CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
November 5, 2024
7:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – October 15, 2024**
5. **Accounts Payable**
6. **Public Presentation**
   The public is invited to make an issue oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.
7. **Mayor's Report**
8. **City Council Reports**
9. **Consent Agenda**
   a. **4511 Carthage Court (Unincorporated Crystal Lake) – County Zoning Request**
   b. **Board and Commission Appointments - Board of Fire and Police Commissioners**
   c. **Board and Commission Appointments – Public Arts Commission**
10. **1141 North Shore Drive - Variations to allow construction of an addition to a house to allow a 5.75-foot encroachment into the 30-foot street side setback, a 2.13-foot encroachment into the 63-foot front yard setback, a 3.91-foot encroachment into the 11-foot side yard setback and an increase in the allowable hard surface coverage to 53.18%**
11. **295, 345, 395 Pathway Court, Pathway Court Multi-Family - Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential, Rezoning from R-2 Single Family Residential to R-3B PUD Multi-Family Residential, Preliminary and Final Planned Unit Development and Variations for a 220-unit apartment complex**
12. **Land Management Software Renewal**
13. **First Due Fire Software Renewal Agreement**
14. **Resolution Amendment – Suburban Purchasing Cooperative Contract #227 purchase of 2024 Ford F550 Cab & Chassis**
15. **Bid Award - Water Treatment Chemicals**

16. Annual Audit for the Fiscal Year 2023/24

17. Council Inquiries and Requests

18. Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel

19. Reconvene to Regular Session

20. Adjourn

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Gray, Executive Assistant, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.

Agenda Item No: 9a

City Council
Agenda Supplement

Meeting Date: November 5, 2024

Item: COUNTY ZONING REQUEST
Petersen Land Trust
4511 Carthage Court, Unincorporated Crystal Lake, IL

Recommendation: City Council's discretion.
a) Motion to object to the proposed variations, directing staff to proceed with an objection to the County Hearing Officer.
b) No action.

Staff Contact: Kathryn Cowlin, Director of Community Development

---

Background:

- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The property in question consists of approximately 1.34 acres and is zoned "E-1" Estate District. Currently, the property is improved with a single-family house.

Request:

- The petitioner is requesting variations for an 8-foot fence and a zero-foot setback for a shed along the west property line.
- It appears this request is due to the State of Illinois Route 31 widening project.
- The property is not within the Crystal Lake Watershed and staff does not have any concerns with this request.

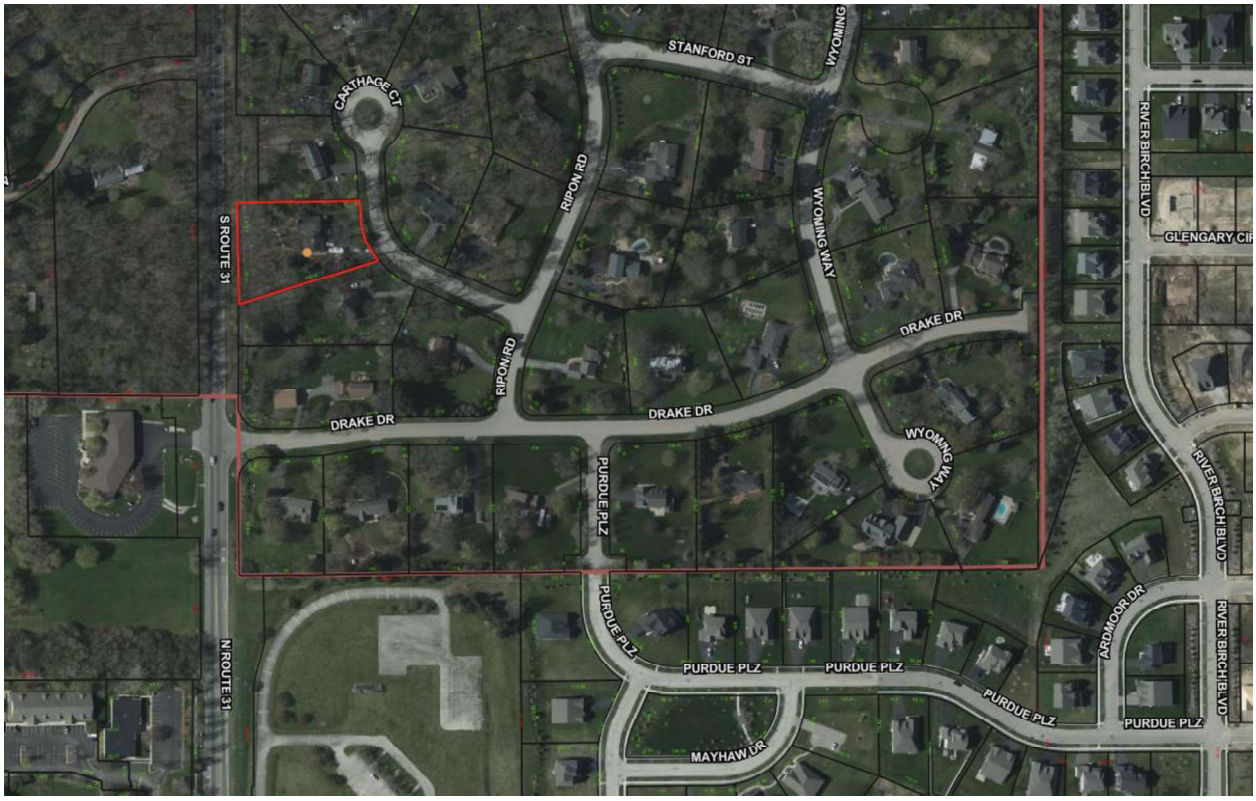
Votes Required to Pass: A simple majority.

PIQ Map

4511 Carthage Ct, Crystal Lake (unincorporated)

Nunda Township

Approximately 210 feet to City Limits



McHenry County
Zoning - McHenry County Hearing Officer - Public Hearing
AGENDA

November 12, 2024, 11:00 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NEW BUSINESS / PUBLIC HEARING**
   - 3.1 2024-060 Petersen Land Trust, E1-E1V, Nunda Twp — 2
4. **OLD BUSINESS**
5. **PUBLIC COMMENT**
   Topics unrelated to public hearing - 3-minute time limit per speaker
6. **ANNOUNCEMENTS**
7. **ADJOURNMENT**

Nunda Township **Hearing Date: November 12, 2024**

PLAN REVIEW REPORT

VARIATION REQUEST APPLICATION #2024-060

Applicants: Petersen Land Trust, Owner of Record (Curt P. Petersen and Betty A. Petersen, Trustees)

Request: ***Variation*** within the ***E-1 Estate*** district to allow 1) an eight (8)-foot solid fence instead of the maximum six (6) feet allowed, along the west property line, and 2) a zero (0)-foot setback along the west property line instead of the minimum ten (10) feet required for a shed. *(McHenry County Unified Development Ordinance §16.56.050.H.2.a and §16.56.050.A.2.c)*

Location: The subject property consists of approximately 1.34 acres and is located on the east side of Illinois Route 31 and west side of Carthage Court, approximately three hundred (300) feet northwest of the intersection of Carthage Court and Ripon Road.
Common address: 4511 Carthage Court, Crystal Lake, Illinois, in Nunda Township.
PIN: 14-27-401-003

Current Land Use: The property is designated ***SINGLE-FAMILY RESIDENTIAL*** on the Current Land Use map.

Adjacent Land Use: North: *SINGLE-FAMILY RESIDENTIAL* East: *SINGLE-FAMILY RESIDENTIAL*
South: *SINGLE-FAMILY RESIDENTIAL* West: *SINGLE-FAMILY RESIDENTIAL*

Current Zoning: The property is currently zoned ***E-1 Estate District***

Adjacent Zoning: *North: E-1 Estate District* *East: E-1 Estate District*
South: E-1 Estate District *West: A-1 Agriculture District*

2030 Plan: The property is designated ***RESIDENTIAL*** on the *McHenry County Land Use Plan Map.*

Improvements: The subject property contains a 2-story frame residence, shed, wood deck, brick patio and walkways, and an asphalt driveway, according to the Plat of Survey.

Natural Resources: No wetlands were found on the site. Due to the size of the parcel and minimal or no new construction, impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L24-087-4643.

Flood Hazard Areas: No floodplains were found on the site.

Flood-of-Record: No floods-of-record were found on the site.

SARA: The site IS NOT located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

Comments/ Conclusion:

- The Illinois Department of Transportation has informed the applicant that they will be acquiring approximately forty-four (44) feet of the west side of their property for road right-of-way. The granting of the requested variations would allow the applicants to install a taller solid fence for screening from Illinois Route 31 and to allow the existing shed to remain in its current location.
- Building Permit #K-5582 was issued for a six (6)-foot solid fence in April of 2024. The applicants would now like to modify the height to eight (8) feet.
- The applicant should be aware that under **Section 16.20.020 (F)** of the ***McHenry County Unified Development Ordinance***, several standards are cited, all of which must be met in order for a Variation to be granted. These standards include hardship in relation to the site conditions, that the request is unique to the property, that the purpose of the request is not based on any monetary gain, that the petitioners did not cause or create the hardship, that the request is not detrimental to the public welfare and safety, that the request will not impair adequate light and air to adjacent property, or increase congestion in the public streets, or increase danger of fire, and that the request not confer any special privilege to the applicant that is denied to others of the same zoning district.
- An Illinois Department of Natural Resources (IDNR) report was not required for this project.

Aerial Photo

4511 Carthage Court, Crystal Lake, Illinois



Photo: 2022

Any parcel lines depicted on the aerial photograph are for general reference only. Please refer to the plat of survey for the location of lot or parcel lines.

0 25 50 100

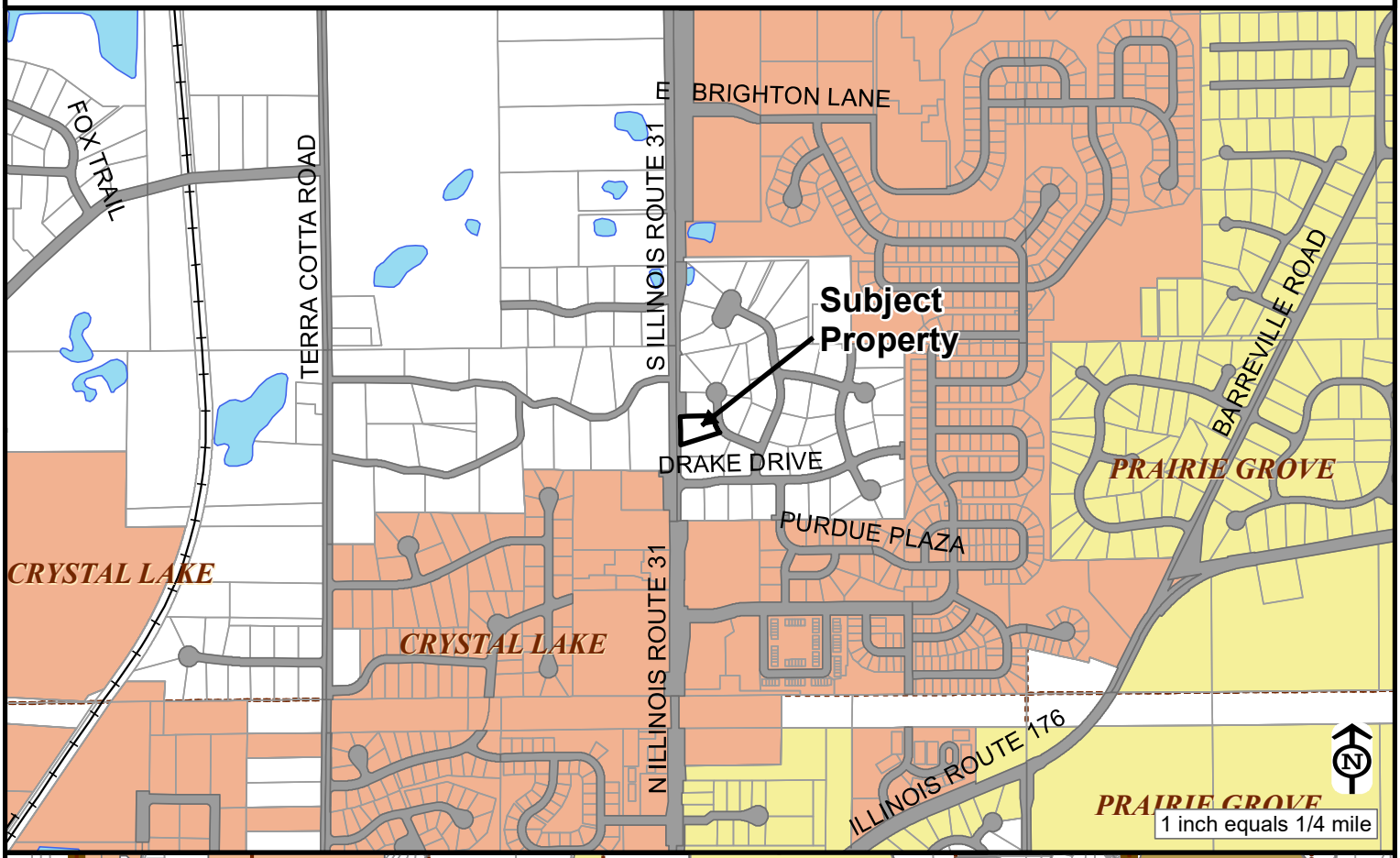
Feet

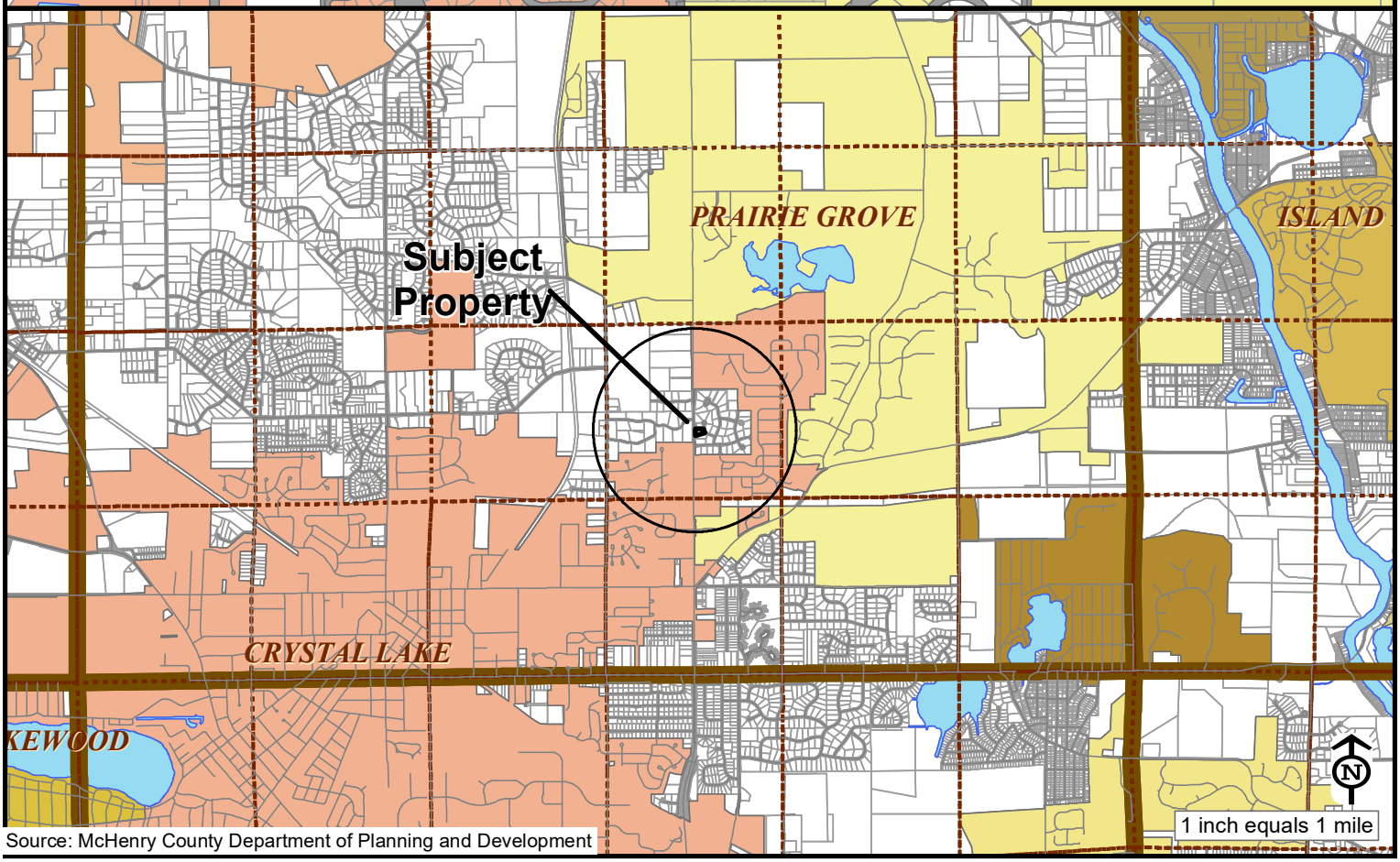
Elevation (feet above sea level)

Contours

Prepared by the McHenry County Department of Planning and Development

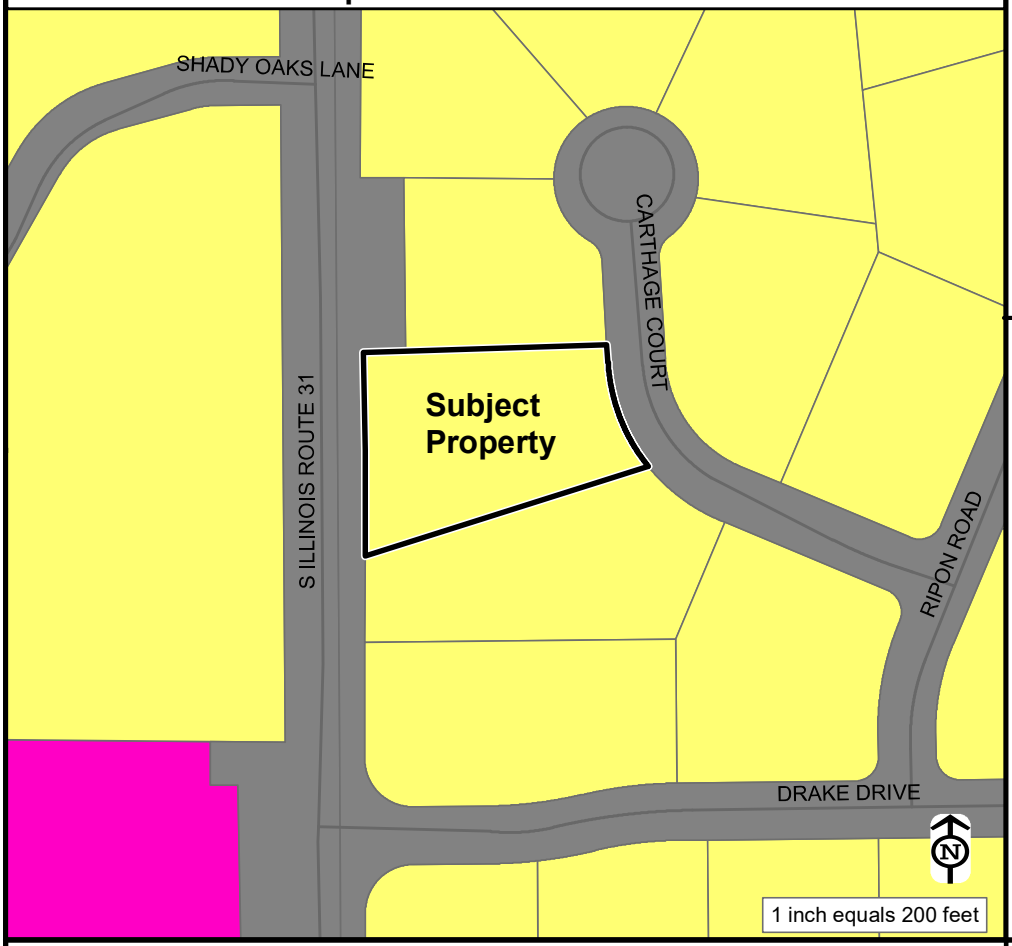
Location Map **4511 Carthage Court, Crystal Lake, Illinois** **Nunda Township**





Source: McHenry County Department of Planning and Development

Current Land Use Map



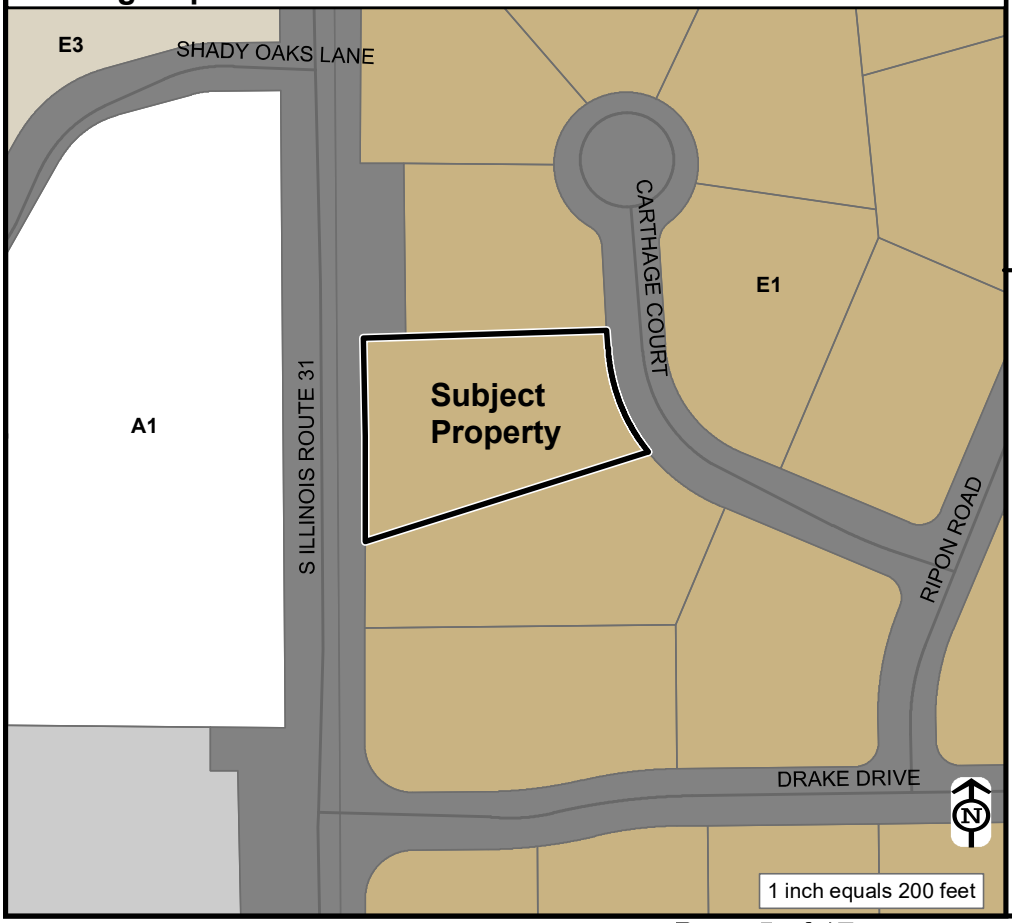
Current Land Use
Single-Family Residential

Land Use Adjacent to the PIQ

North:	*Single-Family Residential*
South:	*Single-Family Residential*
East:	*Single-Family Residential*
West:	*Single-Family Residential*

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map



Current Zoning

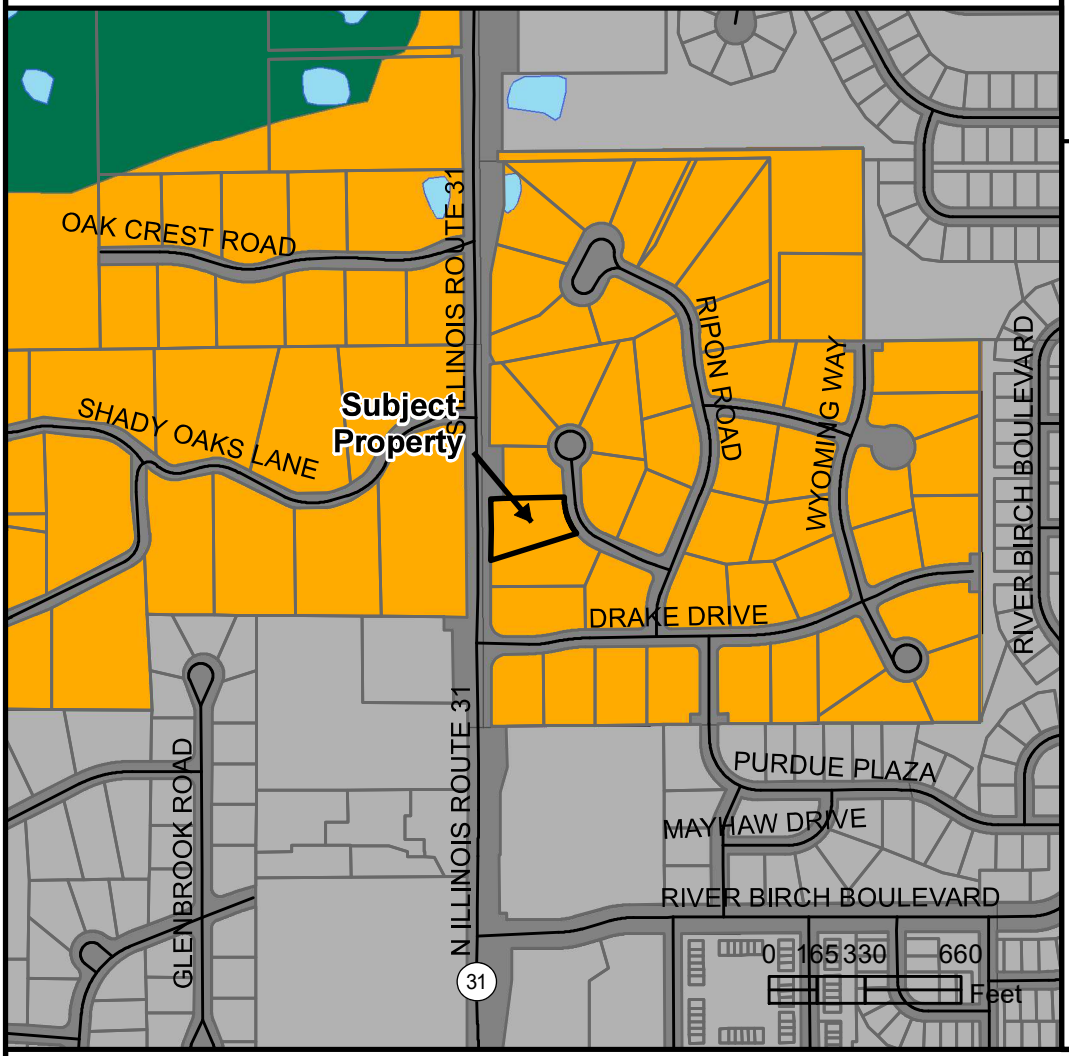
E-1 Estate

Adjacent Zoning

North:	E-1 Estate
South:	E-1 Estate
East:	E-1 Estate
West:	A-1 Agriculture

- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Liquour Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated
- Legacy Neighborhood

McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

Residential

- Agricultural
- Open Space
- Environmentally Sensitive Area
- Estate
- Isolated Estate
- Residential
- Isolated Residential
- Retail
- Mixed Use
- Office, Research, Industrial
- Gov't, Institutional, Utilities
- TOD Existing Rail Station
- TOD Future Rail Station
- Active Earth Extraction Site
- Municipality

Scale: 1 inch = 1/8 mile

Municipal/Township Plan Designations

Nunda Township: Existing Development

Crystal Lake: Estate Residential Oakwood Hills: No Designation Prairie Grove: Single-Family Detached

McHenry County 2030 Comprehensive Plan — Text Analysis

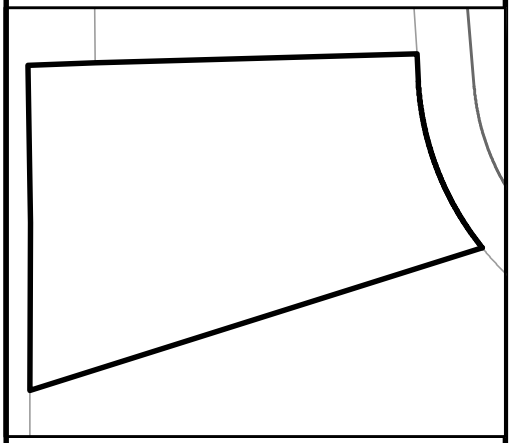
Land Use

Residential includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit. Most residential development will occur following municipal annexation, particularly those that provide public sewer and water. Consideration should be given regarding nearby land uses and zoning, the availability of transportation, infrastructure, water supply, other public services, environmental limitations, and other factors required by law.

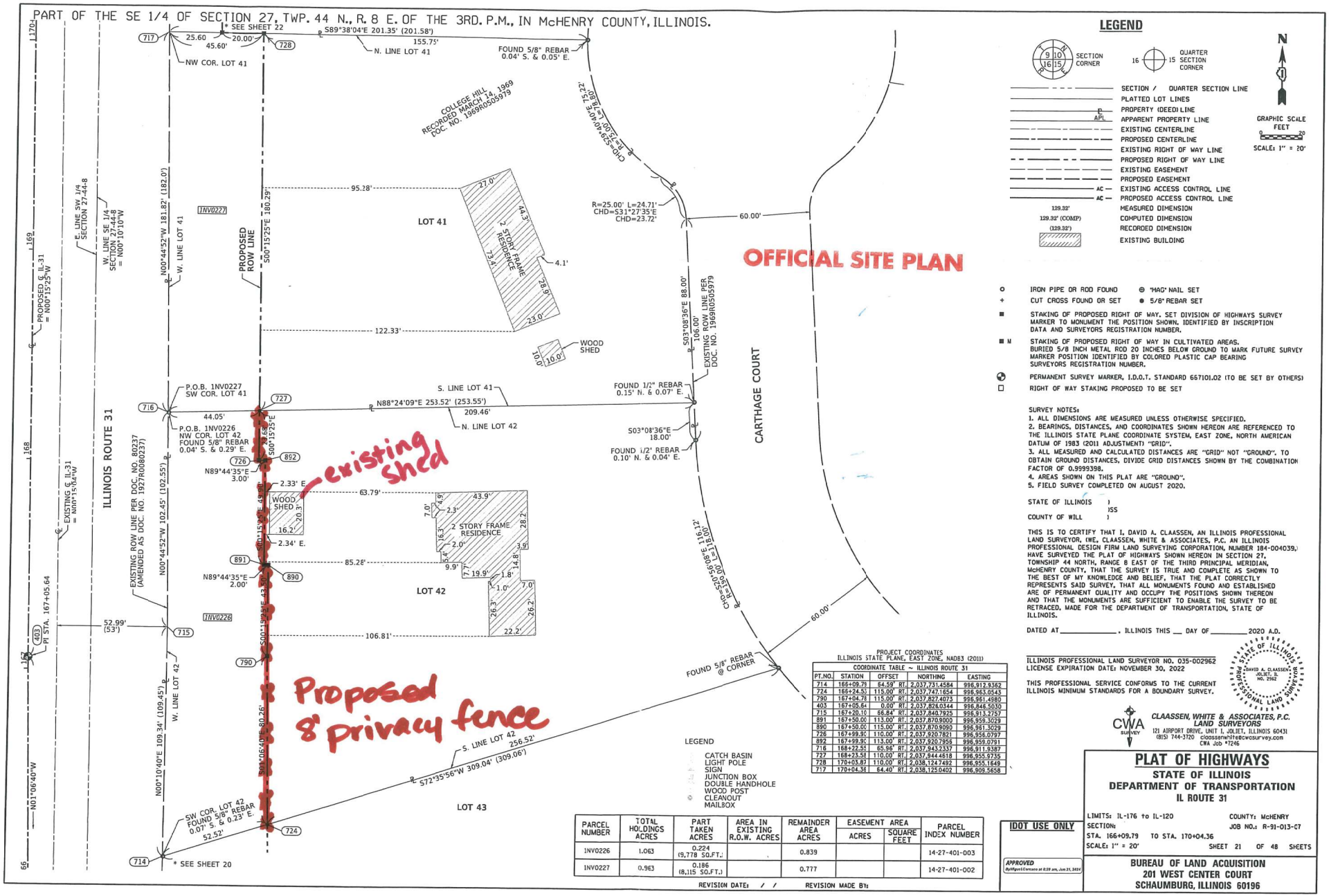
Sensitive Aquifer Recharge Areas

The site *IS NOT* located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)

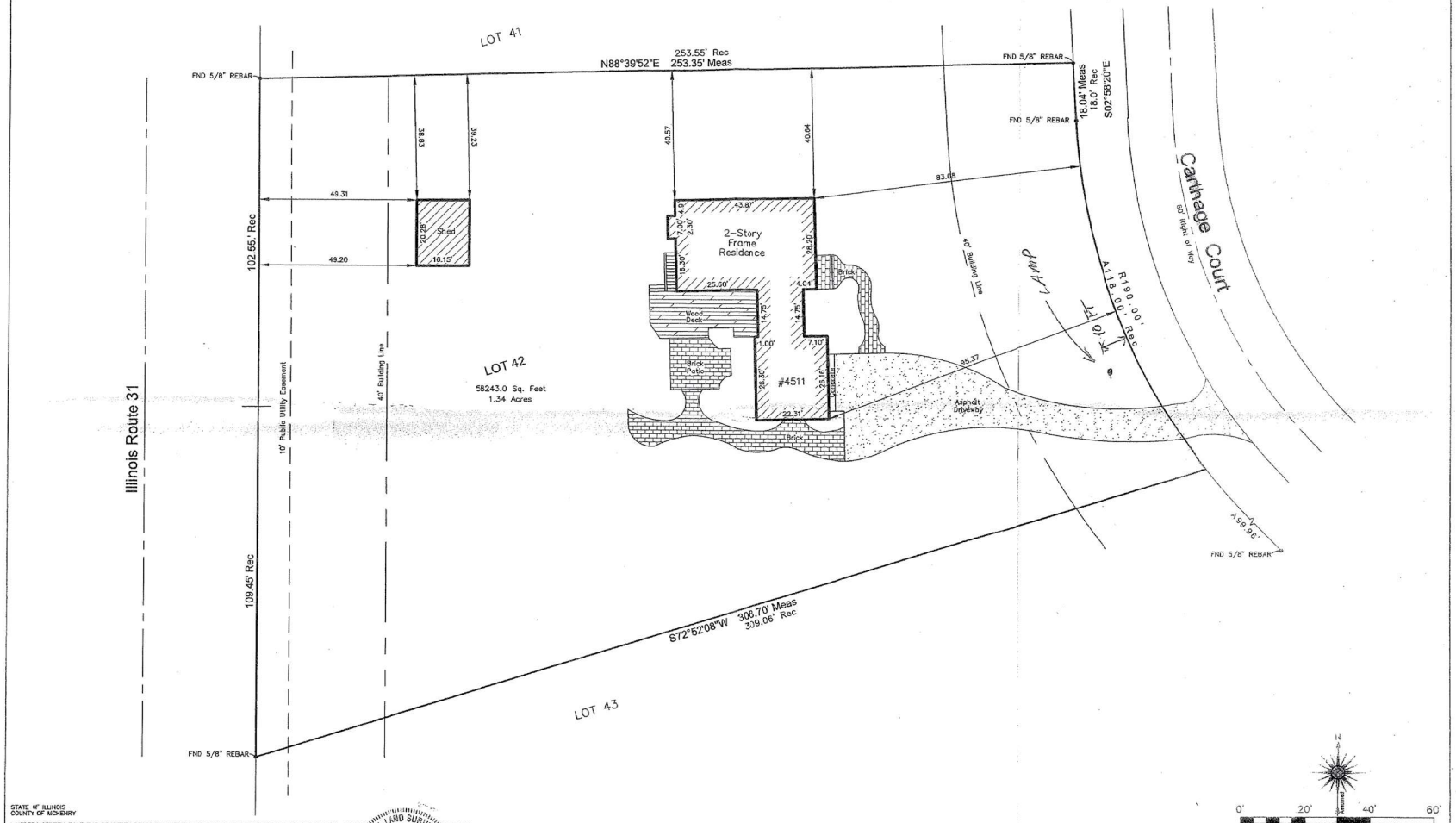


Sensitive Recharge Area


PART OF THE SE 1/4 OF SECTION 27, TWP. 44 N., R. 8 E. OF THE 3RD. P.M., IN McHENRY COUNTY, ILLINOIS.
OFFICIAL SITE PLAN
LEGEND
SECTION CORNER
QUARTER SECTION CORNER
SECTION / QUARTER SECTION LINE
PLATTED LOT LINES
PROPERTY (DEED) LINE
APPARENT PROPERTY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
EXISTING ACCESS CONTROL LINE
PROPOSED ACCESS CONTROL LINE
MEASURED DIMENSION
COMPUTED DIMENSION
RECORDED DIMENSION
EXISTING BUILDING
GRAPHIC SCALE FEET
SCALE: 1" = 20'
IRON PIPE OR ROD FOUND
"MAG" NAIL SET
CUT CROSS FOUND OR SET
5/8" REBAR SET
STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 667101.02 (TO BE SET BY OTHERS)
RIGHT OF WAY STAKING PROPOSED TO BE SET
SURVEY NOTES:
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
2. BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
3. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9999398.
4. AREAS SHOWN ON THIS PLAT ARE "GROUND".
5. FIELD SURVEY COMPLETED ON AUGUST 2020.
STATE OF ILLINOIS)
)SS
COUNTY OF WILL)
THIS IS TO CERTIFY THAT I, DAVID A. CLAASSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CWE, CLAASSEN, WHITE & ASSOCIATES, P.C. AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-004039, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, McHENRY COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.
DATED AT _____. ILLINOIS THIS __ DAY OF _____ 2020 A.D.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002962
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
STATE OF ILLINOIS DAVID A. CLAASSEN JOLIET, IL. NO. 2962 PROFESSIONAL LAND SURVEYOR
CWA SURVEY
CLAASSEN, WHITE & ASSOCIATES, P.C. LAND SURVEYORS
121 AIRPORT DRIVE, UNIT I, JOLIET, ILLINOIS 60431
(815) 744-3720 claassenwhite@cwasurvey.com
CWA Job #7246
PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
IL ROUTE 31
LIMITS: IL-176 to IL-120
COUNTY: McHENRY
SECTION:
JOB NO.: R-91-013-07
STA. 166+09.79 TO STA. 170+04.36
SCALE: 1" = 20'
SHEET 21 OF 48 SHEETS
BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196
IDOT USE ONLY
APPROVED
REVISION DATE: / /
REVISION MADE BY:
PROJECT COORDINATES
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)
COORDINATE TABLE ~ ILLINOIS ROUTE 31
PT.NO. | STATION | OFFSET | NORTHING | EASTING
714 | 166+09.79 | 64.59' RT. | 2,037,731.4584 | 996,912.9362
724 | 169+24.55 | 115.00' RT. | 2,037,747.1654 | 996,963.0543
790 | 167+04.78 | 115.00' RT. | 2,037,827.4073 | 996,961.4980
403 | 167+05.64 | 0.00' RT. | 2,037,826.0344 | 996,846.5030
715 | 167+20.10 | 66.84' RT. | 2,037,840.7925 | 996,913.2757
891 | 167+50.00 | 113.00' RT. | 2,037,870.9000 | 996,959.3029
890 | 167+50.00 | 115.00' RT. | 2,037,870.9090 | 996,961.3029
726 | 167+99.80 | 110.00' RT. | 2,037,920.7821 | 996,956.0797
892 | 167+99.80 | 113.00' RT. | 2,037,920.7956 | 996,959.0791
716 | 168+22.55 | 65.96' RT. | 2,037,943.2537 | 996,911.9387
727 | 168+23.58 | 110.00' RT. | 2,037,944.4618 | 996,955.8735
728 | 170+03.87 | 110.00' RT. | 2,038,124.7492 | 996,955.1649
717 | 170+04.36 | 64.40' RT. | 2,038,125.0402 | 996,909.5658
PARCEL NUMBER | TOTAL HOLDINGS ACRES | PART TAKEN ACRES | AREA IN EXISTING R.O.W. ACRES | REMAINDER AREA ACRES | EASEMENT AREA ACRES | EASEMENT AREA SQUARE FEET | PARCEL INDEX NUMBER
INV0226 | 1.063 | 0.224 (9,778 SQ.FT.) | | 0.839 | | | 14-27-401-003
INV0227 | 0.963 | 0.186 (8,115 SQ.FT.) | | 0.777 | | | 14-27-401-002
LEGEND
CATCH BASIN
LIGHT POLE
SIGN
JUNCTION BOX
DOUBLE HANDHOLE
WOOD POST
CLEANOUT
MAILBOX
LOT 41
LOT 42
LOT 43
2 STORY FRAME RESIDENCE
WOOD SHED
existing shed
Proposed 8' privacy fence
ILLINOIS ROUTE 31
CARTHAGE COURT
COLLEGE HILL RECORDED MARCH 14, 1969 DOC. NO. 1969R0505979
EXISTING ROW LINE PER DOC. NO. 1969R0505979
EXISTING ROW LINE PER DOC. NO. 1927R0080237
PROPOSED ROW LINE
W. LINE SE 1/4 SECTION 27-44-8 = N00°10'10"W
E. LINE SW 1/4 SECTION 27-44-8
PROPOSED ℄ IL-31 = N00°15'25"W
EXISTING ℄ IL-31 = N00°15'25"W
PI STA. 167+05.64
P.O.B. 1NV0227 SW COR. LOT 41
P.O.B. 1NV0226 NW COR. LOT 42 FOUND 5/8" REBAR 0.04' S. & 0.29' E.
NW COR. LOT 41
SEE SHEET 22
SEE SHEET 20
FOUND 5/8" REBAR 0.04' S. & 0.05' E.
FOUND 1/2" REBAR 0.15' N. & 0.07' E.
FOUND 1/2" REBAR 0.10' N. & 0.04' E.
FOUND 5/8" REBAR @ CORNER
SW COR. LOT 42 FOUND 5/8" REBAR 0.07' S. & 0.23' E.
N. LINE LOT 41
S. LINE LOT 41
N. LINE LOT 42
S. LINE LOT 42
W. LINE LOT 41
W. LINE LOT 42
S89°38'04"E 201.35' (201.58')
N88°24'09"E 253.52' (253.55')
S72°35'56"W 309.04' (309.06')
N00°44'52"W 181.82' (182.0')
N00°44'52"W 102.45' (102.55')
N00°10'40"E 109.34' (109.45')
N01°06'40"W
S00°15'25"E 180.29'
S00°15'25"E 43.99'
S00°15'25"E 80.26'
N89°44'35"E 3.00'
N89°44'35"E 2.00'
2.33' E.
2.34' E.
S03°08'36"E 88.00'
S03°08'36"E 18.00'
R=25.00' L=24.71' CHD=S31°27'35"E CHD=23.72'
CHD=S29°40'40"E
CHD=S15°05'08"E
R=1180.00' L=116.12'
95.28'
122.33'
85.28'
106.81'
63.79'
209.46'
256.52'
60.00'
44.05'
52.99' (53')
155.75'
25.60
20.00'
45.60'
52.52'

Plat of Survey

LEGAL DESCRIPTION: LOT 42 IN COLLEGE HILL, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT NO. 505979, IN MCHENRY COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND/OR ADJOINING VISIBLE IMPROVMENTS DO NOT ENCROACH ON THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amlse

MY LICENSE EXPIRES: 11-30-16
C.T. AMLSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON

VOID WITHOUT RAISED SEAL OR RED STAMP.

LAND SURVEYOR — C. T. AMLSE — 35-2143 — STATE OF ILLINOIS

LEGEND
- Set IP
- Fnd IP
- Fnd "X"
- Fnd P.K.
- Meas Line
- C. Fence
- Concrete
- Wood Deg.
- Brick

LUCO CONSTRUCTION CO.
PROFESSIONAL DESIGN FIRM NO. 184.004829
CLIENT NAME: SCHULZE
54 Lou Ave.
Crystal Lake, IL 60014
815-526-3974
CLIENT REFERENCE: HOWELL
815-526-3984 Fax

FIELD WORK COMPLETED:	SURVEY COMPLETED:	DRAWN BY:	PROJECT NO.
06-15-15	06-16-15	JJp	15-36708

McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT

1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

October 3, 2024

Curt Petersen
4511 Carthage Court
Crystal Lake, IL 60012

Re:	Parcel # 14-27-401-003
Common Location:	4511 Carthage Court, Crystal Lake, IL 60012
NRI#	L24-087-4643
Zoning Change:	E1 to E1 Variance

Dear Mr. Petersen:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Curt Petersen property as applied for in Report #L24-087-4643. Due to the size of the parcel and minimal or no new construction, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

No wetlands, hydric soils, or floodplains were found on the site from office maps. Our inventories are for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Ryan Bieber
Urban Conservation Specialist

cc. Kim Charlow, McHenry County Department of Planning and Development, KBScharlow@mchenrycountyil.gov

IN THE MATTER OF THE APPLICATION OF ***PETERSEN LAND TRUST,*** **OWNER OF RECORD,** FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A ***VARIATION***	)))))))	LEGAL NOTICE OF PUBLIC HEARING 2024-060

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer,** in connection with this Ordinance, which would result in a ***VARIATION*** for the following described real estate:

LOT 42 IN COLLEGE HILL, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT NO. 505979, IN MCHENRY COUNTY, ILLINOIS.

PIN 14-27-401-003

The subject property is located approximately three hundred (300) feet west of the intersection of Carthage Court and Ripon Road ***with a common address of 4511 Carthage Court, Crystal Lake, Illinois in Nunda Township.***

The subject property is presently zoned "E-1" Estate District and consists of approximately 1.34 acres with "E-1" Estate zoning to the North, East and South and "A-1" Agriculture zoning to the West.

The Applicant is requesting **VARIATIONS** ***of the subject property to allow for: 1) an eight (8) foot solid fence instead of the maximum six (6) feet allowed, along the west property line, and 2) a zero (0) foot set back along the west property line for a shed instead of the required ten (10) foot minimum.***

Curt P. Petersen and Betty A. Petersen, as trustees of the Petersen Land Trust, the Applicant, can be reached at 4511 Carthage Court, Crystal Lake, Illinois.

A hearing on this Zoning Application will be held on the 12th day of November 2024 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 22ND DAY OF OCTOBER 2024.

By: Michael McNerney, MCHO
McHenry County Hearing Officer
2200 N. Seminary Avenue
Woodstock, IL 60098

Petitions for all Zoning hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the "Agenda" link for the specific meeting date.

Live audio streams of all Zoning hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the "Video" link for the specific meeting date.

MCHENRY COUNTY PLANNING AND DEVELOPMENT
2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
815-334-4560

Office Use Only

Petition #/Permit # 2024-060

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:	**ATTORNEY or AGENT CONTACT INFORMATION** (If Applicable):
Trustee Petersen Land Trust Name CURT PETERSEN / Betty Petersen	Name
Address 4511 CARTHAGE CT	Address
City, St, Zip CRYSTAL LAKE IL 60012	City, St, Zip
Daytim [redacted]	hone
Email [redacted]	mail

~~**APPLICANT**~~ (If other than owner):	**TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER** (please use separate page for additional information):
Trustee	
Name BETTY PETERSEN	Name
Address 4511 CARTHAGE CT	Address
City, St, Zip CRYSTAL LAKE IL 60012	City, St, Zip
Daytim [redacted]	hone
Email [redacted]	mail

PARCEL INFORMATION:

Address 4511 CARTHAGE CT.

City CRYSTAL LAKE Zip 60012

Parcel/Tax Number 14-27-401-003

Number of Acres 1.2

Applying For: (Check all that apply)	☐ Reclassification	Current Zoning: Requested Zoning:
	☐ Conditional Use & Site Plan Review	CUP Request:
	☐ Variation, Administrative ☒ Variation, Zoning	Variation Request:
	☐ Site Plan Review	Type:
	☐ Text Amendment	UDO Section(s):
	☐ Appeal	Type:

Please provide additional information on the back of this page.

NARRATIVE: Please use this space to explain your request in detail.
8' FENCE

CONSENT

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Curt Peterson
Owner's Signature

CURT PETERSON
Print Name

Signature

Print Name

SUBSCRIBED and SWORN to before me
this 2 day of October, 2024.

Dara Villarreal
NOTARY PUBLIC

OFFICIAL SEAL
DARA VALERIANA VILLARREAL
Notary Public State of Illinois
Commission No. 995927
My Commission Expires August 27, 2028

CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative many inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

Curt Peterse
Owner's Signature

CURT PETERSE
Print Name

_____
Signature

_____
Print Name

SUBSCRIBED and SWORN to before me
this 2 day of October, 2024.

Dara Villarreal
NOTARY PUBLIC

OFFICIAL SEAL
DARA VALERIANA VILLARREAL
Notary Public, State of Illinois
Commission No. 995927
My Commission Expires August 27, 2028

MCHENRY COUNTY PLANNING AND DEVELOPMENT
2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
815-334-4560

Office Use Only

Petition #/Permit # _____

LAND TRUST BENEFICIAL DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by the trustee or beneficiary of any land trust for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify each beneficiary of such land trust by name and address and define his/her interest. All applications shall be verified by the applicant in the applicant's capacity as trustee or by the beneficiary(s) as a beneficial owner(s) of an interest in such land trust.

If a beneficiary of any land trust is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity: PETERSEN LAND TRUST

Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
CURT PETERSEN		4511 CARTHAGE CT	50
BETTY PETERSEN		4511 CARTHAGE CT	50

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

   State is Encroaching on Property
   Need Sound Buffer

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

   Particular area Effected &
   Surrounding Neighbor

3. Other than increased monetary gain, what is the purpose of the variation?

   No Gain Sound Buffer

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

   No

5. Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?

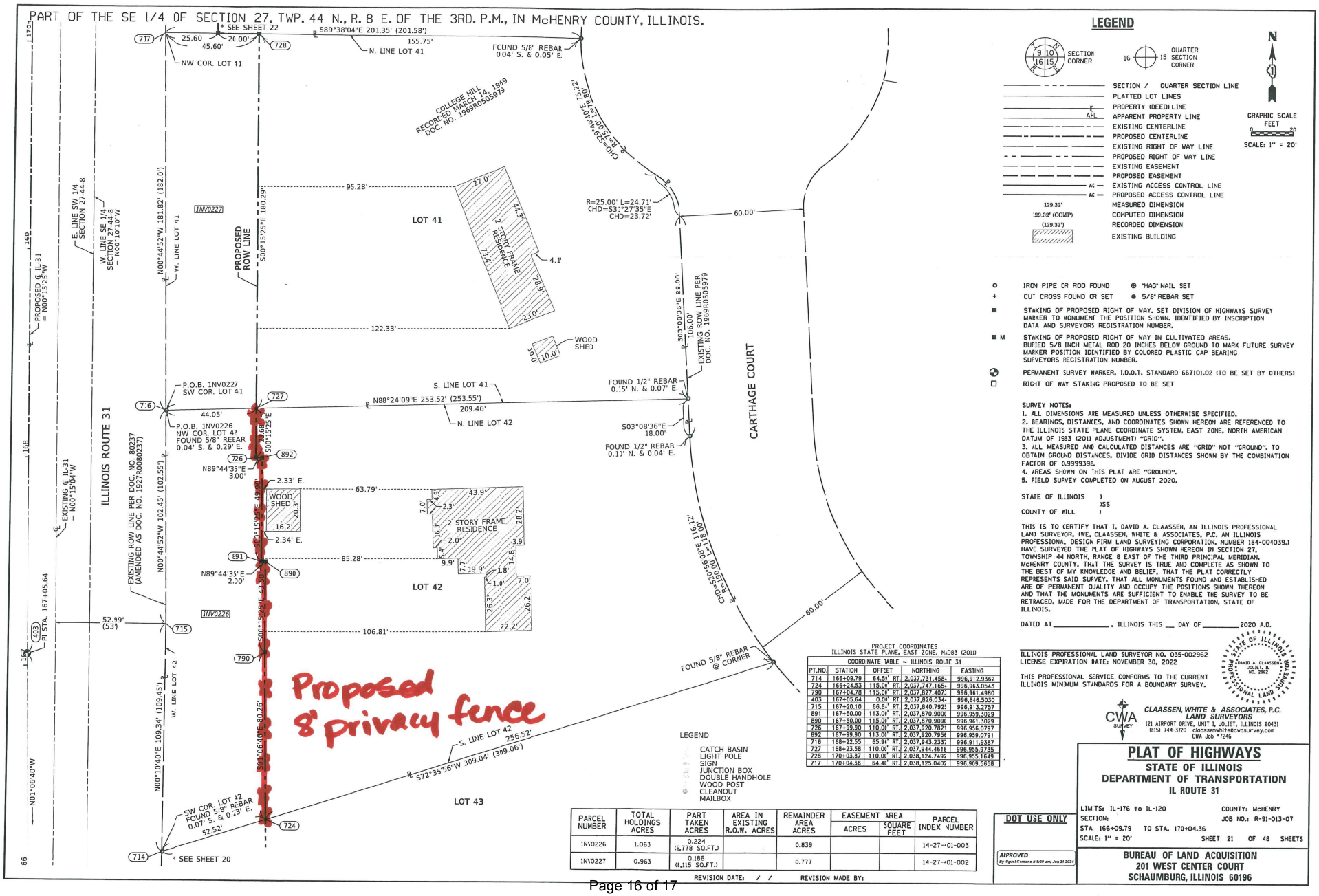
   No

6. Will the variation: impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

   No

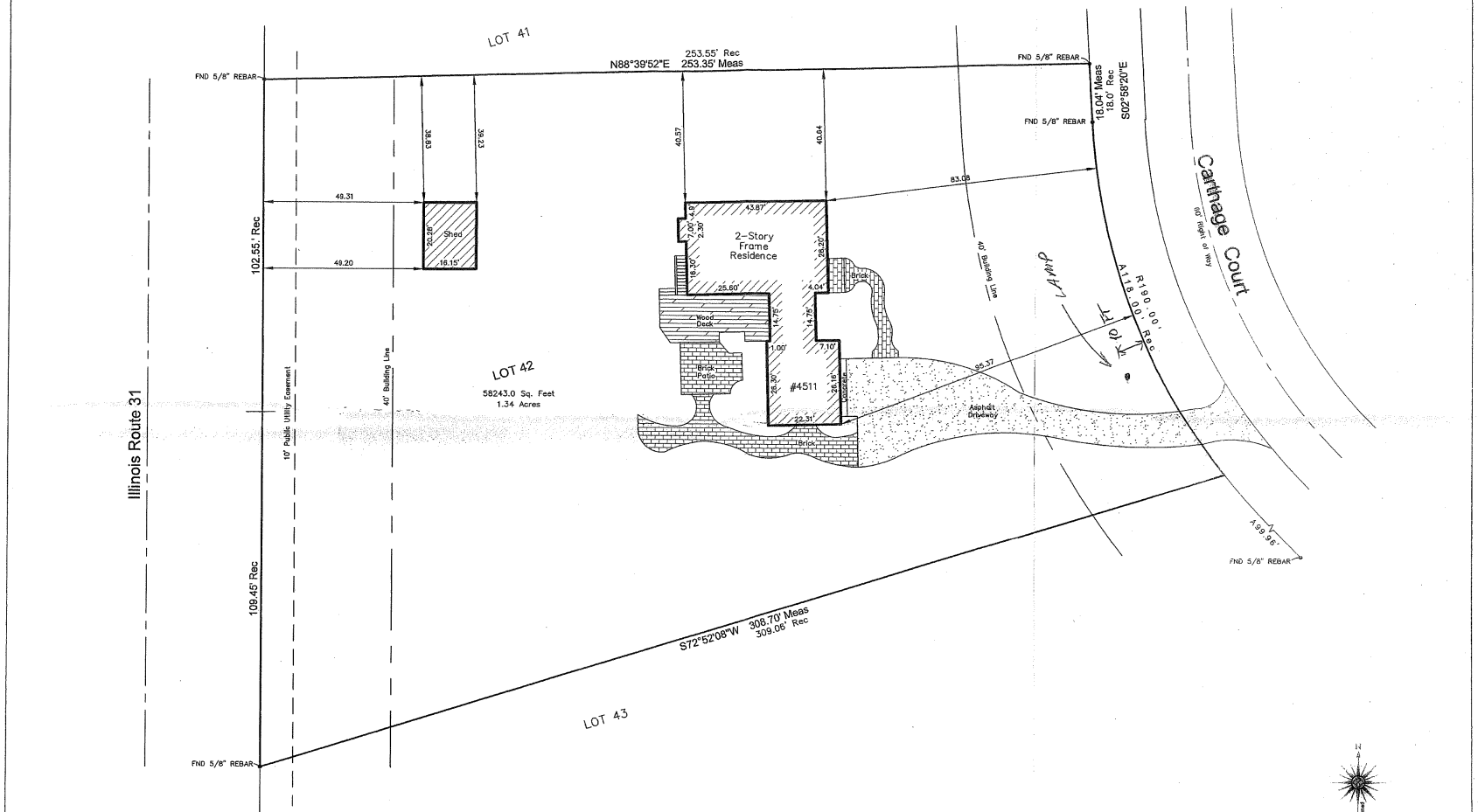
7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

   No


PART OF THE SE 1/4 OF SECTION 27, TWP. 44 N., R. 8 E. OF THE 3RD. P.M., IN McHENRY COUNTY, ILLINOIS.
SEE SHEET 22
S89°38'04"E 201.35' (201.58')
155.75'
N. LINE LOT 41
FOUND 5/8" REBAR 0.04' S. & 0.05' E.
NW COR. LOT 41
COLLEGE HILL RECORDED MARCH 14, 1969 DOC. NO. 1969R0505979
CHD=S29°40'06"E 80.22'
R=25.00' L=24.71'
CHD=53°27'35"E CHD=23.72'
60.00'
LOT 41
95.28'
122.33'
27.0'
44.3'
2 STORY FRAME RESIDENCE
73.4'
28.9'
23.0'
4.1'
WOOD SHED
10.0'
10.0'
PROPOSED ROW LINE
S00°15'25"E 180.29'
N00°44'52"W 181.82' (182.0')
W. LINE LOT 41
1NV0227
E. LINE SW 1/4 SECTION 27-44-8
W. LINE SE 1/4 SECTION 27-44-8 N00°15'10"W
PROPOSED ℄ IL-31 = N00°15'25"W
EXISTING ℄ IL-31 = N00°15'04"W
ILLINOIS ROUTE 31
EXISTING ROW LINE PER DOC. NO. 80237 (AMENDED AS DOC. NO. 192R0080237)
N00°44'52"W 102.45' (102.55')
P.O.B. 1NV0227 SW COR. LOT 41
P.O.B. 1NV0226 NW COR. LOT 42 FOUND 5/8" REBAR 0.04' S. & 0.29' E.
44.05'
S. LINE LOT 41
N88°24'09"E 253.52' (253.55')
209.46'
N. LINE LOT 42
FOUND 1/2" REBAR 0.15' N. & 0.07' E.
S03°08'36"E 18.00'
FOUND 1/2" REBAR 0.13' N. & 0.04' E.
S03°08'36"E 88.00'
106.00'
EXISTING ROW LINE PER DOC. NO. 1969R0505979
CARTHAGE COURT
CHD=S20°50'05"E 18.00'
R=19.00' L=18.12'
60.00'
S00°15'25"E 29.68'
N89°44'35"E 3.00'
2.33' E.
63.79'
WOOD SHED
16.2'
2.34' E.
85.28'
N89°44'35"E 2.00'
LOT 42
43.9'
2 STORY FRAME RESIDENCE
28.2'
19.9'
14.8'
7.0'
26.3'
26.2'
22.2'
52.99' (53')
PI STA. 167+05.64
106.81'
S00°15'25"E 43.39'
S00°06'40"E 80.26'
1NV0226
N00°10'40"E 109.34' (109.45')
W. LINE LOT 42
N01°06'40"W
SW COR. LOT 42 FOUND 5/8" REBAR 0.07' S. & 0.23' E.
52.52'
S72°35'56"W 309.04' (309.06')
S. LINE LOT 42
256.52'
FOUND 5/8" REBAR @ CORNER
LOT 43
SEE SHEET 20
Proposed 8' privacy fence
LEGEND
SECTION CORNER
QUARTER SECTION CORNER
SECTION / QUARTER SECTION LINE
PLATTED LOT LINES
PROPERTY (DEED) LINE
APPARENT PROPERTY LINE
EXISTING CENTERLINE
PROPOSED CENTERLINE
EXISTING RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
EXISTING ACCESS CONTROL LINE
PROPOSED ACCESS CONTROL LINE
MEASURED DIMENSION
COMPUTED DIMENSION
RECORDED DIMENSION
EXISTING BUILDING
GRAPHIC SCALE FEET
SCALE: 1" = 20'
IRON PIPE OR ROD FOUND
"MAG" NAIL SET
CUT CROSS FOUND OR SET
5/8" REBAR SET
STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 667101.02 (TO BE SET BY OTHERS)
RIGHT OF WAY STAKING PROPOSED TO BE SET
SURVEY NOTES:
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
2. BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
3. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9999398.
4. AREAS SHOWN ON THIS PLAT ARE "GROUND".
5. FIELD SURVEY COMPLETED ON AUGUST 2020.
STATE OF ILLINOIS)
SS
COUNTY OF WILL)
THIS IS TO CERTIFY THAT I, DAVID A. CLAASSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, CLAASSEN, WHITE & ASSOCIATES, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-004039,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, McHENRY COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.
DATED AT _____. ILLINOIS THIS __ DAY OF _____ 2020 A.D.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002962
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
STATE OF ILLINOIS DAVID A. CLAASSEN JOLIET, IL. NO. 2962 PROFESSIONAL LAND SURVEYOR
CWA SURVEY
CLAASSEN, WHITE & ASSOCIATES, P.C. LAND SURVEYORS
121 AIRPORT DRIVE, UNIT 1, JOLIET, ILLINOIS 60431
(815) 744-3720 claassenwhite@cwasurvey.com
CWA Job #7246
PROJECT COORDINATES
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)
COORDINATE TABLE ~ ILLINOIS ROUTE 31
PT.NO. | STATION | OFFSET | NORTHING | EASTING
714 | 166+09.79 | 64.54' RT. | 2,037,731.4584 | 996,972.9362
724 | 166+24.53 | 115.00' RT. | 2,037,747.1654 | 996,963.0543
790 | 167+04.78 | 115.00' RT. | 2,037,827.4073 | 996,961.4980
403 | 167+05.64 | 0.00' RT. | 2,037,826.0344 | 996,846.5030
715 | 167+20.10 | 66.8' RT. | 2,037,840.7923 | 996,913.2757
891 | 167+50.00 | 113.00' RT. | 2,037,870.9000 | 996,959.3029
890 | 167+50.00 | 115.00' RT. | 2,037,870.9090 | 996,961.3029
726 | 167+99.30 | 110.00' RT. | 2,037,920.7821 | 996,956.0797
892 | 167+99.30 | 113.00' RT. | 2,037,920.7954 | 996,959.0791
716 | 168+22.55 | 65.98' RT. | 2,037,943.2331 | 996,911.9387
727 | 168+23.58 | 110.00' RT. | 2,037,944.4618 | 996,955.9735
728 | 170+03.87 | 110.00' RT. | 2,038,124.7492 | 996,955.1649
717 | 170+04.36 | 64.44' RT. | 2,038,125.0402 | 996,909.5658
LEGEND
CATCH BASIN
LIGHT POST
SIGN
JUNCTION BOX
DOUBLE HANDHOLE
WOOD POST
CLEANOUT
MAILBOX
PARCEL NUMBER | TOTAL HOLDINGS ACRES | PART TAKEN ACRES | AREA IN EXISTING R.O.W. ACRES | REMAINDER AREA ACRES | EASEMENT AREA ACRES | EASEMENT AREA SQUARE FEET | PARCEL INDEX NUMBER
1NV0226 | 1.063 | 0.224 (9,778 SQ.FT.) | | 0.839 | | | 14-27-401-003
1NV0227 | 0.963 | 0.186 (8,115 SQ.FT.) | | 0.777 | | | 14-27-401-002
REVISION DATE: / / REVISION MADE BY:
DOT USE ONLY
APPROVED
PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
IL ROUTE 31
LIMITS: IL-176 to IL-120
COUNTY: McHENRY
SECTION:
JOB NO.: R-91-013-07
STA. 166+09.79 TO STA. 170+04.36
SCALE: 1" = 20'
SHEET 21 OF 48 SHEETS
BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196

Plat of Survey

LEGAL DESCRIPTION: LOT 42 IN COLLEGE HILL, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT NO. 505979, IN MCHENRY COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND/OR ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelse

MY LICENSE EXPIRES 11-30-16
C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED FIGURES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OR RED STAMP.

LAND SURVEYOR — AMELSE — 35-2143 — CRYSTAL LAKE — STATE OF ILLINOIS

LEGEND
- Set IP
- Fnd IP
- Fnd "X"
- Fnd P.K.
- Wood Fence
- Q. Fence
- Concrete
- Wood Deck
- Brick

LUCO CONSTRUCTION CO.	
PROFESSIONAL DESIGN FIRM NO. 184.004829	
CLIENT NAME: SCHULZE	54 Lou Ave. Crystal Lake, IL 60014
CLIENT REFERENCE: HOWELL	815-526-3974 815-526-3984 Fax

FIELD WORK COMPLETED:	SURVEY COMPLETED:	DRAWN BY:	PROJECT NO.
06-15-15	06-16-15	JJp	15-36708

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: November 5, 2024

Item: Board and Commission Appointment – Board of Fire and Police Commission

Mayor's Recommendation: Motion to appoint Mary Frake to the Board of Fire and Police Commission

Contact: Haig Haleblian, Mayor

Background:

The Board of Fire and Police Commission has one vacancy, which is a three-year term.

The Board of Fire and Police Commission appointments are nominated by the Mayor and confirmed by the City Council. If appointed, Mary Frake's term will expire June 30, 2027.

Ms. Frake's public safety background will be an asset to the Commission.

Should the Council have any questions, please contact Mayor Haig Haleblian.

Votes Required to Pass:

Simple majority

Res. No. xxxx
File No. xxx

The City of Crystal Lake Illinois

RESOLUTION APPROVING APPOINTMENT TO FILL VACANCY ON BOARD OF FIRE AND POLICE COMMISSION

WHEREAS, §11-1 of the City Code provides for the appointment of three (3) members of the Crystal Lake Board of Fire and Police Commissioners ("the Board"); and

WHEREAS, §11-1 further provides for three-year staggered terms for the members of the Board and further provides that upon a vacancy being created, the Mayor shall make an appointment to fill such vacancy with the consent of the City Council; and

WHEREAS, one vacancy has been created on the Board; and

WHEREAS, the Mayor has appointed Mary Frake to fill the vacant Board member position with the term expiring on June 30, 2027, subject to the consent of the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, AS FOLLOWS:

SECTION I: The foregoing recitals are incorporated as though fully set forth herein.

SECTION II: Mary Frake is hereby appointed as a member of the Board and Fire Police Commission for the term ending June 30, 2027.

Draft

SECTION III: This Resolution shall be effective on and after its passage and approval as provided by law.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed:
Approved:

Draft

Crystal Lake Board of Fire and Police Commission

The Board of Fire and Police Commission is responsible for the promotional process for Police Sergeants, Fire Lieutenants and Fire Battalion/Bureau Chiefs. The BFPC may also conduct disciplinary hearings or appeals of disciplinary action in the Police and Fire Departments. The BFPC is established through Illinois State Statutes, the Illinois Municipal Code and the City of Crystal Lake Municipal Code. The board consists of three members serving overlapping terms generally for a three-year term.

Members	**Term Expiration**
Jill Struck	6/30/2025
Christopher Borchert	6/30/2026
Vacant	6/30/2027

Staff Liaison
Julie Meyer, Director of Human Resources
jmeyer@crystallake.org
(815) 356-3653

THE CITY OF CRYSTAL LAKE GOVERNMENT

The City of Crystal Lake operates under the Council-Manager form of government. Under this plan, the administrative responsibility of the City is centralized in an appointed professional manager. The seven-member legislative body, the City Council, is comprised of the Mayor and six Council Members elected at-large by the Crystal Lake citizenry. The Mayor and City Council are responsible for creating City laws and setting policy direction. Once the Mayor and City Council create a policy or approve a course of action for the City, the City Manager is responsible for executing/implementing the policy.

The City administrative organization is comprised of a number of professionally staffed functional units: *Administration*: City Manager's Office, Information Technology, Human Resources, and Finance; *Public Works and Engineering:* Engineering, Water and Sewer, Wastewater, Fleet and Facility Services, and Streets; *Community Development:* Building, Planning and Economic Development; *Public Safety:* Fire Rescue and Police and *Three Oaks Recreation Area*. The City is a full-service municipality with a AAA bond rating. The City has a current annual budget (all funds) of over $100 million, with over 360 full-time, part-time and seasonal personnel.

BOARD OBJECTIVES

The Board of Fire and Police Commission plans for the following objectives:

- Conduct promotional examinations and processes as needed for the establishment of eligibility lists for the positions of Police Sergeant, Fire Lieutenant or Battalion/Bureau Chief should there become a risk of the current active lists being exhausted prior to their expiration dates.

- Fulfill the duties of the Board as outlined in the Board of Fire and Police Commission Rules and Regulations as adopted in May 2023.

TIME COMMITMENT

Service as a Crystal Lake Board of Fire and Police Commissioner is an important and satisfying way in which to participate in the community. The appointment to the Board is generally for a three-year term. The Board of Fire and Police Commission generally do not hold regularly scheduled meetings, however the Board may call a special meeting as needed, typically during a promotional process for oral interviews. Special meetings may also be called for disciplinary meetings related to Police and Fire department personnel.

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: November 5, 2024

Item: Board and Commission Appointment – Public Arts Commission

Mayor's Recommendation: Move to approve the nomination of Joy Neal, Executive Director of Downtown Crystal Lake/Main Street as the Downtown Crystal Lake/Main Street member of the Public Arts Commission for a term ending January 31, 2027.

Contact: Haig Haleblian, Mayor

Background:
As the City Council is aware, the Public Arts Commission was adopted at the February 21, 2023 City Council meeting. The Commission consists of seven (7) voting members who are residents of the City of Crystal Lake, attend a school in Crystal Lake, or otherwise own a business in the City of Crystal Lake. The Downtown Crystal Lake/Main Street organization and the Historical Society each have one member that serves on the Commission, and the remaining five member seats are composed of members of the public. The members are subject to the approval by a majority vote of the Mayor and City Council of the City of Crystal Lake.

As the City Council is aware, the previous Executive Director resigned, and Joy Neal is now the Executive Director of Downtown Crystal Lake. As outlined in the Commission charter, Ms. Neal serves as the Downtown Crystal Lake representative.

Votes Required to Pass: Simple majority.

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: November 5, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variations to allow construction of an addition to a house to allow a 5.75-foot encroachment into the 30-foot street side setback, a 2.13-foot encroachment into the 63-foot front yard setback, a 3.91-foot encroachment into the 11-foot side yard setback and an increase in the allowable hard surface coverage to 53.18%

Grant Bevill, petitioner
1141 North Shore Drive

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the variations for setback encroachments and hard surface coverage at 1141 North Shore Drive.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- Request: To construct an addition to the house. The addition is one and two-stories with a center observation tower. The addition will encroach into the street side, lake side and side yard setbacks. In addition, variations for height for the observation tower and hard surface coverage are needed.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- The construction will match the existing residential structure.
- For properties located on the lake, the lakeside (front yard) setback is calculated by using the average of lots within 400 feet.

Observation Tower Feature:

- Initially, a request for a height variation was included for the proposed observation tower.
- The PZC did not include the tower height in their recommended motion.

- Since the Planning and Zoning Commission hearing, staff noted Section 3-300C.1.g[1] in the Unified Development Ordinance allows for exemptions from the height limitations for mechanical towers and scenery lofts, provided they do not exceed 50 feet in height. The center tower would be considered both and so it is exempt from the maximum 28-foot height limit and no variation is necessary.

Hard Surface Coverage:

- The request includes a variation from the hard surface allowance of 50% to allow for 53.18%.
- The UDO allows for a discounted calculation for permeable pavers or pavement since they allow for water infiltration. A variation would not be required if the proposed plans were altered to include:
    - 925 square feet of concrete and pavers be permeable pavement instead and
    - Remove an additional 144 square feet of impervious surface.
- City staff does not have any flood concerns for the subject property.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- The petitioner stated that the tower would not loom over the neighboring properties in their opinion.
- There was no one in the public wishing to speak.
- The PZC thanked the petitioner for keeping the character of the home.
- The PZC asked for clarification on the hardship. The petitioner said the lot is narrow and the building box is an odd shape.
- The PZC found that the petition met the Findings of Facts due to the narrowness of the lot and the setback average for the variations and hard surface coverage. They did not vote on the height variation.

The Planning and Zoning Commission recommended **approval (5-0)** of the petitioner's request with the following recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Bevill, received 9/12/24)
    B. Engineering Plans and Site Plan (Scheflow Engineers, dated 11/4/23, received 9/24/24)
    C. Architecture Elevations (John Kelly Architects, dated 9/4/24, received 9/24/24)

2. No improvements can be constructed over the property line.

[1] UDO Section 3-300C.1.g Architectural features, attached to the principal structure, including but not limited to spires, belfries, weather vanes, cupolas, parapet walls and chimneys and cooling towers, elevator or mechanical equipment rooms, fire towers and stacks, stage towers and scenery lofts, and rooftop mechanical screening. Any such structure or feature over 50 feet in height, as measured from the ground, shall require approval by the Zoning Administrator.

3. **A driveway must be maintained to the garage in order to provide vehicular access. The impervious surface square footage (hard surface) cannot increase. (Added by staff following PZC meeting.)**

4. 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.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Variations at 1141 North Shore, please check one of the choices and sign below.

☒ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

Petitioner's Name: _____ Date: 10-28-24
Signature

Recommended Conditions:

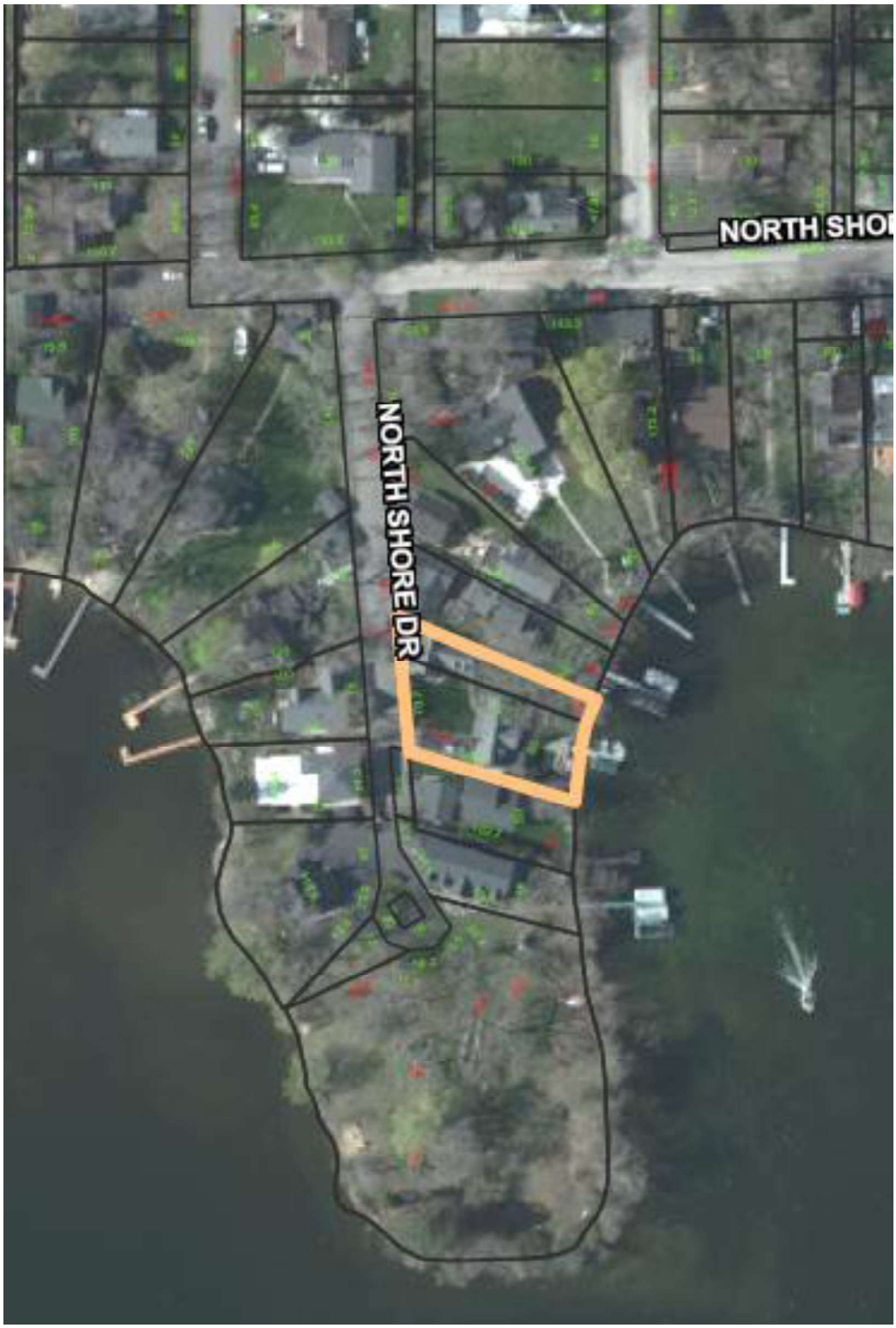
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Bevill, received 9/12/24)
   B. Engineering Plans and Site Plan (Scheflow Engineers, dated 11/4/23, received 9/24/24)
   C. Architecture Elevations (John Kelly Architects, dated 9/4/24, received 9/24/24)

2. No improvements can be constructed over the property line.

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.

4.

PIQ Map
1141 North Shore Drive



NORTH SHORE DR
1141
60
70.7
127
1141
60
95.7
NORTH SHORE DR
1145
1143

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATIONS TO ALLOW A 5.75-FOOT ENCROACHMENT INTO THE REQUIRED 30-FOOT STREET SIDE SETBACK, A 2.13-FOOT ENCROACHMENT INTO THE 63-FOOT LAKE SIDE SETBACK, A 3.91-FOOT ENCROACHMENT INTO THE REQUIRED 11-FOOT SIDE YARD SETBACK AND TO ALLOW 53.18%HARD SURFACE COVERAGE AT 1141 NORTH SHORE DRIVE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-173) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Variations to allow encroachments into the required setbacks and an increase in hard-surface coverage to construct an addition onto the existing home at 1141 North Shore Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on September 14, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on October 2, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variations; and

WHEREAS, on October 2, 2024, 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 an addition to the home with variations to encroach 5.75 feet into the street side setback, 3.91 feet into the side yard setback and 2.13 feet into the front yard setback and an increase in maximum hard surface coverage to allow 53.18% at 1141 North Shore Drive (18-01-229-005), Crystal Lake, Illinois is hereby approved.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Bevill, received 9/12/24)
   B. Engineering Plans and Site Plan (Scheflow Engineers, dated 11/4/23, received 9/24/24)
   C. Architecture Elevations (John Kelly Architects, dated 9/4/24, received 9/24/24)

Draft

2. No improvements can be constructed over the property line.

3. A driveway must be maintained to the garage in order to provide vehicular access. The impervious surface square footage (hard surface) cannot increase.

4. 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 that all pertinent records of the City of Crystal Lake to show the issuance of a 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 5th day of November, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
, CITY CLERK

Passed: November 5, 2024
Approved: November 5, 2024

Draft

#2024-173
1141 North Shore Drive – Variations
Project Review for Planning and Zoning Commission

Meeting Date: October 2, 2023

Request: Variations from Article 3:

1. To allow a 5.75-foot encroachment into the required 30-foot street side setback,
2. To allow a 2.13-foot encroachment into the required 63-foot lake side setback,
3. To allow a 3.91-foot encroachment into the required 11-foot side yard setback,
4. To allow 53.18% hard surface coverage, a variation from 50% maximum, and
5. To allow an observation tower at 37 feet high a variation from the 28-foot maximum height.

Location: 1141 North Shore Drive

Acreage: Approximately 11,925 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: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The house was constructed very close to some property lines and it is considered legal non-conforming. The house is only 2.9 feet from the south property line.
- The lot is a conforming lot, meaning it meets the minimum lot width and lot area requirements. A conforming lot requires a minimum 7-foot side yard setback and 18-foot combined side yard setbacks. Since the house is very close to the south side staff selected that side yard to be the 7-foot side yard.

Development Analysis:

General

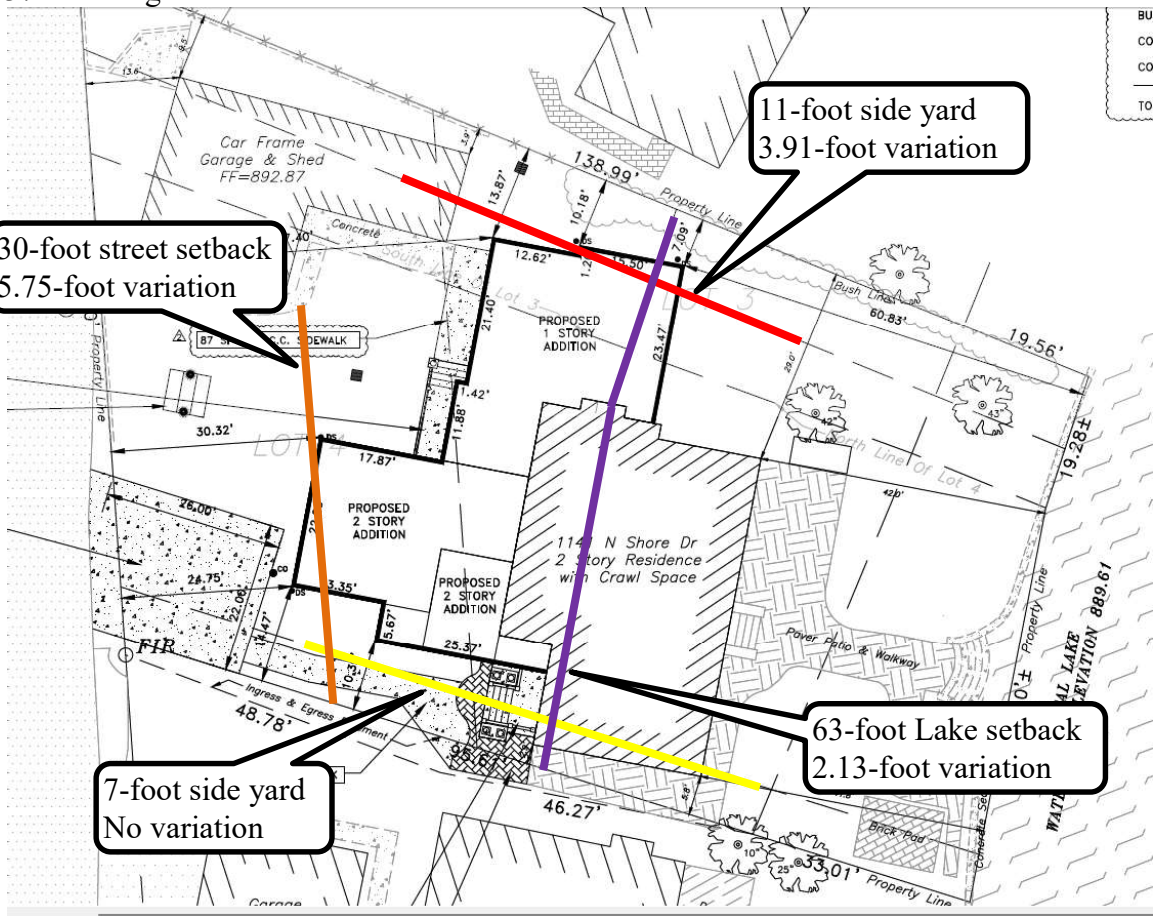
- Request: To construct an addition to the house. The addition is one and two-stories with a center observation tower. The addition will encroach into the street side, lake side and side yard setbacks. In addition, variations for height for the observation tower and hard surface coverage are needed.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- The construction will match the existing residential structure.
- For properties located on the lake, the lakeside (front yard) setback is calculated by using the average of lots within 400 feet.

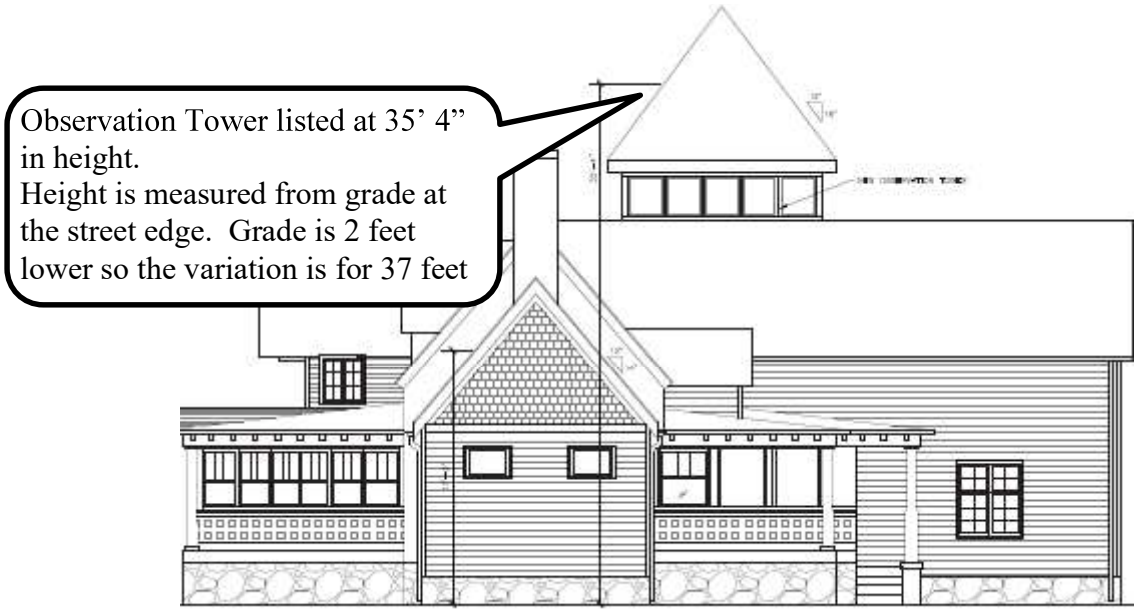
Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting Simplified Residential Zoning Variations to allow a new addition. The following variations are requested:

- 5.75-foot encroachment into the required 30-foot street side setback
- 2.13-foot encroachment into the required 63-foot lake side setback
- 3.91-foot encroachment into the required 11-foot side yard setback
- 53.18% hard surface coverage
- 37-foot height for an observation tower





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.

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.

Supporting Actions: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines.

Supporting Actions: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

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 (Bevill, received 9/12/24)
   B. Engineering Plans and Site Plan (Scheflow Engineers, dated 11/4/23, received 9/24/24)
   C. Architecture Elevations (John Kelly Architects, dated 9/4/24, received 9/24/24)

2. No improvements can be constructed over the property line.

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.

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Grant & Judith Bevill

Address: 1141 North Shore Dr. Crystal Lake, IL. 60014

Phone: [redacted]

E-mail [redacted]

Project Name & Description: Addition to Bevill Residence

Project Address/Location: same as above

Signature

[signature] 9-12-24

Owner: Print and Sign name Grant Bevill Date

NOTE: If the property is held in a 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.

RECEIVED
SEP 12 2024
By: ...

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 2, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

On roll call, members Greenman, Gronow, Repholz, Skluzacek, and Teetsov were present. Ms. Mason and Mr. Smith were absent.

Elizabeth Maxwell, City Planner was present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2024-173 – 1141 NORTH SHORE DRIVE – SIMPLIFIED RESIDENTIAL VARIATIONS

Simplified Residential Variation to allow a 5.75-foot encroachment into the required 30-foot street side setback, a 5.75-foot encroachment into the required 30-foot street side setback, a 3.91-foot encroachment into the required 11-foot side yard setback, 53.18% hard surface coverage, a variation from 50% maximum, and an observation tower at 37 feet high a variation from the 28-foot maximum height.

John Kelly, architect, Grant and Judy Bevill, owners were present to represent the petition. Mr. Bevill stated he began dating his wife and they found this house that had great character but was a fixer up 35 years ago. The house took a lot more work than anticipated to make it their home. They now want to keep the charm and character of the house, and make it able for them to age in place.

Mr. Kelly explained the great detail they are adding and showed an image of the columns and brackets. He noted the hardships are the odd shaped lot that makes it non-conforming and the setbacks on both the street and lake side make it difficult to fit in a standard building box. There is high ground water and they are one of the lowest points along this section of the lake. They want to age in place and the ceilings are only 7' 6" inside the second story. They need to increase the inside height and install an elevator since stairs are difficult. They will make the tower a part of the house to overlook the lake. There is an existing outbuilding where a portion will be removed.

Mr. Greenman asked the petitioner to explain about the hardship for the impervious coverage and the tower height. Mr. Kelly stated they removed some hardscaped to reduce their original ask from 61% to 53%. They looked at other homes and their heights. With this being a lower lot it will not stick up that much higher than other homes along the lake.

Mr. Greenman opened the public hearing. There being no one to speak, he closed the public hearing and turned it over to the commission.

Ms. Repholz asked about the height at the top of the tower. Mr. Kelly explained that it is a few more feet than at the midpoint. The height per the code is measured at the midpoint.

Mr. Gronow said he appreciates the proposed improvements and staying in the house. He does understand the lot is narrow. He asked what is the tower for. Mr. Kelly explained it is a mechanical tower for the elevator as the owner cannot go up the stairs to the second floor. Also it is an observation tower there are a few seats up there. Mr. Bevill said the gables will look different. They could do a flat roof which would look out of place, but would comply.

Ms. Teetsov said there is a lot of flooding around the lake so adding extra impervious coverage is concerning. Mr. Kelly said they removed the sidewalk by the lake, the screen porch area and the driveway.

Mr. Skluzacek said he was ok with the project.

Mr. Greenman said they did a good job with the architecture to connect it to the history of the home. He noted that when they review the variations they have to think the next person will want the same thing. He suggested they look at lowering the height.

Mr. Bevill said the tower is not over any other house. It is in the center of the home. Mr. Kelly said it will fit well with the character. The variations are necessary to make this a good project. The hardship is the non-conforming lot. Mr. Bevill said they will meet the stormwater requirements.

Mr. Greenman noted this request met the findings of fact for the setback and coverage variations.

Mr. Gronow made a motion to approve the Simplified Residential Variations to allow a 5.75-foot encroachment into the required 30-foot street side setback, a 2.13-foot encroachment into the required 63-foot lake side setback, a 3.91-foot encroachment into the required 11-foot side yard setback, and 53.18% hard surface coverage, a variation from the 50% maximum with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Bevill, received 9/12/24)
   B. Engineering Plans and Site Plan (Scheflow Engineers, dated 11/4/23, received 9/24/24)
   C. Architecture Elevations (John Kelly Architects, dated 9/4/24, received 9/24/24)

2. No improvements can be constructed over the property line.

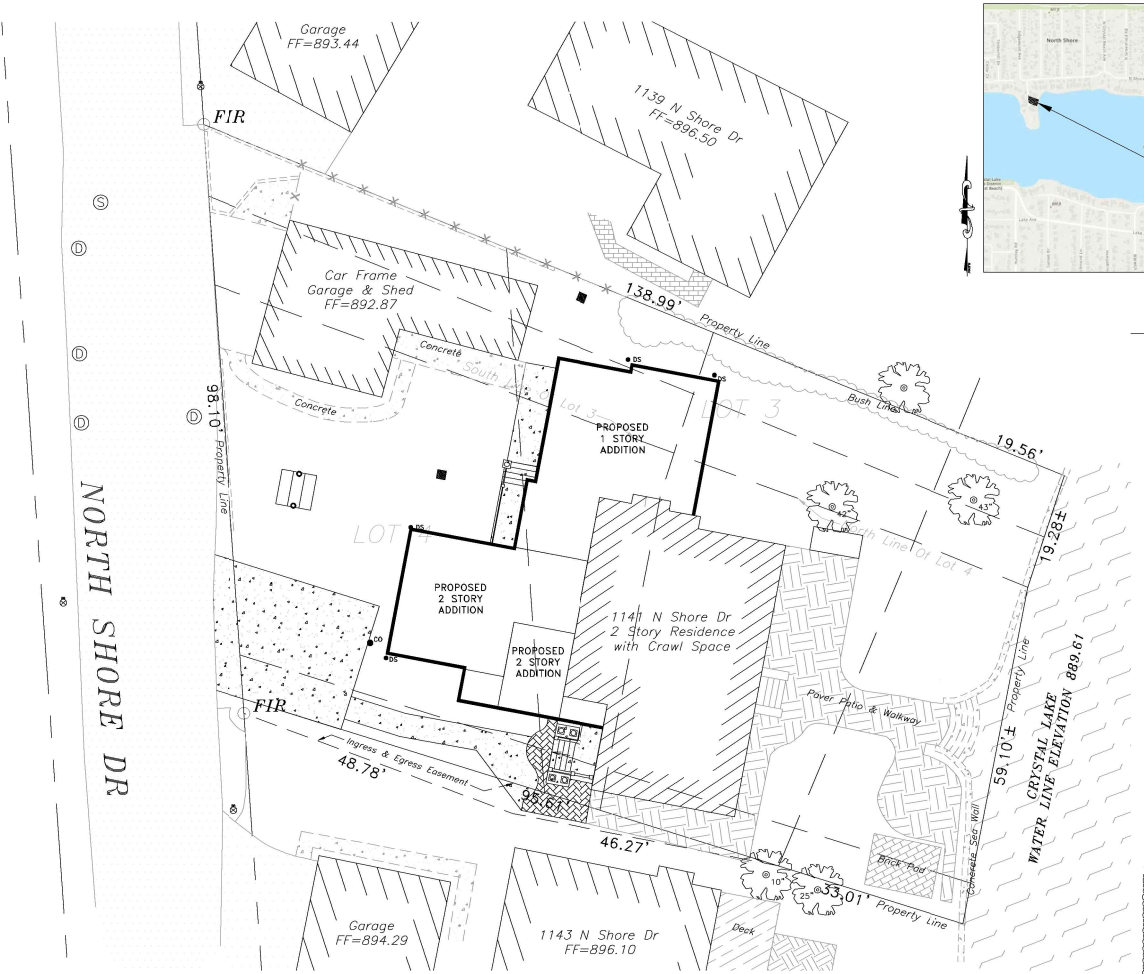
3. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department, Community Development Department and the City's Stormwater Consultant.

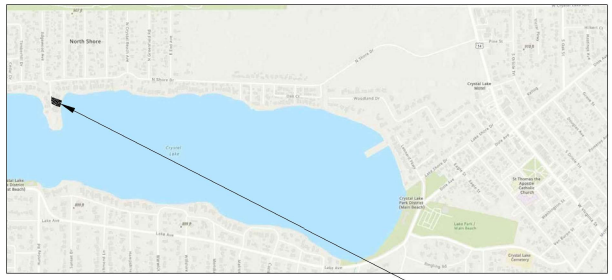
Ms. Repholz seconded the motion. On roll call vote Members, Greenman, Gronow, Repholz, Skluzacek, and Teetsov voted aye. Motion passed.

BEVILL RESIDENCE
1141 NORTH SHORE DR
CRYSTAL LAKE, ILLINOIS

GENERAL NOTES:

1. **REFERENCED SPECIFICATIONS**
   ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   - STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, 8th EDITION (STANDARD SPECIFICATIONS), FOR INSTALLATION OF SEWERS.
   - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2022 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT STANDARD SPECIFICATIONS) RIGHT OF WAYS.
   - CITY OF CRYSTAL LAKE ORDINANCES, REQUIREMENTS AND STANDARD DETAIL SHALL GOVERN IN THE EVENT OF CONFLICTING SPECIFICATIONS.
   - STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PUBLISHED BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
   - ILLINOIS URBAN MANUAL FOR SOIL EROSION CONTROL PRACTICES
2. **NOTIFICATION**
   IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE FOLLOWING:
   - THE CITY OF CRYSTAL LAKE 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
   - THE ELECTRIC, COMMUNICATIONS AND GAS UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. **PERMITS**
   OWNER SHALL SECURE PERMITS AS FOLLOWS AND COMPLY WITH ALL REQUIREMENTS OF THE PERMITS:
   - CITY OF CRYSTAL LAKE
4. **QUANTITIES**
   THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AS INDICATED ON THE PLANS. THE QUANTITIES WHICH ARE INDICATED ARE FOR BIDDING PURPOSES ONLY AND MUST BE VERIFIED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGN ENGINEER.
5. **EXAMINATION OF THE SITE**
   THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND IS TO COMPARE THE SITE CONDITIONS AS INDICATED ON THE ENGINEERING PLANS.
6. **INDEMNIFICATION**
   THE CONTRACTOR(S) SHALL INDEMNIFY THE ENGINEER AND THEIR AGENTS, THE CITY OF CRYSTAL LAKE AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THIS WORK ON THIS PROJECT.
7. **LOCATION OF EXISTING UNDERGROUND UTILITIES**
   THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO THE CONSTRUCTION OPERATIONS.
8. **DAMAGE TO PROPERTY**
   ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAYS, ETC., DAMAGED BY THE CONTRACTOR'S OPERATIONS AND NOT CALLED FOR IN THE CONTRACT TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
9. **CONTRACTOR TO VERIFY ELEVATIONS**
   THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE ENGINEER AT ONCE. NO WORK SHALL BE DONE UNTIL THE DISCREPANCY IS RESOLVED.
10. **EROSION AND SEDIMENTATION CONTROL**
    THE CONTRACTOR SHALL PROVIDE CONTROL FACILITIES SHOWN ON THE PLANS TO CONTROL EROSION AND SEDIMENTATION. ADDITIONAL MEASURES MUST BE UNDERTAKEN AS REQUIRED TO ACCOMMODATE SPECIAL CONDITIONS THAT ARISE DURING THE INSTALLATION OF THE FACILITIES. THE CONTRACTOR SHALL ALSO PROVIDE SUCH EROSION AND SEDIMENTATION CONTROL AS IS NECESSARY TO MEET THE REQUIREMENTS OF THE REFERENCED SPECIFICATIONS.





LOCATION MAP
SCALE: NTS

INDEX OF SHEETS:

1. OVERALL PLAN
2. CITY OF CRYSTAL LAKE – NOTES
3. CITY OF CRYSTAL LAKE – DETAILS
4. CITY OF CRYSTAL LAKE – DETAIL DETAIL SHEET
5. DEMOLITION PLAN
6. SITE PLAN
7. UTILITY PLAN
8. GRADING PLAN
9. STORMWATER POLLUTION PREVENTION PLAN

SITE BENCHMARKS:

CITY BENCHMARK:

BENCHTIE ON NORTH FACE OF POWER POLE INFRONT OF 1083 NORTH SHORE DR

ELEVATION 901.42 (NAV88)

SITE BENCHMARK 2:

NAIL ON PAVEMENT NEAR FIRE HYDRANT ON NORTH SIDE OF OLD RAND RD AS SHOWN

ELEVATION 852.90 (NAV88)

LOT INFORMATION:

LOT AREA: 11,925 SF

EXISTING IMPERVIOUS AREA:

BUILDINGS	2,438 SF
CONCRETE PAVER	1,319 SF
CONCRETE	774 SF
BRICK	373 SF
ASPHALT	869 SF
TOTAL	5,773 SF

EXISTING IMPERVIOUS TO BE REMOVED:

ASPHALT	869 SF
BRICK	265 SF
BUILDING	125 SF
CONCRETE PAVER	353 SF
CONCRETE	340 SF
TOTAL	1,952 SF

PROPOSED IMPERVIOUS AREA:

BUILDING	1,592 SF
CONCRETE	868 SF
PAVERS	57 SF
TOTAL	2,517 SF

IMPERVIOUS CHANGE: 565 SF

FINAL IMPERVIOUS AREA: 6,338 SF

FINAL IMPERVIOUS SURFACE RATIO: 53.15%

PROPERTY INFORMATION:

PARCEL NUMBER: 18-01-229-004
18-01-229-005

COMMON ADDRESS: 1141 N. SHORE DR
CRYSTAL LAKE, ILLINOIS 60014

LAND AREA: 11,925 SF

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811
Know what's below. Call before you dig.

THE ONE PERCENT ANNUAL CHANCE FLOOD ELEVATION FROM THE MCHENRY COUNTY FLOOD INSURANCE STUDY TABLE 5 IS 892.6 FEET NAVD 1988.

SCALE: 1"= 10'
0 10' 20'

#	DATE	REMARKS
1	9-4-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
OVERALL PLAN

SCALE	1"=10'
DATE	11/4/23
DRAWN BY	AI
JOB NO.	5955
CHECKED BY	FCC
SHEET NO.	1 of 9

FRANK C. CUDA — 62-036658 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
LIC. EXP. DATE 11/25
DATE 9/19/24
SIGNATURE

5955

5955

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 comparison 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	
2.		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

City of Crystal Lake Illinois

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 be 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. Refrence 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
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	
2. 02/25/2020		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

City of Crystal Lake Illinois

GE-02d

WATER MAIN:

1. Water mainshall 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) Ductile iron fittings shall conform to ANSI/AWA C153/A21.53 with mechanical joint gaskets.
   c) PVCO - See City Detail UW-12 and UW-13.
2. All bolted connections shall be torqued to the manufacturer's specification. The Contractor shall verify the manufacturer's specification with an approved torque wrench.
3. Thrust blocking or Mega-Lugs with Mega-Bond coating or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
4. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-lug or pre-approved equal.
5. When specified, ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
6. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
7. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
8. 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.
9. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing watr 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 lase or binder installation.
2. Subgrave 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 Disabilit Act and City Standards, curbs shall be depressed at locations where public walks o pedestrian paths intersect curb lines at street intersections and other locations as directed.
5. ¼ 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 ed of each pour. Alternate ends of the dowel bars shall be greased and fitted with meal expansion tubes.
6. ½ 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 he contract.
7. All pound in place concrete curb and gutter shall incorporate two (2) No. 4 reinforcing bars insalled wherever the curb and gutter crosses utility service lines, the cost of which slall be considered incidental to the cost of concrete curb and gutter.
8. Sidewalis (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 SIconcrete) and shall develop a minimum of 3,500 psi compressive strength at fourteer (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 tie sidewalk meets the curb or another sidewalk, or at the end of each pour. All sidewalis constructed over utility trenches and/or abutting driveway aprons shall be reinforod 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	
2. KL 01/25/2021 Tirque Specification		Date: 01/30/15	
3.		Drawn DD	Checked AW
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

City of Crystal Lake Illinois

STORMWATER MANAGEMENT

595 Attachment 3

City of Crystal Lake

Appendix 3
Standard Drain Tile Notes

1. Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
2. All abandoned drain tiles within disurbed areas shall be removed in their entirety.
3. Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

595 Attachment 3:1 01 - 01 - 2016

#	DATE	REMARKS
1	9-4-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

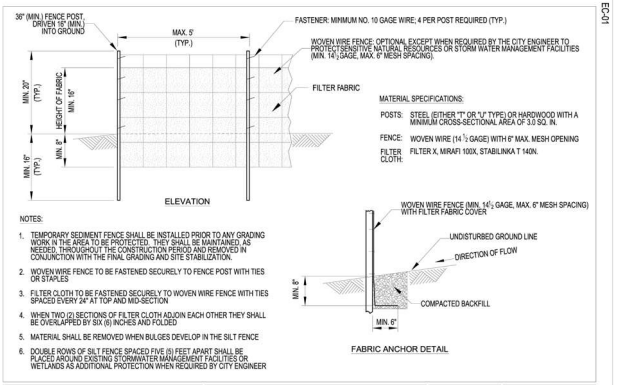
CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
CITY OF CRYSTAL LAKE - NOTES

SCALE	DATE
NONE	11/4/23
DRAWN BY	JOB NO.
AI	5955
CHECKED BY	SHEET NO.
FCC	2 of 9

5955

5955

EC-01



NOTES:

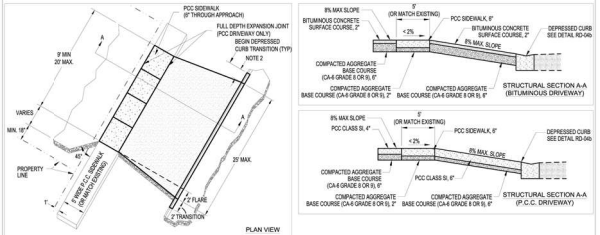
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION
4. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED
5. MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE
6. DOUBLE ROWS OF SILT FENCE SPACED FIVE (5) FEET APART SHALL BE PLACED AROUND EXISTING STORMWATER MANAGEMENT FACILITIES OR WETLANDS AS ADDITIONAL PROTECTION WHEN REQUIRED BY CITY ENGINEER

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 3. 4.	SILT FENCE	EC-01 Date: 12/4/2012 Drawn DD, Checked AW

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

RD-01b



NOTES:

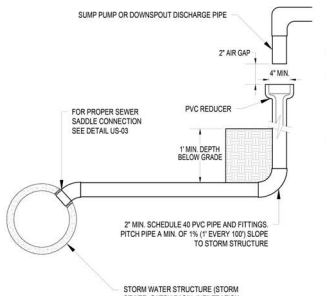
1. FOR THICKNESS OF PAVEMENT "T", VERTICAL THICKNESS OF THE GUTTER FLAG SHALL BE A MINIMUM OF 9 INCHES. FOR MAIN BASE COURSE PAVEMENT SECTIONS THE GUTTER FLAG SHALL BE SAME THICKNESS AS PAVEMENT STRUCTURE.
2. TRANSITION FROM FULL CURB TO DEPRESSED CURB IN 2 LINEAL FEET.
3. DRIVEWAY APPROACH SHALL HAVE DEPRESSED CURB ACROSS ENTIRE WIDTH OF DRIVEWAY APRON.
4. DRIVEWAY FLARES SHALL BE 2 LINEAL FEET ON BOTH SIDES, UNLESS RESTRICTED BY PROPERTY LINE EXTENDED, AND SHALL BE SYMMETRIC ABOUT THE DRIVEWAY CENTERLINE, AS MEASURED AT THE PROPERTY LINE, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. MAX CONSTRUCTED APPROACH AND DRIVEWAY GRADE = 8%. DRIVEWAY AND APPROACH SHALL BE DESIGNED AT A GRADE OF 6%

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 02/26/2020 3. 08/18/2023 JRG - Update flare and transition details 4.	DRIVEWAY: RESIDENTIAL APPROACH	RD-01b Date: 01/30/15 Drawn DD, Checked AW

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

UD-04



NOTES:

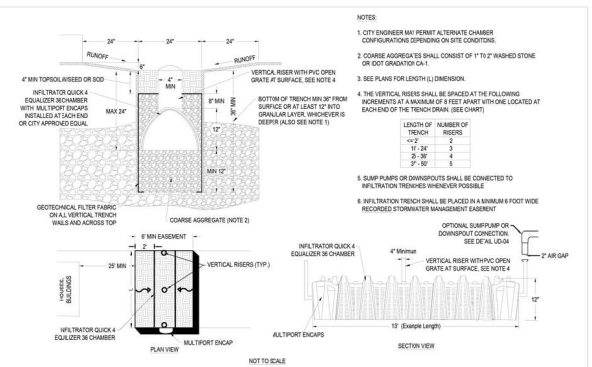
1. A PERMIT WILL BE REQUIRED FOR ANY CONNECTION INTO A CITY UTILITY. A SCALED DRAWING IS REQUIRED.
2. DRAIN LINE IS PRIVATE AND OWNER IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR TO LINE.
3. RESTORATION OF THE PARKWAY (WHEN APPLICABLE) WILL REQUIRE USING 4" OF TOP SOIL, SOD AND WATERING TO ENSURE GROWTH.
4. CONNECTION TO STORM SEWER PIPE SHALL BE CORED AND BOOTED OR HYDRAULIC CEMENTED. CONNECTION MUST BE INSPECTED PRIOR TO BEING BACKFILLED.
5. "JULIE" LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATIONS.
6. WHEN CONNECTING TO A PVC STORM SEWER, THE USE OF A SADDLE IS MANDATORY.
7. ALL EXCAVATIONS MUST BE BARRICADED SECURELY.
8. USE CITY STANDARD UG-03 FOR TRENCH CROSS SECTION WHEN INSTALLING UNDER OR WITHIN 2' OF A PAVED SURFACE.
9. IF WORK IS WITHIN THE RIGHT-OF-WAY, CONTRACTOR MUST HAVE $10,000 LICENSE AND PERMIT BOND ON FILE WITH THE BUILDING DIVISION.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. KL 1/25/2021 INCLUDE DOWNSPOUT CONNECTIONS 3. 4.	SUMP PUMP OR DOWNSPOUT CONNECTION	UD-04 Date: 05/28/2015 Drawn JH, Checked AW

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

UD-05



NOTES:

1. CITY ENGINEER MAY PERMIT ALTERNATE CHAMBER CONFIGURATIONS DEPENDING ON SITE CONDITIONS.
2. COARSE AGGREGATE'S SHALL CONSIST OF 1" TO 2" WASHED STONE OR IDOT GRADATION CA-1.
3. SEE PLANS FOR LENGTH (L) DIMENSION.
4. THE VERTICAL RISERS SHALL BE SPACED AT THE FOLLOWING INCREMENTS AT A MAXIMUM OF 6 FEET APART WITH ONE LOCATED AT EACH END OF THE TRENCH DRAIN. (SEE CHART)

LENGTH OF TRENCH	NUMBER OF RISERS
<=2'	2
11' - 24'	3
2) - 36'	4
3' - 50'	5

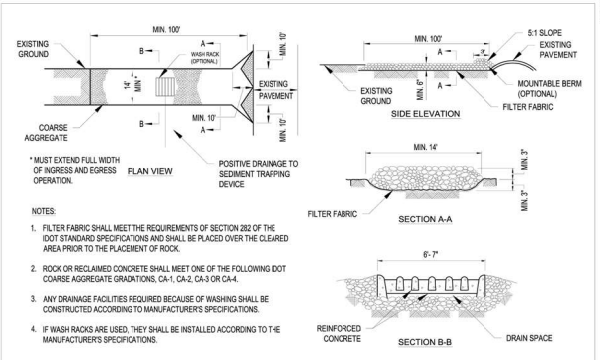
5. SUMP PUMPS OR DWNSPOUTS SHALL BE CONNECTED TO INFILTRATION TRENCHES WHENEVER POSSIBLE
6. INFILTRATION TRENCH SHALL BE PLACED IN A MINIMUM 6 FOOT WIDE RECORDED STORMWATER MANAGEMENT EASEMENT

Revised:	Drawing Name	Drawing Number
1. KL 4/16/2020 Quick 4 Chamber 2KL 1/25/2021 Sump Pump/Downspout Connection 3. 4.	INFILTRATION TRENCH	UD-05 Date: 08/01/2019 Drawn DD, Checked MM

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

EC-02



NOTES:

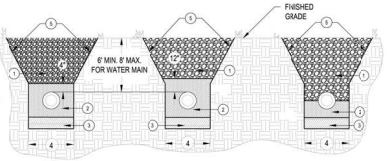
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 3. 4.	CONSTRUCTION ENTRANCE	EC-02 Date: 07/31/2012 Drawn DD, Checked AW

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

UG-03



LEGEND:

1. TRENCH BACKFILL TO SUBGRADE AND WITHIN 2 FEET OF PROPOSED PAVEMENT, DRIVEWAY, CURB AND GUTTER OR SIDEWALK. TRENCH BACKFILL MATERIALS SHALL BE IDOT APPROVED GRABATION CA-6, GRADE 7, 8 OR 9 COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY. IN NONSTRUCTURAL AREAS BACKFILL WITH APPROVED EXCAVATED MATERIALS.
2. PIPE BEDDING SHALL BE WASHED MATERIAL IDOT GRABATION CA-7 OR CA-11 FROM 4 INCHES BELOW BOTTOM OF PIPE TO HEIGHT SHOWN ON EACH SECTION
3. UNSUITABLE MATERIAL TO BE REMOVED WHERE DIRECTED BY THE ENGINEER AND REPLACED WITH COMPACTED SUITABLE MATERIAL.
4. TRENCH WIDTH:
   PIPE O.D. + 12 INCHES MINIMUM
   PIPE I.D. + 18 INCHES MAXIMUM
5. CONTRACTORS SHALL COMPLY WITH ALL CURRENT OSHA STANDARDS

* NOTE: ALL DUCTILE IRON SHALL BE WRAPPED WITH APPROVED POLYETHYLENE PIPE WRAP

Revised:	Drawing Name	Drawing Number
1. 06/12/2015 2. 02/04/2021 KL CA-7 WASHED STONE 3. 4.	TYPICAL TRENCH CROSS SECTION	UG-03 Date: 05/29/2015 Drawn JH, Checked AW

City of Crystal Lake Illinois

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

#	DATE	REMARKS
1	8-6-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers

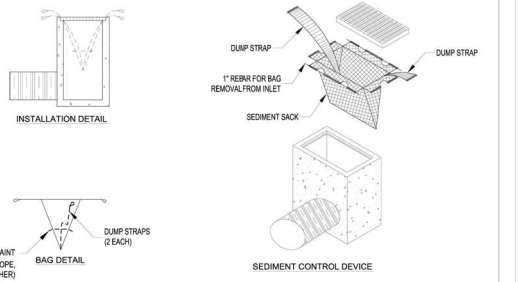
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

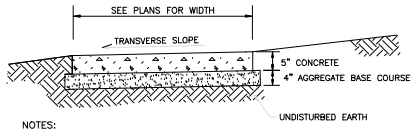
CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
CITY OF CRYSTAL LAKE - DETAILS

SCALE	DATE
NONE	11/4/23
DRAWN BY	JOB NO.
AI	5955
CHECKED BY	SHEET NO.
FCC	3 of 9

5955

5955

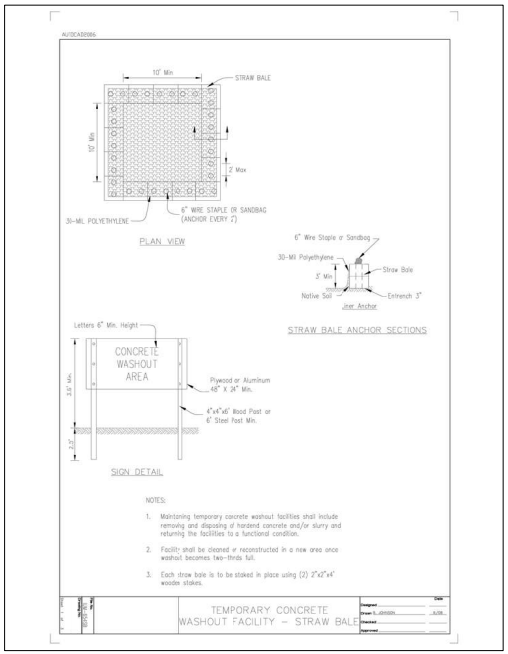




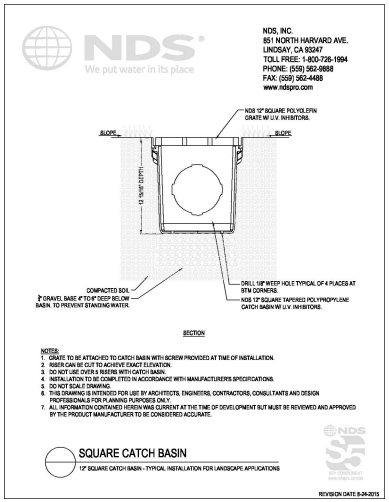
NOTES:

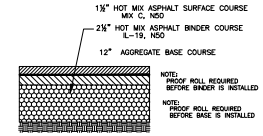
1. THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE A CLASS SI CONCRETE MIXTURE WITH A 4-INCH SLUMP AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
3. PLACEMENT WILL NOT BE PERMITTED UNLESS THE TEMPERATURE IS 28° AND RISING. NO CHLORIDE ADDITIVE WILL BE PERMITTED IN THE CONCRETE.
4. SIDEWALK AT INTERSECTIONS SHALL BE DEPRESSED AND TEXTURED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE MAXIMUM ALLOWABLE SLOPE IS 1:20.
5. CONTROL JOINTS SHALL BE INSTALLED AT 5 FOOT CENTERS.
6. PREMOULDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT 100 FOOT CENTERS MAXIMUM OR WHERE THE SIDEWALK ABUTS CURB OR OTHER SIDEWALK, OR AT THE END OF EACH POUR.
7. THE SIDEWALK SHALL HAVE A BROOM FINISH.
8. 2 – #4 BARS SHALL BE REQUIRED OVER UTILITY TRENCH. BARS SHALL BE DOWELED INTO EXISTING SIDEWALK

CONCRETE SIDEWALK DETAIL

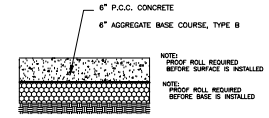








ROADWAY PAVEMENT



DRIVEWAY PAVEMENT

#	DATE	REMARKS
1	9-4-24	PER OWNER
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers

1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
CITY OF CRYSTAL LAKE - DETAIL
DETAIL SHEET

SCALE	NONE
DATE	11/4/23
DRAWN BY	AI
JOB NO.	5955
CHECKED BY	FCC
SHEET NO.	4 of 9

5955

5955

LOT INFORMATION:

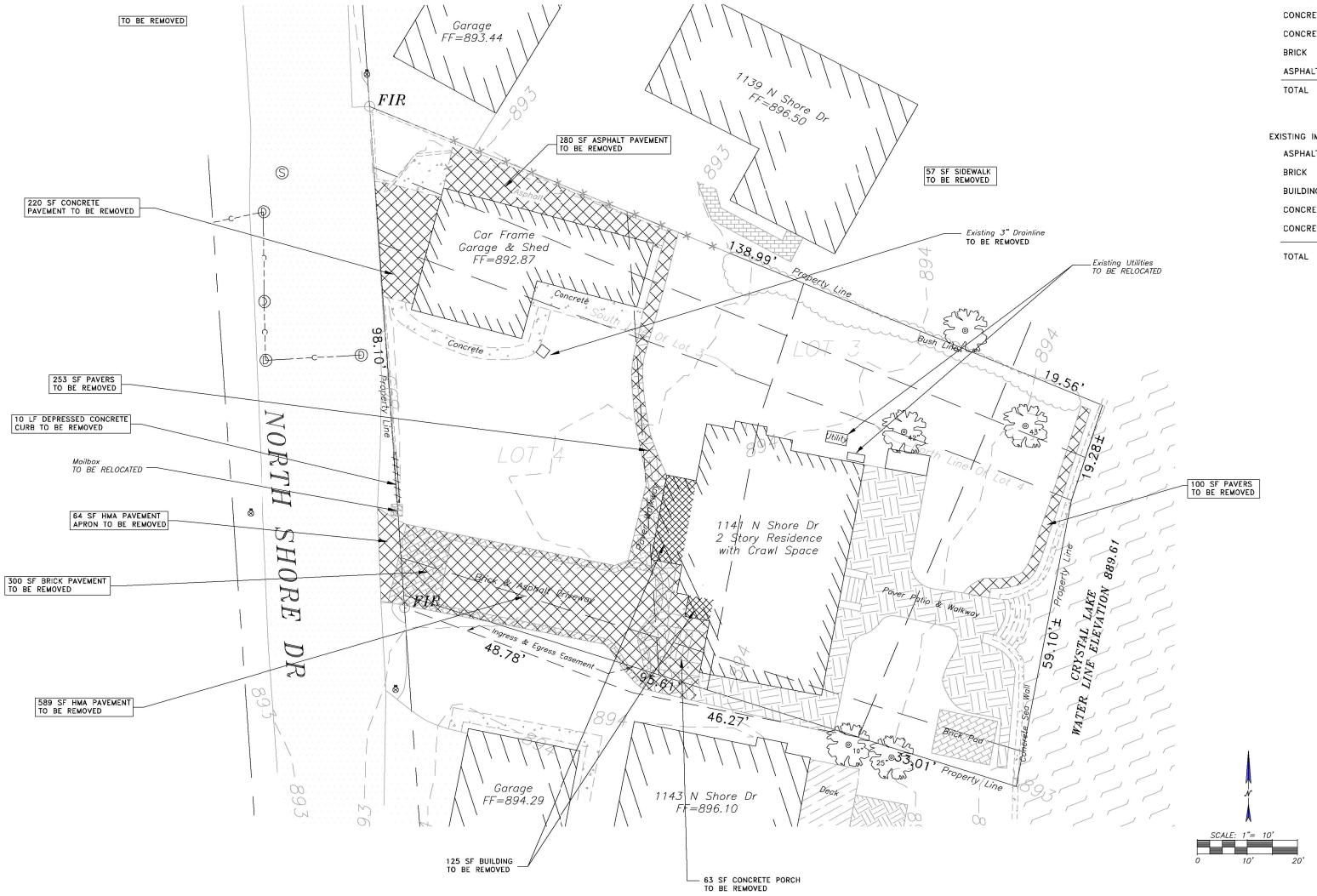
LOT AREA: 11,925 SF

EXISTING IMPERVIOUS AREA:

BUILDINGS	2,438 SF
CONCRETE PAVER	1,319 SF
CONCRETE	774 SF
BRICK	373 SF
ASPHALT	869 SF
TOTAL	5,773 SF

EXISTING IMPERVIOUS TO BE REMOVED:

ASPHALT	869 SF
BRICK	265 SF
BUILDING	125 SF
CONCRETE PAVER	353 SF
CONCRETE	340 SF
TOTAL	1,952 SF



J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION CALL 811

811 Know what's below. Call before you dig.

#	DATE	REMARKS
1	9-4-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheflowenq.com
Firm License No. 184-001104

CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
DEMOLITION PLAN

SCALE	1"=10'
DATE	11/4/23
DRAWN BY	AI
JOB NO.	5955
CHECKED BY	FCC
SHEET NO.	5 of 9

5955

5955

LOT INFORMATION:

LOT AREA: 11,925 SF

EXISTING IMPERVIOUS AREA:

BUILDINGS	2,438 SF
CONCRETE PAVER	1,319 SF
CONCRETE	774 SF
BRICK	373 SF
ASPHALT	869 SF
TOTAL	5,773 SF

EXISTING IMPERVIOUS TO BE REMOVED

ASPHALT	869 SF
BRICK	265 SF
BUILDING	125 SF
CONCRETE PAVER	353 SF
CONCRETE	340 SF
TOTAL	1,952 SF

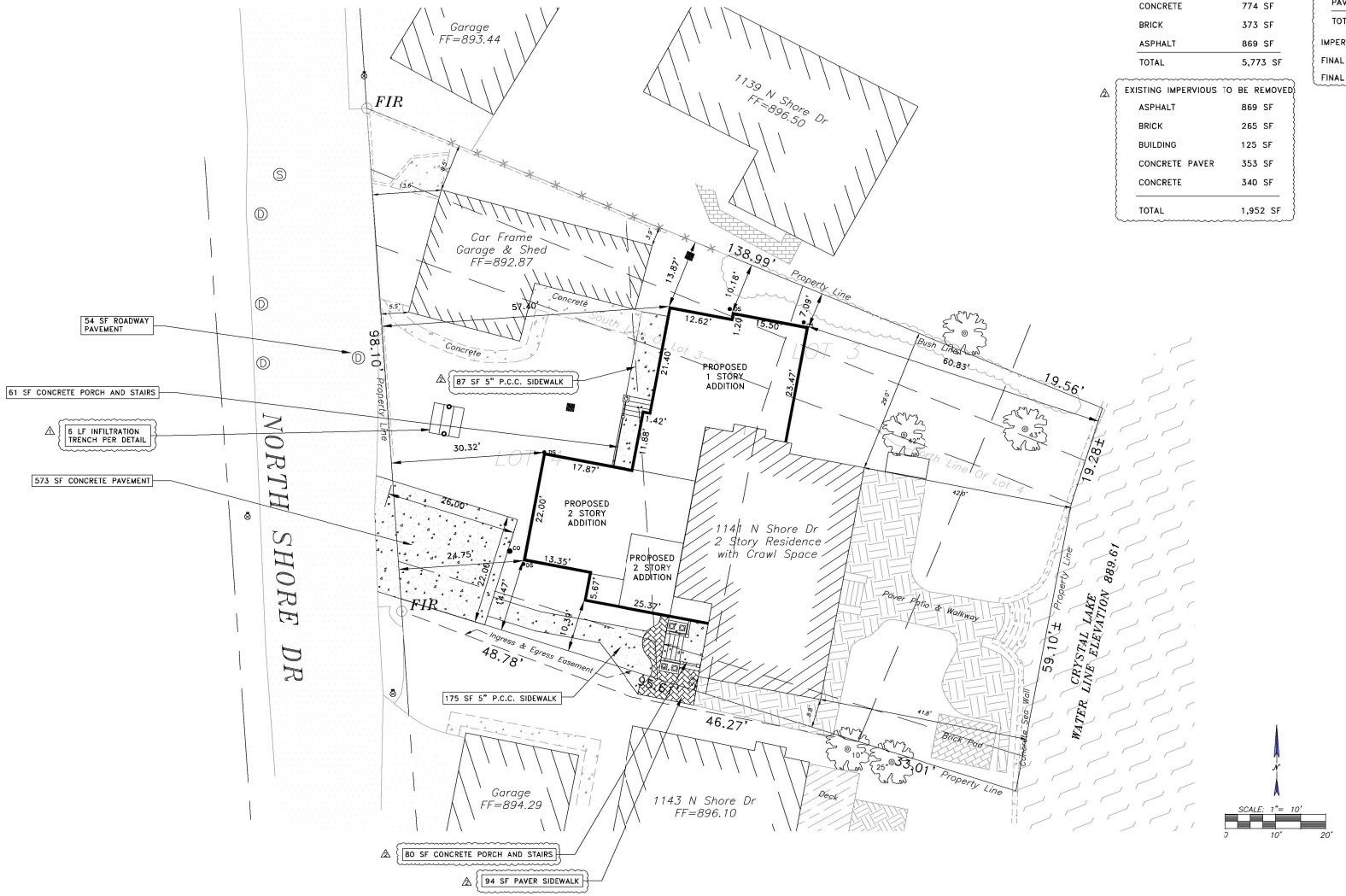
PROPOSED IMPERVIOUS AREA:

BUILDING	1,592 SF
CONCRETE	868 SF
PAVERS	57 SF
TOTAL	2,517 SF

IMPERVIOUS CHANGE: 565 SF

FINAL IMPERVIOUS AREA: 6,338 SF

FINAL IMPERVIOUS SURFACE RATIO: 53.15%



J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION CALL 811

Know what's below. Call before you dig.

THE ONE PERCENT ANNUAL CHANCE FLOOD ELEVATION FROM THE MCHENRY COUNTY FLOOD INSURANCE STUDY TABLE 5 IS 892.6 FEET NAVD 1988.

#	DATE	REMARKS
1	8-4-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheflowng.com
Firm License No. 184-001104

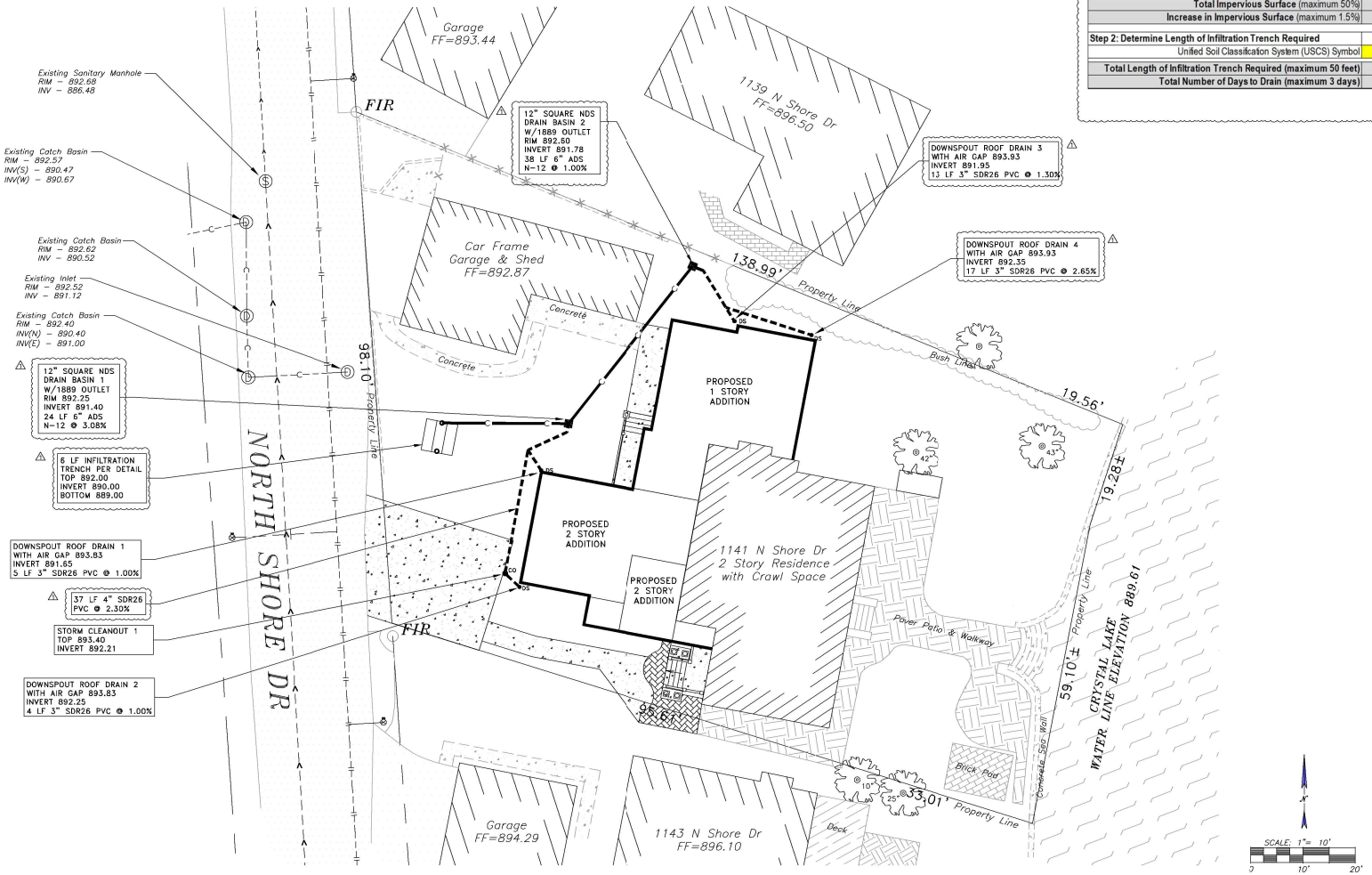
CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
SITE PLAN

SCALE	1"=10'
DATE	11/4/23
DRAWN BY	AI
JOB NO.	5955
CHECKED BY	FCC
SHEET NO.	6 of 9

5955

5955

SIMPLIFIED ANALYSIS CALCULATOR			
ENTER VALUES IN THE YELLOW FIELDS ONLY			
Step 1: Determine Total Impervious Lot Coverage			
Enter Total Lot Area in Square Feet	11925		
Existing Impervious Area in Square Feet	5773		
Proposed Impervious Area Added in Square Feet	565		
Total Impervious Surface (maximum 50%)	53.1%	**Contact the Planning Division**	
Increase in Impervious Surface (maximum 1.5%)	4.7%	**Continue to Step 2**	
Step 2: Determine Length of Infiltration Trench Required			
Unified Soil Classification System (USCS) Symbol	325b		
Total Length of Infiltration Trench Required (maximum 50 feet)	4	feet	OK
Total Number of Days to Drain (maximum 3 days)	1	days	OK



J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811
Know what's below. Call before you dig.

THE ONE PERCENT ANNUAL CHANCE FLOOD ELEVATION FROM THE MCHENRY COUNTY FLOOD INSURANCE STUDY TABLE 5 IS 892.6 FEET NAVD 1988.

#	DATE	REMARKS
1	5-4-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

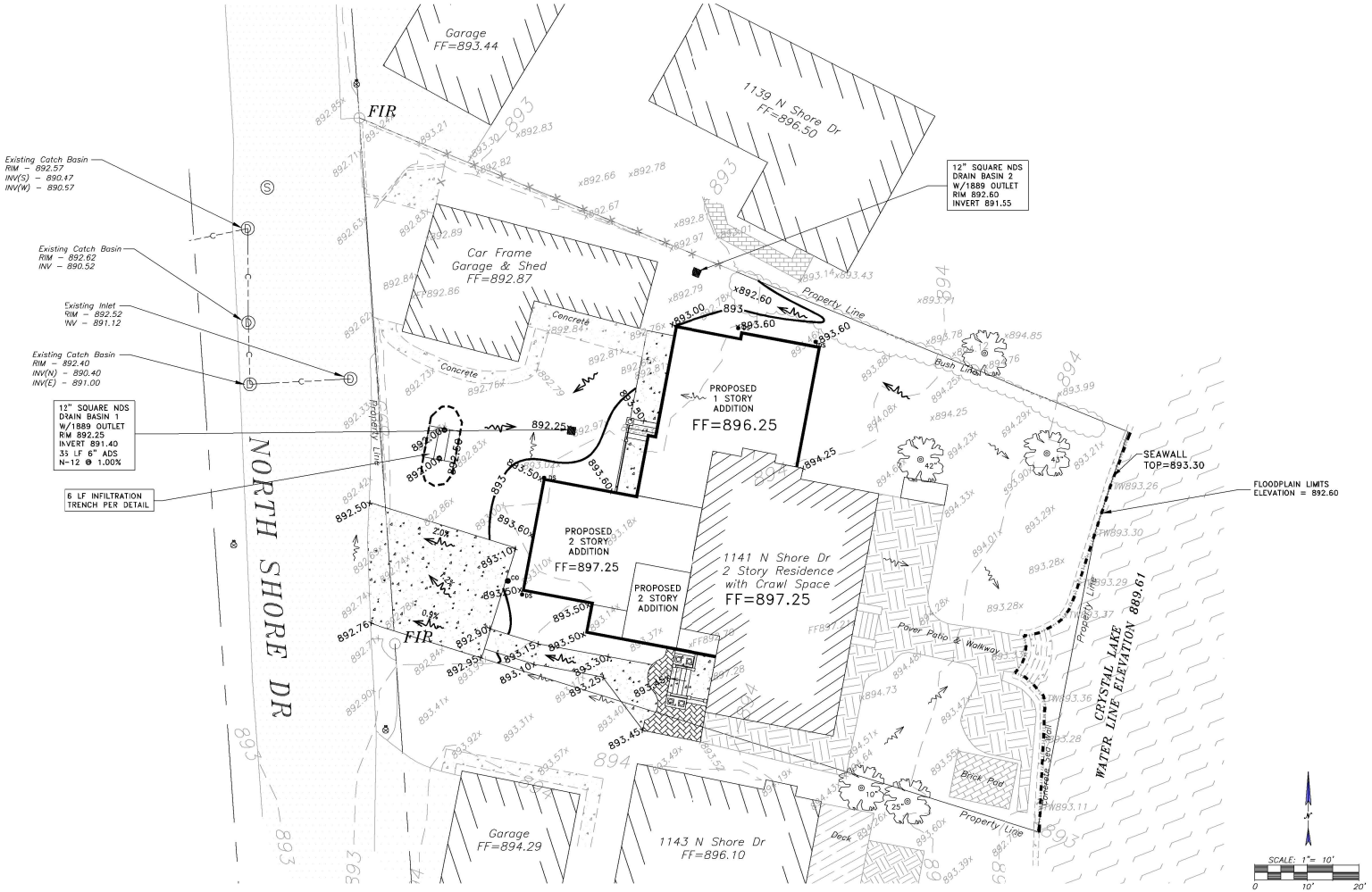
SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
UTILITY PLAN

SCALE	DATE
1"=10'	11/4/23
DRAWN BY	JOB NO.
AI	5955
CHECKED BY	SHEET NO.
FCC	7 of 9

5955

5955



J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION CALL 811

Know what's below. Call before you dig.

THE ONE PERCENT ANNUAL CHANCE FLOOD ELEVATION FROM THE MCHENRY COUNTY FLOOD INSURANCE STUDY TABLE 5 IS 892.6 FEET NAVD 1988.

#	DATE	REMARKS
1	9-4-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheflowenq.com
Firm License No. 184-001104

CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
GRADING PLAN

SCALE	1"=10'
DATE	11/4/23
DRAWN BY	AI
JOB NO.	5955
CHECKED BY	FCC
SHEET NO.	8 of 9

5955

5955

STORMWATER MANAGEMENT

595 Attachment 2

City of Crystal Lake

Appendix 2
Standard Soil Erosion and Sediment Control Notes

1. Control measures shall meet the minimum standards and specifications of the Illinois Urban Manual unless stated otherwise. **[Amended 11-17-2020 by Ord. No. 7671]**

2. Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.

3. Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.

4. Stabilization by seeding shall include topsoil placement and fertilization, as necessary.

5. Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.

6. Off-site property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.

7. Sediment control measures shall be installed prior to the disturbance of tributary areas.

8. Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth-disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within one working day of permanent or temporary cessation of earth-disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and

   b. In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.

9. Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked-in-place sod, erosion control blankets in combination with seeding, or an equivalent control measure.

CRYSTAL LAKE CODE

10. Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.

11. The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet, shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.

12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The enforcement officer shall be notified prior to the commencement of dewatering activities.

13. All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.

14. Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.

15. Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:

   a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and

   b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.

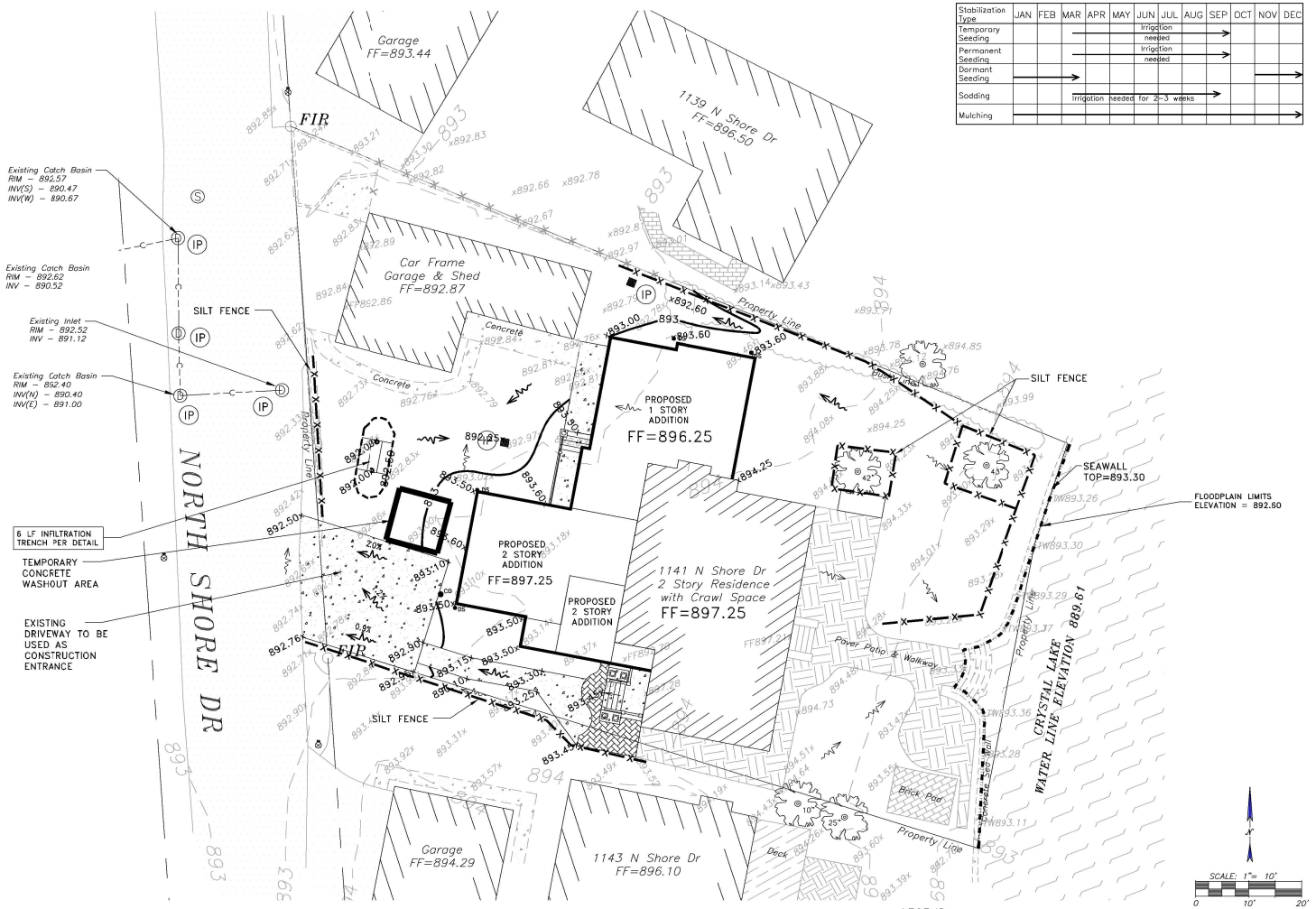
16. Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.

17. The enforcement officer may require additional or alternate soil erosion and sediment control measures, based on development-site-specific considerations and the effectiveness of the installed control measures.

VEGETATIVE COVER

1. PERMANENT SEEDING – SEEDING MIXTURE TO BE KENTUCKY BLUEGRASS @ 200 LBS/ACRE. SEED BED PREPARATION SHALL BE ACCORDING TO GREEN BOOK. FERTILIZE AT 130 LBS/ACRE OF NITROGEN AND 40 LBS/ACRE EACH OF PHOSPHORUS AND POTASSIUM.
2. TEMPORARY SEEDING – SEEDING MIXTURE TO BE CEREAL RYE OR WHEAT @ 300 LBS/ACRE. SEED BED REQUIRED. TOPSOIL TO BE BROUGHT ON-SITE AND PLACED AT A 4" THICKNESS IN AREAS BEING PREPARED FOR SEED.
3. MULCHING – MULCH ALL TEMPORARY AND PERMANENT SEEDING AREAS WITH AIR DRIED STRAW @ 2 TONS/ACRE. APPLY NETTING ON TOP OF MULCH AND SECURE WITH STAPLES. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Temporary Seeding			→	→	→	Irrigation needed			→			
Permanent Seeding			→	→	→	Irrigation needed			→			
Dormant Seeding	→	→										→
Sodding			Irrigation needed for 2–3 weeks						→			
Mulching	→	→										→



LEGEND:

SILT FENCE —X—X—X—X—X—X—X—

INLET PROTECTION (IP)

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811

811 Know what's below. Call before you dig.

THE ONE PERCENT ANNUAL CHANCE FLOOD ELEVATION FROM THE MCHENRY COUNTY FLOOD INSURANCE STUDY TABLE 5 IS 892.6 FEET NAVD 1988.

#	DATE	REMARKS
1	9-4-24	PER OWNER
2	9-5-24	PER ARCH CHANGES
3	9-19-24	PER ARCH CHANGES

SCHEFLOW engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
schefloweng.com
Firm License No. 184-001104

CRYSTAL LAKE ILLINOIS
HOME ADDITION
1141 NORTH SHORE DR
STORMWATER POLLUTION PREVENTION PLAN

SCALE	DATE
1"=10'	11/4/23
DRAWN BY	JOB NO.
AI	5955
CHECKED BY	SHEET NO.
FCC	9 of 9

5955

5955



1 EXTERIOR ELEVATION - north
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - east
SCALE: 1/4" = 1'-0"

JOHN KELLY ARCHITECTS
5215 N RAVENSWOOD
SUITE 209
CHICAGO, IL 60640
TEL 773-944-5500

BEVILL RESIDENCE

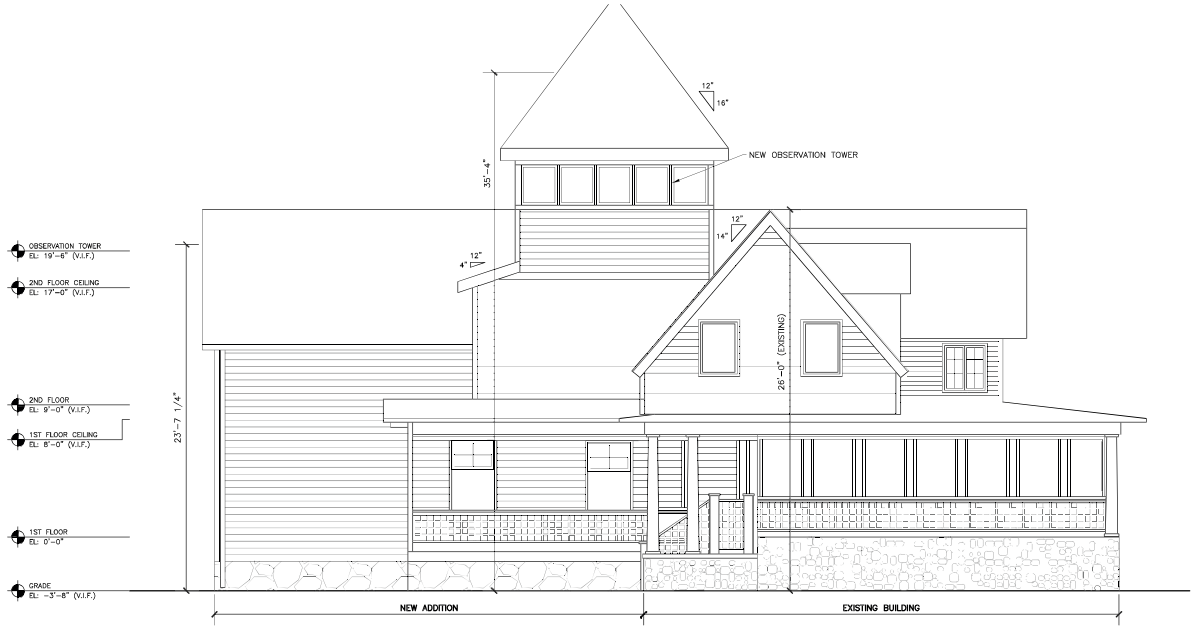
1141 NORTH SHORE DRIVE
CRYSTAL LAKE, IL 60014

EXTERIOR ELEVATIONS

ISSUE
VARIANCE SUBMITTAL: 09-04-2024

SHEET NO.
A4.0

COPYRIGHT © 2024 JOHN KELLY ARCHITECTS, P.C.



1 EXTERIOR ELEVATION - south
SCALE: 1/4" = 1'-0"



0 3 5 10 15

2 EXTERIOR ELEVATION - west
SCALE: 1/4" = 1'-0"

JOHN KELLY ARCHITECTS
5215 N RAVENSWOOD
SUITE 209
CHICAGO, IL 60640
TEL 773-944-5500

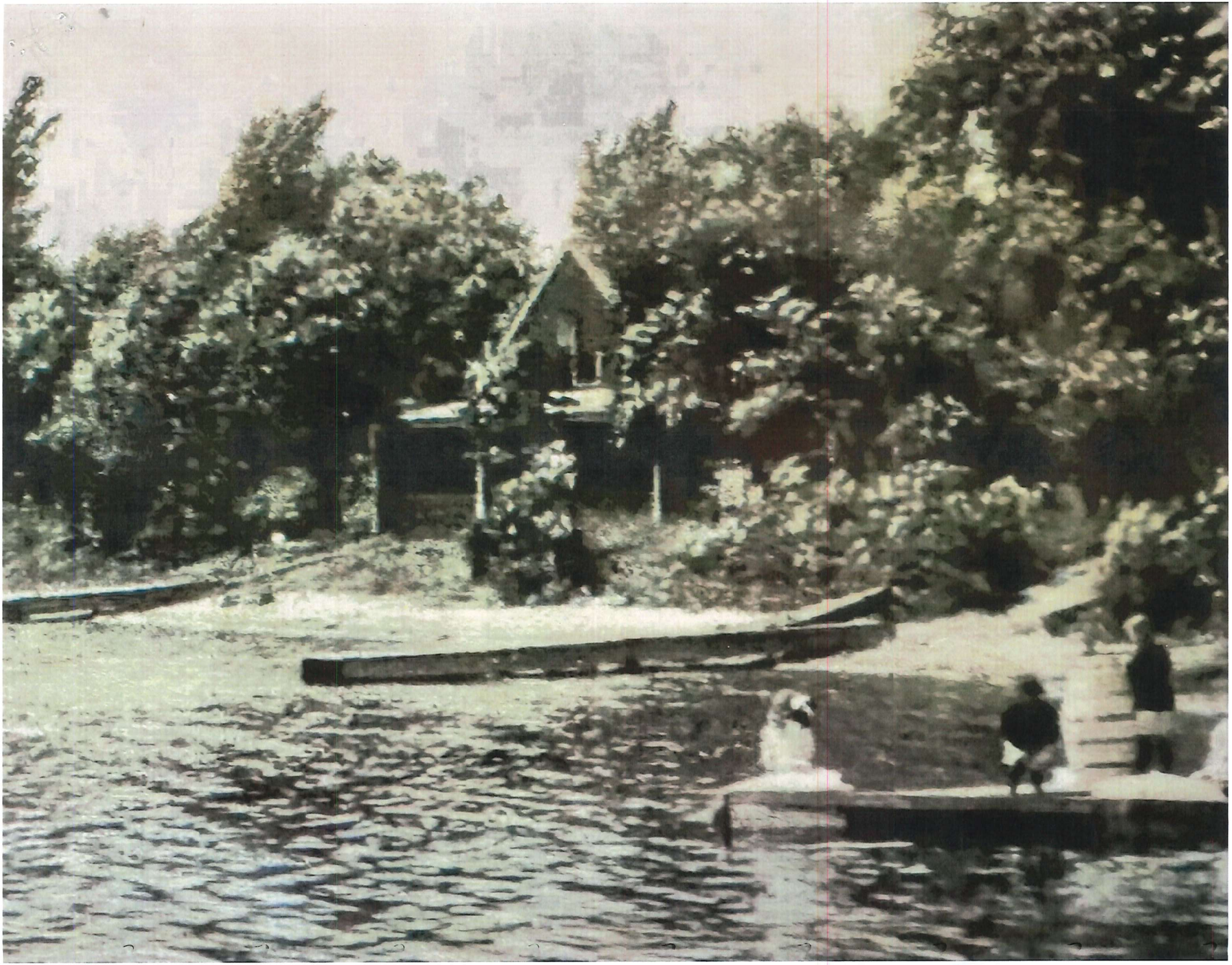
BEVILL RESIDENCE
1141 NORTH SHORE DRIVE
CRYSTAL LAKE, IL 60014

EXTERIOR ELEVATIONS

ISSUE
VARIANCE SUBMITTAL: 09-04-2024

SHEET NO.
A4.1

COPYRIGHT © 2024 JOHN KELLY ARCHITECTS, P.C.



I am writing to express my strong support for the proposed addition to the Bevill's property located at 1141 North Shore Drive.

Having lived in the neighborhood for twenty-six years, I have seen how Bevills has been a committed member of our community. Their proposed addition not only enhances their home but also aligns with the overall character of our neighborhood. The design is thoughtful and respects the surrounding properties, ensuring it will blend seamlessly with the existing homes.

Furthermore, this addition will contribute positively to property values in our area and provide the Bevills with much-needed space for their family. I believe that supporting this project will foster a sense of community and encourage responsible development in our neighborhood.

Thank you for considering my input. I hope you will approve this proposal and allow Bevills to proceed with their plans.

Best regards,

Brian Wheeland
1119 N. Shore Drive
Crystal Lake, IL 60014

BRYNN REEDY JEFFRIES

[redacted]

Marketing Account Manager | Operations Manager | Project & Creative Management | Content & Campaign Strategy

September 30, 2024

Crystal Lake City Council
Crystal Lake, IL 60014

RE: Zoning for Grant & Judith Bevill, 1141 N Shore Dr

To Whom It May Concern,

I have known the Bevill Family for nearly 40 years when they moved into the neighborhood. Quite frankly, we wondered who would buy an old house that was so run down but then we watched as they carefully and meticulously restored the home with care to its original glory.

The North Shore is a different type of neighborhood for many reasons; the people are close in friendship and proximity. The lots at our end of the street are particularly small so the houses are situated close to each other. This does not allow for much expansion given the percentage of lot that needs to remain open according to city zoning.

I have heard firsthand and seen the area where the Bevills would like to add on to their home and can attest that it would not hinder the neighborhood in the slightest. Personally, I am always pleased to see someone want to improve an older home rather than sell it to someone who would most likely knock it down and build a McMansion.

Thank you for your consideration.

All good things,

Brynn Reedy Jeffries

To whom it may concern:

Just to pass a note about the project Grant & Judith are hopeful to start. We have been neighbors for 19 years, any projects they have done within that period have been tasteful and always respectful of surrounding properties. For 19 years they have been great to live next to.

Rick & Monica Stamnick
1143 NORTH STREET

October 2, 2024

To whom it may concern,

Grant and Judith Beville are our neighbors. We live directly across the street from their property. We have no issues against their interests in being granted the variances they are requesting. They have our full support.

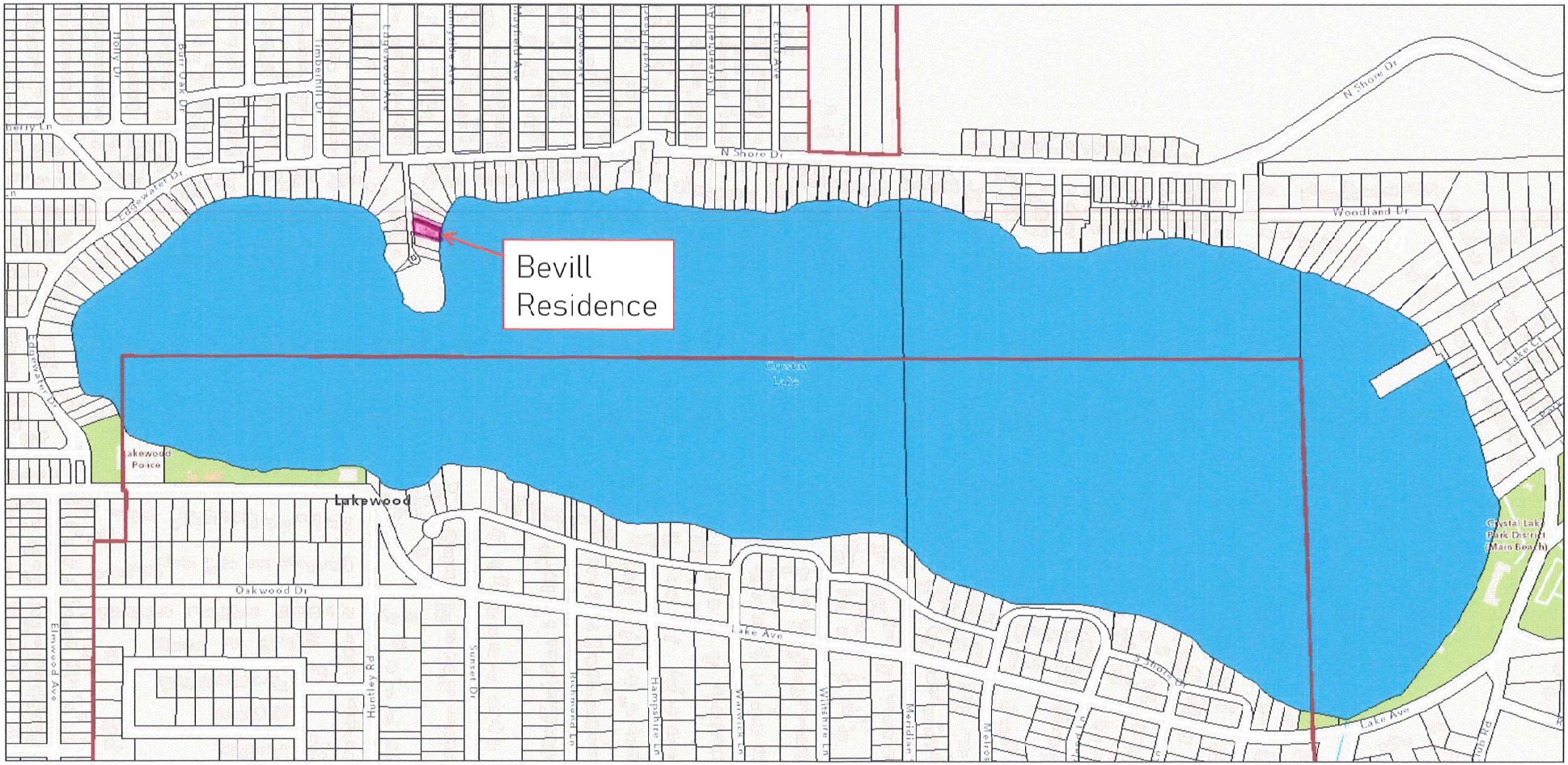
Mark Rockwell,

1151 North Shore Dr.

Crystal Lake, 60014


BEVILL
RESIDENCE
1141 NORTH SHORE DR.
CRYSTAL LAKE, IL

City of Crystal Lake Web Map



10/1/2024, 8:04:11 PM

City Limits

Parcels

LOCATION

1:7,601

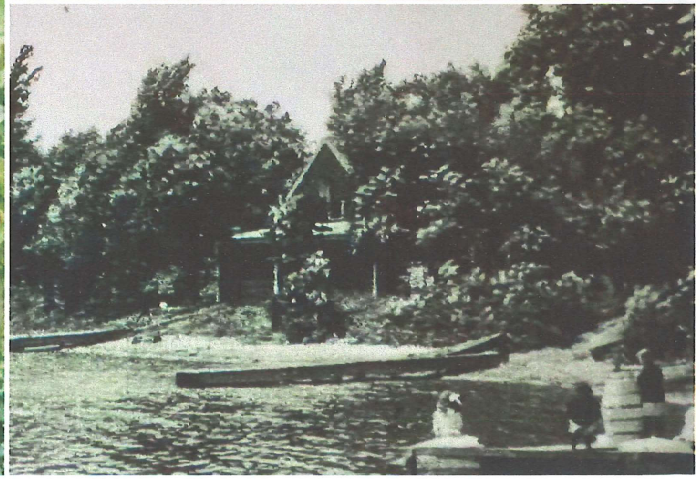
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

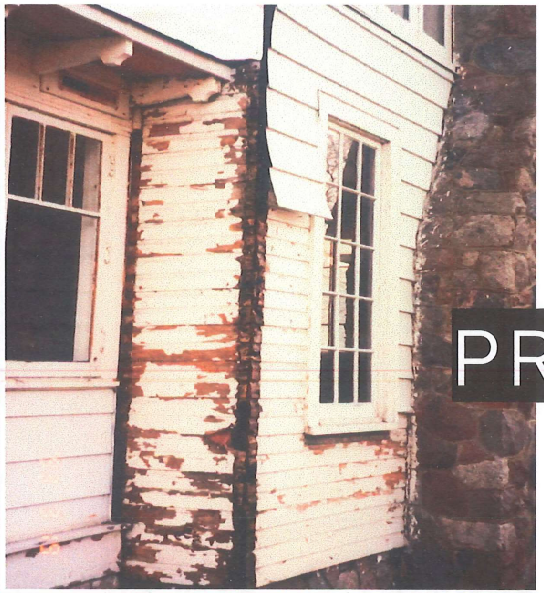
A HISTORIC HOME ON THE LAKE

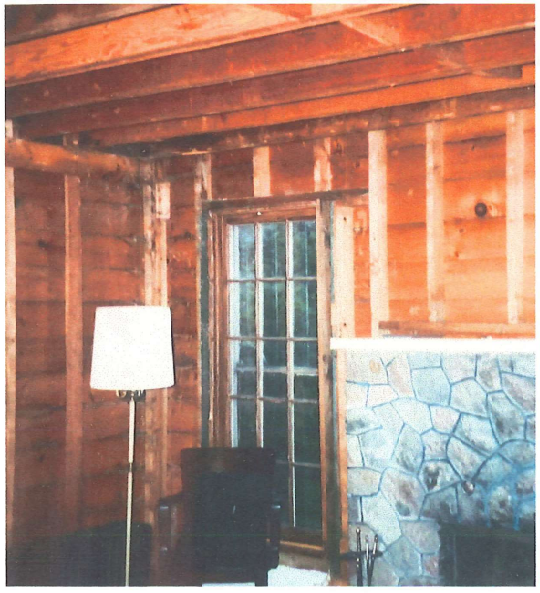


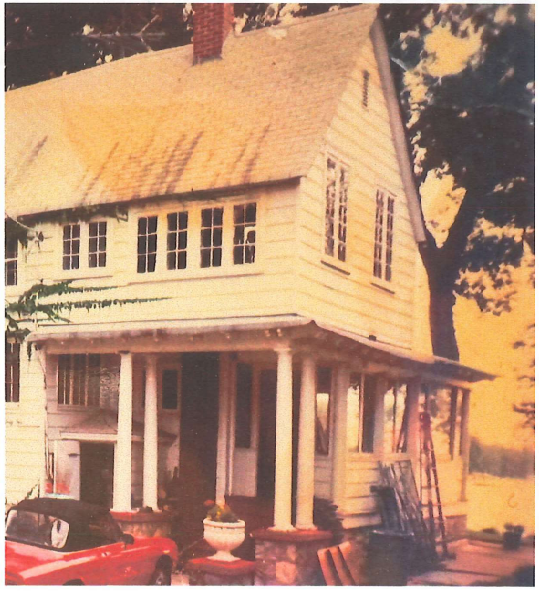




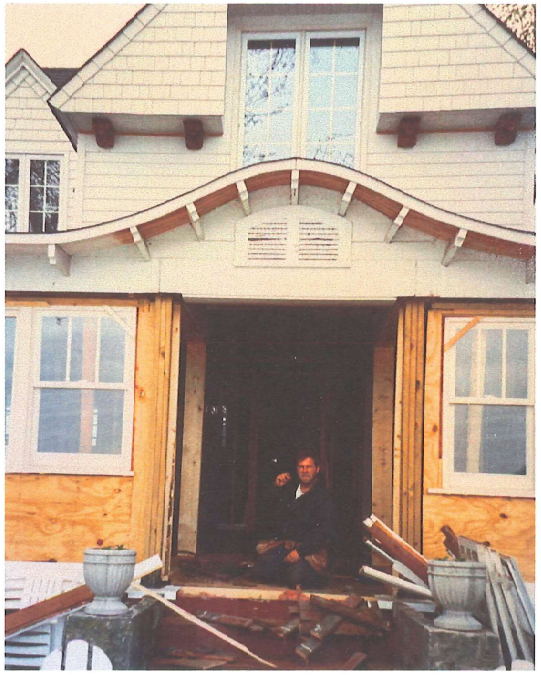


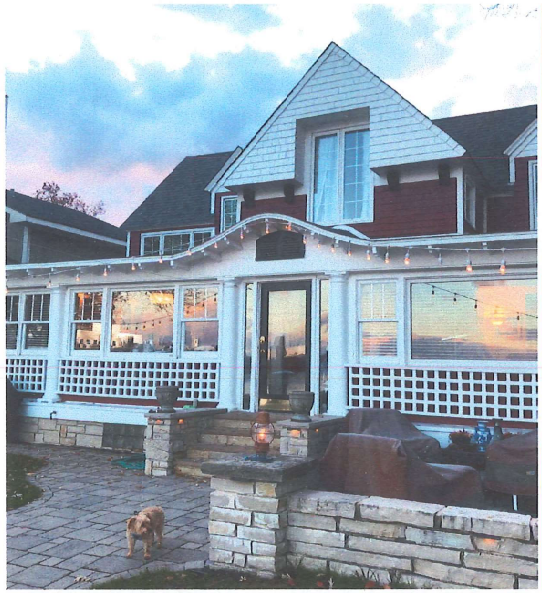






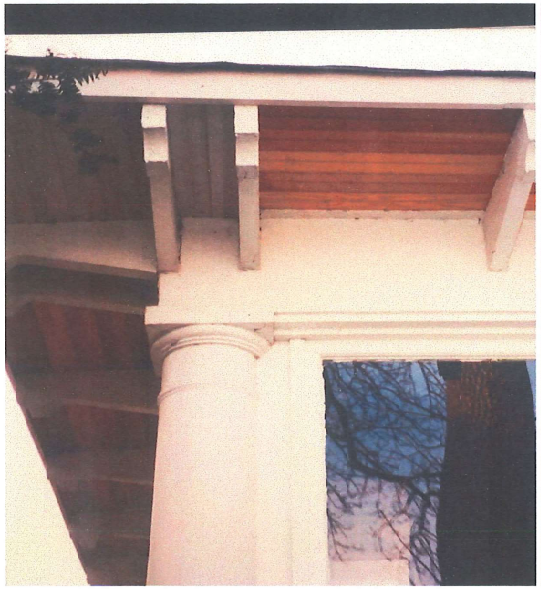
PREVIOUS RENOVATION

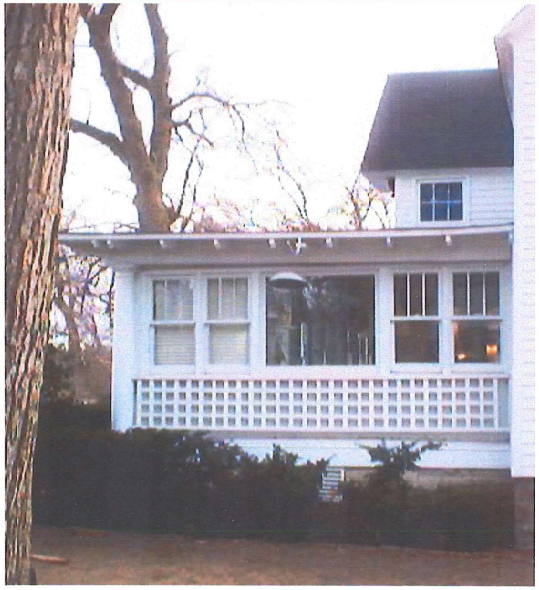






RESPECTING THE HOME'S CHARACTER

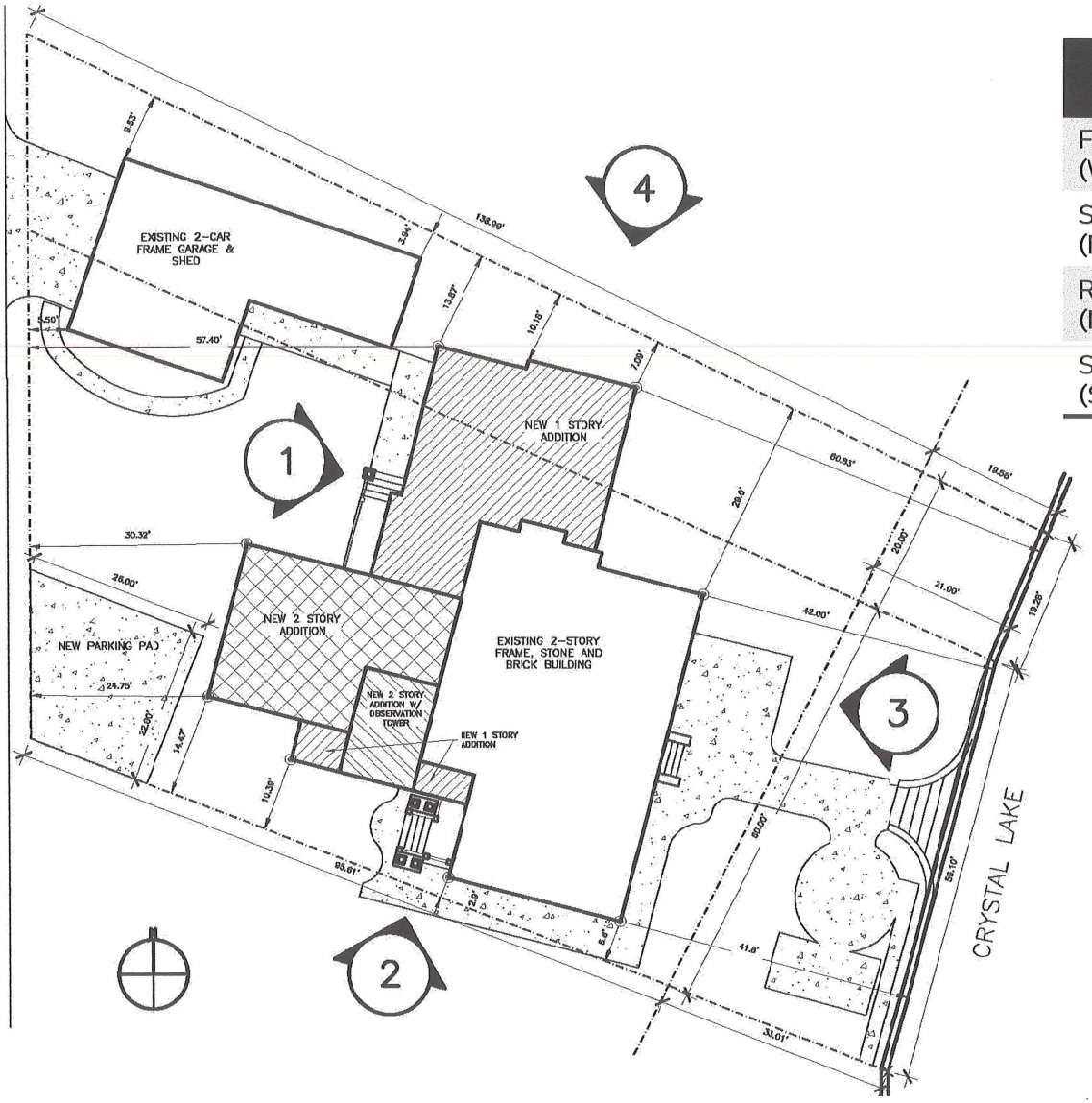












	PROPOSED SETBACK	CODE SETBACK	VARIATION REQUEST
FRONT SETBACK (WEST SIDE)	24.75 ft.	30.0 ft.	5.25 ft.
SIDE SETBACK (NORTH SIDE)	7.09 ft.	7 ft.	none
REAR SETBACK (EAST SIDE)	60.83 ft.	63.0 ft.	2.17 ft.
SIDE SETBACK (SOUTH SIDE)	10.39 ft.	11 ft.	0.61 ft.

NEW SITE PLAN

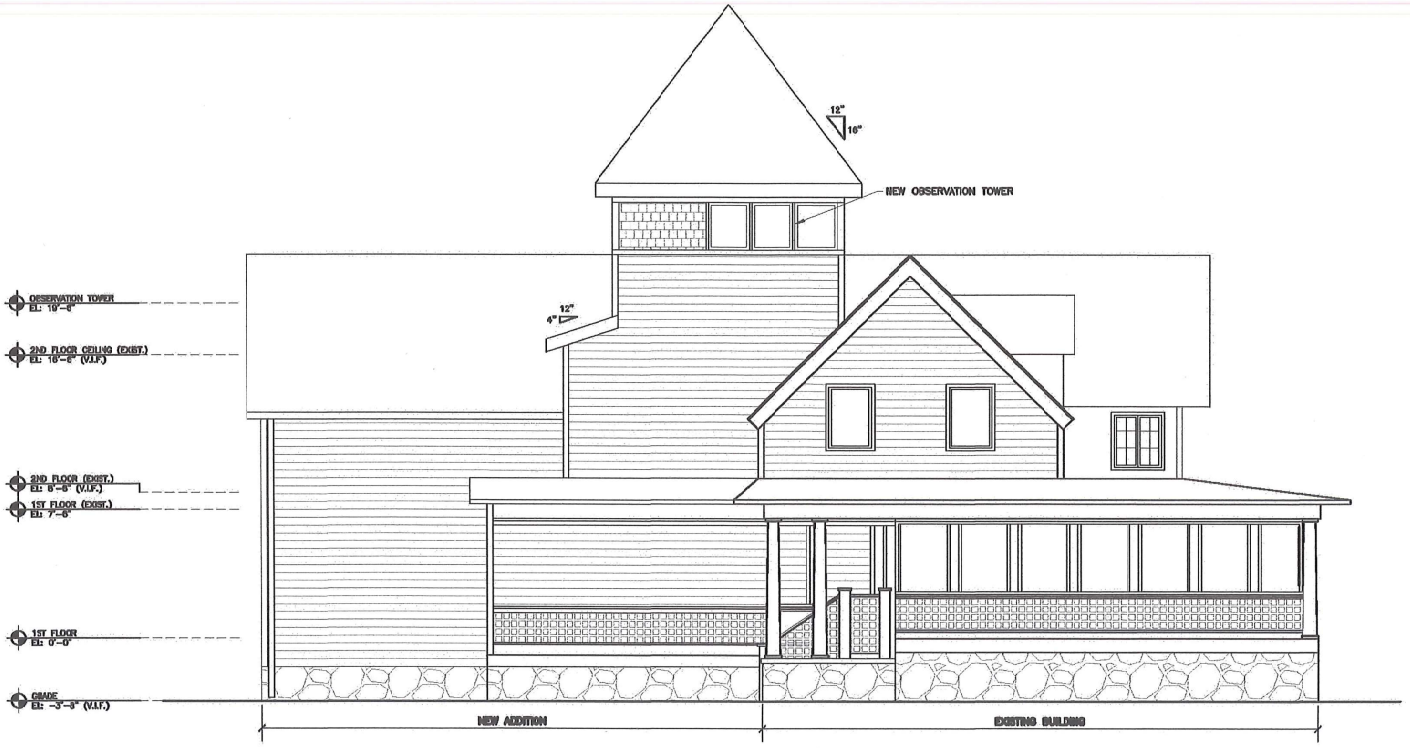
EXTERIOR ELEVATION

(1) West



EXTERIOR ELEVATION

(2) South



EXTERIOR ELEVATION

(3) East



EXTERIOR ELEVATION

(4) North

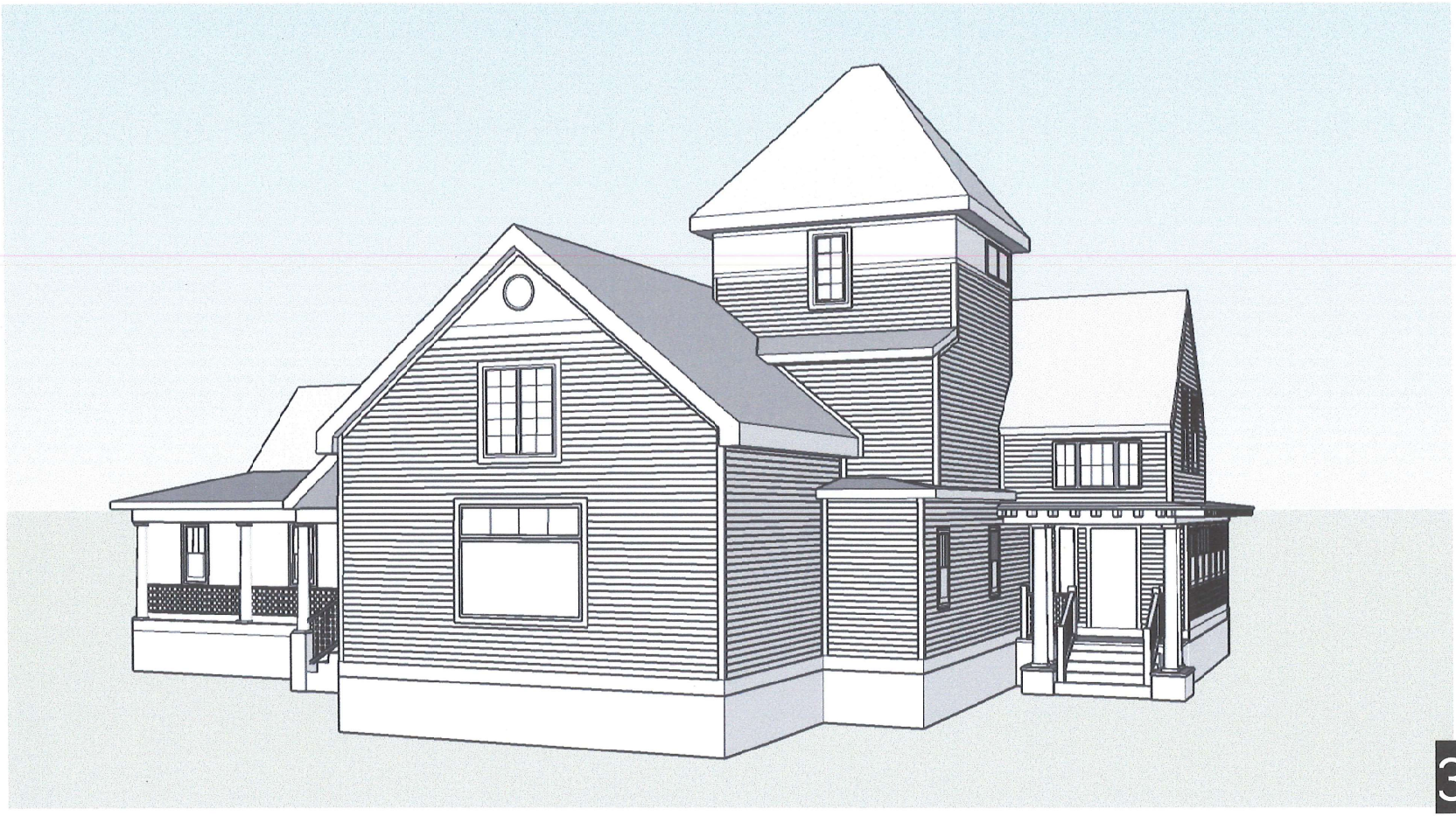




3D VIEW

Lakeside View

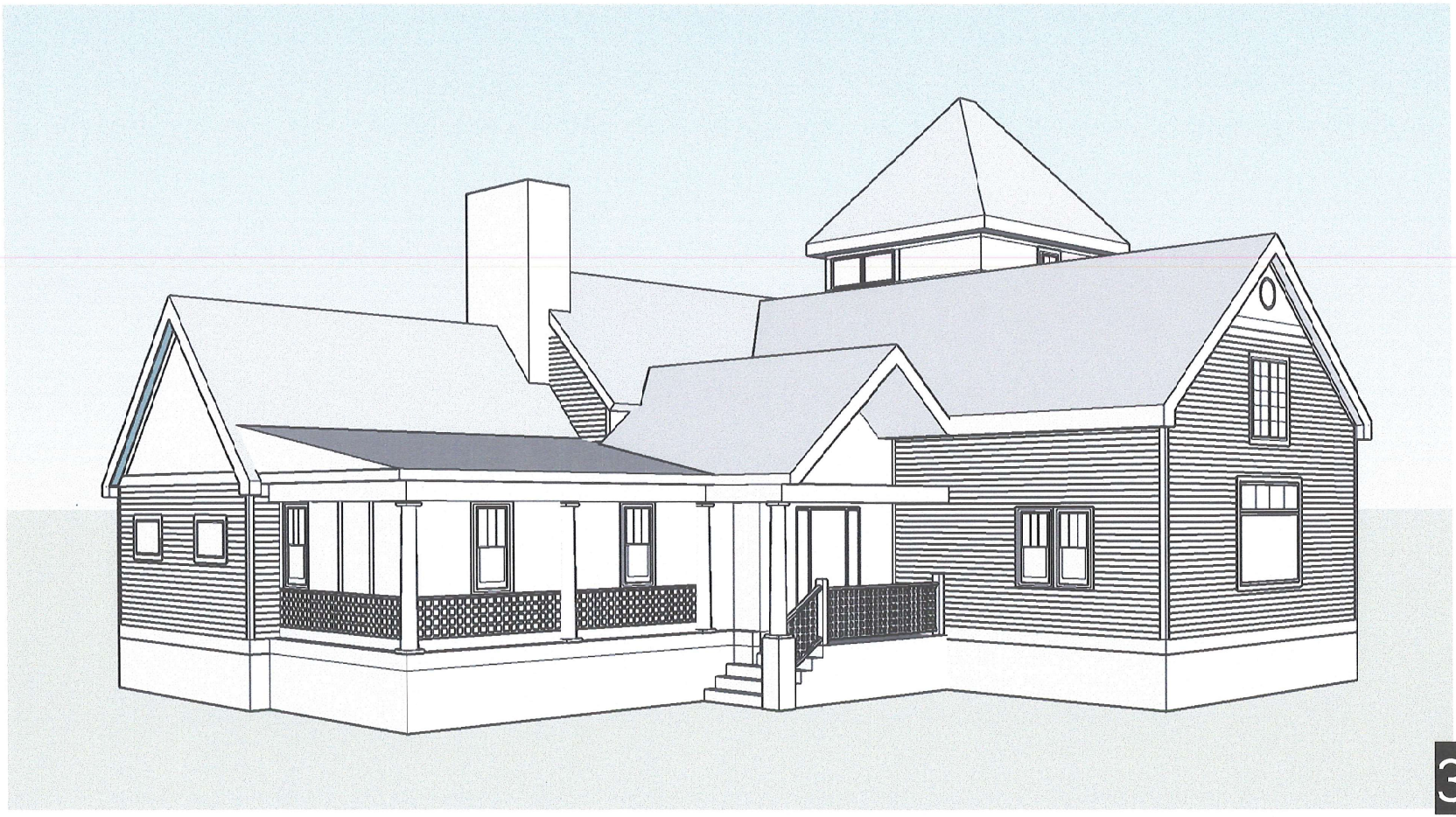
(Looking from Southeast)



3D VIEW

Lakeside View

(Looking from Southwest)



3D VIEW

Lakeside View

(Looking from Northwest)

THANK YOU

