#2024-00020
142 Edgewood Avenue – Variations
Project Review for Planning and Zoning Commission

Meeting Date: March 6, 2024

Request: Simplified Residential Variations from:

1. Article 3-200 to allow an accessory structure (detached garage) with a height of 21 feet; and,
2. Article 4-600 to allow dormer lengths of 17 feet 6 inches on two (2) elevations; and,
3. Article 4-600 to allow a rear yard setback of 3 feet.

Location: 142 Edgewood Avenue

Acreage: Approximately 6,500 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

Staff Contact: Katie Rivard (815.356.3612)

Background:

- The property is a vacant lot. The petitioner has submitted a building permit for a new single-family home and detached garage.

Development Analysis:

General

- Request: The petitioner is requesting to construct a new detached garage.
- Zoning: The site is zoned R-2 Single Family and will be used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Request Overview

- The subject lot is existing non-conforming. The proposed single-family home meets the required bulk standards.

- The detached garage is 832 (26'x32') square feet. Any accessory structure over 600 square feet must meet the principal structure setbacks. The setbacks are as follows:
    - Front Yard: 21 feet – Meets (more than 50 feet).
    - Rear Yard: 20 feet –*Does not meet (3 feet) Variation required.*
    - Interior Side Yard: 4.9 feet – Meets (5 feet).
    - Combined Interior Side Yards: 12.6 feet – Meets (13 feet).
- The request is to have the garage only three feet off the rear property line, rather than the required 20 feet. Structures under 600 square feet are required to be five feet off the property line. Staff is recommending a condition that the structure be moved to at least five feet from the rear property line, which is the requirement for smaller structures. This would provide an additional buffer from the neighboring residence behind and more room for maintenance on that side.
- The height of the garage is 21 feet, which exceeds the maximum allowable 18 feet for accessory structures. This is a variation of three (3) feet.
- Accessory structures are limited to a single dormer per side elevation, which can be no wider than 20% of the length of each side elevation. The garage would have two (2) dormers, one (1) on the east elevation (front) and one (1) the west elevation (rear). The maximum permitted length per elevation is 6 feet 4 inches. The petitioner is proposing each dormer at 24 feet in width (67%), which is a variation of 17 feet 6 inches per elevation.
- Recently the UDO was amended to allow accessory structures to be 18 feet in height and 1 ½ stories. This was in line with recent variation approvals with the goal to reduce the number of dormer requests. It provided more space in the upper portion to eliminate the need for dormer variations. To reduce the impact on the neighboring property behind, staff is recommending a condition that the height be reduced to 18 feet and no dormer be on the west elevation.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting the following variations from:

1. Article 3-200 to allow an accessory structure (detached garage) height of 21 feet, a variation of 3 feet, from the maximum 18 feet in height; and,
2. Article 4-600 from the maximum dormer length of 6 feet 4 inches (20% of the length of the side of the structure) to allow dormer lengths of 24 feet on the east and west elevations, a variation of 17.5 feet per elevation, which is 67% of the length per elevation; and,

3. Article 4-600 to allow a rear yard setback of 3 feet, a variation of 17 feet, from the minimum required 20 foot setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. 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.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, 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:

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

c. 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

☐ *Meets* ☐ *Does not meet*

d. 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.

☐ *Meets* ☐ *Does not meet*

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 a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Miles Diamond, received 02/06/2024)
   B. Site Plan (A. Schmitt Engineering, dated 07/07/2023, last revised on 12/14/2023, received 02/06/2024)
   C. Application Plans (Diamond, 04/2023, received 02/06/2024)

2. The detached garage must match the existing exterior house in material, color, and style of roof.

3. The garage shall be setback a minimum of five feet from the west (rear) property line.

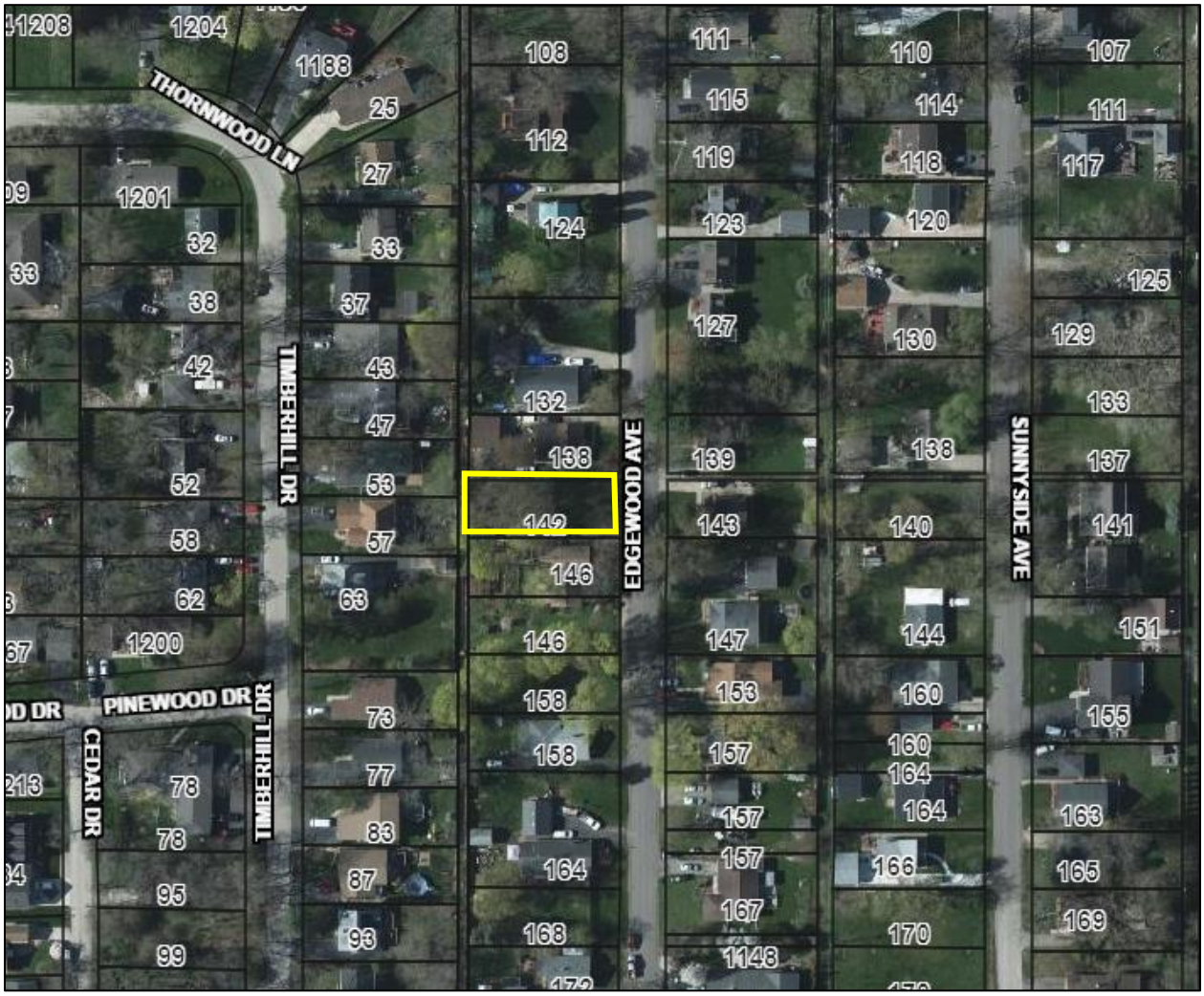
4. There shall be no dormer on the west elevation,

5. The height of the garage shall be reduced to 18 feet.

6. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.

7. The petitioners shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

PIQ Map
142 Edgewater Drive



Application for Simplified Residential Variation

Application Number: _____	FOR OFFICE USE ONLY
Project Name: _____	
Date of Submission: _____	

I. Applicant

MILES DIAMOND

Name

Street

Crystal Lake IL 60014

City State Zip Code

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 142 Edgewood Ave Crystal Lake IL

   b. PIN #: 18-01-201-010-0030

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:

NARROW NON CONFORMING LOT, NARROW ROAD NO STREET PARKING, AREA CAN HAVE A HIGH WATTER table, WATER SHED RESTRICTIONS

IS THE HARDSHIP SELF-CREATED?

NO

RECEIVED
FEB 06 2024
By:

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

YES

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: NONE

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.

12/11/23

OWNER: Print and Sign name Date

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.

Northwest Herald

NORTHWEST HERALD

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Notice Keywords:
edgewood

Notice Authentication Number:
202402231542546356885
213731298

Notice URL:

Back

Notice Publish Date:
Saturday, February 17, 2024

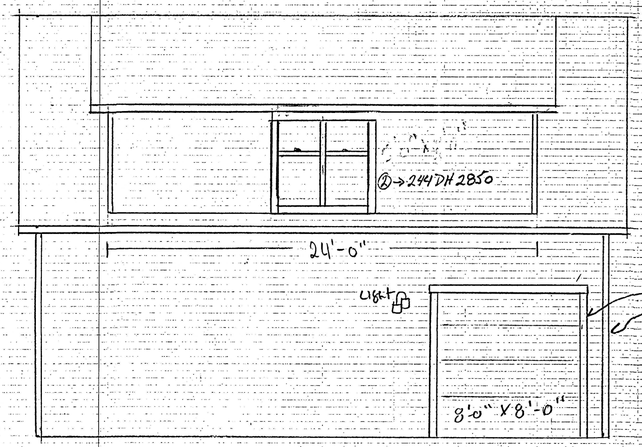
Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Miles Diamond 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 upon the application by Miles Diamond for approval of variations allowing the construction of a detached garage at the following real estate known as 142 Edgewood Avenue, Crystal Lake, Illinois 60014, PIN: 14-32-456-008. This application is filed for the purpose of seeking Simplified Residential Zoning Variations from the maximum height of 18 feet for an accessory structure to allow 21 feet, a variation of 3 feet, from the limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 24 feet on two elevations, a variation of 17 feet 6 inches per elevation, from the required rear yard setback of 20 feet to allow 3 feet, a variation of 17 feet, and any other variations as noted at the public hearing pursuant to Article 3, Article 4, and Article 9. 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 7:00 p.m. on Wednesday, March 6, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Northwest Herald February 17, 2024) 2144181

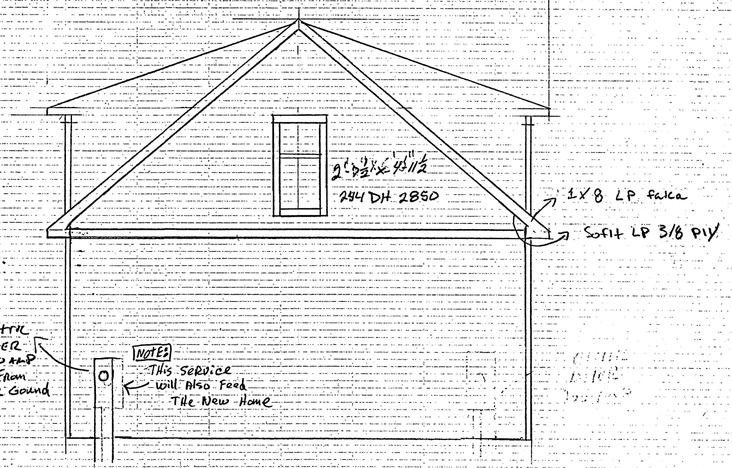
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ELEVATION PLAN FOR NEW GARAGE

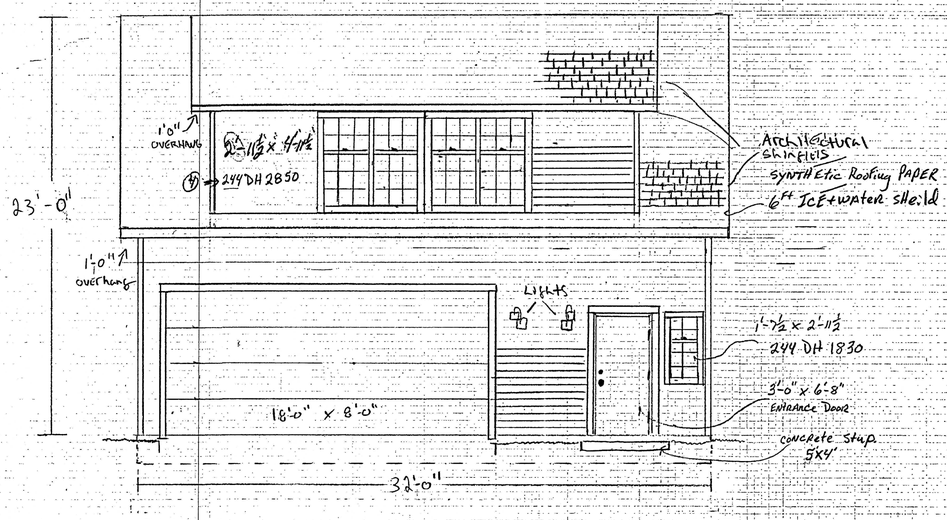
MILES DIAMOND
142 EDGEWOOD AVE
CRYSTAL LAKE IL 60014
MILES DIAMOND = OWNER => BUILDER => DRAWINGS
PHONE (815-355-2343) APRIL 2023



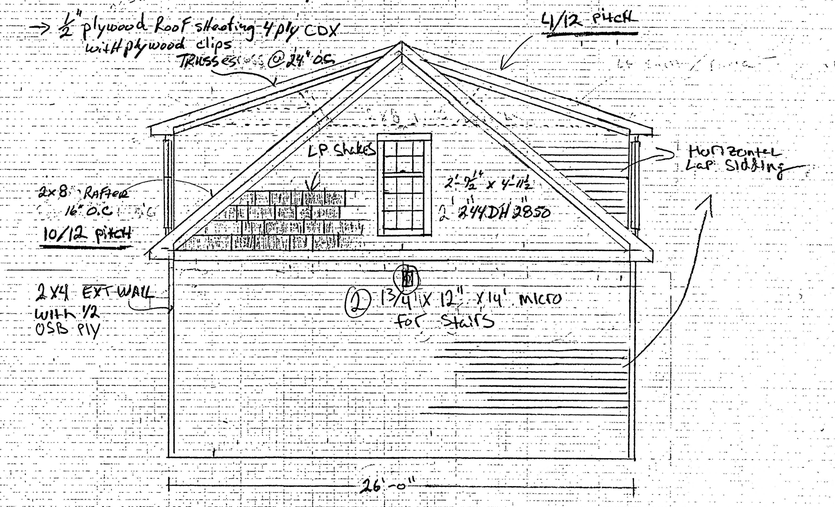
BACK GARAGE WEST ELEVATION
1/4" = 1'-0"



SIDE GARAGE SOUTH ELEVATION
1/4" = 1'-0"



FRONT GARAGE EAST ELEVATION
1/4" = 1'-0"



SIDE GARAGE NORTH ELEVATION
1/4" = 1'-0"

NEW GARAGE FOR Section

Miles DiAmonD

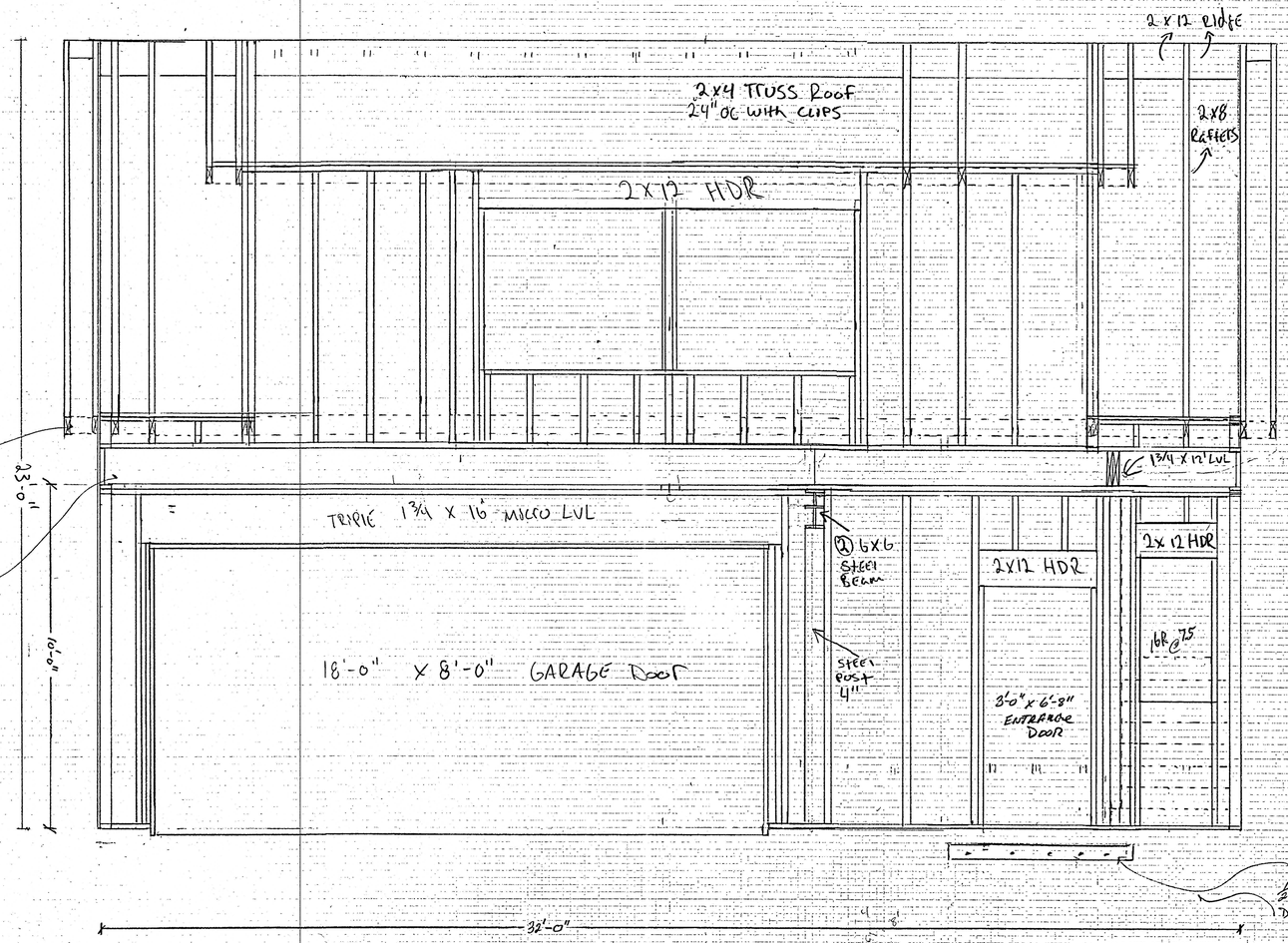
142 Edgewood Ave.

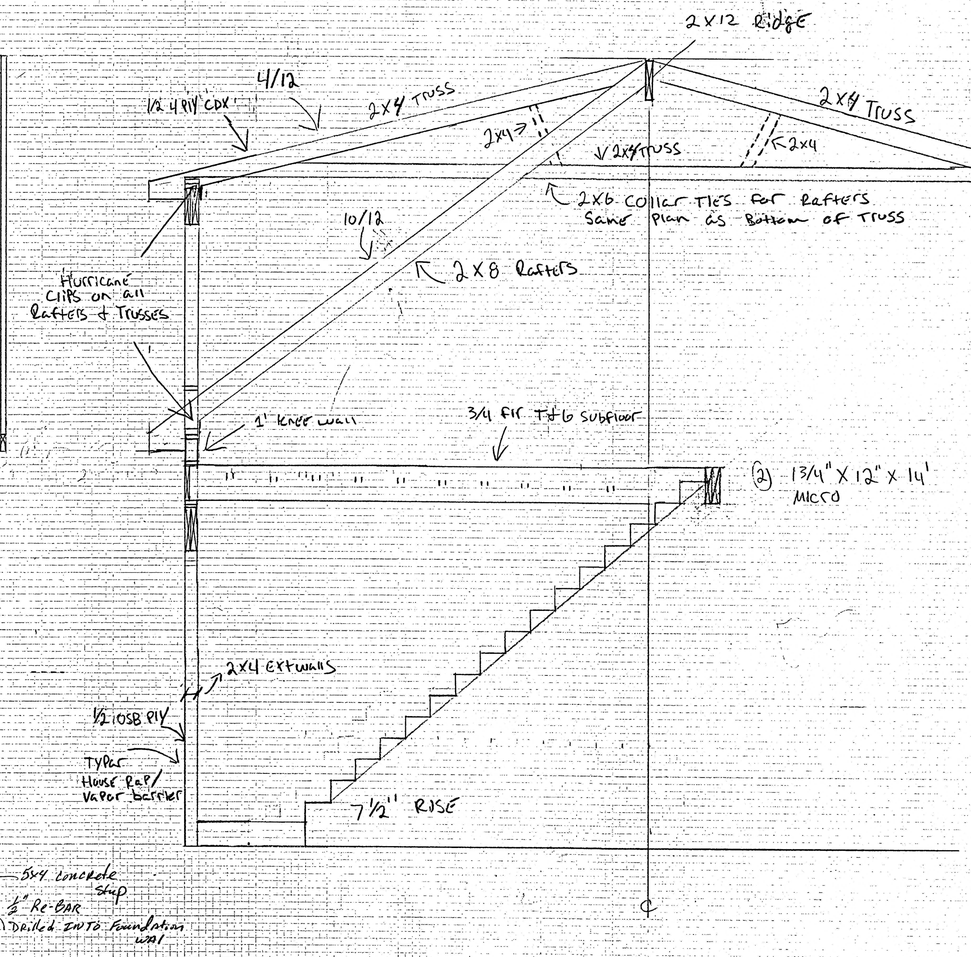
CRystal LAKE Il 60014

Miles DiAmonD = OWNER ⇒ Builder ⇒ DRAWINGS

PHone (815-355-2343)

April 2023

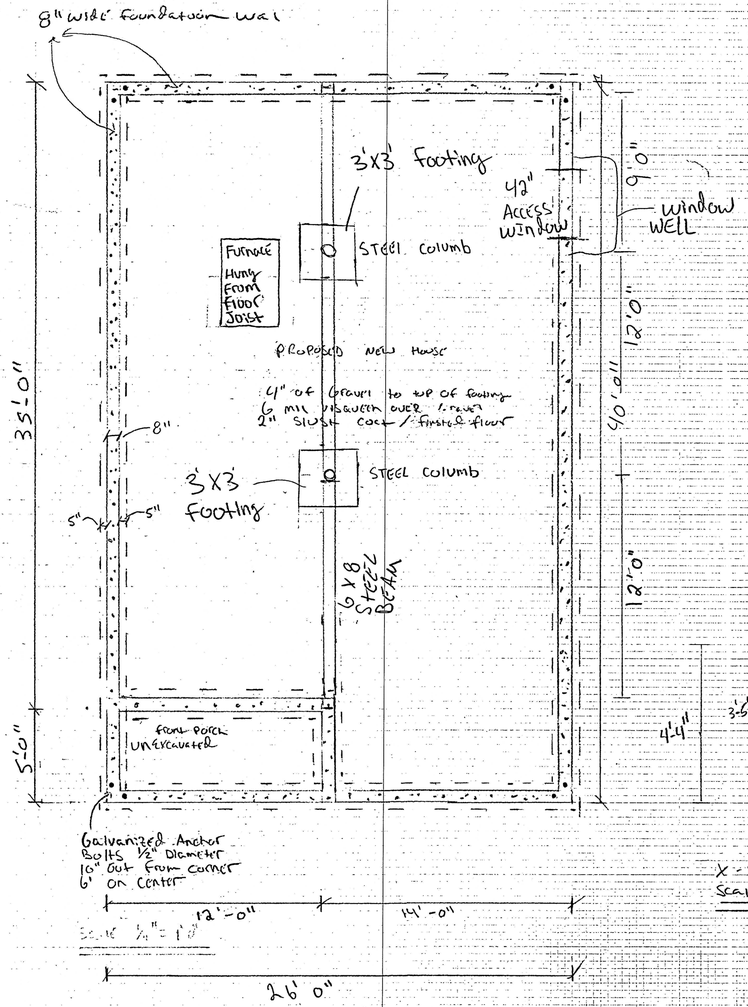




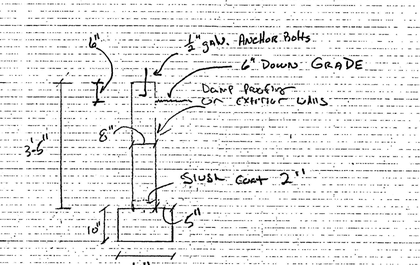
X-Sec SCALE 1/2 = 1'-0"

Foundation PLAN FOR
NEW HOUSE AND GARAGE

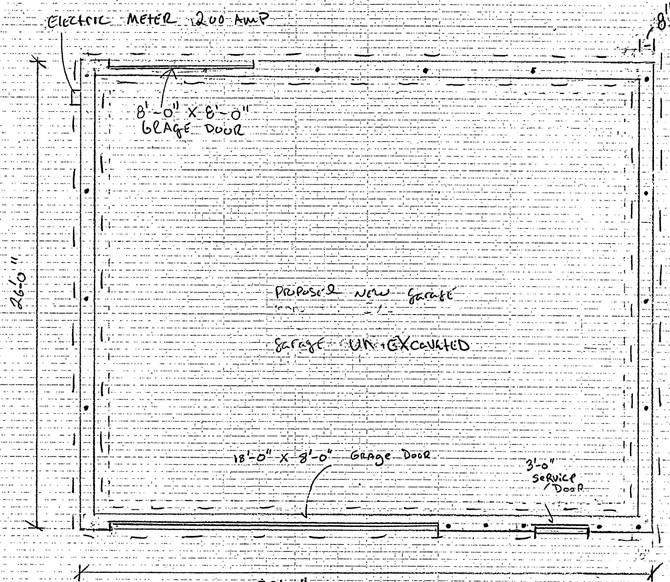
MILES DIAMOND
142 EDGEWOOD AVE
CRYSTAL LAKE IL 60014
MILES DIAMOND = OWNER => BUILDER => DRAWINGS
Phone (815-355-2343) APRIL 2023



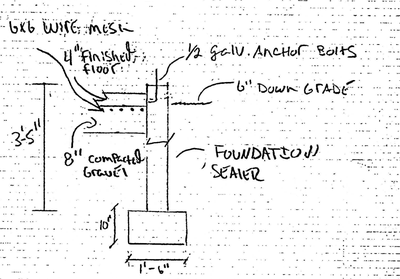
SCALE 1/4" = 1'0"



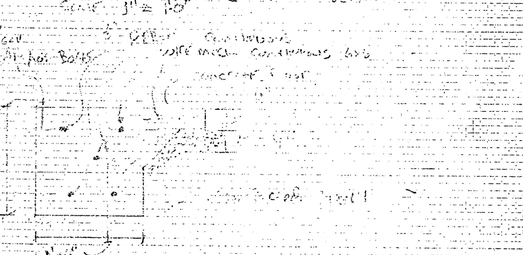
X-Section Crawl Foundation
Scale 1/2" = 1'0"



Scale 1/4" = 1'0"



X-Section Garage FND wall & floor
Scale: 1/2" = 1'0"



GENERAL NOTES:

1) SILT FENCE TO BE INSTALLED ALONG THE LIMITS OF GRADING AND NOT TO ENCROACH INTO THE FLOODPLAIN. SILT FENCE MUST BE INSTALLED BEFORE ANY OTHER WORK CAN COMMENCE.
2) INFILTRATION TRENCHES: CUT 9" INTO GRADE SO TOP OF INFILTRATION TRENCH IS AT ELEVATION SHOWN; THEN CONSTRUCT INFILTRATION TRENCH PER ATTACHED DETAIL; INFILTRATION TRENCH AREA TO BE LEFT UNDISTURBED DURING HOUSE CONSTRUCTION. THIS SHALL NOT TO BE INSTALLED UNTIL FINAL GRADING AROUND HOUSE. IF TRENCH DRAIN IS CONSTRUCTED AT BEGINNING; IT SHALL BE PROTECTED FROM OTHER SITE CONSTRUCTION USING SILT OR CONSTRUCTION FENCE.
3) CONTRACTOR TO VERIFY DEPTH OF WATER SERVICE. WATER SERVICE SIZE IS 1 ½"
4) DOWNSPOUTS ARE REQUIRED TO DISCHARGE AWAY FROM THE HOUSE FOUNDATION OR BE BURIED. BURIED DOWN SPOUT EXTENSIONS ARE REQUIRED TO BE SET A MINIMUM OF 5-FEET WITHIN THE PROPERTY BOUNDARIES. ANY BURIED DOWNSPOUT OR SUMP DISCHARGE THAT UTILIZES A POP UP DRAIN WILL NOT HAVE THE POP UP DRAIN EXTEND MORE THAN 50% OF THE DISTANCE FROM THE HOUSE TO THE PROPERTY LINE. DOWNSPOUTS ON THE EAST SIDE OF THE HOME SHALL BE TIED INTO THE PROPOSED 6" ADS STORM PIPE. CONTRACTOR TO V.I.F DOWNSPOUT LOCATIONS.
5) EXISTING ASPHALT/CONCRETE THAT IS TO BE TAKEN OUT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY
6) DO NOT STORE, STAGE, OR DUMP MATERIALS INTO THE STREET OR RIGHT-OF-WAY
7) DO NOT TRACK DEBRIS ONTO ROADWAY. IF DEBRIS IS TRACKED ONTO ROADWAY IT MUST BE CLEANED UP IMMEDIATELY
8) SAW CUT BUTT JOINT AT THE STREET AND LEAVE IN PLACE UNTIL READY FOR PAVING
9) REMOVE BLACK DIRT IN AREA OF NEW DRIVEWAY
10) SOIL STOCKPILES CAN NOT BE LOCATED IN THE FLOODPLAIN

INSPECTION SCHEDULE:

1) SILT FENCE INSPECTION BEFORE ANY WORK BEGINS
2) THE BASE MATERIAL MUST BE INSPECTED BEFORE PAVING
3) INFILTRATION TRENCH WHEN IT IS DUG DOWN 1 FOOT INTO THE GRAVEL LAYER
4) INFILTRATION TRENCH WHEN THE CHAMBERS ARE INSTALLED (INCLUDING ANY DOWNSPOUT, SUMP PUMP, OR VERTICAL RISER CONNECTION TO THE TRENCH) AND THE FABRIC IS LINING THE TRENCH
5) THE TRENCH ONCE THE WASHED STONE IS INSTALLED AND FABRIC IS COVERING THE STONE
6) WHEN ALL WORK IS COMPLETED FOR FINAL INSPECTION. NEED TO HAVE AS-BUILT GRADING PLAN BEFORE THIS INSPECTION

SITE DRAINAGE INFORMATION:

1) THERE IS APPROXIMATELY 5,900 S.F OF OFFSITE AREA DRAINING ONTO THE PROJECT SITE. THERE IS A DRAINAGE RIDGE IS THE SOUTH SIDE OF THE NORTHERN PROPERTY AND A QUARTER OF THE WEST PROPERTY DIRECTS WATER TO THE PROPERTY. NO OTHER AREAS ARE DISCHARGING TO THE SITE. THE RUNOFF FROM THE ROAD CONTINUES SOUTH AWAY FROM THE PROPERTY. THE SITE IS MOSTLY FLAT SO A MINIMUM SLOPE PERCENTAGE OF 0.50% WAS MAINTAINED AROUND THE BUILDINGS TO KEEP RUNOFF ON THE SITE.

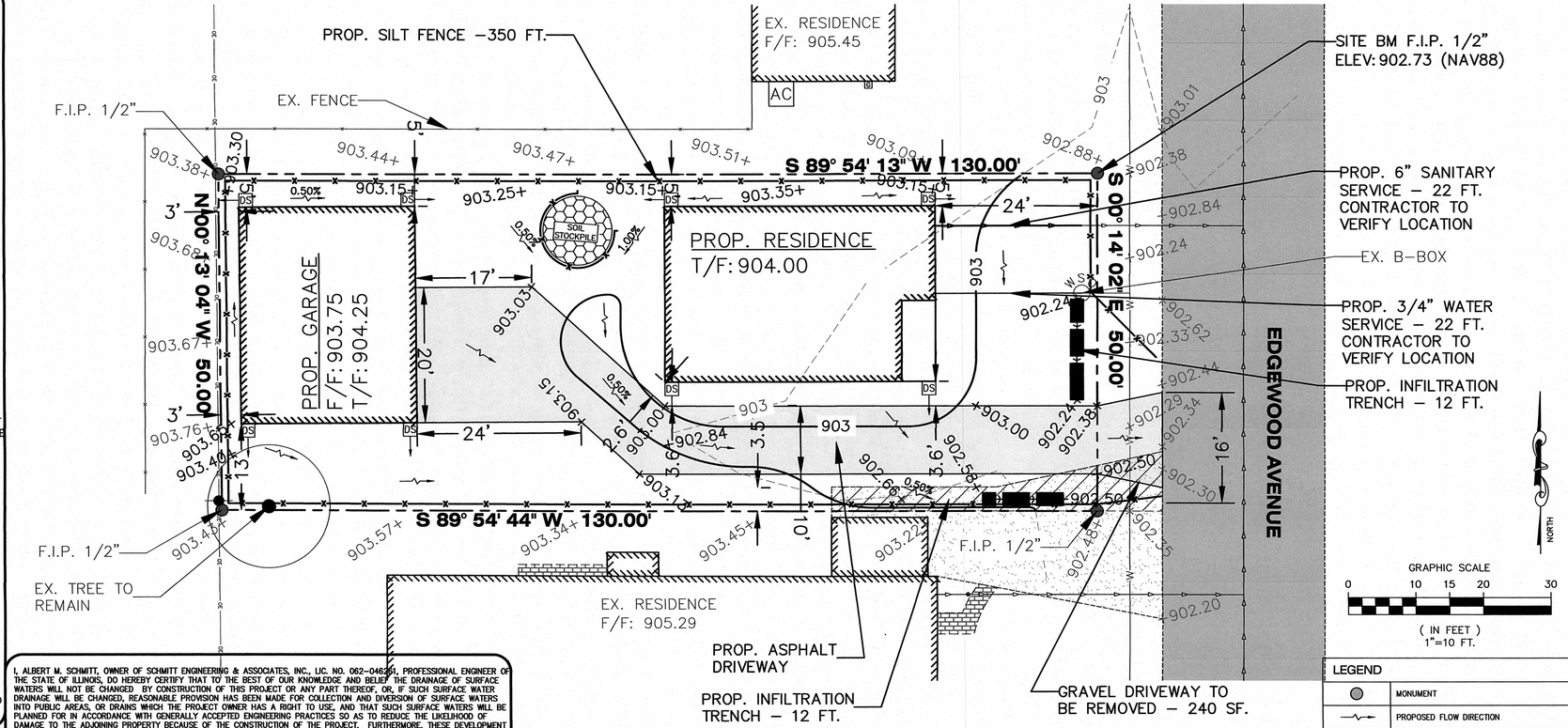
CONTRACTORS NOTES:

1. CONTRACTOR TO VERIFY IN FIELD LOCATION OF SANITARY STUB
2. CONTRACTOR TO VERIFY QUALITY OF SANITARY SERVICE
3. CONNECT TO EXISTING SANITARY STUB, CONNECTION SHALL BE CLEANED AND EXISTING SERVICE TO BE TELEVISED TO MAIN TO DETERMINE IF ACCEPTABLE.
4. CONTRACTOR TO INSTALL INLET FILTERS ON ALL EXISTING AND PROPOSED STORM STRUCTURES ON OR IN THE NEARBY VICINITY OF THE SITE
5. ROOF DRAINS FOR THE PROPOSED STRUCTURE MUST BE TIED INTO THE PROPOSED INFILTRATION TRENCHES AS DIRECTED BY THE CITY
6. ANY DEWATERING ACTIVITIES WILL BE REQUIRED TO PASS THROUGH A SILT BAG BEFORE WATER IS DISCHARGED INTO THE LAKE. WATER SHALL NOT BE DIRECTLY DISCHARGED INTO THE LAKE
7. IF CONCRETE IS TO BE POURED ONSITE, A TEMPORARY CONCRETE WASHOUT MUST BE USED
8. THE CLSO APPENDIX 2 STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES GOVERN THIS PLAN
9. THE CLSO APPENDIX 3 STANDARD DRAIN TILE NOTES GOVERN THIS PLAN
10. SOIL IS TO BE STOCKPILED ONSITE
11. INFILTRATION TRENCHES NORTH OF HOUSE TO CONNECT WITH 4" SCH-40 PIPE AT LOWEST POSSIBLE INVERT OF THE INFILTRATOR MULTIPORT ENDCAP OR EQUIVALENT
12. THE CITY HAS REQUESTED THAT THE CIVIL ENGINEER OR LAND SURVEYOR STAKE OUT ALL SIDE YARD SWALES & DRAINAGE FEATURES

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A,B,C, D			*	*					
SODDING				G								
TEMPORARY SEEDING			C									
DORMANT SEEDING	USE SEED BLANKETS									USE SEED BLANKETS		

STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20LBS/ACRE
SALT TOLERANT MIXTURE B
(1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE
LOW PROFILE NATIVE GRASS MIXTURE
C ANDROPOGON SCOPARIS (LITTLE BLUE STEM) 5 LBS/ACRE
BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE
ELYMUS CANADENENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND SEDGE MIXTURE.
D (4B) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE
E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
G SOD
* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
( ) IDOT STANDARD



I, ALBERT M. SCHMITT, OWNER OF SCHMITT ENGINEERING & ASSOCIATES, INC., LIC. NO. 062-046281, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROJECT OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE PROJECT. FURTHERMORE, THESE DEVELOPMENT PLANS HAVE MET THE MINIMUM REQUIREMENTS OF THE STORMWATER MANAGEMENT ORDINANCE OF McHENRY COUNTY WITH LATEST AMENDMENTS APRIL 5, 2016.

LEGAL DESCRIPTION:

LOT 11 IN BLOCK 1 IN NORTH CRYSTAL LAKE PARK BEACH SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925, AS DOCUMENT NO. 68367, IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.

UTILITY NOTE:

PROPOSED GAS, ELECTRICAL, AND CABLE UTILITIES TO BE RELOCATED PER GENERAL CONTRACTOR

TREE PROTECTION NOTE

INSTALL AND MAINTAIN 4' WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART.

WOOD SLAT FENCE TO BE SECURED TO THE METAL POSTS WITH A MINIMUM OF (4) WIRE TIES. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION

CONTRACTOR TO TAKE NECESSARY PRECAUTIONS NOT TO DISTURB SOIL ON NEIGHBORING LOT DURING INSTALLATION OF THE 6" ADS N-12 PIPE ALONG THE NORTH PROPERTY LINE. PIPE TO HAVE 2' SEPARATION TO PROPERTY LINE. WORK SHALL BE KEPT WITHIN THE LIMITS OF THE SILT FENCE WHICH SHALL NOT ENCROACH ON NEIGHBORING LOT

THE FOLLOWING CITY DETAILS SHALL APPLY:

1.US-01 SANITARY SERVICE RISER (DEPTH<10')
2.UW-02 WATER MAIN PRESSURE CONNECTION
3.UW-04 WATER SERVICE INSTALLATION FOR DUCTILE AND CAST IRON WATER MAIN
4.UG-03 TYPICAL TRENCH CROSS SECTION
5.UG-05 TYPICAL WATER AND SANITARY SERVICE LOT LOCATION
6.UD-04 SUMP PUMP DOWNSPOUT CONNECTION
7.UD-05 INFILTRATION TRENCH
8.EC-01 SILT FENCE
9.EC-02 CONSTRUCTION ENTRANCE
10. RD-01B DRIVEWAY: RESIDENTIAL APPROACH
11. GE-02A,B,D STANDARD NOTES AND SPECIFICATIONS

THE FOLLOWING CITY CONDITIONS APPLY:

1.1% MINIMUM SWALES AND SITE GRADES.
2.4" TOPSOIL, IDOT CLASS I SEED AND CURLEX BLANKET COVER.
3.1,489 SQ.FT. NET IMPERVIOUS = 30 LIN FT.+TRENCH UNDERDRAIN.
4.3:1 MAX. SIDE SLOPE
5.DRIVEAY TO HAVE 6" CA6 GRADE 9, COMPACTED BASE, AND MIN. 2" IDOT HMA MIX "C", N50 SURFACE

SITE BENCHMARK:

FOUND 1/2" IRON ROD @ NORTHEAST CORNER OF PROPERTY
ELEV=902.73 (NAV88)

SOURCE BENCHMARK:

DESIGNATED CAMP PID AJ2960 (SSN 7028)
LOCATED WEST OF INTERSECTION OF ROUTE 176 AND 47(SOUTH INTERSECTION) STATION IS 15-FT NORTH OF THE EXTENDED INTERSECTION OF IL RT. 176 AND 91-FT WEST OF CENTERLINE OF IL RT. 47. STATION IS 25-FT NORTH OF POWER POLE AND 62-FT SOUTH OF STATE OF ILLINOIS HIGHWAY SIGN BENCHMARK 918.54 NAVD88

TOPOGRAPHY:

TOPOGRAPHY TAKEN FROM ELEVATIONS SHOT BY SCHMITT ENGINEERING ON 06/21/2023

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
GRAVEL DRIVEWAY TO BE REMOVED:	240.00 SQ.FT.
TOTAL EXISTING IMPERVIOUS:	240.00 SQ.FT.
PROPOSED IMPERVIOUS	
RESIDENCE & GARAGE:	1,872 SQ.FT.
DRIVEWAY:	1,378 SQ.FT.
TOTAL PROP. IMPERVIOUS:	3,250 SQ.FT.
TOTAL LOT SIZE:	6,500± SQ.FT. 0.149± ACRES
TOTAL IMPERVIOUS:	3,250 SQ.FT.
TOTAL IMPERVIOUS PERCENT:	50.00%
SOIL DISTURBANCE:	5,850 SQ.FT.

LEGEND

○	MONUMENT
~~→	PROPOSED FLOW DIRECTION
+885.52	EXISTING GRADE
+885.8	PROPOSED GRADE
	WATER SERVICE BOX
W	EXISTING WATER UTILITY
W	PROPOSED WATER UTILITY
S	EXISTING SANITARY SEWER UTILITY
S	PROPOSED SANITARY SEWER UTILITY
AC	AIR CONDITIONING UNIT
G	GAS CONNECTION
	UTILITY POLE
OE	EXISTING OVERHEAD ELECTRIC UTILITY

PLANS PREPARED FOR:

MILES DIAMOND
222 DOLE AVENUE
CRYSTAL LAKE, IL 60014
PHONE: 815-354-2048
EMAIL: MILESDIAMOND1996@GMAIL.COM

REVISIONS

10/19/2023	IMPERVIOUS REVISION
12/14/2023	IMPERVIOUS REVISION

Permit Number HEALTH -

Permit Number PLANNING -

ALBERT M SCHMITT 062-046281 LICENSED PROFESSIONAL ENGINEER ILLINOIS EXPIRES 11-30-2023

NEW CONSTRUCTION
142 EDGEWOOD AVENUE
CRYSTAL LAKE, IL 60014
P.I.N. NO.: 18-01-201-012

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
(815) 337-1805
www.allschmittengineering.com

Drawn By ACT
Checked By AMS
Date 07/07/2023
Scale 1" = 10 Ft.
Page No. 1 of 2
Job Number 230602

GE-02a

GENERAL SITE-WORK:

1. Pre-Construction meeting shall be conducted with City Staff and all Contractors prior to commencing any grading or underground utility construction activities (schedule meeting with the Community Development Department at 815-356-3605).
2. 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
3. Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (except in cases of emergency). Non-emergency work on weekends or holidays is not permitted per City Code except under written permission from the City Engineer. The owner is responsible for the City Inspector cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.
4. Public/private streets shall be kept free of dirt and debris with regular cleaning, sweeping, and scraping conducted by the Contractor. Junk and debris shall not be allowed to accumulate, blow, or scatter onto streets or adjacent properties.
5. J.U.L.I.E. shall be contacted for utility locations on-site and in the adjacent rights-of-way.
6. Contractor shall provide and maintain fencing, barricades, traffic control signs, and other safeguarding measures during the course of all work to protect the public from the construction operations.
7. Maintain access to adjacent streets during construction. No closing of streets unless approval is first obtained from the agency with jurisdiction (City of Crystal Lake, McHenry County Department of Transportation, Illinois Department of Transportation, etc).
8. Any damage to public right-of-way, public utilities, streets, curb, etc. shall be repaired/replaced as soon as possible and as directed by the City Engineer.
9. The contractor shall give the City of Crystal Lake, Illinois Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notice excluding Saturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has ceased and renew the two (2) working day notification thereafter.
10. The Contractor shall be responsible for obtaining all required permits for construction prior to commencement along or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all roadways before construction begins.

GRADING:

1. The grading and construction of the site improvements shall not cause ponding of storm sewer water. All areas adjacent to these improvements shall be graded to allow positive drainage.
2. The proposed grading elevations shown on the plans are finished grade. A minimum of six (6) inches of topsoil is to be placed before finished grade elevations are achieved.
3. Embankment material within parkway and open space areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Specification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils engineer.
4. All subgrade material shall have a minimum CBR (California Bearing Ratio) of 3.0 as determined by the soils engineer, or base replacement and pavement design revisions shall be provided which are adequate to obtain equivalent pavement strength.
5. Proposed pavement areas, building pads, driveways and sidewalks and yard/open space areas shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the Contractor.
6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved site plans and forwarded to the Engineering Division at least 24-hours prior to excavation. Provide backfill compaction reports from a geotechnical engineer and as-built plans to the Engineering Division for any borrow pit area.
7. Backfill shall be monitored by a geotechnical engineer on-site with compaction reports forwarded to the Engineering Division for review.
8. Water truck shall be on-site at all times during mass-grading operations and be available as needed for the purposes of dust control or at the request of City Staff.
9. Use of City fire hydrants is not allowed unless approved (separate from this permit) by the Public Works Department and a hydrant meter and RPZ is obtained from the City of Crystal Lake Water Division (815-356-3614). Only the City of Crystal Lake Water Division may operate valves and hydrants.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02a	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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GE-02b

TOPSOIL STOCKPILING:

1. Location of any on-site topsoil stockpiles shall be identified on the approved plans with silt fence installed around the perimeter of the stockpile.
2. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
3. Topsoil shall be stockpiled in sequence to eliminate any re-handling or double movements by the Contractor. Failure to properly sequence the stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, in utility easements, or in the right-of-way lines.
4. If a stockpile is to remain in place for more than (14) calendar days, it is required that the stockpile meet the requirements as outlined in section 595 of the City Code.

UNDERGROUND UTILITY:

1. The Contractor shall coordinate water main, water service, sanitary and storm sewer inspections and testing with the Community Development at least 24 hours in advance.
2. All main line sanitary shall be cleaned and televised (provide DVD to the City's Engineering Division).
3. All manhole or valve covers shall be imprinted "City of Crystal Lake Sanitary", or "City of Crystal Lake Storm", or "City of Crystal Lake Water" as directed by the City.
4. Reference the latest edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.
5. Existing manholes to be circular cored and booted.

EROSION CONTROL:

1. All specified erosion control measures shall be installed and maintained per the requirements of the Crystal Lake Stormwater Ordinance in accordance with the active NPDES permit.
2. All slopes 4:1 or steeper shall be sodded or blanketed immediately after mass earthwork.
3. All overland flow routes to be stabilized by sod or blanket.
4. Erosion control measures to be inspected and approved by City Engineering Division prior to additional work on site.
5. Continuous monitoring of erosion control measures is required. Maintain records of weekly reports per the City of Crystal Lake Stormwater Ordinance.
6. The Contractor shall implement any additional erosion control measures deemed necessary by the City per the standards of the City Of Crystal Lake Stormwater Ordinance.
7. All storm sewer catch basins, sumps and/or retention basins provided are to be cleaned at the end of construction of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
8. Rip-rap material RR 2 (6") - RR4 (16") shall be in accordance with Article 281 and grouted in place according to Article 601 of the IDOT Standard Specifications.
9. Projects of 1 Acre or greater must obtain an NPDES permit prior to commencement of any construction activity.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02b	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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GE-02d

WATER MAIN:

1. Water main shall be Ductile Iron or Molecularly Oriented Polyvinyl Chloride (PVCO).
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-09.
   b) Gaskets and cast iron fittings shall conform to ANSI/AWWA C111/A21.11 and ANSI/AWWA C110/A21.10 respectively.
   c) PVCO - See City Detail UW-12 and UW-13.
2. Thrust blocking or Mega-Lug or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
3. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
4. When specified, ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
5. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
6. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
7. All water mains shall be subjected to a pressure test and a separate leakage test at system pressure for 24 hours by the Contractor. Hydrostatic pressure test and leakage test shall be based on 125 PSI for two (2) hours. Water mains shall be chlorinated in accordance with the Standard Specifications.
8. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.

PAVING:

1. All subgrades and bases shall be proof-rolled and approved by the Engineering Division prior to base or binder installation.
2. Subgrade and proposed pavements shall be finished by the Excavation Contractor to within 0.1 foot plus or minus, of plan elevation.
3. The Paving Contractor shall ensure that the subgrade has been properly prepared and that the finished top of subgrade elevation has been graded within the tolerances allowed in these specifications. Unless the Paving Contractor advises the owner and engineer in writing prior to fine grading for base course construction, it is understood that the Contractor has approved and accepts responsibility for the subgrade.
4. For the purpose of providing handicap accessibility and complying with the American Disability Act and City Standards, curbs shall be depressed at locations where public walks or pedestrian paths intersect curb lines at street intersections and other locations as directed.
5. ¾ inch thick premolded fiber expansion joints with two (2) No. 4 plain round steel dowel bars shall be installed at designated intervals and at all P.C., P.T., curb returns and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes.
6. ¾ inch thick fiber expansion joints shall be used in every case where the sidewalk coincides with the curb and gutter. Contraction joints shall be saw cut at designated intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract.
7. All poured in place concrete curb and gutter shall incorporate two (2) No. 4 reinforcing bars installed wherever the curb and gutter crosses utility service lines, the cost of which shall be considered incidental to the cost of concrete curb and gutter.
8. Sidewalks (where required) shall be of the thickness and dimensions as shown in the construction plans. All sidewalk concrete shall be a minimum of 6.1 bag mix (or IDOT class SI concrete) and shall develop a minimum of 3,500 psi compressive strength at fourteen (14) days. Contraction joints shall be set at five (5) foot centers, and one-half inch (½ inch) premolded fiber expansion joints at fifty (50) foot centers and where the sidewalk meets the curb or another sidewalk, or at the end of each pour. All sidewalks constructed over utility trenches and/or abutting driveway aprons shall be reinforced with three (3) No. 4 reinforcing bars (10 foot minimum length).

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02d	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

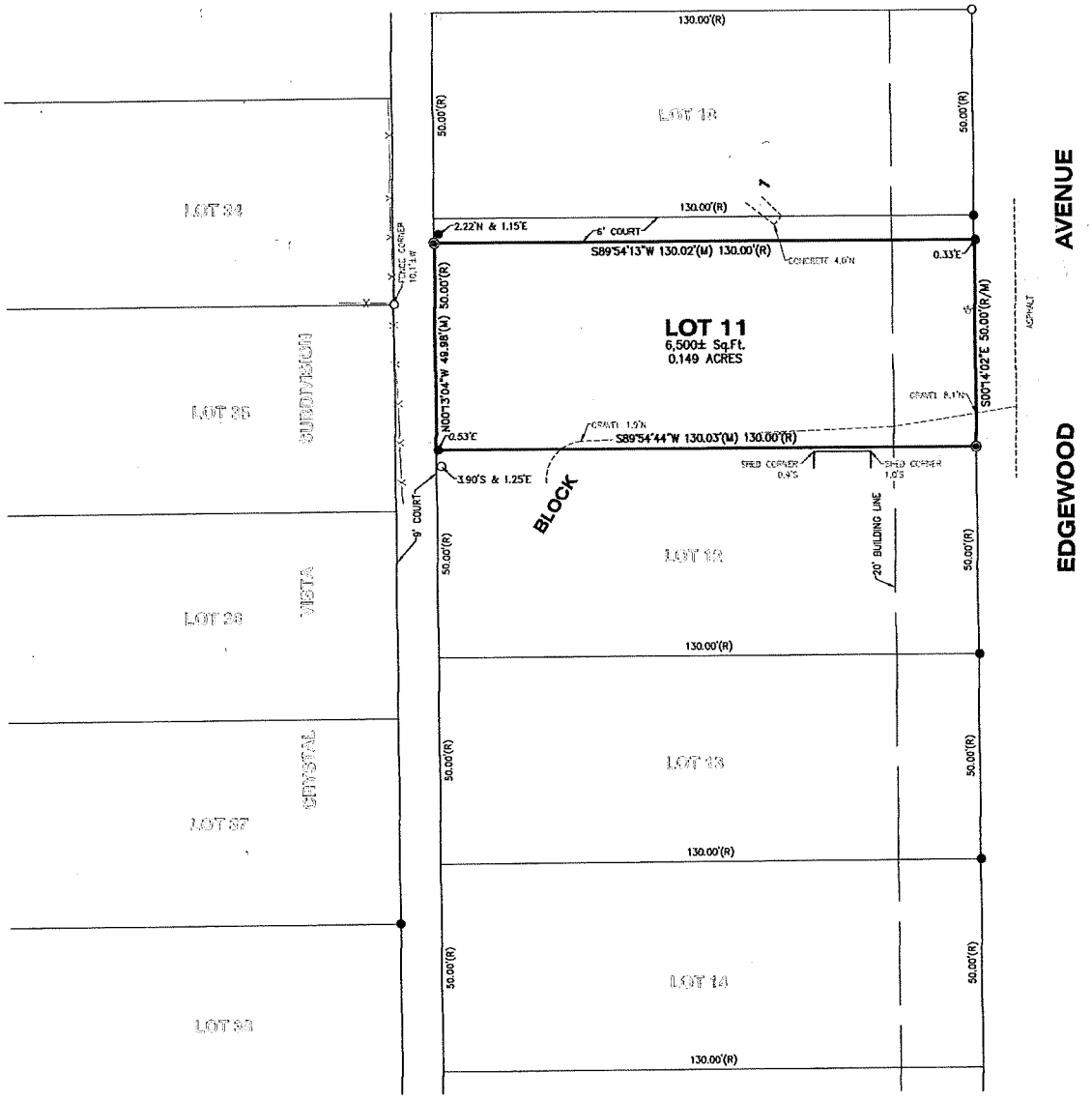
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\\SCHMITT-SERV\AutoCAD_Parking\PLOTS\2023\230602-142 Edgewood Ave, CL_T-1\230602.dwg-Site Plan-2/11/2008 3:04 PM

Vanderstappen
Land Surveying, Inc.
www.vanderslsinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Lot 11 in Block 1 in North Crystal Lake Park Beach Subdivision, a Subdivision of part of the Northeast Quarter of Section 1, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded May 26, 1925, as Document No. 68367, in Book 5 of Plats, page 32, in McHenry County, Illinois.



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
◉	SET IRON BAR
	UTILITY POLE
	WATER SHUT-OFF
(M)	MEASURED
(R)	RECORD

20' 0' 20' 40'
SCALE: 1" = 20'

CLIENT: MILES DIAMOND
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=20' SEC. 01 T. 43 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 18-01-201-010
JOB NO.: 2200266 I.D. LSV
FIELDWORK COMP.: 04/05/22 BK. ____ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ____

NOTE: Only those Building Line Restrictions or Easements *shown on a Recorded Subdivision Plat are shown hereon* unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRITMACHER
035-003857
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2022
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 04/08 A.D., 2022.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

NOTICE

The City of Crystal Lake hereby gives notice that the detached accessory structure located on 142 Edgewood Avenue in Crystal Lake, Illinois, further described below, cannot be used for overnight lodging including but not limited to rental apartment, room and board, bedroom, or Tourist Home. It may be used for personal use including storage, office, workout area, or similar within the accessory structure building.

The subject property is legally described as follows:

LOT 11 IN BLOCK 1 IN NORTH CRYSTAL LAKE PARK BEACH SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEASAT QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925, AS DOCUMENT NO. 68367, IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-01-201-010
Address of Property: 142 Edgewood Avenue, Crystal Lake IL 60014

I_____, hereby acknowledge that the above notice applies to the subject property.

PROPERTY OWNER ACKNOWLEDGEMENT

By: _____

Dated this __ day of March, 2024.

Prepared By & Return to: Katie Rivard, Assistant City Planner
100 W. Woodstock Street
City of Crystal Lake
Crystal Lake, IL 60014