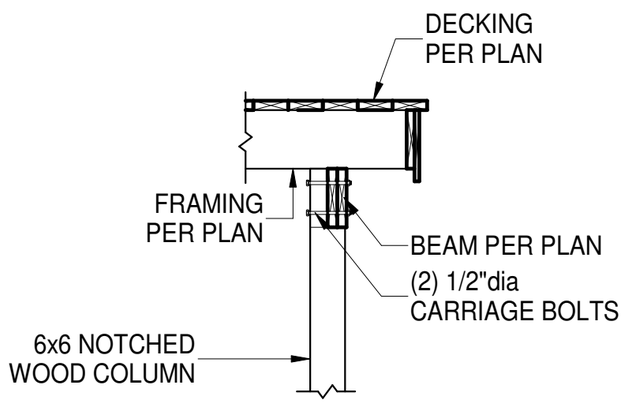
C D1 TYPICAL LEDGER DETAILS

N.T.S.



D D1 TYPICAL POST @ PIER DETAIL

N.T.S.



E D1 TYPICAL BEAM TO POST DETAIL

N.T.S.

DECKS AND OUTDOOR LIVING

LOBB

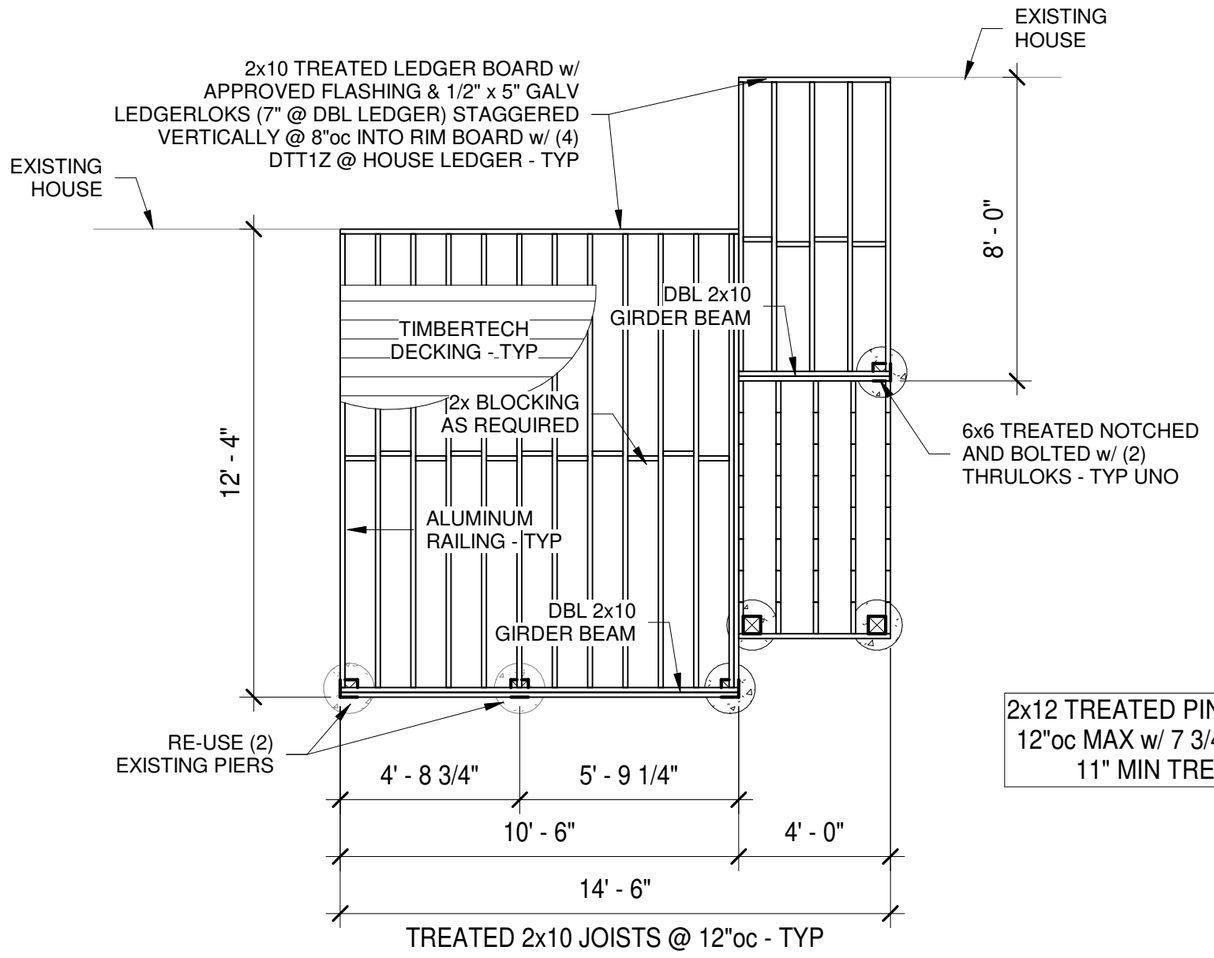
758 NORWICH CT.
CRYSTAL LAKE, IL 60012

REVISIONS

No.	Description	Date

D1

TYPICAL DETAILS



2x12 TREATED PINE STRINGERS 12"oc MAX w/ 7 3/4" MAX RISE & 11" MIN TREAD - TYP

NOTES:
1. 2021 IRC RESIDENTIAL BUILDING CODES w/ COUNTY AMENDMENTS
2. ALL LUMBER TO BE ALQ_2 TREATED (GROUND CONTACT)
3. ALL HARDWARE TO BE GALVANIZED.

LOAD CHART

LIVE LOAD:	40 PSF
DEAD LOAD:	10 PSF
SNOW LOAD:	30PSF
WIND LOAD:	115 MPH
ALL GUARD RAILS:	200LB LOAD
GUARD RAIL FILL:	50LB PSF

DECKS AND OUTDOOR LIVING

LOBB

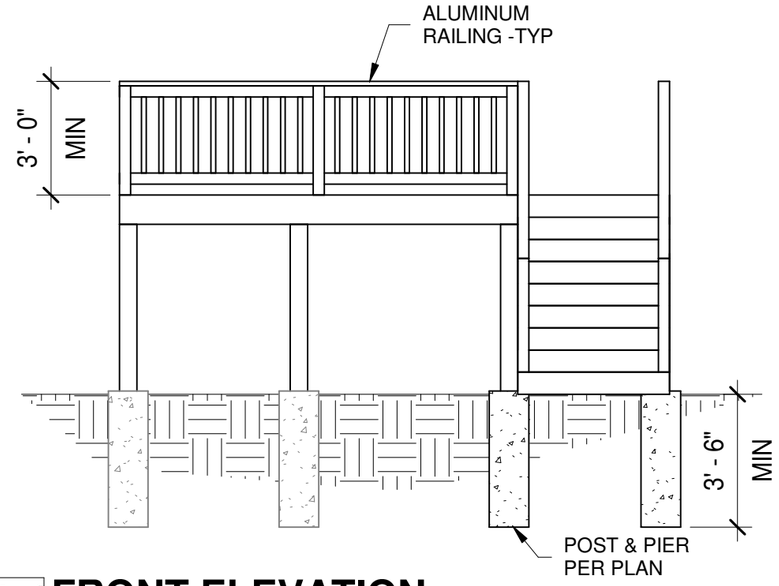
758 NORWICH CT.
CRYSTAL LAKE, IL 60012

REVISIONS

No.	Description	Date

D2

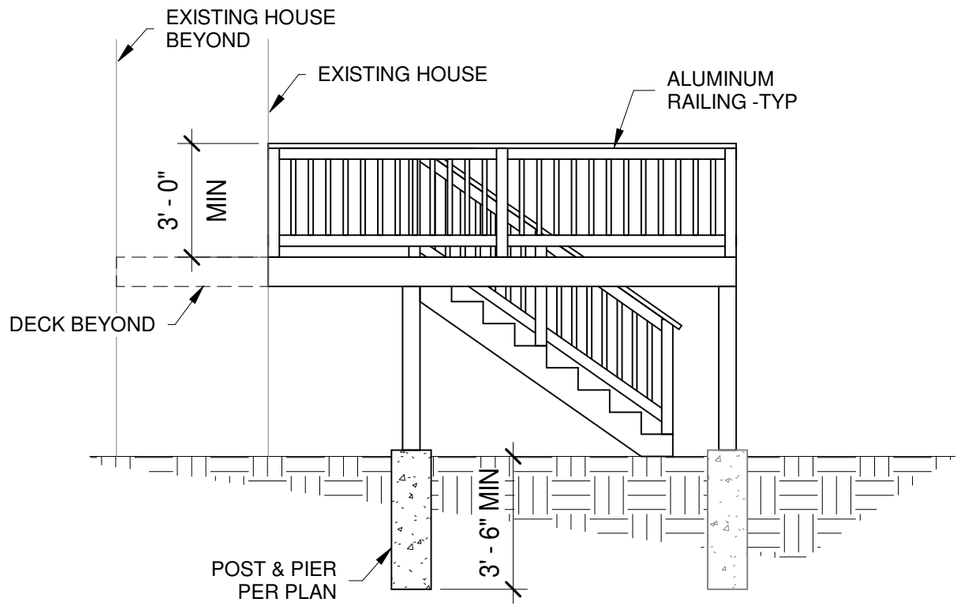
FRAMING PLAN



A D3 **FRONT ELEVATION**

N.T.S.





B D3 **SIDE ELEVATION**

N.T.S.

DECKS
AND OUTDOOR LIVING

LOBB

758 NORWICH CT.
CRYSTAL LAKE, IL 60012

REVISIONS

No.	Description	Date

D3

ELEVATIONS

BEFORE THE ZONING ADMINISTRATOR
OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF)
TL DECKS AND GEORGE & DENISE LOBB)

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 Zoning Administrator upon the application by TL Decks, contractor, and George & Denise Lobb, owners, for approval of an administrative variation relating to the real estate known as 758 Norwich Court, Crystal Lake, Illinois 60014, having the PIN: 14-34-153-043.

This application is filed for the purposes of seeking an Administrative Variation from UDO Article 3 and Article 4 to allow the reconstruction of a deck in the rear yard having a setback of approximately 17.5 feet from the rear property line, instead of the required 20-foot minimum, which matches the setback of the existing deck. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

An Administrative Variation is a process by which an applicant can have their request reviewed by the Zoning Administrator rather than the Planning and Zoning Commission and City Council. This application qualifies for an administrative variation because 9-200(I)(2)(a)(i): "The petitioner is performing maintenance on a legally permitted structure, which may include removal and replacement, but shall not increase the nonconformity."

A public hearing before the Zoning Administrator on the request will be held at 9:00 A.M. on October 13, 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. Anyone may also contact the Zoning Administrator at 815-356-3605 for additional information or to voice any support or concerns.

Kathryn Cowlin, Zoning Administrator
Community Development Department
City of Crystal Lake

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF)
TL DECKS AND GEORGE & DENISE LOBB FOR)
ISSUANCE OF AN ADMINISTRATIVE VARIATION)
UNDER THE UNIFIED DEVELOPMENT)
ORDINANCE OF CRYSTAL LAKE, ILLINOIS

AFFIDAVIT

Alexander Larson being first duly sworn on oath deposes and states as follows:
(Applicant Name)

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 Zoning Administrator on October 13, 2025, at 7:00 PM, 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 9 / 25 / 25.
(date of mailing)

B. That the posting requirements of the Unified Development Ordnance have been complied with by placing the customary public notice sign on the subject property on 9 / 24 / 25.
(date of posting)

OFFICIAL SEAL
CHRISTINE E MACMILLAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES March 2, 2027

(Applicant Signature)

Subscribed and Sworn to me before
This 1st day of October 2025

Notary Public