#2013-30
Hirshberg - 877 North Shore Dr.
Project Review for Planning and Zoning Commission

Meeting Dates: July 17, 2013

Requests: Variations from:

(i) Required minimum interior side setback of 4.9 feet to allow 4.83 feet;

(ii) Required minimum combined interior side setback of 12.6 feet to allow 12.58 feet;

(iii) The maximum allowable height of 2 stories and 28 feet to allow 3 stories and 33 feet

(iv) The permitted location of accessory structures to allow an accessory structure in the street-side yard along North Shore Drive.

Location: 877 North Shore Drive

Acreage: ≈ 11,215 SF (0.25 acres)

Existing Zoning: "R-2" Single-Family Residential

Surrounding Properties:

North:	"W" Watershed
South:	*Crystal Lake*
East:	"R-2" Single-Family Residential
West:	"R-2" Single-Family Residential

Staff Contact: Latika Bhide (815.356.3615)

Background:

- Location: 877 North Shore Drive, west of Baldwin Avenue
- Zoning: "R-2" Single-Family Residential
- Development: Clow's Crystal Lake Park 1st addition, approved in 1923
- Existing Improvements: Frame residence, detached garage and shed
- Request: Variations from the minimum and combined side setback; maximum allowable height and number of stories; location of accessory structure.



Along North Shore Dr.

Land Use Analysis:



Along Crystal Lake

- Dimensional Standards: The property does not meet the minimum lot area requirement for the "R-2" district, and is therefore treated as nonconforming. Any improvements must meet the standards listed in Article 7, Nonconformities of the UDO and receive the benefit of reduced setbacks. Other requirements (building height, building coverage, impervious coverage) must meet the requirements for the district the property is located in.
- Details: The petitioner's intent is to demolish the existing home and detached garage located on-site. A new home (with an attached garage) and a detached garage along North Shore Drive are being proposed. The petitioner is requesting variations as presented:
    - Required minimum interior side setback of 4.9 feet to allow 4.83 feet;
    - Required minimum combined interior side setback of 12.6 feet to allow 12.58 feet;
    - The maximum allowable height of 2 stories and 28 feet to allow 3 stories and 33 feet;
        - The proposed plans show an English basement with more than ½ of its height (6 feet) above the average level of the adjoining ground. Therefore, it is considered as a story for the purposes of height measurement. The proposed maximum height is 33 feet to the mid-point of the roof (along the front/lake side). This exceeds the maximum allowable height of 28 feet and 2 stories for the "R-2" district.
        - It should also be noted that the petitioner will be elevating the house by adding fill on-site. Along the front (lakeside), the established grade (@contour 896) will be approximately 2 feet higher than the existing ground elevation (@contour 894). Therefore, the building height will be 35 feet if measured from the existing ground elevation.
        - Similarly, along the street side, the top of foundation will be approximately 3 feet higher (@ contour 898) than the existing ground elevation (@contour 895). Therefore, the building height will effectively by 31 feet if measured from the existing ground elevation.
    - The permitted location of accessory structures to allow an accessory structure in the street-side yard along North Shore Drive.
        - In 2005, the City Council adopted an Ordinance that required a variation to allow any (new) detached structures in the street yard for lots along Crystal Lake. This provision was included in the UDO. It should be noted that all lots along North Shore Drive have detached garages that are at the lot line or within a few feet of North Shore Drive.
- Hardship: The petitioner has indicated the hardship for the detached garage is in keeping with the character of the neighborhood.

Findings of Fact:

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. 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.
   ☐ True ☐ False

2. Also, that the variation, if granted, will not alter the essential character of the locality.
   ☐ True ☐ False

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:

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

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

3. 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
   ☐ True ☐ False

4. 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.
   ☐ True ☐ False

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 is made to recommend approval of the petitioner's request, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, received 6-26-13

B. Plat of Survey, received 6-12-13
C. Site Plan, VSEI, received 6-25-13
D. House Plans, RFA, received 6-26-13

2. The following variations are hereby granted:
   A. From the required minimum interior side setback of 4.9 feet to allow 4.83 feet;
   B. From the required minimum combined interior side setback of 12.6 feet to allow 12.58 feet;
   C. From the maximum allowable height of 2 stories and 28 feet to allow 3 stories and 33 feet
   D. From the permitted location of accessory structures to allow an accessory structure in the street-side yard along North Shore Drive.

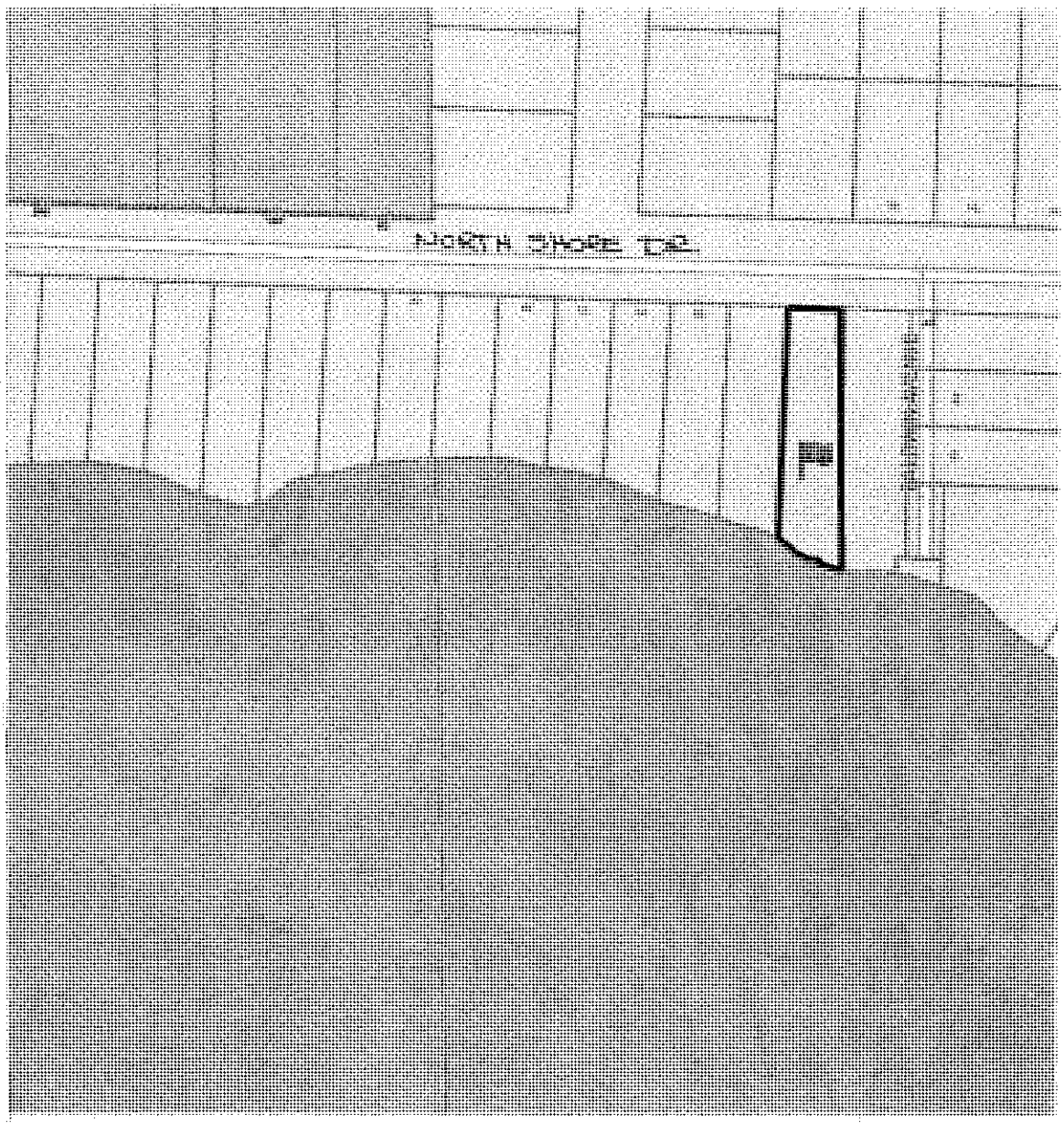
3. All overhangs and eaves on the dwelling and detached accessory structures that are within 4-feet of the property line shall have a fire resistive rating of not less than 1-hour.

4. The deck along the lakeside shall not be screened-in or enclosed in any way nor shall a roof be installed over it.

5. A recorded agreement between the all affected property owners is required to discharge the proposed 6" "Pipe under Drain" into the drainage swale on the adjacent property to the west.

6. Aerial apparatus access is required when any portion of a building is greater than 30 feet in height from the lowest level of fire department access. Either provide aerial apparatus access or lower the height of the building to below 30 feet in height from the elevation of North Shore Dr.

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



2013 30

Application for Simplified Residential Variation

Application Number:	FOR OFFICE USE ONLY
Project Name:	
Date of Submission:	

I. Applicant

Thirdstone Homes, Tom Hirshberg
Name

3004 Impressions Dr.
Street

Lake In The Hills | Illinois | 60156
City | State | Zip Code

602-228-2838 | | tahaz1@aol.com
Telephone Number | Fax Number | E-mail address

II. Owner of Property (if different)

Name

Address | Telephone Number

III. Project Data

1. a. Location/Address: 877 North Shore Dr., Crystal Lake, Illinois 60014

   b. PIN #: 19-06-107-007

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:

Detached Garage adjoining North Shore Dr.

Most other lots on North Shore Dr. have a detached garage adjoining the street. This garage and home construction will continue that tradition/condition.

IS THE HARDSHIP SELF-CREATED?

No. It developed because of past practices and the long narrow lots.

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

Yes.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No. As a matter of fact, not approving the variation will alter the essential character of the locality.

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

No. Again, as a matter of act, not approving the variation will alter the essential character of the locality.

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.

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.

Tom Hirshberg 6/29/13

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 TOM HIRSHBERG ON BEHALF OF THIRDSTONE HOMES

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 of the City of Crystal Lake upon the application of Tom Hirshberg on behalf of Thirdstone Homes for approval of variations relating to the following described real estate commonly known as 877 North Shore Dr., Crystal Lake, Illinois 60014, **PIN:** 19-06-107-007

This application is filed for the purposes of seeking variations in accordance with the provisions of Articles 3, Density and Dimensional Standards; Article 4, Development and Design Standards; Article 7, Nonconformities and Article 9, Administration of the UDO; to allow variations from the required minimum interior side setback of 4.9 feet to allow 4.83 feet; from the minimum required combined interior side setback of 12.6 feet to allow 12.58 feet; from the permitted location of accessory structures to allow an accessory structure in the street-side yard along North Shore Drive; from the maximum allowable height of 2 stories and 28 feet to allow 3 stories and 33 feet; as well as any other variations that may be necessary to allow the plans as presented. 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 7:30 p.m. on Wednesday, July 17, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

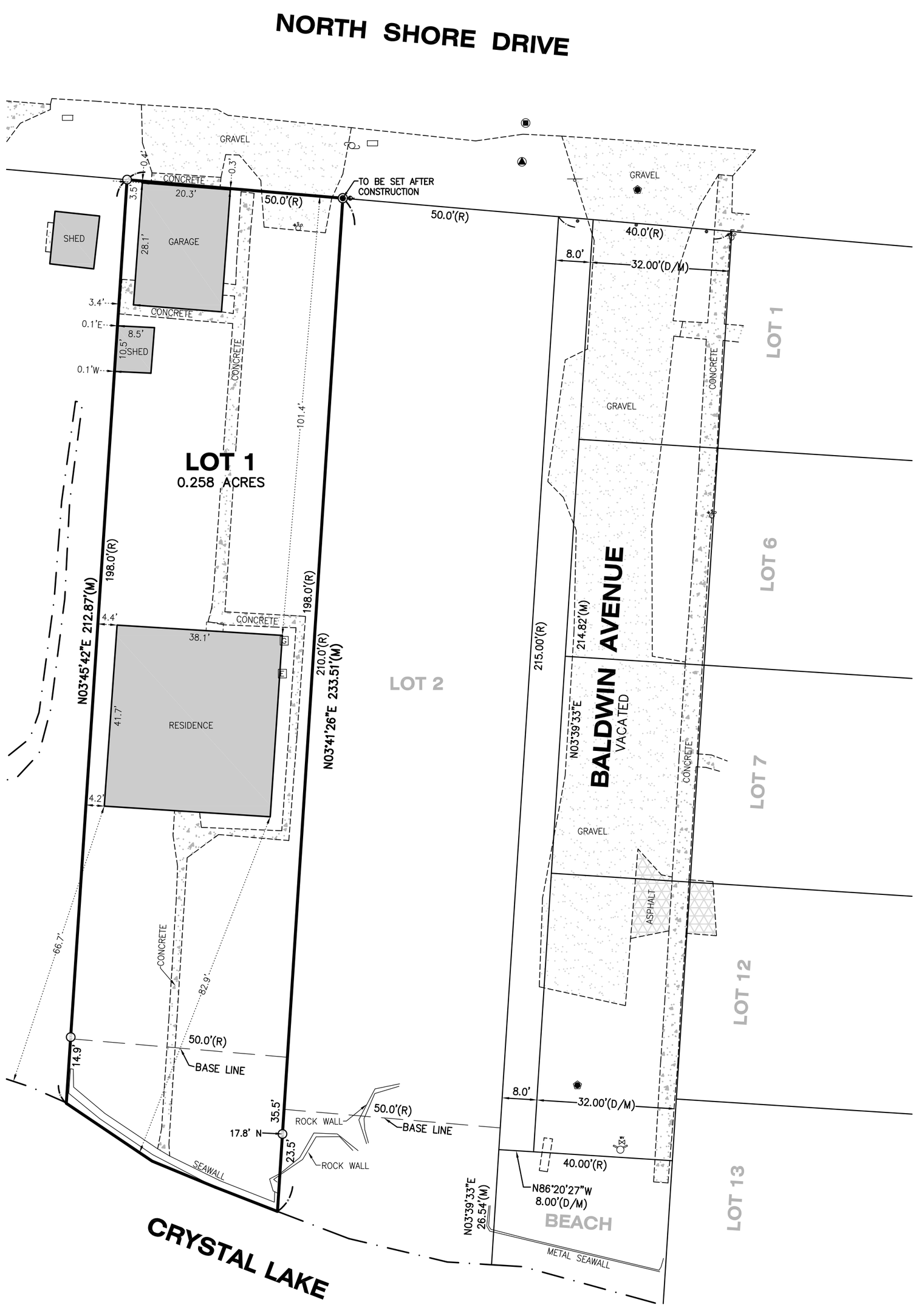
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald June 29, 2013. #A1375)

VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersinc.com

PLAT OF SURVEY

Lots 1 in 1st Addition to Clow's Crystal Lake Park, being a Subdivision of part of Lots 1 and 2 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			
◉	STORM MANHOLE	⋈	WATER VALVE
▭	MAILBOX		FIRE HYDRANT
⬟	SANITARY MANHOLE		WATER SHUT-OFF
○	FOUND IRON PIPE		CATCH BASIN
	UTILITY POLE	G	GAS METER
	DOWN GUY	E	ELECTRIC METER
	SIGN		MANHOLE
•	BOLLARD		SET IRON BAR
(M) MEASURED	(D) DEED	(R) RECORD	

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

N

CLIENT: THIRDSTONE HOMES
DRAWN BY: MJV CHECKED BY: WJV
SCALE: 1"=20' SEC. 06 T. 43 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 19-06-107-007
JOB NO.: 130129-A I.D. LSS
FIELDWORK COMP.: 3/22/13 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)

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.

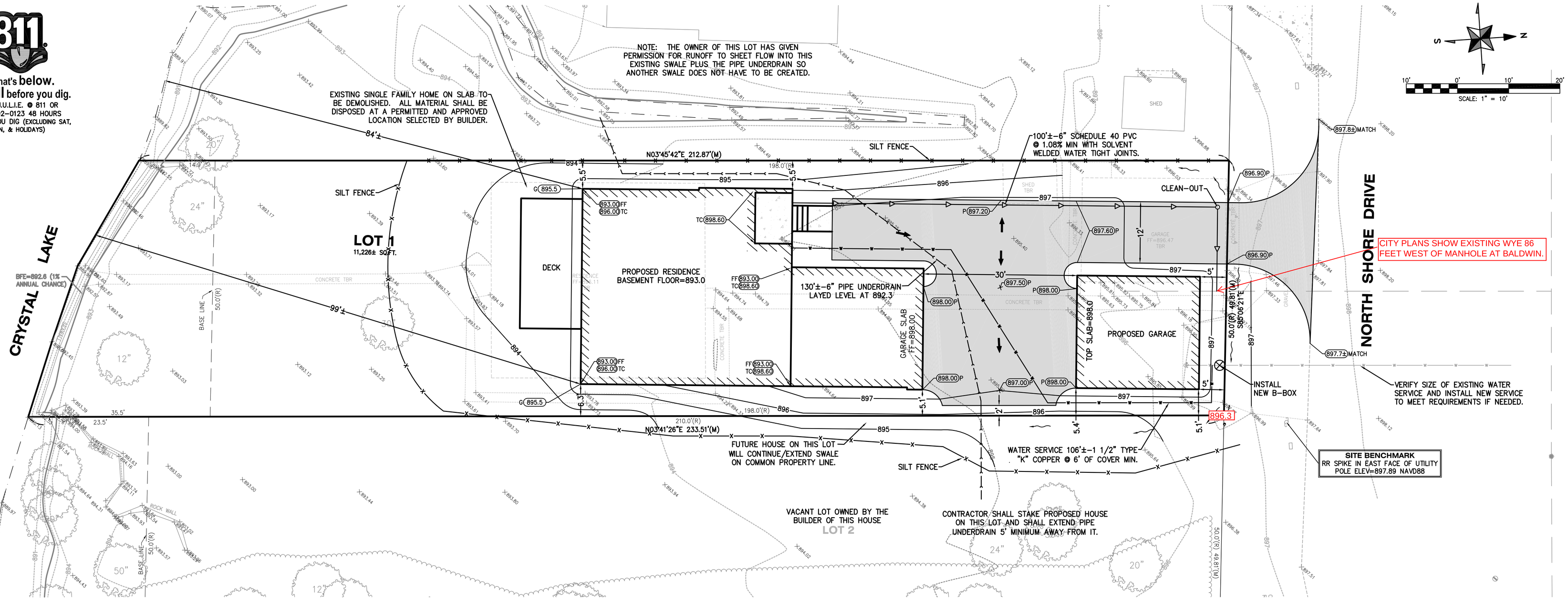
Dated at Woodstock, McHenry County, Illinois 6/12 A.D., 2013.

Vanderstappen Surveying & Engineering, Inc.
Design Firm No. 184-002792

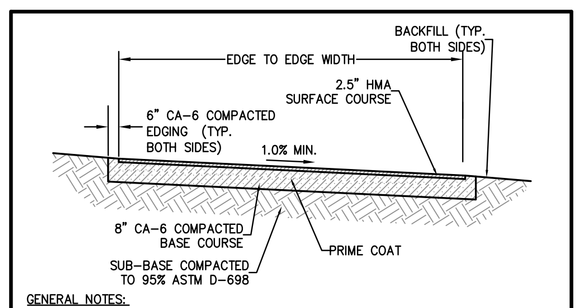
By: _____
Illinois Professional Land Surveyor No. 2709

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Know what's **below.**
Call before you dig.
CALL J.U.L.I.E. @ 811 OR (800)892-0123 48 HOURS BEFORE YOU DIG (EXCLUDING SAT, SUN, & HOLIDAYS)



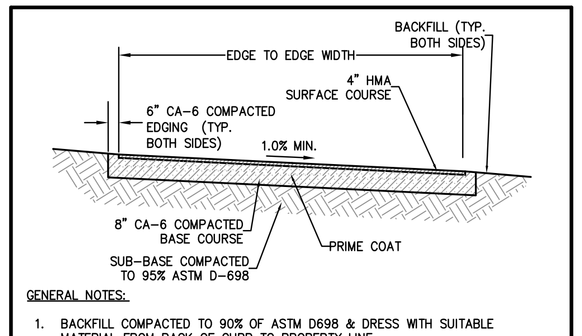
PROJECT BENCHMARK
STATION "MCH176-2A" ELEV=907.25 NAVD88
MCHENRY COUNTY GEODETIC CONTROL
STATION #6932



GENERAL NOTES:

1. BACKFILL COMPACTED TO 90% OF ASTM D698 & DRESS WITH SUITABLE MATERIAL FROM BACK OF CURB TO PROPERTY LINE.
2. AFTER COMPACTION, THE HMA SURFACE COURSE SHALL BE WITHIN 1/4" ABOVE THE LIP OF GUTTER.
3. SUB GRADE PREPARATION MAY CONSIST OF FLY ASH STABILIZATION, LIME STABILIZATION, CEMENT STABILIZATION, OR SCARIFICATION AND RECOMPACTION AND MUST BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER.

ASPHALT PAVEMENT SECTION

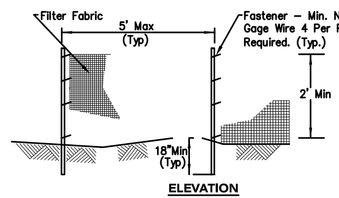


GENERAL NOTES:

1. BACKFILL COMPACTED TO 90% OF ASTM D698 & DRESS WITH SUITABLE MATERIAL FROM BACK OF CURB TO PROPERTY LINE.
2. AFTER COMPACTION, THE HMA SURFACE COURSE SHALL BE WITHIN 1/4" ABOVE THE LIP OF GUTTER.
3. SUB GRADE PREPARATION MAY CONSIST OF FLY ASH STABILIZATION, LIME STABILIZATION, CEMENT STABILIZATION, OR SCARIFICATION AND RECOMPACTION AND MUST BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER.

ASPHALT APRON SECTION

SILT FENCE DETAIL



Geotextile Requirement	Test Method	MARV
Grab Strength	ASTM D 4632	
–Machine direction		550 N
–X–machine direction		450 N
Permittivity	ASTM D 4491	0.05 sec–1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (Retained Strength)	ASTM D 4355	70% after 500 hours

Note: Value for apparent opening size represents maximum average roll value.

NOTES:
1. Wires of mesh support shall be min. gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter fabric shall meet the requirements of material specification 1 592 Geotextile Table 1 or 2, Class with equivalent opening size of ot least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either standard steel post or wood post with a minimum cross–sectional area of 3.0 sq. in.

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

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
A(2) KENTUCKY BLUE GRASS 44 LBS/ACRE AND RED FESCUE 110 LBS/ACRE OR
RED FESCUE 35 LBS/ACRE, ALKALI GRASS 35 LBS/ACRE, AND SQUIRELLTAIL GRASS 15 LBS/ACRE

LOW MAINTENANCE NATIVE GRASS MIXTURE
B ANY OF THE FOLLOWING SEED TYPES SHALL BE APPLIED FOR LOW MAINTENANCE NATIVE GRASS AREAS:
–ANDROPOGON GERARDI (BIG BLUE STEM) 5.0 LBS/ACRE
–BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5.0 LBS/ACRE
–SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE
–LOLIUM MULTIFLORUM (ANNUAL RYE GRASS) 30 LBS/ACRE
–LOLIUM PERENNE (PERENNIAL RYEGRASS) 30 LBS/ACRE
(FOR MORE MIXTURES AND DETAILS SEE THE NRCS ILLINOIS URBAN MANUAL)

WETLAND GRASS AND SEDGE MIXTURE
C ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE WHICH IS IDOT STANDARD SECTION 250.07 TYPE 4B

D SODDING

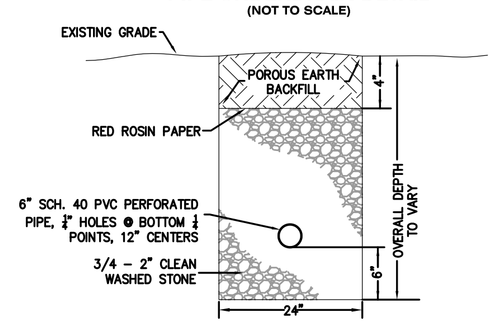
TEMPORARY SEEDING
E ANY OF THE FOLLOWING SEED TYPES MAY BE APPLIED FOR TEMPORARY SEEDING PURPOSES:
–CEREAL RYE 90 LBS/ACRE
–WHEAT 90 LBS/ACRE
–PERENNIAL RYEGRASS 25 LBS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY

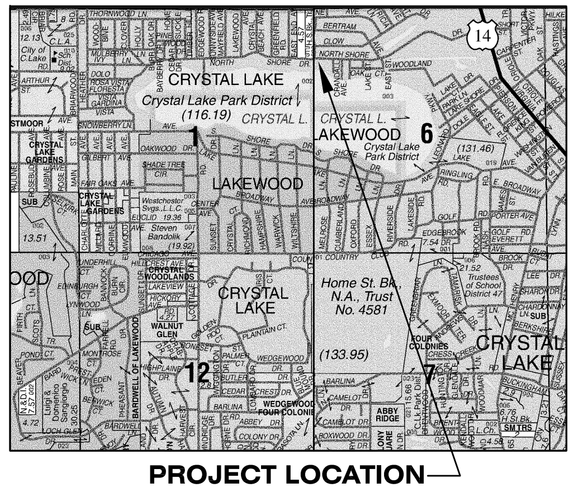
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

NOTE: ALL SEEDED AREAS WILL BE STRAW MULCHED PER IDOT APPLICATION RATES.

PIPE UNDERDRAIN DETAIL
(NOT TO SCALE)



SITE MAP



IMPERVIOUS AREAS

TOTAL EXISTING IMPERVIOUS AREA BEFORE CONSTRUCTION	= 3,160±SQ.FT.
TOTAL REMOVED IMPERVIOUS AREA	= 3,160± SQ.FT.
TOTAL PROPOSED IMPERVIOUS AREA	= 4,830± SQ.FT.
RESIDENCE =2101± SQ.FT.	
DETACHED GARAGE =528± SQ.FT.	
DRIVEWAY =1,824± SQ.FT.	
DECKS & CONCRETE =377± SQ.FT.	
NET IMPERVIOUS CHANGE	= +1,670± SQ.FT.
TOTAL LOT AREA	= 11,226±SQ.FT.
TOTAL AREA OF HYDROLOGIC DISTURBANCE	= 8,200± SQ.FT.

GENERAL NOTES:
1. TOPOGRAPHY & SURVEY DONE BY VANDERSTAPPEN SURVEYING AND ENGINEERING ON 4/12/2013.
2. A SOILS INVESTIGATION WAS NOT COMPLETED BY ENGINEER FOR THE PREPARATION OF THESE PLANS. IT IS THE OWNERS SOLE RESPONSIBILITY FOR FOUNDATION DESIGN NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
3. DRAIN TILE SYSTEMS DISTURBED DURING DEVELOPMENT MUST BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE UNLESS THE APPROVED ENGINEERING PLANS INDICATE HOW THE DRAIN TILE SYSTEM IS TO BE CONNECTED TO THE PROPOSED STORM WATER MANAGEMENT SYSTEM. ALL ABANDONED DRAIN TILES SHALL BE REMOVED IN THEIR ENTIRETY.

SOIL EROSION SEDIMENT CONTROL NOTES

A. SOIL DISTURBANCE SHALL BE CONDUC.TED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE GRADED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL FINAL SEEDING IS PERFORMED.
B. PROPERTIES AND CHANNELS ADJOINING THE DEVELOPMENT SITE SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.
C. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
D. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE.
E. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
F. IF DEWATERING SERVICES ARE USED ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G., SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURES).
G. ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS SHALL BE PERMANENTLY STABILIZED.
H. A STABILIZED MAT OF AGGREGATE UNDERLAIN WITH FILTER CLOTH (OR OTHER APPROPRIATE MEASURES) SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION–SITE OF A MAJOR DEVELOPMENT TO OR FROM A PUBLIC RIGHT–OF–WAY, STREET, ALLEY OR PARKING AREA. ANY SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGH–OF–WAY, STREET, ALLEY OR PARKING AREAS SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
I. SOIL STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES OR ISOLATED WATERS OF MCHENRY COUNTY.
J. THE CONTRACTOR SHALL PROVIDE ADEQUATE RECEPTACLES FOR THE DEPOSITION OF ALL CONSTRUCTION MATERIAL DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, TOPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, WATERS OF THE U.S. OR ISOLATED WATERS OF MCHENRY COUNTY. THE CONTRACTOR SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF CONSTRUCTION MATERIAL DEBRIS.
K. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN AN EFFECTIVE WORKING CONDITION.

CLIENT:

REVISIONS

DATE	NO.	DESCRIPTION

EXPIRES 11-30-2013
DESIGN FIRM NO. 187-002792

SITE PLAN

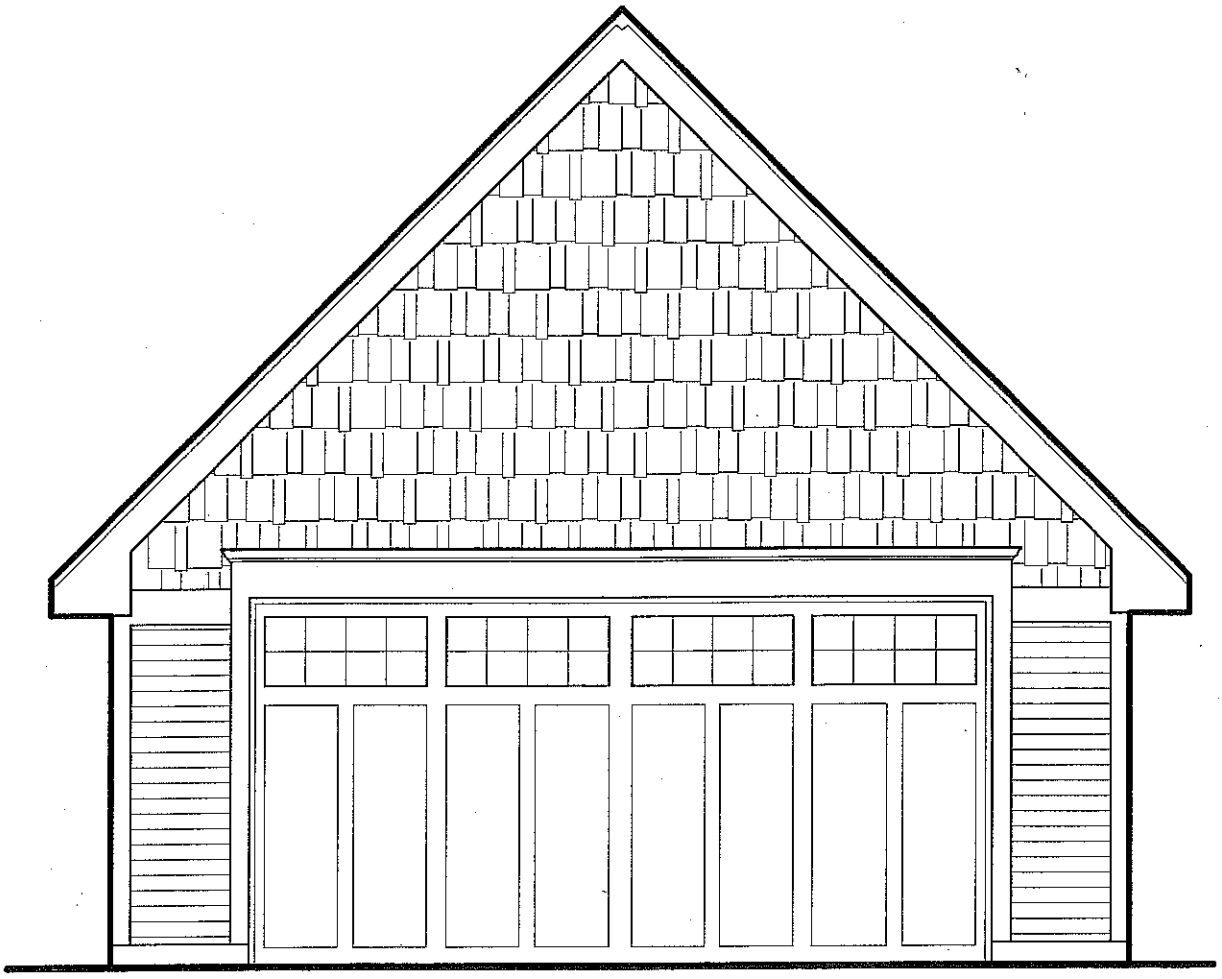
877 NORTH LAKE SHORE DRIVE
CRYSTAL LAKE, ILLINOIS

CLIENT: THIRDSTONE HOMES
LEGAL: LOT 1 - 1ST ADD. TO CLOWS CRYSTAL LAKE PARK
HOR. SCALE: 1"=10' | PIN: 19-6-107-007

VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vanderstappen.com

Designed By	RLK
Drawn By	MJV
Checked By	RLK
Date	6/12/2013
Job Number	130129
Sheet Number	1 of 1

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED DETACHED GARAGE FOR

THIRDSTONE HOMES

877 NORTH SHORE DR.
CRYSTAL LAKE, ILLINOIS
ROBERT FLUBACKER ARCHITECTS, LTD.
JUNE 28, 2013

RECEIVED
JUL 10 2013
BY:

2013 30