REVISED

#2010-19
148 Lakewood Avenue (Schmidt)
Project Review for Planning and Zoning Commission

Meeting Date:	May 5, 2010
Request:	Special Use Permit to allow an accessory structure over 600 square feet.
Location:	148 Lakewood Avenue
Acreage:	Approximately 13,000 square feet
Existing Zoning:	R-2 Single Family Residential
Surrounding Properties:	North: R-2 Single Family Residential South: R-2 Single Family Residential East: R-2 Single Family Residential West: R-2 Single Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:
The petitioner owns two single family lots, Lots 13 & 14, which are considered one zoning lot. The lots were joined through the North Shore SSA and improvements have been built across the lot line. Currently, there is a house, driveway and garage on one lot and a shed on the other lot. The petitioner is planning to remove the existing 18' x 20' garage, relocate the 16' x 10' shed and construct a new 40' x 22' garage. The petitioner requested a continuation because several of the neighbors had concerns that there would be too many buildings on Lot 13.

The petitioner has revised the plans to show the removal of the existing 18' x 20' garage on Lot 13. The 16' x 10' shed will be relocated to Lot 13. The new 40' x 22' garage will be built on Lot 14. The new garage will be 5 feet from the north, west and south property lines. The impervious coverage is calculated linking both lots and is being met. The petitioner is requesting the Special Use Permit to allow the garage which is 880 square feet. Any accessory structure over 600 square feet requires a Special Use Permit.

Findings of Fact:
SPECIAL USE PERMIT
Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which is defined as: "representing existing and future residential areas including a combination of single-family and multi-family housing types." Within the Residential Land Use section of the Comprehensive Plan, the following goal and objective is related to the petitioner's requests:

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Objective #3: Preserve and enhance the character and livability of existing residential areas.

Recommended Conditions:

If a motion to recommend approval of the Special Use Permit at 148 Lakewood Avenue is granted, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Schmidt, received 3/12/10)
   B. Plat of Survey (Luco Construction, dated 7-07-08, received 4/22/10)
   C. Site Plan (Schmidt, received 4/22/10)
   D. Garage floor plan (W. Kost, dated 3/01/10, received 4/12/10)

2. A special use permit to allow an accessory structure over 600 square feet is hereby granted.

3. The lots shall not be subdivided and sold unless a plat of subdivision, variations and impervious coverage reductions have been reviewed by the Planning and Zoning Commission and approved by City Council.

4. The petitioner shall comply with all of the requirements of the Engineering and Building and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # 2010 - - 19

RECEIVED
MAR 12 2010
BY:

Project Title: GARAGE

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
- ___ Variation
- ___ Other

Petitioner Information

Name:
Address:
Phone:
Fax:
E-mail:

Owner Information (if different)

Name: JEFF SCHMIDT
Address: 148 LAKEWOOD AVE
Phone: (847) 458-0990
Fax:
E-mail:

Property Information

Project Description: GARAGE 880 SQ FT

Project Address/Location: 148 LAKEWOOD AVE

PIN Number(s):

Development Team

Please include address, phone, fax and e-mail

Developer: _____

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.

_____ 3/12/10

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.

10-19

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF Jeff Schmidt

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 of the City of Crystal Lake upon the application of Jeff Schmidt for approval of a Special Use Permit relating to the following described real estate commonly, known as 148 Lakewood Avenue, Crystal Lake, Illinois 60014, PIN: 18-01-204-029 and 18-01-204-030.

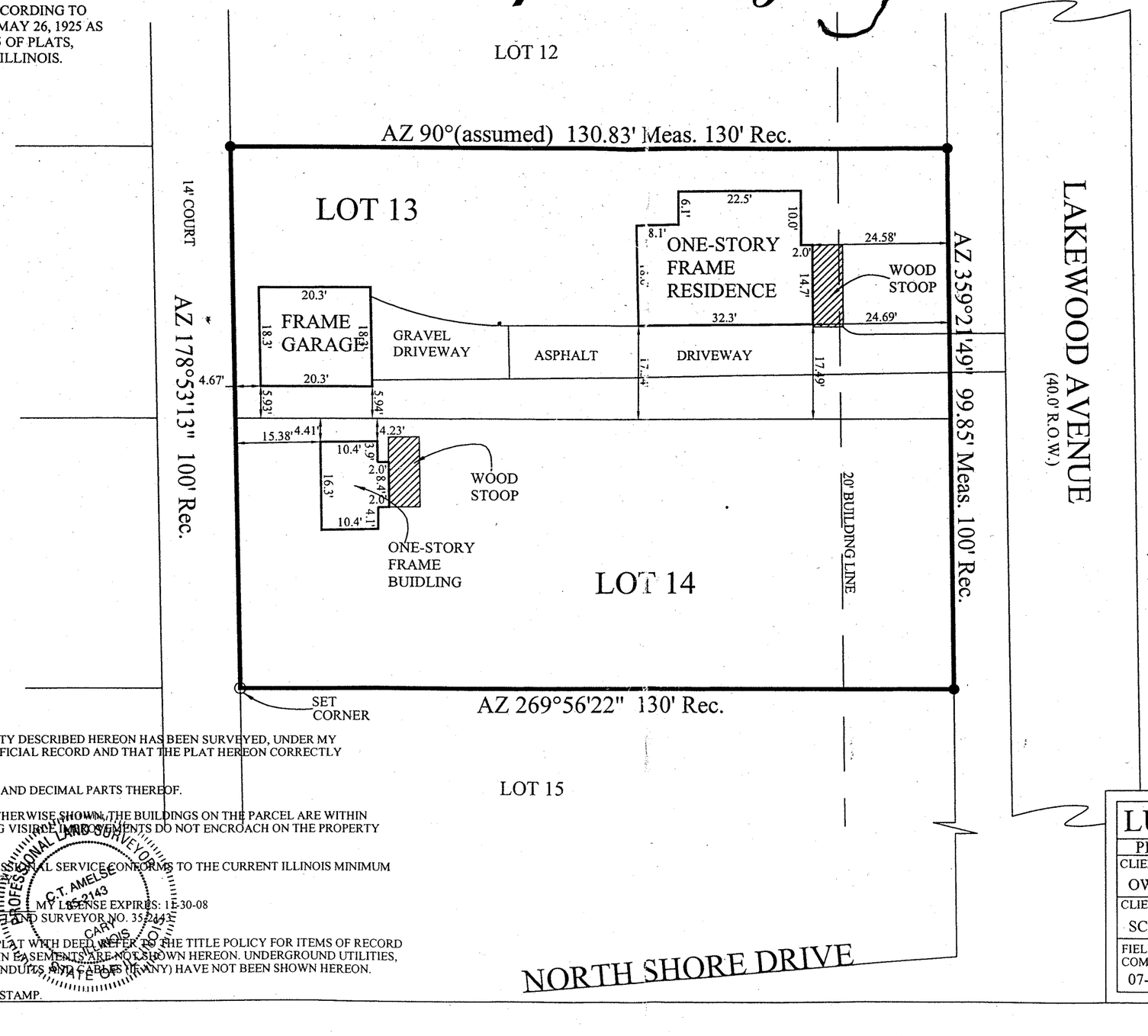
This application is filed for the purposes of seeking a Special Use Permit to allow a detached garage, an accessory structure to exceed the permitted 600 square feet to allow 880 square feet, pursuant to Article 4 Section 4-600 Accessory Structures D. Special Use Permit required: Any individual accessory structure greater than 600 square feet is required to obtain a Special Use Permit. Plans for this project can be viewed at the City of Crystal Lake Community Development at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, April 7, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Heald
March 22, 2010)

LEGAL DESCRIPTION: LOTS 13 AND 14 IN BLOCK 7 IN NORTH CRYSTAL LAKE PARK BEACH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT NO. 68367, IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.

Plat of Survey



LEGEND

- Set IP
- Fnd Ip
- Fnd "X"
- FENCE
- Concrete
- Wood Deck
- Brick

RECEIVED
APR 22 2010
BY: 2010-19

N

0' 20' 40' 60'

STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelse — MY LICENSE EXPIRES: 11-30-08

C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

ILLINOIS PROFESSIONAL LAND SURVEYOR C.T. AMELSE 35-2143 CARY STATE OF ILLINOIS

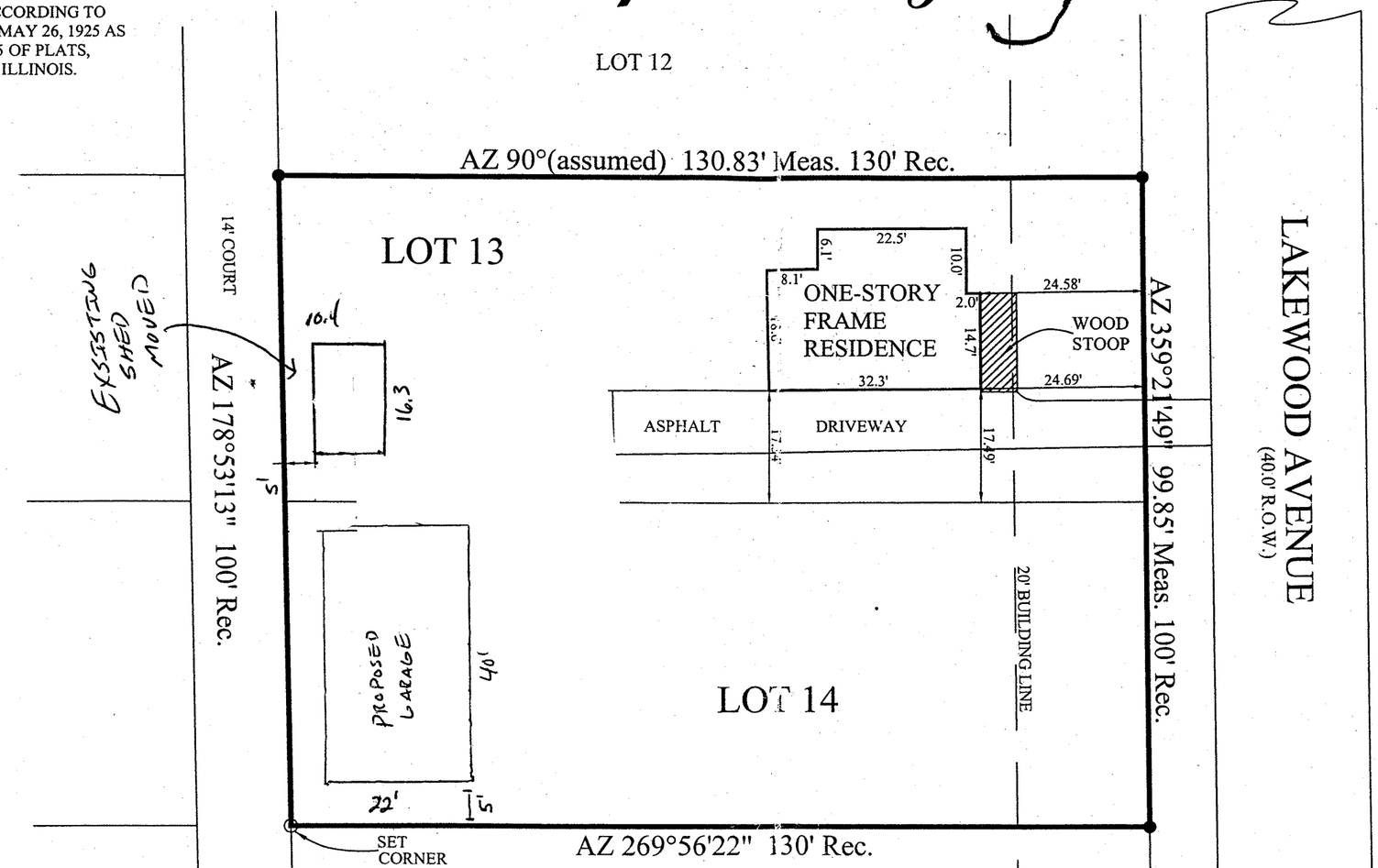
COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OF RED STAMP.

LUCO CONSTRUCTION CO.			
PROFESSIONAL DESIGN FIRM NO. 184.004829			
CLIENT NAME: OWEN			8813 S. Route 31 Cary, IL 60013 847.658.8537 847.458.0714 fax
CLIENT REFERENCE: SCHMIDT			
FIELD WORK COMPLETED: 07-07-08	SURVEY COMPLETED: 07-08-08	DRAWN BY: JAC	PROJECT NO. 08-23589

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