#2026-073
145 Illinois Street – Simplified Residential Zoning Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 20, 2026

Request: A variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.

Location: 145 Illinois Street

Acreage: Approximately 9,504 square feet

Existing Zoning: R-3A Two-Family Residential

Surrounding Properties:
North: R-3A Two-Family Residential
East: R-3A Two-Family Residential
South: O Office
West: R-3A Two-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is a corner-side lot containing a single-family residence that abuts Illinois Street and Prairie Street. According to tax records, the home is 891 square feet and was constructed in 1955.
- Previous Approvals: None

Development Analysis:

General

- Request: To allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.
- Zoning: The site is zoned R-3A Two-Family Residential.
- Land Use: The land use map shows the area as Central Urban Residential.
- Upon submitting their application to construct a roofed porch on their residence, the petitioners were informed that the permit would require a variation. The current residence has a setback of approximately 24 feet (on the Illinois Street side), instead of the required 30 feet, making it a legal nonconforming structure. The addition of the proposed porch to the principal structure would encroach an additional eight feet into the required yard for a setback of 16 feet.

- There is no sidewalk along this block of Illinois Street. The proposed porch would be more than 30 feet from the paved street edge.
- The required 30-foot setback from Prairie Street is met.
- The property to the south is a Montessori school. The front of that building is twelve feet closer to Illinois Street than the petitioner's residence. In certain circumstances the required front-yard setback can be based on an average of other buildings on the block. However, because the school is in a different zoning district, the subject property is not eligible for this.

Below: Picture of the the residence and a rendering of the the proposed porch addition.





Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential zoning variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street.

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 include the following conditions:

1. Fence porch and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Decked Out Builders, 4/16/26)
    B. Building Plans (Decked Out Builders, 4/7/26)

2. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

PARCEL IN QUESTION

145 Illinois Street



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Chelsea DeBall

Name

145 Illinois St

Street

Crystal Lake IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 145 Illinois St Crystal Lake IL 60014

b. PIN #: _____

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 were not aware when we purchased our home in 2013 that a large chunk of the front yard was owned by the City.

IS THE HARDSHIP SELF-CREATED?

NO

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

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

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

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

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.

[redacted] 4/16/26

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.

Certificate of the Publication

Northwest Herald

Description:CRYSTAL - DEBALL 145 ILLI
2322804
847-812-9277

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
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 one 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
05/01/2026

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 Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
1st day of May, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10069745

Amount $105.28

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

IN THE MATTER OF THE PETITION OF **CHELSEA DEBALL.**

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 **Chelsea DeBall, owner,** for a **Variation** on the property at **145 Illinois Street, Crystal Lake, Illinois, 60014. PIN: 14-33-311-009.**

This application is filed for the purpose of seeking a **Variation to allow an eight-foot by 20-foot porch addition with a setback of 16 feet, instead of the required 30 feet, in a yard abutting a street, and any other Variations necessary to approve the request to allow the proposed improvements, pursuant to Articles 3 and 4 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, **May 20, 2026,** 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 May 1, 2026) 2322804

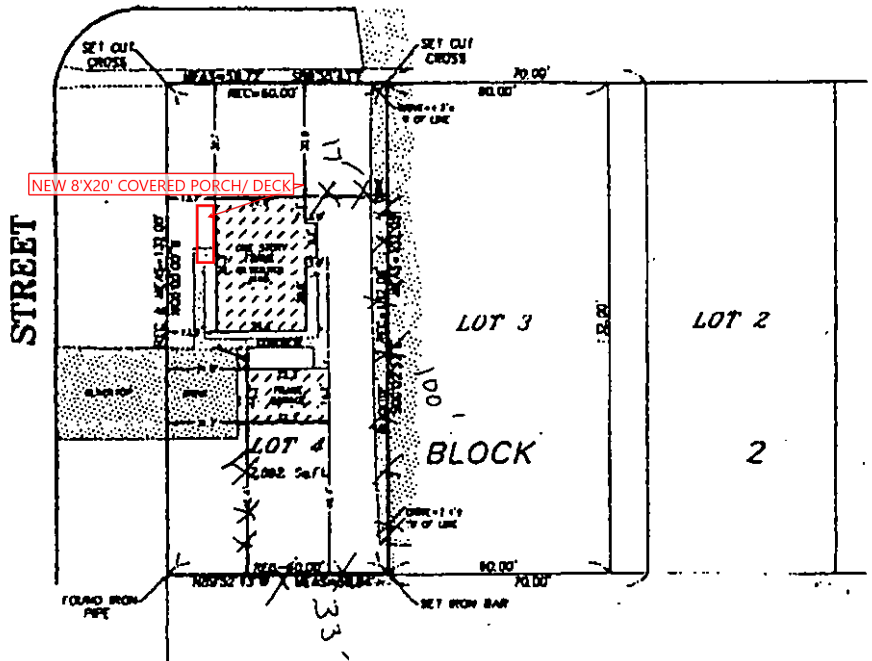
VANDERSTAPPEN SURVEYING, INC.
817 E. Judd Street
Woodstock, Illinois 60098
(815) 337-8510

PLAT OF SURVEY

Lot 4 in Tackler and Parks Addition to the Village of North Crystal Lake being a Subdivision Southwest Quarter of Section 33, Township 44 North, Range 8, East of the Third Principal Meridian, according to the plat thereof, recorded June 21, 1915 as Document No. 32753, in McHenry County, Illinois.

THIS PLAN, NO. 145 ILLINOIS DATED 3/13/00
SPECIFICATIONS AND PERMIT NO. 00
SHALL COMPLY WITH THE REGULATIONS AS
SET FORTH IN THE CITY OF CRYSTAL LAKE
AND ORDINANCES. BY RKS/JSL DATE 3/13/00

PRAIRIE STREET



ILLINOIS

CLIENT: MICHAEL J. McGINNEY
DRAWN BY: RT CHK'D BY: RVP
SCALE: 1"=30' SEC. 33 T.44 N. R. 8 E.
P.I.N.: 19-33-351-008
JOB NO.: 000083 L.B. 1.3/5 PG. 24 PG. 32

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to by surveyed contains a proper description of the required building lines or easements.
- No distances should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

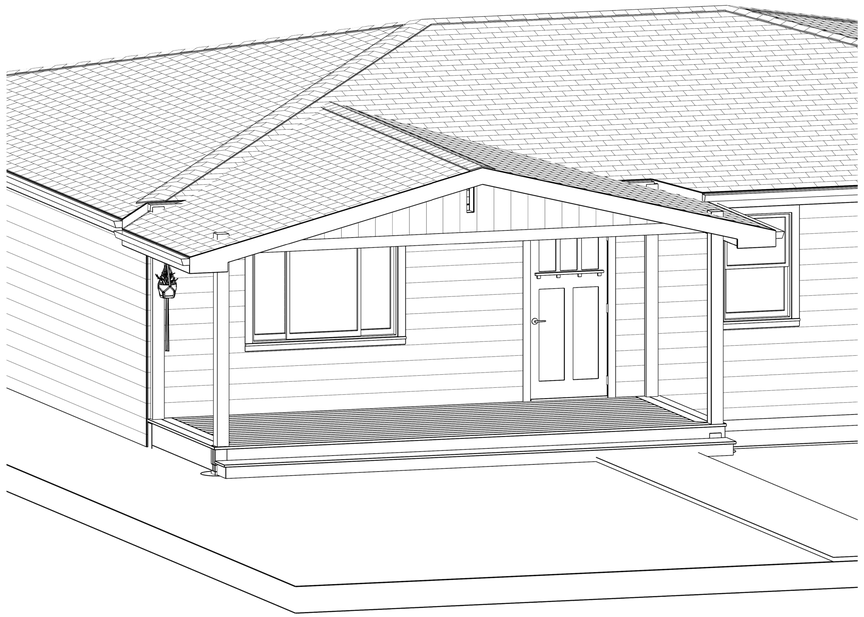
STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey.

Dated at Woodstock, McHenry County, Illinois 3/13 A.D., 20 00.

VANDERSTAPPEN SURVEYING, INC.

By: _____
Illinois Registered Land Surveyor
No. 2708



Camera 1

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
2021 IRC SHALL BE USED.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA:
ROOF: 35 PSF SNOW LOAD
- 15 PSF DEAD LOAD
- 45 PSF TOTAL
- *5 PSF NET WIND UPLIFT.

FLOOR: 40 PSF LL.
- *10 PSF TOP CHORD DL.
- *5 PSF BOTTOM CHORD DL.

SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: *42"
SEISMIC ZONE: C,
WIND: 115 MPH, EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

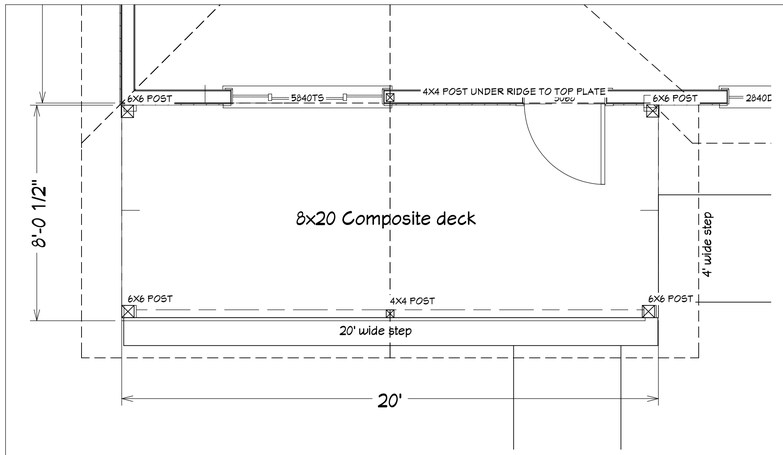
Chelsea Deball
145 Illinois St
Crystal lake IL
60014

DRAWINGS PROVIDED BY:
Decked Out Builders

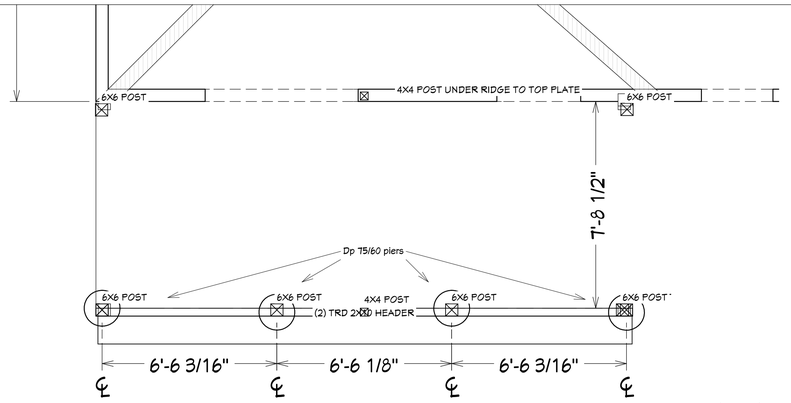
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4/7/2026

SCALE:

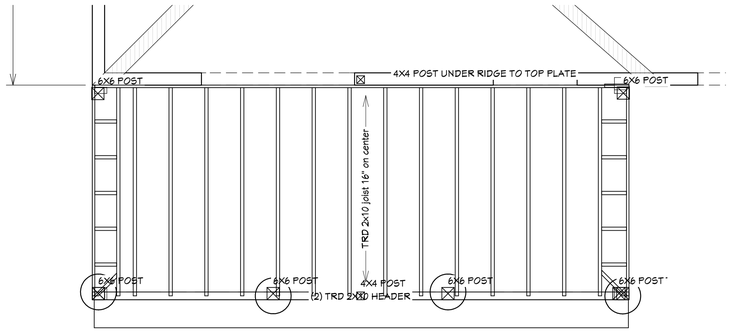
SHEET:
P-1



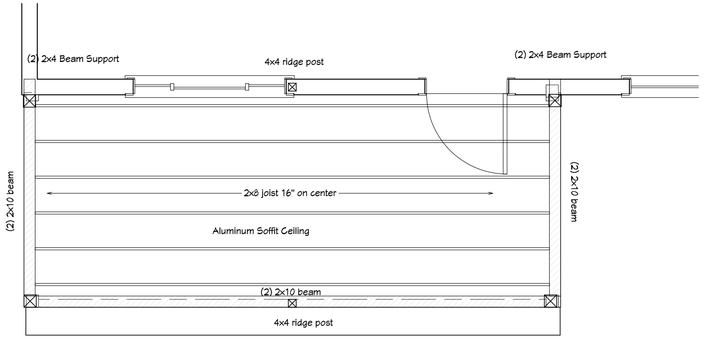
1st Floor



Pier/Header Detail



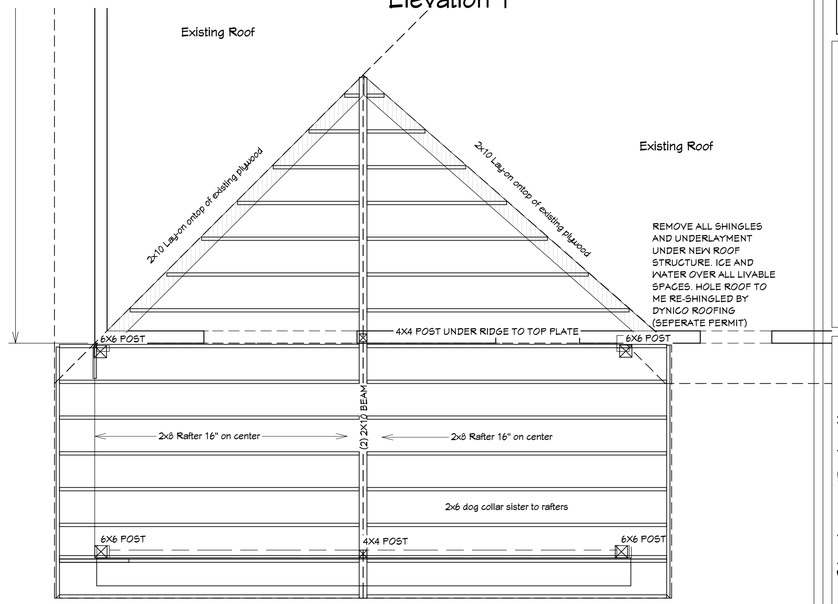
Framing, Floor Plan View



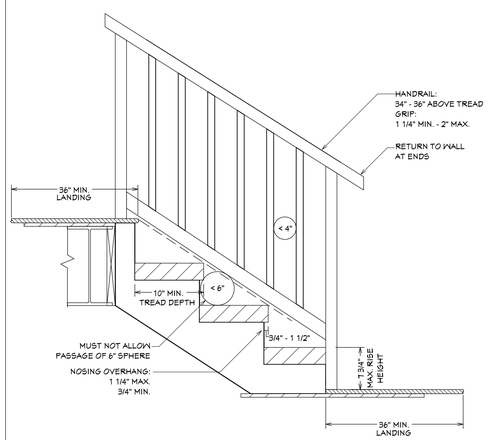
Ceiling Framing Detail



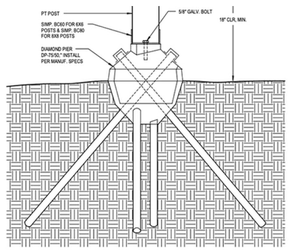
Elevation 1



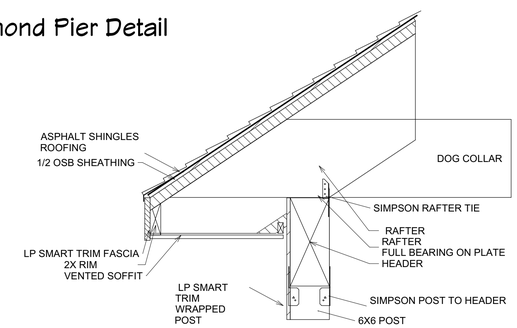
Framing, Roof Plan View



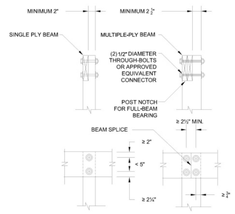
STAIR & RAILING DETAIL



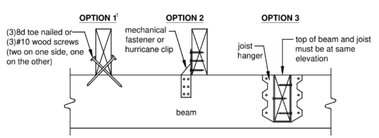
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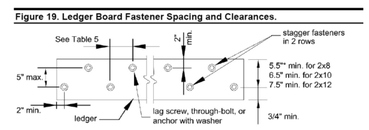
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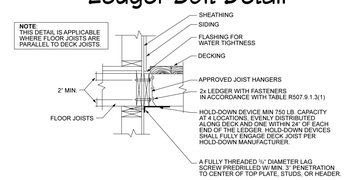
Post To Header Detail



Joist To Beam Connection Detail



Ledger Bolt Detail



Deck Ledger Detail

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

Chelsea Deball
145 Illinois St
Crystal lake IL
60014

DRAWINGS PROVIDED BY:
Decked Out Builders

DATE:
4/7/2026

SCALE:

SHEET: