



**The City of Crystal Lake Illinois**

**AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATIONS TO ALLOW A NEW SINGLE-FAMILY RESIDENCE WITH ENCROACHMENTS INTO THE STREET SIDE SETBACK AND FRONT YARD SETBACK AT 921 NORTH SHORE DRIVE**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-149) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested Variations to allow the encroachment of the principal structure 9 feet 9 inches into the 46.36-foot front yard (lake side) setback, to allow the encroachment of stairs 12 feet 9 inches into the 46.36-foot front yard (lake side) setback, to allow the new house to extend 28 feet 10 inches into the 61.40-foot street side setback, to allow the connection of the new house to the existing garage creating a total encroachment of 58 feet into the 61.40-foot setback, and to allow a total impervious surface coverage of 55.6% (4,888 square feet), a variation of 5.6% or 490 square feet at 921 North Shore Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on August 18, 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 the encroachment of the principal structure 9 feet 9 inches into the 46.36-foot front yard (lake side) setback, to allow the encroachment of stairs 12 feet 9 inches into the 46.36-foot front yard (lake side) setback, to allow the new house to extend 28 feet 10 inches into the 61.40-foot street side setback, to allow the connection of the new house to the existing garage creating a total encroachment of 58 feet into the 61.40-foot setback at 921 North Shore Drive (18-01-229-044), 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 (Hollander, received 08/16/23)
  - B. Architecture (ALA Architects, dated 07/26/23, received 08/04/23)
  - C. Engineering (Schmitt Engineering, dated 08/01/23, received 08/04/23)
2. An appropriately sized infiltration trench must be installed in the street side yard and the lake side of the property. All roof drains/gutters shall be tied into the infiltration trench or the proposed storm sewer.
3. No more than 30% impervious coverage is permitted in the water body buffer. Provide an accurate calculation of the square footage of impervious coverage between the front yard setback and the property line along the lake compared to the total square footage of this area.
4. Provide an accurate plat of survey that illustrates the property line at the south end of the lot adjacent to Crystal Lake.
5. The property shall comply with the 50% impervious surface coverage requirement.
6. An adequate stormwater management system must be designed to properly convey onsite and offsite water for 100-year storm event.
7. All impervious surface areas shall be installed at least 18 inches from any side property line.
8. Swales along both sides of the house shall be designed to prevent water from overflowing onto the adjacent properties.
9. 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.
10. The petitioner shall work with staff to upgrade the west elevation.

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 a Variation 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 19<sup>th</sup> day of September, 2023.

City of Crystal Lake, an  
Illinois municipal corporation

  
Haig Haleblian, MAYOR

SEAL

ATTEST:

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

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