



The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATIONS TO ALLOW ADDITIONS TO A SINGLE-FAMILY RESIDENCE FOR TWO PORTE COCHERES AND A COVERED DECK AT 250 LAKE SHORE DRIVE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-157) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested Variations to allow a covered attached deck two feet from the interior property line, an encroachment of five feet into the required seven-foot side yard setback, to allow a porte cochère five feet from the interior property line, an encroachment of two feet into the required seven-foot setback, and to allow a porte cochère ten feet from the property line along Leonard Parkway, an encroachment of 20 feet into the required 30-foot yard abutting a street at 250 Lake Shore Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on August 19, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on September 6, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variations; and

WHEREAS, on September 6, 2023, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variations be issued as requested in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That Variations to allow a covered attached deck two feet from the interior property line, an encroachment of five feet into the required seven-foot side yard setback, to allow a porte cochère five feet from the interior property line, an encroachment of two feet into the required seven-foot setback, and to allow a porte cochère ten feet from the property line along Leonard Parkway, an encroachment of 20 feet into the required 30-foot yard abutting a street at 250 Lake Shore Drive (19-06-253-016), Crystal Lake, Illinois is hereby approved.

Section II: Said Variations are issued with the following conditions:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Hannell, received 07/24/23)
 - B. Architecture (Hannell, undated, received 08/04/23)
- 2. Neither porte cochère shall become enclosed with sides.
- 3. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department, Community Development Department and the City’s Stormwater Consultant.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of Variations in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 19th day of September, 2023.

City of Crystal Lake, an
Illinois municipal corporation


Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas by Nick Hannum, Deputy City Clerk
Nick Kachiroubas, CITY CLERK

Passed: September 19, 2023
Approved: September 19, 2023