#2026-014
222 Lake Shore Drive – Variation for a Carport
Project Review for Planning and Zoning Commission

Meeting Date: February 18, 2026

Request: A Variation to allow a carport with a side-yard setback of four feet, instead of the minimum eleven feet.

Location: 222 Lake Shore Drive

Acreage: Approximately 12,456 square feet

Existing Zoning: B-1 Neighborhood Commercial

Surrounding Properties:
Northeast: R-2 Single-Family Residential
Southeast: R-2 Single-Family Residential
Southwest: R-2 Single-Family Residential
Northwest: R-1 Single-Family Residential

Staff Contact: Darrell Moore (815.356.3612)

Background:

- The property contains a single-story, single-family residence built in 1957. The enclosed onsite parking is currently limited to a single-car garage. In 2024, the driveway was widened and concrete was extended around the side of the garage and into the rear of the property.
- The proposal is to extend a carport structure off the side of the garage over the existing concrete pad. The carport overhang will be approximately four feet from the southwest property line.
- The southwest property line abuts a city-owned, 40-foot-wide vacant strip of land.

Development Analysis:

General

- Request: A Variation to allow carport with a side-yard setback of four feet, instead of the minimum eleven feet.
- Zoning: The property is zoned R-2 Single-Family Residential.
- Land Use: The property is used for a single-family residence. The land use map shows the area as Urban Residential, which is consistent with the land use.
- Previous Approvals:
    - None.

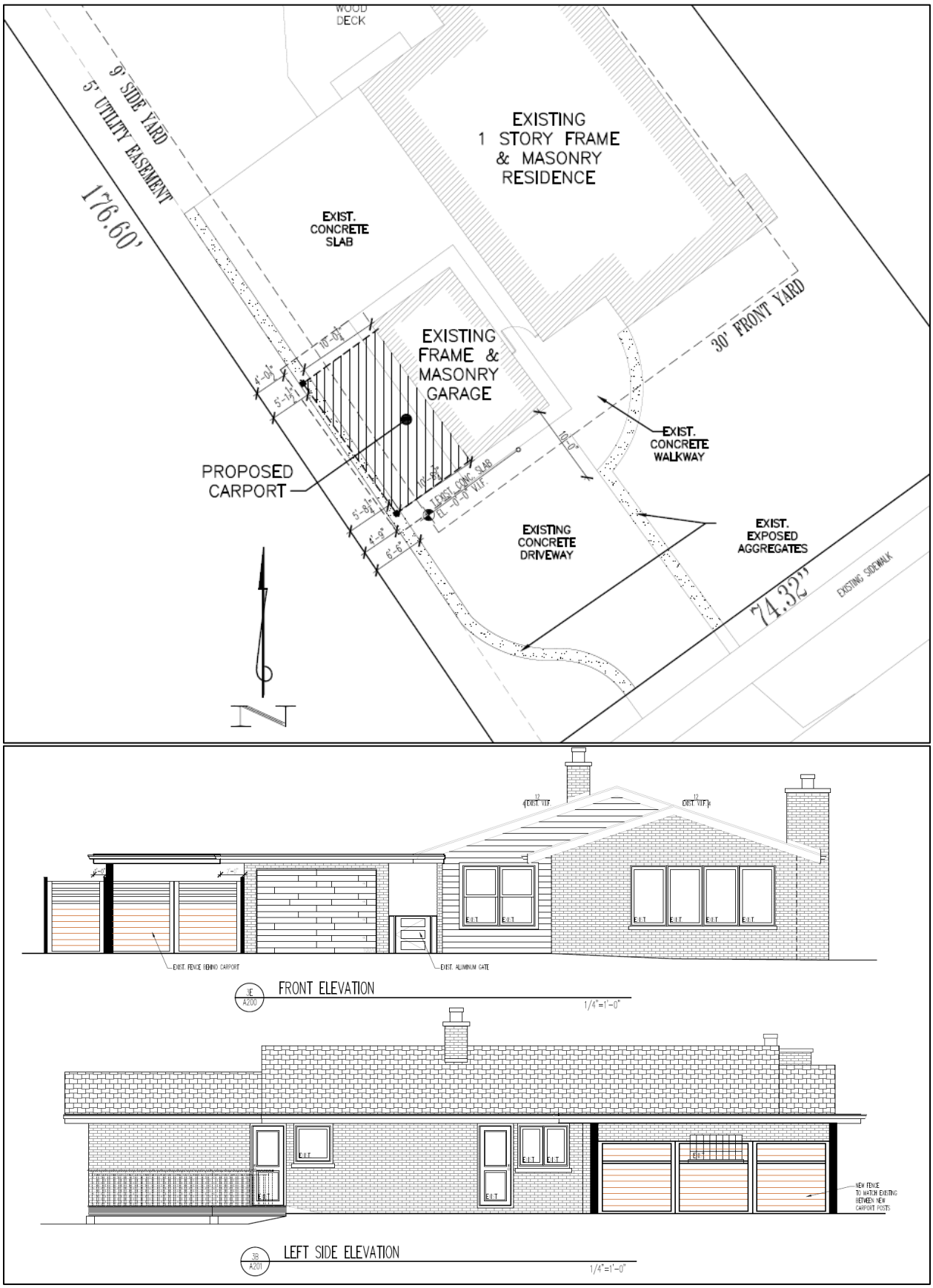
Project Details:

The purpose of the request is to allow a carport to be constructed on the southwest side of the property with a side-yard setback of four feet. Said proposal would increase the enclosed parking on site from one space to two spaces. The carport would be attached to the existing garage, which is considered attached to the residence (by Unified Development Ordinance definition). As such, the carport would also be classified as being attached to the residence and required to meet principal structure setbacks. The required side-yard setbacks in this district are a combined 18 feet. Because the northeast side yard has a seven-foot setback, this yard is required to maintain an eleven-foot setback.





TOP: Rendering provided by the applicant
BOTTOM: Staff-created aerial diagram



ABOVE: Site plan detail from ALA Architects

Findings of Fact:

ZONING ORDINANCE VARIATION

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

Standards

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

☐ *Meets* ☐ *Does not meet*

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

Recommended Conditions:

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

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents provided:
   A. Architectural Plans (ALA Architects, 10/27/25)

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

PARCEL IN QUESTION



Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

I. Applicant

Jake Hamid and Kristen K. Hamid Trustees of the Hamid Family trust

Name

222 Lakeshore Dr

Street

Crystal Lake Illinois 60014

City State Zip Code

815 482 3403

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 222 Lake Shore Drive

   b. PIN #: 19-06-253-022

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

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

The property is an older home built with a single car garage. This is Lot 14 in the Lake Acres Subdivision originally platted in 1954. The original detached garage is a single car garage. Since it is detached the space home and the garage uses space that would have been avaialble for a two car garage. Petitioners are seeking a side yard variation from the platted 11 feet to four feet a reduction of seven feet.

IS THE HARDSHIP SELF-CREATED?

No the property was configured this way when it was unusual for homeowners to have a two car garage. Allowing the property to increase covered storage allows the cars to be better cared for and eases traffic when cars have to be shuffled every morning.

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

This is the only property that has a 40 foot city owned property adjacent to the side yard. Granting This variation will have no impact on any nearby single family residence

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No. It will allow for an extra place to park a car besides n the front yard driveway.

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

No. It will decrease congestion and improve the housing stock in the city

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

No. The property will not effect the air and light to the neighboring city owned utility easement. Property values will increase, congestion in the street will decrease and there is no increase in danger from fire or other public safety

3. List any previous variations that are approved for this property: none

IV. Signatures

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

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

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.

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:

IV. Signatures

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

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

[redacted] Kristen Hamid [redacted] KRISTEN HAMID 1/20/2024

OWNER: Print and Sign name Date

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

Certificate of the Publisher

Northwest Herald

Description: VARIATION - HAMID
2303043

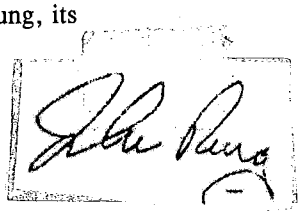
GOTTEMOLLER & ASSOCIATES
1 N VIRGINIA ST
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
01/31/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
31st day of January, A.D. 2026

Shaw Media By:



John Rung, Publisher

Account Number 10154

Amount $99.92

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

IN THE MATTER OF THE APPLICATION OF
Jake Hamid and Kristen Hamid co trustees of the Hamid Family Trust

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Jake Hamid and Kristen Hamid co trustees of the Hamid Family trust relating to the property located at 222 Lakeshore Drive Crystal Lake IL 60014 property index number 19-06-253-022.

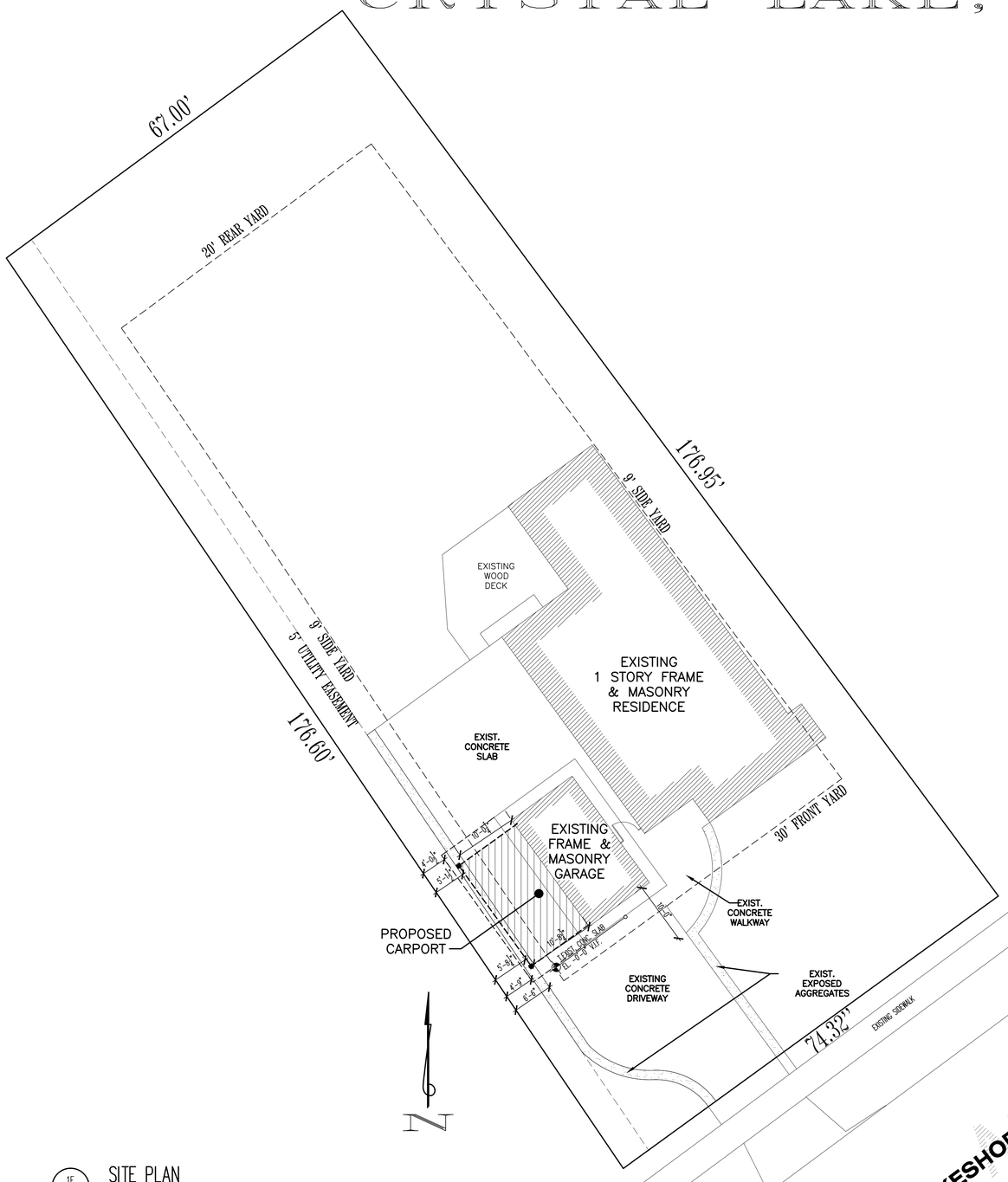
This application is filed for the purpose of obtaining a side yard variation to allow a carport attached to a single-family detached garage. The variation will reduce the southwest side yard setback from eleven feet to four feet, a variation of seven feet. All pursuant to the requirements of Article 3 of the Crystal Lake Unified Development Ordinance.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:00p.m. on February 18, 2026, 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 Jan. 31, 2026) 2303043

HAMID RESIDENCE

222 LAKESHORE DRIVE
CRYSTAL LAKE, IL 60014



1E / A000 SITE PLAN

1"=10'-0"

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.

SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.

4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

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

BUILDING LOT COVERAGE	
AREA OF LOT	12,495.3 S.F.
ZONING DISTRICT	R2
MAXIMUM LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	4,998.1 S.F.
PROPOSED LOT COVERAGE	
EXIST. FIRST FLOOR FOOTPRINT	+1764.0 S.F.
EXIST. GARAGE FOOTPRINT	+253.9 S.F.
EXIST. DECK	+70.3 S.F.
PROPOSED CAR PORT	+235.8 S.F.
TOTAL BLDG. LOT COVERAGE	2,324 S.F. ✓

FLOOR AREA RATIO	
AREA OF LOT	12,495.3 S.F.
ZONING DISTRICT	R2
MAXIMUM F.A.R.	.80
ALLOWABLE FLOOR AREA	9,996.2 S.F.
PROPOSED FLOOR AREA	
EXIST. FIRST FLOOR	+1764.0 S.F.
EXIST. GARAGE	+253.9 S.F.
PROPOSED CAR PORT	+235.8 S.F.
TOTAL FLOOR AREA	2,253.7 S.F. ✓

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	12,495.3 S.F.
ZONING DISTRICT	R2
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	6,247.7 S.F.
EXISTING IMPERVIOUS	
EXIST. FIRST FLOOR FOOTPRINT	+1554.9 S.F.
EXIST. GARAGE FOOTPRINT	+253.9 S.F.
EXIST. DECK	+258.8 S.F.
EXIST. DRIVEWAY/WALKWAY	+1765.4 S.F.
TOTAL IMPERVIOUS COVERAGE	3,833.0 S.F. ✓

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.
- 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.
- MASONRY MORTAR TO BE TYPE N.

{ 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
12 / 6 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)
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
$D DOOR ACTIVATED SWITCH
$M MOTION ACTIVATED SWITCH
T 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

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.

FINISHES:

- ALL 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 MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
CITY OF CRYSTAL LAKE CODE OF ORDINANCES
2018 INTERNATIONAL BUILDING CODE
2000 NFPA LIFE SAFETY CODE
2018 ILLINOIS ILLINOIS ACCESSIBILITY CODE

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A101 FIRST FLOOR PLAN
A200 EXISTING FRONT ELEVATION, FRONT ELEVATION
A201 REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

REVISIONS		
1	08-16-24	JBA
2	09-27-25	LTL
3	09-19-24	JBA
4	09-24-24	JBA
5		

DESIGN STAGE
- PRELIMINARY DISCUSSION
- PRELIMINARY DISCUSSION
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- AS BUILT DRAWINGS
- REVISION

HAMID RESIDENCE
222 LAKESHORE DRIVE
CRYSTAL LAKE, IL 60014

PRELIMINARY

SITE PLAN
GENERAL NOTES
DRAWING INDEX

Architects & Planners, Inc.
2600 Bohart Road at Rt. 176
IL Telephone: 815-788-9200
Crystal Lake, IL 60014
88 W. Main St.
WI Telephone: 262-250-0021
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukesha, WI 53186
40 Crystal St.
Cary, IL 60013

Job Number: 24235
Sheet Number: A000
File Name: 24235000

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A L A Architects & Planners, Inc.

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

EXISTING DECK

EXISTING BATH #1
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING BEDROOM #2
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING BEDROOM #3
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING HALL
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING MECHANICAL
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING BATH #2
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING KITCHEN
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING DINING
EXIST. 8'-0" CLG.
EXIST. FLR.

EXISTING LIVING
EXIST. 8'-0" CLG.
EXIST. FLR.

EXIST. FPHB

EXIST. LINEN ACCESS.

EXIST. A/C

EXIST. F.P.

DN 1R.
V.I.F. EXIST.

EXIST. CONC. SLAB

EXIST. FENCE

10'-6¼"

11'-6¼"

1'-0"

10'-11¼"

8 X 8 BLACK SQUARE STEEL POST

CONC. PIER TYP.

EXISTING ELECTRIC METER VERIFY LOCATION IN FIELD

EXISTING GARAGE
EXIST. CLG.
EXIST. FLR.

CARPORT
CONCRETE
T & G WOOD CLG.

20'-5½"

19'-10½"

NEW 3'-0" WIDE BLACK ALUMINUM GATE

NEW FENCE TO MATCH EXISTING BETWEEN NEW CARPORT POSTS

8 X 8 BLACK SQUARE STEEL POST

CONC. PIER TYP.

10'-2½"

EXIST. GARAGE DOOR

1'-0"

11'-6¼"

T.EXIST. CONC. SLAB
EL. -0'-0" V.I.F.

EXISTING CONC. DRIVEWAY

EXIST. 18" EXPOSED AGGREGATES

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

DEMOLITION PLAN LEGEND

EXISTING FRAME WALLS & OTHER ITEMS

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

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

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

NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

ALA SQUARE FOOTAGE	
EXISTING FIRST FLOOR	1554.9
EXISTING GARAGE	253.9
PROPOSED CARPORT	235.8

DESIGN STAGE

REVISIONS

1	PRELIMINARY DESIGN	08-16-24 ABA
2	PRELIMINARY DESIGN	10-27-25 TCL
3	RELEASE FOR BID	09-19-24 ABA
4	FINAL REVIEW	09-24-24 ABA
5	RELEASE FOR PERMIT	
	REVISION	

HAMID RESIDENCE
222 LAKESHORE DRIVE
CRYSTAL LAKE, IL 60014

PRELIMINARY

FIRST FLOOR PLAN

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-259-0021
2600 Behan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St. Lake Geneva, WI 53147
1700 E. Racine Ave. Waukesha, WI 53186
40 Crystal St. Cary, IL 60013

ALA

Job Number: 24235

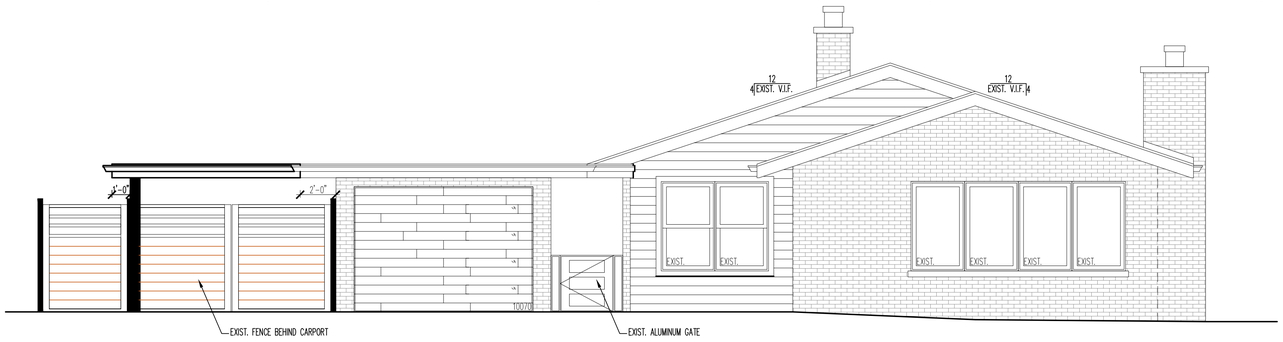
Sheet Number: A101

File Name: LAYOUT100

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PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

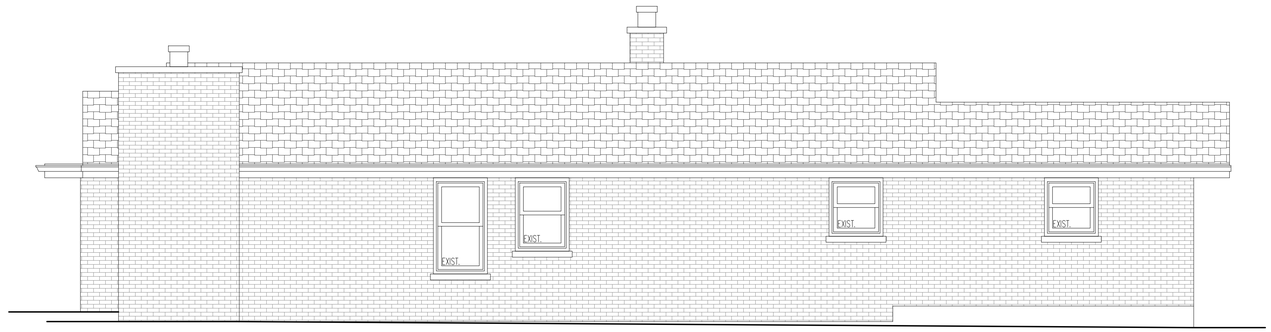
1 2 4 6 8 10 12 14 16 18 20
TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



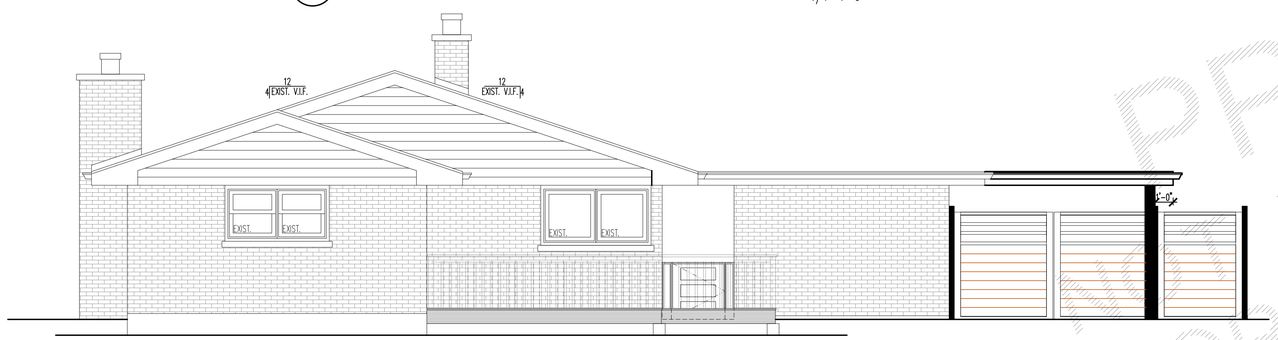
3E / A200 FRONT ELEVATION
1/4"=1'-0"



3B / A201 LEFT SIDE ELEVATION
1/4"=1'-0"



3D / A201 RIGHT SIDE ELEVATION
1/4"=1'-0"



3E / A201 REAR ELEVATION
1/4"=1'-0"

ELEVATION NOTES

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

WINDOW NOTES

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE 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)
FIXED WINDOW = (F)
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"

DOOR OR WINDOW PANE SLIDES RIGHT = (SR)
DOOR OR WINDOW PANE SLIDES LEFT = (SL)

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.

REVISIONS			
1	08-16-24	ABA	PRELIMINARY DESIGN
2	10-27-25	TJL	PRELIMINARY DESIGN
1	09-19-24	ABA	RELEASE FOR BID
2			FINAL REVIEW
1	09-24-24	ABA	RELEASE FOR PERMIT
2			REVISION

DESIGN STAGE

HAMID RESIDENCE
222 LAKESHORE DRIVE
CRYSTAL LAKE, IL 60014

EXISTING FRONT ELEVATION
FRONT ELEVATION

PRELIMINARY

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