#2026-171
785 North Shore Dr – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date: October 7, 2026

Request: A simplified residential zoning variation to allow a detached garage having a corner yard-abutting-a-street setback of 10 feet, instead of the required 21 feet; a rear yard-abutting-a-street setback of 8 feet, instead of the required 21 feet; and a one-foot encroachment into the clear sight triangle

Location: 785 North Shore Drive

Acreage: Approximately 5,000 square feet

Existing Zoning: R-2 Single-Family Residential

Surrounding Properties:

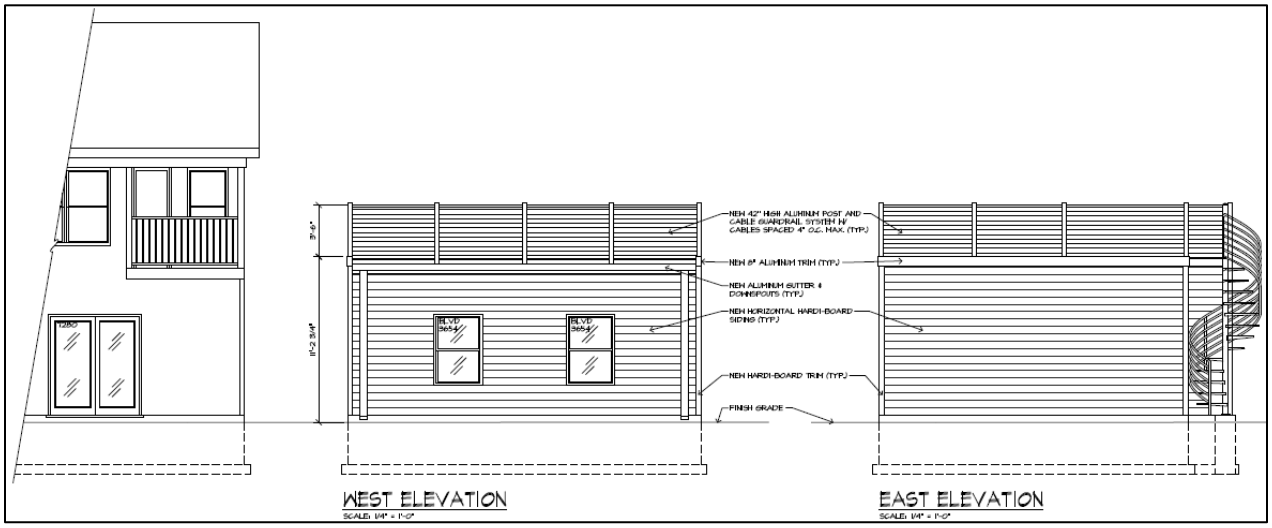
North:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
South:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

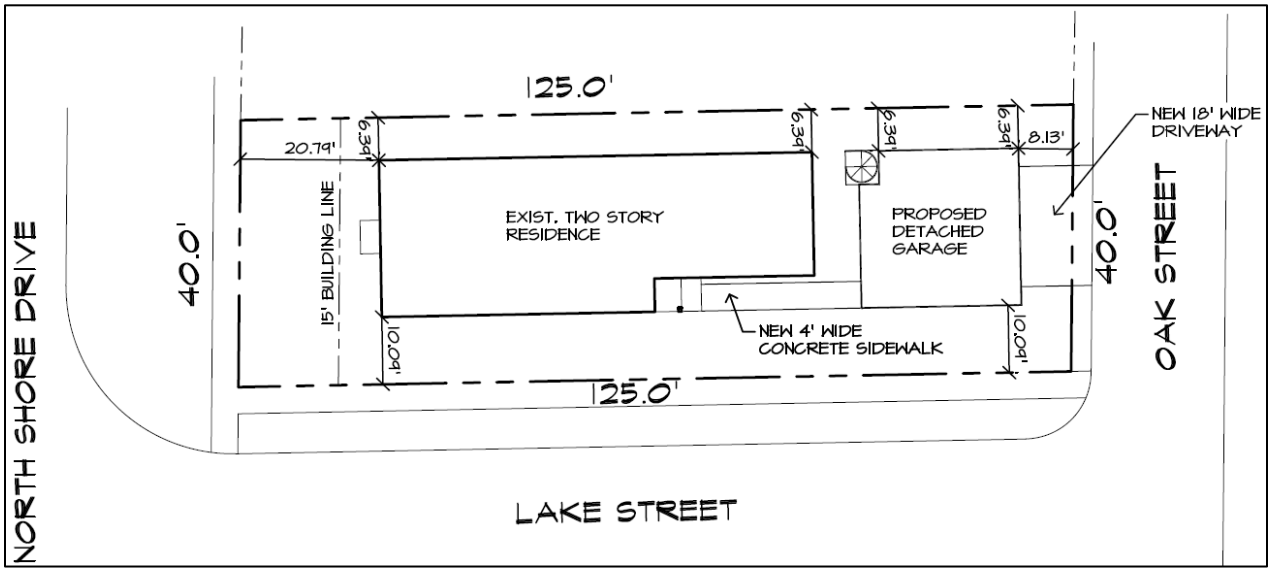
Staff Contact: Darrell Moore (815) 356-3612

Background:

- The property is a nonconforming lot (due to lot width and lot area) that contains a single-family residence with an attached two-car garage.
- Per the Unified Development Ordinance, nonconforming lots are allowed reductions of up to 70% for certain dimensional requirements. Under this rule, the proposed detached garage is allowed reduced setbacks of 21 feet from the side and rear yards-abutting-streets, instead of 30 feet each. These reduced setbacks are not met by the proposed detached garage which is 10 feet off the corner yard-abutting-a-street and 8 feet off the rear yard-abutting-a-street. Because the side and rear of the lot abut streets, the garage must meet principal structure setbacks instead of the 5-foot setbacks typical for accessory structures in these yards.
- Previous Approvals:
  - The current home was built after variations were granted on the property in 2002. Ordinance No. 5571 granted:
    - A lot area of 5,000 square feet (instead of the required 5,880 square feet)
    - A lot width of 40 feet (instead of the required 49 feet)
    - A corner yard-abutting-a-street setback of 7 feet (instead of the required 21 feet)
    - To allow the house and garage to encroach into the clear view of intersecting streets

- The above variations were granted with conditions, including:
  - The building footprint shall be no larger than 45 feet by 24 feet with an attached 20-foot by 20-foot garage
  - No ancillary structures, including but not limited to decks, patios, fences, pools, and sheds, may not be constructed on the property.
- In 2006, a request to allow the construction of a deck having a setback of 4.77 feet from the property line and encroaching upon the clear view of intersecting streets was denied.



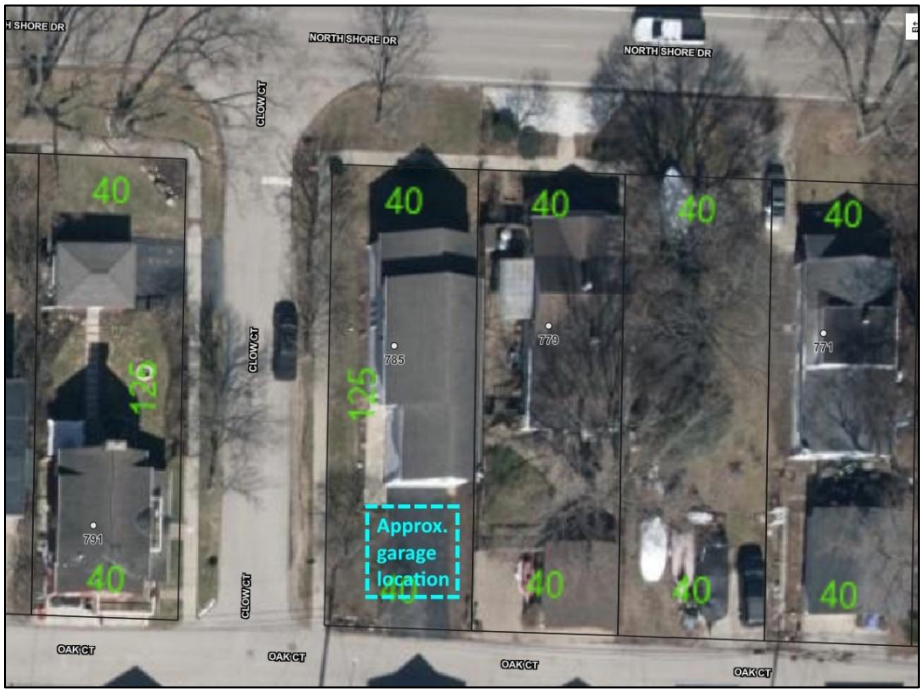


Development Analysis:

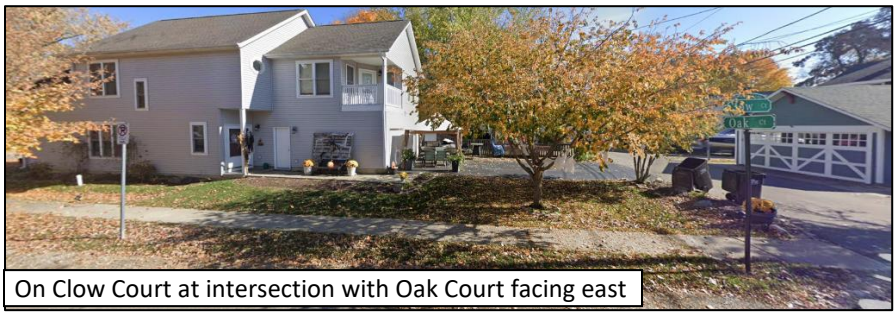
General

- Request: To allow a detached garage having a corner yard-abutting-a-street setback of 10 feet, instead of the required 21 feet; a rear yard-abutting-a-street setback of 8 feet, instead of the required 21 feet; and a one-foot encroachment into the clear sight triangle.
- 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 construct a 24-foot by 24-foot single-story flat-roof garage with a roof-top deck. The garage height is shown at 14'-9" including the 42-inch guardrail. The deck is accessed via an external spiral staircase at the northeast corner. The garage is separated from the house by approximately 7 feet.
- The garage setback is shown at 10.09 feet from Clow Court (aka Lake Street) to the west, which matches the setback of the residence. The setback of the garage is shown at 8.13 feet from the rear lot line abutting Oak Court. This is a greater setback than the residence and deck fronting Oak Court opposite Clow Court (791 North Shore Drive) and the detached garage to the east (779 North Shore Drive).



- The previous variation approved an encroachment into the "clear view of intersecting streets." This requirement has since been modified in the UDO, which now limits impediments in the "clear sight triangle" as calculated by Table 4-100D-1 Clear Sight Triangle Dimensions. A city engineer calculated the clear sight triangle as a "partially controlled intersection." It was found that the garage would encroach one foot at its nearest corner into the clear sight triangle but noted that this will not create any new visual impediment due to the preexisting impediment of the detached garage at 779 North Shore Drive.


On Clow Court at intersection with Oak Court facing east

- Due to a proposed walkway and driveway reconfiguration and that the detached garage will primarily be built atop the current asphalt driveway, the hard surface coverage will be similar to and possibly less than the current hard surface coverage. ALA Architects has calculated the new coverage area to be 2,260 square feet, which is under the maximum allowed 2,500 square feet.
- The building coverage on the property would increase to 1,994 square feet, based on staff calculations, and fall within the maximum allowed 2,000 square feet.

Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential zoning variation to allow a detached garage having a corner yard-abutting-a-street setback of 10 feet, instead of the required 21 feet; a rear yard-abutting-a-street setback of 8 feet, instead of the required 21 feet; and a one-foot encroachment into the clear sight triangle.

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. Garage and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Ferrero, 8/25/26, received 8/26/26)
    B. Building Plans (ALA Architects 8/19/26, received 8/26/26)

2. The petitioner shall address all review comments and requirements of the Engineering and Building Departments.

PARCEL IN QUESTION

785 North Shore Drive



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY
Project Name: _____
Date of Submission: _____

I. Applicant

John and Karen Ferrero
Name

785 North Shore Drive
Street

Crystal Lake | IL | 60014
City | State | Zip Code

[redacted] | [redacted]
Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

John and Karen Ferrero
Name

955 Wedgewood Drive Crystal Lake, IL 60014 [redacted]
Address | Telephone Number

III. Project Data

1. a. Location/Address: 785 North Shore, Crystal Lake, IL

   b. PIN #: 19-06-130-001

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:

The lot is 5000sq ft, substandard on both width and area. It carries three simultaneous street frontages, (North Shore Drive/front, Lake/Clow/west, Oak Ct/rear) each with its own setback. The standard 21 foot Oak Court detached setback, combined with the lot's narrow width and triple frontage, leaves no viable building envelope for a properly sized detached garage. These conditions were fixed at 1923 platting.

IS THE HARDSHIP SELF-CREATED?

No. The lot's substandard dimensions and triple street exposure date to the 1927 platitng. The current owners had no role in creating them. The project is driven by an aging in place accessibilty need, converting an existing attached garage to main floor bed/bath, not speculative development or a desire to avoid code compliance.

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

No. Triple street frontage layered on a substandard 40ft lot is unusual. Most R2 lots in this area have one or two street frontages. Granting this variance does not create precedent applicable to standard configuration lots.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No. Oak Court functions as an alley, with garages and accessory structures from both sides backing up to it at minimal setbacks, many at 5 feet or less. A detached garage at the rear of 785 North Shore Drive is consistent with this existing pattern. The use remains single family residential. Scale of the proposed detached structure, placement, and character are all consistent with the surrounding building environment.

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

No. A variance does not weaken standards for the neighborhood generally and cannot be used as precedent by properties without these same constraints. The proposed structure will comply with all other city developmental regulations, except for the aforementioned setback variance.

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. The one story structure sits at the rear behind the existing house, no neighboring light or air is blocked. The improvements are value-positive, no adjacent property value is diminished. The property remains single familly, no change in traffic.

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

IV. Signatures

[redacted] (John & Karen Ferrero) 8/25/26

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] (John & Karen Ferrero) 8/25/26

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 - 785 NORTH SHORE
2351142
773-842-0606

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
09/18/2026

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
18th day of September, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10069745

Amount $124.84

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

IN THE MATTER OF THE APPLICATION OF **JOHN AND KAREN FERRERO.**

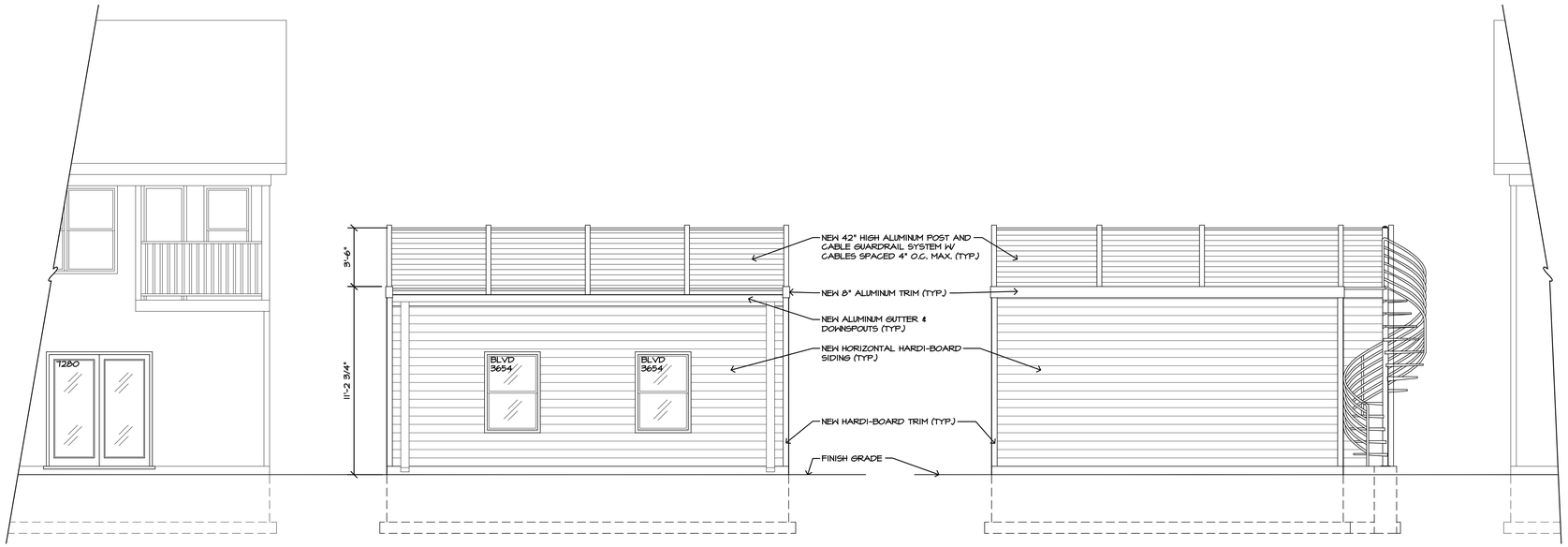
LEGAL NOTICE

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 **John and Karen Ferrero, owners,** for a **Variation** on the property at **785 North Shore Drive, Crystal Lake, Illinois, 60014. PIN: 19-06-130-001.**

This application is filed for the purpose of seeking **Variations to allow a detached garage having a corner yard-abutting-a-street setback of 10 feet, instead of the required 21 feet, a rear yard-abutting-a-street setback of 8 feet, instead of the required 21 feet, 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, October 7, 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 Sep. 18, 2026) 2351142

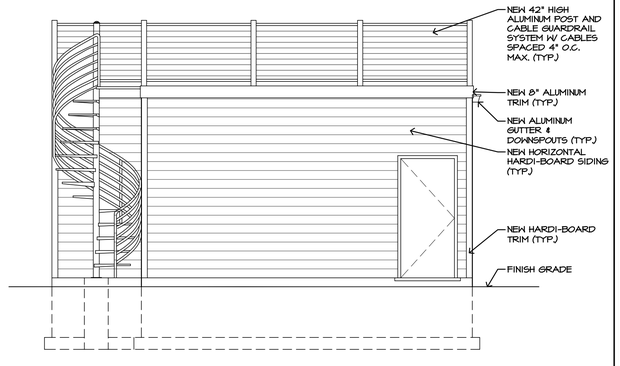


WEST ELEVATION

SCALE: 1/4" = 1'-0"

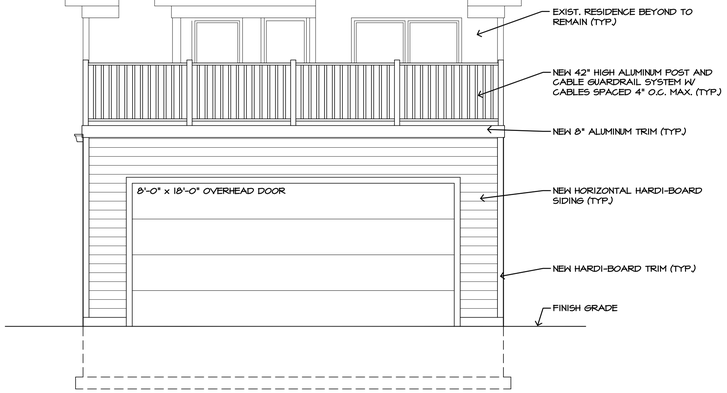
EAST ELEVATION

SCALE: 1/4" = 1'-0"



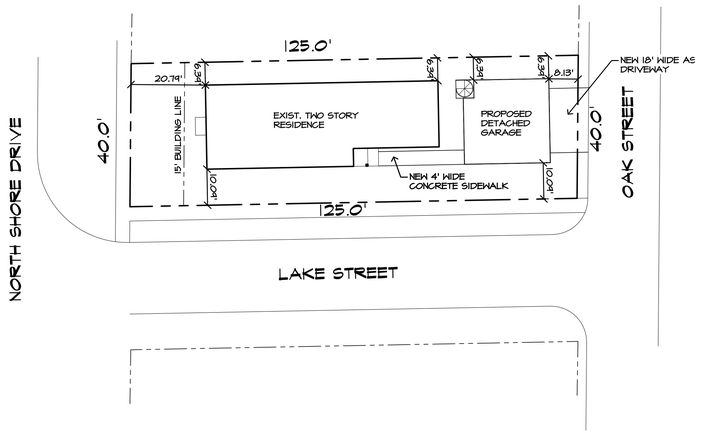
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"

EXISTING RESIDENCE = 1,408 S.F.
PROPOSED GARAGE = 539 S.F.
TOTAL BUILDINGS = 1,947 S.F.

EXISTING/PROPOSED SIDEWALK = 171 S.F.
EXISTING/PROPOSED DRIVEWAY = 142 S.F.
TOTAL SIDEWALK & DRIVEWAY = 313 S.F.

EXISTING LOT = 5,000 S.F.
ALLOWABLE COVERAGE (50%) = 2500 S.F.
PROPOSED COVERAGE = 2,260 S.F.

SITE & BUILDING STATISTICS

JURISDICTION:	CITY OF CRYSTAL LAKE
ZONING CLASSIFICATION:	R-2, SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE :	VB - COMBUSTIBLE, UNPROTECTED.
OCCUPANCY TYPE:	R-1, RESIDENTIAL
ALLOWABLE BUILDING HEIGHT:	35 FEET

DESIGN LOADS

FLOOR LIVE LOAD:	40 PSF	WIND LOAD:	115 MPH
FLOOR DEAD LOAD:	15 PSF	WIND EXPOSURE LOAD:	B
ROOF LIVE/SNOW LOAD:	30 PSF	SEISMIC CATEGORY:	A
ROOF DEAD LOAD:	15 PSF		

CODES

BUILDING CODE:	2018 INTERNATIONAL RESIDENTIAL BUILDING CODE W/ AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE
PLUMBING CODE:	2014 ILLINOIS STATE PLUMBING CODE
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE
ENERGY CODE:	2024 ILLINOIS ENERGY CONSERVATION CODE

FIRE RESISTANCE RATING: 0
ROOF COVERING CLASS: VB CONSTRUCTION = CLASS C (CLASS B PROVIDED)
INTERIOR FINISHES CLASS: NO RESTRICTIONS

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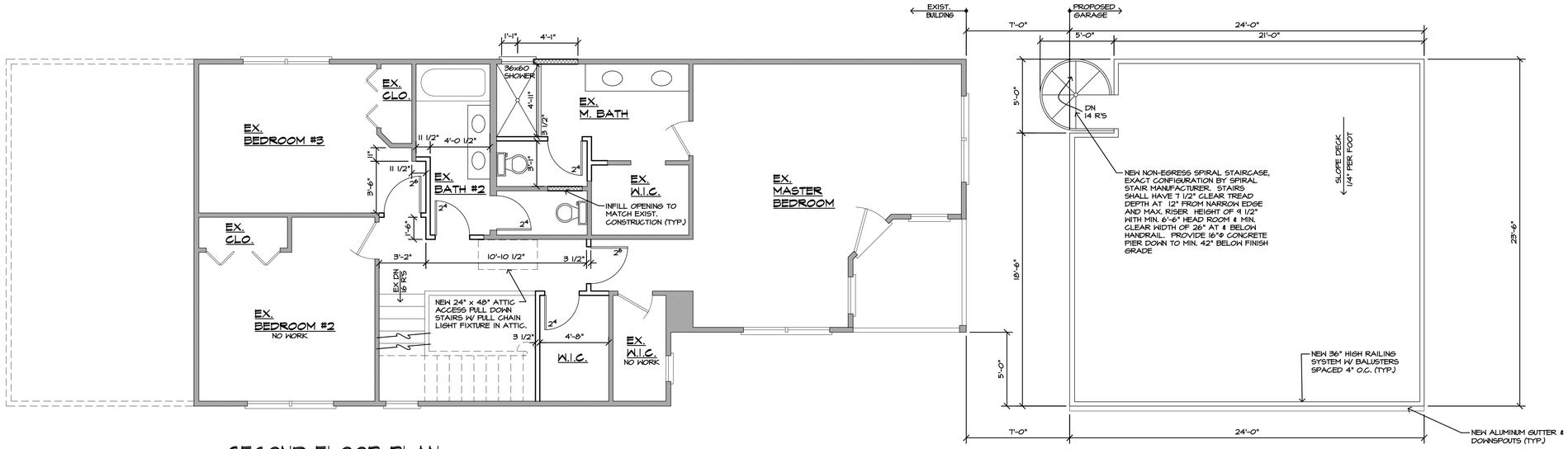
REVISIONS	BY

EXTERIOR ELEVATIONS
SITE PLAN
SITE & BUILDING STATISTICS

REMODELING & NEW DETACHED GARAGE FOR:
JOHN & KAREN FERRERO
1125 N. SHORE DRIVE
CRYSTAL LAKE, ILLINOIS 60014

R.B. CUSTOM DESIGNS INC.
2108 W. Jonsberg Road
Jonsberg, Illinois 60051
Phone: 815-754-4454 Fax: 815-307-8200

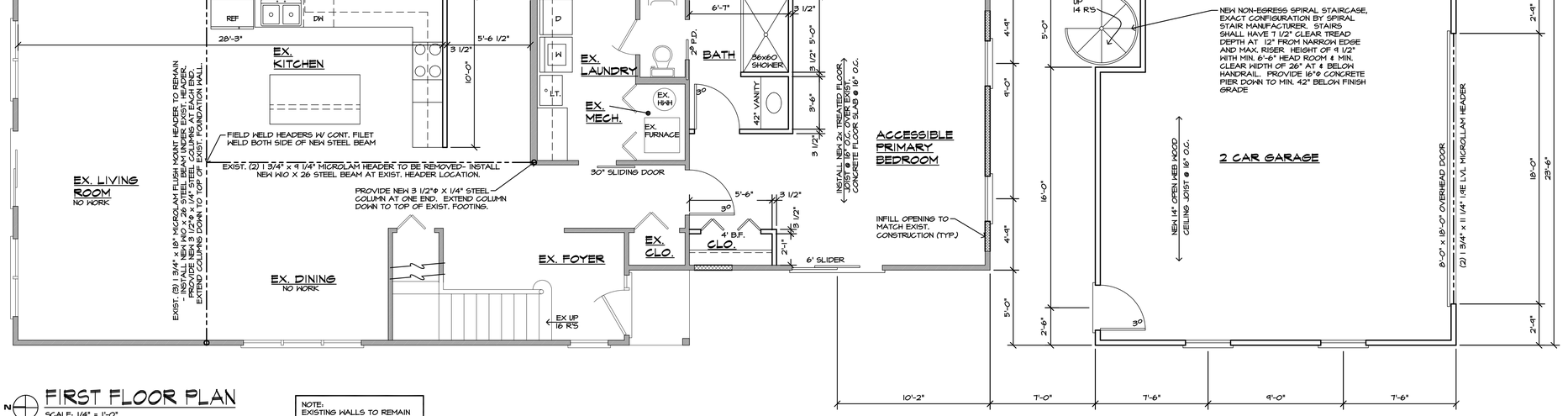
Date	8/19/26
Scale	AS NOTED
Drawn	R.J.B
Job	202616
Sheet	A-1



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
EXISTING WALLS TO REMAIN SHOWN SHADED, TYP.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
EXISTING WALLS TO REMAIN SHOWN SHADED, TYP.

REVISIONS	BY

FIRST FLOOR PLAN
SECOND FLOOR PLAN
GENERAL NOTES
SPECIFICATIONS

REMODELING & NEW DETACHED GARAGE FOR:
JOHN & KAREN FERRERO
785 N. SHORE DRIVE
CRYSTAL LAKE, ILLINOIS 60014

R.B. CUSTOM DESIGNS INC.
2108 W. Johnsburg Road
Johnsburg, Illinois 60051
Phone: 815-754-4454 Fax: 815-307-8200

Date	8/19/26
Scale	AS NOTED
Drawn	R.JB
Job	202676
Sheet	A-2

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PLAT OF SURVEY

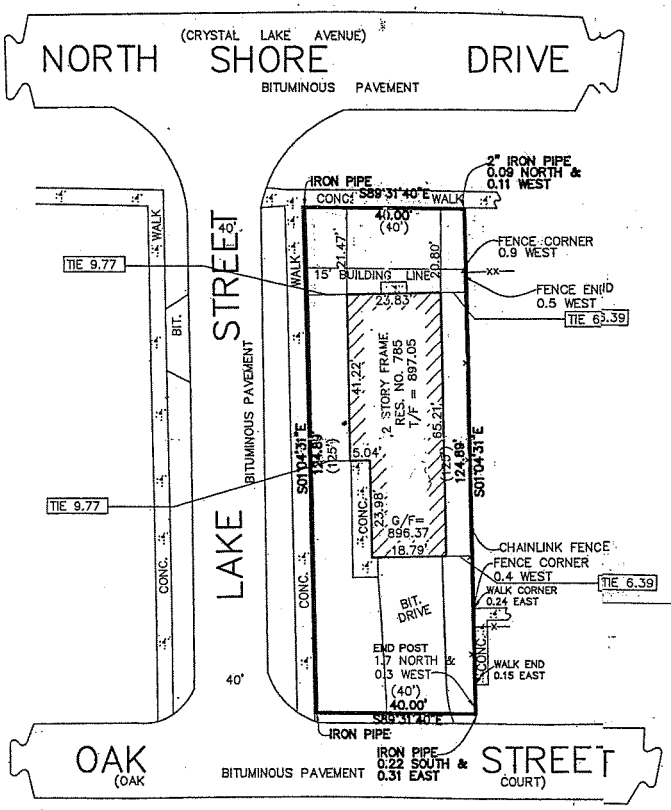
OF

LOT 11 IN CLOW'S FIRST ADDITION TO CRYSTAL LAKE PARK, BEING A SUBDIVISION OF PART 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 4 OF PLATS, PAGE 83, IN McHENRY COUNTY, ILLINOIS.

ALSO COMMONLY KNOWN AS 785 NORTH SHORE AVENUE

60 40 20 0 NORTH

SCALE 1" = 20'



LEGEND AND NOTES

DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF.
ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATE DEGREES, MINUTES AND SECONDS.

50.25 / N 90° 00' 00" E INDICATES MEASURE DIMENSION / BEARING.
(50.25) / (N 90° 00' 00" E) INDICATES RECORD DIMENSION / BEARING.
[50.25 d] / [N 90° 00' 00" E d] INDICATES DEED CALL DIMENSION / BEARING.

BEARINGS SHOWN HEREON, IF ANY, PER LOCAL OR ASSUMED DATA, UNLESS SHOWN OTHERWISE.

COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OR AS INDICATED.

STATE OF ILLINOIS }
COUNTY OF McHENRY } s.s.

WE, BOLLINGER, LACH AND ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001129, CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT APPLICABLE ILLINOIS PROFESSIONAL LAND SURVEYOR ASSOCIATION STANDARDS FOR A LAND SURVEY.

GIVEN UNDER OUR HAND AND SEAL AT CRYSTAL LAKE, ILLINOIS,

THIS 18TH DAY OF MAY, A.D., 2005.

THOMAS M. SHEETS 2257 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CRYSTAL LAKE, IL

BOLLINGER, LACH & ASSOCIATES, INC.
THOMAS M. SHEETS
IPLS NO. 035-2257
EXPIRES 11/30/2006

Bollinger, Lach & Associates, Inc.
600 North Route 31, Suite B - Crystal Lake, Illinois 60012
815 479 1200 FAX 815 479 1220 www.bollingerlach.com
- OAK BROOK - CHICAGO - CRYSTAL LAKE
CONSULTING ENGINEERS SURVEYORS & LAND SURVEYORS
SHEETS SURVEYING & ENGINEERING SERVICE, INC.

REVISIONS

No.	Date	Desc.

FIELD WORK: 5/10/05 CHH
DRAWN BY: CRI
CHECKED BY: TMS
PROJECT No.: 719M-306
FIELD BOOK: 320-S-64
FILE LOCATION: H:\BLA\719M-306\DWG
DRAWING FILE: 719M-306-FINAL-SURVEY.DWG

PLAT OF SURVEY

LOT 11 IN CLOWS FIRST ADDITION TO CRYSTAL LAKE PARK
CRYSTAL LAKE, ILLINOIS
PREPARED FOR: WAYNE FRANK

719M-306