#2026-131
791 Oak Court – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date: August 5, 2026

Request: A simplified residential zoning variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the street.

Location: 791 Oak Court

Acreage: Approximately 4,976 square feet

Existing Zoning: R-2 Single-Family Residential

Surrounding Properties:
North: R-2 Single-Family Residential
East: R-2 Single-Family Residential
South: *Crystal Lake*
West: R-2 Single-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

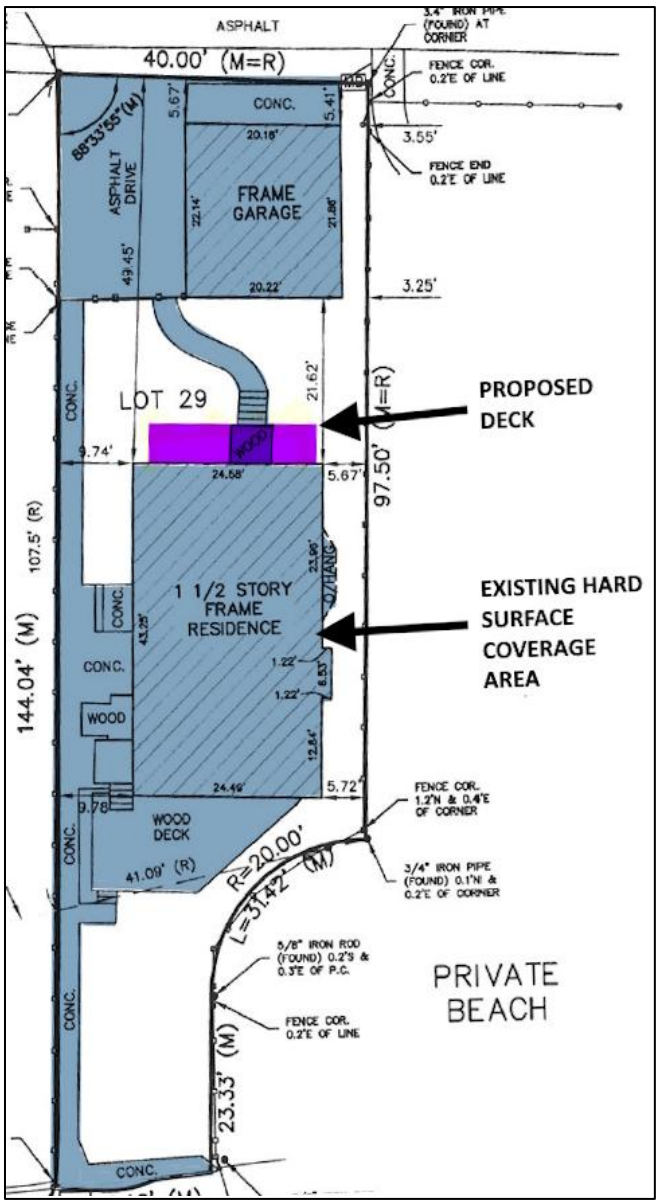
- The property is a nonconforming lot (due to lot width and lot area) that fronts Crystal Lake and contains a single-family residence with a detached garage.
- Staff has calculated the current total hard surface coverage for the lot to be 58.6%, which exceeds the maximum 50% allowed in this zoning district.
- Previous Approvals: None

Development Analysis:

General

- Request: To allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck.
- Zoning: The site is zoned R-2 Single-Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The petitioner proposes to remove the existing 5-foot by 5-foot (25 square feet) wood stoop and 4-foot by 5-foot wood stairs on the north side of the house (facing the garage and opposite the lake) and replace it with a 20-foot by 5-foot deck with 4-foot by 5 ½-foot stairs. The deck will be built on piers and be approximately 4.5 feet above the ground. All decks fall under the definition of "hard surface area."

- Due to the minimal increase in hard surface coverage area, the applicant will not be required by the City Engineer to install an infiltration trench.
- Staff calculates that the average yard-abutting-a-street setback for this property is 51.2 feet. At 49.45 feet, the house already encroaches into this setback. The attached deck and stairs are allowed to encroach an additional 4 feet. Because the proposed deck and stairs extend 10 ½ feet from the house, a variation is required.
- Staff calculates the current hard surface coverage area to be 58.6% and the net increase in hard surface area will result in a coverage area of 60%, requiring a variation. The exhibit below, prepared by Staff, shows the current and proposed hard surface coverage areas. At less than 5,000 square feet in area, this property is one of the smallest residential lots in Crystal Lake. This is due in part to a notch in the southeast corner having been carved out at the time of subdivision platting to accommodate the neighboring beach access.
- Recent similar variations:
    - 783 Oak Court, which is roughly a mirror image of this lot located on the opposite side of the private beach access, was granted a 76% hard surface coverage area variation in 2025.
    - 779 Oak Court was granted a 56% hard surface coverage area variation in 2025.



Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the 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. Porch plans and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Spreitzer, 7/16/26)
    B. Building Plans (submitted 6/9/26)

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

PARCEL IN QUESTION

791 Oak Court



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Brice Spreitzer

Name

791 Oak Ct.

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: 791 Oak Ct.

   b. PIN #: 19-06-176-006

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:

Replace existing 5'x5' entry deck with 5'x20' deck to serve same purpose but be more consistent with surrounding homes. The lot falls far below standard minimum lot size causing the hardship

IS THE HARDSHIP SELF-CREATED?

no, based on platted parcel size from 1923

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

yes, most lots in neighborhood have same conditions

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

no, it should help to better align and improve

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 it will not change

3. List any previous variations that are approved for this property:

none known

IV. Signatures

Brice Spreitzer [redacted] 7/16/2025

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.

Brice Spreitzer [redacted] 7/16/2025

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.

Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
crystal lake planning

Notice Authentication Number:
202607281630458579556
213731298

Notice URL:

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Notice Publish Date:
Saturday, July 18, 2026

Notice Content

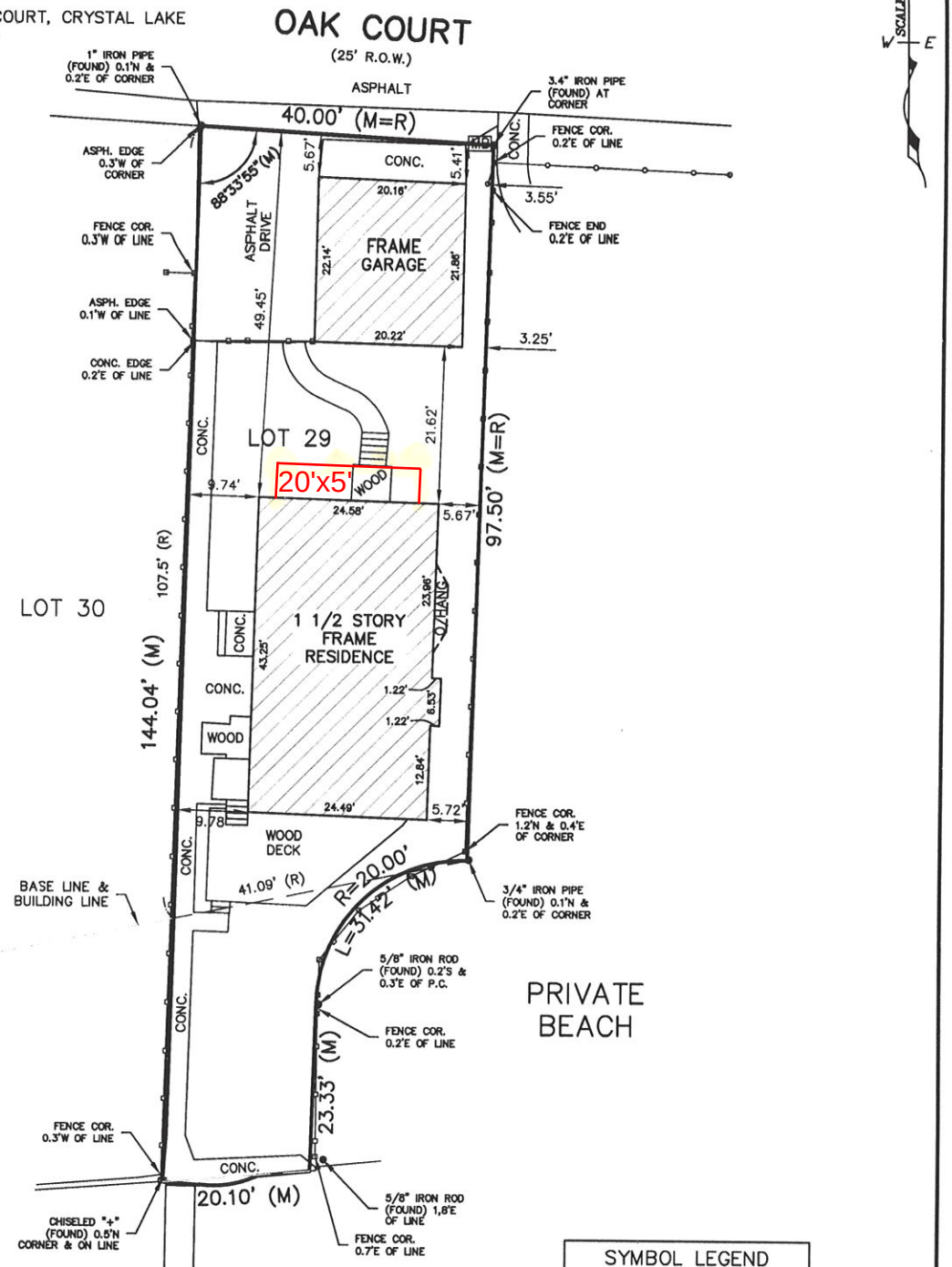
PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF BRICE SPREITZER. LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Com-mission upon the appli-cation by Brice Spreitzer, owner, for a Variation on the property at 791 Oak Court, Crystal Lake, Illinois, 60014. PIN: 19-06-176-006. This application is filed for the purpose of seeking a Variation to increase the maximum hard-surface coverage area to 60% to allow a 5-foot by 20-foot deck addition, 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 Econ-omic Development Depart-ment 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, August 5, 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 Com-mission, City of Crystal Lake (Published Northwest Herald July 18, 2026) 2338532

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PLAT OF SURVEY

LOT 29 IN CLOW'S FIRST ADDITION TO CRYSTAL LAKE PARK, BEING A SUBDIVISION OF PART OF LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1923 AS DOCUMENT NO. 58798, IN BOOK 4 OF PLATS, PAGE 83, IN MCHENRY COUNTY, ILLINOIS.

ADDRESS: 791 OAK COURT, CRYSTAL LAKE
PIN: 19-06-176-006
AREA: 0.11 ACRES



SYMBOL LEGEND	
UB	UTILITY BOX

LINE LEGEND	
	= CHAIN LINK FENCE
	= WOOD FENCE

PROFESSIONAL LAND SURVEYOR
BRUCE M. SMOLINSKI
NO. 035003251
LAKE IN THE HILLS, ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 06/16/2025.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 17TH. DAY OF JUNE, A.D., 2025.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

ORDERED BY: John GAFFNEY, P.C. FILE NO. 250436

POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

Date: 5/12/2026 - 7:49 PM
Design ID: 319154637329
Estimate ID: 60752
Estimated Price: $5,622.73

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®
Design&Buy™ DECK

How to recall and purchase your design at home:

OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 319154637329
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 319154637329 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

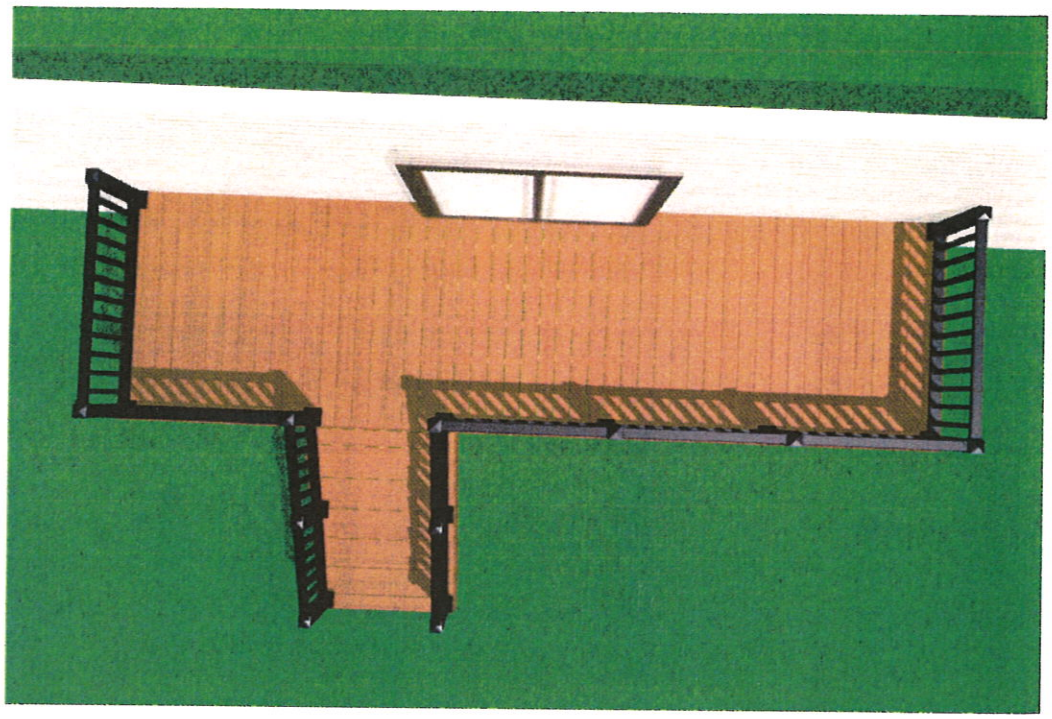
This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

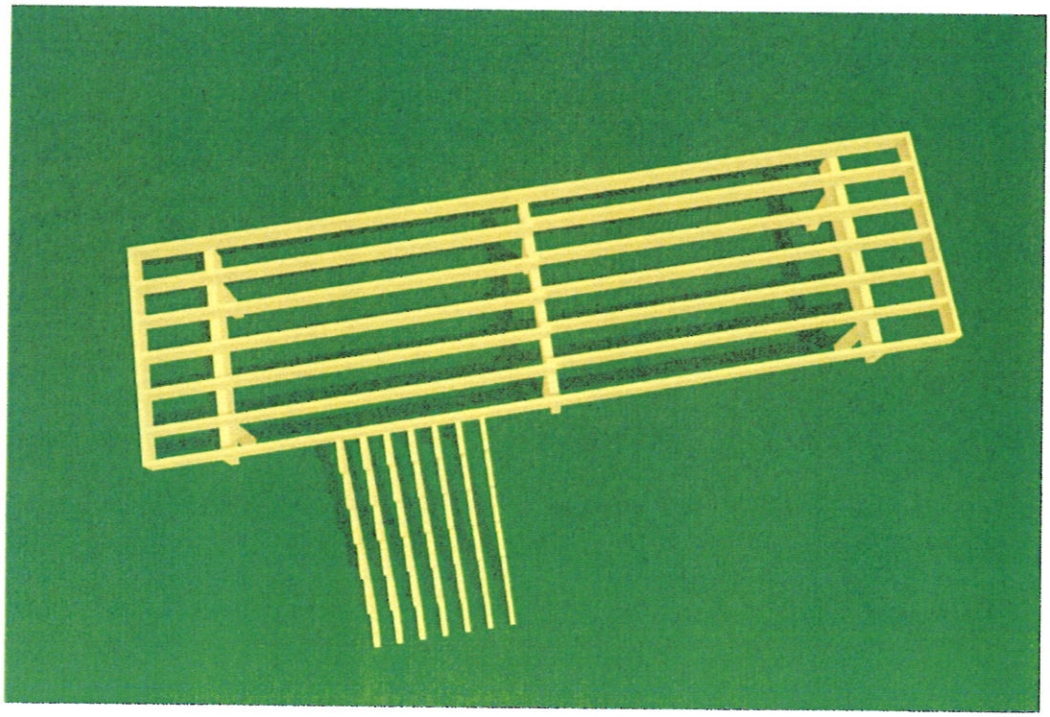
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MENARDS
Design & Buy™
DECK

Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls





Level 1

Height off the ground:	4' 0"
Width:	22' 0"
Length:	6' 0"
Joist Spacing:	12" On Center
Load Rating:	40 lbs
Cladding Placement:	Cladding Covers Deck Board Edge

Stair 1

Height off the ground:	4' 0"
Width:	4' 0"
Length:	5' 6"

Decking

Deck Board Material Type:	UltraDeck Fusion® 2.0
Deck Board:	Woodland Brown
Deck Board Fastener:	UltraClip Hidden Fastener Deck Clip

Framing

Framing Material Type:	AC2 Green Treated
Joist:	2x10
Beam:	2x12
Framing Post:	4x4 Framing Post
Footing:	8" Poured Footing
Footing Depth:	48" Footing Depth
Ledger Board Fastener Type:	FastenMaster® LedgerLOK®
Deck Tension Kit:	Yes
Structural Hardware:	Galvanized
Structural Hardware Fastener Type:	Joist Hanger Fastener Nail
Cladding Material Type:	Fusion 2.0 Cladding
Cladding:	Woodland Brown Cladding

Railing

Railing Material Type:	Designer's Image PVC
Railing Style:	Black Designer's Image PVC

Fastener Usages

SKU	Description	Comments
1121570	Premium Stair Railing Brackets - Black	Stair Railing Bracket
1551376	DEKMOUNT HIDDEN FASTENING SYSTEM® 8' Brown Powder-Coated Hidden Fastener	Tread Fastener
1571013	10' Steel Deck Flashing	Ledger Flashing
2271507	Grip Fast 1-1/2" HDG Joist Hanger Nail - 1 lb. Box	Stringer Bracket Fastener,Beam To Joist Fastener,Framing Post Fastener
2271757	4X4 POST ANCHOR G185	Footing Anchor
2271760	Triple Zinc Post Cap 4" X 4-6"	Framing Post to Beam Connectors
2272402	USP Structural Connectors Triple Zinc Concealed Stringer Hanger	Stringer Bracket
2273467	USP Structural Connectors 6-1/2" x 1-1/2" Triple Zinc Hurricane/Seismic Anchor Double Plate (50L/50R)	Joist Beam Deck Tie Bracket
2276790	MiTek® 1-9/16" x 10-1/2" Triple Zinc Deck Tension Tie Kit	Deck Tension Kit
2291004	Grip Fast® 3/4" Combo Drive Premium Dek Mount Exterior Screw - 1 lb. Box	Deck Mount Fastener
2295009	Grip Fast® 3" 10D Hot-Dipped Galvanized Smooth Shank Common Nail - 1 lb.	Footing Anchor Fastener
2295010	Grip Fast® 3-1/2" 16D Hot-Dipped Galvanized Smooth Shank Common Nail - 1 lb.	Y-Bracing Fastener
2300027	FastenMaster LedgerLOK Ledger Board Fastener 3-5/8" 12pc	Ledger Fastener
2303418	Grip Fast 2-1/2" 6-Lobe Drive Tan Premium Exterior Deck Screw - 1 lb. Box	Beam To Beam Fastener
2303421	Grip Fast 3" 6-Lobe Drive Tan Premium Exterior - 1 lb. Box	Joist to Joist Fastener,Joist Blocking Fastener
2308104	Grip Fast #6 x 1-5/8" Hidden Deck Clip Fastener Screw - 140pc	Ultra Clip Fastener
2308112	Grip Fast UltraClip Hidden Fastener Deck Clip - 90pc	Deck Board Fastener
2308132	Ultradeck Starter Clip	Starter Clip Fastener

2308141	Grip Fast® #9 x 2" Star Drive Round Head Cladding Exterior Screw - UltraDeck® Fusion™ Woodland Brown - 1 lb. Box	Cladding Fastener
2322299	Grip Fast® 3/8" x 3-1/2" Grade 2 Galvanized Hex Head Lag Screw - 2 Count	Railing Post Fastener
2324331	Grip Fast® 3/8" x 3-1/2" Grade 2 Galvanized Hex Head Lag Screw - 10 Count	Railing Post Fastener
2329020	Grip Fast 1/2" x 6" HDG Anchor Bolt w/ Nut & Washer - 2pc Bag	Footing Anchor Bolt Fastener

L1 - Posts and Footings

Dimensions displayed are from center of post to center of post.

L1 - Framing Posts

Label	Post Size	Count
A	4 x 4	6

L1 - Beams

2 boards nailed together is 2 ply

L1 - Lumber: 2 ply - 2 x 12 AC2

Label	Length	Count
A	6' 0"	3

L1 - Joists

Lumber: 2 x 10 AC2
Joist Spacing: 12" on center

Label	Length	Count	Usage
A	11' 0"	2	Ledger Joist
B	11' 0"	2	Rim Joist
C	11' 0"	10	Internal Joist
D	5' 9"	2	Rim Joist

L1 - Railing Posts

Illustration does not represent all available railing post placement options. Railing post dimensions are on center.

L1

Label	Count
C - Corner Post	2
E - End Post	2
E - End Post	2
L - Line Post	2

S1

Label	Count
E - End Post	2
L - Line Post	2

L1 - Deck Boards and Treads

Decking over 240" is shown as one length and decking must be spliced - multiple lengths of decking may be estimated. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please review the deck board lengths and quantities prior to the start of your project. A divider board may be added to improve the look and eliminate splices. To add dividers, recall the design and add a divider on the Design>Decking tab in the program.

Deck Board

Length	Count
6' 0"	50

Tread

	Length	Count
S1	4' 0"	6

L1 - Stair Framing

S1 - Stringer

Label	Length	Count
A	5' 9"	7

Menards Deck Building Checklist

Planning

1. Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
2. Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
3. If necessary, hire a professional to help with planning and construction.
4. Consider site conditions including soil type, grade, and runoff before finalizing your design.
5. For decks attached to a building the attachment is critical, the attachment may require additional hardware and/or framing material including additional material inside the building for proper attachment.
6. Material estimates provided can be changed to meet your needs.
7. Additional joist blocking and bracing may be required based on deck location, elevation, and deck board type.
8. Menards offers professional delivery of materials, delivery is extra based on the distance from your local Menards store to your building site.
9. Final deck design and material calculations should be performed by a registered professional engineer.

Construction

- Practice good safety habits, use PPE including eye protection & dust masks during construction
- The deck railing will provide both a finishing touch to your project and the required safety needed. Make sure to follow good building practice and all manufacturer's instructions.
- Use all the hardware and fasteners recommended.
- With treated material its recommended to seal and/or stain your deck as soon as the decking will absorb the sealant.

Enjoy!!!

Typical Framing and Footing

