#2025-102
751 Oak Court – Variation
Project Review for Planning and Zoning Commission

Meeting Date: July 2, 2025

Request: Variations from Article 3 to construct a garage addition to an existing home that encroaches 29.2 feet into the required 49.2-foot street side setback.

Location: 751 Oak Court

Acreage: Approximately 8,370 square feet

Existing Zoning: R-2 Single Family

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The original request was heard by the Planning and Zoning Commission on February 19, 2025. It was recommended for approval and approved by the City Council on March 4, 2025. The variation was approved at a 19.2-foot encroachment, 30 feet from the street.
- The intent was for the garage to line up with the neighbor's garage to the west. After final measurements it was determined this garage was approximately 20 feet from the street. In order to not block light into the neighbor's yard, the petitioner is requesting modification of their variation from a 30-foot setback to a 20-foot setback.
- The proposed addition is setback 20 feet from the street, requiring the 29.2-foot variation.

Development Analysis:

General

- Request: To construct an addition to the house. The addition is a two-story three-car garage. It is connected to the house by a breezeway. The new addition encroaches 29.2 feet into the required 49.2-foot street side setback. The breezeway is getting longer to accommodate the relocation closer to the street.
- Zoning: The site is zoned R-2 Single Family.
- Land Use: The land use map shows the area as Urban Residential.
- The construction will match the existing residential structure.

- The garage is considered attached to the principal structure via the breezeway. If the garage was detached, the square footage would require a Special Use and it would exceed the height, the stories and the dormer length for an accessory structure. To avoid these variations it is attached to the house, allowing it to receive the principal structure standards of two stories and 28 feet in height. Connection to the principal structure requires it meet the principal structure setbacks. The average setback from the street is determined to be 49.2 feet.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a Simplified Residential Zoning Variation to allow a new addition to encroach 29.2 feet into the required yard abutting a street 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.

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: 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 (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 06/19/25, received 06/22/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

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

PIQ MAP
751 Oak Court



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: McIntyre Residence

Action Requested

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

Petitioner Information

Name: ALA Architects/Tim Nugent
Address: 2600 Behan Road
Crystal Lake, Il 60114
Phone: 815-788-9200
Fax:
E-mail: info@alaarchitects.com

Owner Information (if different)

Name: Mike McIntyre
Address: 751 Oak Court
Crystal Lake, Il 60014
Phone: 224-703-3930
Fax:
E-mail: mikemcintyre100@hotmail.com

Property Information

Project Description: Detached 3 car garage

Project Address/Location: 751 Oak Court Crystal Lake, Il 60014

PIN Number(s):

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA Architects & Planners 2600 Behan Road Crystal Lake, Il 60014
815-788-9200 info@alaarchitects.com

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Tim Nugent _____ 01-14-2025

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.

Mike McIntyre _____ 1-17-2025

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.

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Kirsten and Michael McIntyre

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Michael McIntyre for approval of a Variation at the following real estate known as 751 Oak Court, Crystal Lake, Illinois 60014, PIN: 19-06-176-015.

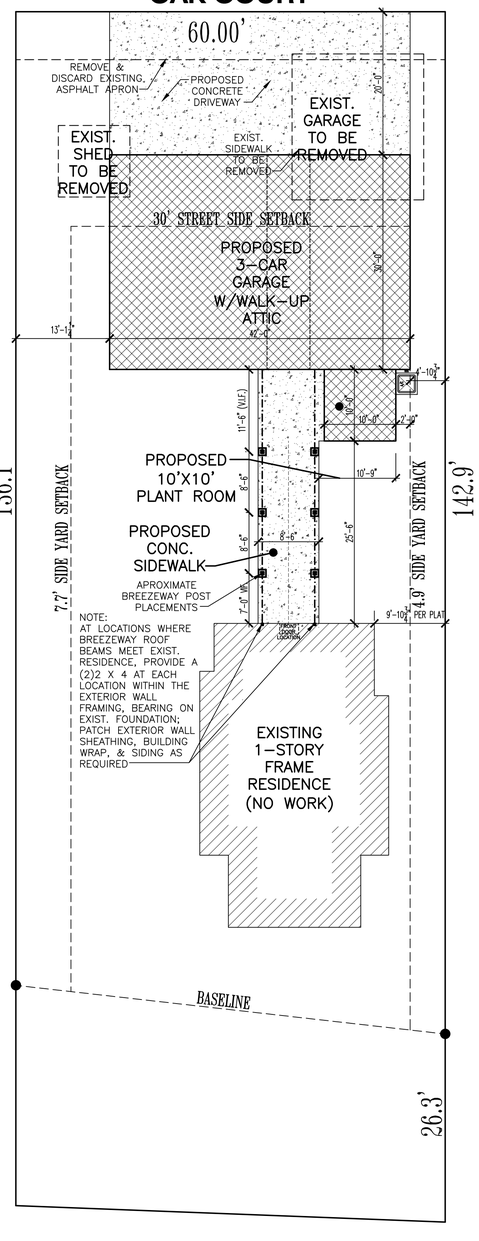
This application is filed for the purpose of seeking Simplified Residential Zoning Variations to construct a two-story garage addition to the street side of the home, extending 29.2 feet into the required 49.2-foot street side setback leaving a setback of 20 feet from the street side property line, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 3, Article 4, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, July 2, 2025, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in Northwest Herald June 14, 2025) 2252942

MCINTYRE RESIDENCE

751 OAK COURT
CRYSTAL LAKE, IL 60014



GENERAL SITE 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. UTILITY INFORMATION PROVIDED BY OTHERS
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

1E / A000 SITE PLAN
1"=10'-0"

SCOPE OF WORK:

1. REMOVE & DISCARD EXISTING DETACHED FRAMED GARAGE & SHED
2. REMOVE EXISTING ASPHALT DRIVEWAY; PROVIDE NEW CONCRETE DRIVE AS INDICATED ON SITE PLAN
3. CONSTRUCT NEW 840 SF 2-CAR DETACHED FRAMED GARAGE W/ WALKUP ATTIC & ATTACHED PLANT ROOM; ELECTRIC & WATER SERVICES SHALL BE EXTENDED FROM EXISTING RESIDENCE
4. CONSTRUCT COVERED BREEZEWAY BETWEEN NEW GARAGE & EXISTING RESIDENCE

CITY OF CRYSTAL LAKE PROJECT NOTES:

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 2-5 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 2FT 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 RAFTER TO PLATE CONNECTIONS SHALL BE CONNECTED WITH HURRICANE CLIPS PER CITY OF CRYSTAL LAKE AMENDMENT
9. 1 X 4 COLLAR TIES SHALLB E PROVIDED @ 48" O.C. IN UPPER ⅓ 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. REQUIRED DURING CONSTRUCTION: FOOTING/SLAB, ELECTRIC TRENCH, ROUGH FRAMING & ELECTRIC, DRIVEWAY BASE, FINAL INSPECTION

LOT COVERAGE CALCULATIONS

LOT AREA: 10,085.3 SF

MAX. IMPERVIOUS:	5,042.65 SF (50%)
PROPOSED IMPERVIOUS:	3,519.36 SF (34.8%)
MAX. BUILDING COVERAGE:	4,034.12 SF (40%)
PROPOSED BUILDING COVERAGE:	2,368.61 SF (23.4%)

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100	FOUNDATION PLAN
A101	FLOOR PLANS
A200	ELEVATIONS
A300	BUILDING SECTIONS, CONSTRUCTION SPECIFICATIONS
A301	ROOF PLAN, TYPICAL DETAILS
E101	ELECTRICAL PLANS

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD (SNOW)	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT 25 PSF WIND FOR 21-29 FT. HEIGHT 30 PSF WIND FOR 30 FT. AND ABOVE
CEILING	20 PSF LIVE LOAD		
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY 40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULLS MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2X6 W/ ½" SHEATHING)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS.
* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED.
* FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
* CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
* MASONRY MORTAR TO BE TYPE N.

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'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 106⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
  EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
* PROVIDE (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
* VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS 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 NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR.
* ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
  WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
  WINDOW & DOOR TAGS: FIXED WINDOW = Ⓕ, EGRESS WINDOW = Ⓔ, TEMPERED GLASS = Ⓣ

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
* ALL INTERIOR PARTITIONS 3½" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS 6¼" (2 X 4 STUD W/ 1" SHEATHING).
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9½" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
* ALL EXTERIOR WALLS 6" (2 X 6 STUDS W/ ½" SHEATHING).
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 11" (2 X 6 STUDS W/ ½" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
* ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
* PROVIDE (5" X 3½" X ⅝") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.
* PROVIDE (6" X 4"X ⅝") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.
* PROVIDE (7" X 4"X ⅝") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ UP TO 2' OF MASONRY VENEER ABOVE.
* PROVIDE (6" X 4"X ⅝") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2' OF MASONRY VENEER ABOVE.
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH ⅝"ø BOLTS @ 20" O.C. AND (2) ø EACH END.
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
* WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
* ALL HEADERS TO BE (2) 2 X 12 SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED ⅓ THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE 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 TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
* ■ = (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
* ■ = (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
* □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2X6 @16" O.C. STUD WALLS.
* ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED.
* FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. 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:

* WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
  ** ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
  ** ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
  ** ALL OUTLETS IN GARAGE TO BE GFI.
* ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
* WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
  ** (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
  ** (1) SMOKE DETECTOR IN EACH BEDROOM
  ** (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
* VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
* ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
* ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
* ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS.
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHER.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

FINISHES:

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

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE	2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE	2000 NFPA LIFE SAFETY CODE
2018 INTERNATIONAL FUEL GAS CODE	2018 ILLINOIS ILLINOIS ACCESSIBILITY 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	

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

---NOTE TO PLAN REVIEWERS, OFFICALS & CONTRACTORS---

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED 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 600 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .

* PRESCRIPTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 401.2.1 & 401.2.6, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404 & 408.2.2

* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE 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 BIDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION 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

5S 5 SHELVES — 1SIR 1 SHELF & 1 ROD — SPKR SPRINKLER HEAD
GAS GAS HOOKUP — WATER WATER HOOKUP — FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET — SHOWER RAIN HEAD — FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE — MASONRY FIREPLACE FLUE — REBAR
CEILING DETAIL DIAGRAM — WORK POINT — ROOF PITCH
SECTION/ VIEW MARKER — ELEVATION MARKER — REVISION MARKER
V.I.F. VERIFY IN FIELD
V.W.O. VERIFY WITH OWNER

FACE BRICK — HORIZONTAL SIDING — BOARD & BATTEN SIDING — ASPHALT SHINGLES ROOFING
STONE — SHAKE SIDING — CEDAR SHAKE ROOFING — CONCRETE
FIELD STONE — STUCCO / E.I.F.S. — METAL ROOFING — GRAVEL

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) — SWITCH — TELEVISION JACK
DUPLEX OUTLET (2) — DOOR ACTIVATED SWITCH — TELEPHONE JACK
QUAD. OUTLET (4) — MOTION ACTIVATED SWITCH — HDMI JACK
SWITCHED DUPLEX OUTLET (2) — THERMOSTAT CONTROLS
CEILING MOUNTED LIGHT FIXTURE — EXHAUST FAN, VENTED TO EXTERIOR — SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
RECESSED CAN LIGHT — EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
DIRECTIONAL RECESSED CAN LT. — FLOOD LIGHT W/ MOTION DETECTOR — SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO. WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
WALL MOUNTED LIGHT FIXTURE — CEILING MOUNTED FAN/LIGHT
RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR) — LED LIGHT STRIP
EXTERIOR LAMP W/ POST — P.C. = PULL CHAIN LIGHT — GFI = GROUND FAULT CIRCUIT INTERRUPTER
FLUORESCENT LIGHT FIXTURE — W.P. = WATER PROOF

WALL TYPES

NEW FRAME WALL — NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASED OPENING — DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE — TR. SILL PLATE @ FDTN. 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 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.

PLUMBING NOTES:

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
* ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS.
  ABOVE GROUND WASTE – SCHEDULE 40 PVC, 1120 SERIES
  BELOW GROUND WASTE – SCH 40 PVC OR CAST IRON
  ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
  BELOW GROUND WATER – TYPE K COPPER
* COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING.
* 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING.
* UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
* HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION. UPDAITE, REPLACE, ADD TO OR MOVE AS REQ'D.
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH P-AN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
* DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
* PROVIDE MIN. 36" 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."

STATE OF ILLINOIS — SCOTT P POLIT 001-018291 — LICENSED ARCHITECT — STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. 184.005372 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

Scott Polit

001-018291 — Cert. No. — 11/30/26 — Exp. — 6/19/2025 — Date

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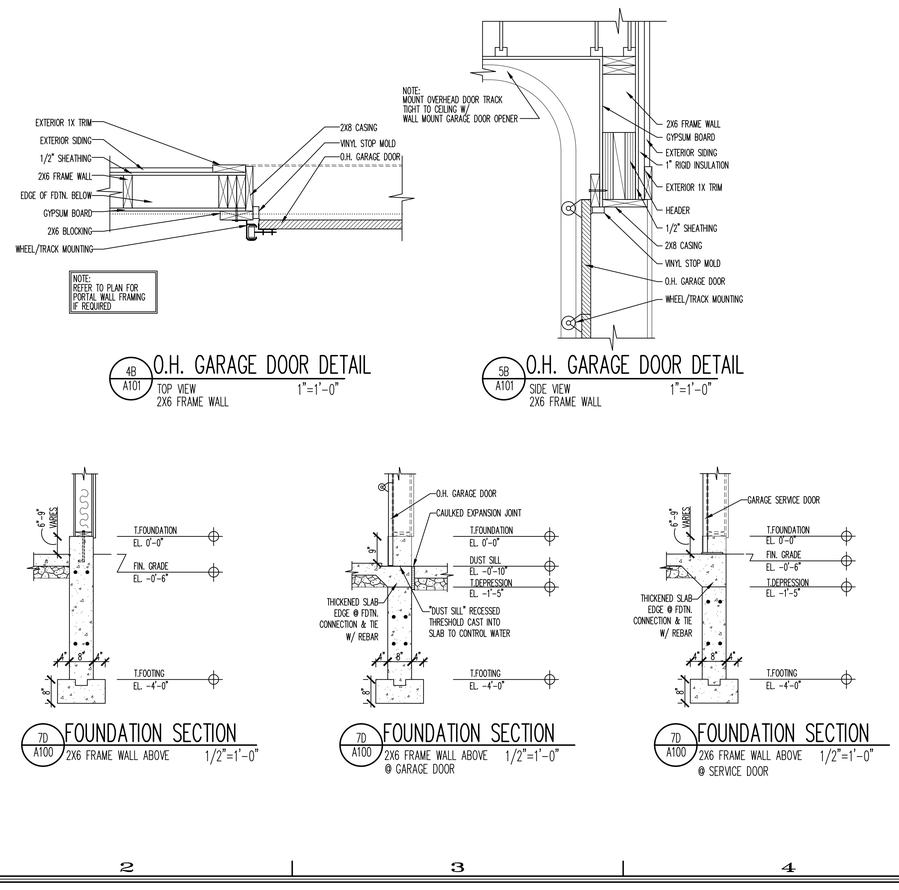
DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN	1 4-3-24 DJW
PRELIMINARY DESIGN REVISION	2 4-24-24 DJW
ZONING REVISION	3 4-30-25 DJW
FINAL REVIEW	4 5-13-24 DJW
RELEASE FOR PERMIT	5 6-28-24 DJW
REVISION	6 7-24-24 DJW
	7 8-26-25 DJW
	8 06-19-25 DJW

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40 Crystal St. Cary, IL 60013

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SITE PLAN
DRAWING INDEX
GENERAL NOTES

Job Number: 24090
Sheet Number: A000
File Name: 24090000



5E A100 FOUNDATION PLAN 1/4"=1'-0"

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

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"

7D A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE 1/2"=1'-0"

7D A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ GARAGE DOOR 1/2"=1'-0"

7D A100 FOUNDATION SECTION
2X6 FRAME WALL ABOVE @ SERVICE DOOR 1/2"=1'-0"

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REVISIONS

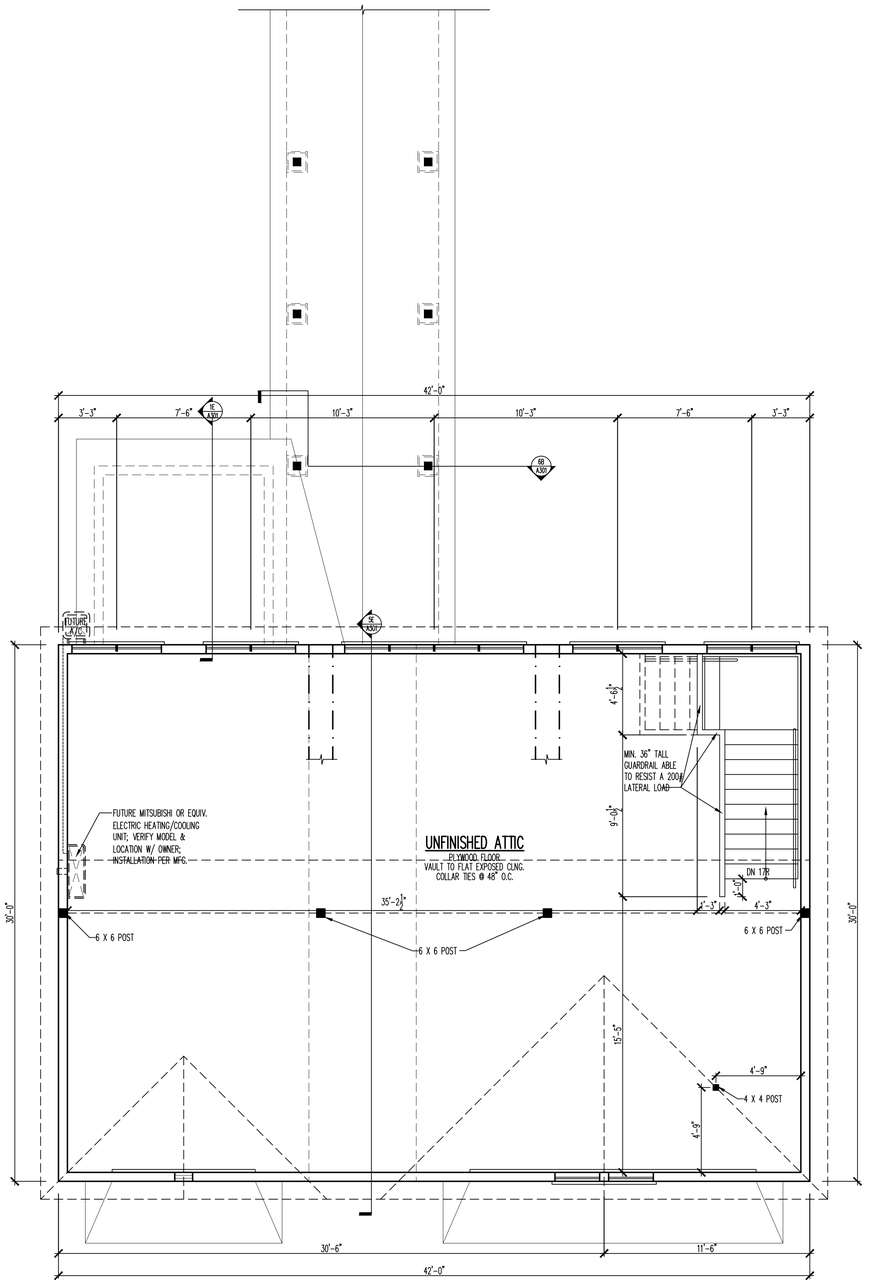
DESIGN STAGE	1	2	3	4	5	
PRELIMINARY DESIGN	4-3-24 DJW					
PRELIMINARY DESIGN	4-24-24 DJW	5-15-24 DJW	6-28-24 DJW	7-24-24 DJW		
ZONING ASSISTANCE	5-30-25 DJW					
ZONING REVISION	10-7-24 DJW					
FINAL REVIEW	10-9-24 DJW	J-26-25 DJW	06-19-25 TIN			
RELEASE FOR PERMIT						
REVISION						

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FOUNDATION PLAN

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Job Number: 24090
Sheet Number: A100
File Name: 24090100



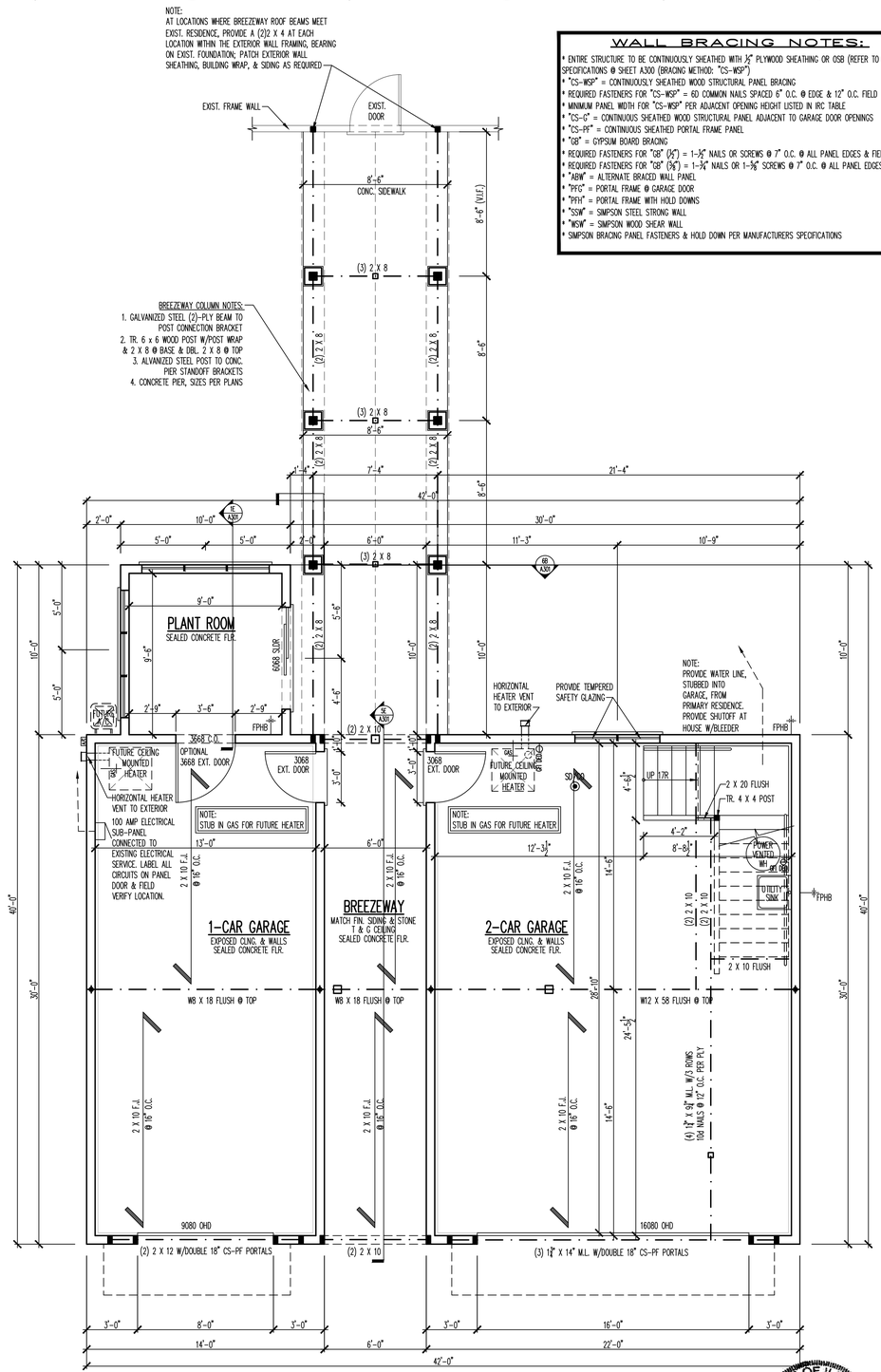
1E A101 SECOND FLOOR PLAN

1/4"=1'-0"

NOTE:
AT LOCATIONS WHERE BREEZEWAY ROOF BEAMS MEET EXIST. RESIDENCE, PROVIDE A (2)2 X 4 AT EACH LOCATION WITHIN THE EXTERIOR WALL FRAMING, BEARING ON EXIST. FOUNDATION; PATCH EXTERIOR WALL SHEATHING, BUILDING WRAP, & SIDING AS REQUIRED

WALL BRACING NOTES:

* ENTIRE STRUCTURE TO BE CONTINUOUSLY SHEATHED WITH ½" PLYWOOD SHEATHING OR OSB (REFER TO CONSTRUCTION SPECIFICATIONS @ SHEET A300 (BRACING METHOD: "CS-WSP")
* "CS-WSP" = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL BRACING
* REQUIRED FASTENERS FOR "CS-WSP" = 6D COMMON NAILS SPACED 6" 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" (½") = 1-½" NAILS OR SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
* REQUIRED FASTENERS FOR "GB" (⅝") = 1-¾" NAILS OR 1-⅝" SCREWS @ 7" O.C. @ ALL PANEL EDGES & FIELD
* "ABW" = ALTERNATE BRACED WALL PANEL
* "PFG" = PORTAL FRAME @ GARAGE DOOR
* "PFH" = PORTAL FRAME WITH HOLD DOWNS
* "SSW" = SIMPSON STEEL STRONG WALL
* "WSW" = SIMPSON WOOD SHEAR WALL
* SIMPSON BRACING PANEL FASTENERS & HOLD DOWN PER MANUFACTURERS SPECIFICATIONS



5E A101 FIRST FLOOR PLAN

1/4"=1'-0"

REVISIONS			
1	4-3-24 DJW	PRELIMINARY DESIGN	
2	5-13-24 DJW	PRELIMINARY DESIGN	
3	6-28-24 DJW	ZONING REVISION	
4	7-24-24 DJW	FINAL REVIEW	
5			
Dr.	08-19-25 TRN	RELEASE FOR PERMIT	
1	4-24-24 DJW	REVISION	
2	4-30-25 DJW		
3	10-7-24 DJW		
4	10-9-24 DJW		
5	J-26-25 DJW		

DESIGN STAGE

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FLOOR PLANS

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A101

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Job Number: 24090

Sheet Number: A101

File Name: 24090101

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TEAR-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 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 MET WITHIN 2" OR EXCEEDED, 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 = (R)

FIXED WINDOW = (F) DOOR OR WINDOW PANE SLIDES LEFT = (L)

EGRESS WINDOW = (E)

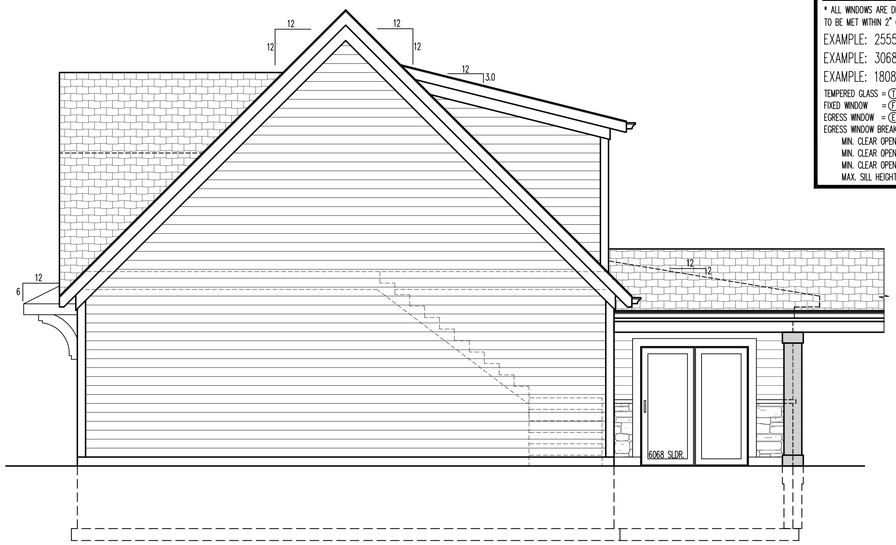
EGRESS WINDOW BREAKDOWN =

MIN. CLEAR OPEN AREA OF 5.7 S.F.

MIN. CLEAR OPEN WIDTH OF 20"

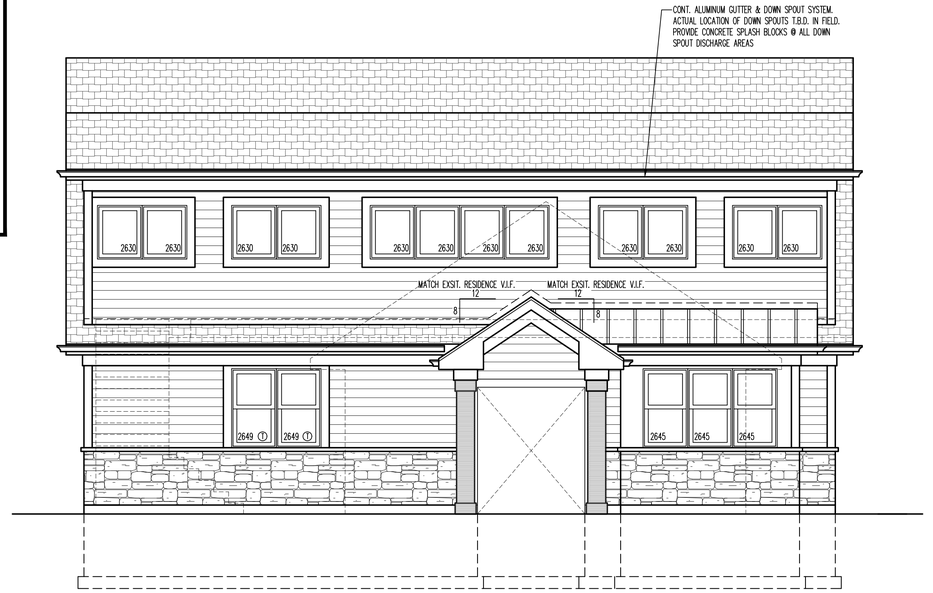
MIN. CLEAR OPEN HEIGHT OF 24"

MAX. SILL HEIGHT OF 44"



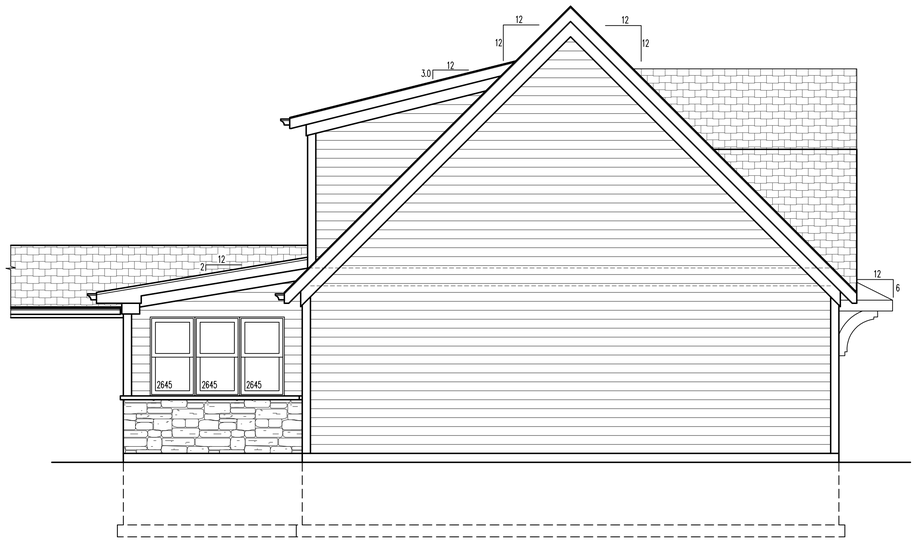
1C A200 RIGHT ELEVATION

1/4"=1'-0"



5C A200 REAR ELEVATION

1/4"=1'-0"



1E A200 LEFT ELEVATION

1/4"=1'-0"



5E A200 FRONT ELEVATION

1/4"=1'-0"

DESIGN STAGE

	REVISIONS					
	1	2	3	4	5	
PRELIMINARY DESIGN	4-3-24 DJW					
PRELIMINARY DESIGN		4-24-24 DJW				
PRELIMINARY DESIGN		4-30-25 DJW	5-13-24 DJW	6-28-24 DJW	7-24-24 DJW	
ZONING REVISION						08-19-25 TJN
FINAL REVIEW		10-7-24 DJW				
RELEASED FOR PERMIT		10-9-24 DJW	J-26-25 DJW			
REVISION						

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ELEVATIONS

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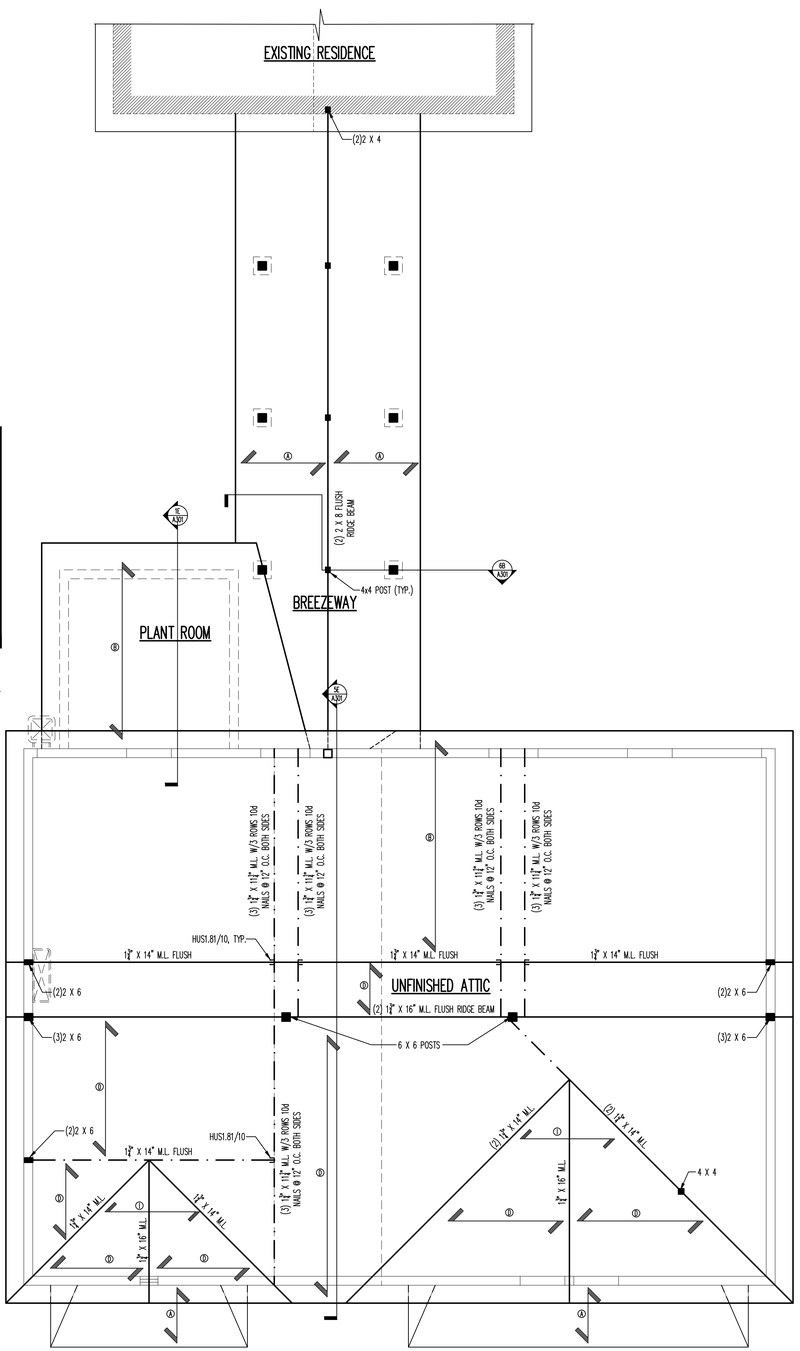
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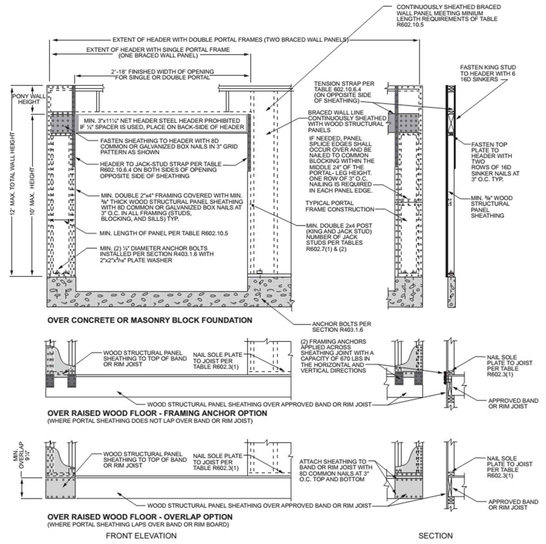
TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

ROOF STRUCTURAL SPECIFICATIONS		NOTES
(A) = 2 X 6 RAFTERS @16" O.C.	(I) = 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.	(J) = 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.	(K) = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A.300.
(D) = 2 X 12 RAFTERS @16" O.C.	(L) = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = 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 8 CEILING JOISTS @16" O.C.	(N) = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	
(G) = 2 X 10 CEILING JOISTS @16" O.C.	(O) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
(H) = 2 X 12 CEILING JOISTS @16" O.C.		
M.L. = 1 3/4" 1.9E MICRO=LAM LVL T.S. = 1 3/4" 1.55E TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST = BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD D.R. = DOUBLE RAFTER E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY U.B. = UNDER BUILD E.H. = EXTENDED HIP G.T. = GIRDER TRUSS	PROVIDE SIMPSON 'H2.5A' HURRICANE CLIPS @ EACH RAFTER

3E / A300 ROOF PLAN & STRUCTURAL NOTES

1/4"=1'-0"





For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4

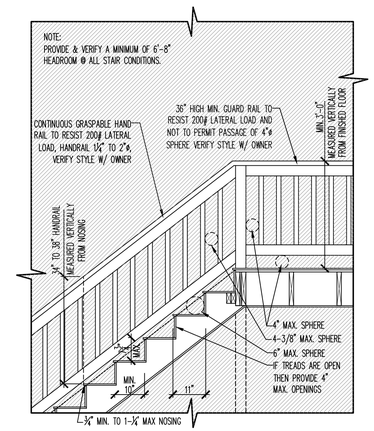
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

6C / A301 IRC PORTAL DETAIL

CS-PF [CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION] NO SCALE

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 THIRD STRINGER IF TREADS ARE MORE THAN 3'-0" WIDE. PROVIDE HANDRAIL WITH STAIR RUNS WITH 4 RISERS OR MORE.



6E / A300 TYPICAL STAIR & RAIL DETAIL

1/2"=1'-0"

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REVISIONS

DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN	4-3-24 DJW				
PRELIMINARY DESIGN REVISION	4-24-24 DJW	5-13-24 DJW	6-28-24 DJW	7-24-24 DJW	
ZONING REVISION	4-30-25 DJW				
FINAL REVIEW	10-7-24 DJW	J-26-25 DJW	06-19-25 TJN		
RELEASE FOR PERMIT	10-9-24 DJW				
REVISION					

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TYPICAL STAIR & RAIL DETAILS,
ROOF VENT SCHEDULE,
PORTAL FRAME DETAIL

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

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS
ROOFING PER ELEVATIONS OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
[PROVIDE (2) LAYERS ICE BARRIER FOR ASPHALT ROOFS W/ 2:12, 3:12, 4:12 PITCHES]
1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING
(SEE ROOF PLAN FOR ROOF STRUCTURE)
1 X FASCIA PER ELEVATIONS
ALUMINUM SOFFITS W/ CONTINUOUS VENTS
1 X FREIZE BD. PER ELEVATIONS

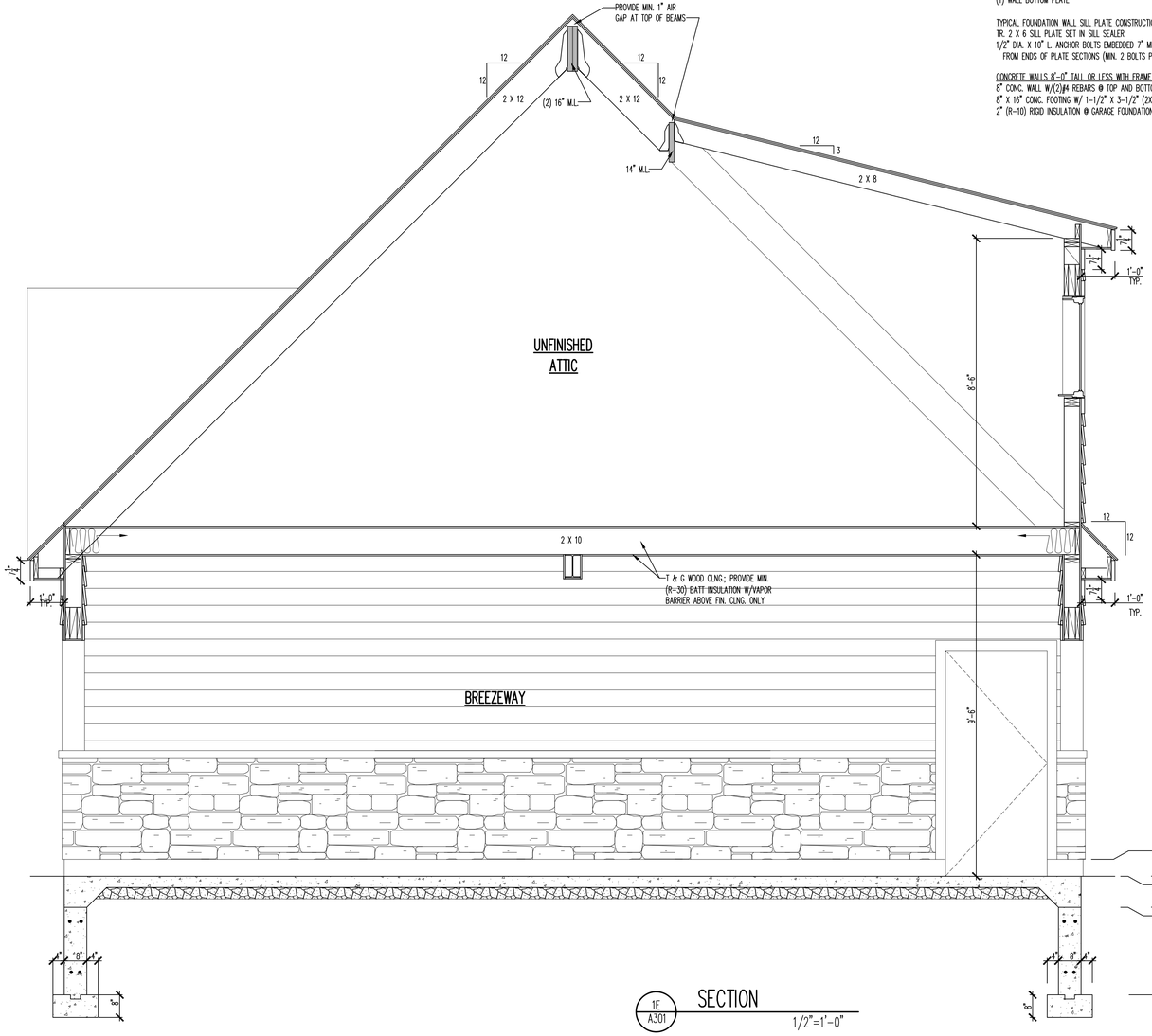
TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:
SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN

TYPICAL WOOD FLOOR CONSTRUCTION:
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (FIR)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER
SEE STRUCTURAL NOTES ON PLANS

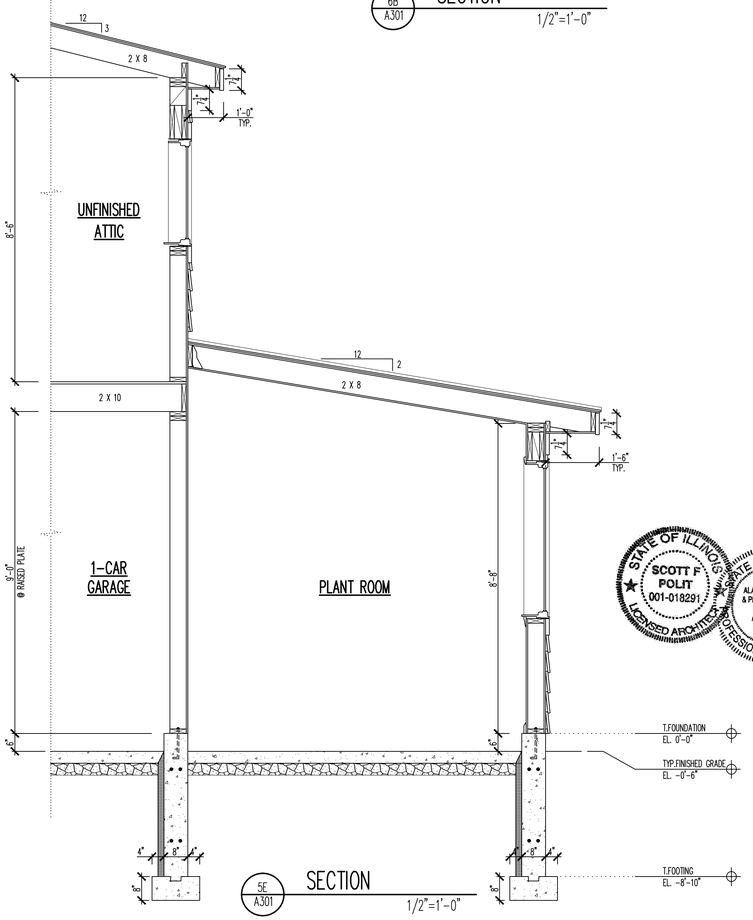
TYPICAL INTERIOR FRAME WALL CONSTRUCTION:
1/2" GYP. BD.
2 X 4 / 2 X 6 STUDS @ 16" O.C. (STUD SIZE PER PLANS)
(2) WALL TOP PLATES
(1) WALL BOTTOM PLATE

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. @6' O.C. MAX. AND 1' MAX. FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

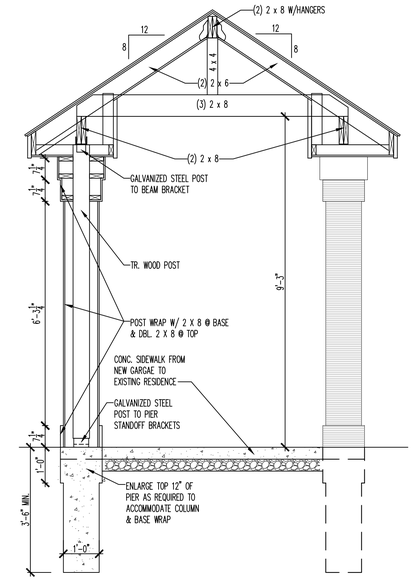
CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:
8" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
2" (R-10) RIGID INSULATION @ GARAGE FOUNDATIONS



1E / A301 SECTION
1/2"=1'-0"



5E / A301 SECTION
1/2"=1'-0"



6B / A301 SECTION
1/2"=1'-0"

REVISIONS

	1	2	3	4	5
DESIGN STAGE					
PRELIMINARY DESIGN	4-3-24 DJW				
PRELIMINARY DESIGN		5-15-24 DJW	6-28-24 DJW	7-24-24 DJW	
PRELIMINARY DOCUMENT	4-24-24 DJW				
ZONING REVISION	4-30-25 DJW				
FINAL REVIEW					
RELEASE FOR PERMIT	10-7-24 DJW	7-26-25 DJW	08-19-25 TIN		
REVISION	10-9-24 DJW				

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

ROOF PLAN & STRUCTURAL NOTES
CONSTRUCTION SPECIFICATIONS
WALL SECTIONS
TYPICAL DETAILS

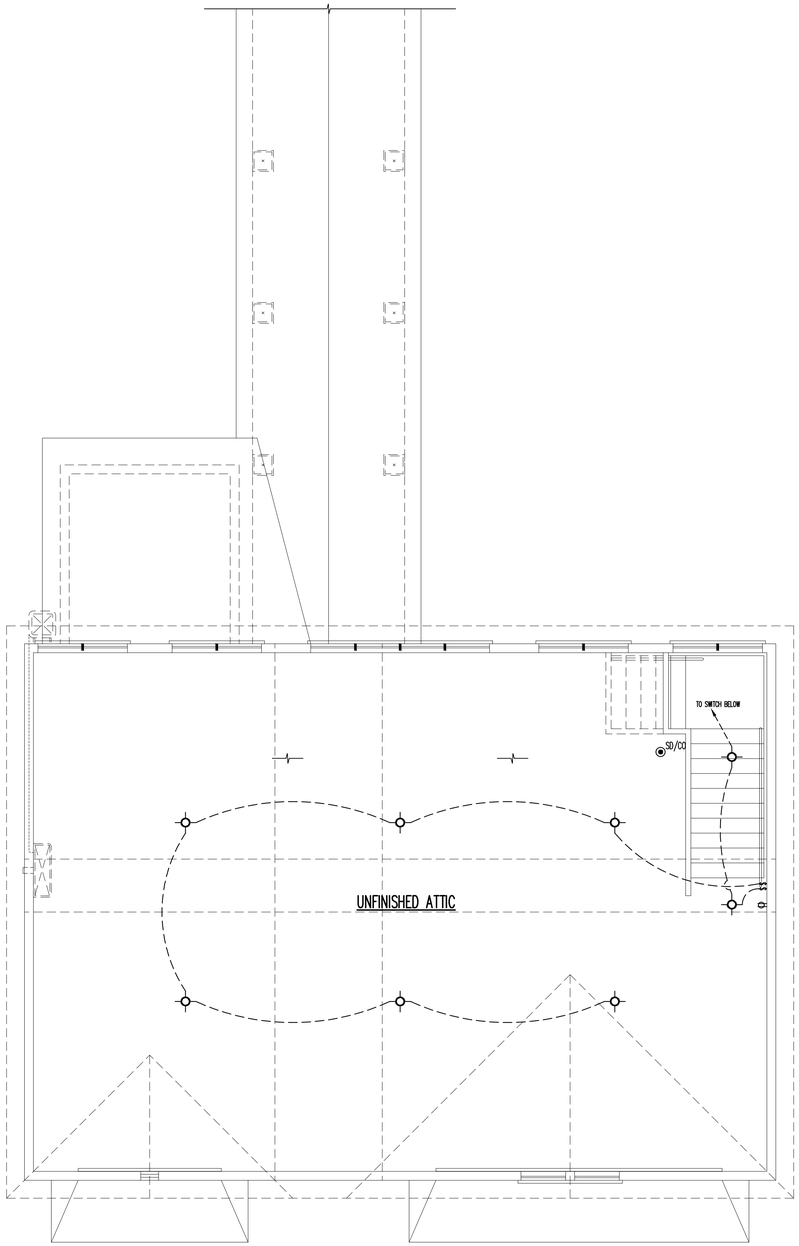
Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-2394021
2600 Belvan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St. Lake Geneva, WI 53147
40 Crystal St. Crys, IL 60013
1700 E. Racine Ave. Waukesha, WI 53186

STATE OF ILLINOIS SCOTT F POLIT 001-018291 LICENSED ARCHITECT
STATE OF ILLINOIS ALA ARCHITECTS & PLANNERS, INC. 184.006572 ARCHITECT CORP. PROFESSIONAL DESIGN FIRM

Job Number: 24090
Sheet Number: A301
File Name: 24090301

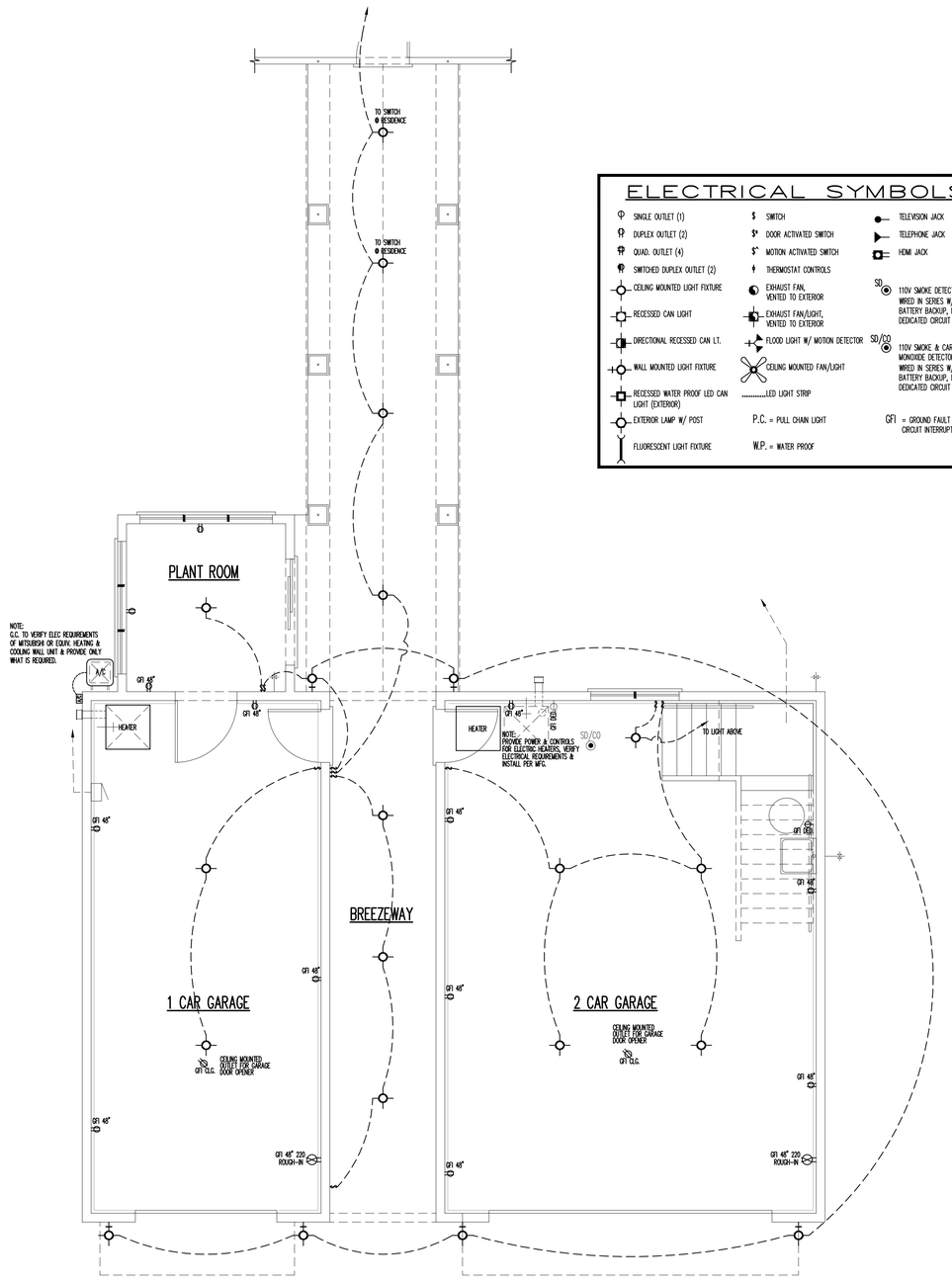
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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



1E / E101 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



5E / E101 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

ELECTRICAL SYMBOLS

- SINGLE OUTLET (1)
- DUPLEX OUTLET (2)
- QUAD. OUTLET (4)
- SWITCHED DUPLEX OUTLET (2)
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- DIRECTIONAL RECESSED CAN LT.
- WALL MOUNTED LIGHT FIXTURE
- RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
- EXTERIOR LAMP W/ POST
- FLUORESCENT LIGHT FIXTURE
- $ SWITCH
- $* DOOR ACTIVATED SWITCH
- $^ MOTION ACTIVATED SWITCH
- THERMOSTAT CONTROLS
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- FLOOD LIGHT W/ MOTION DETECTOR
- CEILING MOUNTED FAN/LIGHT
- .....LED LIGHT STRIP
- P.C. = PULL CHAIN LIGHT
- W.P. = WATER PROOF
- TELEVISION JACK
- TELEPHONE JACK
- HDMI JACK
- SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO. WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
- GFI = GROUND FAULT CIRCUIT INTERRUPTER

REVISIONS

#	DESIGN STAGE	DATE
1	PRELIMINARY DESIGN	4-3-24 DJW
2	PRELIMINARY DESIGN	4-24-24 DJW
3	ZONING REVISION	4-30-25 DJW
4	FINAL REVIEW	10-7-24 DJW
5	RELEASED FOR PERMIT	10-9-24 DJW
1	REVISION	5-13-24 DJW
2	REVISION	6-28-24 DJW
3	REVISION	7-24-24 DJW
4	REVISION	1-26-25 DJW
5	REVISION	06-19-25 TEN

MCINTYRE RESIDENCE
751 OAK COURT
CRYSTAL LAKE, ILLINOIS 60014

ELECTRICAL PLANS

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-2594021
2600 Rehan Road at Rt. 176 Crystal Lake, IL 60014
98 W. Main St. Lake Geneva, WI 53147
40 Crystal St. Crys.,IL 60013
1700 E. Racine Ave. Waukesha, WI 53186

STATE OF ILLINOIS
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001-018291
LICENSED ARCHITECT

STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
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ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

Job Number: 24090

Sheet Number: E101

File Name: 24090E101

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CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 19, 2025
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, Repholz, Skluzacek, Smith, and Teetsov were present.

Kathryn Cowlin, Director of Community Development and Elizabeth Maxwell, City Planner were 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.

APPROVE MINUTES OF THE FEBRUARY 5, 2025 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek made a motion to approve the minutes from the February 5, 2025 Planning and Zoning Commission meeting. Mr. Gronow seconded the motion. On voice vote, members Gronow, Mason, Repholz, Skluzacek, and Smith voted aye, members Greenman and Teetsov abstained. Motion passed.

2024-224 – 751 OAK STREET- SIMPLIFIED RESIDENTIAL VARIATION

Simplified Residential Variation to construct a two-story garage addition to the street side of the home, extending 19.2 feet into the required 49.2-foot street side setback.

Mike McIntyre, owner and Tim Nugent, architect were present to represent the petition. Mr. Nugent walked the commission through their thought process with the design. He went through the Findings of Fact and said this is a unique modest one-story home without a basement. They wanted to preserve the character of the home, but need more storage space. There is limited room to expand on the site. The existing structures are not adequate for parking. The hardship is not self-created the home was purchased that way. Many of the homes share the same storage issues and other have gotten variations. The local character will remain similar to other structures along Oak Court. The proposed driveway will allow for offsite parking. The setback allows light and air to the neighboring property.

Mr. McIntyre moved to Crystal Lake about 20 years ago. They found this house and purchasing it was a dream come true. They love the lake life and want to live here full time. The biggest obstacle to living here is storage. The house was constructed in 1920 and has no basement and no attic. They showed pictures of the lot. It is bigger than other lots since a center lot was divided by two brothers and part was added to this lot and part was added to the neighbor lot. The setback will be setback similar to the neighbor's house.

Mr. Nugent showed the rendering with the massing. He showed the exhibit if it met the setback how close it would be to the front of the house.

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

Staff provided the summary of the request and highlighted the findings of fact for the variation.

Ms. Repholz said it is importation to note what precedent is being set with these variations. She appreciated that they can delete two ugly structures and put in one well sized structure. She asked if the upstairs will be finished. Mr. McIntyre said it will be attic storage.

Ms. Mason said she appreciates the visuals and the background information. She does not have any other questions.

Mr. Gronow asked if it is setback in line with the neighbor's garage. Mr. McIntyre said he did not measure but it is pretty close. Mr. Gronow asked if it was higher than the neighbor's. The rendering showed it would be about the same height. Mr. Nugent said it should be about the same height.

Ms. Teetsov said a lot of people walk in this neighborhood. She appreciates that the brick knee wall was extended around the sides and the windows on the sides. The structure will look nice. Mr. Nugent said they carry the character around on all sides. Ms. Teetsov likes that there will be extra parking.

Mr. Smith said the project is beautiful. He asked about the footprint of the house. Mr. McIntyre said it is about 1,000 square feet. The garage would be larger than the house. He noted the improvements look close to the 50% limit. He said it will be difficult to expand the house in the future since the garage and drive are so large.

Mr. Skluzacek asked if there would be heat or plumbing in the structure. Mr. McIntyre said there will be heat in the main portion, but not above and water. They need to replace the sanitary line as it runs through this area and they do not want any problems in the future so it will be a new relocated line.

Mr. Greenman appreciated the detailed report. He said that when they go to the City Council they should reiterate how they meet the Findings of Fact. He said the hardships are from the front yard being the lake side, the average setback and the non-conforming lot.

Mr. Smith made a motion to approve 2024-224 the Simplified Residential Variation to construct a two-story garage addition to the street side of the home, extending 19.2 feet into the required 49.2-foot street side setback at 751 with the following conditions

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (McIntyre, received 01/17/25)
   B. Architecture Plans (ALA Architects, dated 10/09/24, received 01/13/25)

2. The total hard-surface coverage cannot exceed 50%. Full engineering details and calculations must be provided with the building permit.

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

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

2025-09 – 5689 NORTHWEST HIGHWAY – WATER'S EDGE – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

Final Planned Unit Development Amendment and Final Plat of Subdivision for changes to the site plan and plat of subdivision.

Adam Bell, head of development with Core Acquisitions, was present to represent the request.

Ms. Cowlin provided a summary of the petition. The northwest portion of Water's Edge is the portion being considered for the amendment. She provided a recap of the past several years with the preliminary planned unit development approval in 2022 and the west side received a final planned unit development in 2023. She noted the changes with this new plan. They are adding parking in front of the building and the tenant spaces are reducing in depth and increasing in width. This layout works better for the specific tenants they are recruiting.

She noted the architecture will be stone, wood, and brick blended that compliments the Three Oaks buildings and the apartments. They will comply with the commercial design standards established for this planned unit development.

Mr. Bell said it has been two years working on this project. He noted his father and grandfather owned and developed the Cub Foods that used to be on this property so it is nice that he can now work on the same property. They are working to bring in high quality users to this development. The changes are better for tenants. He noted that they are working with a few tenants and have two near leases and have started a third. The users are a national breakfast chain, an optometrist, and another national fast casual restaurant.

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

Ms. Repholz asked about the change in size of the tenant spaces. Mr. Bell said they know the actual tenants and their needs so this reflects that.

Ms. Mason thanked them for the presentation. She asked about the existing building on site if it would be demolished. Mr. Bell said yes it was always planned as parking for the restaurant tenants.

Mr. Gronow asked about the timing. Mr. Bell said around mid-May or June for a groundbreaking.

Ms. Teetsov said the changes make sense. She had a few questions about the other buildings. Mr. Bell said those final details would be coming in in the future and the buildings will change based on the specific tenants.

Mr. Smith asked about the pickup window to be sure stacking did not back onto the drive aisle. Mr. Bell explained it is a mobile pickup window only, there are no order boards and you only drive-though to pick-up your food after you order and pay for it online.

Mr. Skluzacek said he was good with everything.

Mr. Greenman said this makes sense to make the changes based on the actual tenants' needs. He wanted the broker to be thoughtful on the users so they did not get to the end and need any variations for parking.

Mr. Gronow made a motion to approve the Final Planned Unit Development Amendment and Final Plat of Subdivision for changes to the site plan and plat of subdivision with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Core Waters Edge Retail, LLC and Water's Edge Commercial, LLC, dated 01/21/2025)
   B. Final Plat of Subdivision (Manhard Consulting, dated 11/01/2024)
   C. Site Plan NWC Retail (Manhard Consulting, dated 02/04/2025)
   D. Final Landscape Plan NWC Retail (Manhard Consulting, dated 01/15/2025)
   E. Elevations (PFDA Architects, Inc. dated 02/07/2025)

2. Work with city staff on final plantings on the revised landscape plan.

3. Provide a brick knee wall for the center unit.

4. Ensure the Commercial Area Design Standards below are met:
   A. Stone/brick must make up 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
   B. Wood tone material must make up 20% of the exterior building material.
   C. Window glazing must make up at least 10% of the exterior building material.
   D. Window and storefront window trim must be a dark color in the commercial area.

5. Work with city staff to finalize easement locations on the plat of resubdivision.

6. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

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

REPORT FROM PLANNING

Staff noted the past approvals and the upcoming items.

COMMENTS FROM THE COMMISSION

None.

ADJOURNMENT

Mr. Greenman called for a motion to adjourn the meeting. Mr. Smith seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 7:55 p.m.

The City of Crystal Lake

PROCEEDINGS OF THE CITY COUNCIL

Aaron T. Shepley City Hall, 100 W. Woodstock Street, Crystal Lake, IL 60014

March 4, 2025

Call to Order

Mayor Haleblian called the meeting to order at 7:04 p.m.

Roll Call

Mayor Haleblian and Councilmembers Ellen Brady, Brett Hopkins, Cameron Hubbard, Mandy Montford, Ian Philpot and Denise Smith were present. City Clerk Nick Kachiroubas was absent.

City Manager Eric Helm, Deputy City Manager Nick Hammonds, Director of Public Works and Engineering Mike Magnuson, Community Development Director Kathryn Cowlin, Finance Director Jodie Hartman, Information Technology Director Steve Weishaar, Police Chief James Black, and Fire Rescue Chief Craig Snyder were also present. Special Legal Counsel Victor Filippini was also present telephonically.

Pledge of Allegiance

Mayor Haleblian asked those present to stand for the Pledge of Allegiance.

Approval of Minutes

Councilman Hopkins moved to approve the meeting minutes of the February 18, 2025 Regular City Council Meeting as presented. Councilwoman Montford seconded the motion. On roll call, all present voted yes. Motion passed.

Accounts Payable

Councilman Hopkins moved to approve the Accounts Payable List dated March 4, 2025. Councilwoman Montford seconded the motion. On roll call, all present voted yes. Motion passed.

Public Presentation

Mayor Haleblian asked if there was anyone in the public who wished to speak about an item not found on the agenda. No one wished to speak.

Mayor Haleblian closed Public Presentation.

Mayor's Report

Mayor Haleblian said he and his wife were honored to read for a third grade class at Coventry Elementary School as part of the Read Across America Program. He said they will be reading at Indian Prairie Elementary School later in the week.

City Council Reports

None.

Consent Agenda

Councilwoman Brady moved to approve a Consent Agenda, including Item 9a, 9b, 9c and 9d, and adding Items 10, 13, 14, 17, 18, 19, 20, 21 and 23. Councilman Philpot seconded the motion.

Mayor Haleblian asked if there was anyone in the public who wished to speak regarding the consent agenda. No one wished to speak.

On roll call, Mayor Haleblian and Councilmembers Brady, Philpot, Hopkins, Hubbard and Montford voted yes for all Consent Agenda items. Councilwoman Smith voted yes for all items except 10, for which she abstained. Motion passed.

9a. Approved the Special Event request for Downtown Crystal Lake/Main Street Downtown Crystal Lake Garden Party and Flower/Plant Sale on May 17, 2025, pursuant to the recommended conditions of approval.

9b. Approved the Special Event request for Downtown Crystal Lake/Main Street Farmers Market on Saturdays, June 14, 2025 to September 27, 2025 pursuant to the recommended conditions of approval.

9c. Approved the Special Event Request for the 2025 Woods Creek Feet Meet on Sunday, April 27, 2025 pursuant to the recommended conditions and to waive Police Officer assistance fees ($2,027.13) for this event.

9d. Approved issuance of seventeen (17) Class 16 Temporary Liquor Licenses to the Crystal Lake Park District for the Park District's 2025 events.

10. Approved issuance of a Class 16 Temporary Liquor License to Girls on the Run of Northwest Illinois, Sunday, July 20, 2025.

13. Adopted an Ordinance restricting parking on both sides of Hill Drive from Walkup Avenue to Sunset Terrace, both sides of Catherine Court from Hill Drive to Sunset Terrace and both sides of Sunset Terrace from Catherine Court to Hill Drive from 7:00 a.m. to 2:00 p.m. on School Days.

14. Approved the Planning and Zoning Commission (PZC) recommendation and adopted an Ordinance granting the Variation for 751 Oak Court.

17. Adopted a Resolution authorizing the City Manager to execute an agreement with Xylem, Inc., for pricing and delivery of one (1) new Godwin Dri-Prime Model CD160M - Critically Silenced Unit with Road-Ground Trailer in the total amount of $120,353.01

using General Service Administration Federal Acquisition Service Contract No. 47QSMS24D00C6.

18. *Amended Resolution (Res.23R-141) for HVAC Maintenance and Repair – Various Facilities increasing the two-year not-to-exceed amount from $90,450.00 to $160,450.00.*

19. *Adopted a Resolution authorizing the City Manager to execute an agreement with Dell, Inc., for the purchase and delivery of three (3) new servers in the total amount of $32,694.17 using Midwestern Higher Education Compact Cooperative Purchasing Program contract #MHEC-04152022, execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract.*

20. *Adopted an Ordinance waiving competitive bidding and authorizing the City Manager to execute an eight-month contract for Electrical Maintenance Services for Traffic Signals, Street Lights, and Rectangular Rapidly Flashing Beacons (RRFB) with Meade, Inc., execute change orders for up to 10% of the contract amount, and approve warranted completion date change orders relating to the contract.*

21. *Awarded the proposal for Design Engineering Services for the Wastewater Treatment Plant 2 & 3 Tertiary Filter Upgrades & Rehabilitation Project to the most qualified, responsible and responsive proposer, Trotter and Associates, Inc., and adopted a Resolution authorizing the City Manager to execute an agreement with Trotter and Associates, Inc. in the amount of $913,290.00 with a 10% contingency for changes in scope and approve warranted completion date extensions.*

23. *Adopted a Resolution designating the items identified in Exhibit "A" as surplus property, authorizing surplus items to be disposed of as designated in Exhibit "A", authorizing the City Manager to execute an agreement with Obenauf Auction Service, Inc. for the sale of City surplus property, and authorizing surplus items not sold, donated, or whose proposed auction price is less than a scrap price, be scrapped in accordance with the City's scrap metal policy.*

11. **City Code Amendment to increase the Number of Class 28 Liquor Licenses and to increase the Number of Video Gaming Licenses - Applicant: Railroad Street PJC LLC, d/b/a Crystal Lake Junction, 88 Railroad Street, Unit B**

The petitioner had no additional comments.

Mayor Haleblian asked if anyone in the public wished to speak on the petitioner's request. No one wished to speak.

Councilwoman Brady moved to adopt an Ordinance increasing the number of Class 28 Liquor Licenses from the current permitted 21 licenses to 22 licenses. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

Councilwoman Brady moved to adopt an Ordinance increasing the number of Video Gaming Licenses from the current permitted 21 licenses to 22 licenses. Councilman Philpot seconded the motion. On voice vote, Mayor Haleblian and Councilmembers Brady, Hubbard, Philpot Montford and Smith voted yes. Councilman Hopkins voted no. Motion passed.

12. **Commercial Façade Improvement Grant Funds request for Lake Roots, 475 W. Virginia Street, requesting $20,000 in matching grant funds**

Community Development Director Kathryn Cowlin provided an overview of the Commercial Façade Improvement Grant program and the petitioner's request.

The petitioner had no additional comments.

Mayor Haleblian asked if anyone in the public wished to speak on the petitioner's request. No one wished to speak.

Councilwoman Brady moved to award up to $20,000 in Commercial Façade Improvement Grant Funds to Lake Roots located at 475 W. Virginia Street, and to adopt a Resolution authorizing the City Manager to execute the Grant Agreement with Lake Roots. Councilwoman Smith seconded the motion. On voice vote, all present voted yes. Motion passed.

15. **5333 Northwest Highway - Sign Variation for a Wall Mural**

Community Development Director Kathryn Cowlin provided an overview of the request, and explained the City Code regulations regarding wall signage, which would include a mural that would exceed the allowed signage at this location.

The petitioner provided additional information regarding the mural request. He said the intent was not signage but art, but there currently is no mural program.

Mayor Haleblian asked if anyone in the public wished to speak on the petitioner's request. No one wished to speak.

The Mayor and City Council discussed the mural and what it represents. In addition, they discussed the importance of going through the approval process prior to a project being completed. They also discussed the mural program being considered by the Public Arts Commission.

Councilwoman Brady moved to approve an Ordinance with the recommended conditions for the variations as requested. Councilwoman Smith seconded the motion. On voice vote, Mayor Haleblian and Councilmembers Brady, Hubbard, Hopkins, Montford and Smith voted yes. Councilman Philpot abstained. Motion passed.

16. **5689 Northwest Highway, Core Waters Edge Retail, LLC - Final Planned Unit Development Amendment and Final Plat of Subdivision for a portion of the Water's Edge development**

Community Development Director Kathryn Cowlin provided an overview of the request. She explained what portion of the property was being considered tonight for a Final Planned Unit Development Amendment (PUD), and the changes between the original and amended request.

The Planning and Zoning Commission (PZC) was supportive of the request and made a positive recommendation, 7-0. Ms. Cowlin also reviewed updated stone materials to be used on the façades of the building.

Adam Bell, of Core Waters Edge Retail, LLC, said he hopes to share names of businesses to be located here in the near future and explained changes to the site plan.

Mayor Haleblian asked if anyone in the public wished to speak on the petitioner's request. No one wished to speak.

The Mayor and City Council discussed traffic flow from the drive through and to be thoughtful about other users and parking on the site.

Councilwoman Brady moved to approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Final Planned Unit Development Amendment and Final Plat of Subdivision for the first phase of commercial in Water's Edge at 5689 Northwest Highway. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

22. **Proposal Award – Independence Day Fireworks Display**

Deputy City Manager provided and overview of the Fireworks Display Proposal and how proposals received are evaluated by the City.

Mayor Haleblian asked if anyone in the public wished to speak about the agenda item. Ryan Crowther, of Johnny Rockets Fireworks, asked the Mayor and City Council to consider their proposal instead of the recommended company.

The Mayor and City Council compared the proposals received.

Fire Rescue Chief Craig Snyder explained staff's evaluation process, including reference checks, contacting the Illinois State Fire Marshall, show experience (i.e. on a barge), and where the materials used in show are made. He said many items are considered during the process and it was determined J&M was the best choice for the City.

Councilwoman Brady moved to award the proposal for the Independence Day Fireworks Display and adopting a Resolution authorizing the City Manager to execute a one year agreement, based on the submitted proposal with J&M Displays, for the Independence Day Fireworks Display in the amount of $30,000 or $60,000, based on availability of budgeted funds, and authorizing the City Manager to approve up to 10 percent in justifiable contract amendments from a contingency allowance, with three optional one-year contract extensions. Councilman Hopkins seconded the motion. On voice vote, all present voted yes. Motion passed.

Council Inquiries and Requests

None.

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, review of draft Executive Session Minutes, and Semi-Annual Review of Executive Session Minutes**

Councilwoman Brady moved to 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, review of draft Executive Session Minutes, and Semi-Annual Review of Executive Session Minutes. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

26. **Reconvene to Regular Session**

Councilman Philpot moved to reconvene to Regular Session. Councilman Hopkins seconded the motion. On voice vote, all present voted yes. Motion passed.

27. **Approval of Executive Session Minutes that includes the dates of February 6, 2024, August 20, 2024, December 17, 2024, January 21, 2025, and February 4, 2025**

Councilwoman Brady moved to approve the Executive Session minutes of February 6, 2024, August 20, 2024, December 17, 2024, January 21, 2025, and February 4, 2025, and to designate that these minutes shall remain confidential. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

28. **Consideration to destroy verbatim records that includes the dates of February 7, 2023, March 7, 2023, June 20, 2023, and August 1, 2023**

Councilwoman Brady moved to approve the destruction of verbatim records from the Executive Sessions of February 7, 2023, March 7, 2023, June 20, 2023, and August 1, 2023. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

29. **Consideration of action following semi-annual review of Executive Session Minutes**

Councilwoman Brady moved to authorize that the Executive Session Closed Session minutes designated in the attached *Exhibit A* remain confidential. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

Adjournment

There being no further business, Councilwoman Brady moved to adjourn the meeting at 9:06 p.m. Councilman Philpot seconded the motion. On voice vote, all present voted yes. Motion passed.

APPROVED

Mayor

ATTEST

Nita Hammonds, Deputy City Clerk

City Clerk

All ordinances are adopted in pamphlet form by the authority of the Mayor and City Council.