



#2015-14 237 Ash Street (Gentile-Zeitler) – Variation Project Review for Planning and Zoning Commission

Meeting Date: July 1 2015

Requests:

1. Variation from Article 3-200 4 impervious surface coverage to allow approximately 5,143 square feet or 53% of impervious surface, which is 3% more than the 50% permitted.
2. Variation from Article 3-300 3 front yard setback and Article 7 non conforming structures, to allow the expansion of the non-conforming front porch to be as close as 14 feet 6 ½ inches from the front lot line, a variation of 14 feet 2 inches from the required 28-foot 8-inch averaged front yard setback.

Location: 237 Ash Street

Acreage: 9,715 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:

- **Existing Use:** The property is improved with a single family home, detached garage and paved patio area. The existing detached garage is approximately 2 feet 9 inches from the side property line.
- **Project:** The owner plans to remodel the entire house. A new front porch would be added, the house living area would be expanded and a breezeway connection to the new attached garage is also planned. The owner will also make exterior changes with new siding and a new patio area.

Development Analysis:

General

- **Request:** The petitioner is adding on to the existing house, constructing a breezeway and connecting a new two-story garage to the house making one principal structure. The petitioner is also reconstructing the front porch. The front porch is an existing non-

conforming portion of the house and requires a variation from the setback. The new impervious surface of 53% also requires a variation.

- **Land Use:** The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned R-2 Single Family. This property is used as single-family home.

Comprehensive Land Use Plan 2020 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.

This can be accomplished with the following supporting action:

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

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting several variations:

- Article 3-200 4 impervious surface coverage to allow 53% impervious, which is 3% more than the 50% permitted. A
Being in the Watershed, the petitioner is required to install a trench drain for every 50 square feet of additional impervious surface.
- Article 3-300 3 front yard setback and Article 7 non conforming structures, to allow the expansion of the non-conforming front porch to be as close as 14 feet 6 ½ inches from the front lot line, a variation of 14 feet 2 inches from the required 28-foot 8-inch averaged front yard setback. A
The front setback was calculated from 249 Ash and 255 Ash creating an average setback of 28 feet and 8 inches.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create

a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

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

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

Meets *Does not meet*

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

Meets *Does not meet*

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

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

Meets *Does not meet*

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

Meets *Does not meet*

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

Meets *Does not meet*

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

Meets *Does not meet*

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

Recommended Conditions:

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

are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Gentile/Zeitler, received 02/20/15)
 - B. Architectural Plans (ZYT Enterprises, dated 06/08/15 and 05/25/15, received 06/16/15)
2. Extend the curbing alongside the entire length of the driveway without the break to ensure water goes to the storm sewer system and not towards the neighbor's house.
3. The petitioner shall address all of the review comments and requirements of the Community Development Department.

2015 14

RECEIVED
FEB 20 2015
BY: _____

Application for Simplified Residential Variation

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

I. Applicant

Donna Gentile / Mark Zeitler

Name

237 Ast Street

Street

Crystal Lake, Illinois 60014

City

State

Zip Code

815.307.5956 mgz85@live.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: 237 Ash Street - Crystal Lake, IL

b. PIN #: 19-05-129-002

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:

Currently the property is non-compliant for R-1 property width and the house and garage are non-compliant for setback requirements. We intend to remodel the house and garage maintaining the existing non-compliant front yard and side yard

IS THE HARDSHIP SELF-CREATED?

No - Due to the existing non-compliant property width and the existing positioning of the house and garage on the property we request relief from the these requirements.

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

No

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No

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

No

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: None

IV. Signatures

MARK ZEITLER [Signature] 02.20.15
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.

MARK ZEITLER [Signature] 02.20.15
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.



Old

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHEMRY COUNTY, ILLINOIS
IN THE MATTER OF THE APPLICA-
TION OF**

Donna Gentile and Mark Zeiler

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 of Mark Zeiler
for approval of a variation relating
to the following real estate known
as 237 Ash Street, Crystal Lake, Illi-
nois 60014, PIN: 19-05-129-
002.

This application is filed for the pur-
poses of seeking a Simplified Resi-
dential Zoning Variation from Article
7 Nonconformities to allow the ex-
pansion of an existing non-con-
forming structure to expand the
front porch, which will be only
14.5 feet from the front property
line and from Article 3-200 Density
and Dimensional Standards to al-
low 52% impervious a variation of
2% over the 50% permitted 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 De-
velopment Department at City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, June 17,
2015, 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 3, 2015.) NW 6676



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 18, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Goss, Jouron, Skluzacek, and Hayden were present. Members Batastini, Gavle, and Greenman were absent.

Elizabeth Maxwell, Planner, was present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2015-14 GENTILE-ZEITLER - 237 Ash Street – PUBLIC HEARING

Variations from: A. Article 3-200 4 impervious surface coverage to allow approximately 4,941 square feet or 51% of impervious surface, which is 1% more than the 50% permitted; B. Article 3-200 4 minimum interior side yard setback and Article 7 non conformities to allow the expansion of a non-conforming structure (the proposed, attached garage), which does not meet the minimum 8-foot 4-inch principal structure interior side yard setback, allowing it to be 2-foot 9-inches from the property line; and C. Article 3-300 3 front yard setback and Article 7 non conforming structures, to allow the expansion of the non-conforming front porch to be as close as 14 feet 6 ½ inches from the front lot line, a variation of 14 feet 2 inches from the required 28-foot 8-inch averaged front yard setback.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Mark Zeitler was present to represent his petition. Mr. Zeitler said he would like to put an addition on his home, connecting the home to the garage with a breezeway, and repair the garage. If he met the setback for the garage he would only be able to put one car in the garage. The lot is not as wide as the requirement is currently. He added that the front porch is existing and the addition to it would not come out any more than it currently is. It would be across the house. Mr. Zeitler handed out a survey showing the setbacks of the adjacent properties' to the east and west of his lot.

Mr. Hayden asked about the hardship for the variations and if the petitioner had any concerns with the conditions listed in the staff report. Mr. Zeitler said if he was required to meet the setback for the property, he would need to turn the garage and eliminate the back yard. He does not have any problem with not having any windows in the garage and agrees with the separation wall.

Pat Kerin, 244 Ash Street, said a 66 foot wide lot is very common in this neighborhood. This property is in the City's Watershed and there are limitations on impervious surface allowed on the lot. He is concerned that the garage is extremely close to the property line and the adjacent property owner would probably be restricted as to the setback. Mr. Kerin is also concerned about fire with the garage so close to the property line and adjacent buildings. He said a 6 foot setback is not large. Mr. Kerin said he would prefer the petitioner to conform to the ordinances.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss said he is having a difficult time with this request. The petitioner is putting a house on this lot that is larger than anything in the area. He is not in favor of the garage where it is and suggested it be pushed back so cars can get in and out of it. Also, the house is taking up a significant amount of the lot too. Mr. Goss said there are restrictions in the amount of coverage allowed in the Watershed. He asked staff to review a trench drain. Ms. Maxwell explained that it is a trench that is dug out and stone is put in it to allow the water to drain from the lot and percolate into the ground. No additional storm water can drain to the adjacent lots. Mr. Zeitler added that the trench needs to be dug deep enough to get to permeable soils. He said this lot will have an underground storage facility to compensate for the storm water.

Mr. Skluzacek said he doesn't have a problem with the front porch since it won't be extending out farther into the setback. He asked if the bushes would be removed. Mr. Zeitler said yes, but they would be planting new landscaping after the project is complete. Mr. Skluzacek said he can't support the garage variation. He suggested a side-loading garage instead of a front-loading garage. That would also help keep it away from the lot line. Mr. Zeitler asked if the setback for the garage is 5 feet if it is not attached to the house. Mr. Skluzacek said yes. Ms. Maxwell said typically garages are one-story and the garage proposed is 2-story.

Mr. Esposito said there is too much on this lot and can't support it.

Mr. Jouron said he has a problem with the garage being so close to the property line. He would prefer it be moved back. He doesn't have a problem with the front porch variation.

Mr. Hayden said connecting the house to the garage makes it one unit which allows a second story on the garage. He asked what the second story would be used for. Mr. Zeitler said he does wood working and would keep his tools there. It would be his workshop.

Mr. Hayden reviewed the Findings of Fact listed in the Staff Report. The lot width for this lot is the same as other lots in the area. This lot is not shallower than the others either nor is unique. The second story of the garage would impair light and air to adjacent properties and could diminish the property values with a structure so close. This would also increase the fire potential to the surrounding properties which endangers safety. He found the petition did not meet the Findings of Fact.

Mr. Goss suggested that Mr. Zeitler redesign his project and come back for the variations that he would need

using their comments as a guide or the petitioner could also move forward to the City Council for their final vote. Mr. Zeitler said the only thing that doesn't seem to be an issue is the front porch. Mr. Skluzacek said when driving through the neighborhood the front porches seem to be like the one presented.

Mr. Zeitler said he will withdraw this request and redesign the project. He doesn't want to lose the building season. Ms. Maxwell said the soonest a new petition could be heard would be at a possible special meeting of the PZC on April 22. Mr. Zeitler agreed.

PROPOSED RE-DEVELOPMENT GENTILE / ZEITLER RESIDENCE CRYSTAL LAKE, ILLINOIS

Owner

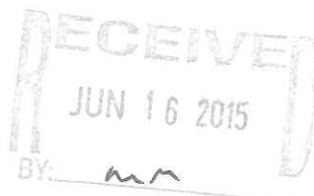
Donna Gentile & Mark Zeitler
237 Ash Street
Crystal Lake, Illinois 60014
Mark Zeitler
815.307.5956 mgz85@live.com

Architectural Design

ZYT Enterprises
237 Ash Street
Crystal Lake, Illinois 60014
Mark Zeitler
815.307.5956 mgz85@live.com

Project Description

This submittal is for Phase I of this project. Phase I consists of the removal of two trees, the demolition of the existing garage and the construction of a shed as indicated within these documents.



Symbols LEGEND

North Arrow	
Elevation Tag	
Enlarged Plan	
Elevation Tag	
Building Section	
Detail or Wall Section	
Room Tag	
Door Tag	
Window Tag	
Equipment Tag	
Revision Tag	
Wall Type	

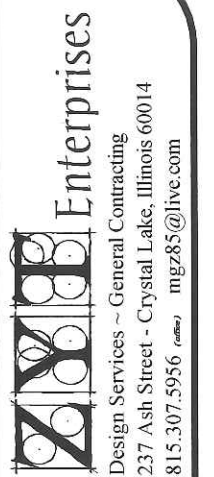
DRAWING INDEX

CV	Cover Sheet
PI-1	Project Information - 01
PI-2	Project Information - 02
PI-3	Project Information - 03
PP	Phasing Plan
DO.00	Site Demolition Plan
AO.00	Site Plan
AO.10	Shed Plans
AO.11	Shed Plans



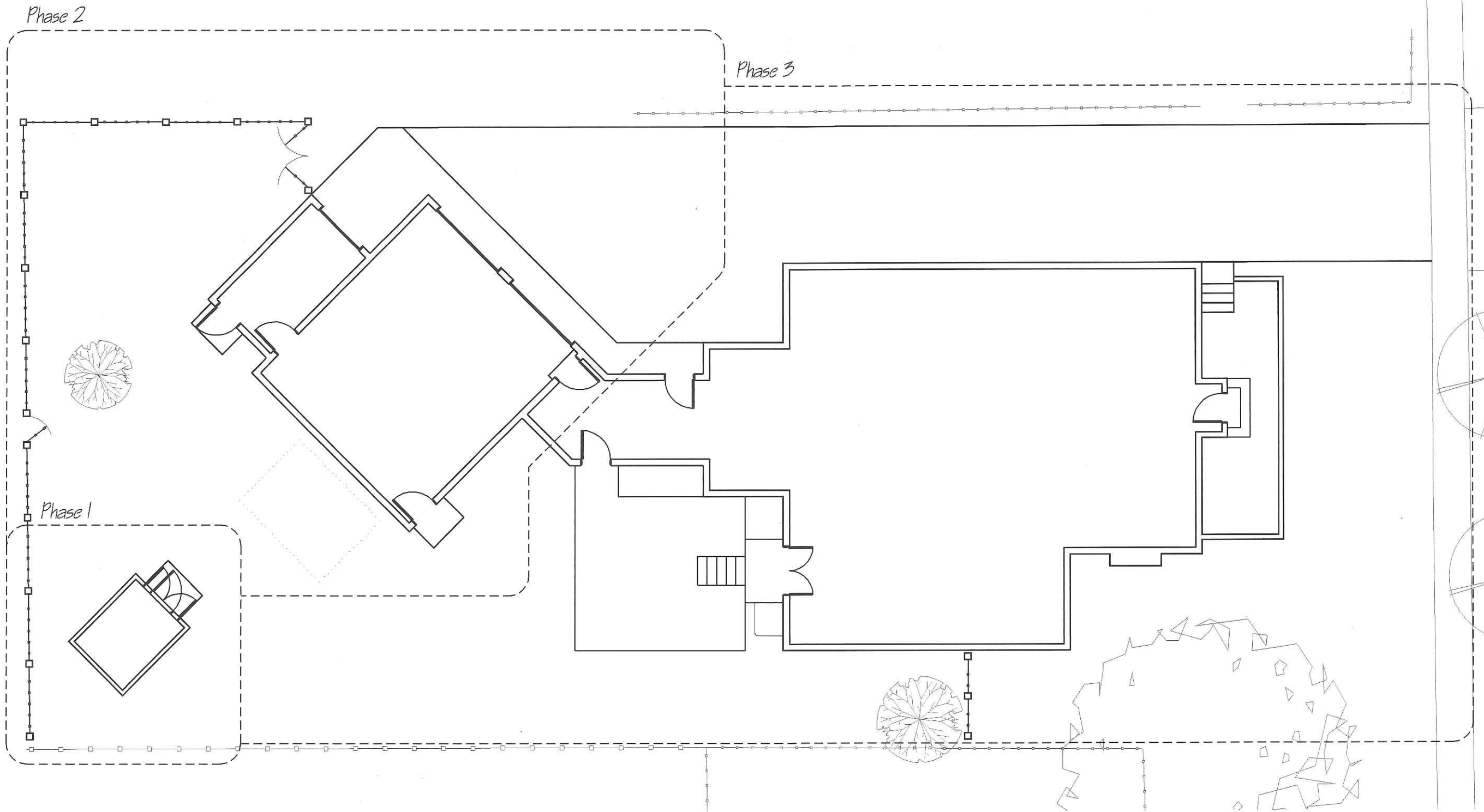
ABBREVIATIONS

A	AP - Anchor Bolt ABV - Above AC - Air Conditioning ACT - Acoustical Ceiling AD - Access Door ADA - Americans with Disabilities AFF - Above Finished Floor AIA - American Institute of Architects AL - Aluminum ALM - Alarm ALT - Alternate AMT - Amant ANCH - Anchor AP - Access Panel ASPH - Asphalt ASTM - American Society for Testing & Materials	H	HP - Hose Pipe HC - Hollow Core HW - Hardware HGT - Height HM - Hollow Metal HORIZ - Horizontal HR - Hour HTG - Heating HW - Hardware HGT - Height HM - Hollow Metal HORIZ - Horizontal HR - Hour HTG - Heating HW - Hot Water HWY - Highway HVAC - Heating, Ventilation, Air Conditioning HW - Hot Water HWY - Highway	R	RET - Return RF - Roof RH - Right Hand ROW - Right of Way
B	BLDG - Building BLDG - Blanking BM - Bench Mark BP - Base Plate BTU - British Thermal Units BUR - Built - Up Roof	I	IN - Inch, Inches INS - Insulation IP - Iron Pipe IW - Indirect Waste	S	S - South S/S - Stain & Seal S/Y - Stain & Varnish SAB - Sound Attenuation Blanket SAN - Sanitary SC - Solid Core SCHD - Schedule SE - Structural Engineer SF - Square Foot, Square Feet SHNG - Sheathing SHWR - Shower SIM - Similar SPEC - Specifications SQ - Square SS - Stainless Steel STL - Steel STRUCT - Structural
C	C/C - Center to Center CAD - Cabinet CB - Cabinet Basin CF - Cubic Feet CFM - Cubic Feet per Minute CI - Cast Iron CP - Cast Iron Pipe, Cast in Place CR - Circle CJ - Control Joint CMT - Cement CLG - Ceiling CMU - Concrete Masonry Unit CO - Clean Out COL - Column CONC - Concrete CONST - Construction CONT - Continuous CPT - Carpet CY - Check Valve CY - Cubic Yard	J	JB - Junction Box JST - Joint	T	TC - Top of Curb TP - Trench Drain TEL - Telephone TEMP - Temperature TFR - Terrace TH - Thermostat THK - Thick, Thickness THRESH - Threshold TP - Top of Pavement
D	DBL - Double DEG - Degree PING - Plaster PIA - Plaster PFT - Plaster PN - Poin PR - Pipe PS - Poin Spout PWG - Plumbing	K	KP - Kipboard KP - Kick Plate	U	UH - Unit Heater UL - Underwriter's Laboratories UNDEC - Unconnected UNFIN - Unfinished UNO - Unless Noted Otherwise
E	E - East EA - Each EC - Exposed Construction EFS - Exterior Insulation Finish System EJ - Expansion Joint ELEC - Electric, Electrical ELEV - Elevation EM - Emergency ENG - Engineer EQ - Equal EQIP - Equipment EST - Estimate EXCAV - Excavate, Excavation EWH - Educt EXST - Existing	L	L - Laboratory LBS - Pound, Pounds LH - Left Hand LL - Line Load LNL - Lintel LP - Low Point LIG - Lighting LV - Low Voltage	V	V - Vacuum VAC - Vacuum VACDR - Vacuum Breaker VB - Vapor Barrier VCP - Ventilated Clay Pipe VCT - Vinyl Composition Tile VF - Vary in Field VLT - Vail VOL - Volume VS - Vent Stack
F	FF - Face to Face FA - Fire Alarm FAR - Floor Area Ratio FP - Floor Drain FPTN - Foundation FE - Fire Extinguisher FF - Finish Floor FIN - Finish FLASH - Flashing FLG - Flooring FOC - Face of Concrete FP - Fire Proof FT - Foot, Feet	M	MAINT - Maintenance MAS - Masonry MAX - Maximum MB - Map Basin ME - Mechanical Engineer MECH - Mechanical MFG - Manufacturer MH - Man Hole MPE - Mechanical, Plumbing, Electrical	W	W - West w/ - With w/o - With Out WP - Wood WF - Wide Flange WH - Water Heater WN - Window
G	GA - Gauge GAL - Gallon GALV - Galvanized GB - Girth Bar GC - General Contractor GFI - Ground Fault Circuit Interrupter GL - Glass GMB - Gypsum Wall Board	N	N - North NEC - National Electrical Code NIC - Not in Contract NO - Number NOM - Nominal NRC - Noise Reducing Coefficient NTS - Not To Scale	Y	Y - Yield
P	PLAM - Plastic Laminate PKG - Parking PL - Property Line PLYMD - Plywood PLUMB - Plumbing PNT - Paint PR - Pair PRV - Pressure Reducing Valve PSF - Pounds per Square Foot PSI - Pounds per Square Inch PIN - Partition	O	OC - On Center OI - Ornamental Iron OPG - Opening OPP - Opposite	Q	QT - Quarry Tile QTY - Quantity
R	RA - Return Air RBC - Cover Rubber Base RBS - Straight Rubber Base RCP - Reinforced Concrete Pipe RD - Roof Drain REBAR - Reinforcing Bar RECP - Receptacle	P	PLAM - Plastic Laminate PKG - Parking PL - Property Line PLYMD - Plywood PLUMB - Plumbing PNT - Paint PR - Pair PRV - Pressure Reducing Valve PSF - Pounds per Square Foot PSI - Pounds per Square Inch PIN - Partition	Q	QT - Quarry Tile QTY - Quantity



Gentile / Zeitler Residence
237 Ash Street
Crystal Lake, IL

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	06/08/15	mz	Issued for Phase 1 Permit
PROJECT: 2014-1001			
DRAWN: mz			
CHECKED: MGZ			
DATE: 02.15.14			
SHEET TITLE: Cover			
SHEET NUMBER: CV			



PROJECT PHASING PLAN
 SCALE: 3/32" = 1'-0"

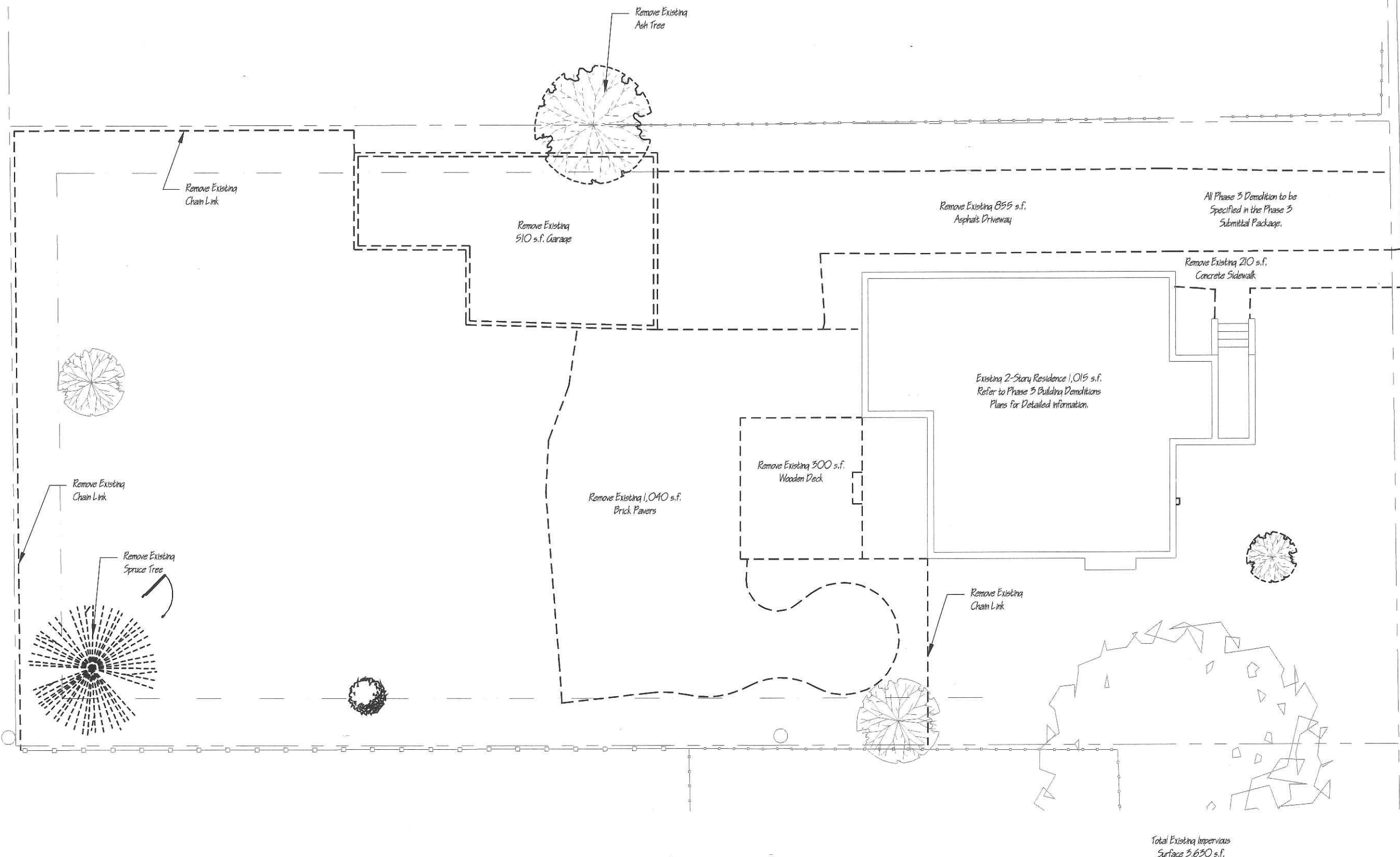
ZYT Enterprises
 Design Services ~ General Contracting
 237 Ash Street - Crystal Lake, Illinois 60014
 815.307.5956 (cell) mgz85@live.com

Gentile / Zeitler Residence
 237 Ash Street
 Crystal Lake, IL

REVISIONS		
NO.	DESCRIPTION	DATE
2	Issued for 2nd Zoning Appearance	08.25.15
1	Issued for Zoning Appearance	04.14.15

PROJECT: 2014-1001
 DRAWN: mz
 CHECKED: MGZ
 DATE: 02.15.14
 SHEET TITLE: Phasing Plan
 SHEET NUMBER:

PP



Total Existing Impervious Surface 3,630 s.f.

SITE DEMOLITION PLAN
 SCALE: 3/32" = 1' - 0"

ZYT Enterprises
 Design Services ~ General Contracting
 237 Ash Street - Crystal Lake, Illinois 60014
 815.307.5956 ext. 200 mgz85@live.com

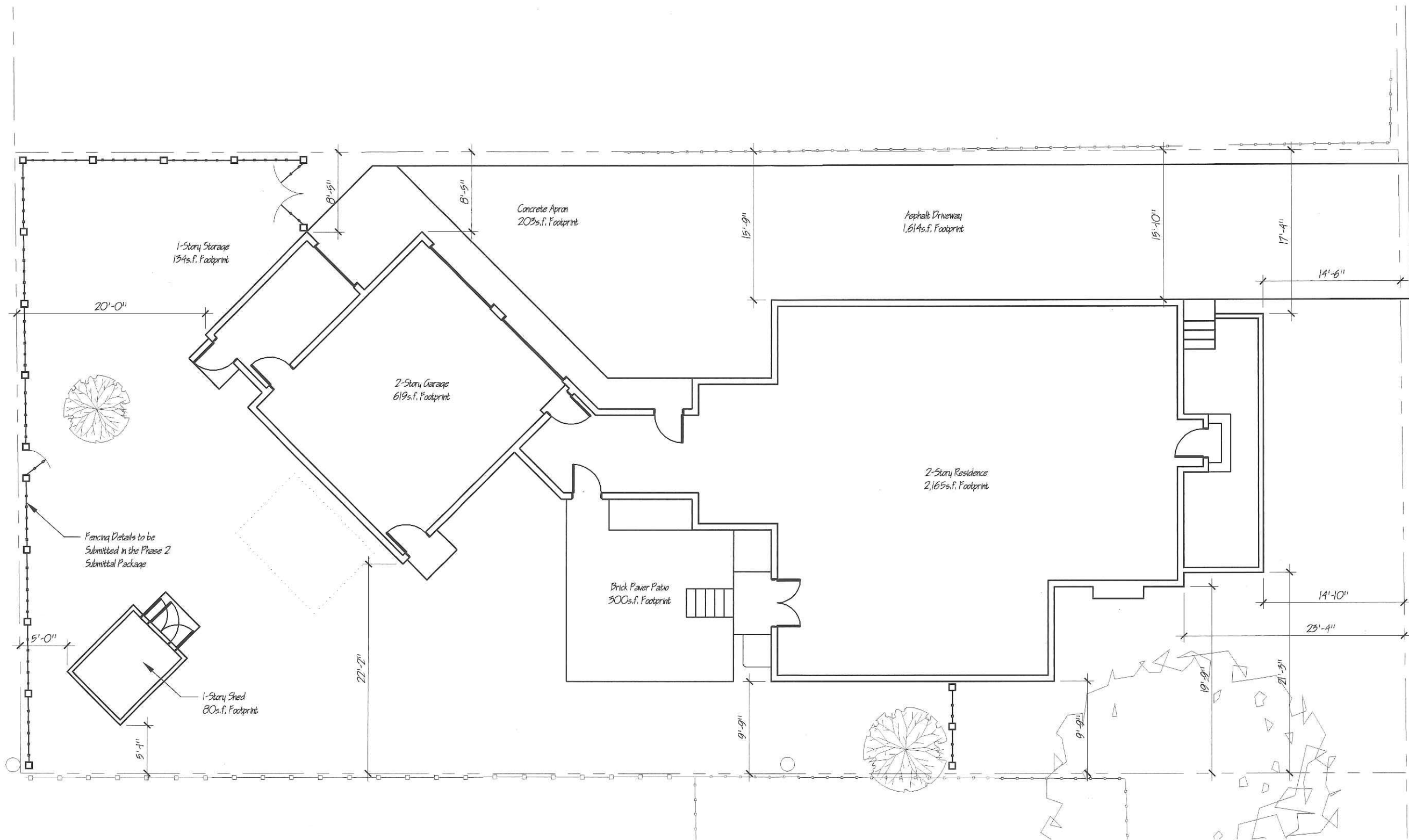
Gentile / Zeitler Residence
 237 Ash Street
 Crystal Lake, IL

REVISIONS			
NO.	DATE	BY	DESCRIPTION
2	05.23.15	mz	Issued for 2nd Zoning Appearance
1	04.14.15	mz	Issued for Zoning Appearance

PROJECT: 2014-1001
 DRAWN: mz
 CHECKED: MGZ
 DATE: 02.15.14

SHEET TITLE: **Site Demolition**
 SHEET NUMBER:

D0.00



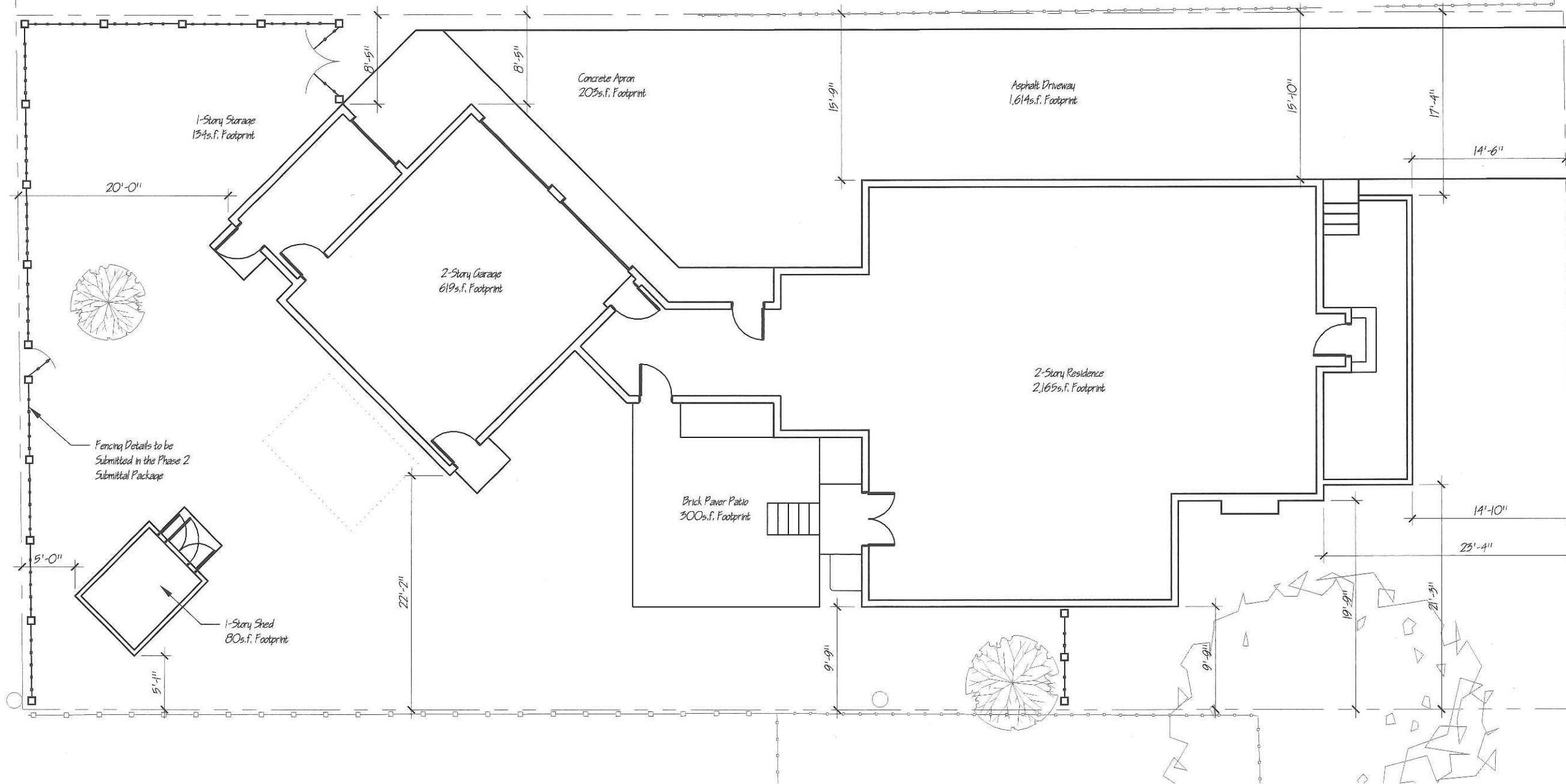
PROJECT SETBACK PLAN
SCALE: 3/32" = 1'-0"

Gentile / Zeitler Residence
237 Ash Street
Crystal Lake, IL

REVISIONS		BY	DATE
2	Issued for 2nd Zoning Appearance	mz	05.25.15
1	Issued for Zoning Appearance	mz	04.14.15

PROJECT	2014-1001
DRAWN	mz
CHECKED	MGZ
DATE	02.15.14
SHEET TITLE	Setback Plan
SHEET NUMBER	

A0.00



Total Proposed Impervious Surface
5,143s.f. Footprint

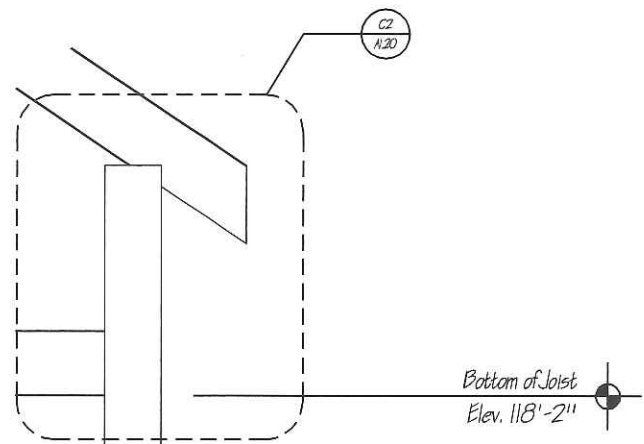
PROJECT SETBACK PLAN
SCALE: 3/32" = 1'-0"

Gentile / Zeitler Residence
237 Ash Street
Crystal Lake, IL

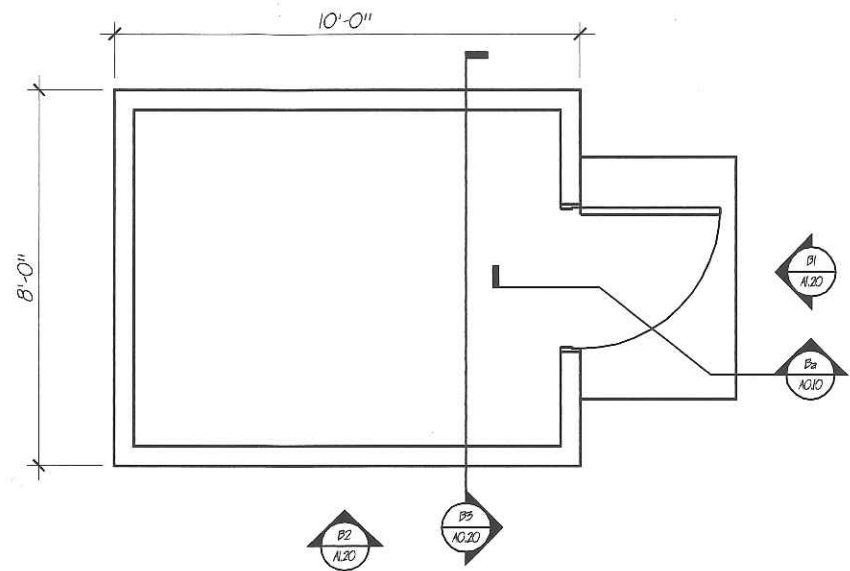
REVISIONS		BY	DATE
2	Issued for 2nd Zoning Appearance	mz	05.25.15
1	Issued for Zoning Appearance	mz	04.14.15

PROJECT	2014-1001
DRAWN	mz
CHECKED	MGZ
DATE	02.15.14
SHEET TITLE	Phasing Plan
SHEET NUMBER	

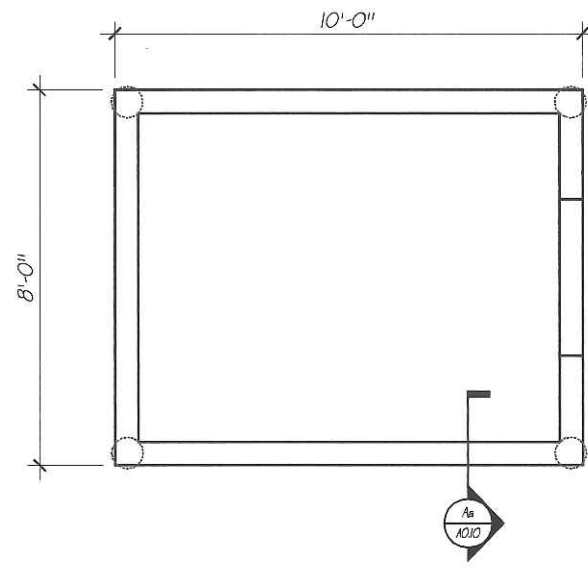
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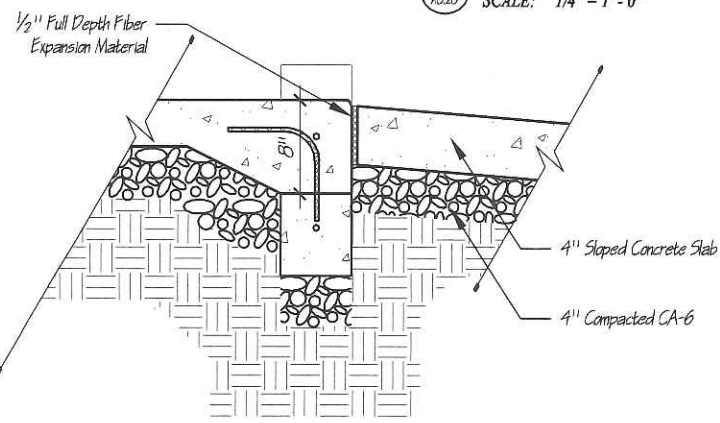
WALL SECTION
SCALE: 3/4" = 1' - 0"



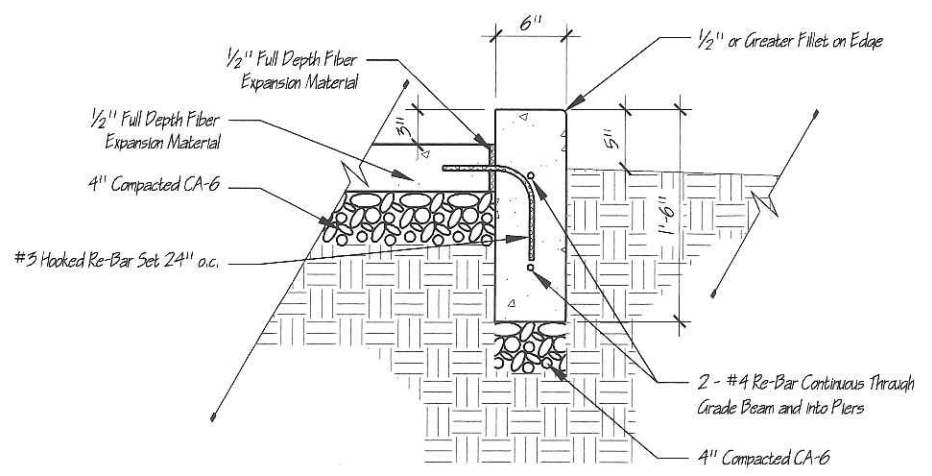
FRAMING PLAN
SCALE: 1/4" = 1' - 0"



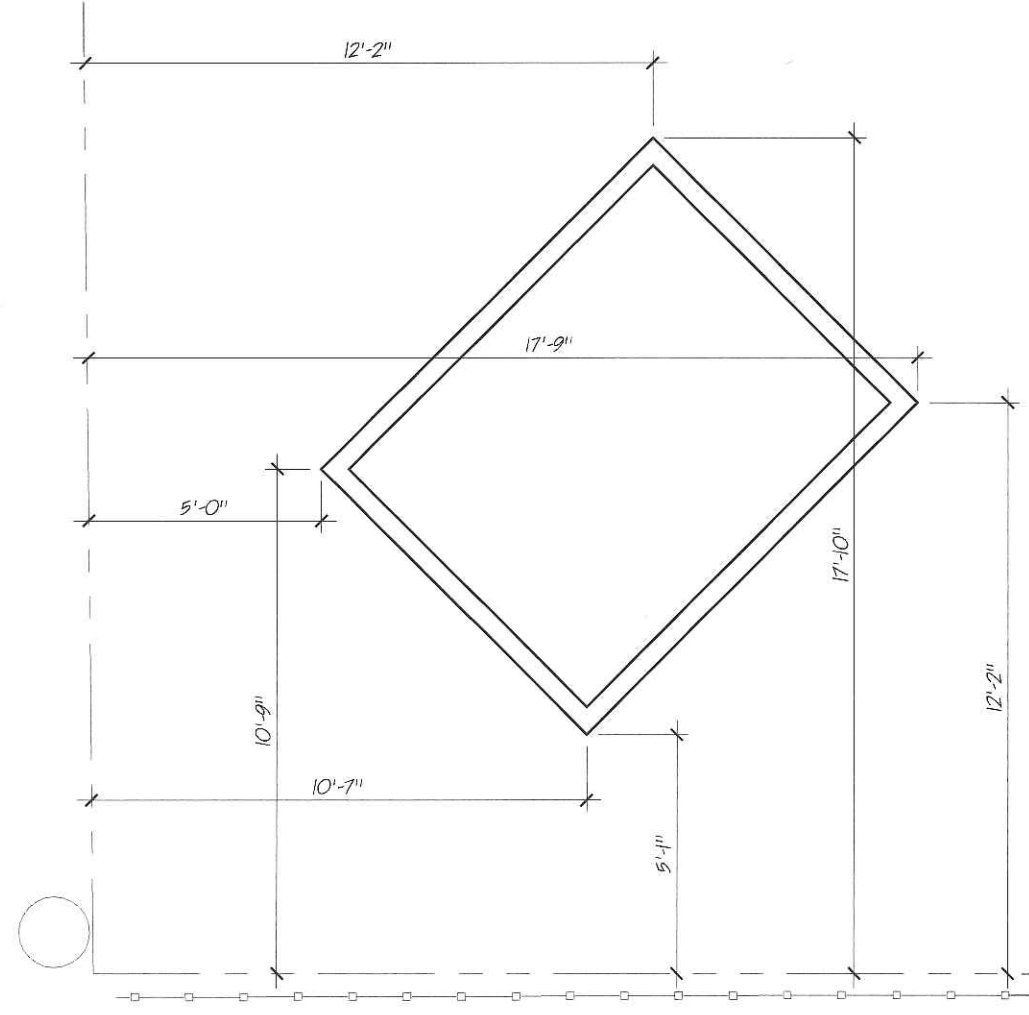
FOUNDATION PLAN
SCALE: 1/4" = 1' - 0"



SECTION @ DOOR
SCALE: 3/4" = 1' - 0"



GRADE BEAM SECTION
SCALE: 3/4" = 1' - 0"



SHED LAYOUT PLAN
SCALE: 1/4" = 1' - 0"

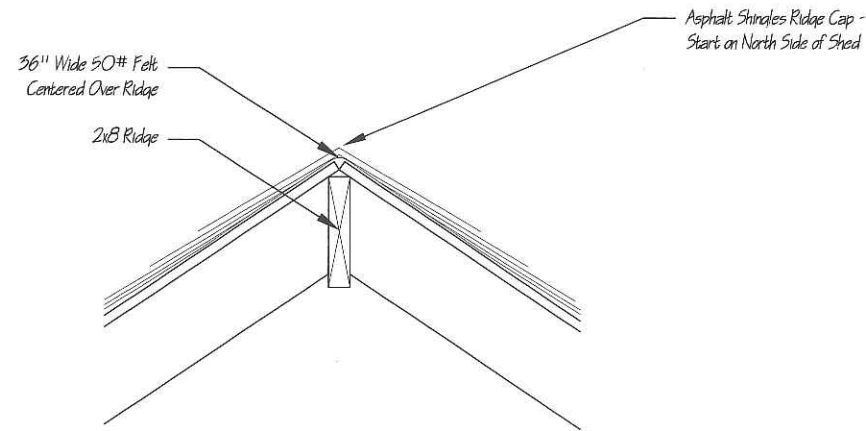
ZYT Enterprises
Design Services - General Contracting
237 Ash Street - Crystal Lake, Illinois 60014
815.307.5956 (cell) mgz85@jive.com

Gentile / Zeitler Residence
237 Ash Street
Crystal Lake, IL

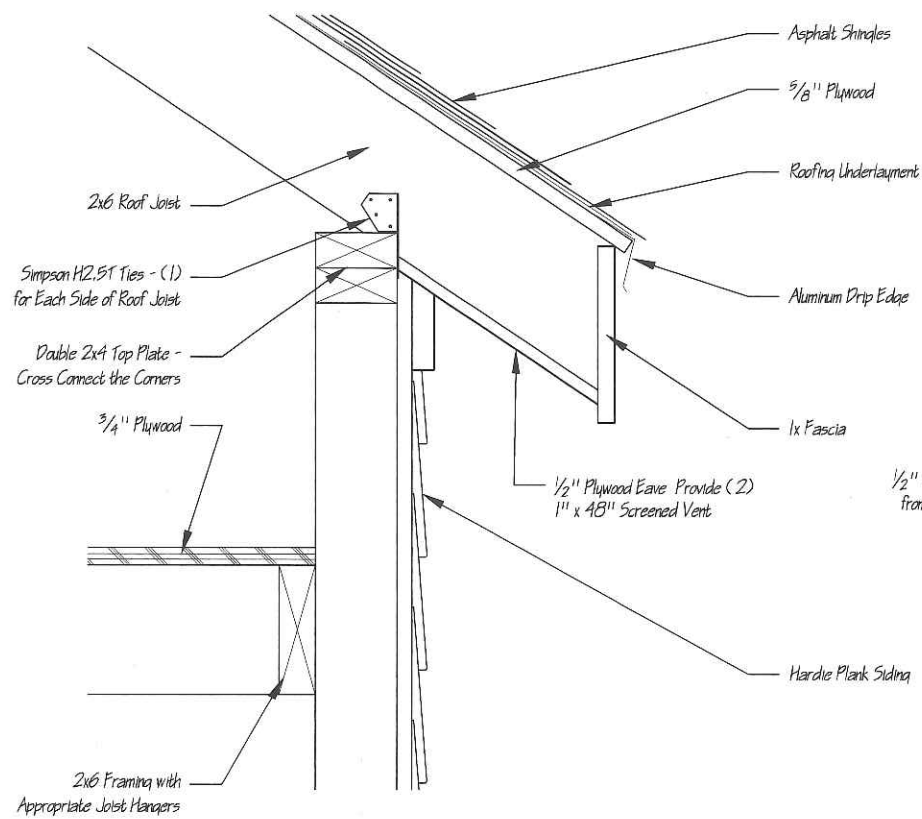
REVISIONS			
NO.	DESCRIPTION	BY	DATE
2	Issued for 2nd Zoning Appearance	mz	05.25.15
1	Issued for Zoning Appearance	mz	04.14.15

PROJECT: 2014-1001
DRAWN: mz
CHECKED: MGZ
DATE: 02.15.14
SHEET TITLE: Shed Plan
SHEET NUMBER:

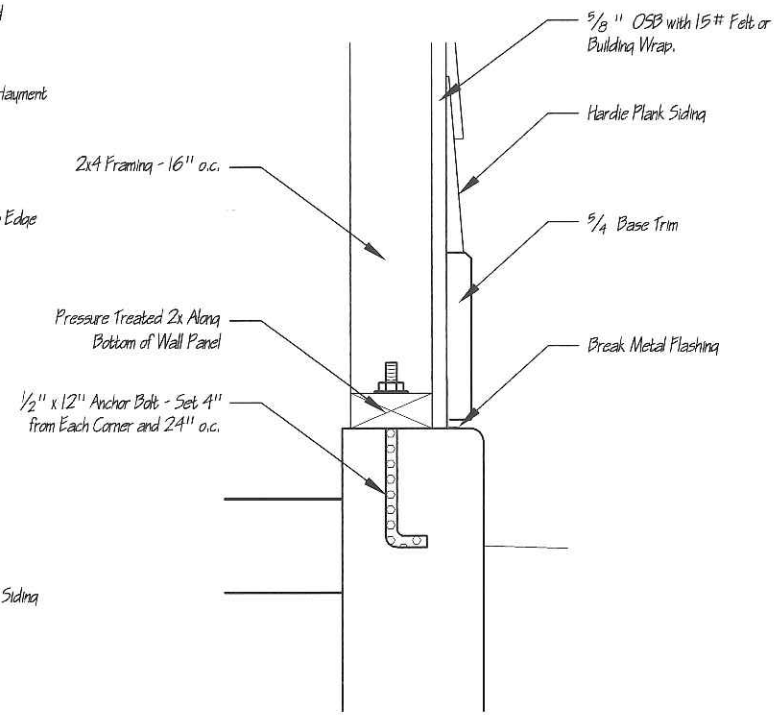
A0.10



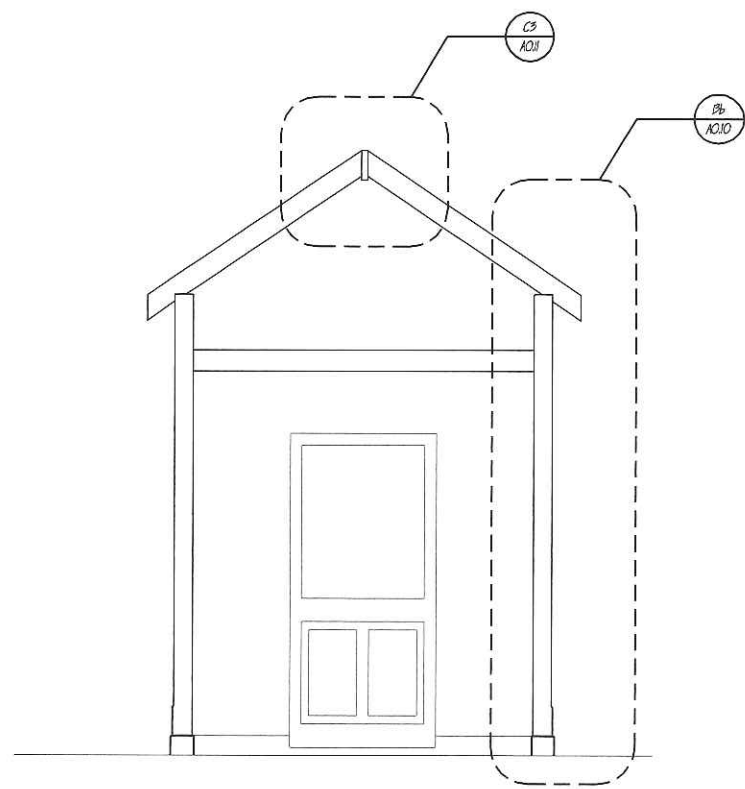
C1
ADJ
DETAIL
SCALE: 1 1/2" = 1' - 0"



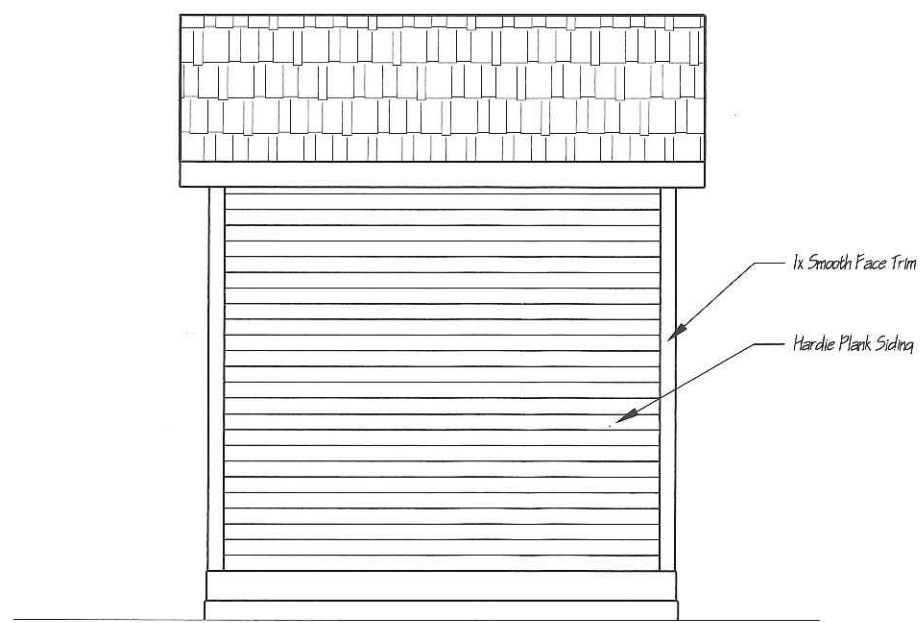
C2
ADJ
DETAIL
SCALE: 1 1/2" = 1' - 0"



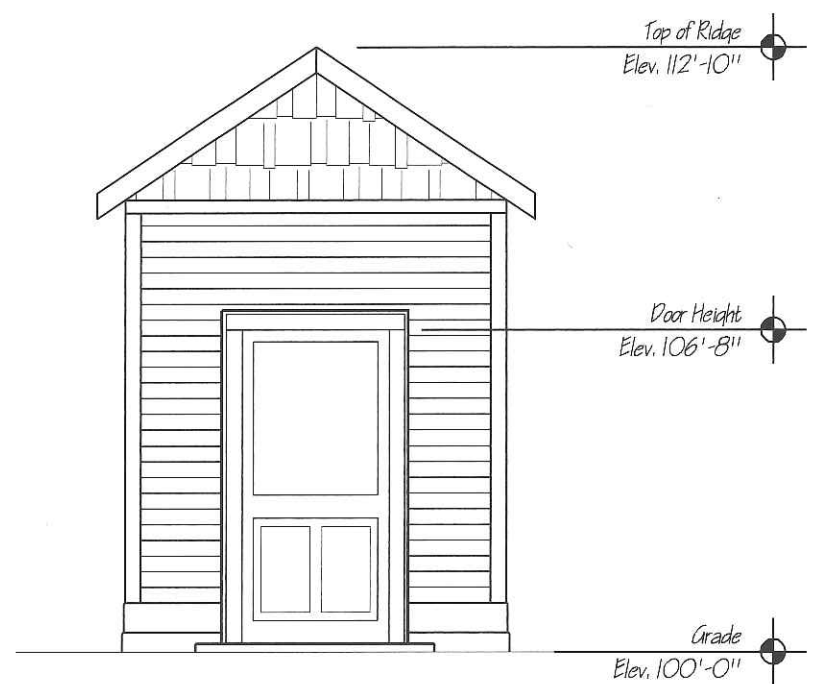
C3
ADJ
DETAIL
SCALE: 1 1/2" = 1' - 0"



B5
ADJ
BUILDING SECTION
SCALE: 3/4" = 1' - 0"



B2
ADJ
ELEVATION
SCALE: 1/4" = 1' - 0"



B1
ADJ
ELEVATION
SCALE: 1/4" = 1' - 0"

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REVISIONS			
NO.	DATE	BY	DESCRIPTION
2	05.25.15	mz	Issued for 2nd Zoning Appearance
1	04.14.15	mz	Issued for Zoning Appearance

PROJECT: 2014-1001
DRAWN: mz
CHECKED: MGZ
DATE: 02.15.14

SHEET TITLE: **Phasing Plan**
SHEET NUMBER:

A0.11