



The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL ZONING VARIATIONS TO ALLOW A DETACHED GARAGE GREATER THAN 600 SQUARE FEET FIVE FEET FROM THE INTERIOR SIDE YARD, AN ENCROACHMENT OF TWO FEET INTO THE REQUIRED SEVEN-FOOT SIDE YARD SETBACK, AND SEVEN FEET FROM THE REAR YARD, AN ENCROACHMENT OF 13 FEET INTO THE REQUIRED 20-FOOT REAR YARD SETBACK AT 99 MAPLE STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-144) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested Variations to allow a detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required seven-foot side yard setback, and five feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback at 99 Maple Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on August 25, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on September 20, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Variations; and

WHEREAS, on September 20, 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 denied, 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 detached garage greater than 600 square feet five feet from the interior side yard, an encroachment of two feet into the required seven-foot side yard setback, and seven feet from the rear yard, an encroachment of 13 feet into the required 20-foot rear yard setback at 99 Maple Street (19-05-131-003), 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 (Merkatoris, dated 06/21/23, received 06/23/23)
 - B. Site Plan (Merkatoris, received 06/23/23)
 - C. Elevation Plans (Merkatoris, received 06/23/23)
2. The exterior siding material must be complementary to the residential character of the area.
3. The petitioner shall address all of the review comments and requirements of Community Development and Public Works and Engineering Departments.

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 17th day of October, 2023.

City of Crystal Lake, an
Illinois municipal corporation


Haig Haleblian, MAYOR

SEAL

ATTEST:

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

Passed: October 17, 2023

Approved: October 17, 2023