#2025-210
1051 North Shore Drive – Variation
Project Review for Planning and Zoning Commission

Meeting Date:	November 19, 2025
Request:	The construction of a 6-foot wrought iron style security fence 15 to 20 feet north of the northern property line.
Location:	1051 North Shore Drive
Acreage:	Approximately 13,800 square feet
Existing Zoning:	R-2 Single Family
Surrounding Properties:	North: B-2 General Commercial and 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 the North Crystal Lake Park Beach private beach.
- There is an existing fence along the roadway that is dilapidated and has an old key lock.



- The association has been working with the City Public Works Department on the fence location and a key code to ensure they can gain access in an emergency.
- The fence is currently within the City's right-of-way. There is a gravel parking area adjacent to the roadway for parking at the beach.
- The location is acceptable to the City since there is an existing fence and the exact location of the property line is unclear.

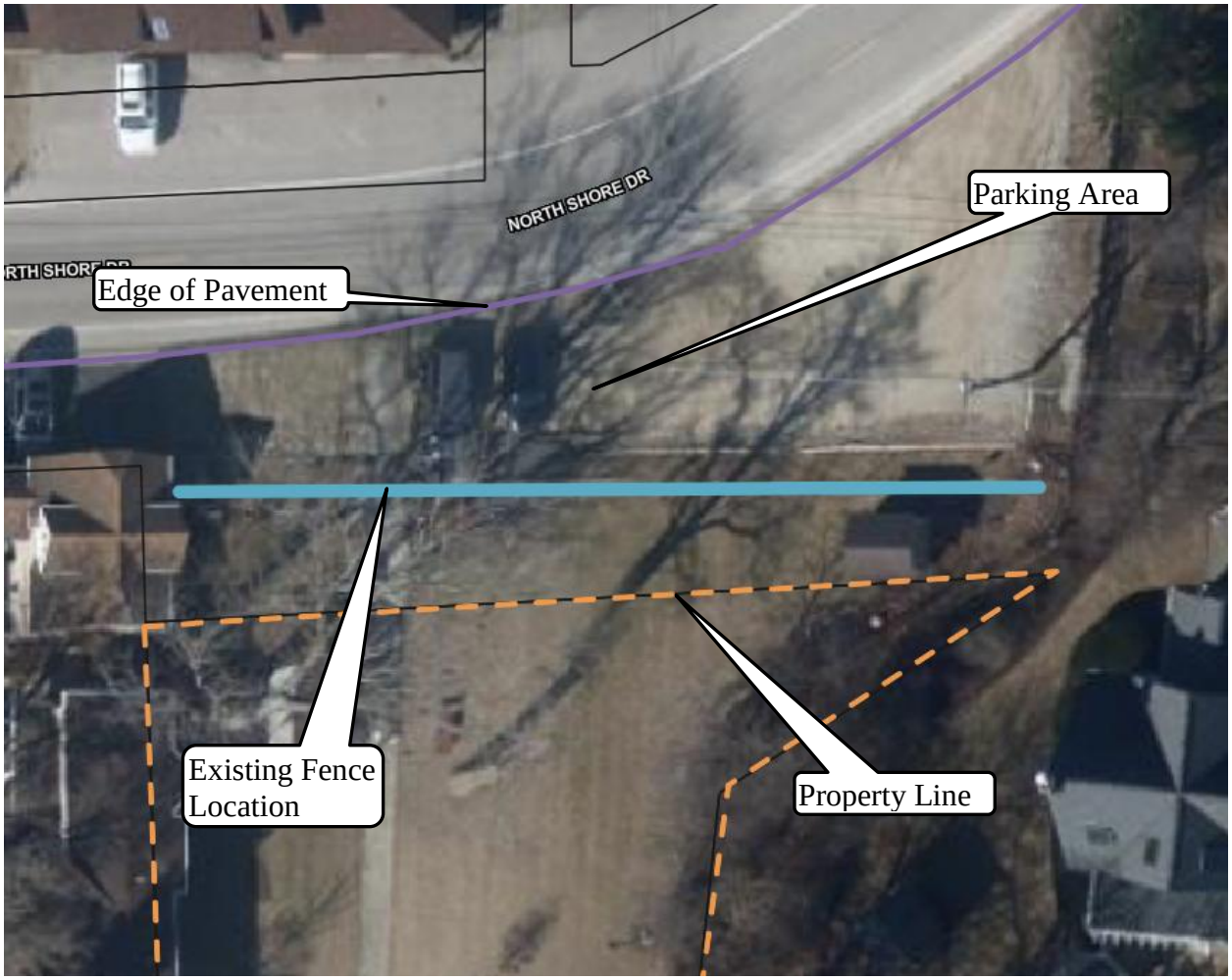
Development Analysis:

General

- Request: To construct a new 6-foot wrought iron style fence in the current location of the existing fence, which is approximately 15 to 20 feet north of the north property line.
- Zoning: The site is zoned R-2 Single Family and is a private beach.
- Land Use: The land use map shows the area as Urban Residential.

Site Plan

- The existing location of the fence is away from the edge of pavement, but still within the right-of-way according to the County's parcel data.



- Fences located in the yard abutting a street cannot exceed 3 feet in height. This is a 6-foot security fence.

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: 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 to allow a 6-foot high fence in the right-of-way.

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 (NCLPBIA, received 10/30/25)
   B. Site Plan (NCLPBIA, undated, received 10/30/25)
   C. Scope of Work (Golden Fence, dated 10/25/23, received 10/30/25)

2. Coordinate with the Public Works Department to determine the final fence location. Provide a final passcode to Public Works to allow emergency access to the storm sewer outlet.

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

PIQ Map
1051 North 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: NCLPBIA

Address: [redacted], 1051 N. Shore Dr.
Crystal Lake, IL 60014.

Phone: [redacted]

E-mail: [redacted]

Project Name & Description: NCLPBIA fence enhancement
Replacing and improving a physical fence
front of association swim beach

Project Address/Location: 1051 N. Shore Dr. Crystal Lake IL 60014

Signature

Nicole Krasnicka

Owner: Print and Sign name Secretary Date 10/24/25

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.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: NCLPBIA fence enhancement

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- X Variation $305.00
- ___ Other

Petitioner Information

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Owner Information (if different)

Name: North Crystal Lake Park Beach Improvement Association

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Replacing and improving a physical fence front of association swim beach.

Project Address/Location: 1051 N. Shore Drive
Crystal Lake, IL 60014

PIN Number(s): Parcel # 1801229024

Development Team

Please include address, phone, fax and e-mail

Developer: Golden Fence 124 Telluride Lane Volo, IL 60020

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

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.

Nicole Krasnicka [redacted] 10/29/25

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.

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

IN THE MATTER OF THE APPLICATION OF
North Crystal Lake Park Beach Improvement Association (NCLPBIA)

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 Nicole Kvasnicka, representing NCLPBIA for approval of a Variations at the following real estate known as 1051 North Shore Drive, Crystal Lake, Illinois 60014, PIN: 18-01-229-024.

This application is filed for the purpose of seeking Simplified Residential Zoning Variation to allow the construction of a six-foot high fence at the edge of the beach property approximately 15 to 20 feet north of 1051 North Shore Drive, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance 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, November 19, 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 Northwest Herald Nov. 1, 2025) 2283955

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
NCLPBIA (NAME);

AFFIDAVIT

Nicole Kvasnicka (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 November 19, 2025, 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 10/31/25 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on 11/3/25
(date)

11/4/25
(name) (Signature)
(SIGN NAME IN PRESEANCE OF A NOTARY)

Subscribed and Sworn to me before
This 04th day of November, 2025 by Nicole Kvasnicka

Notary Public

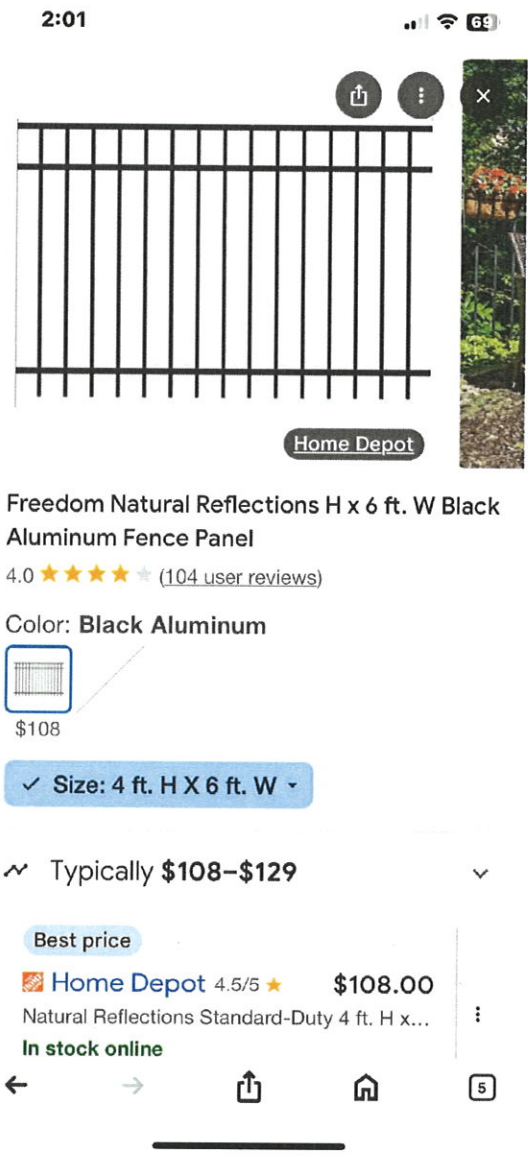
SYLVIA BUEHLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 21, 2026

Copyright County of McHenry 2025.
All information is provided 'as-is' with no guarantee of accuracy, completeness, or currency.

Existing Fence to Remain

POSTER Aerial Sideview

Fence to Remain in Same Area


2:01
Home Depot
Freedom Natural Reflections H x 6 ft. W Black Aluminum Fence Panel
4.0 (104 user reviews)
Color: Black Aluminum
$108
Size: 4 ft. H X 6 ft. W
Typically $108–$129
Best price
Home Depot 4.5/5
$108.00
Natural Reflections Standard-Duty 4 ft. H x...
In stock online

PROPOSAL & CONTRACT

GOLDEN FENCE, INC.

Residential • Commercial • Industrial
Free Estimates • Fully Insured
Bus: 847.740.9744 • Bus: 815.385.5664 • Bus: 224.251.9560
Email: admin@goldenfenceinc.com • www.goldenfenceinc.com

124 Telluride Lane
Volo, Illinois 60020

J.U.L.I.E. Ticket#
Mark By:
Foreman:

SALESPERSON
- ☐ Eric Aguilar, Sr. 224-629-1213
- ☐ Eric Aguilar, Jr. 847-668-4887
- ☐ Octavio Aguilar 224-321-6144
- ☐ Giovanni Aguilar 224-567-9192

Date 10-25-23 Name Jim Email caldarellagroup@aol.com
Address 1031 N shore Drive City crystal lake Zip
Phone 815-919-2796

☐ Chain-Link ☐ Cedar Wood ☐ Steel ☐ Split Rail
☐ PVC / Vinyl ☐ Aluminum ☐ Treated Wood ☐ Other

CIRCLE ALL THAT APPLY

CUSTOMER MUST BE PRESENT FIRST DAY OF INSTALLATION: (YES) NO
PLAT OF SURVEY: (NEEDED) NOT NEEDED
PERMIT: GOLDEN FENCE OBTAINS FOR $100 FEE + PERMIT FEE (CUSTOMER TO OBTAIN) NOT NEEDED
HOMEOWNERS ASSOCIATION APPROVAL: (CUSTOMER TO OBTAIN) NOT NEEDED

FT.	HEIGHT	CONCRETE SET
132	6	36
END POST	LINE POST	CORNER POST
3½	3½	3½

BOARD SIZE | TOE NAIL / FACE NAIL

TENSION WIRE YES NO	GUAGE	TOP RAIL	MID RAIL YES NO

SINGLE GATE(S)	DOUBLE GATE(S)
2 4w	1 10w
COLOR	GATE POST(S)
M. B/K	3½
LEVEL ON TOP	FOLLOW GRADE
TAKE DOWN 132 FT.	SOIL HAUL AWAY
HAUL AWAY 152 FT.	SOIL LEAVE ON SITE

TRIM BUSHES / BRANCHES: CUSTOMER / GOLDEN FENCE (EXTRA CHARGE)

PROJECT REQUIRES:
GENERATOR — ASPHALT BREAK
ROCK DRILL — WELDER
CORE DRILL — CHAINSAW/TRIMMING

DEPOSIT $ | BALANCE $

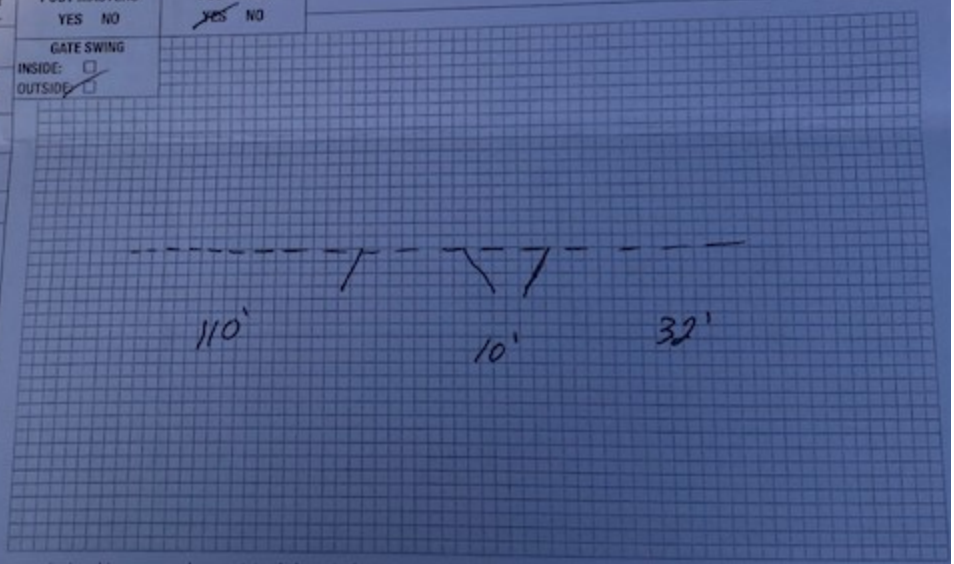
HOW DID YOU HEAR ABOUT US?

FENCE LAYOUT and SPECIFICATIONS

- Install/furnish 152' of 6'h Black eff 20 aluminum fence w/ 2 Double gate 10'w and 1 single gate 4wide.
- single gate w/ but in combination latch. $8,850

POST MASTERS	POST CAPS
YES NO	~~YES~~ NO

GATE SWING
INSIDE: ☐
OUTSIDE: ☐



Fifty Percent (50%) of this contract price is due upon signing this contract, the remaining balance is due upon completion. Failure to comply with this paragraph will be deemed a breach of contract voiding all warranties and guarantees. A 1.5% interest will be added to the monthly balance until balance is paid in full. **No materials will be ordered or job scheduled until a deposit is obtained.** Work Delay -Time is not of the essence in completion: Time is not of the essence in completing installation of the new fence or in completing any work agreed to in this contract. Golden Fence Inc., will work diligently to ensure that the job contracted for is completed on time but makes no guarantees. No guarantees are made for completion/installation time because situations can occur from including but not limited to weather, nature, supply and material shortage, work strikes, and acts of God which result in work being stopped. **CANCELLATION POLICY:** You have three (3) days to cancel this contract after signing in which you can cancel for any reason and receive 100% of your deposit back and terminate this contract. After the three (3) day period has passed if you cancel this contract before work has started Golden Fence Inc., will charge twenty-five (25%) percent of the contract price. You may not cancel this contract once work has started, if you do, it will be considered a breach of contract. **Golden Fence, Inc. is not responsible nor will be held responsible for private utilities or NON-J.U.L.I.E. related items such as, but not limited to, sprinkler systems, invisible fences, underground piping of any sort, etc.**

THIS PROPOSAL IS VOID IF NOT ACCEPTED WITHIN 30 DAYS.

2% Fee For All Credit/Debit Card Transactions

ACCEPTANCE OF PROPOSAL

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which I agree to pay the amount mentioned in s proposal and in accordance with the terms thereof. I agree to pay all costs of collection including attorney fees and interest for sums which may become due under this contr

Signature: _____

Date: _____, 20____

Respectfully submitted by:

Your signature confirms you have read both sides of this Contract and agree to the information presented.

WHITE - OFFICE COPY YELLOW - CUSTOMERS COPY