#2025-197
80-82 South Williams Street, Rezone from R-2 to R-3B with Variations
Project Review for Planning and Zoning Commission

Meeting Date: November 5, 2025

Request: Rezone from R-2 Single-Family Residential to R-3B Multifamily Residential with the following Variations:

- Lot area of 10,865 square feet, instead of the minimum required 13,400 square feet (for three units)
- Lot width of 65.88 feet, instead of the minimum required 80 feet (for three units)
- Density of 12 du/acre, instead of the maximum allowed 9 du/acre
- Front yard setback of 22.13 feet, instead of the minimum required 30 feet
- North and south property line setbacks of 5.15 feet and 20.5 feet, respectively, instead of the minimum required 50 feet from abutting residential districts

Location: 80-82 S. Williams Street

Acreage: 0.25 acre (10,865 square feet)

Existing Zoning: R-2 Single-Family Residential

Surrounding Properties:

North:	R-2 Single-Family Residential
South:	R-2 Single-Family Residential
East:	R-3B PUD Multifamily Residential
West:	R-2 Single-Family Residential

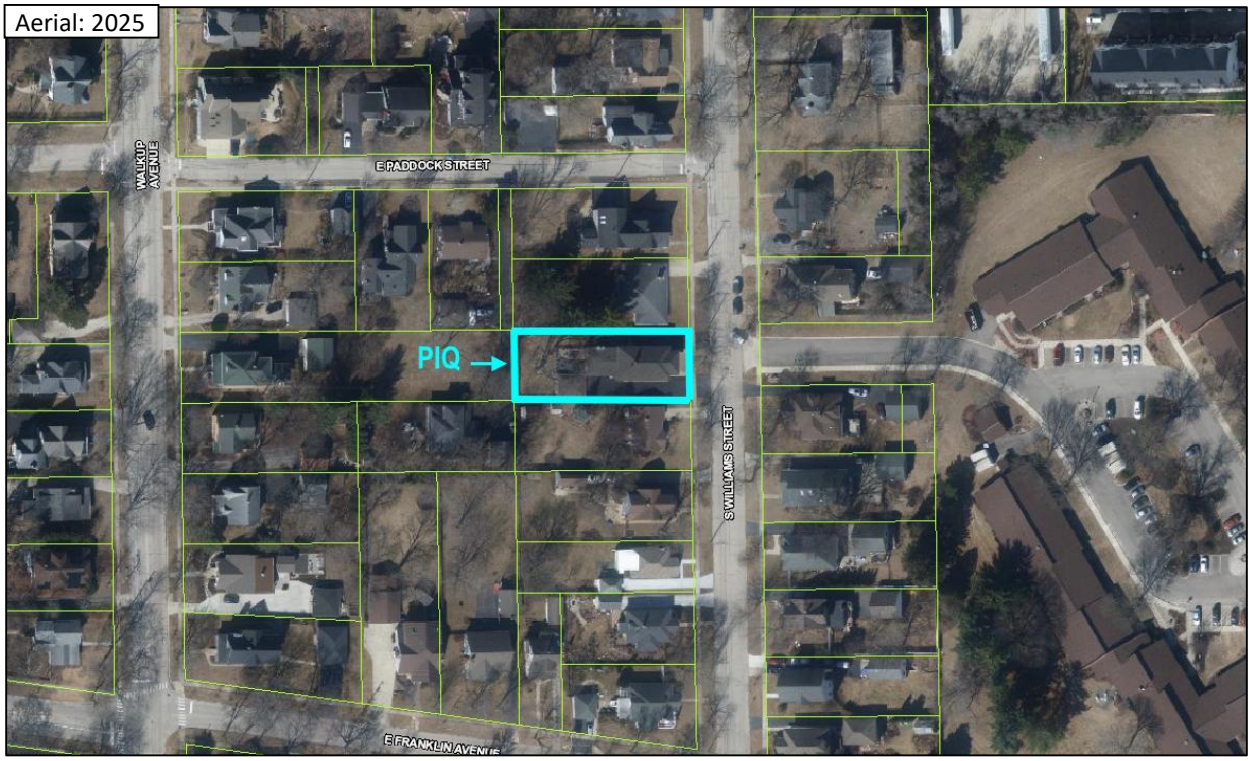
Staff Contact: Darrell Moore (815) 356-3612

Background:

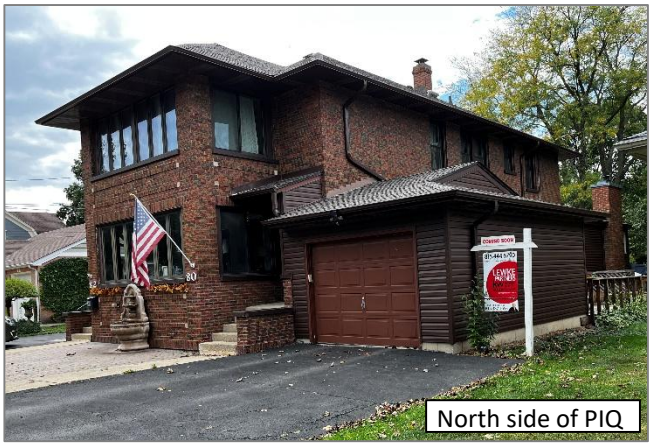
- This property was constructed as a two-family residence in 1927. At some point, believed to be prior to 1980, an addition was constructed on the rear of the building creating a third dwelling unit. No permits could be found regarding this expansion nor any records indicating the City has been aware of it. At staff's recommendation, a basic life-safety inspection was recently performed and no significant issues were found.
- The property owner purchased the home in this configuration in 2013. They are looking to sell now and are seeking to bring the property into zoning conformance to assure that, if destroyed,

the residence could be rebuilt in its same configuration and on its same footprint. No changes to the property are proposed.

- Previous Approvals:
    - There have been no prior zoning requests specific to this property.
    - The original 1927 zoning map shows both sides of S. Williams Street on this block to be designated "B" Residential, which allowed two-family dwellings.
    - The 1950 zoning map shows the area to be changed to the "A" Residential district allowing single-family dwellings.



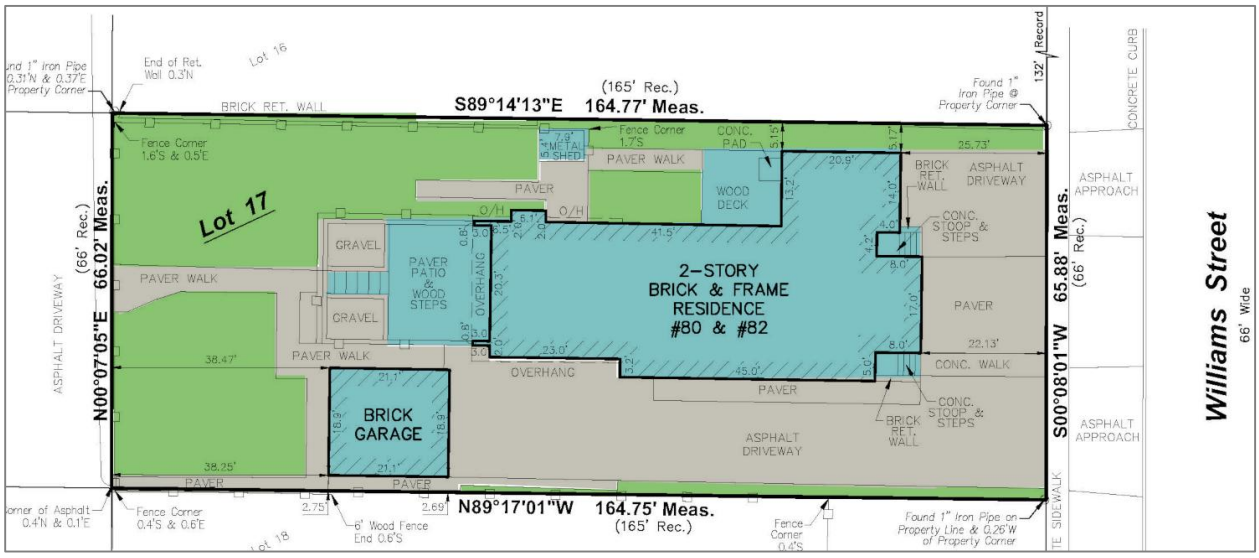

South side of PIQ


North side of PIQ

Analysis:

General

- Request: Rezone from R-2 Single-Family Residential to R-3B Multifamily Residential with Variations related to lot area, lot width, setbacks, and density to allow the existing building and multifamily use to be conforming. The requested variations are:
    - Lot area of 10,865 square feet, instead of the minimum required 13,400 square feet (for three units)
    - Lot width of 65.88 feet, instead of the minimum required 80 feet (for three units)
    - Density of 12 du/acre, which would allow three units on the lot, instead of the maximum 9 du/acre, which limits the lot to two units
    - Front yard setback of 22.13 feet, instead of the minimum required 30 feet
    - North and south property line setbacks of 5.15 feet and 20.5 feet, instead of the minimum required 50 feet from abutting residential districts
- Zoning: The site is zoned R-2 Single-Family Residential
    - The requested R-3B zoning district is appropriate for how the property has been used for over 40 years. It is consistent with the R-3B zoning directly east of the property, which serves as the entry to The Villager apartments. It is not consistent with the single-family zoning north, west, and south of the property.
- Land Use: The land use map shows the area as High-Density Residential The requested zoning is consistent with Comprehensive Plan land use designation.
- Parking: The property has a one-car attached garage and a two-car detached garage. Minimum parking standards are met. No records were found of complaints or violations related to parking or any aspects of the property.



Findings of Fact:

REZONING

The petitioner is requesting the rezoning from R-2 Single-Family Residential to R-3B Multifamily Residential for the site.

Criteria for Rezoning:

a) The existing uses and zoning of nearby property.
☐ *Meets* ☐ *Does not meet*

b) The extent to which property values are diminished by a particular zoning classification or restriction.
☐ *Meets* ☐ *Does not meet*

c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☐ *Meets* ☐ *Does not meet*

d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☐ *Meets* ☐ *Does not meet*

e) The suitability of the subject property for its zoned purposes.
☐ *Meets* ☐ *Does not meet*

f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☐ *Meets* ☐ *Does not meet*

g) The Comprehensive Plan designation and the current applicability of that designation.
☐ *Meets* ☐ *Does not meet*

h) The evidence or lack of evidence, of community need for the use proposed.
☐ *Meets* ☐ *Does not meet*

ZONING VARIATIONS

The petitioner is requesting zoning variations to allow the current building to be rebuilt if destroyed. This requires the following variations:

- Lot area of 10,865 square feet, instead of the minimum required 13,400 square feet (for three units)
- Lot width of 65.88 feet, instead of the minimum required 80 feet (for three units)
- Density of 12 du/acre, instead of the maximum allowed 9 du/acre
- Front yard setback of 22.13 feet, instead of the minimum required 30 feet
- North and south property line setbacks of 5.15 feet and 20.5 feet, instead of the minimum required 50 feet from abutting residential districts

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.

Variation 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:
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.

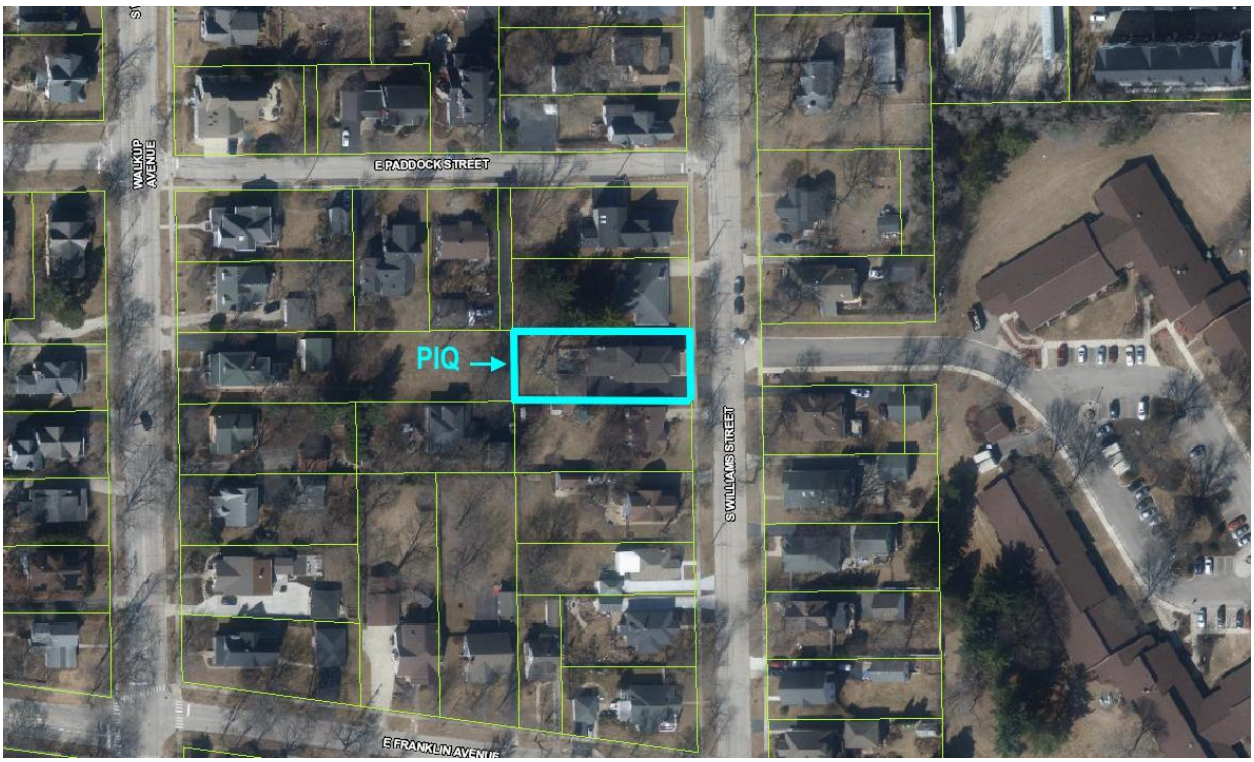
Supporting Actions: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

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

1. The property shall be limited to three dwelling units, all within the principal building.

PARCEL IN QUESTION

80-82 South Williams Street



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: Mary Kay Kaczmarek

Address: 82 S. Williams Street

Crystal Lake, Illinois 60014

Phone: [redacted]

E-mail: [redacted]

Project Name & Description: Rezoning from single family to multi-family (R-3B)

Project Address/Location: 80-82 S. Williams Street

Signature Mary Kay Kaczmarek (Oct 7, 2025 11:18:00 CDT)

Mary Kay Kaczmarek — 10/07/25

Owner: Print and Sign name — Date

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.

80-82 S. Williams Street Rezoning

Seeking to rezone from single family to multi-family (R-3B) to conform property to current layout of 3 units as well as any variances required to conform with the setback requirements for a multi-unit building). Unit 1 is the front lower unit (1200 square feet) with 2 bedrooms and 1 bathroom. Unit 2 is the front upper unit (1200 square feet) with 2 bedrooms and 1 bathroom. Unit 3 is the rear unit (1500 square feet) with 2 bedrooms and 2 bathrooms. All three units have separate exterior entrances. There are 5 uncovered parking spaces and 3 garage parking spaces (2 garages). The property is located in the downtown area and rezoning will provide additional housing opportunities in area that is otherwise built out while maintaining a current structure. Continuing to have the property occupied is beneficial to the property values in the area. The community gains additional housing options while the property owner would face a hardship and inability to sell without a rezoning. The property is suitable for use as multi-family unit as its current layout has supported three residences and an inspection found no building code issues for use as same. Additionally, none of the units are vacant showing a need for non-single family housing options in this neighborhood.

Owner:
Mary Kay Kaczmarek
82 S. Williams Street, Apt. 3, Crystal Lake, IL 60014

Attorney:
Kelly Lancaster
Botto Gilbert Lancaster, P.C.

Certificate of the Publisher

Northwest Herald

Description:KACZMAREK PETITION
2280050

BOTTO GILBERT LANCASTER, PC
970 S MCHENRY AVE
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
10/17/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
17th day of October, A.D. 2025

Shaw Media By:

John Rung, Publisher

Account Number 10447

Amount $110.64

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS
IN THE MATTER OF THE PETITION OF MARY KAY KACZMAREK.
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 Mary Kay Kazmarek, owner, for a Comprehensive Land Use Plan Amendment, Rezoning, and Variations for the property at 80-82 South Williams Street in Crystal Lake, Illinois 60014. PIN: 19-05-227-017.

This application is filed for the purpose of seeking a Comprehensive Land Use Plan Amendment from Central Urban Residential to High Density Residential, a Rezoning from R-2 Single-Family Residential to R-3B Multi-Family Residential, and Variations related to lot area, lot width, setbacks, and density, as well as any other variations as necessary to approve the request to allow a residential building with three dwelling units as it currently exists, pursuant to Article 2, Article 3, and Article 9 of the Unified Development Ordinance.

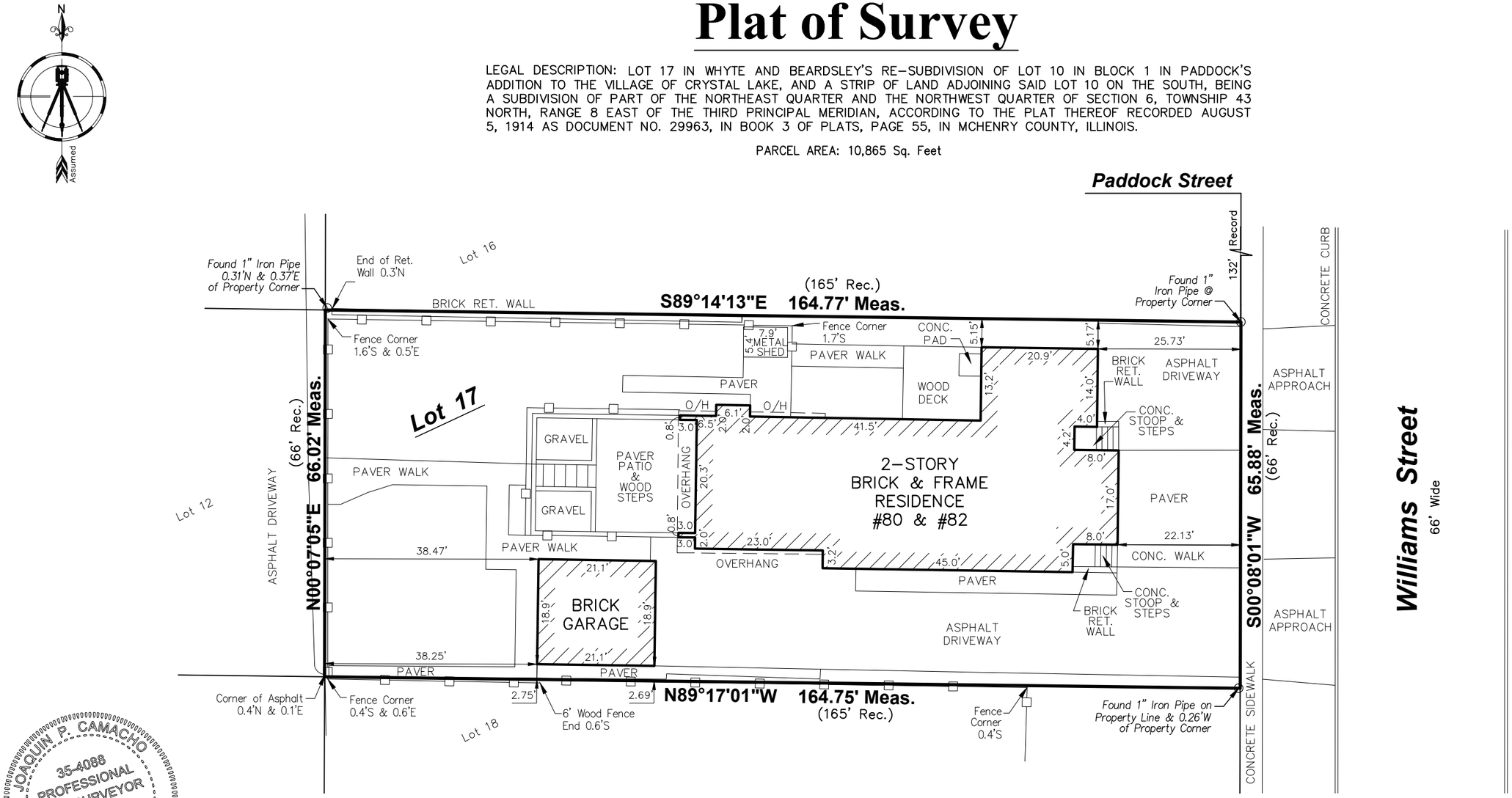
Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, November 5, 2025, at the Crystal Lake City Hall, 100 West Woodstock 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 Oct. 17, 2025)
2280050

Plat of Survey

LEGAL DESCRIPTION: LOT 17 IN WHYTE AND BEARDSLEY'S RE-SUBDIVISION OF LOT 10 IN BLOCK 1 IN PADDOCK'S ADDITION TO THE VILLAGE OF CRYSTAL LAKE, AND A STRIP OF LAND ADJOINING SAID LOT 10 ON THE SOUTH, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1914 AS DOCUMENT NO. 29963, IN BOOK 3 OF PLATS, PAGE 55, IN MCHENRY COUNTY, ILLINOIS.

PARCEL AREA: 10,865 Sq. Feet



JOAQUIN P. CAMACHO
35-4088
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CRYSTAL LAKE, IL

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS }
COUNTY OF MCHENRY }SS

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

_____, DATED SEPTEMBER 11, 2025
JOAQUIN P. CAMACHO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
LICENSE TO BE RENEWED NOVEMBER 30, 2026

NOTES:
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
- BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
- UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

0' 20' 40' 60'

LEGEND

- FOUND IRON PIPE/BAR
- SET IRON BAR
- PK NAIL
- "X" SCRIBED INTO SURFACE
- WOOD FENCE
- CL/METAL/WIRE FENCE
- PLASTIC/VINYL FENCE

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
VUE	VILLAGE UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
PC	POINT OF CURVATURE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY

LUCO SURVEYING
A Division of Polaris Surveying, Inc.
54 Lou Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN FIRM NO. 184-007972
Telephone: (815) 526-3974
E-mail: admin@lucosurveying.com

Common Address: 82 S. Williams St., Crystal Lake, IL	
PIN: 19-05-227-017	
Job Number: 25-76182	Drafted By: JJp
Client: Botto Gilbert Lancaster	
Reference: N/A	
Field Work Completion: 9-8-2025	
Revision:	