#2026-175
147 Edgewater Drive – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date: September 16, 2026

Request: A simplified residential zoning variation to allow a screened-in porch addition with steps to encroach 11'-11" into the averaged 65'-2" front yard setback.

Location: 147 Edgewater Drive

Acreage: Approximately 13,000 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 (water body)
West:	R-2 Single-Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

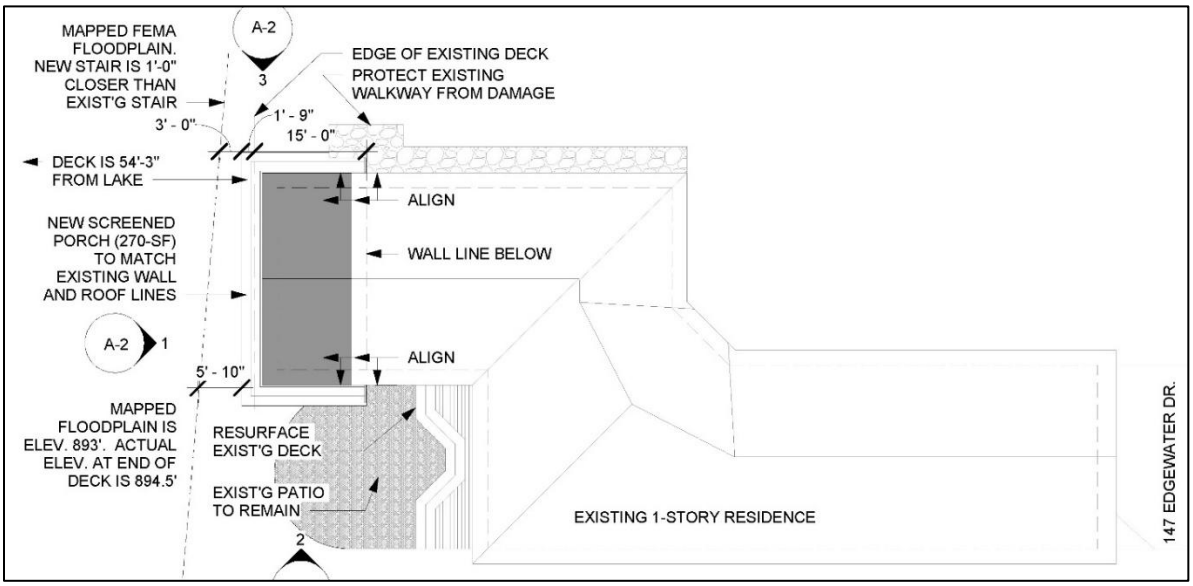
- The property is a conforming lot that fronts Crystal Lake at its western edge. It contains a single-family residence that is located 70 feet from the water's side property line, based on scaled measurements of the plat of survey. An attached deck extends another 15'-0". While the house complies with the average front yard setback of 65'-2", the existing deck does not.
- Decks open to the sky are permitted a four-foot encroachment into any required setback, provided they are no closer than five feet from a property line. The existing deck is six feet beyond the permitted encroachment.
- No permit could be found for the house or deck. Based on historical aerial imagery, the house was built in the mid-1980s, but it is unclear if the deck was also constructed at that time or came later; the first clear evidence of it is in a 2005 image.
- The petitioner is proposing to remove the existing deck and replace it with a screened-in porch addition with steps having a setback of 53'-3" from the water's side property line, an encroachment of 11'-11"into the average front yard setback.
- Previous Approvals: None

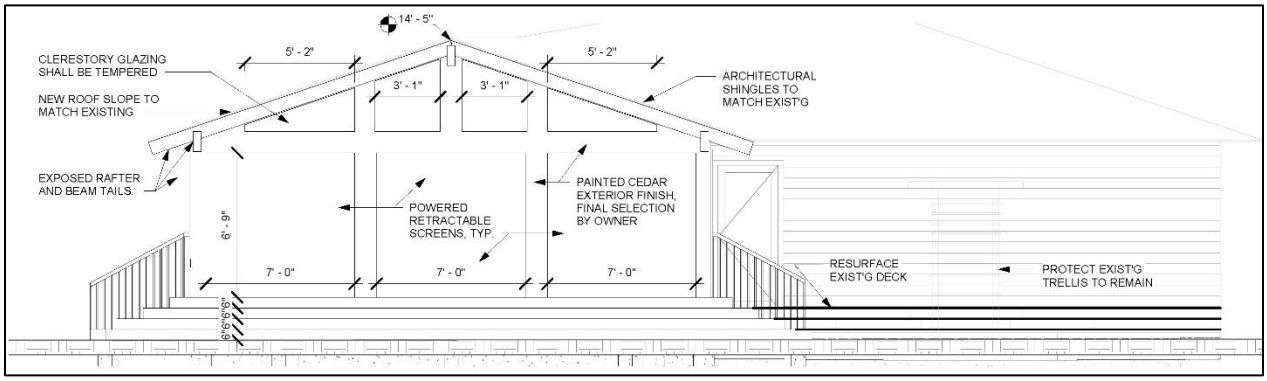
Development Analysis:

General

- Request: To allow a screened-in porch addition and steps having a front-yard setback of 53'-3", instead of the required 65'-2".

- 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 deck and replace it with a screened-in porch with steps. The new development will extend 1'-9" farther into the front setback than the existing deck. This would result in a 11'-11" encroachment into the 65-2" front-yard setback.
- Similar variations have been approved in the area:
    - 161 Edgewater Drive: Approval in 2024 of a variation to allow a two-story covered deck addition and stairs to encroach 27 feet into the 70.72-foot front-yard (lakeside) setback.
    - 123 Edgewater Drive: Approval in 2022 of a variation to allow a residence and deck to encroach 57.85 feet into the 71.68-foot front-yard (lakeside) setback.
    - 155 Edgewater Drive: Approval in 2006 of a variation to allow a residence to encroach 20 feet into the 62-foot front-yard (lakeside) setback.
    - 199 Edgewater Drive: Approval in 2004 of a variation to allow a screened-in porch addition to encroach one foot into the 75.45-foot front-yard (lakeside) setback.





Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential variation to allow a screened-in porch addition and deck having a front-yard setback of 53'-3", instead of the required 65'-2".

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 (Obermeier, 8/21/26)
    B. Building Plans (Wallen, 2/11/26)

2. The variation shall apply only to the improvements shown in the Building Plans.

3. The total hard surface for the lot may not exceed 50%.

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

PARCEL IN QUESTION

147 Edgewater Drive



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Steven and Laurie Obermeier

Name

147 Edgewater Drive

Street

Crystal Lake | Illinois | 60014

City | State | Zip Code

815 459-6408 | N/A | steve.obermeier@gmail.com

Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

Name

Address | Telephone Number

III. Project Data

1. a. Location/Address: 147 Edgewater Drive, Crystal Lake, IL 60014

   b. PIN #: 18-01-137-004

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:

This project proposes adding a screened-in porch of the existing lakeside deck, incorporating the original deck construction and extending the bottom stair 1.9 feet. Therefore the bottom stair of the staircase will extend slightly into the lakeside setback.

IS THE HARDSHIP SELF-CREATED?

No, the impact of the requested variance is negligible when considering the proximity of several nearby properties to the lake edge.

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

Yes, several other nearby lake front homes in this zoning district (R-2 Single Family) appear to exceed the city's current/average setback compliance requirements, and specifically, the adjacent property at 155 Edgewater which received a 20 foot variance in 2006.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No, the proposed plan is designed to be both aesthetically & functionally compatible with the existing home and neighborhood. The architectural design of the porch will maintain the character of the existing neighborhood per city standards. It will provide a pest-free outdoor space, enhance the home's overall appearance, and make an overall positive impact.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No, should this variance be granted, it will not harm public welfare or other neighborhood properties. The proposed addition is designed to comply with all city development regulations (except for the minor variance request), and will not impede any neighboring lake views.

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, this screened-in porch will not block sunlight of fresh air from reaching any adjacent properties, nor will it diminish their values. There will be no impact on street traffic congestion, fire risk, or public endangerment as a result of the addition of this lakeside porch.

3. List any previous variations that are approved for this property: We are not aware of any previous variations. We have owned this home for over 9 years and this is the first time we have submitted a request for a variance.

IV. Signatures

[redacted] 8.31.26

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] 08.27.26

Steven H. Obermeier Laurie W. Obermeier

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

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Northwest Herald

Publication URL:
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Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
crystal lake planning

Notice Authentication Number:
202609080819483959260
213731298

Notice URL:

Back

Notice Publish Date:
Saturday, August 29, 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 APPLICATION OF STEVEN & LAURIE OBERMEIER. 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 application by Steven & Laurie Ober-meier, owners, for a Var-iation on the property at 147 Edgewater Drive, Crystal Lake, Illinois, 60014. PIN: 18-01-137-004. This application is filed for the purpose of seeking a Variation to allow a screened-in porch addition and deck having a front-yard setback of 53'-3", instead of the required 65'-2", 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 Eco-nomic 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, September 16, 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 Aug. 29, 2026) 2348245

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STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF

AFFIDAVIT

Steven H. & Laurie W. Obermeier, 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 below by regular mail notifying them of the hearing before the City Council on September 16, 2026, at 7:30 p.m., at the 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 August 31, 2026.
   - Crystal Lake Park District 1 E. Crystal Lake Ave., Crystal Lake IL 60014
   - Mark R Polston 115 Clover Dr., Crystal Lake IL 60014
   - Lino Narciso Estela Lopez 1276 Ivy Ln., Crystal Lake IL 60014
   - Luis E Merino 1282 Ivy Ln., Crystal Lake IL 60014
   - Clifford Hunn III 139 Edgewater Dr., Crystal Lake IL 60014
   - Piscitelli CE Mahnke LJ 140 Edgewater Dr., Crystal Lake IL 60014
   - Silvana Tosic 141 Edgewater Dr., Crystal Lake IL 60014
   - Jason Mathieu & Michele Kasuboske 143 Edgewater Dr., Crystal Lake IL 60014
   - David & Jacquelyn Behm 145 Edgewater Dr., Crystal Lake IL 60014
   - Scott & Rene McClain 155 Edgewater Dr., Crystal Lake IL 60014
   - James & Vicki Divita 159 Edgewater Dr., Crystal Lake IL 60014

B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on August 31, 2026.

[redacted] [redacted]

Steven H. Obermeier **Laurie W. Obermeier**

Subscribed and Sworn to me before

This 31st day of August, 2026.

[redacted]

Notary Public

OFFICIAL SEAL
VICTORIA ALEXANDRIA WOJCIK
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 1006608
My Commission Expires MARCH 17, 2029

OBERMEIER SCREENED PORCH

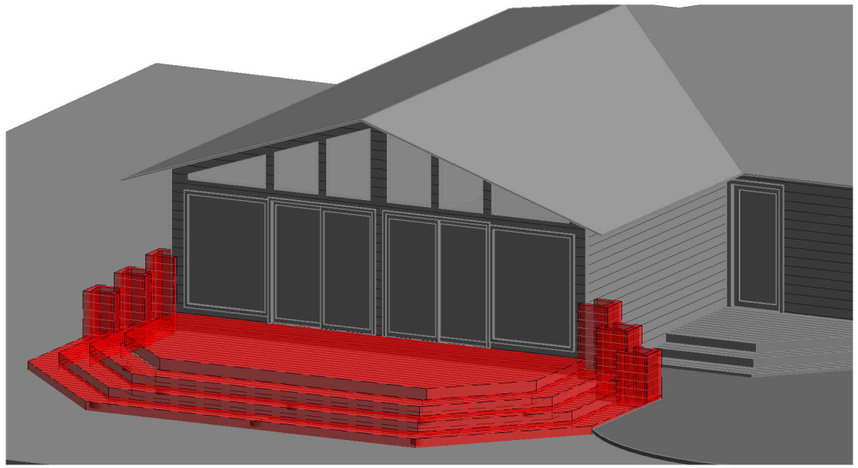
147 EDGEWATER DR.
CRYSTAL LAKE, IL 60014

REVISION SCHEDULE		
NUMBER	ISSUED FOR	DATE
1	OWNER REVIEW	1.19.26
2	PERMIT	2.11.26

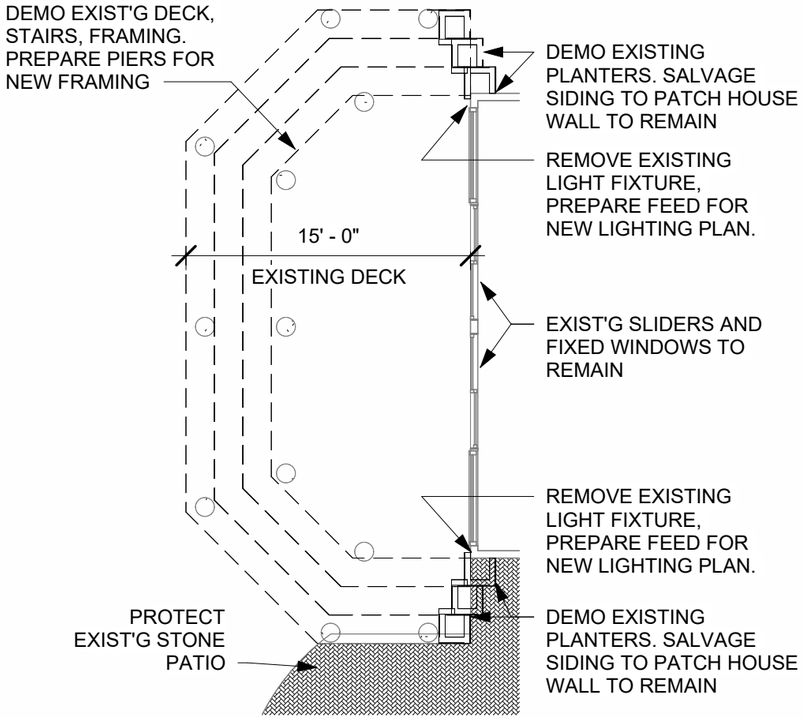
Project #: 261

SITE & FLOOR PLAN

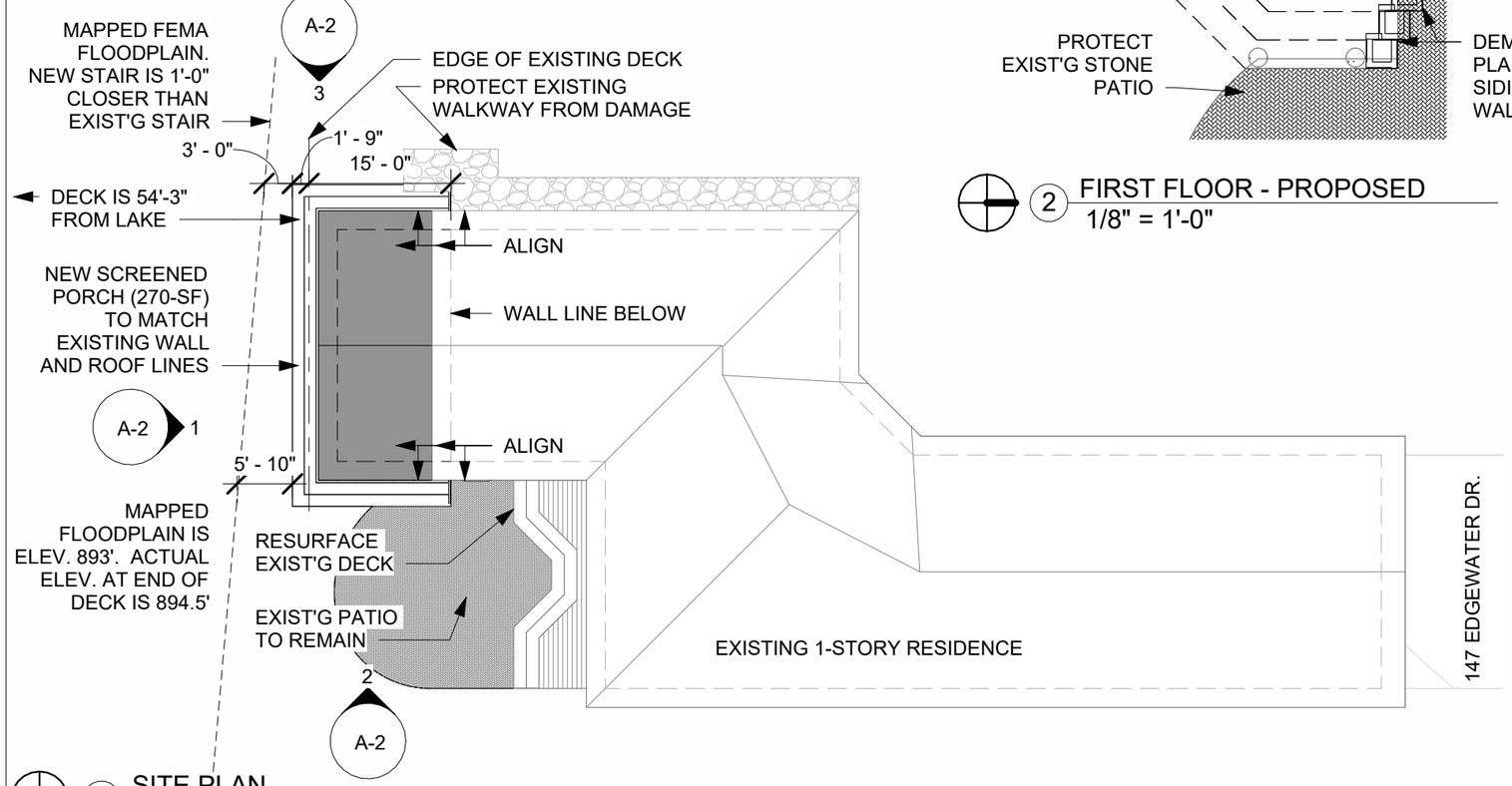
A-0



3 DEMOLITION PERSPECTIVE



2 FIRST FLOOR - PROPOSED
1/8" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

GENERAL PROJECT NOTES: (ALL CONTRACTORS)

1. THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THE SCOPE OUTLINED IN THIS SET OF PERMIT DOCUMENTS AND SHALL BE HELD HARMLESS IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PROGRAMS RELATED TO THE WORK.
2. ALL WORK SHALL COMPLY WITH THE CODES AND ORDINANCES ADOPTED BY THE CITY OF CRYSTAL LAKE.
3. THE ARCHITECT MAYBE RETAINED TO VERIFY THE CONFORMANCE OF WORK WITH THE INTENT OF THE PERMIT DOCUMENTS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS OF SITE AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. DEVIATIONS IN ANY FORM, FASHION OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM ANY AND ALL LIABILITY.
6. THE DRAWINGS SHOW THE BASIC INTENT OF THE SYSTEMS TO BE DESIGNED AND INSTALLED. ALL NECESSARY MATERIALS AND EQUIPMENT REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM SHALL BE PROVIDED.
7. PROTECT WORK SCHEDULED TO REMAIN FROM DAMAGE. IF BUILDING ELEMENTS, COMPONENTS, OR SYSTEMS SCHEDULED TO REMAIN ARE DAMAGED THE GENERAL CONTRACTOR OR SUBCONTRACTOR SHALL REPAIR, PATCH, AND FINISH, OR REFINISH AS APPLICABLE TO MATCH ADJACENT EXISTING FINISHES. WHERE MATCH EXISTING IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.

CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED IN THE OFFICE OF PROFFIT+WALLEN, LLC. UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE FOLLOWING:

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FIRE CODE
ILLINOIS ENERGY CONSERVATION CODE
AMENDMENTS & ORDINANCES AS ADOPTED BY THE CITY OF CRYSTAL LAKE

LICENSED ARCHITECT
ADAM P. WALLEN
001022616
STATE OF ILLINOIS

ADAM P. WALLEN
ARCHITECT
001-022616 — LICENSE NUMBER
11/30/2026 — EXPIRATION DATE
2.11.26
DATE SIGNED

OBERMEIER SCREENED PORCH

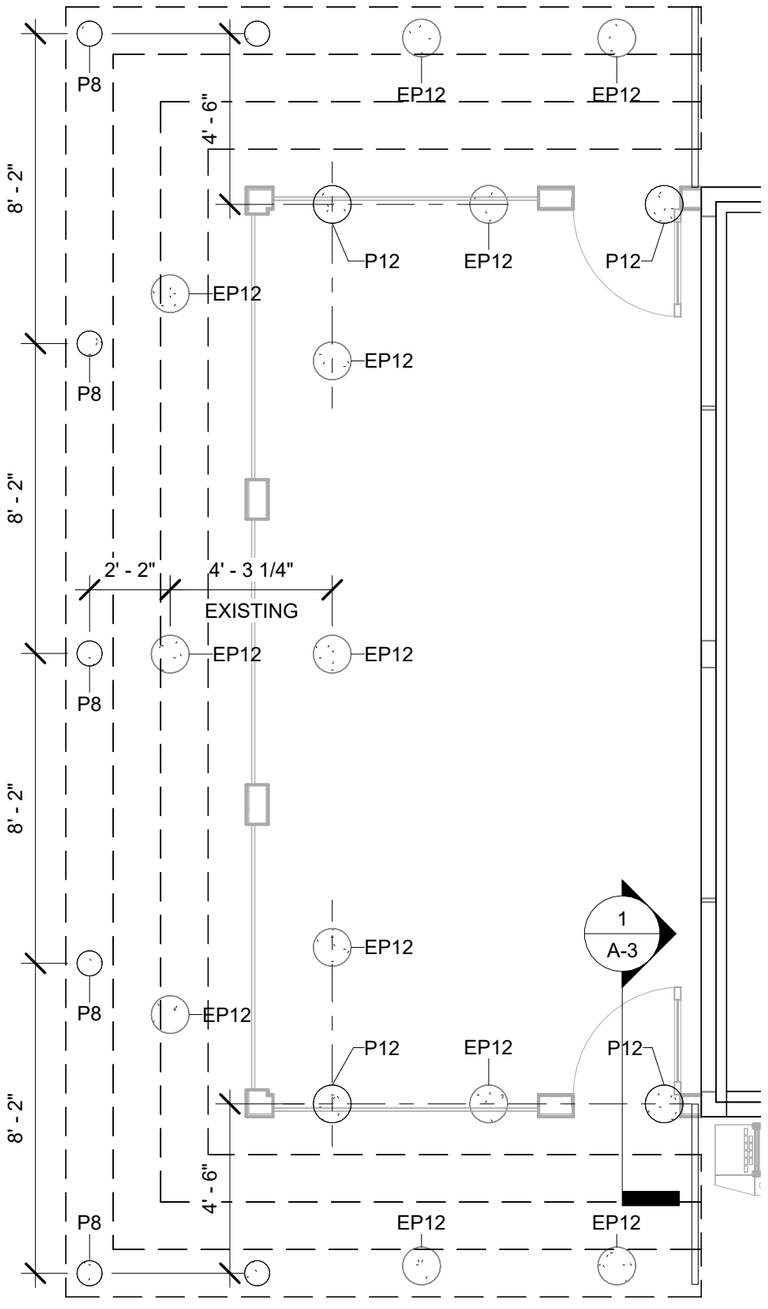
147 EDGEWATER DR.
CRYSTAL LAKE, IL 60014

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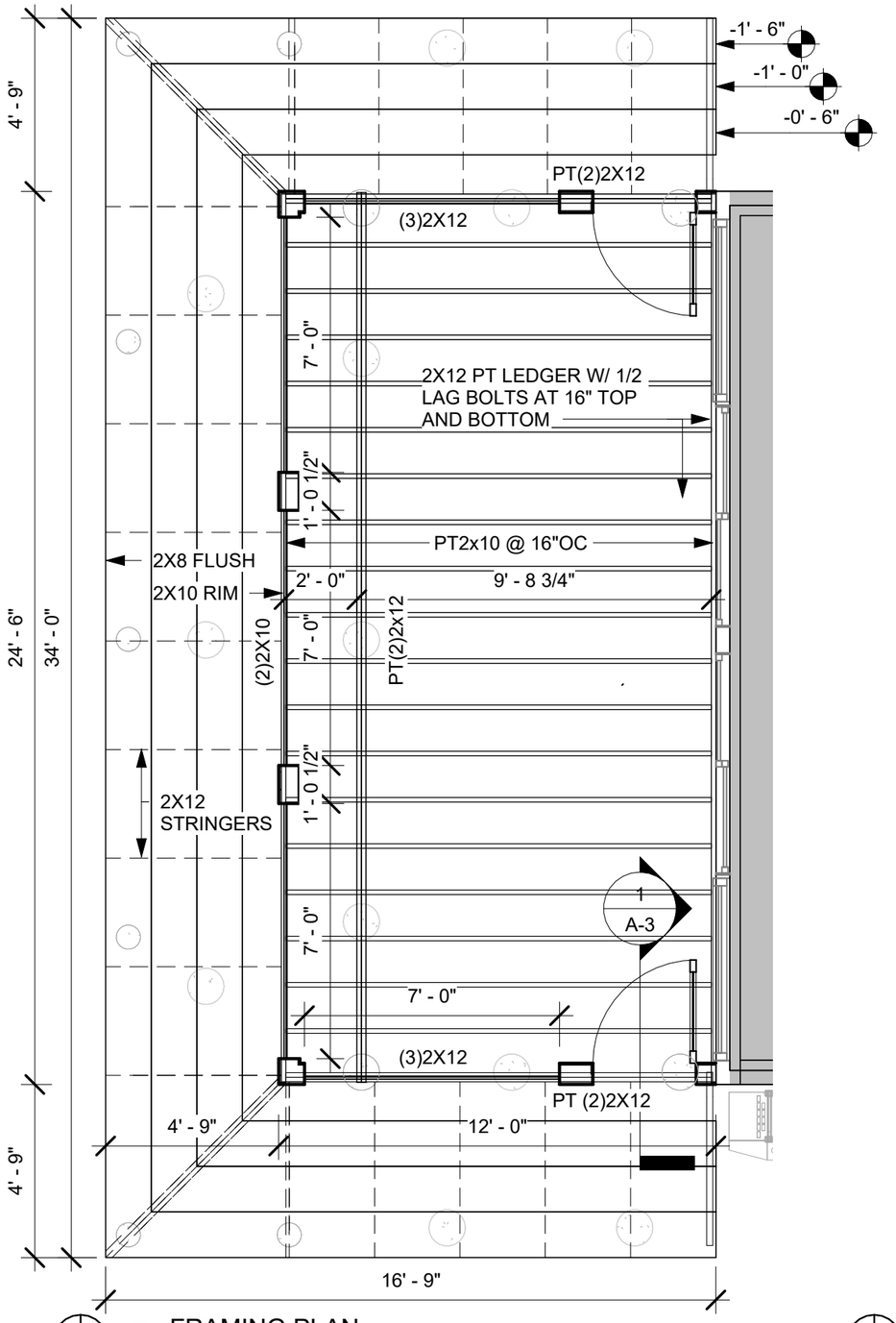
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FLOOR & ROOF PLAN

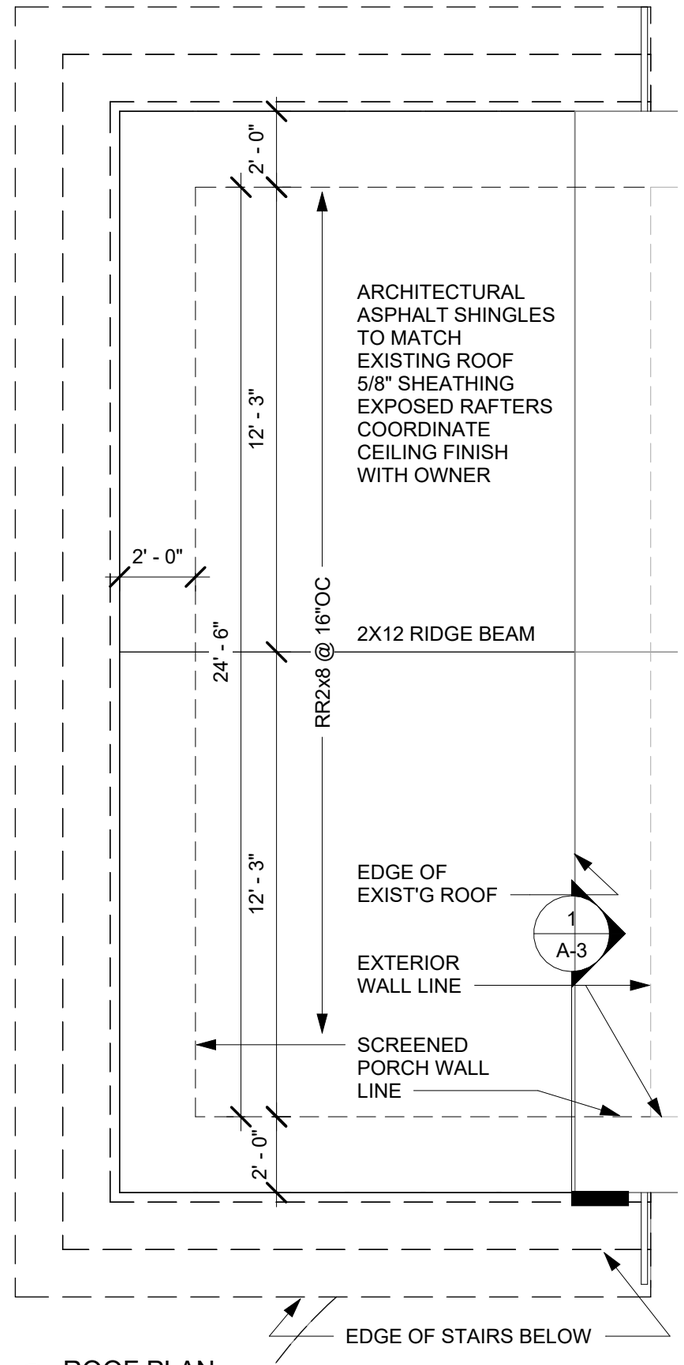
A-1



3 PIER PLAN
1/4" = 1'-0"



1 FRAMING PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

OBERMEIER SCREENED PORCH

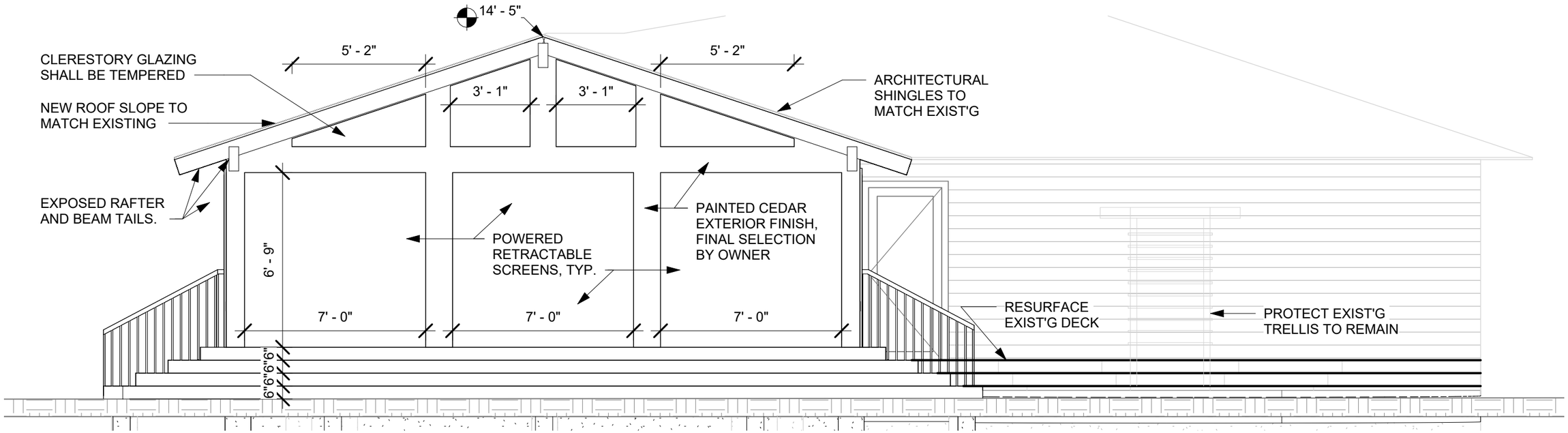
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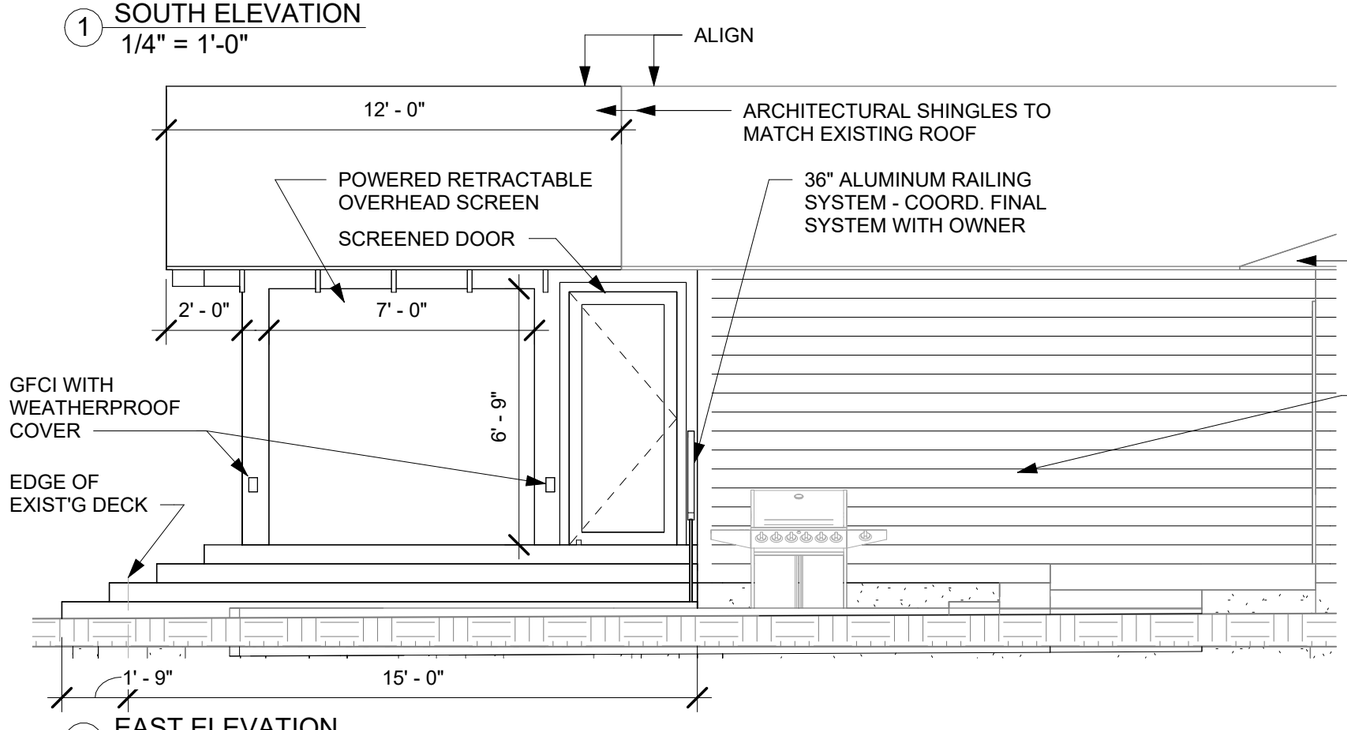
Project #: 261

ELEVATIONS

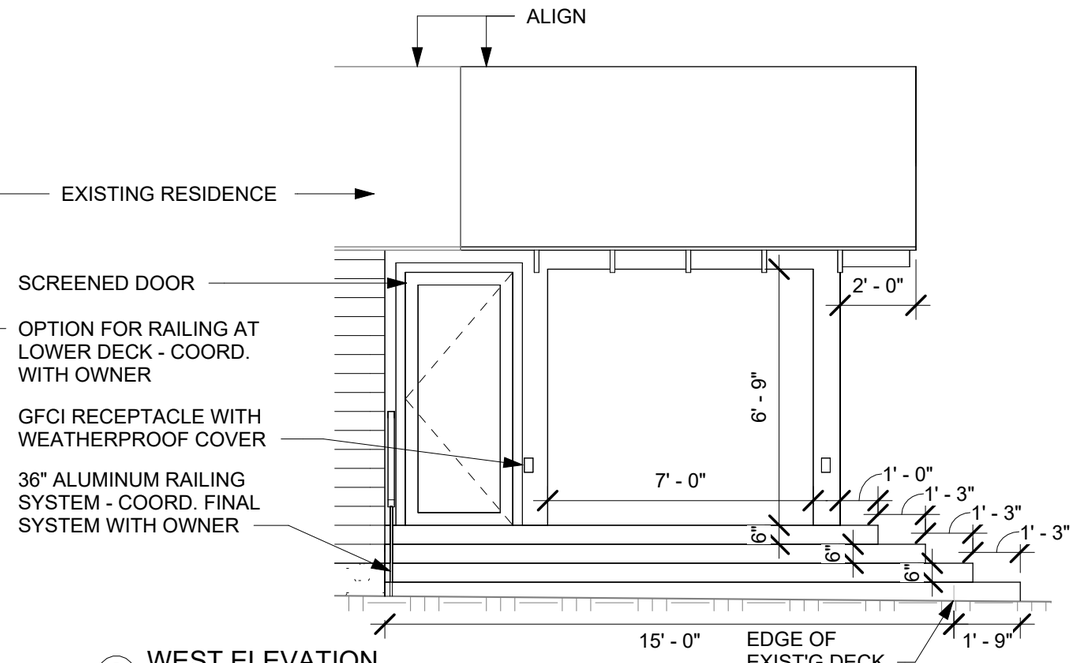
A-2



1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

OBERMEIER SCREENED PORCH

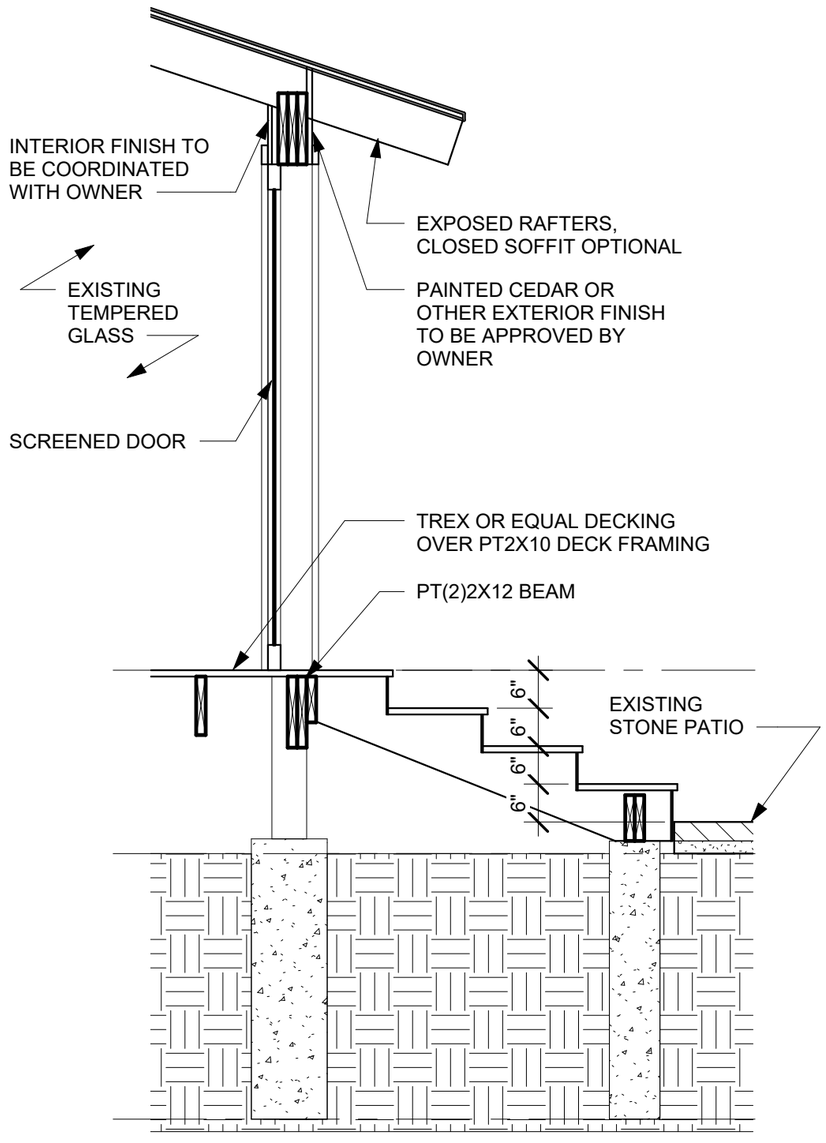
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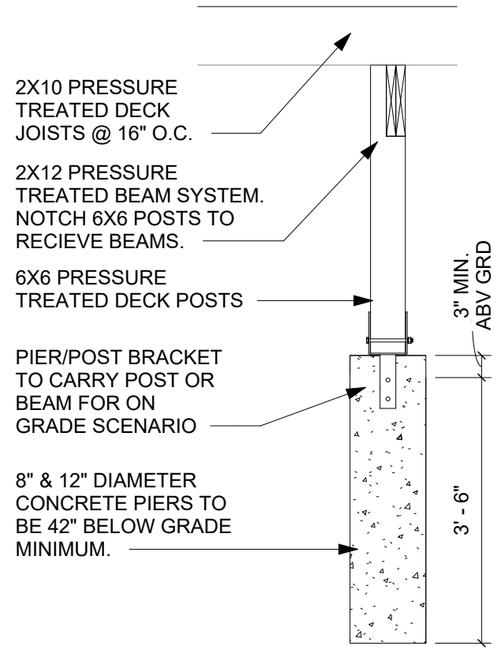
Project #: 261

ROOF, ELECTRICAL, & DETAILS

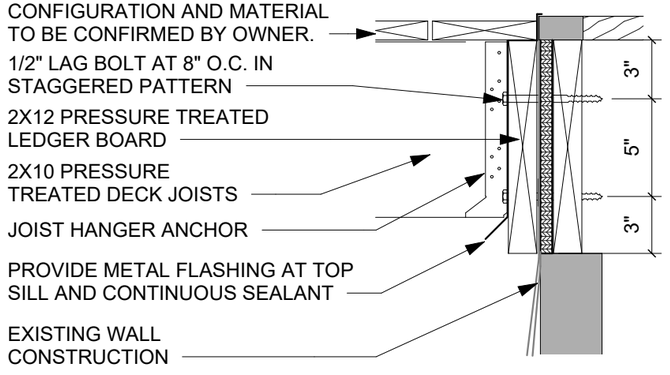
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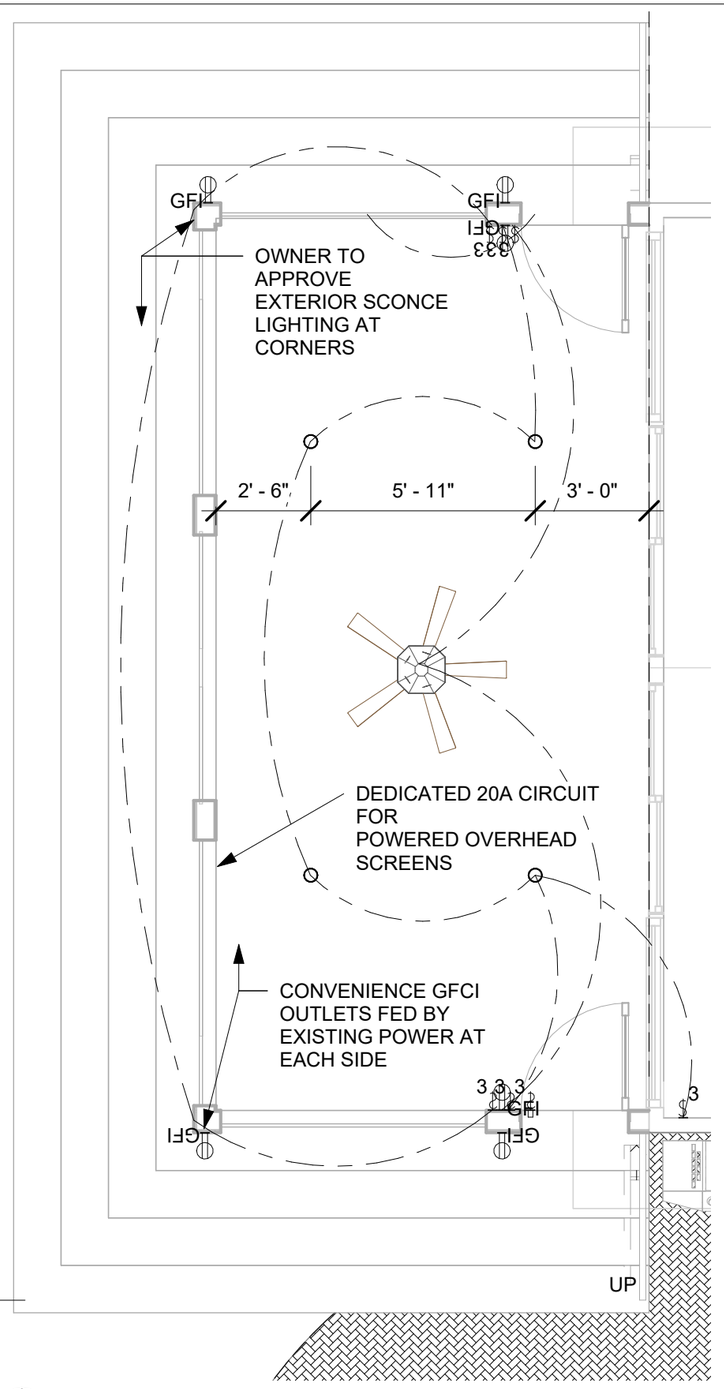
1 Section 1
1/2" = 1'-0"



2 PIER SECTION DETAIL
1/2" = 1'-0"



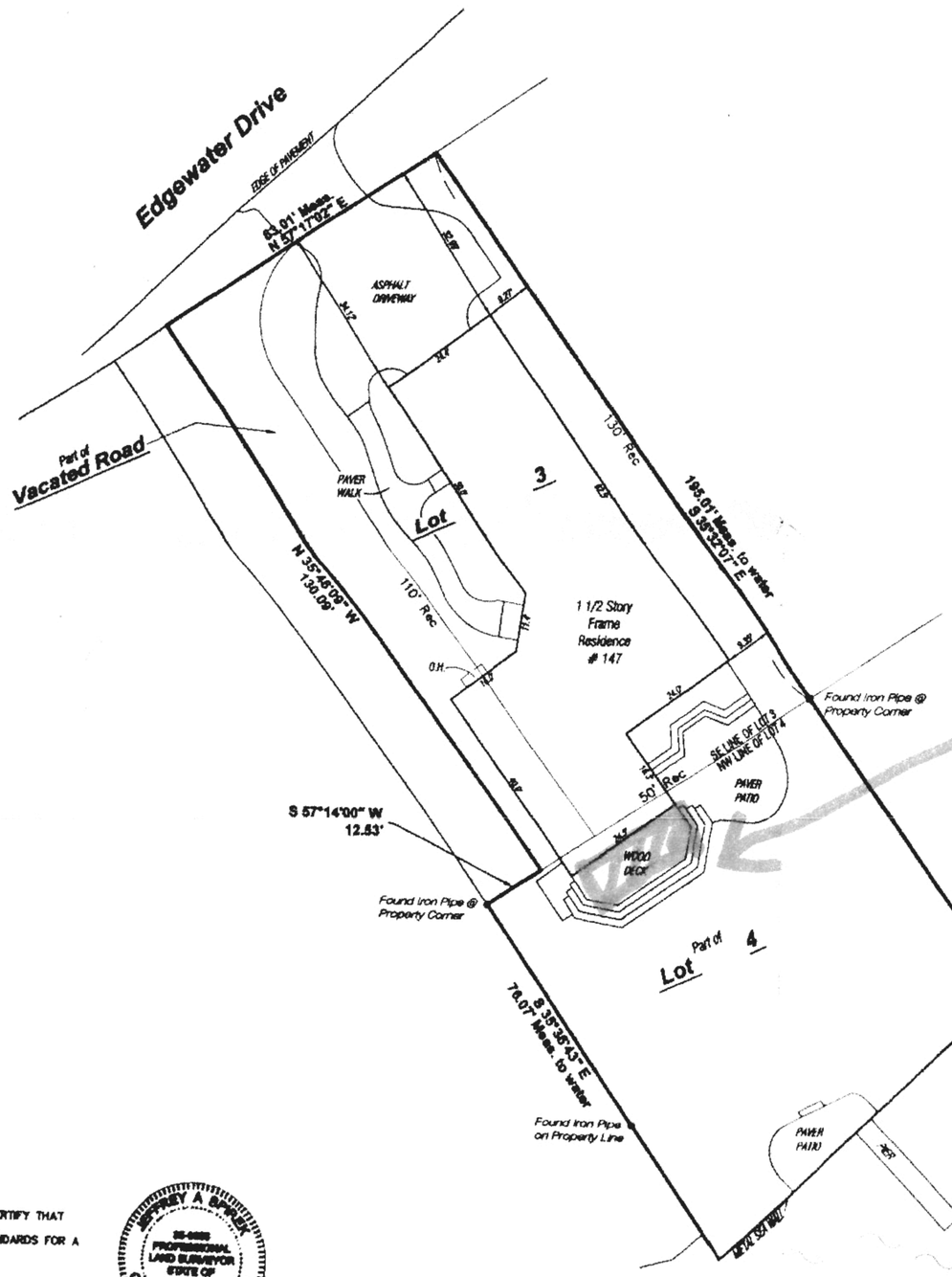
3 LEDGER DETAIL
1 1/2" = 1'-0"



4 ELECTRICAL PLAN
1/4" = 1'-0"

Plat of Survey

LEGAL DESCRIPTION: LOTS 3 AND 4 (EXCEPT THE EASTERLY 125 FEET OF SAID LOT 4 AS MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 4) AND THAT PART OF VACATED STREET LYING NORTHEASTERLY OF THE CENTER LINE ADJOINING SAID LOT 3 IN BLOCK 35 IN R.A. CEPEK'S CRYSTAL VISTA, A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1927 AS DOCUMENT 76823, IN BOOK 6 OF PLATS, PAGE 18, IN MCHENRY COUNTY, ILLINOIS.



new porch over existing deck

LEGEND

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 THIS 12th DAY OF April A.D. 2017

JEFFREY A. SPIREK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3698
REGISTERED AGENT FOR LUCO CONSTRUCTION COMPANY
LICENSE TO BE RENEWED NOVEMBER 30, 2018

JEFFREY A. SPIREK
35-3698
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CRYSTAL LAKE, ILLINOIS

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.
•BUILDINGS WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

N

0' 20' 40' 60'

Luco Construction Company
Professional Design Firm No. 184.004829
54 Lou Avenue
Crystal Lake, Illinois 60014
phone: 815.526.3874
email: lucoland@gmail.com

Common Address: 147 Edgewater Drive, Crystal Lake, IL

Job Number: 17 - 42211 Drawn By: JAC

Client: Schulze

Date of Field Work Completion: 4/12/2017

Revisions: