



The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATIONS TO ALLOW THREE-FOOT SETBACKS ALONG THE STREET AND INTERIOR SIDE YARD AND DORMERS AT 80% WIDTH (19 FEET) FOR A DETACHED ACCESSORY STRUCTURE, A GARAGE AT 771 OAK COURT

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-192) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Variations to allow construction of a new garage with a two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setback, a two-foot encroachment into the required five-foot side yard setback, creating a three-foot setback, and a single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length at 771 Oak Court; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on October 3, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 7, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variations; and

WHEREAS, on November 7, 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 construction of a new garage with a two-foot encroachment into the required five-foot yard abutting a street setback, creating a three-foot setback, a two-foot encroachment into the required five-foot side yard setback, creating a three-foot setback, and a single dormer on each side exceeding the maximum 20% allowed per side, to allow 80% per side, a variation of 14 feet 3 inches in length at 771 Oak Court (19-06-176-018), Crystal Lake, Illinois is hereby approved.

Section II: Said Variation is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Schroll, received 09/13/23)
 - B. Site Plans (HGB, undated, received 09/13/23)
 - C. Elevation Plans (HGB dated 07/16/23, received 09/27/23 and dated 10/02/23, received 10/03/23)
2. Provide a list describing any changes made to the plans from the City Council approval to the building permit submittal.
3. The petitioner shall address all of the review comments and requirements of the 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 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 7th day of November, 2023.

City of Crystal Lake, an
Illinois municipal corporation


Haig Haleblian, MAYOR

SEAL

ATTEST:

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

Passed: November 7, 2023
Approved: November 7, 2023