CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
December 17, 2024
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes**

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. **Class 20 Temporary Liquor License Request – Service League of Crystal Lake, Casino Night - February 1, 2025**

10. **Class 18 Liquor License Amendment Request - Time Out Tap LLC, d/b/a Time Out Tap, located at 320 E. Prairie Street**

11. **36 S. Walkup Avenue - Special Use Permit for a detached accessory structure over 900 square feet**

12. **45 N. Virginia Street - Variation from Articles 3-200 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet**

13. **101 W. Terra Cotta Avenue - Variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback**

14. **161 Edgewater Drive - Variations from Article 3 to allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback and 52.3% hard surface coverage, 2.3% or 226 square feet over the maximum permitted**

15. **446 - 448 N. Route 31 - An Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development**

16. **551 Congress Parkway - Preliminary and Final Planned Unit Development for a 93-unit apartment development**

17. **4202 Three Oaks Road, Oak Brook Estates - Annexation Public Hearing, Comprehensive Land Use Map Amendment from Office to High Density Residential, Rezoning upon Annexation to R-3B PUD Multi-Family Residential, Preliminary Planned Unit Development and Special Use Permit for a 69-unit expansion of a Manufactured Housing Park. Variations from: Article 3-200 Front yard setback from the required 30 feet to allow 10 feet, Article 3-200 Side yard setbacks from the required minimum 10 feet to allow 5 feet and the combined total of 30 feet to allow 15 feet, Article 3-200 Rear yard setback from the required 20 feet to allow 10 feet, Article 3-200 Yard abutting residential zoning districts from the 50-foot minimum to allow 10 feet, Article 4-100 D1c. Horizontal curve radius from the required 150 feet to allow 42.5 feet, Article 4-400 from the requirement of street trees every 40 feet.**

18. **Ordinance waiving the competitive bidding requirements under City Code Section 102-3 and authorization to enter into a contract with Utilitac Equipment and Upfitting, LLC for the purchase, upfit, and delivery of a new 2024 Chevrolet Tahoe**

19. **Bid Rejection – Downtown Floral Street Scape Installation and Maintenance**

20. **Revision to Existing Axon Enterprises, Inc. Contract to Purchase Additional Equipment and Storage**

21. **Ordinance waiving the formal procurement requirements under City Code Section 102-3 and authorization to enter into a service agreement with Polco Confluence, Inc. for Community Survey Services**

22. **Approval of a change order providing additional compensation for design engineering services for the Three Oaks Recreation Area pedestrian path project**

23. **Depot Park 50% Engineering Plan Review – Discussion Only**

24. **Council Inquiries and Requests**

25. **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**

26. **Reconvene to Regular Session**

27. **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: December 17, 2024

Item: Class 20 Temporary Liquor License Request – Service League of Crystal Lake Casino Night, February 1, 2025

Staff Recommendation: Motion to approve issuance of a Class 20 Temporary Liquor License to Service League of Crystal Lake

Staff Contact: Nick Hammonds, Deputy City Manager

Background:
The City received a request from the Service League of Crystal Lake for the issuance of a Class 20 Temporary Liquor License in order to offer alcohol in the package only, as a raffle prize for their annual Casino Night fundraiser on Saturday, February 1, 2025. While raffle licenses are approved administratively per the City Code, the issuance of a temporary liquor license requires consideration by the City Council.

The organization will need a temporary liquor license as the awarding of alcoholic liquor as a raffle prize is considered the sale of alcohol by the State Liquor Control Act. The alcoholic raffle prizes will be awarded at The Dole, located at 401 Country Club Road, on Saturday, February 1, 2025, and must be picked up by Monday, February 3, 2025.

Section 329-5-T of the City Code permits the issuance of a Class 20 Temporary Liquor License for the retail sale of alcoholic liquor on the premises in packages only but not for consumption on the premises specified in the license where sold. The license shall be issued to not-for-profit corporations or organizations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three days and shall be issued only for special events sponsored by the not-for-profit corporation or organization requesting the license.

Votes Required to Pass:
Simple majority

CITY OF CRYSTAL LAKE

Class "20"
Temporary Liquor License

General Information:

- A Class "20" **Temporary** Liquor License authorizes the retail sale of alcoholic liquor on the premises specified in the license in packages only but not for consumption on the premises where sold.
- The license applicant must be a **not-for-profit** corporation qualified to do business in the State of Illinois.
- The license is valid for a period not to exceed three (3) days and may only be used for special events sponsored by the not-for-profit corporation requesting the license.
- Issuance of a Class "20" Temporary Liquor License must be reviewed and approved by the Mayor and City Council of the City of Crystal Lake.

City of Crystal Lake
Application for Temporary Liquor License

CLASS "20"
Alcoholic Liquor in Packages Only

The undersigned hereby makes application for a license for the sale at retail of alcoholic liquor in packages only under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name Service League of Crystal Lake
(Must be not-for-profit organization)
Address P.O. Box 893 Phone Number [redacted] Kari Siegmeier Kelly Malina

2. Location where beer in packages only will be sold:
The Dole Mansion

3. Dates of the event **(not to exceed three (3) days)**: February 1st 2025

4. Hours of operation: 4pm – 11pm

5. Describe the type of crowd and traffic control licensee will utilize. Guests of The Service League of Crystal Lake Casino Night fundraiser

6. Describe plan for refuse pickup. The staff at The Dole Mansion will dispose of refuse.

7. Please list the names and addresses of the members of the organization who will be selling alcoholic liquor in packages only at the location pursuant to the license. If additional space is needed, please use reverse side.
The liquor will be in a raffle basket, the basket will leave with the winner the night of the event. The alcohol in the basket will not be opened at the event

8. **Please attach the following to your application:**
   - ☑ **License fee in the amount of *$20.00*. (Make checks payable to the "*City of Crystal Lake*".)**
   - ☑ **Proof of liquor liability insurance**
   - ☑ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer in packages only on the property during the time requested.**
   - ☑ **Site plan of area where beer in packages only will be sold.**
   - ☑ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "20" Temporary Liquor License to applicant.**

Myra Kirchberg 11/26/2024
Signature of President Date

Kari S 11/26/2024
Signature of Secretary Date

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

Page 2 2025 officers

City of Crystal Lake
Application for Temporary Liquor License

CLASS "20"
Alcoholic Liquor in Packages Only

The undersigned hereby makes application for a license for the sale at retail of alcoholic liquor in packages only under the provisions of the City of Crystal Lake Liquor Licensing Ordinance:

1. Applicant's full name See Page 1
(Must be not-for-profit organization)

Address — Phone Number —

2. Location where beer in packages only will be sold: —

3. Dates of the event **(not to exceed three (3) days)**: —

4. Hours of operation: —

5. Describe the type of crowd and traffic control licensee will utilize. —

6. Describe plan for refuse pickup. —

7. Please list the names and addresses of the members of the organization who will be selling alcoholic liquor in packages only at the location pursuant to the license. If additional space is needed, please use reverse side. —

8. **Please attach the following to your application:**
   - ☐ **License fee in the amount of *$20.00*. (Make checks payable to the "*City of Crystal Lake*".)**
   - ☐ **Proof of liquor liability insurance**
   - ☐ **Proof of permission from owner of the premises, if different than applicant, authorizing the sale of beer in packages only on the property during the time requested.**
   - ☐ **Site plan of area where beer in packages only will be sold.**
   - ☐ **Letter to the Mayor and City Council requesting approval of the issuance of a Class "20" Temporary Liquor License to applicant.**

Kelly A. Akerberg 11/26/24
Signature of President Date

Kelly M Mahr 11/26/24
Signature of Secretary Date

Both application and affidavit must be signed by the President and Secretary of the not-for-profit organization.

AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF MCHENRY)

We swear that we will not violate any of the Ordinances of the City of Crystal Lake or the laws of the State of Illinois or the laws of the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

Signature of President

Signature of Secretary

Subscribed and sworn to before me this 26
day of Nov., 2024.

Notary Public

BRIAN C COYLE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 08, 2027

Page 2 2025 offers

AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF MCHENRY)

We swear that we will not violate any of the Ordinances of the City of Crystal Lake or the laws of the State of Illinois or the laws of the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

Kelly A. Akerberg
Signature of President

Kelly M Mali
Signature of Secretary

Subscribed and sworn to before me this 26
day of Nov., 2024.

Brian C Coyle
Notary Public

BRIAN C COYLE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 08, 2027

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
265 Exchange Drive, Suite 108
Crystal Lake IL 60014

CONTACT NAME: Brittany Snelten
PHONE (A/C, No, Ext): 815-526-4075 FAX (A/C, No): 815-459-3363
E-MAIL ADDRESS: Brittany_Snelten@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Ohio Security Insurance Company	24082
INSURER B : Travelers Casualty and Surety Co of America	31194
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Service League Of Crystal Lake Inc
PO Box 893
Crystal Lake IL 60039
SERVLEA-01

COVERAGES

CERTIFICATE NUMBER: 764443293 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		BKS58630286	2/28/2024	2/28/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 15,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						GENERAL AGGREGATE	$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
	AUTOMOBILE LIABILITY							$
	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
	UMBRELLA LIAB / OCCUR							$
	EXCESS LIAB / CLAIMS-MADE						EACH OCCURRENCE	$
	DED / RETENTION $						AGGREGATE	$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH)	N/A					PER STATUTE / OTH-ER	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Directors & Officers			106981174	9/14/2024	9/14/2025	LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Event: Casino Night | Event Date: 02/01/2025 | Location: The Dole, 401 Country Club, Crystal Lake, IL 60014
City of Crystal Lake is included as Additional Insured as respects to General Liability policy, pursuant to and subject to the policy's terms, definitions, conditions and exclusions.

CERTIFICATE HOLDER

City of Crystal Lake
100 W. Woodstock St,
Crystal Lake IL 60014

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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November 26, 2024

City of Crystal Lake
100 Woodstock Street
Crystal Lake, Il 60014

To Whom It May Concern:

The Service League of Crystal Lake will be renting The Dole located at 401 Country Club Road, Crystal Lake, for their Annual Casino Night.
This event will take place on Saturday, Feb 1, 2025.

The event will be indoors. They plan to hold a raffle to win a basket of goods that have been donated by the community.
It is my understanding there will be alcohol included in the basket.
The Dole has not donated alcohol nor purchased alcohol to be included in the basket.

The Raffle Basket will be awarded at the end of the evening, to be taken home by the winner.
The alcohol in the basket will not be consumed at The Dole.

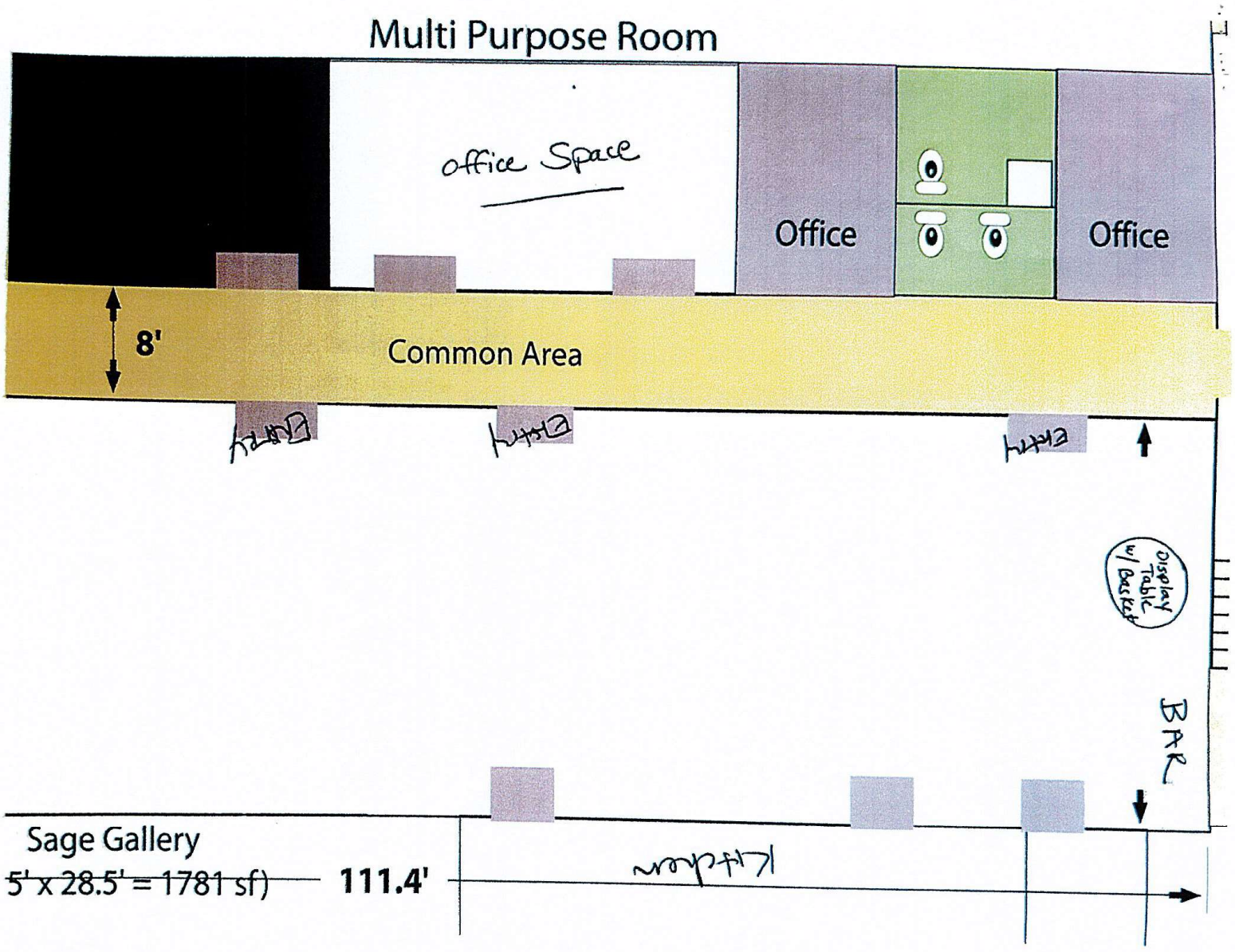
The Dole will not receive any proceeds from the raffle.

If you need any further information or clarification, please feel free to contact me or Kathryn Loprino.

Warmly,
Sharon LeCoque

The Dole
A 501c3 Non-Profit Charitable Organization

Co-Founder Farmers Market+ At The Dole


Multi Purpose Room
office Space
Office
Office
8'
Common Area
Display Table w/ Backdrop
BAR
Sage Gallery
5' x 28.5' = 1781 sf)
111.4'

Dear Mayor of Crystal Lake and Crystal Lake City Council,

This letter is to request approval of the issuance of a Class "20" temporary liquor license to Service League Crystal Lake.

The request is valid for February 1, 2025. The purpose of the license is to have packaged liquor in the one raffle basket to be raffled at the 2025 Service League of Crystal Lake Casino Night event at The Dole Mansion.

Service League of Crystal Lake has applied for the License to Conduct a Raffle for the 2025 Casino Night event to be held on February 1st, 2025.

Warm regards,

Kari Siegmeier
2024 Board Secretary/Raffle Manager Service League of Crystal Lake

Kelly Malina
2025 Board Secretary/Raffle Manager Service League of Crystal Lake

Service League of Crystal Lake is a designated 501(c)3 non profit registered with the IRS. Our Tax ID number is ***23-7346052.*** *Your donation is 100% tax deductible and all funds raised from the event stay in our community.*

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: December 17, 2024

Item: Class 18 Liquor License Amendment Request - Time Out Tap LLC, d/b/a Time Out Tap, located at 320 E. Prairie Street

Staff Recommendation: Motion to approve the change in hours for the Time Out Tap Class 18 liquor license

Staff Contact: Nick Hammonds, Assistant City Manager
Melanie Nebel, Executive Assistant

Background:
In August 2023, the Mayor and City Council approved the Class 18 liquor license for Time Out Tap LLC, d/b/a Time Out Tap, located at 320 E. Prairie Street, to sell and serve alcohol at the Time Out Tap, which is located in the former Pro Shop at the Crystal Ice House. The Time Out Tap opened in October 2024.

Their Class 18 license allows alcohol to be consumed in the lobby area of the Ice House, but not inside the three rinks located at the facility. In addition, alcohol cannot be purchased from the Time Out Tap and brought outside and outside alcohol cannot be brought into the facility.

The following hours for the license were originally approved per the petitioner's request.

- Monday – Friday: 3:00 p.m. to 1:00 a.m.
- Saturday and Sunday: 10:00 a.m. to 1:00 a.m.
- Tournament Weekends: 10:00 a.m. to 1:00 a.m.

Time Out Tap has requested a change to their approved hours for their license to accommodate changes to operations at the Crystal Ice House for additional hockey tournaments, figure skating events expanded holiday skating schedule, and other events. The requested hours are as follows:

- Tournament weekends & Special events (as scheduled) - Monday - Sunday: 7:00 a.m. to 1:00 a.m.
- Crystal Ice House Public Skate Hours & Holiday Schedule - Monday - Friday: 10:00 a.m. to 1:00 a.m.

The City Code allows the City Council the discretion to modify hours of sale for the Class 18 liquor license. City staff does not have concerns with the change, but asks that an event/tournament schedule be provided quarterly as part of the license approval.

Votes Required to Pass:
Simple majority

Melanie Gray

From: Bryan Bell [redacted]
Sent: Tuesday, December 3, 2024 10:54 AM
To: Melanie Gray
Cc: [redacted]
Subject: Re: Time Out Tap: Expanded hours for alcohol sales

Follow Up Flag: Follow up
Flag Status: Completed

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning Melanie.

RE: Time Out Tap. Located in Crystal Ice House, 320 E. Prairie Street, Crystal Lake
SB: Class 18 Liquor License: extension of hours for the sale of alcohol
DT: December 3, 2024

Dear Mr. Mayor and Village Trustees,

The Time Out Tap, located in the Crystal Ice House at 320 E. Prairie Street in Crystal Lake, opened for business on October 4, 2024. The operation is running smoothly, the Crystal Ice House is pleased with the results and the rink guests have been incredibly supportive of the Bar.

With the addition of the Time Out Tap, the Crystal Ice House has improved the venue's appeal to tournament organizers and has increased the Rink's ability to expand their operation to support and host new hockey tournaments and expand their special events calendar.

Your previous support in approving a Class 18 Liquor License for our business is greatly appreciated. The hours approved on August 1, 2024, by the City Council, for the Class 18 liquor license are:

- Monday - Friday: 3:00 pm to 1:00 am
- Saturday - Sunday: 10:00 am - 1:00 am
- Tournament weekends: 10:00 am - 1:00 am

Since opening, there have been numerous requests to extend the Bar hours to better support the Rink hours of operation and event start times for hockey tournaments, figure skating events, public skate hours, the Rink's expanded holiday skating schedule and other special events.

Our request to the City Council is to extend the Time Out Tap's alcohol sales hours to better support the rink hours of operation and the event start times for the above mentioned activities.

Extended hours request:

→ **Tournament weekends & Special events as scheduled.**
Monday - Sunday: Open at 7:00 am

→ **Crystal Ice House public skate hours & holiday schedule**
Monday - Friday: Open at 10:00 am

Our request is for the expanded hours for alcohol sales to take effect in December to support the Crystal Ice House holiday hours and upcoming special events / tournaments.

Sincerely,

Bryan Bell & Chandler Boyd
Founders & Co-Owners
Time Out Tap, LLC

From: Melanie Gray <mgray@crystallake.org>
Sent: Wednesday, November 27, 2024 10:01:30 AM
To: Bryan Bell [redacted]
Subject: RE: Time Out Tap: Hours of operation change

Good morning Bryan –

Please email a letter requesting the tournament hours you would ask for and why. I would recommend thinking about a change for all tournaments so that you don't have to keep coming back to amend the license hours. We will need the letter by 12/6/24 for the 12/17/24 City Council meeting agenda.

Melanie

[www.crystallake.org]

Melanie Gray | Executive Assistant | City Manager's Office
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-459-2020

From: Bryan Bell [redacted]
Sent: Wednesday, November 27, 2024 9:40 AM
To: Melanie Gray <mgray@crystallake.org>
Cc: [redacted]
Subject: Time Out Tap: Hours of operation change

Stop - Look - Think - Decide: This email originated from outside of the City. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
Good morning Melanie.

The next Crystal Ice House tournament has been confirmed for Tuesday, December 31st. New Years Eve Day. Tourney hours are 8am - 2pm.

What does the City require from me, Time Out Tap, to request extended hours to support the tournament.

Thank you,
Bryan Bell
Time Out Tap
[redacted]

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Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: December 17, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Special Use Permit for a detached accessory structure over 900 square feet

Rob Ryberg, petitioner
36 S. Walkup Avenue

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Special Use Permit for 36 S. Walkup Avenue

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

Background:

- Request: A Special Use Permit to construct a detached accessory structure over 900 square feet.
- Zoning: The site is zoned R-3a Two-Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The petitioner is constructing a new garage. The garage is over 900 square feet and requires it meet the principal structure setbacks and receive a Special Use Permit. The garage meets all the principal structure setbacks.
- The garage is currently under construction. An error in a review resulted in an issued building permit prior to the property owner being notified about the special use permit requirement. Therefore, the petitioner was permitted to proceed with construction at their own risk.

PZC Highlights:

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

- The PZC asked about the second story. Staff clarified that this is considered a one-story building as the wall plates meet the roof trusses directly. The dormers meet the requirements and no variations are requested.
- The PZC found that the petition met the Findings of Facts.

The Planning and Zoning Commission recommended **approval (6-0)** 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 (Ryberg, received 10/17/24)
   B. Architecture Plans (ALA Architects, dated 07/16/24, received 07/26/24)

2. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department and the Community Development Department.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Special Use Permit, 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: 12/5/2024

Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ryberg, received 10/17/24)
   B. Architecture Plans (ALA Architects, dated 07/16/24, received 07/26/24)

2. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department and the Community Development Department.

PIQ Map
36 S. Walkup Avenue



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE OVER 900 SQUARE FEET AT 36 S. WALKUP AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-192) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit to allow a garage over 900 square feet at 36 S. Walkup Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 13, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 4, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit; and

WHEREAS, on December 4, 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 Special Use Permit be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit 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 the Special Use Permit to allow a detached accessory structure (a garage) over 900 square feet at 36 S. Walkup Avenue (19-05-205-017), Crystal Lake, Illinois is hereby approved.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ryberg, received 10/17/24)
   B. Architecture Plans (ALA Architects, dated 07/16/24, received 07/26/24)

2. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department and the Community Development Department.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake be amended to show the issuance of a Special Use Permit in accordance with the provisions of this

Draft

Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 17th day of December, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: December 17, 2024
Approved: December 17, 2024

Draft

#2024-192
36 S. Walkup Avenue – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: December 4, 2023

Request: Special Use Permit for a detached accessory structure over 900 square feet.

Location: 36 S. Walkup Avenue

Acreage: Approximately 10,793 square feet

Existing Zoning: R-3a Two-Family Residential

Surrounding Properties:
North: R-3a Two-Family Residential
South: R-3a Two-Family Residential
East: R-3a Two-Family Residential
West: R-3a Two-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The petitioner is constructing a new garage. The garage is over 900 square feet and requires it meet the principal structure setbacks and receive a Special Use Permit. The garage meets all the principal structure setbacks.
- The garage is currently under construction. An error in a review resulted in an issued building permit prior to the property owner being notified about the special use permit requirement. Therefore, the petitioner was permitted to proceed with construction at their own risk.

Development Analysis:

General

- Request: A Special Use Permit to construct a detached accessory structure over 900 square feet.
- Zoning: The site is zoned R-3a Two-Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The construction will match the existing residential structure.

Findings of Fact:

SPECIAL USE PERMIT

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes

standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☒ *Meets* ☐ *Does not meet*

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 (Ryberg, received 10/17/24)
   B. Architecture Plans (ALA Architects, dated 07/16/24, received 07/26/24)

2. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department and the Community Development Department.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 36 S Walkup Ave Crystal Lake, IL 60014 - Garage Rebuild

Action Requested

__	**Annexation**	__	**Preliminary PUD**
__	**Comprehensive Plan Amendment**	__	**Preliminary Plat of Subdivision**
__	**Conceptual PUD Review**	__	**Rezoning**
__	**Final PUD**	X	**Special Use Permit**
__	**Final PUD Amendment**	__	**Variation**
__	**Final Plat of Subdivision**	__	**Other**

Petitioner Information

Name: Robert Ryberg

Address: 36 S Walkup Ave

Crystal Lake, IL 60014

Phone: [redacted]

Fax: _____

E-mai [redacted]

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Robert Ryberg submitted plans to the city of Crystal Lake in July to rebuild a garage located on his property at 36 S Walkup Ave. Crystal Lake, IL 60014. The plans were accepted and a permit was issued on July 31, 2024. When crews arrived on-site on 10/16/24, they were turned away due to a clerical error. The plans were mistakenly accepted and permitted despite exceeding city SqFt limits by approx 36 SqFt. Petitioner requests city allow for the development of a 936 SqFt garage, exceeding city limits by 36 SqFt. The structure is compliant with all remianing use and zoning requirements.

Project Address/Location: 36 S Walkup Ave Crystal Lake, IL 60014

PIN Number(s): 19-05-205-017

Development Team

Please include address, phone, fax and e-mail

Developer: Self

Architect: Self

Attorney: Self

Engineer: Self

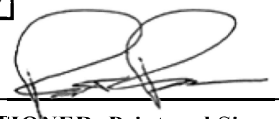
Landscape Architect: Self

Planner: Self

Surveyor: Self

Other: Self

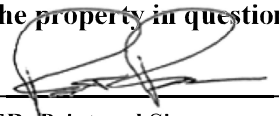
Signatures



Robert Ryberg 10/17/24

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.



Robert Ryberg 10/17/24

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 4, 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, Mason, Skluzacek, Smith, and Teetsov were present. Ms. Repholz was 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.

2024-192 – 36 S. WALKUP AVENUE – SPECIAL USE PERMIT

Special Use Permit for a detached accessory structure over 900 square feet.

Mr. Rob Ryberg, owner and Mr. Mark Saladin, attorney were present to represent the petition.

Mr. Saladin explained that the permit was issued and then staff found the error in the size of the structure. The cement trucks were already there and it cost the homeowner money to send them away. The City staff has been great to work with and accommodating. They proposed an at-risk agreement and the owner signed it. He was permitted to keep working and then seek the Special Use Permit.

Staff summarized the confusion between the multiple permit reviews and the change in the garage size.

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

Mr. Gronow asked about the second story. Staff clarified this was not a second story and the proposed structure did not require any variations and met all other requirements.

No other commission members had comments.

Mr. Gronow made a motion to approve the Special Use Permit to allow a detached accessory structure over 900 square feet with the following conditions:

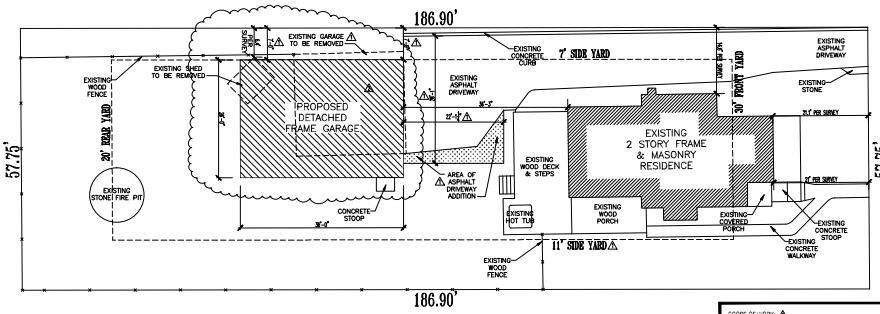
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

A. Application (Ryberg, received 10/17/24)
B. Architecture Plans (ALA Architects, dated 07/16/24, received 07/26/24)

2. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department and the Community Development Department.

Mr. Smith seconded the motion. On roll call vote Members, Greenman, Gronow, Mason, Skluzacek, Smith, and Teetsov voted aye. Motion passed.

RYBERG RESIDENCE
36 S. WALKUP AVE.
CRYSTAL LAKE, IL 60014



SITE PLAN
1"=10'-0"

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

IECC – INTERNATIONAL ENERGY CONSERVATION CODE
– SEE TYPICAL DETAILS & SPECIFICATIONS –

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
* THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE CREATED BY 71 ILL. REG. 4306, AND SUBPART B BY SUBMITTING, AS REQUIRED BY SECTION 10.9.3 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 10 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305/].
* AS SPECIFIED BY THE CODE, ARLS OPTION 3, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTION 402.1.3 ALL OPTION 3 MEANS THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE.
* THESE PLANS SHARE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO REVISE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

*** IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE ***
NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE INTERPRETATION OF APPLICABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND REINTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND ANY ADDED COST OF THE PROJECT OR SUCCESSFUL COMPLETION, BIDDERS ARE RESPONSIBLE FOR REVIEWING THE ENGINEERED OR FINANCIAL MOTIVATION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

1 SHELVES — 1' SHELF & 1 ROD — SPRINKLER HEAD
GAS HOOKUP — WATER HOOKUP — CHROME FINISH SHOWER HEAD
SHOWER HEAD FACET — SHOWER BAR HEAD — FLOOR DRAIN
PRE-FAB FIREPLACE FLUE — MASONRY FIREPLACE FLUE — REBAR
CEILING DETAIL DIAGRAM — WOOD POST — ROOF PITCH
SECTION/ WALL MARKER — ELEVATION MARKER — REVISION MARKER
BRICK — HORIZONTAL SIDING — ASPHALT SHINGLES — CONCRETE
STONE — VERTICAL SIDING — ROOFING MATERIAL — GRAVEL
SPECIFIED STONE — SPECIFIED BRICK — SPECIFIED SIDING — CAST IRON SOIL STACK (CIST)

WINDOW & DOOR NOTES

CASING WIDTH 3 1/2" (7 1/2") — CROSS WINDOW — TEMPERED GLASS
CASING WIDTH 2 1/4" (4 1/4") — FIXED WINDOW

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) — SWITCHED DUPLEX OUTLET (S) — TELEVISION JACK
DUPLEX OUTLET (2) — SWITCH — TELEPHONE JACK
QUAD. OUTLET (4) — DOOR ACTIVATED SWITCH — HOME JACK
FLUORESCENT LIGHT FIXTURE — AUDIO SYSTEM JACK
CEILING MOUNTED LIGHT FIXTURE — EXHAUST FAN (VENTED TO EXTERIOR)
RECESSED CAN LIGHT — EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
RECESSED WALL WASHER CAN LIGHT — UNDER CABINET LED LIGHT STRIP
RECESSED WAY LED CAN LIGHT — UNDER CABINET LED LIGHT STRIP
WALL MOUNTED LIGHT FIXTURE — LAMP W/ POST
FLOOD LIGHT WITH MOTION DET. — CEILING MOUNTED FAN/LIGHT
A/C & HEAT PUMP SPLIT CONDENSING MONDENSE — 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP PER CITY OF CRYSTAL LAKE AMENDMENT — 120V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP PAIR ON DEDICATED CIRCUIT

WALL TYPES

NEW FOUNDATION WALL & FOOTING
EXISTING FOUNDATION WALL
DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE
NEW FRAME WALL

NOTE TO CONTRACTORS

* ALL CONTRACTORS MUST TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WORK TO INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
CITY OF CRYSTAL LAKE CODE OF ORDINANCES

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A101 FOUNDATION PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN
A200 FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTION, BUILDING SECTION, CONSTRUCTION SPECIFICATIONS, TYPICAL DETAILS

SCOPE OF WORK:

1. REMOVE & DISCARD EXISTING DETACHED FRAMED GARAGE & SHED
2. CONSTRUCT NEW 940 SF 2-CAR DETACHED FRAMED GARAGE W/ WALKUP ATTIC; ELECTRIC & WATER SERVICES SHALL BE EXTENDED FROM EXISTING RESIDENCE
3. PROVIDE ADDITIONAL AREA OF ASPHALT DRIVEWAY TO ALIGN WITH NEW LOCATION OF GARAGE DOOR

CITY OF CRYSTAL LAKE PROJECT CONDITIONS:

1. PROVIDE SILT FENCE DOWNSTREAM OF ANY NEIGHBORING PROPERTIES BEFORE EXCAVATION
2. ALL SPOILS SHALL BE REMOVED FROM SITE
3. A SEPARATE BUILDING PERMIT SHALL BE REQUIRED FOR DRIVEWAY ALTERATIONS PRIOR TO COMMENCING WORK
4. ALL PROJECTIONS BETWEEN 3-5 FT FROM PROPERTY LINE SHALL BE 1-HOUR FIRE RATED OR CONSTRUCTED OF FIRE RETARDANT MATERIALS, WILL BE FIELD VERIFIED
5. NO PROJECTIONS ALLOWED LESS THAN 3FT FROM PROPERTY LINE, WILL BE FIELD VERIFIED
6. HEADER FOR GARAGE SERVICE DOOR SHALL BE (2) 2 X 4, WINDOW HEADER SHALL BE (2) 2 X 6
7. THE EXISTING GARAGE SHALL BE REMOVED BEFORE THE NEW GARAGE IS ERECTED
8. ALL RAFTER TO TOP PLATE CONNECTIONS SHALL BE CONNECTED WITH HURRICANE CLIPS PER CITY OF CRYSTAL LAKE AMENDMENT
9. 1 X 4 COLLAR TIES SHALL BE PROVIDED @ 48" O.C. IN UPPER 1/3 OF ATTIC SPACE
10. THE USE OF NON-METALLIC SHEATHED CABLE IS PROHIBITED PER CITY OF CRYSTAL LAKE AMENDMENT
11. ALL ELECTRICAL OUTLETS IN GARAGE SHALL BE GFCI PROTECTED
12. ALL UNDERGROUND WIRING SHALL COMPLY WITH THE 2017 NEC & BE INSPECTED PRIOR TO BEING CONCEALED
13. IF MORE THAN ONE CIRCUIT IS SUPPLYING POWER TO THE GARAGE, A DISCONNECT SHALL BE INSTALLED WITH TWO GROUND RODS, 6FT APART
14. THE FOLLOWING INSPECTIONS ARE REQUIRED DURING CONSTRUCTION: FOOTING/SLAB, ELECTRIC TRENCH, ROUGH FRAMING & ELECTRIC, DRIVEWAY BASE, FINAL INSPECTION

DESIGN LOADING VALUES

ROOF: +25 PSF LIVE LOAD — WALLS: +25 PSF WIND FOR 0-29 FT. HEIGHT
CEILING: +10 PSF LIVE LOAD — +25 PSF WIND FOR 30-39 FT. HEIGHT
FLOOR: +40 PSF LIVE FOR EXTERIOR BALCONY — +30 PSF WIND FOR 40 FT. AND ABOVE
+40 PSF LIVE FOR FLOORS, DECKS, STAIRS — 90...+200 PSF WINDOW ASSIGNED UNDER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE USED AS LAP CONTINUOUS BARS IN CORNERS.
* ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM 12" 42" THICK
* ALL EXTERIOR MASONRY OR STUCCO BACKUP FRAME WALLS 4" (SAY 9) 1/2" (SAY10)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS & 2500 PSI FOR CONCRETE SLAB WORK AND EXTERIOR CONDITIONS
* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3000 PSI & BETWEEN 5% & 7% AIR ENTRAINED
* MASONRY MORTAR TO BE TYPE S.

WINDOW NOTES:

* FOR BASEMENTS, TOP OF WINDOWS 6'-0" (■6'0") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
* FOR 10'-0" PLATES, TOP OF WINDOWS 8'-1/2" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 9'-0" PLATES, TOP OF WINDOWS 8'-1/2" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 8'-0" PLATES, TOP OF WINDOWS 6'-5/8" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES
(EXAMPLE: 3'00 = 3'-0" X 4'-1" (11) AS SET WITHIN 3" OF EXISTING), EXPANDING ON NPC.
* PROVIDE (2) 2 X 12 MIN. HEADS ALL WINDOW & OPENINGS, UNLESS OTHERWISE NOTED
* PROVIDE TEMPERED SAFETY GLAZING IN ALL BEDDING WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR
* ALL EGRESS WINDOWS SHALL HAVE A MINIMUM 5 SQUARE AS FOLLOWS:
MINIMUM OPENING AREA: 5.7SQ. FEET (5.0SQ. FEET FOR GRADE FLOOR)
MINIMUM & WIDTH 20SQ. FEET (■20) WIDTH: 20" — (■20) HEIGHT: 24" — (■24) OPERATION: CASEMENT
WINDOW & DOOR TAGS: FIXED WINDOW - (■), CROSS WINDOW - (■), TEMPERED GLASS - (■)

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
* ALL INTERIOR FRAME WALL PARTITIONS = 2-1/2" (2 X 4 STUD), UNLESS OTHERWISE NOTED
* ALL EXTERIOR FRAME WALLS = 4" (3 1/2 X 5 1/2) = 1'-0" OVERALL

* ALL EXTERIOR DIMENSIONS ARE SHOWN TO EXTERIOR OF WALL SHEATHING & ALSO CONCIDES WITH EXTERIOR OF FOUNDATION (SAID DIMENSIONS ARE NEVER SHOWN TO THE FACE-CUT MASONRY VENEERS, THEY ARE OFFSETS AS A TYPE OF EXTERIOR SIDING/CLADDING)
* ALL STEEL TO BE A-36 & STRUCTURAL STEEL ADJTS TO BE A-325
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLOOR PLATE BEAMS TO BE CONNECTED WITH (√)¾" BOLTS STAGGERED @ 30" O.C. & (2) @ EACH END
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
* WALLS SHALL BE BRACED @ EACH END & 30'-0" BETWEEN PIERCES MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF (#1 COMMON), UNLESS STRUCTURE NOTED
* ALL HEADERS TO BE (2) 2 X 10 SPF (#1 COMMON), UNLESS STRUCTURE NOTED
* THE DIAMETER OF HOLES BORED INTO STUDS FOR PLUMBING OR WIRING SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER TO ANY OTHER HOLE.
* THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW SPS, APPROVED PROCEDURES
* PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS
* PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSSJOIST MANUFACTURER OR EQUIVALENT FOR MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM ENGINEERED PRIOR TO START OF FRAMING FRAMING.
* (■) = (2) 2x STUDS IN INTERIOR PARTITIONS, WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* (■) = (3) 2x STUDS IN EXTERIOR WALLS, WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ALL EXTERIOR WALLS OVER 9'-0" TALL TO BE 6" STUD WALLS, UNLESS OTHERWISE NOTED
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 8" STUD WALLS
* ALL 10 CONSTRUCTION, MATERIAL AND FINISHES USED IN EXTERIOR WALLS OVER 9'-0" IN HEIGHT, FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
* WALK BOARDS TO BE 3/4" T&G, GLUED & SCREWED
* PERBLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS
- ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OGEE AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF THE STAIR RUN
- OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS & AT FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

ELECTRICAL NOTES

* ALL OUTLETS WITHIN KITCHEN SPACES TO BE MAXIMUM 48" O.C.
* ALL OUTLETS WITHIN 2'0" OF ANY SINK OR WATER FEATURE TO BE GFI
* ALL OUTLETS IN GARAGE TO BE GFI
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED
* VERIFY THAT NO POINT ALONG ANY WALL 2'-0" OR LONGER IS MORE THAN 6'-0" HORIZONTALLY MEASURED TO AN OUTLET OR SWITCH
* PROVIDE SMOKE & CARBON MONOXIDE DETECTOR PER LOCAL CODE:
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR IN EACH FLOOR LEVEL
-(1) SMOKE DETECTOR IN EACH BEDROOM
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 10'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
* ALL OUTLETS SHALL BE AFCI FAULT PROTECTED
* ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED 6" MIN. IN FRONT OF THE TOP SHELF. SURFACE MOUNTED INCANDESCENT FIXTURES IN BULK-IN CLOSETS SHALL BE 12" MIN. IN FRONT OF TOP SHELF & SHALL BE PROTECTED BY A GLOBE OR GUARD. RECESSED FLUORESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS LESS THAN 3FEET IN WIDTH.
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN APPLIANCES, MICROWAVE, GARBAGE DISPOSALS & DISHWASHERS.
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHERS
* PROVIDE MIN. 30" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR DWELLING OF 10 ROOMS OR LESS.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR DWELLINGS OVER 10 ROOMS OR 3,000 SF.

PLUMBING NOTES:

* PROVIDE CWS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
* ALL FRAMING DRILLED FOR PLUMBING, PIPES OR DRAIN PIPES TO BE W A 2 X 4 MIN. STUD WALL
* ALL WATER LINES TO A SECOND FLOOR TO HAVE "H" MIN CHAMBERS
MAINS GROUND WATER — 3/4(NOM) 40 PVC, PEX SERIES
KELVIN GROUND WATER — 3/4 40 PVC OR EMT 90#
MAINS GROUND WATER — TYPE L COPPER, OR LEAD SOLDER
KELVIN GROUND WATER — TYPE K COPPER
* UNDERGROUND SANITARY SHALL BE 4" MIN.
* COLORED PRIMER & STAMP 'EXT' REQUIRED ON ALL PVC PIPING
* TAP SIZING OF PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH IDPC 890.1600.

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD
* PITCH ANY PROPOSED ATTIC FURNACES, PROVIDE A SINGLE-LOCK DETECTOR, PROVIDE FLOOR DRAIN WITH TRAP & AUTO SHUT OFF VALVE ON MAIN BACK UP ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
* DUCT JOINTS AND SEAMS SHALL BE SMOC INCREMENTALLY AIR TIGHT
* DUCTS SHALL BE SUPPORTED A 12'-0" MIN. INTERVALS
* PROVIDE MIN. 30" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

SCOTT P. POLEY — 001-018291 — REGISTERED ARCHITECT — STATE OF ILLINOIS — ALA ARCHITECTS BY ANSELMO, INC. — REGISTERED PROFESSIONAL ENGINEER

001-018291 — 11/30/24 — 7/16/2024
Cert. No. — Exp. — Date

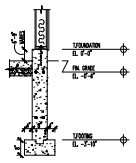
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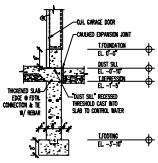
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SITE PLAN
DRAWING INDEX
GENERAL NOTES

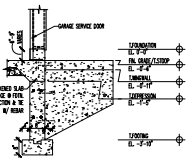
Job Number: 23336
Sheet Number: A000



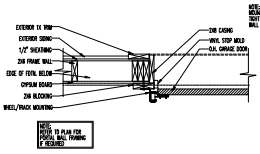
1B A101 FOUNDATION SECTION
2X6 FRAME WALL ABOVE 1/2"=1'-0"



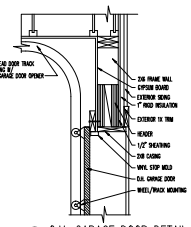
2B A101 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ GARAGE DOOR 1/2"=1'-0"



3B A101 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ SERVICE DOOR 1/2"=1'-0"



4B A101 O.H. GARAGE DOOR DETAIL
TOP VIEW 2X6 FRAME WALL 1"=1'-0"



5B A101 O.H. GARAGE DOOR DETAIL
SIDE VIEW 2X6 FRAME WALL 1"=1'-0"

WALL BRACING NOTES:

- CHORE HOUSE TO BE CONTINUOUSLY SHEATHED WITH 3/8" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS @ SHEET A201 BRACING METHOD "CS-WSP").
- "CS-WSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
- REQUIRED FASTENERS FOR "CS-WSP" = 8D COMMON NAILS SPACED 4" O.C. @ EDGE & 12" O.C. FIELD
- MINIMUM PANEL WIDTH FOR "CS-WSP" PER ADJACENT OPENING HEIGHT LISTED IN IRC TABLE
- "CS-G" = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE DOOR OPENINGS
- "CS-PF" = CONTINUOUS SHEATHED PORTAL FRAME PANEL
- "GB" = GYPSUM BOARD BRACING
- REQUIRED FASTENERS FOR "GB" (V) = 1-1/2" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- REQUIRED FASTENERS FOR "GB" (H) = 1-1/4" NAILS OR 1-1/4" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
- "ABW" = ALTERNATE BRACED WALL PANEL
- "PFH" = PORTAL FRAME @ HEADER
- "PFG" = PORTAL FRAME @ GARAGE DOOR
- "PFW" = PORTAL FRAME WITH HOLD DOWNS
- "SDW" = SIMPSON STEEL STRONG WALL
- "WSW" = SIMPSON WOOD SHEAR WALL
- SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS

NOTE: ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

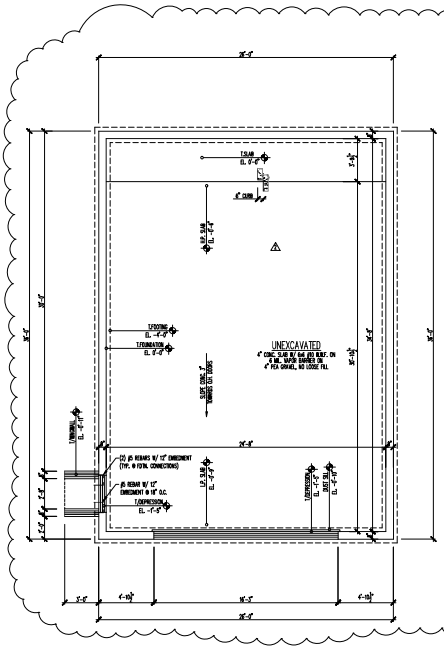
NOTE: SUPPORT OR REMOVE EXISTING STRUCTURE ABOVE AS REQUIRED, PRIOR TO ANY DEMOLITION OR REMODELING.

NOTE: FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS, RELOCATE AS NEEDED & VERIFY W/ OWNER.

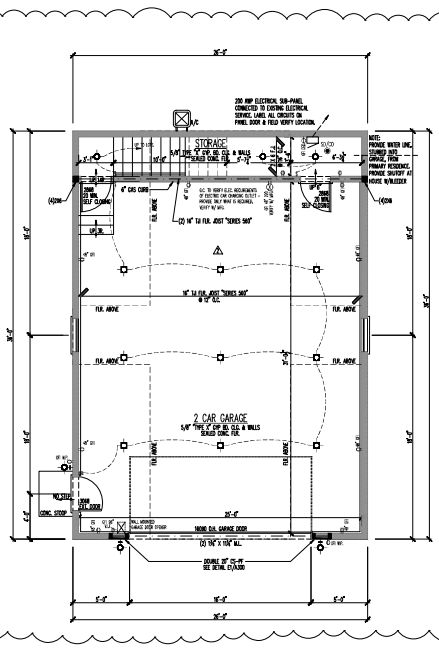
NOTE: ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN, RE-USE & RE-WIRE EXISTING AS MUCH AS POSSIBLE, VERIFY IN FIELD

NOTE: VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.

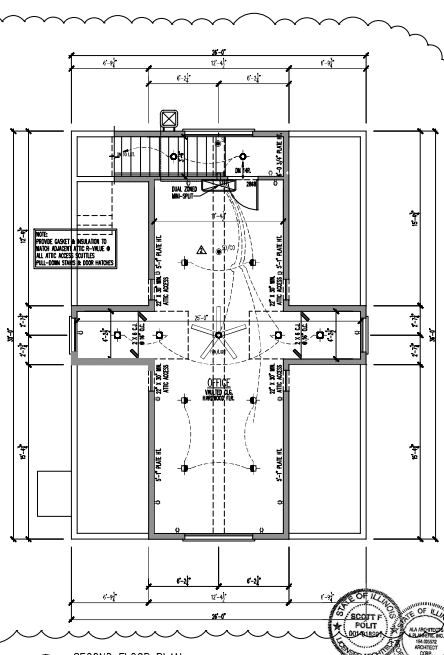
PLAN LEGEND
- UNINSULATED FRAME WALLS
- INSULATED FRAME WALLS



1D A101 FOUNDATION PLAN
1/4"=1'-0"



2D A101 FIRST FLOOR PLAN
1/4"=1'-0"



3D A101 SECOND FLOOR PLAN
1/4"=1'-0"

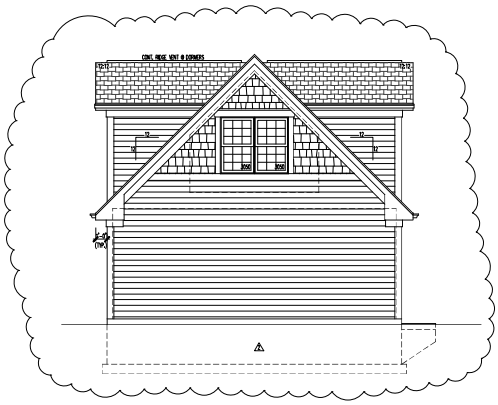
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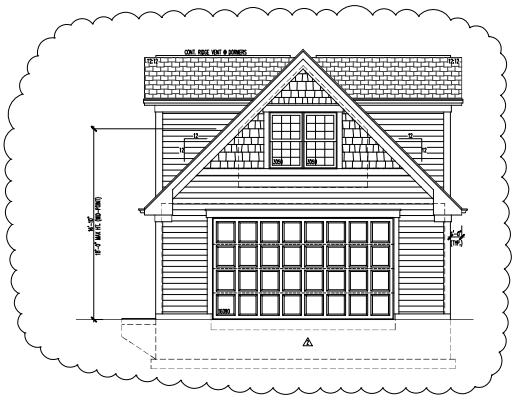
FOUNDATION PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

Job Number 23330
Sheet Number A101

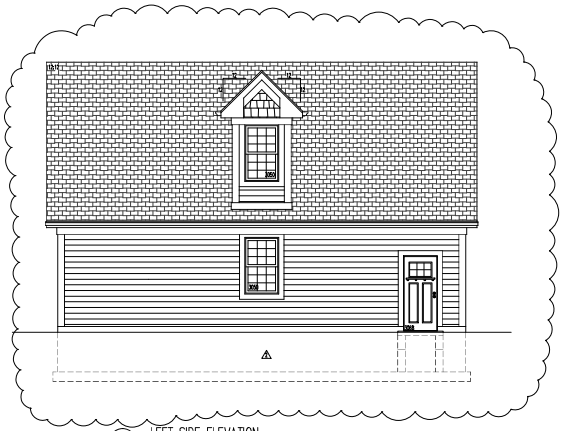
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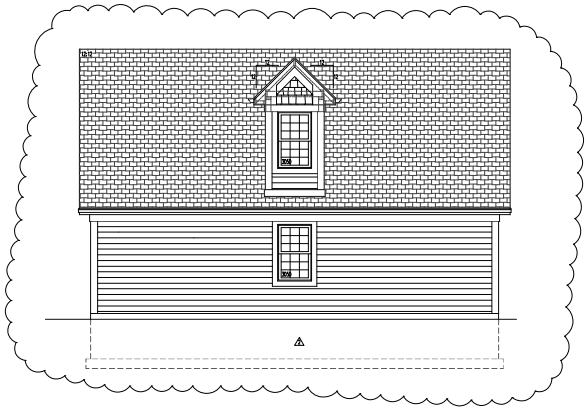
2C A200 REAR ELEVATION 1/4"=1'-0"



5C A200 FRONT ELEVATION 1/4"=1'-0"



5C A200 LEFT SIDE ELEVATION 1/4"=1'-0"



5C A200 RIGHT SIDE ELEVATION 1/4"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE WET WITHIN 2" OR EXCEEDED, EXPENDING ON MFG.

EXAMPLE: 2555 = 2'-5" X 5'-5"
EXAMPLE: 3068 = 3'-0" X 6'-8"
EXAMPLE: 180180 = 18'-0" X 8'-0"

TEMPERED GLASS = (T)
FIXED WINDOW = (F)
EGRESS WINDOW = (E)
EGRESS WINDOW BREAKDOWN =
MIN. CLEAR OPEN AREA OF 5.7 SF.
MIN. CLEAR OPEN WIDTH OF 20"
MIN. CLEAR OPEN HEIGHT OF 24"
MAX. SILL HEIGHT OF 44"

REMODELING & ADDITION NOTES

* WHEN ADDING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IS FELT PRIOR TO PURCHASE OF ENCLOSING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
* ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE, VERIFY LOCATION WITH PLANS AND OWNER.

SCOTT F. POLIT 001-018291 LICENSED ARCHITECT

STATE OF ILLINOIS ILA ARCHITECTS & PLANNERS INC. 184.006218 ARCHITECT CORP. PROFESSIONAL DESIGN FIRM

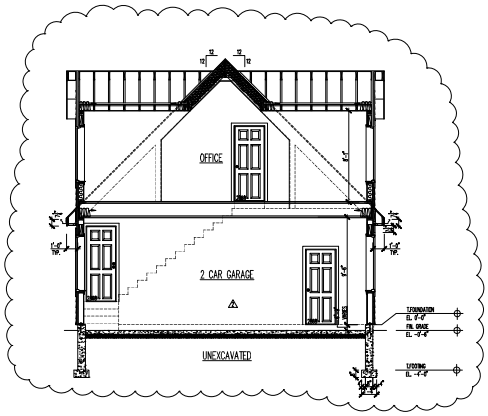
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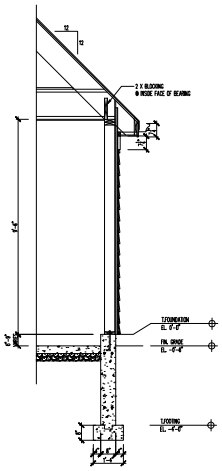
FRONT ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

Job Number 23330
Sheet Number A200



1C / A300 BUILDING SECTION

1/4"=1'-0"



4C / A300 WALL SECTION

1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS

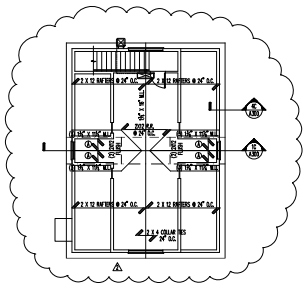
TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 3'-0" PAST INTERIOR FACE OF EXTERIOR WALL
PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2x12, 3x12, 4x12 PITCHES)
1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING
(SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN DORMERS W/
(R-38.5) 5-1/2" CLOSED CELL SPRAY FOAM @ EAVES
(R-49) 7" CLOSED CELL SPRAY FOAM INSULATION IN VAULTS
1 X FASCIA PER ELEVATIONS
LP. SMARTSIDE SOFFITS W/ CONTINUOUS VENTS
1 X FASCIA BD. PER ELEVATIONS
4" AIR BAFFLES @ DORMERS
5/8" GYP. BD. AT CEILING

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS (MATCH EXISTING)
TYVEK OR EQUAL HOUSE WRAP
1/2" CONTINUOUS A/TYVEK SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1" (R-5) RIGID FOAM INSULATION
5/8" GYP. BD. @ OFFICE
5/8" "TYPE X" FIRE CODE GYP. BD. @ OFFICE

TYPICAL FLOOR CONSTRUCTION
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (TYP)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS
(R-49) BATT INSULATION W/ VAPOR BARRIER IN FLOOR
5/8" "TYPE X" FIRE CODE GYP. BD. @ GARAGE CEILING

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION
TR. 2 X 6 SILL PLATE SET IN SILL SEALER
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. INTO C.C. MIX, AND 7" MIN. FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

CONCRETE WALLS WITH FRAME WALL ABOVE:
8" CONC. WALL W/(1)# REBAND TOP AND BOTTOM
8" x 16" CONC. FOOTING W/ 1-1/2" T. 2-1/2" (DIA STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING



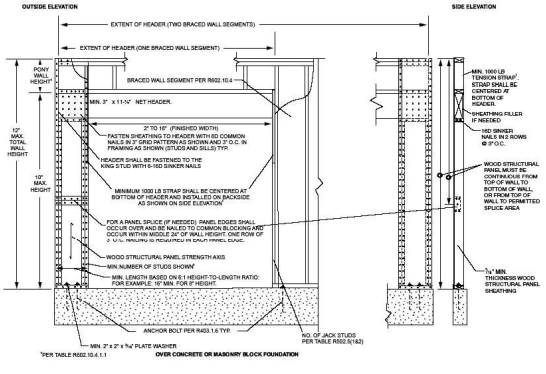
ROOF STRUCTURAL SPECIFICATIONS		NOTES
(A) = 2 X 6 RAFTERS @16" O.C.	(1) = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
(B) = 2 X 8 RAFTERS @16" O.C.	(2) = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
(C) = 2 X 10 RAFTERS @16" O.C.	(3) = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS NEED IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
(D) = 2 X 12 RAFTERS @16" O.C.	(4) = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(E) = 2 X 4 CEILING JOISTS @16" O.C.	(5) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
(F) = 2 X 6 CEILING JOISTS @16" O.C.	(6) = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	
(G) = 2 X 10 CEILING JOISTS @16" O.C.	(7) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	PROVIDE SIMPSON "H2.5A" HURRICANE CLIPS @ EACH RAFTER
(H) = 2 X 12 CEILING JOISTS @16" O.C.		

ML = 1 3/4" LSE MICRALLAM I.S.
TL = 1 3/4" LSE TIMBERSTRAND LSL
■ = CSDN WALT UP POST – BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"

DB = OVER BUILD
EA = EXTENDED RIDGE
UB = UNDER BUILD
CC = CHECK TRUSS
DR = DOUBLE RAFTER
EX = EXTENDED VALLEY
EA = EXTENDED HIP

6C / A300 ROOF PLAN & STRUCTURAL NOTES

1/8"=1'-0"



1E / A300 IRC PORTAL DETAIL

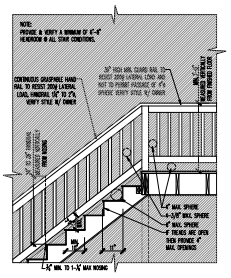
IRC: CS-PF [CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION]

NO SCALE

NOTE:
OPENINGS SHALL NOT ALLOW THE NOTED SPHERE SIZE TO PASS THRU.

NOTE:
THE DETAILS AND SECTIONS SHOWN ARE FOR REFERENCE ONLY. PROVIDED TO AID IN THE CONSTRUCTION IN STANDARD AND OPTIONAL CONDITIONS. SEE PLANS FOR SPECIFICS AND ACTUAL CONSTRUCTION DETAILS.

NOTE:
ACTUAL STAIR LAYOUT PER PLANS. DIAGRAM SHOWS GUARDRAIL, HANDRAIL, HEADROOM, ETC. SPECIFICATIONS NOT FOR STAIR RUN CONSTRUCTION. INSTALL THRU STRINGER IF TREADS ARE MORE THAN 3'-0" WIDE. PROVIDE HANDRAIL WITH STAIR RUNS WITH 4 RISERS OR MORE.



4E / A300 TYPICAL STAIR & RAIL DETAIL

1/2"=1'-0"

STATE OF ILLINOIS — SCOTT P. POLIT — 001-018291 — PROFESSIONAL ENGINEER

U.S. ARCHITECTS REGISTRATION BOARD — ARCHITECT — PROFESSIONAL DESIGN FIRM

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CRYSTAL LAKE, IL 60014

ROOF PLAN & STRUCTURAL NOTES
WALL SECTION
BUILDING SECTION
CONSTRUCTION SPECIFICATIONS
TYPICAL DETAIL

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Job Number 23330
Sheet Number A300
File Name 23330.00

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: December 17, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variation from Articles 3-200 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet

Tom Flynn, petitioner
45 N. Virginia Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Variation at 45 N. Virginia Street

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

Background:

- Request: The petitioner is requesting a variation to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.
- Land Use: The Comprehensive Land Use map shows the area as Office which is an appropriate land use designation.
- Zoning: The site is zoned Office.
- The petitioner is requesting a variation to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.
- The property is improved with an existing office building. The building has a stairwell to access the basement level. The variation is needed to add a roof to the stairwell.

PZC Highlights:

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

- The PZC was supportive of the proposed improvement.
- The PZC found that the petition met the Findings of Facts.

The Planning and Zoning Commission recommended **approval (6-0)** 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 (Flynn, received 11/05/2024)
   B. Plat of Survey with mark-up (received 11/05/2024)

2. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

Votes Required to Pass: A simple majority vote

PIQ

45 N Virginia St



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A VARIATION TO ALLOW A COVERED ROOF OVER EXISTING STAIRS TO ENCROACH 5 FEET INTO THE 10-FOOT SIDE YARD SETBACK AT 45 N VIRGINIA STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-203) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a variation from Articles 3-200 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet at 45 N. Virginia Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 19, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 4, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variation; and

WHEREAS, on December 4, 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 Variation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation 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 variation from Articles 3-200 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet at 45 N. Virginia Street (14-31-479-001), Crystal Lake, Illinois is hereby approved.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Flynn, received 11/05/2024)
   B. Plat of Survey with mark-up (received 11/05/2024)

2. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

Draft

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake be amended to show the issuance of a Variation in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 17th day of December, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: December 17, 2024
Approved: December 17, 2024

Draft

#2024-203
45 N. Virginia St. – Variation
Project Review for Planning and Zoning Commission

Meeting Date:	December 4, 2024
Request:	A variation from Articles 3-200 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.
Location:	45 N. Virginia Street
Existing Zoning:	O – Office
Surrounding Properties:	North: O – Office & R-1 Single-Family Residential South: O – Office East: O – Office West: O – Office
Staff Contact:	Elizabeth Maxwell (815.356.3738)

Background:

- Existing Use: The subject property is an office building.
- UDO Requirements: The Office zoning district requires a 10-foot side yard setback for the principal structure.

Development Analysis:

General:

- Request: The petitioner is requesting a variation to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.
- Land Use: The Comprehensive Land Use map shows the area as Office which is an appropriate land use designation.
- Zoning: The site is zoned Office.

Request Overview:

- The petitioner is requesting a variation to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.
- The property is improved with an existing office building. The building has a stairwell to access the basement level. The variation is needed to add a roof to the stairwell.

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Office, which allows for existing and future office uses. The following goal is applicable to this request:

Land Use - Office
Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.

Providing jobs for residents and members of the surrounding communities is critical to establishing a healthy daytime population, promoting a live, work, play environment and encouraging a skilled workforce.
This can be accomplished with the following supporting action:

Supporting Action: Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

Findings of Fact:
ZONING ORDINANCE VARIATION
The petitioner is requesting a variation from Articles 3-200B.1 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property.

To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

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

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

   ☒ *Meets* ☐ *Does not meet*

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

   ☒ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

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

☒ *Meets* ☐ *Does not meet*

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

☒ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☒ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☒ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Flynn, received 11/05/2024)
   B. Plat of Survey with mark-up (received 11/05/2024)

2. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # _____

RECEIVED
NOV 04 2024
By VWpm

Project Title: _____

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- X Variation
- ___ Other

Petitioner Information

Name: Tom Flynn
Address: 71 W. Paddock St.
Crystal Lake, IL 60014
Phone: [redacted]
Fax: _____
E-mail: [redacted]

Owner Information (if different)

Name: Tom Neis
Address: 45 N. Virginia St.
Crystal Lake IL. 60014
Phone: 815 482 6768
Fax: _____
E-mail: Tom@neisinsurance.com

Property Information

Project Description: Add roof over existing basement stair well.

Project Address/Location: 45 N. Virginia St. C.L.

PIN Number(s): 14-31-479-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Tom Flynn Tom Fly Nov. 4, 2024

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Thomas J. Mees Nov. 4 2024

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 4, 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, Mason, Skluzacek, Smith, and Teetsov were present. Ms. Repholz was 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.

2024-203 – 45 N. VIRGINIA STREET – VARIATION

Variation from Articles 3-200 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.

Mr. Tom Flynn, of Woodridge Homes, was present to represent the petition. He was contacted by Neis Insurance to fix a water issue in the basement. He explained that the drain is clogged with leaves and the drain backs up. They need to cover the stairs to block debris from falling down and blocking the drain. The stairs are in the setback so the roof covering needs a variation.
Mr. Greenman opened the public hearing. There being no one who wanted to speak, he closed the public hearing.

Mr. Gronow said this is the best solution to keep drain working.

Mr. Smith asked if ground water would get into the stairwell. Mr. Flynn said there is a concrete wall for the stairwell so no water flows directly to the drain.

Mr. Skluzacek asked about reusing the fence. Mr. Flynn said yes they will try to reuse the fencing between the new posts.

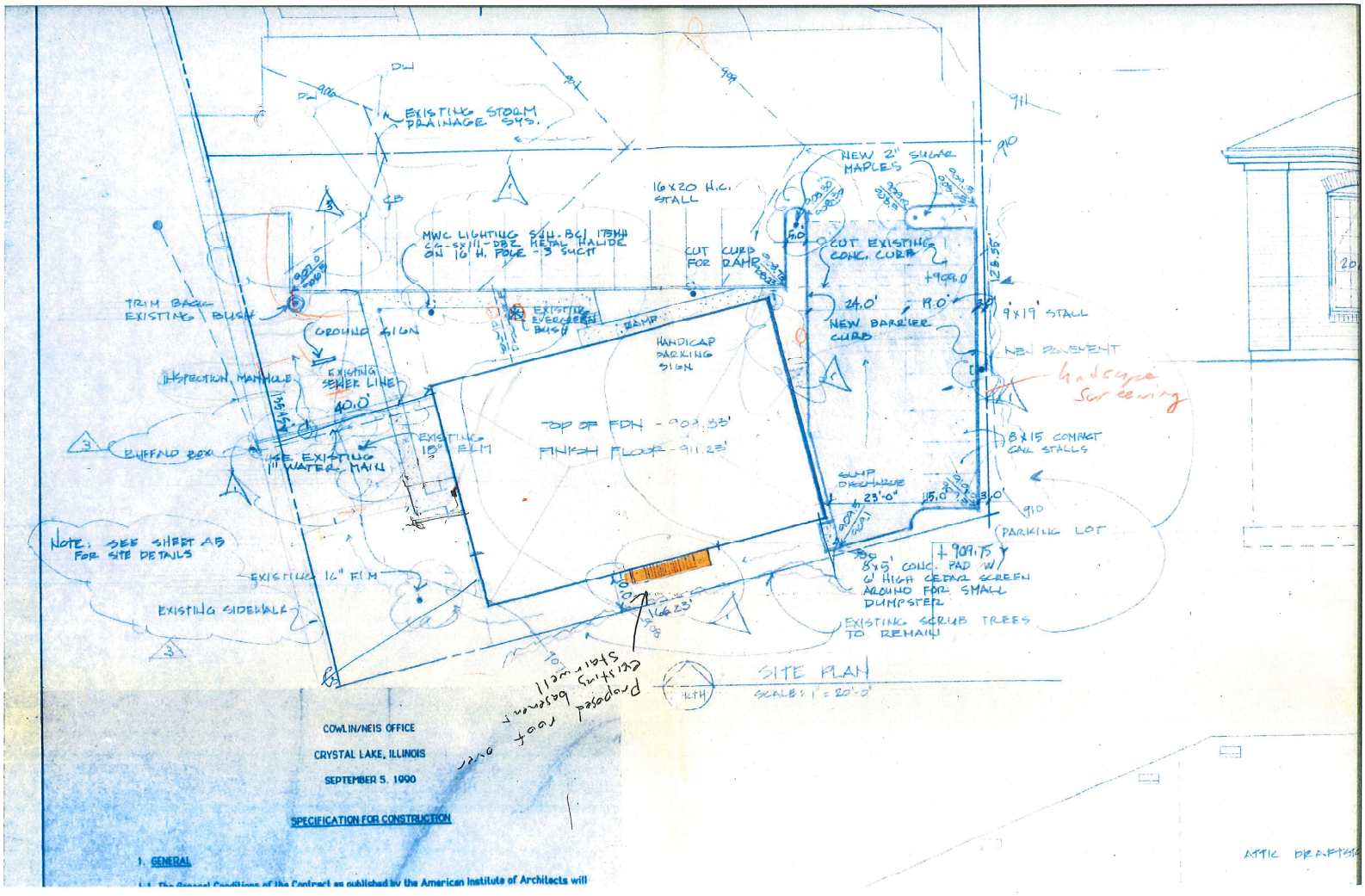
Mr. Greenman said he found this met the Findings of Fact.

Mr. Gronow made a motion to approve a variation from Articles 3-200 to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet with the following conditions:

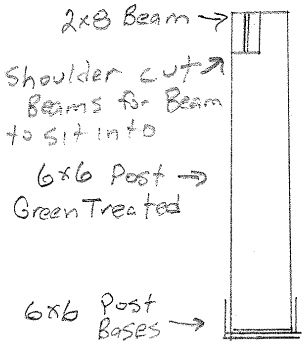
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Flynn, received 11/05/2024)
   B. Plat of Survey with mark-up (received 11/05/2024)

2. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

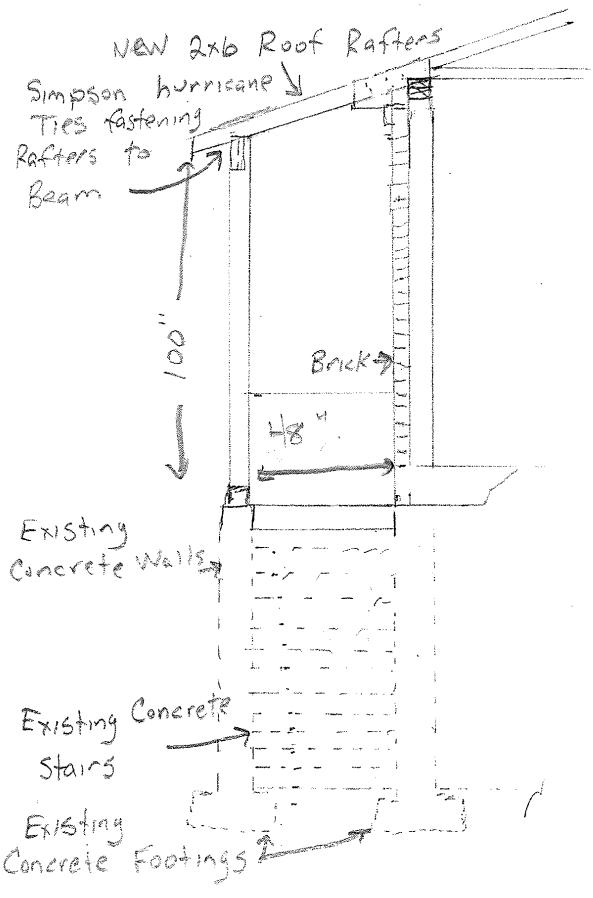
Ms. Mason seconded the motion. On roll call vote Members, Greenman, Gronow, Mason, Skluzacek, Smith, and Teetsov voted aye. Motion passed.

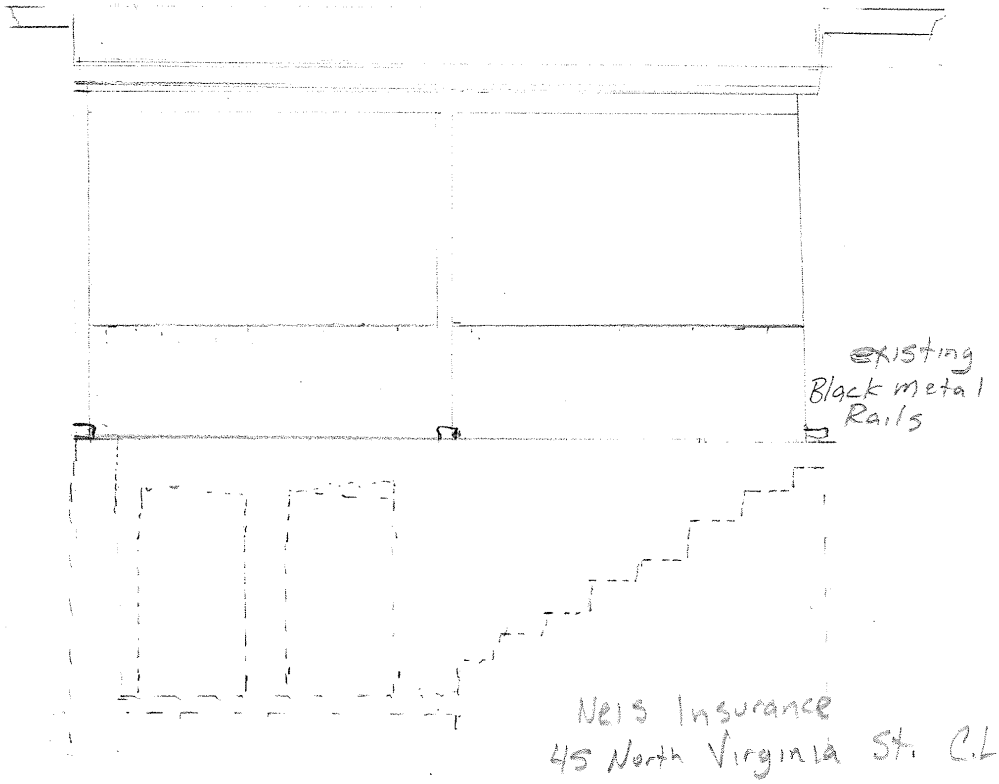

EXISTING STORM DRAINAGE SYS.
16'x20' H.C. STALL
NEW 2" SUGAR MAPLES
MWC LIGHTING S/H-B6/ 175HH CC-SX11-DBZ METAL HALIDE ON 16' H. POLE - 3 SHCTT
CUT CURB FOR RAMP
CUT EXISTING CONC. CURB
TRIM BACK EXISTING BUSH
EXISTING EVERGREEN BUSH
RAMP
GROUND SIGN
HANDICAP PARKING SIGN
24.0'
19.0'
9'x19' STALL
NEW BARRIER CURB
NEW PAVEMENT
landscape screening
INSPECTION MANHOLE
EXISTING SEWER LINE
40.0'
TOP OF FDN - 909.33'
FINISH FLOOR - 911.23'
BUFFALO BOX
EXISTING 18" ELM
8'x15' COMPACT CAR STALLS
SLOPE DISCHARGE
23'-0"
15.0'
3.0'
PARKING LOT
NOTE: SEE SHEET A5 FOR SITE DETAILS
EXISTING 16" ELM
EXISTING SIDEWALK
8'x5' CONC. PAD W/ 6' HIGH CEDAR SCREEN AROUND FOR SMALL DUMPSTER
EXISTING SCRUB TREES TO REMAIN
SITE PLAN
SCALE: 1" = 20'-0"
COWLIN/NEIS OFFICE
CRYSTAL LAKE, ILLINOIS
SEPTEMBER 5, 1990
SPECIFICATION FOR CONSTRUCTION
1. GENERAL
ATTIC DRAFTS

New roof rafters will be sistered to existing 2x4 Roof Trusses



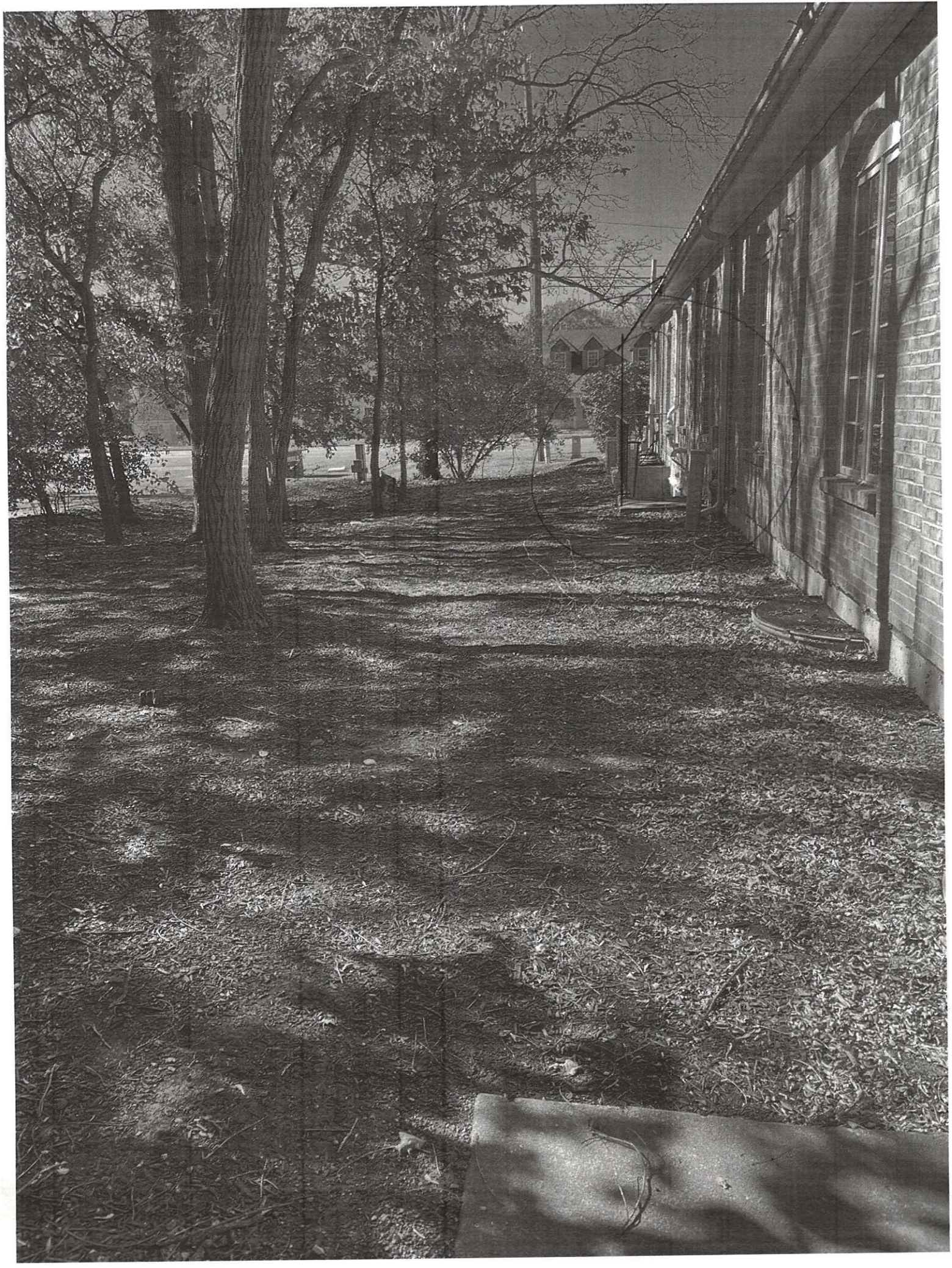
Post Detail





Nels Insurance
45 North Virginia St. C.L.


existing
Light



Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: December 17, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback

Todd Larsen, petitioner
101 W. Terra Cotta Avenue

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Variation for Lee Jensen at 101 W. Terra Cotta Avenue

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

Background:

- Request: The petitioner is requesting a variation to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback.
- Land Use: The Comprehensive Land Use map shows the area as Industry, which is an appropriate land use designation.
- Zoning: The site is zoned Manufacturing.
- The new fence will further increase the outside storage area. The new fence will extend towards Route 176 and encroach into the 40-foot setback.

PZC Highlights:

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

- The PZC asked about the existing fencing for both security and screening.
- The PZC found that the petition met the Findings of Facts.

The Planning and Zoning Commission recommended **approval (6-0)** 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 (Jensen, dated 10/09/2024)

B. Plat of Survey with mark-up (Received 10/22/2024)

2. The proposed fencing will include a fabric lining where landscaping is not present to screen the outdoor storage area.

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

4. **Any further fence improvement shall match the illustrated 6-foot chain link with fabric. (Added by the PZC)**

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Fence Variations, 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: Todd Jensen Date: 12/9/24
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jensen, dated 10/09/2024)
   B. Plat of Survey with mark-up (Received 10/22/2024)

2. The proposed fencing will include a fabric lining where landscaping is not present to screen the outdoor storage area.

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

4. Any further fence improvements shall match the illustrated 6-foot chain link with fabric.

PIQ

101 W. Terra Cotta Ave



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A VARIATION TO ALLOW A SIX-FOOT FENCE TO ENCROACH 25 FEET INTO THE REQUIRED 40-FOOT FRONT YARD SETBACK AT 101 W. TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-193) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback at 101 W. Terra Cotta Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 16, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 4, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variation; and

WHEREAS, on December 4, 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 Variation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation 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 A variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback at 101 W. Terra Cotta Avenue (14-32-402-012, 14-32-402-002), Crystal Lake, Illinois is hereby approved.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jensen, dated 10/09/2024)
   B. Plat of Survey with mark-up (Received 10/22/2024)

2. The proposed fencing will include a fabric lining where landscaping is not present to screen the outdoor storage area.

Draft

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

4. Any further fence improvement shall match the illustrated 6-foot chain link with fabric.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake be amended to show the issuance of a Variation in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 17th day of December, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: December 17, 2024
Approved: December 17, 2024

Draft

#2024-193
101 W. Terra Cotta Ave (Lee Jensen) – Variation
Project Review for Planning and Zoning Commission

Meeting Date:	December 4, 2024
Request:	A variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback.
Location:	101 W. Terra Cotta Ave.
Existing Zoning:	M – Manufacturing
Surrounding Properties:	North: M – Manufacturing & B-2 General Commercial South: M – Manufacturing East: M – Manufacturing West: R-3B – Multi-Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3738)

Background:

- Existing Use: The subject property is an industrial building with outdoor storage.
- UDO Requirements: Properties along Route 176 (Terra Cotta Avenue) are subject to increased setback requirements. Therefore, the setback requirement for a six-foot fence is 40 feet.

Development Analysis:

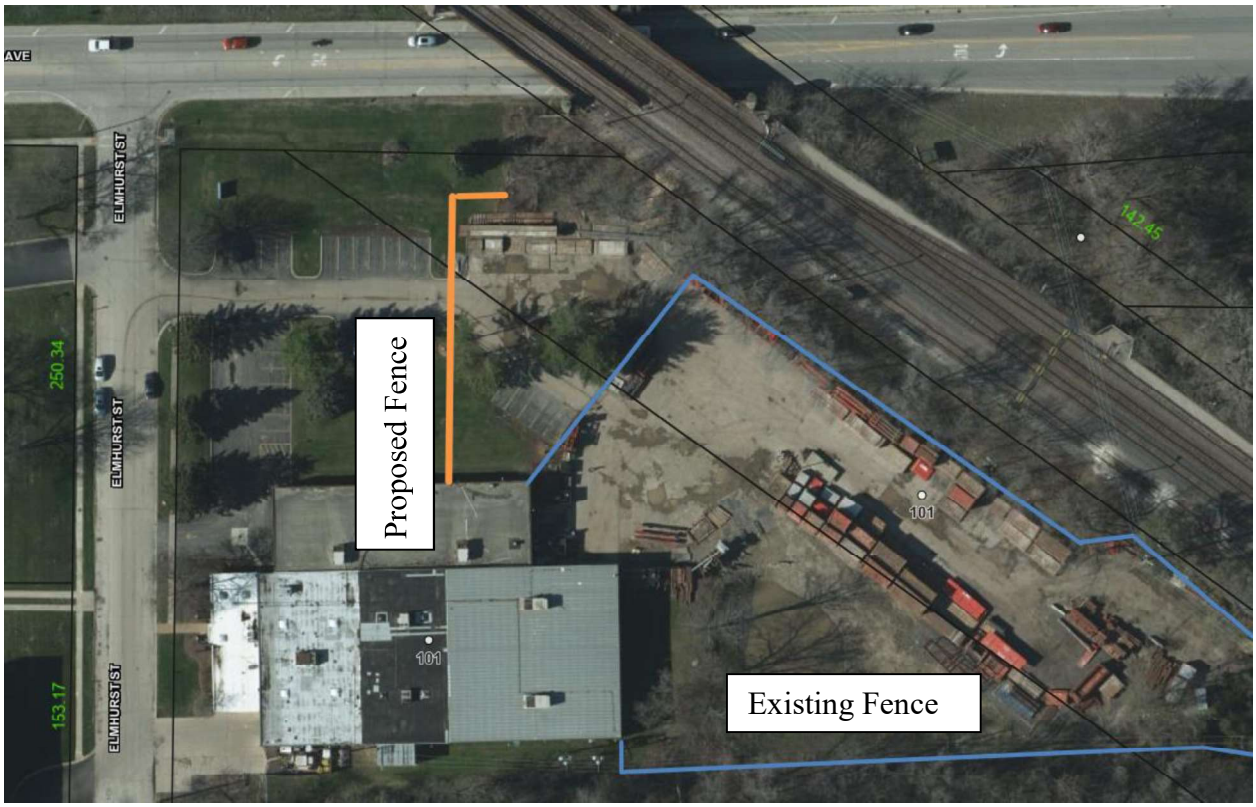
General:

- Request: The petitioner is requesting a variation to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback.
- Land Use: The Comprehensive Land Use map shows the area as Industry, which is an appropriate land use designation.
- Zoning: The site is zoned Manufacturing.

Request Overview:

- The petitioner is requesting a variation to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback.
- There is an existing chain link fence around the outdoor storage area for the property. The new fence would extend the existing fence.

- The proposed fence would be approximately 60 feet from the back of curb of Route 176.
- There is existing vegetation along the railroad tracks that screens the area.



Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and commercial recreation uses. The following goals are applicable to this request:

Land Use – Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

This can be accomplished with the following supporting actions:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting actions:

Supporting Action: Continue to solicit businesses in the City's strongest growth sectors.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property.

To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

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

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

   ☒ *Meets* ☐ *Does not meet*

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

   ☒ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

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

   ☒ *Meets* ☐ *Does not meet*

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

   ☒ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

   ☒ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to

adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☒ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jensen, dated 10/09/2024)
   B. Plat of Survey with mark-up (Received 10/22/2024)

2. The proposed fencing will include a fabric lining where landscaping is not present to screen the outdoor storage area.

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

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: Christine Jensen

Address: 101 W. Terra Cotta Avenue Crystal Lake, IL 60014

Phone: 815-459-0929

E-mail: enystrom@leejensensales.com

Project Name & Description: 6' Fence installation attached to locking gate on Lot 1 - 14-32-402-002

6' Fence to extend from the gate 35' north, cornering 90 degrees and extending 33' east to edge of woods. The fence would be situated 60' from edge of Route 176 and 15' in from the lot line.

Project Address/Location: 101 W. Terra Cotta Avenue Crystal Lake IL 60014

Signature

CHRISTINE L. JENSEN Christine L Jensen 10-9-24

Owner: Print and Sign name 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.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Lee Jensen Sales Company, Inc. fence project

Action Requested

___ Annexation	___ Preliminary PUD
___ Comprehensive Plan Amendment	___ Preliminary Plat of Subdivision
___ Conceptual PUD Review	___ Rezoning
___ Final PUD	X Special Use Permit
___ Final PUD Amendment	X Variation
___ Final Plat of Subdivision	___ Other

Petitioner Information

Name: Eric Nystrom - Lee Jensen Sales Company

Address: 101 W. Terra Cotta Avenue

Crystal Lake, IL 60014

Phone: 815-459-0929

Fax: 815-459-6458

E-mail: enystrom@leejensensales.com

Owner Information (if different)

Name: Christine Jensen

Address: 101 W. Terra Cotta Ave.

Crystal Lake, IL 60014

Phone: 815-459-0929

Fax: 815-459-6458

E-mail: enystrom@leejensensales.com

Property Information

Project Description: 6' Fence installation attached to locking gate on Lot 1 - 14-32-402-002

6' Fence to extend from the gate 35' north, cornering 90 degrees and extending 33' east to edge of woods. The fence would be situated 60' from edge of Route 176 and 15' in from the lot line. A variance to the existing code would be required to properly secure the site from frequent trespassers. Also our site can be classified as an attractive nuisance for children as it features many conditions that may attract children and pose a danger to them. See supporting documents and photos.

Project Address/Location: 101 W. Terra Cotta Avenue Crystal Lake IL

PIN Number(s): Lot 1 - 14-32-402-002

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: Northwest Cedar Products northwestcedarproducts@gmail.com or 815-688-6697

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____ 10/9/2024

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

CHRISTINE L JENSEN _____ 10-9-24

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Good afternoon,

We respectfully request a variance to the code that requires fencing to be only 3' tall and that fencing be 30' from the lot line on the north side of the property. We wish to install a 6-foot chain link fence from the corners of the gate that crosses our lot extending south to the building wall and north 35' from the gate, 15' off the lot line. Then cornering 90 degrees and extending 33' east to where the woods begin to house our construction equipment and deter trespassing *(see example photo 1)*. We would like to do this for the following reasons:

1. Our site can be considered an attractive nuisance as it features conditions that might attract children and pose a danger to them. This doctrine acknowledges that trespassing children may be enticed by construction equipment with safety hazards because they lack the judgement to comprehend the inherent risks. Our company could be held liable for the safety of trespassing children *(see documents 1 and 2)*. We have large steel beams and metal plates they could climb on, trucks, a forklift, and flammable chemicals including a diesel fuel pump. We also have a retention pond that a child could drown in. A six-foot fence with a locked gate housing our equipment would deter children from trespassing and protect them from harm.

2. Falls and accidental impacts are the leading cause of injury in children. The top 5 causes and risk factors associated with childhood injuries are listed as: *(see document 5)*
    1. Single Parent Households
    2. Low Socioeconomic Status
    3. Unsafe Environments (like our site)
    4. Lack of Parental Supervision
    5. Age, Race and Gender of child

    The apartments across the street from our site are classified as low-income housing. These apartments have many single parent families of various minority races living there. We often see unattended children and teens playing in the streets and cutting through our lot. Our site has many things a child could fall from or on, run into, get trapped in or under, or cut themselves on.

3. Objects on our site can cause injury to all age trespassers from 3 of the top "fatal four" accidents that happen on construction sites including: #1 Falls, #2 Being struck by an object in the yard, and #4 Getting caught in, under, or between objects in our yard. While we may not be liable for trespassing adults, we are liable for the children, and we do have a moral obligation to our community to protect our neighbors from harm. *(see document 3)*.

4. A six-foot-high fence with signage is repeatedly recommended to deter trespassers from construction areas and protect trespassers, especially children, from harm *(see documents -4)*.

5. Our site is frequently trespassed by adults living in the housing across the street. They have stolen our property, and frequently use our site as a place to drink alcohol and do drugs. We find empty alcohol containers, needles, spoons, and various used drug paraphernalia in our lot and under our trees regularly. This activity poses a safety hazard to our staff as well as the aforementioned children that can see our site as a playground. A six-foot fence would deter all trespassers from illegal activity on our site and keep our staff, our property, and our neighbors safer *(see attached photos)*.

Regards,
Eric Nystrom, Operations Manager
Lee Jensen Sales Company, Inc.
101 W. Terra Cotta Ave. Crystal Lake, IL 60014 (815) 459-0929

Document 1

In the know

SCHILL INSURANCE

CONSTRUCTION SITES & ATTRACTIVE NUISANCES

Attractive nuisances are man-made conditions on your property, vacant site or active site that draw trespassers after hours. If children trespass onsite due to these conditions, the general contractor on the site can be held liable for any injuries they sustain.

Construction sites have an abundance of attractive nuisance hazards, especially for children, including unstable walls and surfaces to climb, heavy equipment to play on and man-made ditches that could present a falling hazard. You have the power to prevent – or attempt to prevent – entrance onto your property and discourage young trespassers from getting hurt.

If you have any reason to believe that children might trespass onto your construction site, treat the problem with the highest gravity. Doing nothing to prevent the entry or injury of trespassers creates a serious risk for anyone that may enter and liability for your company.

Liability of the Owner

Even though you may not own the property, if you are working on a site, you are responsible for taking steps to ensure that anyone who enters, whether welcome or unwelcome, stays safe from injury. While warning signs are an excellent start, many children may not be able to read them, so it is important to find additional ways of protecting your worksite. Ensure that gates are secured and fences cannot be climbed easily. Adequately cover or protect any ditches, walls or other man-made physical features that might present a hazard. Your plan to protect from injury may also consist of placing sturdy fencing around hazardous areas and placing warning or "No Trespassing" signs. In addition, all safety equipment, such as hard hats, respirators and safety clothing, should be stored and locked at the end of each shift to avoid trespasser tampering.

Hazards abound for children trespassing on construction sites. You are responsible for taking steps to protect visitors from injury.

Keeping Up the Premises

Contractors are also liable for the maintenance and security that the property needs so that it remains safe for all visitors. This includes the following:

- Fixing cracks or gaps in walkways to avoid slip and fall dangers.
- Locking all tools, equipment and chemicals away from the public.
- Ensuring that employees can conduct work duties without the risk of injury.
- Hanging flood lights in areas with low visibility.
- Taking steps to install wireless electronic alarms or security doors and screens.
- Installing rescue equipment.

In attractive nuisance cases, negligence means that the contractor was aware that someone could be injured on the property and did nothing to prevent it. If you take all necessary precautions to prevent injury on site, you are less likely to be found negligent in an occupiers liability suit.

Document 2

When can you be sued for child injuries at your construction site?

On Behalf of Holden P.C. | Jul 15, 2024 | Premises & Product Liability

If you are a property owner of an ongoing construction project, you are likely aware that construction sites are inherently risky environments. The presence of uneven surfaces, heavy machinery and ongoing work can create numerous safety hazards for workers and the surrounding community.

It can help you to understand your potential liability in the event of an injury at your construction site. You may wonder if you may face legal trouble if a child gets injured, even if your construction site is not classified as an attractive nuisance, for example.

What is premises liability?

As the owner of an ongoing construction project, you are legally responsible for minimizing safety hazards for individuals who may enter your construction site. However, you are only held responsible for the safety of visitors, depending on their legal status.

For example, you're generally not responsible for the safety of trespassers, but this does not mean you should intentionally cause them harm. That said, there's a caveat: you are held responsible for the safety of trespassing children. Suppose they sustain injuries at your construction site due to hidden dangers; the kids' parents can take legal action against you.

What is an attractive nuisance?

Your construction site can be classified as an attractive nuisance if it features conditions that might attract children and pose a danger to them. This doctrine acknowledges that trespassing children may be enticed by a construction site with safety hazards because they lack the judgment to comprehend the inherent risks. Examples of these attractive safety hazards may include:

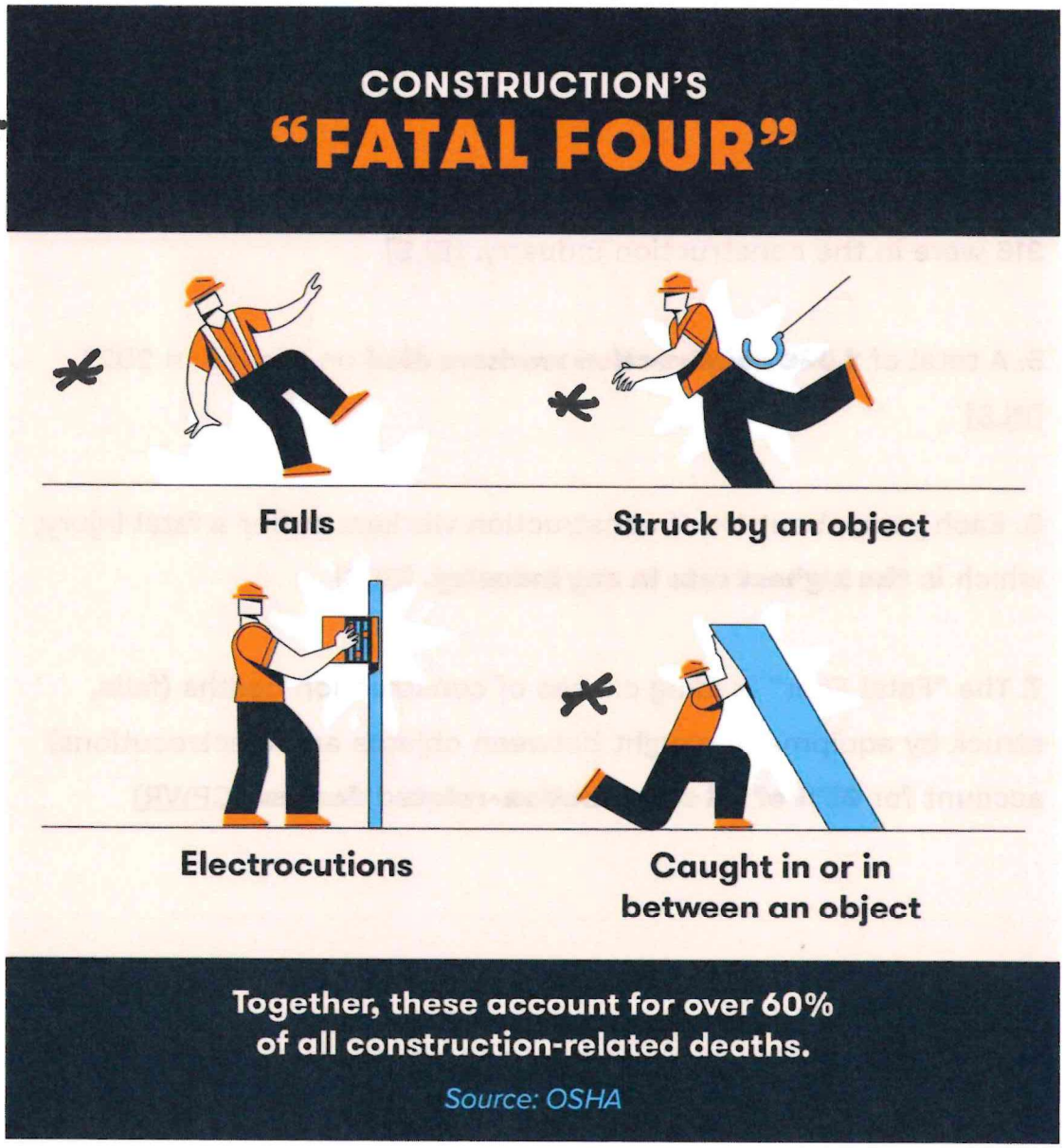
- An incomplete swimming pool that isn't barricaded

- An abandoned construction project that is accessible to the public
- Accessible construction machinery that appears to be a playground

To help ensure that your construction site isn't an attractive nuisance, it can help to take extra precautions to secure these hazards to prevent children from accessing them and getting injured. It's crucial to remember that even if the attractive nuisance doctrine doesn't apply, your general duty of care for all visitors, including trespassing children, might still lead to liability in a construction site injury case.

Suppose a trespassing child gets injured at your construction site; you might be overwhelmed by guilt and the worry of the legal trouble you may face. In such a situation, seeking appropriate legal feedback can clarify your situation.

Document 3



8. Falls, slips and trips are the **leading cause of death in construction**—of the 1,056 construction worker deaths in 2022, 423 were due to falls, slips or trips. [BLS]

9. Fatalities from falls, slips and trips in construction **increased by 1.8% in 2022.** [BLS]

10. Transportation incidents are the **second leading cause of work-related death** in construction. [BLS]

11. Struck-by incidents are responsible for **15.4% of work-related deaths** in construction. [CDC]

Understanding the Risks: Why Trespassing on Construction Sites is Dangerous

- Annually, hundreds of injuries and sometimes even fatalities occur among trespassers on construction sites.
- One of the most significant dangers on construction sites is the risk of falls from height, while idle mobile plant equipment also poses a risk, potentially even enticing people to trespass.
- Whether it's urban explorers seeking adrenaline-fueled adventures, children viewing construction sites as playgrounds, or individuals taking shortcuts through restricted areas, trespassers often expose themselves to perilous conditions.
- The allure of social media, where urban exploration profiles showcase daring escapades, further fuels this risky behaviour.
- Every year, there are hundreds of cases of trespassers being injured on construction sites and despite those injured parties trespassing, the landowner can find themselves in court facing charges.

Preventing Trespassing and Mitigating Risks

Preventing trespassing on construction sites requires a multi-pronged approach that addresses both physical barriers and behavioural factors. Here are some approaches to consider:

1. **Securing the Perimeter** – Erecting sturdy fences, installing warning signs, and employing security personnel can help deter trespassers from entering construction sites.
2. **Educating the Community** – Engaging with local communities and schools to raise awareness about the dangers of trespassing on construction sites can help prevent unauthorised access.
3. **Enhancing Surveillance** – Using CCTV cameras and motion sensors can aid in monitoring and detecting trespassers, enabling prompt intervention by security personnel.
4. **Implementing Access Controls** – Restricting access points and implementing access control measures, such as gates with electronic locks, can limit unauthorised entry.
5. **Regular Site Inspections** – Conducting regular inspections of the construction site to identify and address potential hazards can help mitigate risks for both workers and trespassers.

Minimising Falls from Height: A Key Priority

Falls from height are a leading cause of serious injury and fatalities in the construction industry. To prevent such incidents, it is essential to implement robust safety measures, including:

- Providing adequate guardrails, safety nets, and personal fall protection equipment for workers, as well as visitors – both invited and uninvited.

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ACCEPT

Document 5

Most Common Childhood Injuries

Most children are injured at some point in childhood, whether through play or accidents. Below are the seven most common childhood injuries.

1. **Falls:** A pediatric study found that falls are the most common cause of injury, with 8,000 kids treated in U.S. emergency rooms daily [2]. While most children recover quickly, this can also lead to fractures, soft tissue injuries, and head injuries.
2. **Accidental impacts:** Accidental impacts, such as walking into a wall, being hit by a falling object, getting bumped into during sports, or getting pinned underneath a fallen appliance, are very common in childhood [3]. This can lead to broken bones, difficulty breathing, bleeding, and even loss of consciousness.
3. **Car crashes:** Motor vehicle accidents are one of the leading causes of injury and accidental deaths in the United States [4]. This can lead to head, neck, and back injuries, soft tissue injuries, and broken bones.
4. **Suffocation:** Suffocation is a leading cause of both injury and mortality in childhood, especially for children under four [5]. This is caused by choking on food, small toys and objects, and unsafe sleeping arrangements.
5. **Poison:** Accidentally ingesting harmful substances is a common way that children become injured. This happens when a child takes in harmful medications or household cleaners, or is impacted by a poisonous plant. Symptoms include vomiting, loss of consciousness, and difficulty breathing.
6. **Drowning:** Drowning is a leading cause of death and injury in children. In fact, children between one and four can drown in shallow water as low as one inch [6]. Children who have experienced near drowning (nonfatal drowning) can suffer from organ failure, brain damage, hypoxia, and hypothermia [7].

7. **Foreign bodies:** A foreign body injury involves getting something in your body where it shouldn't be, such as a splinter or getting something stuck up your nose. This can happen when playing or when kids are too curious!

Important Information

Other common injuries include burns, sporting injuries, biking accidents, strangulation, scrapes, cuts, and bruises.

Causes and Risk Factors

Most kids get hurt at some point in their childhood, especially between the ages of one and four when they aren't the steadiest. But there are some measures you can take to protect your child. Below are six common causes and risk factors that you can try to avoid.

1. **Single-parent households:** The risk of childhood injury gets lower and lower with a higher number of adults in the home [8]. For instance, a household with one adult carries a higher risk of childhood injury versus a household with four adults. This is also why having a proper ratio of staff to children in childcare settings is important.
2. **Low socioeconomic status:** Injuries, and death from injuries, are higher in low- and middle-income countries [9]. Poor children are at notably higher risk.
3. **Unsafe environments:** Children who live or play near fast traffic, don't have access to safe play areas, or live in crowded homes are at higher risk of injury.
4. **Parental supervision:** A Chinese study found that parental supervision impacted the risk of childhood injury, especially in children aged four to six and in girls [10]. Parents must supervise their children, especially around bodies of water, small toys, food, and in play areas.

5. **Age, race, and gender of child:** Injury is most common in boys, babies under one, adolescents between 15 and 19, American Indian, Alaska Native, and Black children [11].
6. **Unsafe driving:** Unsafe driving and not properly buckling up your child is a massive risk factor, especially since motor vehicle crashes cause more deaths than other accidental injuries in children.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 4, 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, Mason, Skluzacek, Smith, and Teetsov were present. Ms. Repholz was 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.

2024-193 – 101 W. TERRA COTTA AVENUE – VARIATION

Variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback.

Mr. Todd Larsen, sales manager was present to represent the petition. Lee Jensen has been here for over 50 years. They have made repairs around the building and want to continue to improve the site. They are increasing the fenced area and enclosing the outside storage. They have an attractive nuisance and do not want kids or theft. He said he is good with all the conditions of approval.

Mr. Greenman opened the public hearing. There being no one wishing to speak, he closed the public hearing.

Staff summarized the request and where the variation is needed.

Mr. Skluzacek asked if they would lose parking. Mr. Larsen said yes and they have more than enough parking. Mr. Skluzacek said he is in favor of keeping kids out and does not want people to get hurt.

Mr. Smith asked about a wood fence. Mr. Larsen said that would not be as durable as the chain link it if is hit by any equipment or materials.

Mr. Gronow asked about the existing fence. Mr. Larsen explained the location of the existing fence, where landscape materials provide screening and how the new fence will encompass the existing fence.

Ms. Teetsov said she would be more supportive if the entire yard was fenced.

Mr. Greenman asked about the natural barriers. Mr. Larsen explained about the railroad fence and the landscaping that restricts trespass.

Ms. Mason asked that a condition be added that if the other portion of the fence is to be replaced that it be with the fabric-wrapped chain link.

Mr. Smith made a motion to approve a variation from Articles 3-300B.3a and 4-700B.3 to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback with the following conditions and the added condition #4:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jensen, dated 10/09/2024)
   B. Plat of Survey with mark-up (Received 10/22/2024)

2. The proposed fencing will include a fabric lining where landscaping is not present to screen the outdoor storage area.

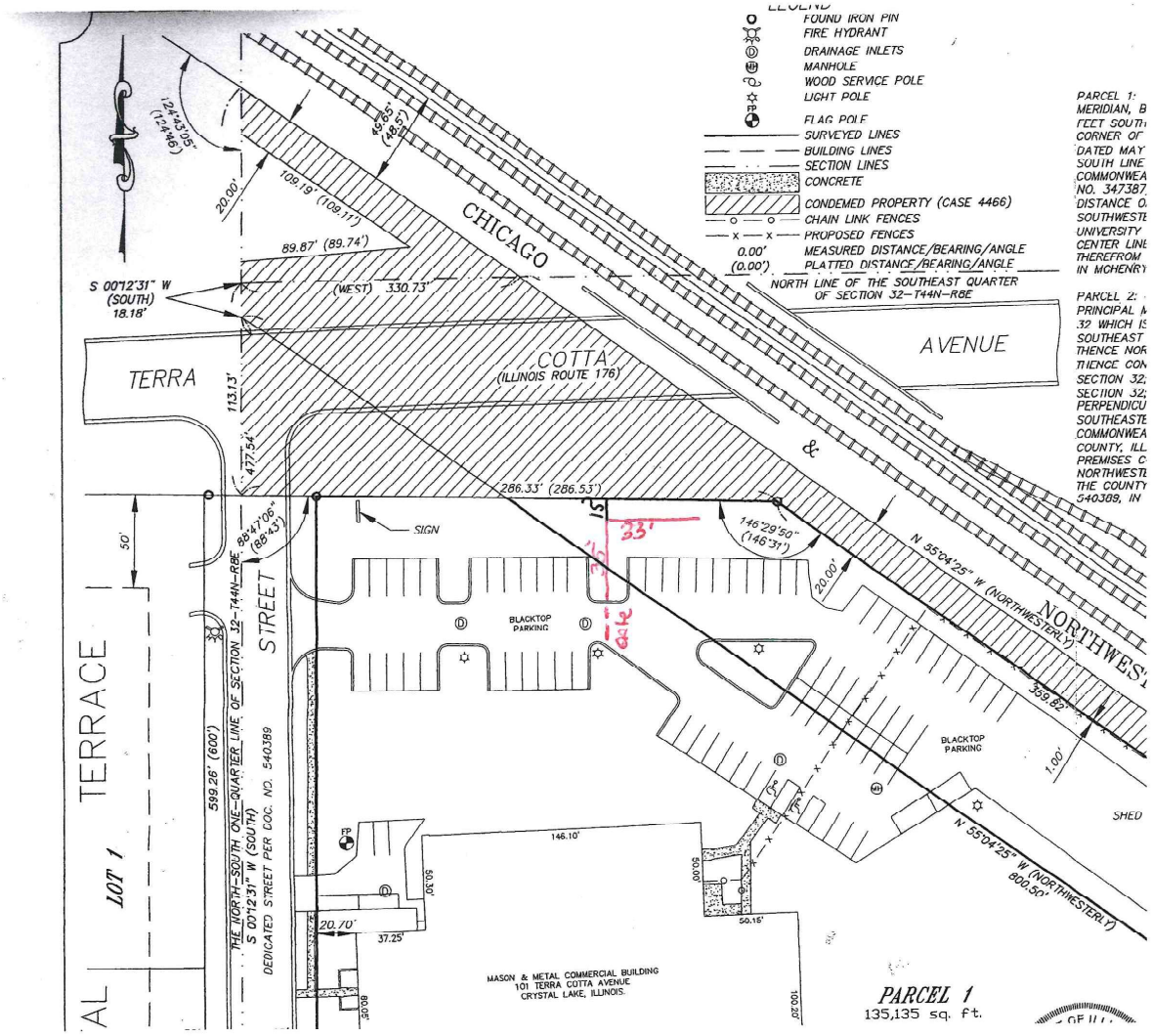
3. The petitioner shall address all of the review comments and requirements of the Public Works and Engineering and Community Development Departments.

4. Any further fence improvement shall match the illustrated 6-foot chain link with fabric.

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



(A)


LEGEND
FOUND IRON PIN
FIRE HYDRANT
DRAINAGE INLETS
MANHOLE
WOOD SERVICE POLE
LIGHT POLE
FLAG POLE
SURVEYED LINES
BUILDING LINES
SECTION LINES
CONCRETE
CONDEMED PROPERTY (CASE 4466)
CHAIN LINK FENCES
PROPOSED FENCES
0.00' MEASURED DISTANCE/BEARING/ANGLE
(0.00') PLATTED DISTANCE/BEARING/ANGLE
NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32-T44N-R8E
PARCEL 1:
MERIDIAN, B
FEET SOUTH
CORNER OF
DATED MAY
SOUTH LINE
COMMONWEA
NO. 347387
DISTANCE O
SOUTHWESTE
UNIVERSITY
CENTER LINE
THEREFROM
IN MCHENRY
PARCEL 2:
PRINCIPAL M
32 WHICH IS
SOUTHEAST
THENCE NOR
THENCE CON
SECTION 32;
SECTION 32;
PERPENDICU
SOUTHEASTE
COMMONWEA
COUNTY, ILL
PREMISES C
NORTHWESTE
THE COUNTY
540389, IN
CHICAGO
AVENUE
TERRA
COTTA
(ILLINOIS ROUTE 176)
124°43'05" (124°46')
20.00'
108.19' (108.11')
48.35' (48.57')
89.87' (89.74')
S 00°12'31" W (SOUTH) 18.18'
(WEST) 330.73'
113.13'
477.54'
286.33' (286.53')
146°29'50" (146°31')
N 55°04'25" W (NORTHWESTERLY)
20.00'
NORTHWEST
339.82'
1.00'
SHED
SIGN
89°47'06" (89°43')
50'
STREET
TERRACE
LOT 1
AL
THE NORTH-SOUTH ONE-QUARTER LINE OF SECTION 32-T44N-R8E
S 00°12'31" W (SOUTH)
599.26' (600')
DEDICATED STREET PER DOC. NO. 540389
BLACKTOP PARKING
BLACKTOP PARKING
146.10'
50.30'
50.00'
50.15'
20.70'
37.25'
80.00'
100.20'
MASON & METAL COMMERCIAL BUILDING
101 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS.
N 55°04'25" W (NORTHWESTERLY)
600.50'
PARCEL 1
135,135 sq. ft.

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: December 17, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Variations from Article 3 to allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback and 52.3% hard surface coverage, 2.3% or 226 square feet over the maximum permitted

Rich Hickey, petitioner
161 Edgewater Drive

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Variations for 161 Edgewater Drive

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

Background:

- Request: To construct an addition as a covered second story deck. This addition encroaches 27 feet into the front yard (lake side) setback.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- The existing deck already encroaches into the setback. The construction of the roof causes the deck to become a part of the principal structure (house) and so requires the variation for encroachment.
- The current improvements and proposed widening of the stairs exceed the maximum 50% hard surface coverage and requires the variation. The existing conditions result in a 52% hard surface coverage and the proposed plans increase the hard surface coverage to 52.3% (an added 20.8 square feet).

PZC Highlights:

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

- The PZC asked about the existing coverage and future coverage limits. The petitioner was clear that any new coverage would require another variation.
- The PZC found that the petition met the Findings of Facts.

The Planning and Zoning Commission recommended **approval (6-0)** 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 (Hickey, received 11/11/24)
   B. Architectural Plans (ALA Architects, dated 09/16/24, received 09/24/24)
   C. Plat of Survey (Luco, dated 07/19/19, received 09/24/24)

2. No additional hard surface coverage shall be permitted on the lot.

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

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Variations for setback and hard surface coverage, 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: 12/6/2024
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hickey, received 11/11/24)
   B. Architectural Plans (ALA Architects, dated 09/16/24, received 09/24/24)
   C. Plat of Survey (Luco, dated 07/19/19, received 09/24/24)

2. No additional hard surface coverage shall be permitted on the lot.

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

PIQ Map
161 Edgewater Drive



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL VARIATIONS TO ALLOW A COVERED TWO-STORY DECK AND STAIRS THAT ENCROACHES 27 FEET INTO THE REQUIRED 70.72-FOOT FRONT YARD SETBACK AND 52.3% HARD SURFACE COVERAGE AT 161 ENGEWATER DRIVE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-182) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested Variations from Article 3 to allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback and 52.3% hard surface coverage, 2.3% or 226 square feet 161 Edgewater Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 14, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 4, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variations; and

WHEREAS, on December 4, 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 a two-story covered deck encroaching 27 feet into the 70.72-foot front yard/lake side setback and impervious surface coverage of 52.3% at 161 Edgewater Drive (18-01-154-006), Crystal Lake, Illinois is hereby approved.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hickey, received 11/11/24)
   B. Architectural Plans (ALA Architects, dated 09/16/24, received 09/24/24)
   C. Plat of Survey (Luco, dated 07/19/19, received 09/24/24)

Draft

2. No additional hard surface coverage shall be permitted on the lot.

3. The petitioner shall address all of the review comments and requirements of Public Works and Engineering 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 be amended 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 17th day of December, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: December 17, 2024
Approved: December 17, 2024

Draft

#2024-182
161 Edgewater Drive – Variations
Project Review for Planning and Zoning Commission

Meeting Date: December 4, 2024

Requests: Variations from Article 3:

1. To allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback.
2. To allow 52.3% hard surface coverage, 2.3% or 226 square feet.

Location: 161 Edgewater Drive

Acreage: Approximately 9,968 square feet

Existing Zoning: R-2 Single Family Residential

Surrounding Properties:

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The average setback was determined to be 70.72 feet on the lake side. This places the setback into the house.
- The house has an existing deck and stairs that encroaches 27 feet into this average setback. The existing deck will remain and a second story deck and roof will be constructed over the existing footprint. This is increasing the volume and the footprint of the principal structure into the setback.

Development Analysis:

General

- Request: To construct an addition as a covered second story deck. This addition encroaches 27 feet into the front yard (lake side) setback.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting Simplified Residential Zoning Variations to allow a second story covered deck which encroaches 27 feet into the 70.72-foot front yard setback and to allow 52.3% hard-surface coverage.

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 (Hickey, received 11/11/24)
   B. Architectural Plans (ALA Architects, dated 09/16/24, received 09/24/24)
   C. Plat of Survey (Luco, dated 07/19/19, received 09/24/24)

2. No additional hard surface coverage shall be permitted on the lot.

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

Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

RICHARD & PAMELA HICKEY

Name

161 EDGEWATER DR

Street

CRYSTAL LAKE IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 161 EDGEWATER DR, CRYSTAL LAKE, IL 60014

   b. PIN #: _____

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

The house is situated on the lot where the house and existing deck do not meet the average lake side (front yard) setback as determined by the city. This circumstance makes the structure non-conforming with the current zoning code, which limits the amount and type of remodeling / improvements that can be made.

IS THE HARDSHIP SELF-CREATED?

Our hardship is based on the unique circumstances for how the house is situated on the site and that it doesn't conform with the average lake side (front yard) setback as determined by the city. This hardship is not self created. We do not propose to expand the current footprint of the existing deck, we only wish to add roof structure to this space as a way to improve and remodel it, upgrade the aesthetics & create a more useable space for our family.

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

Yes. Many homes on the lake are situated in a way that makes them non-conforming with the ever changing zoning codes for setbacks as determined by the city.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

This variation would not alter the essential character of the locality. The proposed renovation would stand as a massive improvement to the property and the lake side aesthetics of the home, as well as create a more functional space for our family.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No, the proposed improvements to this space will not negatively impact our neighbors or their views to the lake. The proposed renovation will add to the overall improvements that have been made to many older homes on the lake and add beauty to our property as well as enhance the overall aesthetics for homes on the lake. We are very friendly with our neighbors and intend on spending time inviting neighbors over to enjoy our remodeled outdoor space.

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

No, these improvements will not have a negative impact on the adjacent properties. The improvements are essentially open air concepts permitting air flow and light to pass through.

3. List any previous variations that are approved for this property: None to our knowledge.

IV. Signatures

Richard Hickey 11/11/2024

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

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: RICHARD & PAMELA HICKEY

Address: 161 EDGEWATER DR

CRYSTAL LAKE, IL 60014

Phone: [redacted]

E-mail [redacted]

Project Name & Description:

BACK OF HOUSE RENOVATION. REBUILD DECK AND STAIRCASE. REPLACE WINDOWS AND SLIDING DOORS. INCREASE COVERED SPACE AND DECKING AT SECOND LEVEL

Project Address/Location: 161 EDGEWATER DR - CRYSTAL LAKE , IL 60014

Signature

Richard Hickey 11/11/2024

Owner: Print and Sign name 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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 4, 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, Mason, Skluzacek, Smith, and Teetsov were present. Ms. Repholz was 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.

2024-182 – 161 EDGEWATER DRIVE – SIMPLIFIED RESIDENTIAL VARIATIONS

Simplified Residential Variation to allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback and 52.3% hard surface coverage, a 2.3% or 226 square foot variation.

Rich Hickey, owner was present to represent the petition. Mr. Hickey stated they purchased the home in 2019 and it needs a lot of work. He noted their hardship is that the setbacks have changed over the years. The house is already built and the deck exists and now the setbacks fall into the back of the house. He went through the Findings of Fact and stated how they did not create the hardship with the setback encroachment or the hard surface coverage. They have removed some hand surface areas. The deck is an open air concept so will not block any sight lines.

Mr. Greenman opened the public hearing.

Mr. Bob Buelow of 179 Edgewater stated he is in support of this request. He is in favor of anything to enhance the neighborhood. This is not impacting any views, their views at this end of the lake are straight out.

There being no one else in the audience wishing to speak, Mr. Greenman closed the public hearing.

Staff summarized the request.

Mr. Smith asked about additional hard surface with the wider stairs. Mr. Hickey stated that the stairs are a bit wider, and maybe he can reduce their width. Staff clarified that they received the hard-surface coverage number from the architect and it should include all illustrated improvements.

Ms. Teetsov asked if staff goes out to verify sight lines. Staff stated that typically they look at the aerial to see if there may be an impact and then it would be noted in the report.

Mr. Greenman said the front yard is the lake side which is unusual and the setbacks change over time so that is the hardship.

Ms. Teetsov made a motion to approve the Simplified Residential Variations to allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback and to allow 52.3% hard surface coverage, a 2.3% or 226 square feet 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 (Hickey, received 11/11/24)
   B. Architectural Plans (ALA Architects, dated 09/16/24, received 09/24/24)
   C. Plat of Survey (Luco, dated 07/19/19, received 09/24/24)

2. No additional hard surface coverage shall be permitted on the lot.

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

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

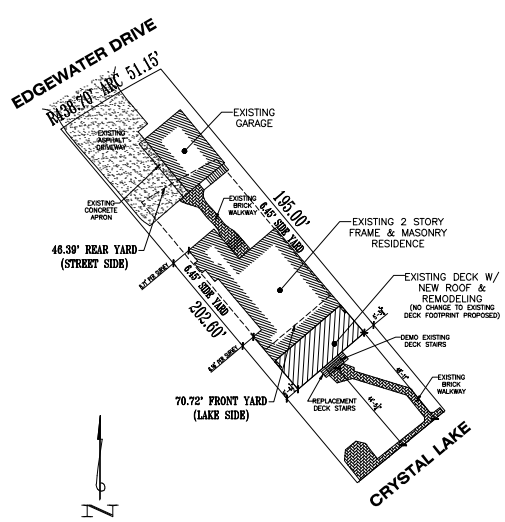
HICKEY RESIDENCE
161 EDGEWATER DRIVE
CRYSTAL LAKE, IL 60014

CRYSTAL LAKE SPECIFIC NOTES:

NOTE:
SOME NOTES USED IN THIS SECTION MAY NOT APPLY TO THE THIS SPECIFIC PROJECT DRAWING SET. ALL NOTES LISTED SHALL BE ACKNOWLEDGED WHETHER RELEVANT TO THIS PROJECT OR NOT.

NOTE:
PROVIDE 1/2" X 36" FLOOR-TO-FLOOR FLAT STRAP TIES @ 2ND FLOOR DECK WITHIN 6"-0" OF CORNERS & 12'-0" ON CENTER.

NOTE:
ANY PORTION OF EAVES & GABLES SHOWN WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE A MINIMUM FIRE RATING OF 1-HR, TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. ANY PORTION OF SOFFITS & FASCIA WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE 5/8" GYP. BD. UNDER THE NORMAL WEATHER PROTECTIVE MATERIAL SPECIFIED.



A000 SITE PLAN
1"=20'-0"

NOTES:
1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

007-018291 11/30/24
Cert. No. Exp. Date

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	9,991.9 S.F.
ZONING DISTRICT	R-2
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	4,996.0 S.F.
EXISTING IMPERVIOUS	
FIRST FLOOR FOOTPRINT	+1808.0 S.F.
GARAGE FOOTPRINT	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+747.6 S.F.
DRIVEWAY/WALKWAY	+2024.8 S.F.
TOTAL EXISTING IMPERVIOUS COVERAGE	5,201.4 S.F.
PROPOSED IMPERVIOUS	
FIRST FLOOR FOOTPRINT (NO CHANGE)	+1808.0 S.F.
GARAGE FOOTPRINT (NO CHANGE)	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+768.4 S.F.
DRIVEWAY/WALKWAY (NO CHANGE)	+2024.8 S.F.
TOTAL IMPERVIOUS COVERAGE	5,222.2 S.F.

BUILDING LOT COVERAGE	
AREA OF LOT	9,991.9 S.F.
ZONING DISTRICT	R-2
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	3,996.8 S.F.
EXISTING LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+1808.0 S.F.
GARAGE FOOTPRINT	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+747.6 S.F.
TOTAL EXISTING BLDG. LOT COVERAGE	3,176.6 S.F.
PROPOSED LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+1808.0 S.F.
GARAGE FOOTPRINT	+621.0 S.F.
PORCHES/STEPS/STOOPS/DECK	+768.4 S.F.
TOTAL BLDG. LOT COVERAGE	3,197.4 S.F.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010 FIRST FLOOR DEMOLITION PLAN, SECOND FLOOR DEMOLITION PLAN
A100 FIRST FLOOR PLAN, SECOND FLOOR PLAN
A200 EXISTING LAKE SIDE ELEVATION, LAKE SIDE ELEVATION
A201 RIGHT SIDE ELEVATION, LEFT SIDE ELEVATION
E100 FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

IECC — INTERNATIONAL ENERGY CONSERVATION CODE

—NOT TO BE REMOVED, DETAILS & COMMENTS—

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
- THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL ADM. CODE 400 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 10(A) OPTION 3, THE SEAL OF THE TAC ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305].
- PRESCRIPTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 402.2 & 403.2.6, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404 & 406.2.3
- THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RECREATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

*** IF YOU DONT READ ANY OTHER NOTES - READ THIS ONE ***
NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE RECOMMENDATION OF APPLICABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND REINTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THEIR APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OF FINANCIAL RESTRICTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THE ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. ANY ALL INFORMATION REQUIRED OR REFERENCED TO THE PROJECT DESIGNED FOR SUCCESSFUL PERMIT OR COMPLETION IS INCLUDED, IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND ARE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

SC 5 VALVES — SHOWER HEAD — SHOWER WAND HEAD — FLOOR DRAIN — SHOWER HEAD FAUCET — SHOWER WAND HEAD — PIPE-FIRE FIREPLACE FLUE — MASONRY FIREPLACE FLUE — ROOVENT — SECTION/ WALL MARKER — ELEVATION MARKER — ROOF PITCH — REVISION MARKER

ELECTRICAL SYMBOLS:

WALL TYPES

NEW FRAME WALL — NEW FOUNDATION WALL & FOOTING — DEMOLISH, MOVED OR CASED OPENING — DEPRESSED FOUNDATION WALL — BEARING WALL ABOVE — EL. SEL PLATE @ FOOTAL WALL

NOTE TO CONTRACTORS

- ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS IN PLANS BEFORE BEGINNING OR SUCCESSFUL COMPLETION OF THE PROJECT. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
- ALL NOTES SHOWN ARE TYPICAL, AND SHALL MAY NOT APPLY TO THE SCOPE OF WORK.

PLUMBING NOTES:

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND EMPLACES.
- ALL FRAMING DRILLED FOR PLUMBING RUNS ON SIMILAR HOLES TO BE IN A 5 5/8 IN. STUD WALL.
- ALL WATER LINES TO A SECOND FLOOR TO THINK 3/4" ARE CHANGED.
  - ABOVE GROUND WATER — SCHEDULE 40 PVC, TYP SHOWN
  - BELOW GROUND WATER — SCH 40 PVC OR COPPER
  - ABOVE GROUND WASTE — SCH 40 PVC, TYP SHOWN
  - BELOW GROUND WASTE — TYPE K COPPER
- COLORED PIPING AND STICKS SHOWN ARE FOR REFERENCE ON ALL PIPE PIPING.
- TRAP SHALL BE WATER PRESSURE TEST REQUIRED ON WATER PIPING.
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN HOUSE.
- HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, LIVING, REPLACE, AND TO BE DONE AS NEEDED.
- FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A DEVELOPED DIRECTION, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR SPRINKLER) AND/OR ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO PROPERLY LOCATE & INSTALL BUILDING CODES.
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
- PROVIDE MIN. 30" DEEP X 30" WIDE X 36" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

FINISHES:

- ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOLDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DESIGN LOADING VALUES:

ROOF	20 PSF LIVE LOAD (SNOW)	WALLS	35 PSF WIND FOR 0-30 FT. HEIGHT
CEILING	20 PSF LIVE LOAD		35 PSF WIND FOR 0-30 FT. HEIGHT
FLOOR	40 PSF LIVE FOR EXTERIOR BALCONY		35 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM UNLESS CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- FOUNDATION DIMENSIONS TO BE GIVEN AS CONTRACTOR'S BASIS, IN CONCEPTIONS.
- ALL FOUNDATION WALLS WITH FULLS MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
- ALL EXTERIOR BALANCE OF EXISTING MASONRY FRAME WALLS 4" (204 SQ" 8" BEARING)
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTERIOR CONDITIONS.
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3000 PSI AND BETWEEN 5% & 7% AIR ENTRAINED.
- FOUNDATION HEIGHT TO BE AT EACH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR UNLESS NOTED.
- PROVIDE CONTROL JOINTS IN CONCRETE SLABS AT REGULAR INTERVALS NOT EXCEEDING 12'-0" AND ADEQUATE ACCESS EITHER TO NEW OR EXISTING SEWER SYSTEMS AS PER PLANS AND LOCAL CODES.
- PROVIDE SAW CUTS IN CONCRETE FOUNDATION FOR DRAIN ACCESS TO NEW ADDITION AS NEEDED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTHS AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
- MASONRY VENEERS TO BE TYP.

WINDOW NOTES:

- VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
- NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED.
- TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING.
- FOR BASEMENTS, TOP OF WINDOWS 6'-4" (76") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
- FOR 10'-0" PLATES, TOP OF WINDOWS 8 HUNT' ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-4" PLATES, TOP OF WINDOWS 6 HUNT' ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS 6 HUNT' ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- ALL WINDOWS ARE ACCESSIBLE IN EGRESS OPENING, SHOWN IN FEET AND INCHES
- COMPLY: 2006 = 7'-4" X 5'-7" TO BE NOT WITHIN 7" OR EXCEEDED.
- PROVIDE (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- VERIFY ALL EXISTING HEADERS WHICH BEARING WALL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 10 HEADERS UNLESS NOTED.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL NEW WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WALLS.
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE THE FINISHED FLOOR.
- ALL NEW ENCLOSURES, WALLS, & DIVISION (+ VALUE AT FOLLOW)
  - WINDOWS & DOORS - (0.30, WHLKSHTS - 0.50)
  - DOOR & DOOR TYPES: SOLID WOOD - ○D, GLASS DOOR - ◻L, TEMPERED GLASS - ◻T

STRUCTURAL NOTES:

- PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS, PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
- ALL WOOD PARTITIONS 2X" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS 6" (2 X 6 STUD 16" 0" BEARING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 10" (2 X 6 STUDS W/ 2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR WALLS 4" (2 X 4 STUDS W/ 4" BEARING).
- ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 10" (2 X 6 STUDS W/ 2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
- ALL EXTERIOR DIMENSIONS ARE SHAPPED TO EXTERIOR OF WALL SHEARING OR FULL MASONRY VENEER & ALSO CONCRETE WITH EXTERIOR OF FOUNDATION (SEE DIMENSIONS ARE NEVER SHAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING).
- STEEL TO BE W 'A' IN 'A' DIRECTION, STEEL BASES TO BE 'A'-SQ.
- PROVIDE (2" X 10") X 76") SC. ANGLE L.L.V. ABOVE OPENINGS UP TO 6'-4" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (6" X 4") X 5/16" SC. ANGLE L.L.V. ABOVE OPENINGS FROM 6'-4" TO 10'-4" WIDE W/ MASONRY VENEER ABOVE.
- PROVIDE (7" X 4") X 5/16" SC. ANGLE L.L.V. ABOVE 10'-4" & 16'-4" WIDE OVERHEAD DOORS W/ UP TO 2" 8" MASONRY VENEER ABOVE.
- PROVIDE (8" X 4") X 5/16" SC. ANGLE L.L.V. ABOVE 16'-4" & 18'-4" WIDE OVERHEAD DOORS W/ MORE THAN 2" 8" MASONRY VENEER ABOVE.
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SIDES FOR A COMPLETE INSTALLATION.
- STEEL FLOOR PLATE BEARS TO BE CONNECTED WITH 3/4"Ø BOLTS @ 24" O.C. AND (2) Ø 4 DASH END.
- ALL STEEL TO BE LIMITED IN DEFLECTION TO L/360 FOR LIVE LOADS.
- ALL STEEL TO BE PAINTED WITH ONE COAT OF RUST INHIBITIVE PAINT.
- ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/#2 (DOUGLAS) UNLESS OTHERWISE NOTED.
- ALL HEADERS TO BE (2) 2 X 10 SPF #1/#2 (DOUGLAS) UNLESS OTHERWISE NOTED.
- THE DIAMETER OF HOLES BORED INTO WOOD JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST SHALL BE AS AN "EQUIVOL" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- M — (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
- M — (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
- CI = FIRST FLOOR FROM ABOVE (BTL BEARS, JOISTS, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS FROM 8'-4" TALL TO 9'-10" ARE 6X STUDS, UNLESS NOTED.
- ALL EXTERIOR WALLS FROM 10'-0" TALL TO 10'-10" ARE 8X STUDS, UNLESS NOTED.
- ALL EXTERIOR WALLS OVER 10'-10" ARE 10X STUDS, UNLESS NOTED. ALL STUDS IN EXTERIOR WALLS OVER 8'-4" & HIGHER TO EXTERIOR BEARING WALLS ARE 6X STUDS.
- HALF BALLS TO BE MIN. 24" TALL, UNLESS OTHERWISE NOTED.
- FURRING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, NEAT, AT CEILING AND FLOOR LEVELS AND AND AT 10'-0" INTERVALS.
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS.

ELECTRICAL NOTES:

WORK PERFORMING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:

- ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI IN A MINIMUM OF GCI.
- ALL OUTLETS WITHIN 12'-0" OF ANY SINK OR BATHTUB TO BE GFI.
- ALL OUTLETS IN GARAGE TO BE GFI.
- ALL EXISTING ELECTRICAL WORK AND SYSTEMS AFFECTED BY THE REMODELING OF BEDROOM AND ALL ADJACENT SPACES, REWIRED OR REMOVED AS NEEDED TO CONFORM TO CURRENT LOCAL AND STATE ELECTRICAL CODES.
- WORK ADDITION IN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE REVIEWED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED IN NEW DWELLINGS.
  - (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR IN EACH FLOOR LEVEL
  - (1) SMOKE DETECTOR IN EACH BEDROOM
  - (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/OPENING
- ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
- VERIFY THAT NO POINT ON A WALL IS 6'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A DEVELOPED DIRECTION, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR SPRINKLER) AND/OR ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO PROPERLY LOCATE & INSTALL BUILDING CODES.
- ALL SMOKE DETECTORS SHALL BE HARDWIRED INTERCONNECT WITH BATTERY BACKUP.
- RECESSED INCANDESCENT OR FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES TO BE LOCATED A MIN. OF 12" FROM THE NEAREST POINT OF TOP SHELF AND SHALL BE PROTECTED BY A GLOBE OR GUARD. RECESSED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN SOLID-O.
- PROVIDE CEILING OR WALL EXHAUST FANS FOR KITCHENS, BATHROOMS, GARAGE DISPOSALS & DISHWASHERS.
- PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHERS.
- PROVIDE MIN. 36" DEEP X 30" WIDE X 80" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
- PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 4,000 SF.
- PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 4,000 SF.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE	2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE	2018 NFPA 101 SAFETY CODE
2018 INTERNATIONAL PLUMBING CODE	2018 ILLINOIS ACCESS ACCESSIBILITY CODE
2018 INTERNATIONAL FUEL GAS CODE	
2018 INTERNATIONAL ENERGY CONSERVATION CODE	
2018 INTERNATIONAL FIRE CODE	
2017 NATIONAL ELECTRIC CODE	
2018 INTERNATIONAL EXISTING BUILDING CODE	
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE	
CITY OF CRYSTAL LAKE CODE OF ORDINANCES	

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Design/Build/Remodeling
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200 Water Street, Ste. 170
Crystal Lake, IL 60014
www.aplanners.com

Al Cirucki
Cindy Cirucki
161 Edgewater Drive
Crystal Lake, IL 60014

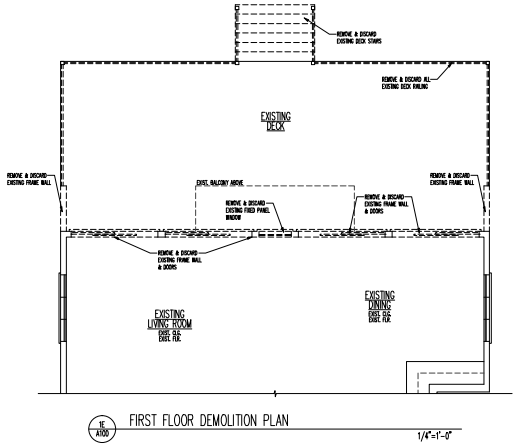
HICKEY RESIDENCE
161 EDGEWATER DRIVE
CRYSTAL LAKE, IL 60014

SITE PLAN
DRAWING INDEX
GENERAL NOTES

PRELIMINARY

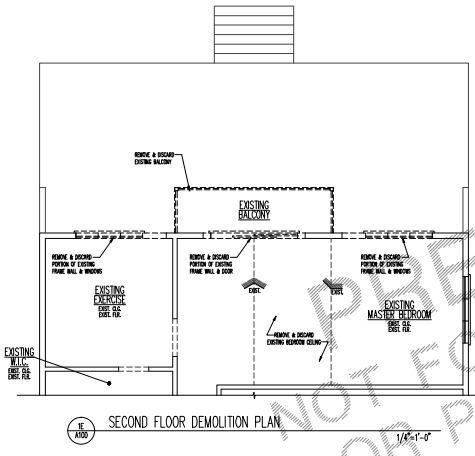
Job Number
24219

Sheet Number
A000



1E A100 FIRST FLOOR DEMOLITION PLAN

1/4"=1'-0"



1E A100 SECOND FLOOR DEMOLITION PLAN

1/4"=1'-0"

DEMOLITION PLAN LEGEND

EXISTING FRAME WALLS & OTHER ITEMS

WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.

NOTE: ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE: SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

NOTE: ALL ITEMS SHOWN DASHED ARE TO BE REMOVED & DISCARDED OR MODIFIED PER PROPOSED PLANS.

NOTE: NEWLY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SET ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.

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NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

HICKEY RESIDENCE
101 EDGEWATER DRIVE
WINNETKA, IL 60093

FIRST FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN

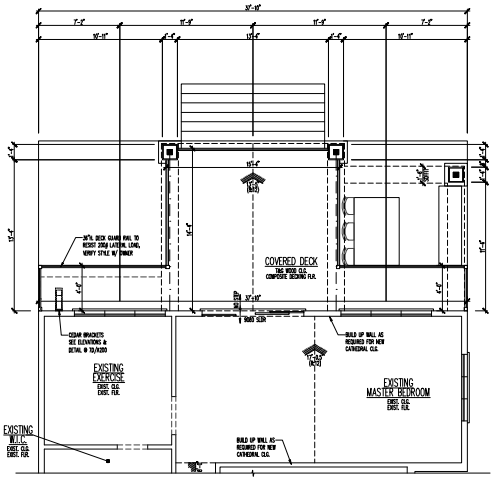
PRELIMINARY

Architects & Planners, Inc.
ILT License: 184.005207 NW License: 2005-0026
80 W. Main St.
St. Charles, IL 60174
630.377.0445
200 Shuman Blvd. Ste. 175
Naperville, IL 60563
630.778.1818
120 E. Route 22
Lake Zurich, IL 60047
847.719.1818

Job Number 24219

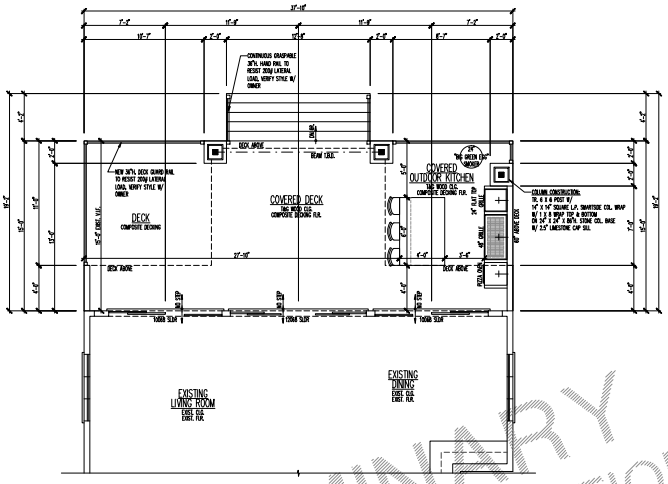
Sheet Number A010

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20 A100 SECOND FLOOR PLAN

1/4"=1'-0"



50 A100 FIRST FLOOR PLAN

1/4"=1'-0"

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OR PERMIT SUBMITTAL

HICKEY RESIDENCE
101 EDGEWATER DRIVE
NAPERVILLE, IL 60564

FIRST FLOOR PLAN OPTIONS
SECOND FLOOR PLAN OPTIONS

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ILT License: 184.005207 NW License: 2005-0026
200 Shuman Blvd. Ste. 170
Naperville, IL 60563
(630) 961-1787
470 Central St.
Elgin, IL 60123
120 E. Boone Ave.
Waukesha, WI 53186

Job Number
24219

Sheet Number
A100

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REAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIA TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMAL ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE NET WITHIN 2" OR EXCEEDS, DEPENDING ON MFG.

EXAMPLE: 2555 = 2'-5" X 5'-5"

EXAMPLE: 3068 = 3'-0" X 6'-8"

EXAMPLE: 18080 = 18'-0" X 8'-0"

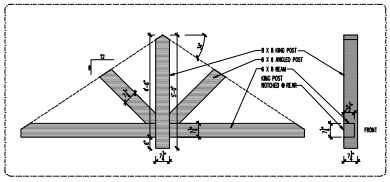
TEMPERED GLASS = (T) DOOR OR WINDOW PANE SLIDES RIGHT = (SR)
FIXED WINDOW = (F) DOOR OR WINDOW PANE SLIDES LEFT = (SL)
EGRESS WINDOW = (E)
EGRESS WINDOW INFORMATION =
MIN. CLEAR OPEN AREA OF 5.7 S.F.
MIN. CLEAR OPEN WIDTH OF 20"
MIN. CLEAR OPEN HEIGHT OF 24"
MAX. SILL HEIGHT OF 44"

REMODELING & ADDITION NOTES

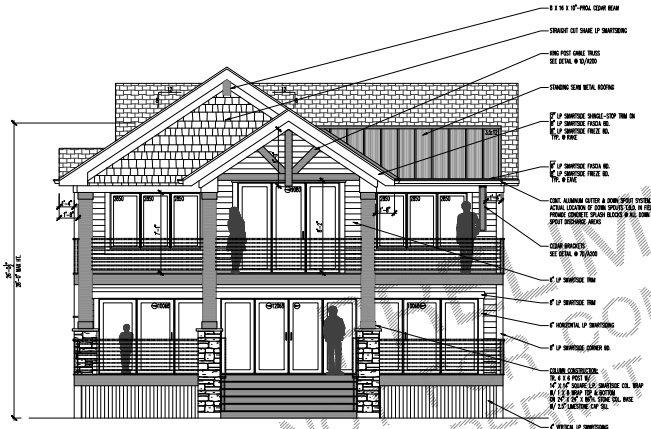
* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IS FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
* VERIFY SIZE OF WINDOWS & FIELD PRIOR TO PURCHASE.
* ALL ROOFVENTS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE, VERIFY LOCATION WITH PLANS AND OWNER.



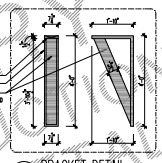
3A A200 EXISTING LAKE SIDE ELEVATION
1/4"=1'-0"



1D A200 GABLE TRUSS DETAIL
1/2"=1'-0"



5C A200 LAKE SIDE ELEVATION
1/4"=1'-0"



7D A200 BRACKET DETAIL
1/2"=1'-0"

NOTE TO CONTRACTORS: **
ALL ARCHITECTURAL DESIGN ELEMENTS & DETAILS ESPECIALLY COLUMN WRAPS DEPICTED HAVE BEEN DESIGNED & PROPORTIONED CAREFULLY BY THE ARCHITECT. COLUMN WRAPS SHALL BE CONSTRUCTED TO THE SCALE SHOWN ON THE PLANS. THIS IS VITAL TO ACHIEVE PROPER PROPORTIONS FOR THE DESIGN OF THE EXTERIOR.
CONTRACTORS: IF YOU DETERMINE THE CONSTRUCTION OF CERTAIN ELEMENTS & DETAILS WILL BE ACHIEVED DIFFERENTLY THAN WE HAVE DESIGNED, PLEASE CONTACT US TO WORK THROUGH THE ISSUES THAT ARISE. WE WORK HERE FOR YOU TO REVISE SOME DESIGNED ELEMENTS SO THAT THEIR CONSTRUCTION CAN BE ACHIEVED & OUR DESIGN INTENT IS ACHIEVED TO CREATE THE BEST OUTCOME FOR OUR CLIENTS.

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REVISIONS
1 5-5-14 PRELIMINARY PERMIT SET
2 6-6-14 PERMIT SET
3 7-7-14 PERMIT SET

ISSUE STAGE
PRELIMINARY PERMIT SET
PERMIT SET
PERMIT SET

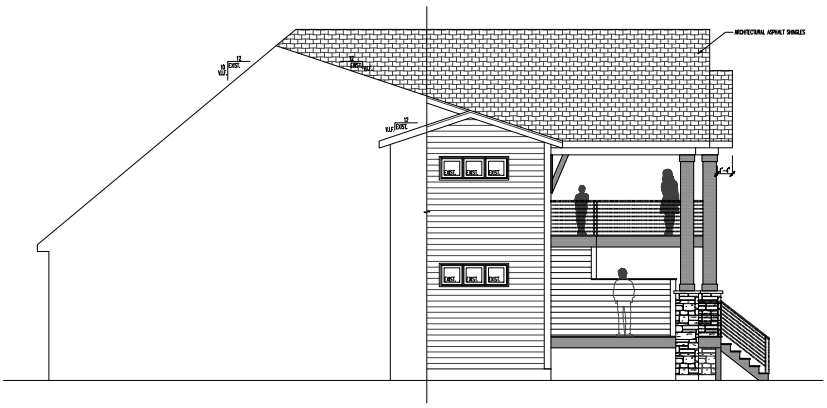
HICKEY RESIDENCE
101 EDGEWATER DRIVE
NAPERVILLE, IL 60564

EXISTING LAKE SIDE ELEVATION
LAKE SIDE ELEVATION

PRELIMINARY

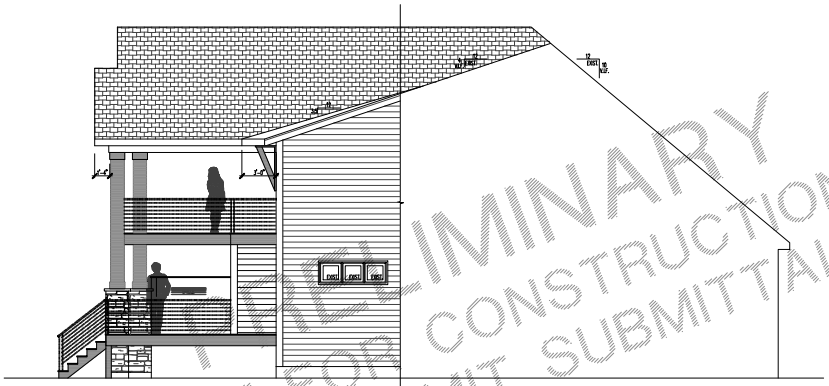
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847.234.1818
fax 847.234.1819
www.alaplanners.com
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fax 847.882.8819
www.alaplanners.com
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Waukesha, WI 53186
262.547.0547
fax 262.547.0548
www.alaplanners.com

Job Number
24219
Sheet Number
A200
File Name
LAYOUT000



18 / A201 RIGHT SIDE ELEVATION

1/4"=1'-0"



42 / A201 LEFT SIDE ELEVATION

1/4"=1'-0"

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HICKEY RESIDENCE
101 EDGEWATER DRIVE
NAPERVILLE, IL 60564

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

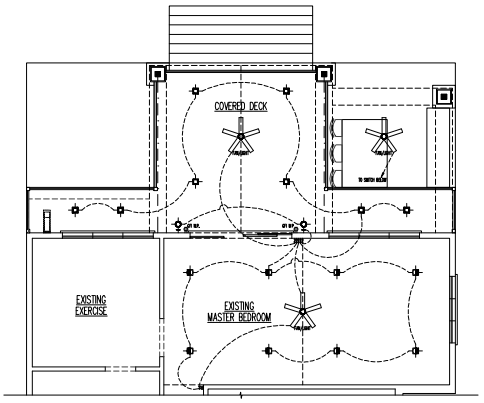
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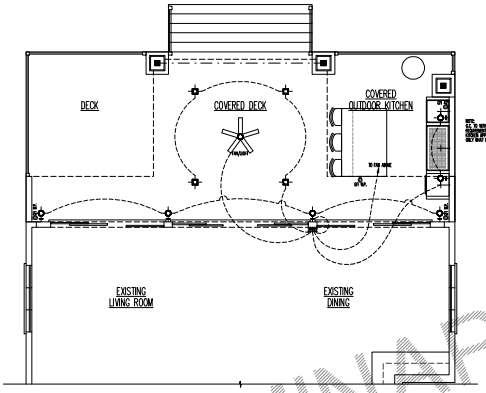
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200 Shuman Blvd., Ste. 170
Naperville, IL 60563
60 W. Main St.
St. Charles, IL 60174
270 E. Kane Pl.
Wheaton, IL 60187

Job Number
24219

Sheet Number
A201

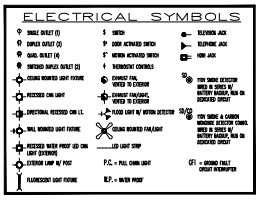
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E102 SECOND FLOOR ELECTRICAL PLAN
1/4"=1'-0"

E101 FIRST FLOOR ELECTRICAL PLAN
1/4"=1'-0"



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Architects & Planners, Inc.
(773)784-2500 WI Telephone 262-782-0870
360 Hilltop Road Rt. 176
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847/945-8
Fax: IL 60015
69 N. Main St.
Lake Geneva, WI 53147
120 E. Rose Ave.
Waukesha, WI 53186

HICKEY RESIDENCE
101 EDGEWATER DRIVE
WINNETKA, LAKE, IL 60093

FIRST FLOOR ELECTRICAL PLAN
SECOND FLOOR ELECTRICAL PLAN

PRELIMINARY

Job Number
24219

Sheet Number
E100

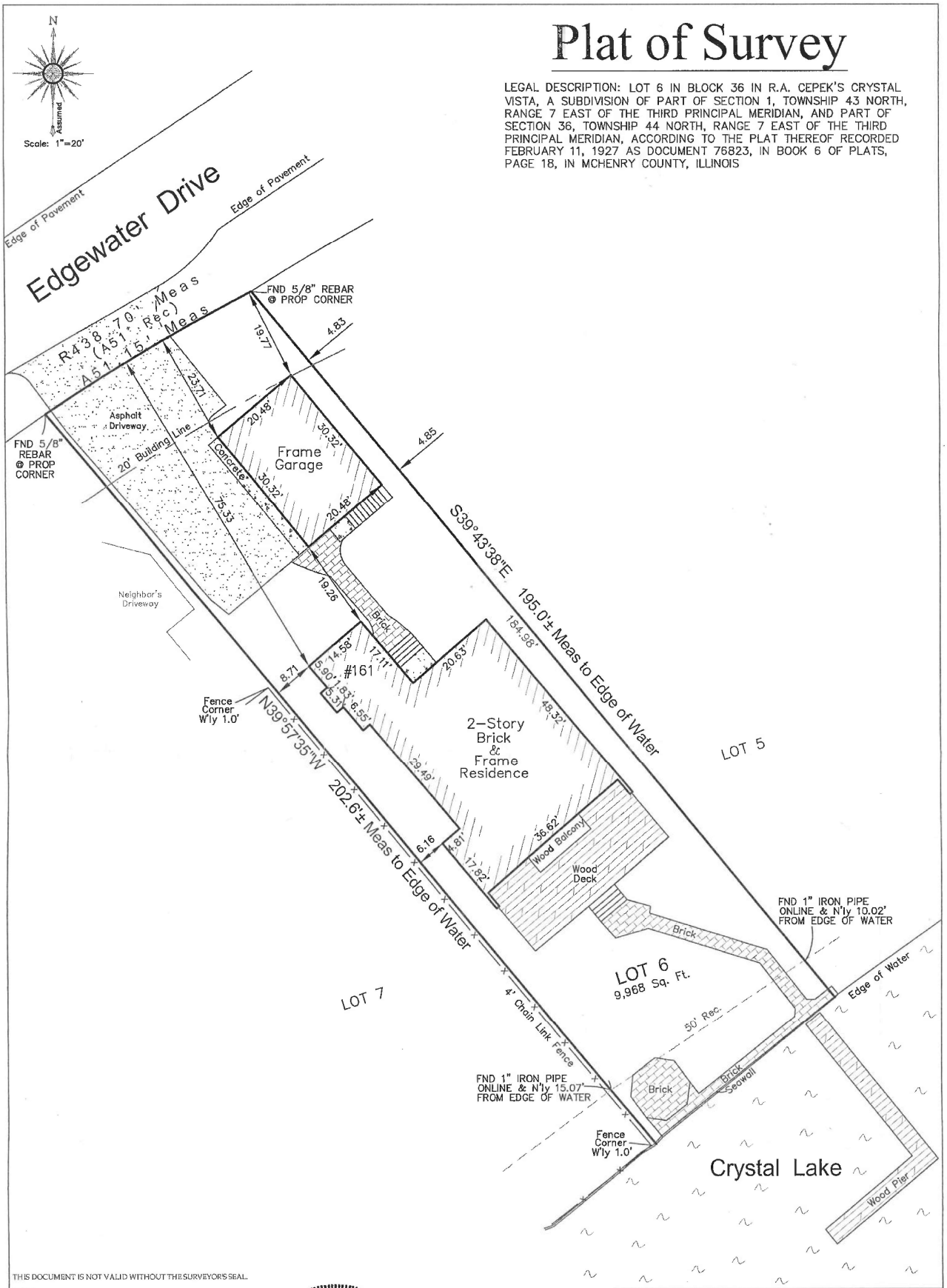
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Plat of Survey

LEGAL DESCRIPTION: LOT 6 IN BLOCK 36 IN R.A. CEPEK'S CRYSTAL VISTA, A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1927 AS DOCUMENT 76823, IN BOOK 6 OF PLATS, PAGE 18, IN MCHENRY COUNTY, ILLINOIS



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION AND BASED ON MY OBSERVATION I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE THIS 24th DAY OF July, A.D. 2019

JEFFREY A. SPIREK

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2020

JEFFREY A. SPIREK
35-3898
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CRYSTAL LAKE, IL

NOTES:
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT AND DIFFERENCE IMMEDIATELY.
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
*UTILITIES WITHIN EASEMENTS ARE NORTH SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

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

Luco Surveying
Professional Design Firm No. 184.007972
54 Lou Ave., Crystal Lake, Illinois 60014
Phone: 815.526.3974 Email: admin@lucosurveying.com

Common Address: 161 Edgewater Dr., Crystal Lake, IL
PIN # 18-01-154-006

Job Number: 19 - 49428 Drawn By: JJp

Client: Zukowski Rogers Flood & McArdle Reference: McClain

Field Work Completion: 7-19-19

Revisions:

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: December 17, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: An Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development

Mac Patel, petitioner
446 through 448 N. Route 31

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Planned Unit Development Amendment at 440 through 450 N. Route 31

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

Background:

- Request: The petitioner is requesting a Final PUD Amendment to allow for commercial uses in the areas previously designated as office.
- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation.
- Zoning: The site is zoned B-2 PUD General Commercial.
- Previous Approvals: In 2005, the property received Final Planned Unit Development (PUD) approval for the office and commercial development. In 2006, the PUD was amended to allow a 600 square-foot addition to office building #1.
- The two buildings/properties requesting the amendment are highlighted in the image below.



PZC Highlights:

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

- A neighbor from the Kelly Woods Subdivision requested there be a restriction on drive-through users in the development.
- The PZC found that the petition met the Findings of Facts.

The Planning and Zoning Commission recommended **approval (6-0)** of the petitioner's request with the following recommended conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Applications (Mac Patel/KPCL LLC dated 09/22/2024 and Schmitt Properties, Inc., dated 10/25/2024).

2. The property owner will be responsible for ensuring adequate parking is provided for any future tenants.

3. The petitioner shall comply with all of the requirements of the Community Development Department.

4. **There is an explicit restriction on drive-through uses on the premises. (Added by the PZC)**

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the PUD Amendment, 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: MAC Date:

Signature 12/5/24

Recommended Conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Applications (Mac Patel/KPCL LLC dated 09/22/2024 and Schmitt Properties, Inc., dated 10/25/2024).

2. The property owner will be responsible for ensuring adequate parking is provided for any future tenants.

3. The petitioner shall comply with all of the requirements of the Community Development Department.

4. There is an explicit restriction on drive-through uses on the premises.

PIQ
440 N IL Route 31
The Woods of Crystal Lake (Talon)



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT TO REMOVE THE RESTRICTION ON OFFICE BUILDINGS FOR TWO PROPERTIES WITHIN THE DEVELOPMENT FOR TALON PROFESSIONAL CENTER AT 446 and 448 N. ROUTE 31

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-209) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development allowing three retail pads and three office pads at 440 through 450 N. Route 31; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 16, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 4, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed variation; and

WHEREAS, on December 4, 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 Planned Unit Development Amendment be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Planned Unit Development 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 an amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development allowing three retail pads and three office pads at 444 N. Route 31 (14-34-130-002, 14-34-130-018, 14-34-130-019, 14-34-130-015, 14-34-130-013, 14-34-130-021, 14-34-130-010), Crystal Lake, Illinois is hereby approved.

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Applications (Mac Patel/KPCL LLC dated 09/22/2024 and Schmitt Properties, Inc., dated 10/25/2024).

2. The property owner will be responsible for ensuring adequate parking is provided for any future tenants.

Draft

3. The petitioner shall comply with all of the requirements of the Community Development Department.

4. There is an explicit restriction on drive-through uses on the premises.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake be amended to show the issuance of a Planned Unit Development Amendment in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 17th day of December, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: December 17, 2024
Approved: December 17, 2024

Draft

#2024-209
The Woods of Crystal Lake (Talon) – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	December 4, 2024
Requests:	An Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development.
Location:	444 N. IL Route 31
Existing Zoning:	B-2 PUD – General Commercial Planned Unit Development
Surrounding Properties:	North: O PUD – Office PUD South: B-2 PUD – General Commercial PUD East: M-L – Manufacturing Limited & Prairie Grove IT – Industrial/Transitional West: R-3A PUD – Two-Family Residential PUD
Staff Contact:	Elizabeth Maxwell (815.356.3798)

Background:

- Existing Use: The property is a commercial and office building development.
- Previous Approvals: In 2005, the property received Final Planned Unit Development (PUD) approval for the office and commercial development. In 2006, the PUD was amended to allow a 600 square-foot addition to office building #1.

Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow for commercial uses in the areas previously designated as office.
- There are two building pads that were never built-out.
- It is desirous of the property owner to allow commercial uses in the front buildings along Route 31, see map below.
- The property is adjacent to the Kelly Woods subdivision to the west. There is an existing wooded area between the building pads and the neighborhood.
- The property owner should ensure there is adequate parking for any tenant.



Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to the Final Planned Unit Development to allow commercial uses in the properties previously restricted to office use. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☒ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Applications (Mac Patel/KPCL LLC dated 09/22/2024 and Schmitt Properties, Inc., dated 10/25/2024).

2. The property owner will be responsible for ensuring adequate parking is provided for any future tenants.

3. The petitioner shall comply with all of the requirements of the Community Development Department.

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: SCHMITT PROPERTIES, INC D/B/A TRION DEVELOPMENT

Address: 3177 PARR CIRCLE, PORT CHARLOTTE, FL 33981

Phone: 847/612-3978

E-mail: GREGSCHMITTPRESTIGE@GMAIL.COM

Project Name & Description: COLUMBIA COLLEGE BUILDING, COLUMBIA, IL
COLLEGE HAS NOW VACATED THE PREMISES & WE NOW HAVE IT ON THE MARKET TO SELL OR LEASE. WOULD LIKE THE PUD AMENDED TO ALLOW RETAIL AS WELL AS THE APPROVED OFFICE.

Project Address/Location: 444 & 446 N. RT. 31, CRYSTAL LAKE, IL 60014

*HAS BEEN IN EXISTANCE SINCE 2008

Signature

GREGORY P. SCHMITT, PRESIDENT — 10/25/14

Owner: Print and Sign name — 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.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: COLUMBIA COLLEGE BUILDING/PROPERTY

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD APPROVED IN 2008
- X Final PUD Amendment TO INCLUDE RETAIL
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: GREGORY C. SCHMITT
Address: 3177 PALM CIR., PORT CHARLOTTE, FL 33981
Phone: 847/612-3978
Fax: N/A
E-mail: GREGSCHMITT.PROPERTIES@GMAIL.COM

Owner Information (if different)

Name: SAME
Address: SAME
Phone: N/A
Fax: N/A
E-mail: _____

Property Information

Project Description: SUBJECT IS PART OF AN EXISTING B-2 PUD WITH BANK BUILDING RETAIL & PART OFFICE. THE SUBJECT IS RESTRICTED TO OFFICE ONLY & IT IS REQUESTED THAT THE PUD BE AMENDED TO ALLOW SUBJECT BE RETAIL USE AS WELL.

Project Address/Location: 444 & 446 N. RT 31, CRYSTAL LAKE, IL 60014

PIN Number(s): 14-34-130-009 & 14-34-130-010 SPLIT 2008

Development Team — Please include address, phone, fax and e-mail

Developer: TALON DEVELOPMENT, INC.

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: OWNER: SCHMITT PROPERTIES, INC

Signatures

TALON PROFESSIONAL CENTER CONDOMINIUM ASSOC.

PETITIONER: Print and Sign name (*if different from owner*) **Date** 10/25/24

As owner of the property in question, I hereby authorize the seeking of the above requested action.

GREGORY C. SCHMITT 10/25/24

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

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: MAC PATEL / KPCL LLC.

Address: 1013 - N - SEMINARY AV.
WOODSTOCK, IL - 60098

Phone: [redacted]

E-mail:

Project Name & Description: Zoning change

Project Address/Location: 440 - N - RT - 31 - CRYSTAL LAKE. 6004 -

Signature Mac Patel

MAC PATEL 9/22/24.

Owner: Print and Sign name 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.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: KPCL LLC

Action Requested

__ Annexation	__ Preliminary PUD
__ Comprehensive Plan Amendment	__ Preliminary Plat of Subdivision
__ Conceptual PUD Review	__ Rezoning
X Final PUD	__ Special Use Permit
X Final PUD Amendment	__ Variation
__ Final Plat of Subdivision	__ Other

Petitioner Information

Name: KPCL LLC
Address: 440-N-RT 31
CRYSTAL LAKE.
Phone: [redacted]
Fax: [redacted]
E-mail: [redacted]

Owner Information (if different)

Name: MAC
Address: 1013-N-SEMINARY AV.
WOODSTOCK-60098
Phone: SAME
Fax:
E-mail: SAME

Property Information

Project Description: ZONING CHANGE.

Project Address/Location: 440-N-RT-31
CRYSTAL LAKE IL-60014.

PIN Number(s): 14-34-130-021
14-34-130-020
14-35-130-015-

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: —

Surveyor: —

Other: —

Signatures

Mac Patel 9/22/24.

PETITIONER: Print and Sign name *(if different from owner)* Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

MAC Mac Patel 9/22/24.

OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 4, 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, Mason, Skluzacek, Smith, and Teetsov were present. Ms. Repholz was 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.

2024-209 – 444 N. ROUTE 31 – FINAL PLANNED UNIT DEVELOPMENT

Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development.

Mr. Mac Patel, owner of one of the sites, was present to represent the petition. Mr. Patel stated they want to change this vacant pad as they have interest from a mattress store. These two pads have been on the market with no interest in office. His property has been marketed for seven years.

Mr. Greenman opened the public hearing.

Mr. Doug Knox at 425 Kelly Lane spoke about his concern with commercial uses and that there was never meant to be a drive-through user at the location.

Staff stated that the original site plan did not show a drive-through so it would require a Planned Unit Development Amendment. A specific condition can be added to make it clearer.

Mr. Patel stated having a drive-through use would be helpful. Dunkin Donuts left the center so they could construct a drive-through. There are still two office buildings as a buffer between the commercial uses and the residential uses.

There being no one else to speak Mr. Greenman closed the public hearing.

Mr. Smith asked if office uses could go into these two sites. Staff stated that yes office is a permitted use in the B-2 zoning district.

Mr. Gronow asked what users could go in. Mr. Patel said they have talked with a mattress store. They would like to reach out to a drive-through user.

Ms. Mason asked if there would be any changes to the parking lot. Mr. Patel stated the site is already developed with this graded pad and the other site is a built building.

Mr. Greenman said he found this met the Findings of Fact.

Mr. Smith made a motion to approve an Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development with the following conditions and adding condition #4:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Applications (Mac Patel/KPCL LLC dated 09/22/2024 and Schmitt Properties, Inc., dated 10/25/2024).

2. The property owner will be responsible for ensuring adequate parking is provided for any future tenants.

3. The petitioner shall comply with all of the requirements of the Community Development Department.

4. There is an explicit restriction on drive-through uses on the premises.

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

Ord. No. 6021
File No. 316

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT FOR THE WOODS OF CRYSTAL LAKE – 450 N. ROUTE 31

WHEREAS, pursuant to the terms of the Petition (File #2005-72) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for 5 office buildings and one retail building; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Final Planned Unit Development be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Special Use Permit be granted to permit 5 office buildings and one retail building for the property located at 450 N. Route 31, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Talon, received 10/31/05).
   B. Building Elevations Plan Set (Direct Design Architects, revised 10/27/05, received (10/31/05).
   C. Final Engineering Plan Set (iG Consulting, Inc., dated 10/28/05, received 10/31/05).
   D. Final Stormwater Report (iG Consulting, Inc., dated 10/24/05, received 10/31/05).
   E. Engineering Comments Response (iG, dated 10/28/05 received 10/31/05).

F. Hey & Associates Review (Hey, dated 11/18/05).
G. Final Plat of Subdivision (iG, dated 05/09/05, revised 10/28/05, received 10/31/05).
H. Landscape/Tree Preservation Plan (Woodland, revised 10/25/05, received 10/31/05).
I. Lighting Details (Mel Northey, received 10/31/05).
J. Monument Sign Plan Sheet 1 of 1 (Sign X, dated 05/06/05 & 10/26/05, received 10/31/05).
K. Monument Sign Plan Sheet 1 of 2 (Sign X, dated 05/06/05 & 10/26/05, received 10/31/05).
L. Tenant Sign Criteria Sheet – Elevations (Direct Design, revised 10/27/05, received 11/16/05).
M. Tenant Sign Criteria Sheet – Guidelines (received 11/16/05).

2. Final Engineering Plan

A. Prior to the issuance of any site grading or construction permits, the petitioner shall work with staff, their engineer, and the City's Consulting Arborist (at the expense of the petitioner) to modify the landscape and engineering plans to preserve as many of the highest quality trees on the site as possible. Preservation of trees will reduce the tree replacement costs and may require changes to the grading for the site.

B. Sidewalks shall be provided along the public roadways. If the sidewalks cannot be located in the right-of-way, the petitioner shall provide the sidewalk on private property and shall provide a sidewalk easement.

C. The petitioner obtained a Variation at Preliminary from the requirement to provide 14 interior landscape islands and was allowed to provide 4 interior parking lot islands. The revised engineering plan has eliminated two of the landscape islands. Replace these islands on the plan as approved through the Preliminary PUD.

D. Relocate the transformer pad to an alternative location to allow the required landscaping to be installed in the island.

E. Work with the staff to relocate the Municipal Utility Easement so that conflicts between the interior parking lot landscape islands and light poles are eliminated. When necessary, work with the landscape architect and the Planning & Economic Department to provide acceptable landscaping in the islands that does not conflict with the other requirements.

F. Work with staff to provide the best location for the monument sign to avoid relocation issues if Route 31 is widened and improved in the future.

3. Building Elevations – Retail Building

A. Provide representative color and building material samples for the brick, siding, stone, sill, fascia, window and door glazing/trim, and roof shingles for the retail building to be reviewed by the PZC and the City Council and approved by the Planning & Economic Development Department.

B. For the flat-roofed section of the retail building, maintain the parapet wall and provide a decorative cornice on the front and rear elevations.

C. Indicate how all rooftop mechanicals would be screened from view.

4. Building Elevations – Office Buildings

A. Provide representative color and building material samples for the brick, siding, stone, sill, fascia, window and door glazing/trim, and roof shingles for the office buildings to be reviewed by the PZC and the City Council and approved by the Planning & Economic Development Department.

B. Indicate how all rooftop mechanicals would be screened from view.

C. Work with staff to provide doors on the side and rear elevations of all proposed office buildings that will compliment the building.

5. Lighting details

A. The proposed Lexington wall light fixtures for the office buildings, though not down-light fixtures, are hereby approved, as they contain a residential appeal and contain low-wattage light-bulbs.

B. The proposed 10-foot tall, Lexington light fixtures, though not down-light fixtures, are hereby approved, as long as the sides of the light fixtures facing the residential properties behind the subject property can be shielded. If this is not possible, provide other down-light fixtures that meet the requirements for down-lighting.

C. The proposed lighting fixtures for the front elevation of the retail building, though not down-light fixtures, are hereby approved. The light fixtures on the rear or sides of the retail building shall be down-light fixtures.

D. Parking lot light fixtures cannot be located in the Municipal Utility Easement (MUE). Move the light fixtures to alternate locations or shift the location of the MUE.

6. Signage Plans

A. The Tenant Sign Criteria Plan is generally acceptable. Work with the Building Division to finalize a consistent criteria plan for all buildings that meets all Sign Ordinance requirements.

B. A Special Use Permit for internally illuminated signage adjacent to a residential district was granted during the Preliminary PUD review. A condition of the approval stated that the retail and office building internally illuminated signs are to face Route 31 only. Provide the following changes and illustrate them in the Tenant Sign Criteria Plan:

I. The wall signage for the corner tenants of the retail building shall comply with the Sign Ordinance, however, these signs cannot be illuminated.

II. The wall signs for all of the office buildings shall comply with all requirements of the Sign Ordinance. The northern-most 6,250 square-foot office building shall contain signs that match the criteria of the other signs for the office buildings, with the exception that these signs shall be non-illuminated. Corner tenant spaces requesting wall signs on elevations other than those facing Route 31 shall contain non-illuminated wall signs that

are consistent with all other signs.

C. The proposed monument sign is 4-foot taller than permitted by the Sign Ordinance and is approved.

7. Final Plat of Subdivision

A. Provide all appropriate easements for rights-of-way provided for public services and utilities, and a statement of purpose for each indicated thereon.

B. Eliminate the non-easement areas, as they are not required. Additionally, the size of the non-easement areas do not match the size of the buildings illustrated in the Engineering plans.

C. Provide the accurate location of at least two monuments, which shall be concrete 6" by 6" by 30" with metal pipe or rod case in center. Only one monument is illustrated.

D. Provide the front and rear building setback lines.

E. Work with staff and the City Attorney to finalize the CCR's prior to Recording the Final Plat.

F. Provide the proper form for the approval of the City Council with space for signature.

G. Provide the proper form for the approval by signature of the Planning and Zoning Commission.

H. Provide school district and notary signature blocks for all owners of the subject property.

I. Provide owners certificate and notary signature blocks for all owners of the subject property.

8. Landscaping Plan

A. There are discrepancies between the location of the existing trees indicated on the tree survey, Preliminary PUD site plan, and the Final PUD site/landscaping plans. Work with the Consulting Arborist and Planning & Economic Development Department to address this issue and to preserve and incorporate the highest quality trees on the site into the plan. The petitioner must comply fully with the requirements of the Tree Preservation Ordinance.

B. To buffer the adjacent residential neighborhood, the existing vegetation along the west property line, which extends out approximately 30 feet, shall be preserved. Landscaping for parking lot screening shall be provided through preservation of the existing trees and additional deciduous and evergreen plantings where necessary.

C. Provide a deciduous tree and low shrubs or ground cover in each of the landscape islands.

D. Street trees shall be provided through preservation of the existing trees and additional plantings. Provide the required street trees along Route 31 at intervals of 40-foot on-center.

E. The Zoning Ordinance requires 15-foot wide landscape areas for the perimeters of the parking lots abutting public rights-of-way. This requirement cannot be waived due to the utility easement. Sufficient space exists to meet this requirement. Provide additional landscaping along the east and south perimeters of the parking lot (Route 30 and Ray Street).

F. The Zoning Ordinance requires 8-foot wide landscape area for the perimeters of the parking lots not abutting public rights-of-way. Sufficient space exists to meet this

requirement.

9. Provide details for the trash enclosures. The construction materials for the enclosures shall be consistent with the materials used on the office and retail buildings and shall contain high quality gates to shield the enclosure when not in use. The trash enclosure shall be masonry.

10. The petitioner shall address all comments of the Building and Engineering, Public Works, Fire/Rescue, Police and Planning & Economic Development Departments.

11. Parking islands shall be added along the east line of parking spaces along Route 31.

12. There shall be no illuminated signage in the windows.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED this 20th day of December, 2005.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council.

ORDINANCE NO. 6096
FILE NO. 316

AN ORDINANCE GRANTING AN AMENDMENT TO THE
FINAL PLANNED UNIT DEVELOPMENT
FOR THE WOODS OF CRYSTAL LAKE (TALON)

WHEREAS, pursuant to the terms of the Petition (File #2006-61) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Final Planned Unit Development for The Woods of Crystal Lake (Talon) to allow a 600 square-foot addition to office Building #1 to accommodate a plastic surgeon's office; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Final Planned Unit Development Amendment be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Special Use Permit be granted to permit a 700 square-foot addition to office Building #1 to accommodate a plastic surgeon's office for the property located at the Northwest corner of Route 31 and Ray Street, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Talon Development Inc., received 06/27/06).
   B. Letter from Dr. Roberg (Roberg, dated 06/22/06, received 06/27/06).
   C. Storm Water Letter from Woolford, P.E. (Woolford, iG Consulting, dated 06/27/06, received 06/27/06).
   D. Revised Site Plan (iG Consulting, dated 10/28/05, revised 06/27/06, received 06/27/06).
   E. Architectural Plan Set (Direct Design, revised 03/22/06, received 06/27/06).

2. The petitioner shall address all comments of the Building and Engineering, Public Works, Fire/Rescue, Police and Planning & Economic Development Departments.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 1st day of August, 2006.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.