#2025-103
779 Oak Court – Variation
Project Review for Planning and Zoning Commission

Meeting Date: August 6, 2025

Request: The construction of an addition to the home with the following variations:

a. Encroachment into the 51.41-foot street side setback by 16.41 feet, leaving a 35-foot setback from the street.

b. Encroachment into the 4.9-foot side yard setback by 0.9 feet, leaving a 4-foot setback from the side lot line.

c. Increase of 504 square feet of hard-surface coverage for a lot total of 62.3%, which exceeds the allowable 50% by 12.3%.

Location: 779 Oak Court

Acreage: Approximately 5,300 square feet

Existing Zoning: R-2 Single Family

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot fronting Crystal Lake.
- The existing home is set approximately 3.8 to 4-feet from the east side property line.
- The property already exceeds the allowable 50% hard-surface coverage by 6.5% approximately 350 square feet.
- The average street side setback is established at 51.41 feet. The requirement is to use the average since it exceeds the typical 21-foot street side setback for a non-conforming lot in the R-2 zoning district by 10 feet.

Development Analysis:

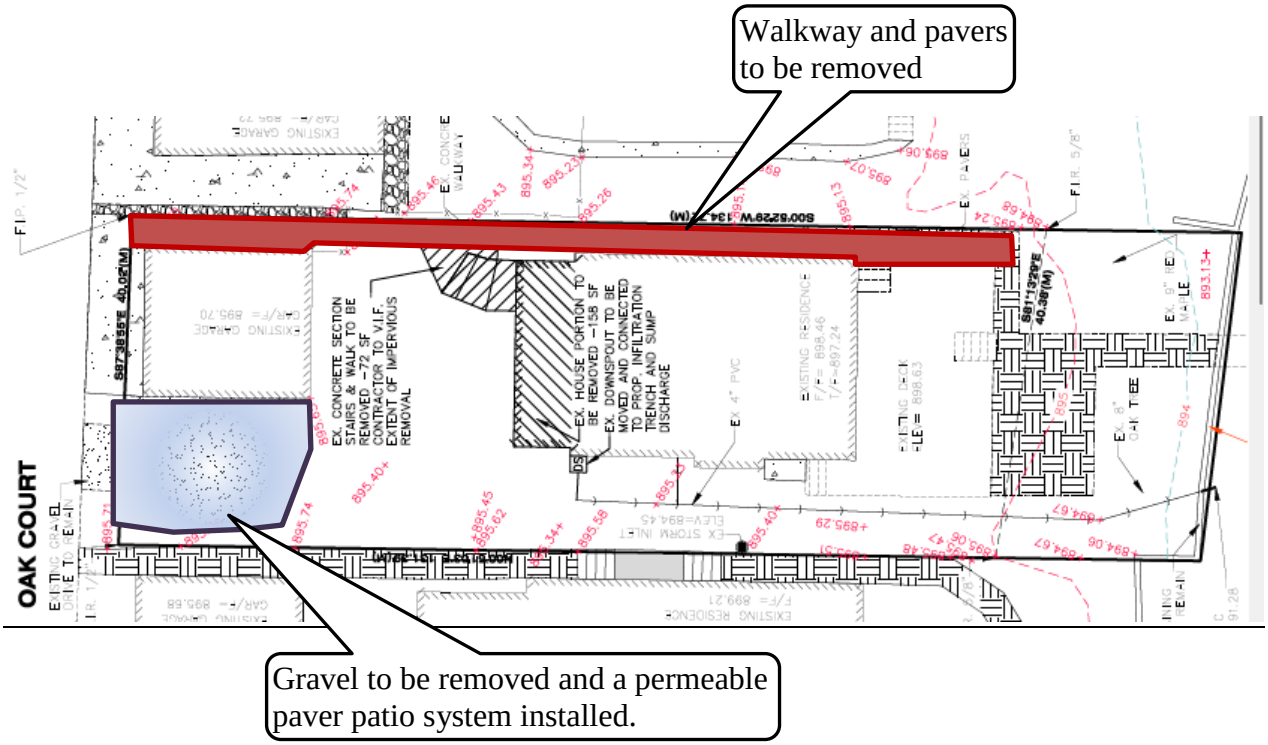
General

- Request: To construct a new two-story addition to the home that encroaches into the side yard setback, street side setback and increases the hard surface coverage.
- Zoning: The site is zoned R-2 Single Family and used as a single-family home.

- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Site Plan

- The project includes removal of a portion of the front of the home. The home is currently 47.6 feet from the street side property line, which already encroaches into the street side setback. The addition will project 19 feet 8 inches. This will leave 35 feet to the street property line and 12 feet to the detached garage.
- The existing home is approximately 4 feet from the side property line. The new addition would line up with the existing home. There is an existing concrete walkway along that side of the property.
- The hard-surface coverage already exceeds the 50%. The proposed improvements would add 504 square feet of hard-surface coverage. To off-set the proposed increase staff has suggested a reduction in two areas.
    - The existing gravel driveway is 330 square feet, placing it in a permeable paver system would reduce the hard-surface coverage to 247.5 square feet.
    - The walkway is 304 square feet. Also, a slight portion of the paver area will also be removed.
    - This will reduce the hard-surface coverage by 386.5 square feet and the proposed add is 504 square feet, which would be an increase of only 117.5 square feet.



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: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

ZONING ORDINANCE VARIATIONS

The petitioner is requesting variations from Article 3 and Article 4 to allow encroachment into the 51.41-foot street side setback by 16.41 feet, leaving a 35-foot setback from the street, encroachment into the 4.9-foot side yard setback by 0.9 feet, leaving a 4-foot setback from the side lot line, and increase of 504 square feet of hard-surface coverage for a lot total of 62.3%, which exceeds the allowable 50% by 12.3%.

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

Standards

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

Recommended Conditions:

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

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Adee, received 06/12/25)
   B. Narrative (ALA, dated 07/23/25, received 06/12/25)
   C. Site Plan (Schmitt, dated 06/04/25, received 06/12/25)
   D. Architectural Plans (ALA, dated 06/10/25, received 06/12/25)
   E. Plat of Survey (Schmitt, dated 05/12/25, received 06/12/25)

2. The gravel driveway area shall be removed and improved with a permeable paver system. Provide engineering plans at permit.

3. An infiltration trench is required to accommodate the additional hard-surface coverage.

4. Remove all hard surface walkway on the east side of the lot between the garage and property line running south all the way to the south end of the deck and property line to leave a clear grass area for water absorption and to reduce hard-surface coverage.

5. No alterations to the front (lake side elevation) of the home or deck are permitted that encroach into the front yard setback.

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

PIQ Map
779 Oak Court



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Chris Russo ALA Architects & Planners, Inc.

Name

2600 Behan Road Crystal Lake, Illinois 60014

Street

Crystal Lake, Illinois 60014

City State Zip Code

815-788-9200

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

~~Jerry & Mary Adee~~ Jon Adee

Name

779 Oak Court Crystal Lake, Illinois 60014 847-702-8080

Address Telephone Number

III. Project Data

1. a. Location/Address: 779 Oak Court Crystal Lake, Illinois 60014

   b. PIN #: 19-06-176-009

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:

Please see attached

IS THE HARDSHIP SELF-CREATED?

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

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

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

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?

3. List any previous variations that are approved for this property:
We are not aware of any previously approved variations for this property

IV. Signatures

CHRISTOPHER RUSSO / AIA ARCHITECTS / PLANNERS INC.

PETITIONER: Print and Sign name (if different from owner) Date 7/15/2025

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

7-17-25

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 APPLICATION OF Mary and Jerry Adee

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 Chris Russo, of ALA Architects, representing Mary and Jerry Adee for approval of a Variations at the following real estate known as 779 Oak Court, Crystal Lake, Illinois 60014, PIN: 19-06-176-009.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to allow the construction of an addition to a home increasing the non-conformity of the side yard setback encroachment and hard-surface coverage limits. The addition will encroach 0.9 feet into the minimum 4.9-foot side yard setback and 16.41 feet into the averaged 51.41 street side setback. The improvements will add 504 square feet of hard-surface coverage bringing the total to 62.3% coverage, 12.3% over the maximum 50% permitted, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance 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, August 6, 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 Northwest Herald Jul. 19, 2025) 2260170

ALA Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

July 23, 2025

City of Crystal Lake
Community Development Department
100 West Woodstock Street
Crystal Lake, IL 60014

Variance Request For:
Adee Residence
779 Oak Court
Crystal Lake, IL 60014
ALA# 25072

We respectfully request the following zoning variations for the proposed building addition to the single-family residential property at 779 Oak Court.

Site Data:

Zoning: R-2
PIN: 19-06-176-009
Minimum Lot Area: 8,400 sf
Actual Lot Area: 5,316 sf
Minimum Lot Width: 70ft
Actual Lot Width: 40ft
Maximum Hard Surface Coverage: 50% of lot
Existing Hard Surface Coverage: 55.8% (5.8% over max. allowable)
Proposed Hard Surface Coverage: 62.3% (6.5% over current non-conformity)
Front/Lakeside Setback: 43.4ft
Streetside Setback: 51.41ft
Interior Side Yard Setback: 4.9ft
Combined Side Yards: 12.6ft

Requested Variances:

1. Streetside Setback: 16.41 ft
2. Interior Side Setback: 0.9 ft (no increase proposed to current non-conformity)
3. Hard Surface Area: 12.3% (increase of 6.5% to current non-conformity)

Unique Circumstances:
The Adee family loves their cottage on the lake and intends for it to be a legacy home that connects current and future generations. The proposed addition will help them achieve their goal in a multitude of ways. One of the main objectives is to make the home as accessible and inclusive as possible for the more senior members of the family. This work includes the removal of an existing addition on the streetside of the residence that is currently structurally unsound. Then, providing a first-floor bedroom to minimize the number of steps required to reach a bedroom, keeping the laundry nearby, and providing a usable mud room and accessible bath. Other renovations include the enlargement and reconfiguration of bathrooms and bedrooms on the second floor and enlarging the existing apartment style kitchen from the 1920s to a more functional layout that meets the needs of the family. Ultimately, the proposed

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renovations seek to elevate the existing basic amenities to more modern and usable minimum standards that one would expect in a new home design. The proposed addition was designed as modestly as possible while still providing standard modern family and accessibility amenities as outlined above.

The preference of all parties was to design this addition without requesting variances. Unfortunately, the age and placement of the home, and the size of the lot have made this infeasible. The existing residence is built on a non-conforming lot in the R-2 zoning district. The home is older and was built and placed on the lot prior to the adoption of the current zoning ordinance. As a result, the existing side yard setback of the residence, at 4 feet, is non-conforming. However, the proposed addition was designed to match the width of the existing residence, so it does not increase the existing non-conformity. Every effort was made to keep the proposed addition as modest in size as possible, while still meeting the basic needs of the family. Because of the smaller lot size, the existing hard surface coverage is already over the maximum allowed. We are requesting an additional 6.5% of hard surface area coverage for the addition. The area that made the most sense for an addition was at the streetside, as opposed to a side or waterfront addition. Because this lot is smaller in area and is not as deep as many of the other lots on the block, a streetside variance of 16.41ft is requested.

Is the Hardship Self-Created?:
No, the side yard setback request is based on aligning the new addition with the existing width of the residence, which is non-conforming. The lot itself is also non-conforming to the minimum width & area requirements for the R-2 District, which leaves little recourse but to request variances for this modest addition.

Are Conditions Applicable to Other Properties in the Same Zoning Classification?:
All the lots on this block are non-conforming regarding the minimum width requirement. However, the areas of the lots on the lakeside of the block appear to vary greatly due to the shape of the lakeshore. This lot is one of the smallest in size which puts it at a disadvantage regarding maximum allowable hard surface coverage and minimum allowable streetside setback in comparison to other lots on the block.

Will the Variation Alter the Essential Character of the Locality?:
Many of the homes on this block are of a similar age and have been renovated or added onto over the years, in a similar fashion to the proposed scope of work, to meet the needs of their occupants. The proposed addition was designed to complement the aesthetics, height, and massing of the existing 1 ½ story residence and surrounding homes.

Would the Variation to Detrimental to the Public Welfare or Injurious to Other Properties?:
If granted, the proposed variations will not be detrimental to the public welfare or injurious to other properties. The addition is proposed at the streetside of the residence so that neighboring water views are not impacted. Regarding stormwater management, the homeowners have already contracted with Civil Engineers that will work with the City Engineer to design whatever stormwater solution is necessary to comply with the code and to leave their neighbors unaffected.

Will the Proposed Variation Impair Adequate Supply of Light or Air to Adjacent Properties, Diminish Property Values, Increase Congestion in Public Streets, Substantially Increase the Danger of Fire, or Endanger Public Safety?:
The size & massing of the proposed addition is very similar to adjacent properties and will not impair light or air to them. The renovation and addition should increase property values. The addition will not increase congestion in public streets, increase the danger of fire or endanger public safety.

Standard Soil Erosion and Sediment Control Notes

1. Control measures shall meet the minimum standards and specifications of the *Illinois Urban Manual* (www.aiswcd.org/IUM) unless stated otherwise.
2. Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.
3. Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.
4. Stabilization by seeding shall include topsoil placement and fertilization, as necessary.
5. Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.
6. Offsite property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.
7. Sediment control measures shall be installed prior to the disturbance of tributary areas.
8. Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and
   b. In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.
9. Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked in place sod, erosion control blanket in combination with seeding, or an equivalent control measure.
10. Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.
11. The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.
12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewatering activities.
13. All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.
14. Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
15. Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:
   a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and
   b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.
16. Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.
17. The Enforcement Officer may require additional or alternate soil erosion and sediment control measures, based on development site specific considerations and the effectiveness of the installed control measures.

Standard Drain Tile Notes

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

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

STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE

SALT TOLERANT MIXTURE B
(1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE

LOW PROFILE NATIVE GRASS MIXTURE
C ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND SEDGE MIXTURE.
D (4B) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE

E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE

G SOD

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

( ) IDOT STANDARD

INSPECTION SCHEDULE:

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

GENERAL NOTES:

1. SILT FENCE TO BE INSTALLED ALONG THE LIMITS OF GRADING AND CONSTRUCTION. SILT FENCE MUST BE INSTALLED BEFORE ANY OTHER WORK CAN COMMENCE.
2. IF CONCRETE IS TO BE POURED ONSITE, A TEMPORARY CONCRETE WASHOUT MUST BE USED.
3. THE CLSO APPENDIX 2 STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES GOVERN THIS PLAN
4. EXISTING ASPHALT/CONCRETE/PAVERS THAT ARE TO BE TAKEN OUT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY
5. DO NOT STORE, STAGE, OR DUMP MATERIALS INTO THE STREET OR RIGHT-OF-WAY
6. DO NOT TRACK DEBRIS ONTO ROADWAY. IF DEBRIS IS TRACKED ONTO ROADWAY IT MUST BE CLEANED UP IMMEDIATELY
7. EXCESS SOIL TO BE REMOVED

LEGAL DISCRIPTION:

LOT 27 IN FIRST ADDITION TO CLOW'S CRYSTAL LAKE PARK, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28TH, 1923 AS DOCUMENT NO. 58798, IN BOOK 4 OF PLATS, PAGE 83, IN MCHENRY COUNTY, ILLINOIS

SITE BENCHMARK:

FOUND 1/2" IRON PIPE @
NORTHEAST CORNER OF PROPERTY
ELEV=895.82 (NAVD88)

TOPOGRAPHY:

TOPOGRAPHY TAKEN FROM ELEVATIONS SHOT BY SCHMITT ENGINEERING ON 05/23/2025

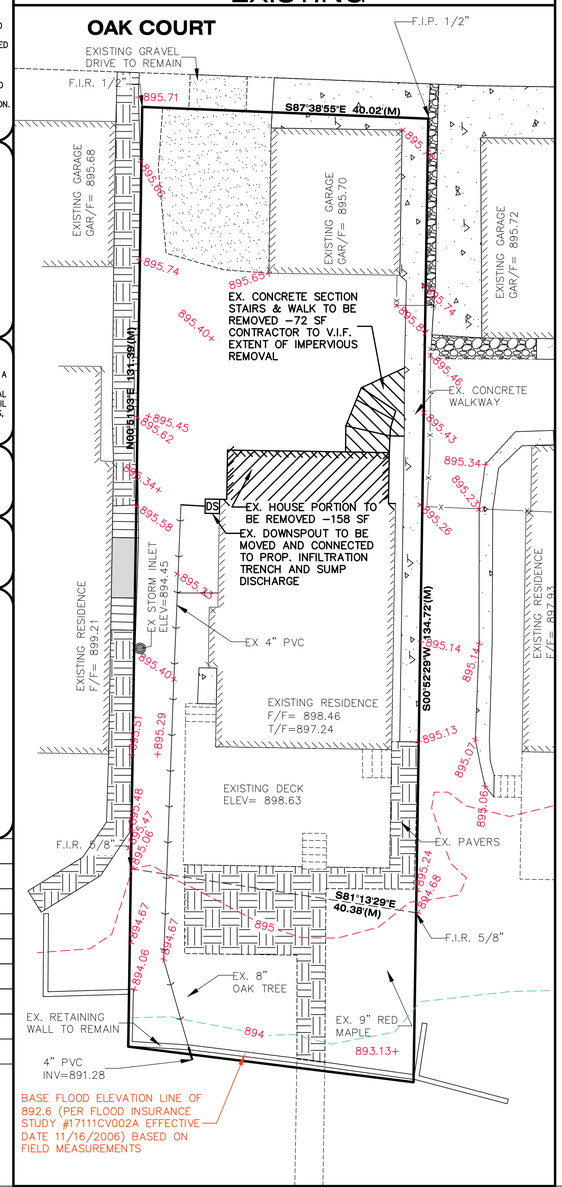
IMPERVIOUS AND DISTURBANCE AREAS DATA:

IMPERVIOUS TO REMAIN:	
RESIDENCE:	895 SQ.FT.
GARAGE:	372 SQ.FT.
DECK:	505 SQ.FT.
CONCRETE WALKWAY:	304 SQ.FT.
GRAVEL DRIVEWAY:	330 SQ.FT.
PAVERS:	402 SQ.FT.
TOTAL IMPERVIOUS TO REMAIN=	2,808 SQ.FT.
PROPOSED IMPERVIOUS	
RESIDENCE:	504 SQ.FT.
TOTAL PROP. IMPERVIOUS=	504 SQ.FT.
TOTAL LOT SIZE:	5,316± SQ.FT.
FINAL IMPERVIOUS:	3,312 SQ.FT.
FINAL IMPERVIOUS PERCENT:	62.3%
SOIL DISTURBANCE:	888 SQ.FT.

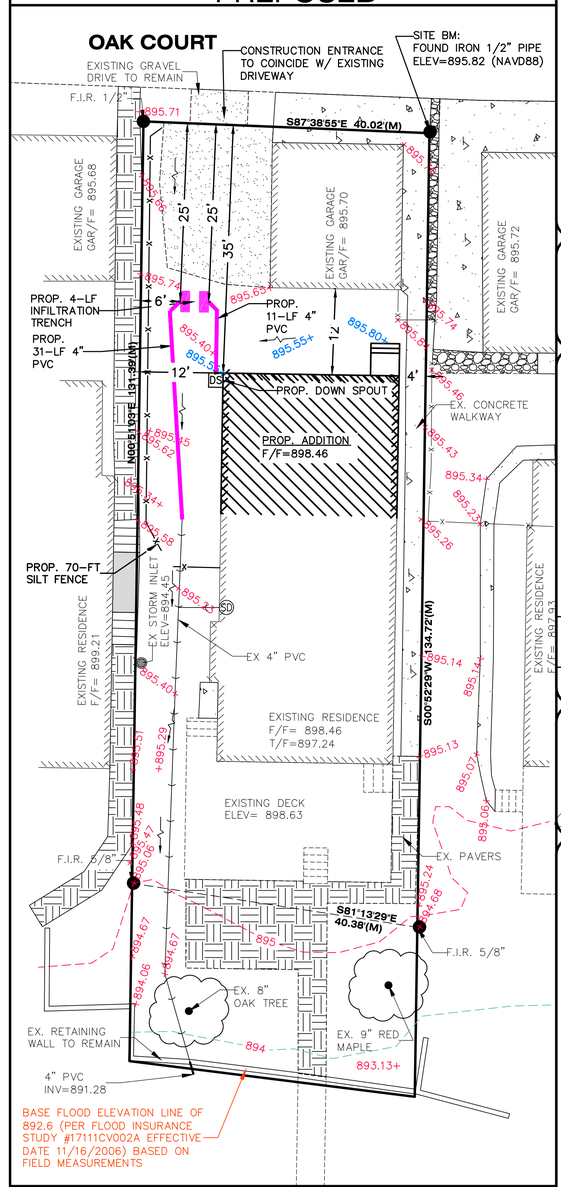
LEGEND

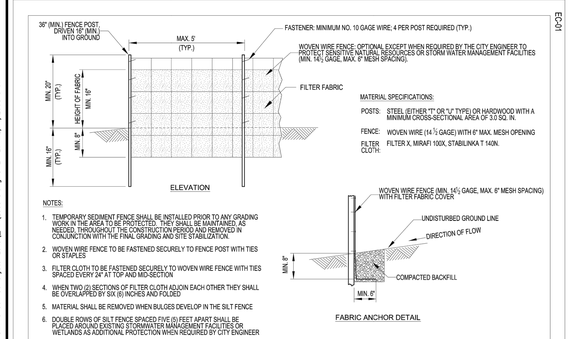
○	MONUMENT
⟶	PROPOSED FLOW DIRECTION
+885.52	EXISTING GRADE
+885.8	PROPOSED GRADE
—x—	PROPOSED FENCE
DS ⟶	DOWNSPOUT
	IMPERVIOUS REMOVED
	IMPERVIOUS PROPOSED

EXISTING



PREPOSED



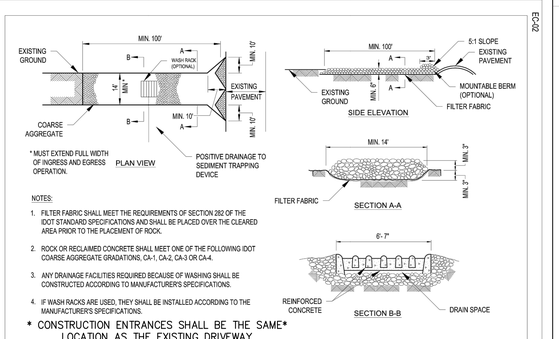


NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO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

EC-01

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

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



* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

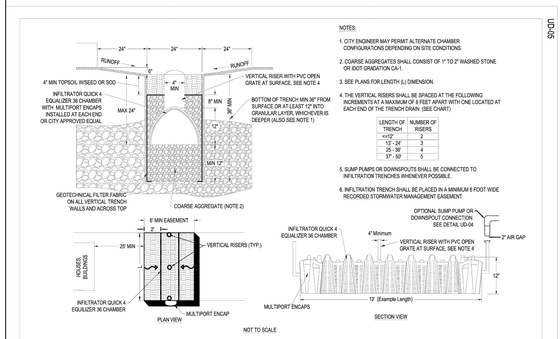
NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3.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

* CONSTRUCTION ENTRANCES SHALL BE THE SAME* LOCATION AS THE EXISTING DRIVEWAY

EC-02

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

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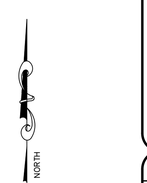


NOTES:
1. CITY ENGINEER MAY PERMIT ALTERNATE CHAMBER CONFIGURATIONS DEPENDING ON SITE CONDITIONS.
2. COARSE AGGREGATES SHALL CONSIST OF 1" TO 2" WASHED STONE OR IDOT GRADATION CA-1.
3. SEE PLANS FOR LENGTH (L) DIMENSION.
4. THE VERTICAL RISERS SHALL BE SPACED AT THE FOLLOWING INCREMENTS AT A MAXIMUM OF 8 FEET APART WITH ONE LOCATED AT EACH END OF THE TRENCH (DRAIN, (SEE CHART)
5. SUMP PUMPS OR DOWNSPOUTS SHALL BE CONNECTED TO INFILTRATION TRENCHES WHENEVER POSSIBLE.
6. INFILTRATION TRENCH SHALL BE PLACED IN A MINIMUM 8 FOOT WIDE RECORDED STORMWATER MANAGEMENT EASEMENT

UD-05

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

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GRAPHIC SCALE
0 10 15 20 30
(IN FEET)
1"=10 FT.

PLANS PREPARED FOR:
MARY & JERRY ADEE
799 OAK COURT CRYSTAL LAKE
M_ADEE@SBCGLOBAL.NET
847-702-8080

REVISIONS

DATE	DESCRIPTION

Permit Number HEALTH
-
Permit Number PLANNING
-

LICENSED PROFESSIONAL ENGINEER ALBERT M SCHMITT 062-046281 STATE OF ILLINOIS
EXPIRES 11-30-2025

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810
www.schmittengineering.com

SITE AND DEMO PLAN
779 OAK COURT,
CRYSTAL LAKE, IL, 60014
P.I.N. NO.: 19-06-176-009

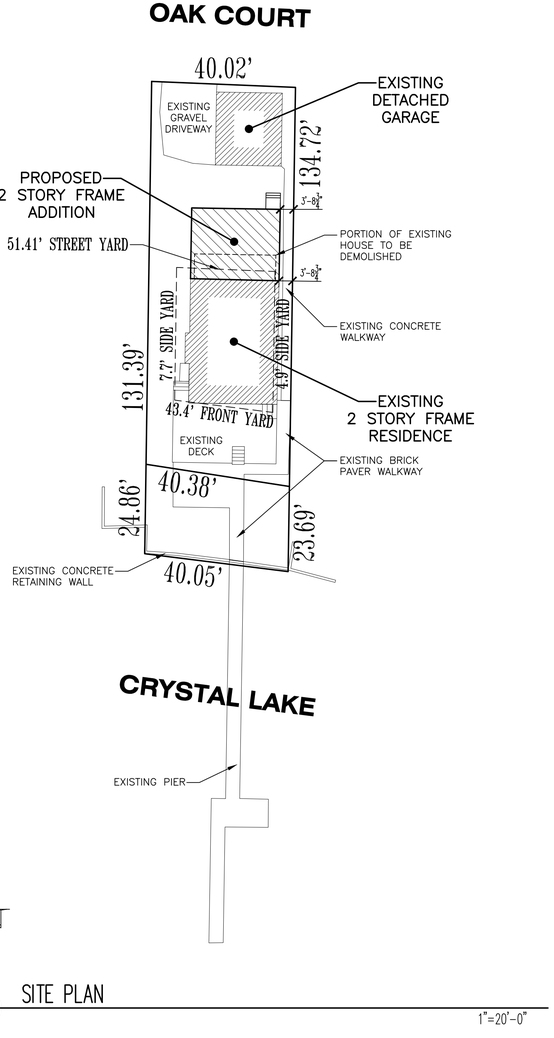
Drawn By RJC
Checked By AMS
Date 06/04/2025
Scale 1" = 10 Ft.
Job Number 250318

Y:\PLATS\2025\250318-779 Oak Ct. Crystal Lake_T-1250318.dwg-SITE PLAN-2/11/2008 3:04 PM

ADEE RESIDENCE

779 OAK COURT

CRYSTAL LAKE, IL 60014



1E / A000 SITE PLAN 1"=20'-0"

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010 BASEMENT DEMOLITION PLAN
FIRST FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A200 EXISTING REAR/ STREET SIDE ELEVATION, REAR/ STREET SIDE ELEVATION

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

--NOTE TO PLAN REVIEWERS, OFFICIALS & 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 BIDDERS & 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
SPR 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
6/12 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
SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
CEILING MOUNTED LIGHT FIXTURE
EXHAUST FAN, VENTED TO EXTERIOR
RECESSED CAN LIGHT
EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO, WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
DIRECTIONAL RECESSED CAN LT.
FLOOD LIGHT W/ MOTION DETECTOR
CEILING MOUNTED FAN/LIGHT
WALL MOUNTED LIGHT FIXTURE
RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
P.C. = PULL CHAIN LIGHT
GFI = GROUND FAULT CIRCUIT INTERRUPTER
EXTERIOR LAMP W/ POST
W.P. = WATER PROOF
FLUORESCENT LIGHT FIXTURE

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. UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D.
- FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & 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

FINISHES:

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

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD (SNOW)	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD		25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY		30 PSF WIND FOR 30 FT. AND ABOVE
	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 @ 10'6⅞" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 9'-0" PLATES, TOP OF WINDOWS @ 9'4⅜" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
- FOR 8'-0" PLATES, TOP OF WINDOWS @ 8'2⅜" 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-FACTOR 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 ¾") 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 (8" X 4"X ¾") 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 FLUTCH PLATE BEAMS TO BE CONNECTED WITH ⅝"ø BOLTS @ 20" O.C. AND (2) @ 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.

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
- 2021 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
- 2018 INTERNATIONAL BUILDING CODE
- 2000 NFPA LIFE SAFETY CODE
- 2018 ILLINOIS ILLINOIS ACCESSIBILITY CODE

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DESIGN STAGE
ALA O.C. =
PRELIMINARY DESIGN
PRELIMINARY REVISION
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

REVISIONS
1 03-18-25 TAC
2 06-10-25 OBR

PRELIMINARY

ADEE RESIDENCE
779 OAK COURT
CRYSTAL LAKE, IL 60014

SITE PLAN
DRAWING INDEX
GENERAL NOTES

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Waukesha, WI 53186
40 Crystal St.
Cary, IL 60013

Job Number: 25072
Sheet Number: A000
File Name: A000

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 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:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

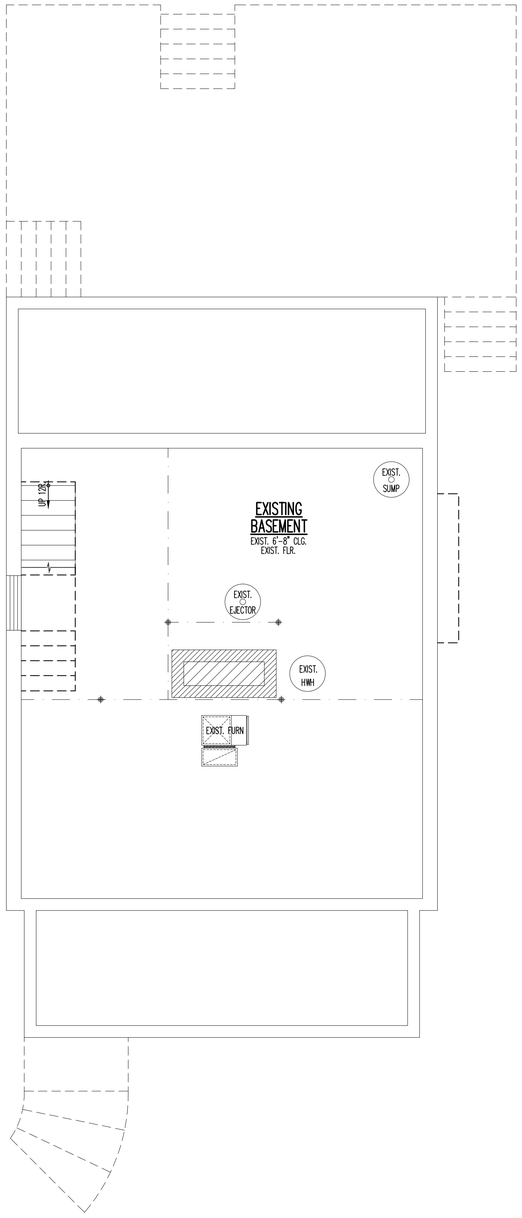
NOTE:
VERIFY CONDITIONS OF EXISTING DRAIN TILE @ FOUNDATION FOOTINGS. TIE NEW DRAIN TILE INTO EXISTING SYSTEM, OR PROVIDE NEW STAND ALONE SYSTEM. V.I.F.

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

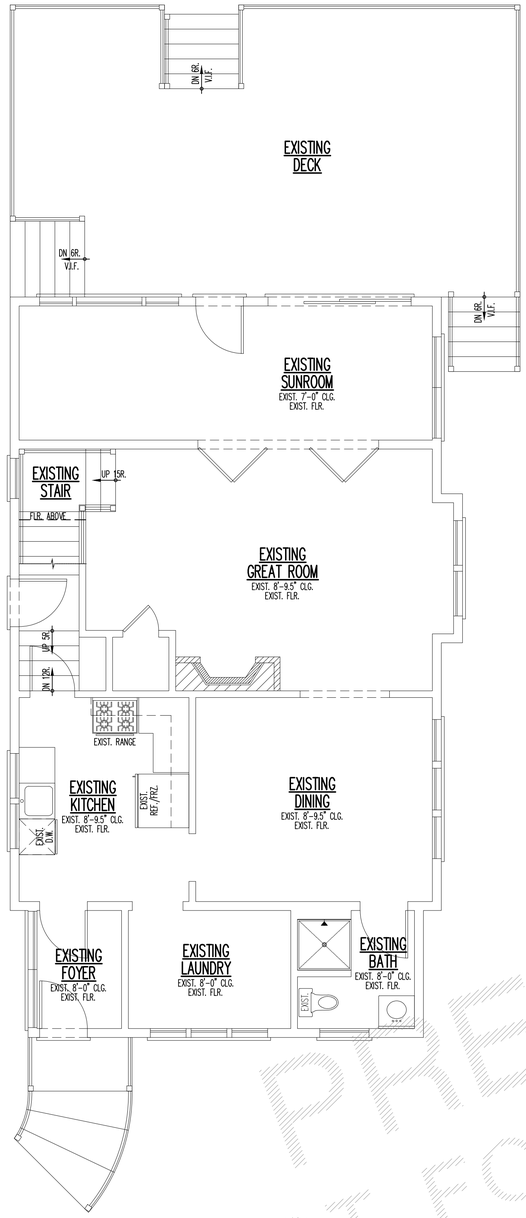
NOTE:
TOP OF PROPOSED FOUNDATION TO BE SET AN ELEVATION THAT ALLOWS NEW FINISHED FLOOR TO ALIGN WITH EXISTING, V.I.F.

NOTE:
VERIFY EXISTING RADON MITIGATION SYSTEM MEETS STATE ADOPTED CODES. PROVIDE REPAIRS OR REPLACEMENTS TO RADON VENTING SYSTEM AS REQ'D. VERIFY EXISTING CONDITIONS IN FIELD.

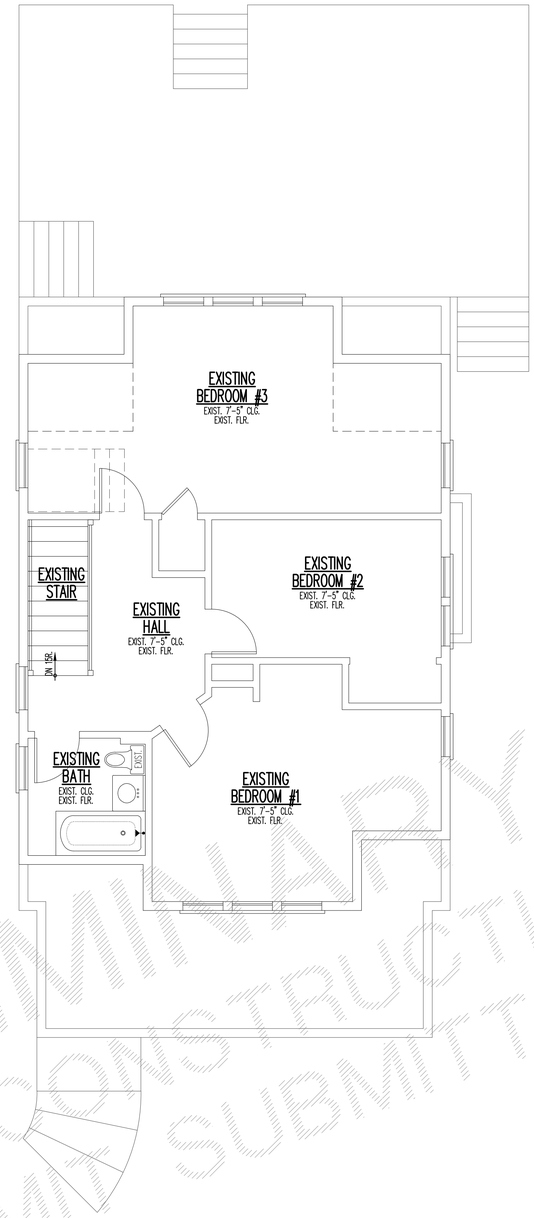
NOTE:
ALL ELECTRIC SWITCHES, FIXTURES & OUTLETS TO BE INSTALLED AS SHOWN. RE-USE & TIE-INTO EXISTING AS MUCH AS POSSIBLE, VERIFY IN FIELD



2E A010 BASEMENT DEMOLITION PLAN
1/4"=1'-0"



4E A010 FIRST FLOOR DEMOLITION PLAN
1/4"=1'-0"



63 A010 SECOND FLOOR DEMOLITION PLAN
1/4"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

DESIGN STAGE
ALA Q.C. =
PRELIMINARY DESIGN
PRELIMINARY DESIGN
PRELIMINARY ADJUSTMENT
RELEASE FOR BID
FINAL REVIEW
RELEASED FOR PERMIT
REVISION

REVISIONS
1 10-15-25 TMJ
2 06-10-25 DSR
3
4
5

ADEE RESIDENCE
779 OAK COURT
CRYSTAL LAKE, IL 60014

BASEMENT DEMOLITION PLAN
FIRST FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN

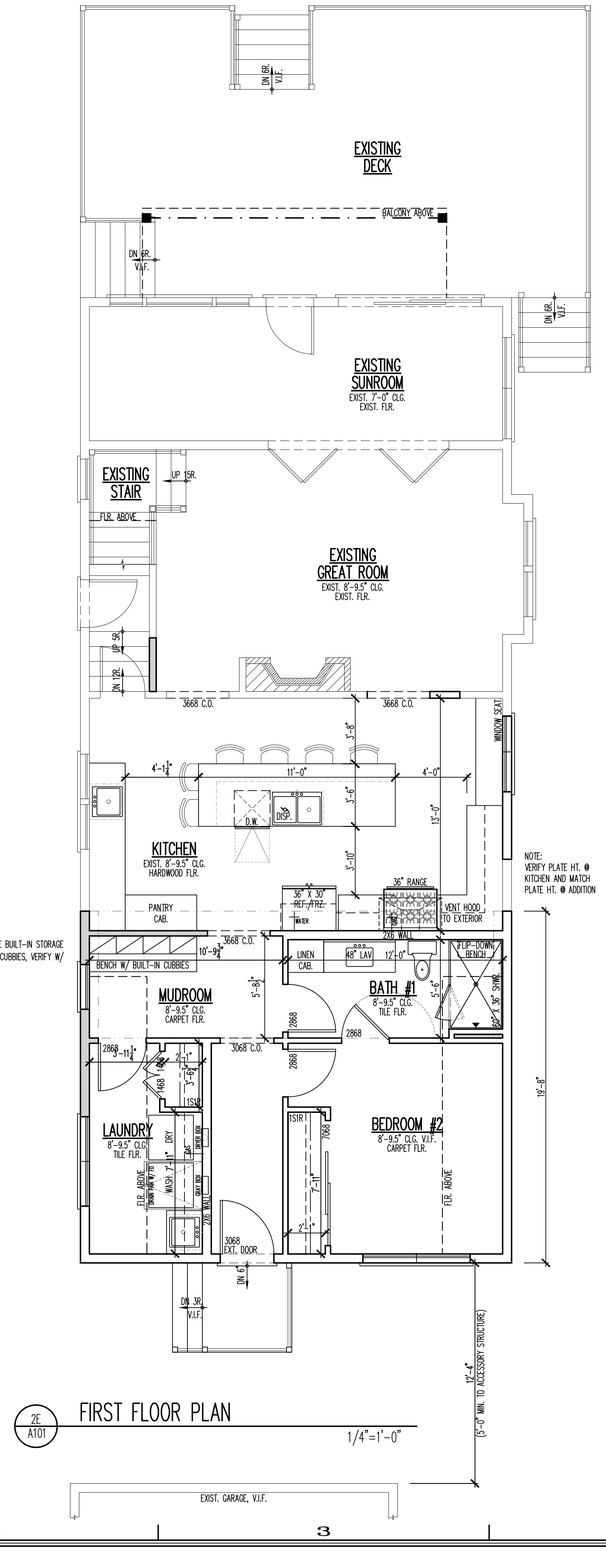
PRELIMINARY

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98 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186
401 Crystal St., Crys, IL 60013

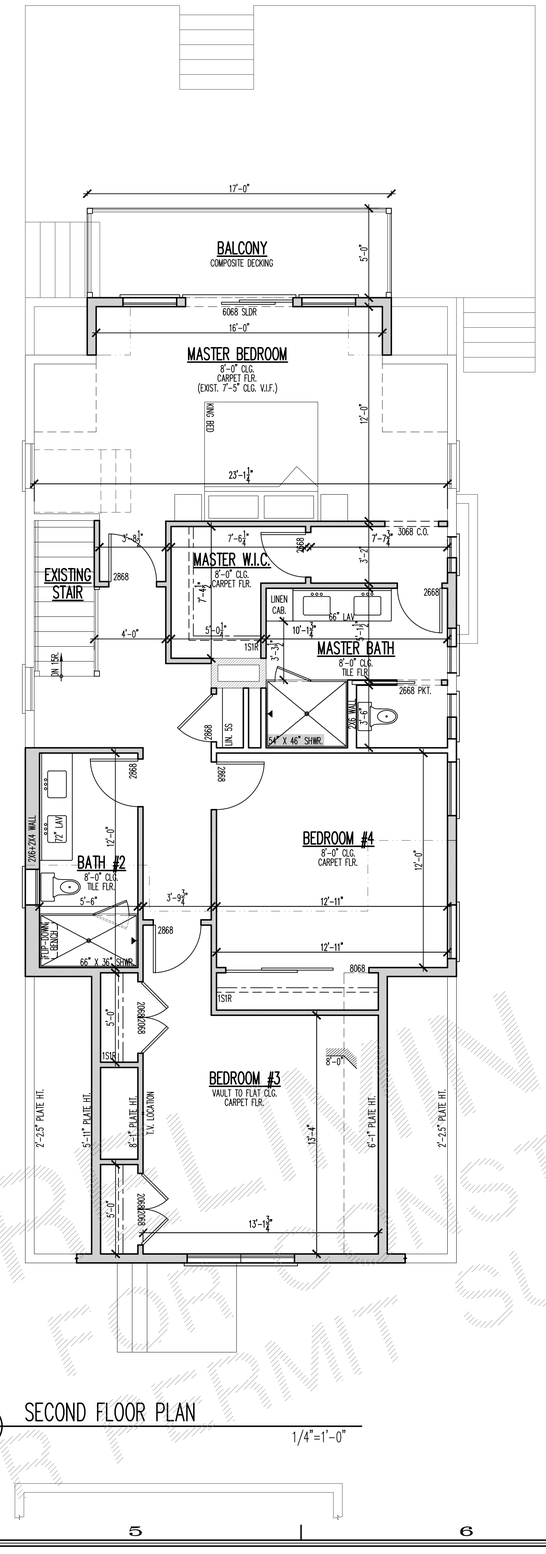
Job Number: 25072
Sheet Number: A010
File Name: LAYOUT100

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



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



5E A101 SECOND FLOOR PLAN 1/4"=1'-0"

ALA SQUARE FOOTAGE	
EXISTING FIRST FLOOR	993.4
EXISTING SECOND FLOOR	721.8
EXISTING RESIDENCE TOTAL	1715.2
EXISTING GARAGE TOTAL	371.5
PROPOSED FIRST FLOOR	1310.5
PROPOSED SECOND FLOOR	1143.3
PROPOSED RESIDENCE TOTAL	2453.8

BUILDING LOT COVERAGE	
AREA OF LOT	5,316 S.F.
ZONING DISTRICT	R-2
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	2,126.4 S.F.
PROPOSED LOT COVERAGE	
FIRST FLOOR FOOTPRINT	+1310.5 S.F.
DETACHED GARAGE FOOTPRINT	+371.5 S.F.
TOTAL BLDG. LOT COVERAGE	1,682.0 S.F.

FLOOR AREA RATIO	
AREA OF LOT	5,316 S.F.
ZONING DISTRICT	R-2
MAXIMUM F.A.R.	80%
ALLOWABLE FLOOR AREA	4,252.8 S.F.
PROPOSED FLOOR AREA	
FIRST FLOOR	+1310.5 S.F.
GARAGE	+371.5 S.F.
SECOND FLOOR	+1143.3 S.F.
TOTAL FLOOR AREA	2,825.3 S.F.

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REVISIONS

	DESCRIPTION
1	10-15-25 TAL
2	06-10-25 DSR
3	
4	
5	

DESIGN STAGE
ALA Q.C. =
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN REVIEW/COMMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

Architects & Planners, Inc.
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40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

ADEE RESIDENCE
779 OAK COURT
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN
SECOND FLOOR PLAN

PRELIMINARY

Job Number: 25072
Sheet Number: A101
File Name: 1A101OUTTOO

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"

REMODELING & ADDITION NOTES

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN 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 IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



2D A200 EXISTING REAR/ STREET SIDE ELEVATION

1/4"=1'-0"



5D A200 REAR/ STREET SIDE ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS
1 05-15-25 TMJ
2 06-10-25 DSR

DESIGN STAGE
ALA Q.C. =
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

ADEE RESIDENCE
770 OAK COURT
CRYSTAL LAKE, IL 60014

EXISTING REAR/ STREET SIDE ELEVATION
REAR STREET SIDE ELEVATION

PRELIMINARY

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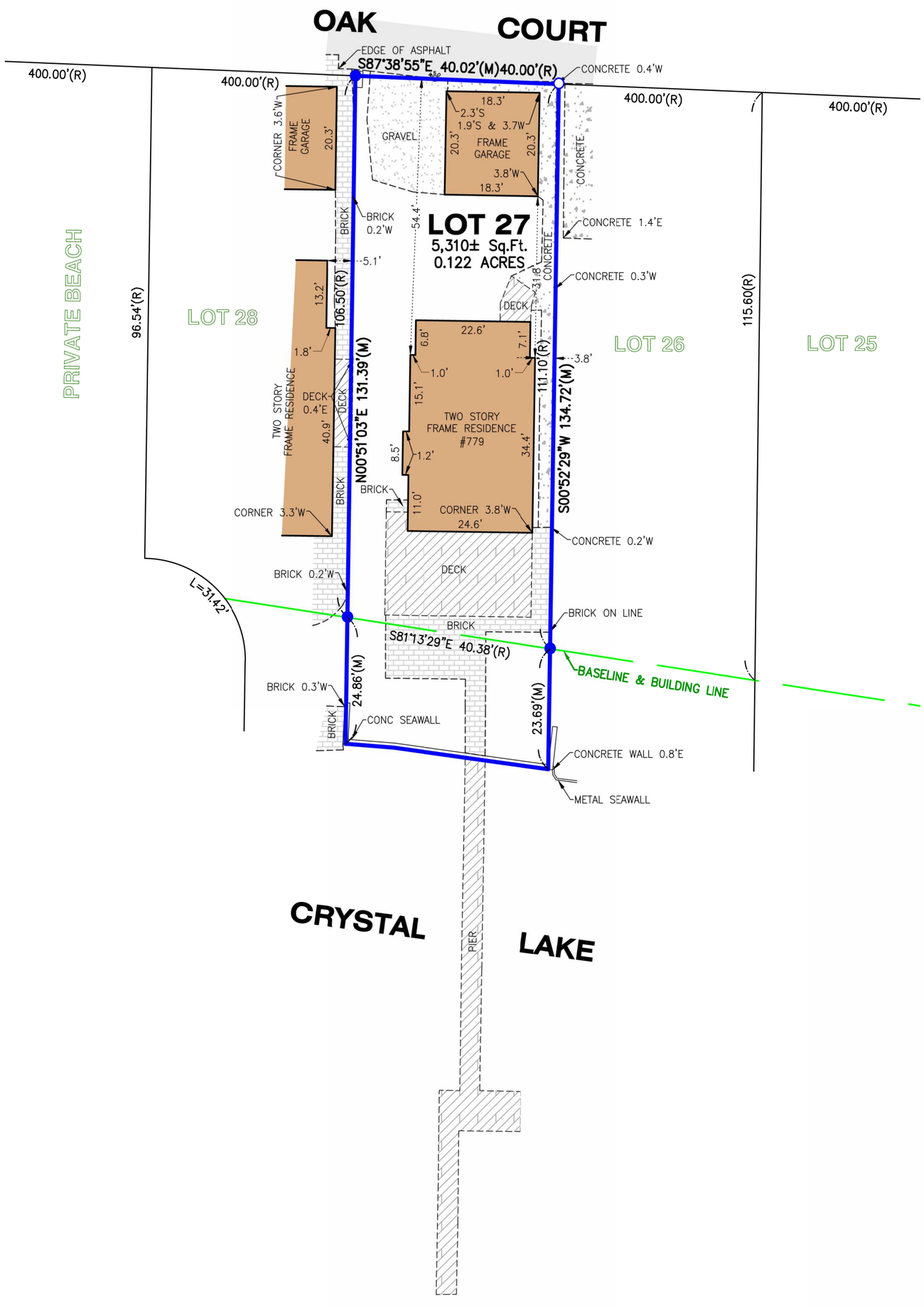
Job Number: 25072
Sheet Number: A200
File Name: LAYOUT2600

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

PLAT OF SURVEY

Lot 27 in First Addition to Clow's Crystal Lake Park, a Subdivision of the Northwest Quarter of Section 6, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded April 28, 1923 as Document No. 58798, in Book 4 of Plats, page 83, in McHenry County, Illinois.



LEGEND	
✖	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
▭	MAIL BOX
◉	SET IRON BAR
⊗	SET MAG NAIL
⚘	WATER SHUT-OFF
(M)	MEASURED
(R)	RECORD

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

N

CLIENT: SCHMITT ENGINEERING
DRAWN BY: JGK CHECKED BY: APG
SCALE: 1"=20' SEC. 06 T. 43 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 19-06-176-009
JOB NO.: 250400 I.D. LSS
FIELDWORK COMP.: 5/12/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

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

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

ARTHUR P. GRITMACKER
035-003857
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

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

Dated at Woodstock, McHenry County, Illinois 5/14 A.D., 2025.

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

By: _____
Illinois Professional Land Surveyor No. 3857