City of Crystal Lake

Memorandum

To: Members of the Planning and Zoning Commission

From: Latika V. Bhide, Planner

Date: February 19, 2014

Re: 2004-06 Iafigliola (817 Village)

At the Planning and Zoning Commission meeting on February 5th, the Commission continued the petitioner's request for a variation to allow an encroachment in to the required rear yard setback to allow and addition. Per the PZC's direction, the petitioner has provided additional information. The proposed addition will be built on piers and have a shed roof. The petitioner would like to utilize the space underneath the addition for storage. Faux windows are being proposed.

If the Planning and Zoning Commission recommends approval of this use, the following additional conditions of approval are recommended:

1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application, Iafigliola, received 1-20-14
   B. Plat of Survey/Site Plan, Decker, dated 6-7-99, received 1-20-14
   C. Plans/Elevations, Jackowski, received 2-13-2014

2) The proposed addition shall be architecturally consistent with the existing residence with respect to style, building materials, roof lines and colors.

3) The addition, including the overhang/eave can be located no closer than 13 feet to the rear property line.

4) All existing grading and drainage patterns must be maintained as originally designed and built and no adverse drainage conditions to the neighboring property are permitted.

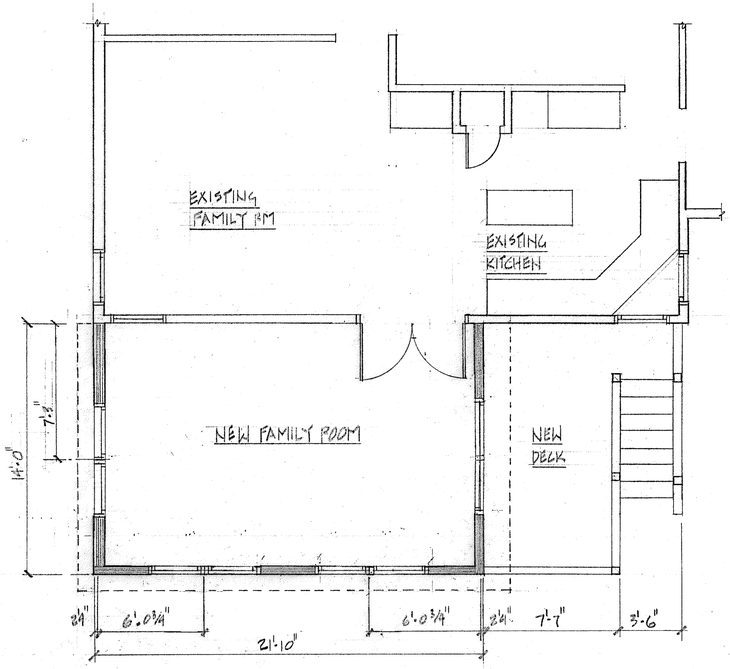
5) Location of any rear yard underground utility services must be confirmed to avoid any potentials conflicts with the proposed addition.

6) The faux windows underneath the addition will be lined with a translucent film to minimize the visual impact of the storage from neighboring properties.

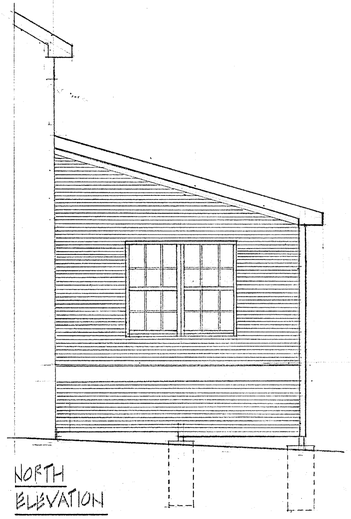
7) The petitioner must obtain approval from the HOA and submit it to the City prior to any permit issuance.

8) The petitioner shall address all comments of the Community Development, Public Works, Fire Rescue and Police Departments.

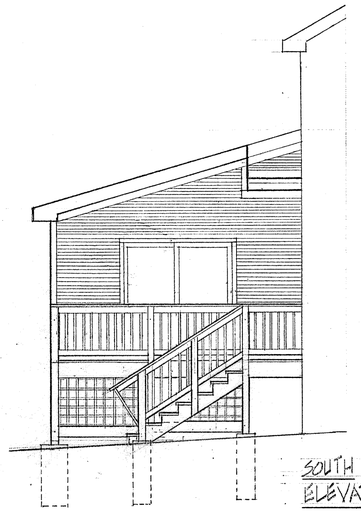
If you have any questions, please let me know. Thanks.



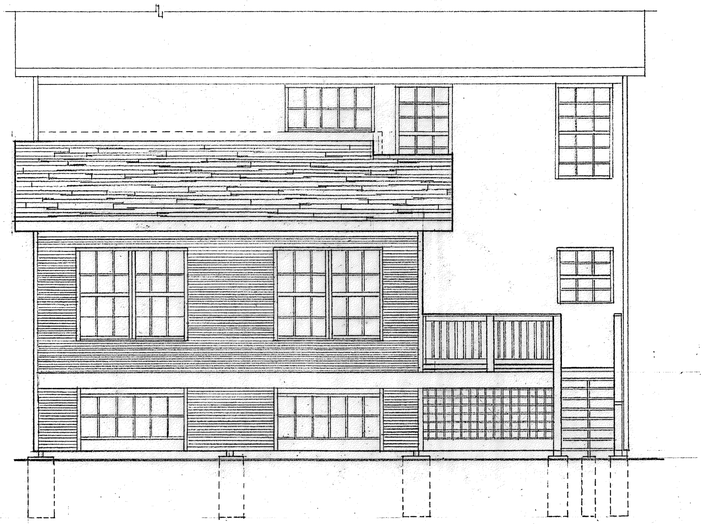
N. FLOOR PLAN
1/4"=1'-0"



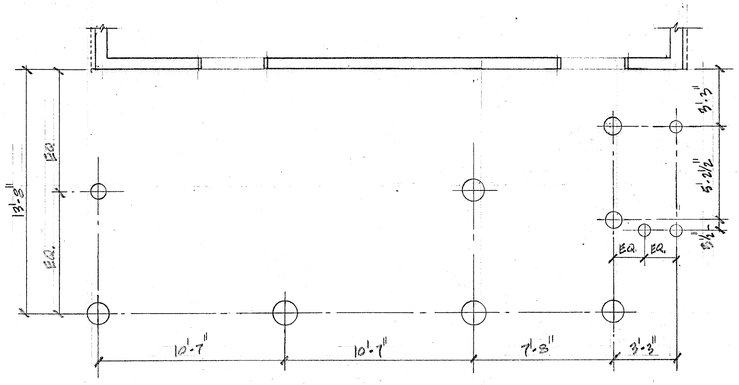
NORTH ELEVATION



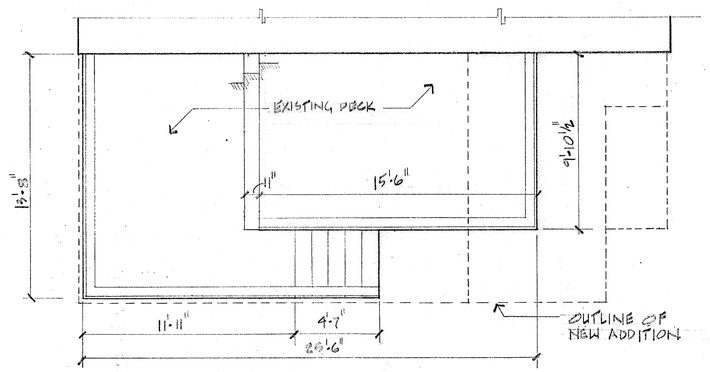
SOUTH ELEVATION



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



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



N. EXISTING WOOD DECK DEMOLITION PLAN

PLANS, ELEVATIONS & SECTIONS

ADDITION TO
817 VILLAGE RD.
CRYSTAL LAKE IL

ARCHITECT
JOHN G. JACKOWSKI
630-338-7172

SHEET NO.
1
OF 2

EXISTING CONDITIONS















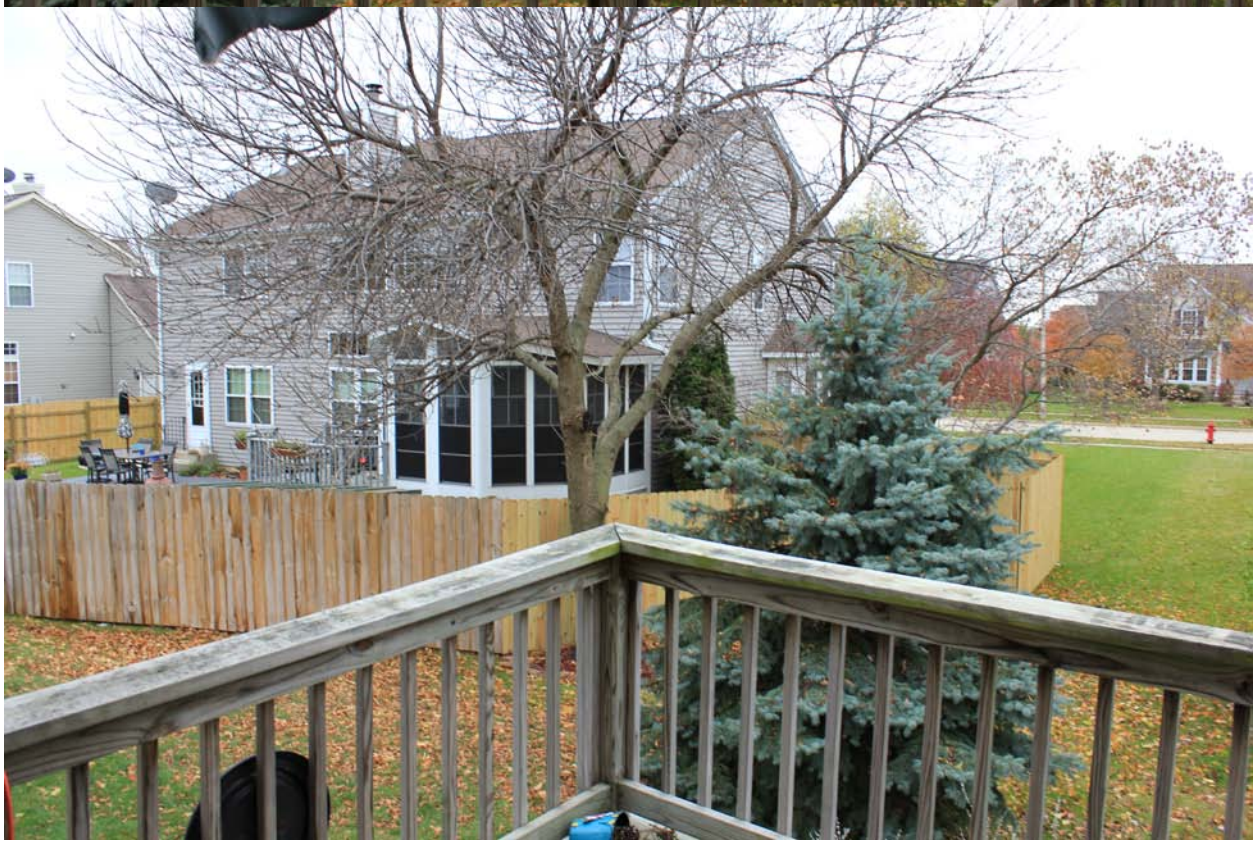














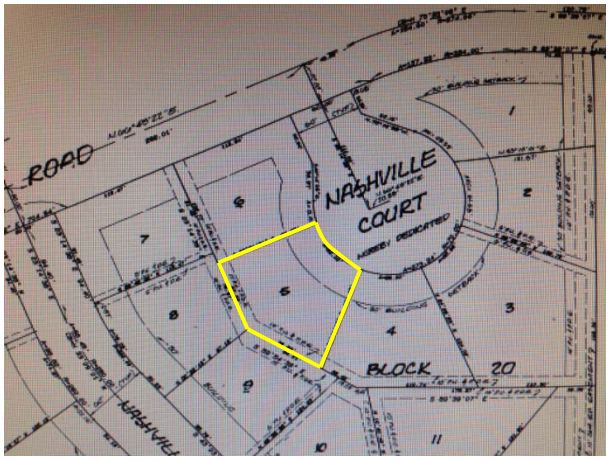


#2014-06
817 Village Road (Iafigliola)
Project Review for Planning and Zoning Commission

Meeting Date:	February 5, 2014
Zoning Requests:	Variation to allow an encroachment in to the required rear yard setback of 20 feet to allow a setback of 12 feet for an addition to the residence.
Location:	817 Village Road
Acreage:	10,152 sq. ft. (0.23 acres)
Existing Zoning:	"R-1 PUD" Single-Family Residential PUD
Surrounding Properties:	North: "R-1 PUD" Single-Family Residential PUD South: "R-1 PUD" Single-Family Residential PUD East: "R-1 PUD" Single-Family Residential PUD West: "R-1 PUD" Single-Family Residential PUD
Staff Contact:	Latika Bhide 815.356.3615

Background:

The property in question is an existing conforming lot in The Villages - Unit 5 Subdivision in the "R-1" single-family district with a lot area of 10,152 square feet. The property is improved with a two-story-frame residence with an attached garage. The petitioner is requesting an addition to the rear of the residence that would necessitate variations.



Land Use Analysis:

The applicant is proposing to remove the existing deck along the rear of the property and adding a 14-foot x 22-foot addition. The addition will encroach into the required 20 feet rear yard setback. The addition will have a 2-foot overhang, which will be as close as 12 feet from the rear property line, an encroachment of 8 feet. The petitioner will be adding a new deck to the south of the addition. The deck will meet the setback requirements.

The petitioner has indicated that their hardship for seeking a variation is that lot is located in a cul-de-sac and is relatively shallow.



Findings of Fact:

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. 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.
   ☐ True ☐ False

2. Also, that the variation, if granted, will not alter the essential character of the locality.
   ☐ True ☐ False

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:

1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
   ☐ True ☐ False

2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
   ☐ True ☐ False

3. 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

☐ True ☐ False

4. 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.
   ☐ True ☐ False

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 the petitioner's request for a variation is approved, staff suggests that the following as conditions of the approval of the variation at 567 Larium Lane:

1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application, Iafigliola, received 1-20-14
   B. Plat of Survey/Site Plan, Decker, dated 6-7-99, received 1-20-14

2) The proposed addition shall be architecturally consistent with the existing residence with respect to style, building materials, roof lines and colors.

3) The addition, including the overhang/eave can be located no closer than 12 feet to the rear property line.

4) All existing grading and drainage patterns must be maintained and no adverse drainage conditions to the neighboring property are permitted.

5) Location of any rear yard underground utility services must be confirmed to avoid any potentials conflicts with the proposed addition.

6) The petitioner shall address all comments of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

Application for Simplified Residential Variation

Application Number: _____ **FOR OFFICE USE ONLY**

Project Name: _____

Date of Submission: _____

I. Applicant

Chris Iafigliola

Name

817 Village Rd

Street

Crystal Lake IL 60014

City State Zip Code

815 444-9975 ciafi817@comcast.net

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

_____

Name

_____

Address Telephone Number

III. Project Data

1. a. Location/Address: 817 Village Rd Crystal Lake

b. PIN #: 19-19-153-005

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 lot is very shallow 96'. The rear property line has a dog leg. The front property line is a segment of a circle because it's on a cul-de-sac which pushes the set backs another 8' into the property, reducing the buildable area

IS THE HARDSHIP SELF-CREATED?

No

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION? Generally, lots at cul de sac are shallower than others, however this particular lot appears to be shallower than most.

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:
na

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.

OWNER: Print and Sign name C Iafigliola Chris Iafigliola Date 1-16-14

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF CHRIS IAFIGLIOLA

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) 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 Chris Iafigliola for approval of variations relating to the following described real estate commonly known as 817 Village Road, Crystal Lake, Illinois 60014, **PIN:** 19-19-153-005.

This application is filed for the purposes of seeking variations in accordance with the provisions of Article 3 and Article 9 of the UDO;

to allow an encroachment in to the required rear yard of 20 feet to allow 12 feet for an addition; as well as any other variations that may be necessary to allow the plans as presented. 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 on the request will be held at 7:30 p.m. on Wednesday, February 5, 2014 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 Herald January 21, 2014. #A2551)

CONDOMINIUM
SUBDIVISION
CONSTRUCTION

Plat of Survey

R. V. DECKER

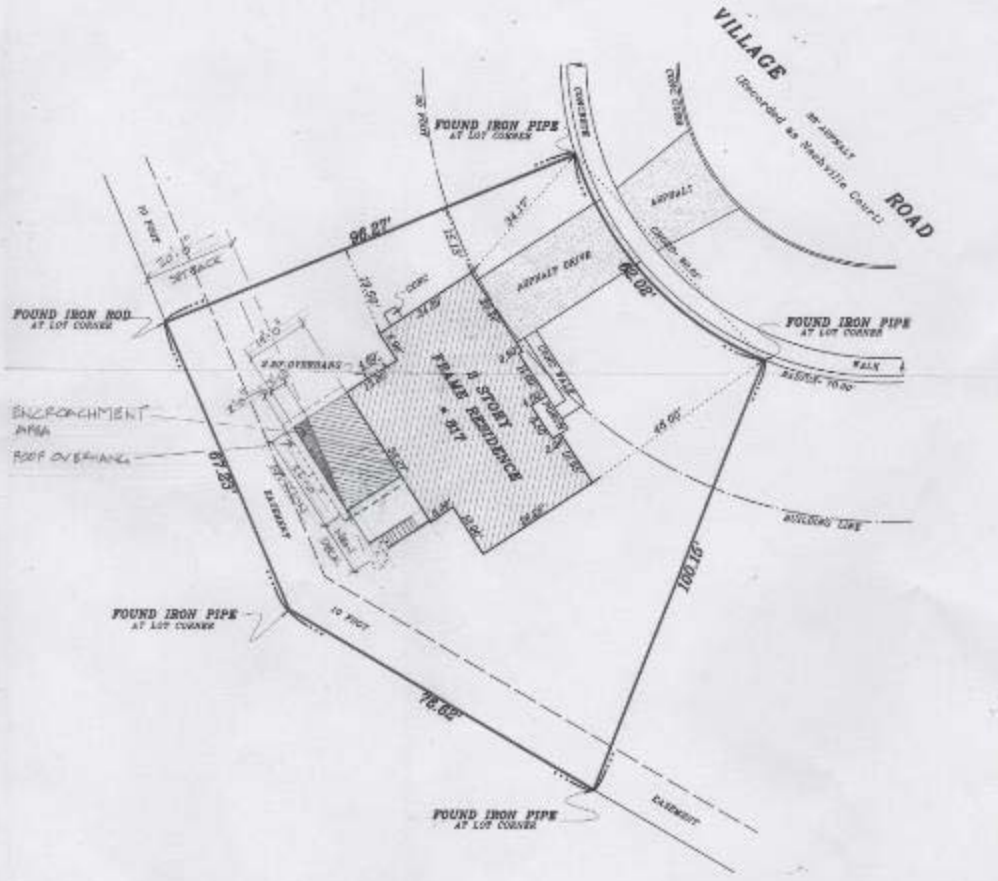
R. E. DECKER, P.C.
PROFESSIONAL LAND SURVEYORS
114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-362-0091 FAX 847-362-0119

BOOK 99 PAGE 1135 ORDER NO 99-1135 LIBERTYVILLE JUNE 7 1999

ORDERED BY GAIL PALMER-HOUSE, ATTY. FOR RILEY TO IAPIGLIOLA

Lot 5 in Block 20 in The Villages Unit 5, being a Subdivision of part of the Northwest ¼ of Section 19, Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded September 17, 1993 as Document 93R55512, and Certificate of Correction, recorded October 13, 1993 as Document 93R61571, in McHenry County, Illinois.

Commonly known as 817 VILLAGE ROAD, CRYSTAL LAKE, ILLINOIS.



Scale, 1" = 20 ft.

TOP OF PLAT IS NORTH

LIBERTYVILLE, JUNE 7 1999

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

WITHOUT A RAISED SEAL THIS PLAT IS NOT VALID

R. E. DECKER, P.C.

By _____
Professional Land Surveyor

LIBERTYVILLE, JUNE 7 1999

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This is to certify that we have surveyed the above described property and have prepared the plat hereon drawn. The legal description shown hereon is provided by others Refer to Title, Covenants or Building Department for additional Easements, Setbacks or other Restrictions which may exist. We shall not be responsible for any construction unless all property stakes are shown on this Plat. Dimensions not noted hereon shall not be assumed by scaling or otherwise.

R. E. DECKER, P.C.

By: _____
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof.