



## Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

[www.villageofgilberts.com](http://www.villageofgilberts.com)

### Special Village Plan Commission / ZBA Meeting Agenda

**Wednesday, November 30<sup>th</sup>, 2022 – 7:00 p.m. - Village Hall Board Room**

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Chair of the Plan Commission has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Plan Commission and the public due to the pandemic. Therefore, some or all of the Plan Commission members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend and participate in the meeting remotely via video or audio as follows:

Zoom (video and/or audio): <https://us06web.zoom.us/j/81313551715>

Meeting ID: 813 1355 1715

Dial-In (audio): (312) 626-6799

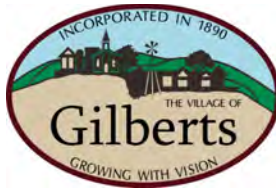
Members of the public can also submit written comments via email at [info@villageofgilberts.com](mailto:info@villageofgilberts.com). Any comments received by 5:00 p.m. on November 30<sup>th</sup>, 2022 will be submitted into the record of the meeting.

#### ORDER OF BUSINESS

1. CALL TO ORDER
2. ROLL CALL / ESTABLISH QUORUM
3. PUBLIC COMMENT \*
4. ITEMS FOR APPROVAL
  - A. A Motion to Approve Minutes from the September 14th, 2022 Plan Commission/ZBA Meeting
5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR TWO VARIANCE REQUESTS CONCERNING THE PROPERTY AT 50 INDUSTRIAL DRIVE (02-23-426-002)
6. PUBLIC HEARING AND RECCOMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE CONCERNING THE PROEPRTY LOCATED AT 17 GALLIGAN ROAD (02-24-155-001)
7. NEW BUSINESS
8. OTHER BUSINESS
  - A. Village Administrator Report
9. ADJOURNMENT

The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861. Assistive services will be provided upon request.

\* Intended for public comment on issues not otherwise on the agenda.



**MINUTES FOR VILLAGE OF GILBERTS  
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING  
Village Hall: 87 Galligan Road, Gilberts, IL 60136  
Meeting Minutes  
Wednesday, September 14, 2022**

**1. CALL TO ORDER**

Chairman Mills called the meeting to order at 7:00 p.m.

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Kelly Mastera called the roll. Roll call of Members present: Commissioners Page, Del Vecchio, Sullivan, and Chairman Mills. Commissioners Borgardt, Lateer, and McHone were absent. Others present: Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, and Village Attorney Kurt Asprooth.

**3. PUBLIC COMMENT**

There were no public comments at this time.

**4. ITEMS FOR APPROVAL**

A. A Motion to Approve Minutes from the August 10, 2022 Plan Commission/ZBA Meeting

*A Motion to Approve the Minutes from the August 10, 2022 Plan Commission/Zoning Board of Appeals Meeting was made by Commissioner Page and seconded by Commissioner Del Vecchio. Roll call vote: Commissioners Page, Del Vecchio, and Chairman Mills voted Aye (3). Nays (0). Abstain (1): Commissioner Sullivan.*

**5. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE FINAL PLAT / PUD FOR NEIGHBORHOOD 2B-3 OF THE CONSERVANCY DEVELOPMENT**

Administrator Bourdeau explained to the Commission the background of what has happened so far in the project, as it has occurred in phases. Developer Troy Mertz stepped forward and addressed the Commission. He discussed how this was more of a technical matter and confirmed that no major changes were occurring in the submittal of the final plat and Planned Unit Development for Neighborhood 2B-3.

*A Motion was made by Commissioner Page and seconded by Commissioner Sullivan to Recommend to the Village Board an Approval of the Final Plat / PUD for Neighborhood 2B-3 of the Conservancy Development with the following five conditions (which had been outlined in the staff memo):*

- A) 4 single-family units and 40 additional townhome units are being platted in NH2B-3, leaving no residential units left for all of NH2.
- B) Confirmation by the Village Engineer that all outstanding engineering items as noted in the conditional approval letter dated October 8, 2020, which was returned with comment

- on December 4, 2020, and NH2B-3 supplemental engineering letter dated July 11, 2022, which was returned July 14, 2022 have been addressed and no new issues have arisen;
- C) The Covenants covering the area of NH2B-3 be approved by the Village Attorney and recorded prior to recordation of the final plat;
  - D) Development will be subject to the Annexation Agreement and PUD Ordinance, as amended, and all applicable laws, ordinances, and regulations, including applicable restrictions on the issuance of building permits; and
  - E) Performance security must be posted for all public improvements required for NH2B-3 prior to recordation of the final plat.

Roll call vote: Commissioners Page, Del Vecchio, Sullivan, and Chairman Mills voted Aye (4). 0-nays. 0-abstained. Motion carried.

**6. NEW BUSINESS** – No items to discuss at this time.

**7. OTHER BUSINESS**

Administrator Bourdeau let the Commission know the Comprehensive Plan continues to move forward and what the next stages will be, including when the Steering Committee will meet next.

**Public Comment**

Resident Mary Witt asked Administrator Bourdeau about a presentation by Redwood about the potential for a duplex rental community she had seen at a Village Board meeting a month or so ago. She said she had not seen anything further about it. Administrator Bourdeau explained the Village had not received any formal application, and once they do file one for consideration, the process would be to prepare information to come before the Plan Commission. Administrator Bourdeau clarified a few other details for Ms. Witt regarding what property areas have been annexed to the Village.

Ms. Witt also asked if there had been any update regarding the tow truck proposal. Administrator Bourdeau said no applications have been submitted to move forward on that. He did say that property require annexation into the Village.

Administrator Bourdeau and Attorney Asprooth discussed with the Commission the Redwood concept presentation that had went before the Board. Administrator Bourdeau explained that should Redwood submit something, there would be several layers of things to work through. He said in the future he can flag future concept presentations that people ask to propose before the Board to get feedback.

**8. ADJOURNMENT**

There being no further public business to discuss, *a Motion was made by Commissioner Page and seconded by Commissioner Del Vecchio to adjourn from the public meeting at 7:17 p.m.* Voice vote of Aye carried unanimously (4). Motion carried.

Respectfully submitted,

*Kelly Mastera*

Kelly Mastera, Village Clerk



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** Plan Commission  
**From:** Riley Lynch, Management Analyst  
**Cc:** Brian Bourdeau, Village Administrator  
**Date:** November 30<sup>th</sup>, 2022 Special Plan Commission Meeting  
**Re:** Item 5 - Parking and Setback Variance Requests for 50 Industrial Drive

---

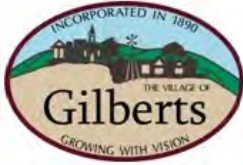
### **Background:**

LB Five LLC Series B (“*Applicant*”) owns the property located at 50 Industrial Drive known as the Gilberts Grape Retail Center (PIN: 02-23-426-002). The property is located within the C-1 Commercial zoning district just south of Higgins Road and the Windmill Meadows subdivision at the western entrance into town. The principal structure on this property is used as a strip-mall for multiple commercial tenants. It borders another multi-tenant commercial building to the south, and it borders an industrial district on the opposite side of Industrial Drive. That industrial area includes the Village’s Public Works & Finance building.



The property currently has 69 total parking spaces with 4 of those reserved or blocked off for handicap parking. The current tenants on the property include Gilberts Guns USA, LT Nails, Hacienda De Los Perez Mexican Restaurant, LB Liquors and Wine Bar, Rosati’s Pizza, Shanghai Slots, and until recently a Covid-19 testing center.

The Applicant is looking to expand the western portion of the building by 733 square feet to accommodate a new dine-in restaurant tenant. This expansion will reduce the available parking on the property by 4 spots for a new total of 65 parking spaces. The total area of this unit after the expansion will be about 2042 square feet. This expansion will give additional room for a dining area, a drink bar, and a commercial kitchen. Note that the new tenant will need to apply for a liquor license for the sale of alcohol and for video gaming machines. In addition to this area, the Applicant’s expansion includes an outdoor walk-in cooler and wood-fired smoker to be located behind the building on the south side. The cooler and smoker will border the rear lot line and a sidewalk that runs between the applicant’s building and the other commercial building to the south. They will be located next to an existing fenced off area used by one of the other tenants. There are no windows in either building that look to where the smoker and cooler will go, only rear access doors for tenants. The cooler and smoker will not reduce access to the sidewalk for either building.



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

### **Variance Requests:**

Note that the amount of parking for all uses on this property is currently legally nonconforming. However, chapter 9-1-A of the Village's Unified Development Ordinance (UDO) details that a change in use or increase in floor area requires that additional parking be provided for the change or increase intensity. Furthermore, 9-1-B of the UDO outlines the number of parking spaces required per use. The UDO also describes that no parking space can be used as the required parking space for more than one use (9-1-B7). Overall, these regulations require 126 total spaces for the current uses and proposed use on the property, with 36 of those spaces required just for the new dine-in restaurant use. As the remainder of the property is covered by the primary structure and existing parking facilities, there is no place in which the Applicant can accommodate the parking requirements without a variance. In order to use the property in a similar nature as other commercial properties within the Village, the Applicant is requesting a variance from 9-1 of the UDO to reduce the parking requirement by 61 spaces.

Additionally, Chapter 4-6 of the UDO states that commercial properties must have a 15-foot minimum rear yard setback for buildings. The dine-in tenant requires the smoker and cooler to conduct basic operations. The Applicant plans to situate them behind the principal structure so that they cannot be directly viewed from the front of the building or parking lot. The smoker and cooler are planned to go along the shared walkway between the Applicant's building and the adjacent building to the south. They will not be blocking any entrances, exits, and they will not obstruct any passage or view from any window. There is no other feasible place for the smoker and cooler to go to service this property without becoming an obstruction. Because of this, the Applicant has no other means to meet setback regulations and must request a variance from Chapter 4-6 of the Village's UDO to protrude 15 feet in to the rear yard setback.

### **Points for Discussion:**

In considering the Applicant's request for a variance from parking and a variance from setback requirements, the Plan Commission should review the standards for variations as outlined in Section 10-11-10(F) of the UDO:

#### *Standards for Variations.*

1. *General Standard. No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty.*
2. *Supplemental Standards. In considering proposed variations to this code, the Board of Appeals will consider whether the proposed variation will:*
  - a. *Impair an adequate supply of light and air to adjacent property.*
  - b. *Unreasonable increase the congestion in public streets.*



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

- c. *Increase the danger of fire or endanger the public safety.*
  - d. *Unreasonably diminish or impair established property values within the surrounding area.*
  - e. *In any other respects impair the public health, safety, or welfare of the inhabitants of the village.*
3. *Findings of Fact. Upon review of the application and information presented at the public hearing, the Board of Appeals shall consider and adopt findings of fact sustaining each of the following criteria which are consistent with the rules provided to govern determinations of the Board of Appeals as referenced by state statute.*
- a. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.*
  - b. *The extraordinary or exceptional conditions of the property requiring the request for the variance were not caused by the applicant.*
  - c. *The proposed variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.*
  - d. *The denial of the proposed variance will deprive the applicant the use permitted to be made by the owners of property in the immediate area.*
  - e. *The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.*
  - f. *There is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.*

See Exhibit 2 for the Applicant's response to these standards

### **Attachments:**

- Exhibit 1 – Notice of Public Hearing
- Exhibit 2 – Application for a Variance
- Exhibit 3 – 50 Industrial Plat of Survey
- Exhibit 4 – Expansion Design Plans

**VILLAGE OF GILBERTS**  
**PUBLIC NOTICE REGARDING A HEARING ON A VARIANCE APPLICATION**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Gilberts Plan Commission will conduct a public hearing on Wednesday, November 30, 2022, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from LB Five LLC Series B (“Applicant”) concerning the property located at 50 Industrial Drive, Gilberts, Illinois, and identified by PIN 02-23-426-002 (“Property”). The Applicant requests approval of a variance from Section 9-1 of the Gilberts Unified Development Ordinance (UDO) to reduce the required amount of off-street parking spaces for the Property, a variance from Section 4-6 of the UDO to reduce the required setbacks for the Property, and for such other and further zoning relief as may be required.

All persons interested in the variance application should attend and will be given an opportunity to provide written and oral testimony. Members of the public can also submit written comments via email at [info@villageofgilberts.com](mailto:info@villageofgilberts.com). Additional information about the variance application and the public hearing are available from the Village of Gilberts at (847) 428-2861. The public hearing may be continued from time to time without further public notice.

Gilberts Plan Commission  
Village of Gilberts



# The Village of Gilberts

APPLICATION FOR DEVELOPMENT AND ZONING APPROVALS

Last Updated: November 2021



<b>Application for Zoning and Development Approvals</b> .....	2
<b>For Reference</b> .....	2
<b>Definitions</b> .....	2
<b>Development Review Process</b> .....	3
<b>Zoning and Development Application Fees</b> .....	4
<b>Application for Development Approval</b> .....	5
<b>Exhibit 1: Site Plan Review</b> .....	10
<b>Exhibit 2: Special Use Permit</b> .....	15
<b>Exhibit 3: Variance Requests</b> .....	17
<b>Exhibit 4: Rezoning and Text Amendments</b> .....	20
<b>Exhibit 5: Zoning Appeals</b> .....	22
<b>Exhibit 6: Zoning Interpretations</b> .....	23
<b>Exhibit 7: Planned Unit Development</b> .....	24
<b>Exhibit 8: Temporary Uses</b> .....	28
<b>Supplemental Graphics</b> .....	30

## Application for Zoning and Development Approvals

This Application is used to request development approval from the Village when consideration by the Gilberts Plan Commission and Zoning Board of Appeals, or Village Board is required. This application packet is available on the Village's website at <https://www.villageofgilberts.com>. Additional questions concerning this packet and requirements should be directed to Village Hall by email at [development@villageofgilberts.com](mailto:development@villageofgilberts.com), or by phone at (847) 428-2861.

### For Reference

- The Village's official Zoning Map can be found on the Village's website [here](#).
- Unless stated otherwise, items referring to the Village Code of Ordinances or Village Code refer to the most current code for the Village, available online [here](#).
- UDO - Unified Development Ordinance. Throughout this packet, Unified Development Ordinance may be abbreviated to "UDO." The UDO is found in Title 10 as a portion of the Village Code, although available as an additional document so that it may remain easily accessible. The UDO outlines limitations, regulations, requirements and other aspects pertaining to development, and is available online [here](#).
- When referring to the Village Code or UDO, chapters, titles, and sections may be abbreviated. For example, Title 1 Chapter 2 Section 3 would be abbreviated 1-2-3.

### Definitions

As defined in the Village of Gilberts UDO. A full list of definitions can be found in the Village of Gilberts UDO, 10-13-13. Any definitions found elsewhere will have included reference or example.

- Plan Commission: The Planning Commission of the Village of Gilberts, Illinois. This appointed board of residents consisting of six members and one chairperson holds office for one-year terms and provides recommendation to the Village Board of Trustees on matters of planning, zoning, and development. (10-11-3 UDO)
- Permitted Use: Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.
- Special Use Permit: In addition to uses classified and permitted in each zoning districts, there are additional uses that may be desirable to allow, however due to unique requirements and impacts, additional consideration is required through this permitting process. (10-11-11 UDO)
- Variance: A request to deviate from certain zoning requirements in the case that practical difficulties or particular hardships require relief. (10-11-10 UDO)
- Zoning District: A specifically delineated land area within the Village of Gilberts, Illinois, as specified on the Zoning Map—included attached to the end of this packet—within which regulations and requirements govern the use, placement, spacing, and size of land and buildings.

## **Development Review Process**

### **1. Pre-Application**

Review the Village's Code and Unified Development Ordinance as it relates to your request. The Code and UDO is available online [here](#). Depending on the request, you may wish to have a preliminary or concept meeting with staff. These meetings are entirely optional, but encouraged to gain a better understanding of the request.

### **2. The Application**

Complete the general Application for Development Approval and the exhibits relevant to your request. Submittal of the Application should include all materials and applicable fees required by this Application and the Village Code. This includes the required fees, escrow and agreement to reimburse the Village for its costs pursuant to Section 2-5-3 of the Village Code. Applications can be submitted to Village Hall at 87 Galligan Road, or electronically. Electronic submission can be sent through email to [development@villageofgilberts.com](mailto:development@villageofgilberts.com) if the submission is less than 10 MB, through a flash drive, or through an online document transfer site with a link that DOES NOT expire. *Submittals will not be accepted or processed until all of the submittal requirements are met.*

### **3. Staff Review**

Once a complete Application is submitted, the Village will forward it to the applicable Village departments and consultants for review and comment. The Village will send its review comments to the Primary Contact Person as identified in this application. Comments may necessitate revisions to plans prior to scheduling the project for a hearing or meeting with the Plan Commission, Zoning Board of Appeals, or Village Board

### **4. Notice Requirements and the Public Hearing**

Depending on the type of approval sought, the applicant may have to notify the public before meeting with the Plan Commission. Public notice for a hearing must occur no more than 30 days and no less than 15 days in advance of the hearing date. Additionally, an applicant requesting relief that requires a public hearing must give notice of the hearing, no less than 10 days in advance of the hearing date, to owners of property within 250 feet of the subject property pursuant to Section 10-11-5C of the Village Code. Then a public hearing will be held concerning the request. This is where one can justify the request and where members of the public can speak to voice their support or concerns.

### **5. Plan Commission Meeting**

When the public hearing is closed, the Plan Commission will discuss the request. After sufficient deliberation, the Plan Commission will give a recommendation to the Village board about what to do with the request.

### **6. Village Board Meeting**

Following a public hearing and recommendation by the Plan Commission and/or the Zoning Board of Appeals, or as otherwise necessary, the project will be scheduled for Village Board consideration. Projects will not be included on a Village Board agenda until Village staff has determined that all plans are in technical compliance with all Village codes, rules, and policies. The Village Board will take final action on requests after sufficient deliberation.

## Zoning and Development Application Fees

Below is a summary fee schedule of common fees required throughout the development process. Exact fees related to development may vary based on use or on zoning. For any questions on the fee schedule as related to zoning and development, please contact Village Hall at (847) 428-2861.

### Zoning Fee Schedule - Village Code 2-4-13

<input checked="" type="checkbox"/> Site plan review (Variable Escrow)	\$5,000.00
<input type="checkbox"/> Appeals to zoning board	\$300.00
<input type="checkbox"/> Petitions to plan commission	\$50.00
<input type="checkbox"/> Zoning map amendments	\$100.00
▪ Plus \$20.00 per acre. Number of Acres: _____	
<input type="checkbox"/> Planned unit developments	\$100.00
▪ Plus \$20.00 per acre. Number of Acres: _____	
<input type="checkbox"/> Special use permits:	
<input type="checkbox"/> Home occupations	\$25.00
<input type="checkbox"/> All others	\$500.00
<input checked="" type="checkbox"/> Variations	\$500.00
<input type="checkbox"/> Continued, postponed and multiple meetings, per meeting	\$53.00

Petitioners seeking annexation agreements must contact the Village to determine applicable fees.

In addition to the filing fee set out in this section, each petitioner shall reimburse the village for the fees and costs incurred thereby for publication, consultant, legal, engineer, planning and architect fees incurred in relation to such petition or review.

The site plan review fee, specified above, shall be considered a deposit to establish an escrow toward the hourly fees incurred by the village in such review as otherwise stated above.

# Application for Development Approval

Please complete this section before any other part of this packet.

Development name: Gilberts Grape Expansion

Address of subject property: 50 Industrial Drive Gilberts, IL 60136

Parcel identification number (P.I.N.): 02-23-426-002

**I. Applicant:** LB Five LLC Series B - Joesph Lazar

Address: 2401 US Hwy 20 Unit 105

City: Pingree Grove State: IL Zip code: 60140

Phone: 847-344-2070 Email: \_\_\_\_\_

**II. Property Owner(s):** LB Five LLC Series B - Joesph Lazar

Address: 2401 US Hwy 20 Unit 105

City: Pingree Grove State: IL Zip code: 60140

Phone: 847-344-2070 Email: \_\_\_\_\_

**III. Primary contact:** Joseph Lazar

Check one that best applies:

Owner     Attorney     Engineer     Broker    Other: \_\_\_\_\_

Phone: 847-344-2070 Email: \_\_\_\_\_

## IV. Other staff

Name: \_\_\_\_\_

Owner     Attorney     Engineer     Broker    Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_

Check one that best applies:

Owner     Attorney     Engineer     Broker    Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**V. PROPOSED DEVELOPMENT**

Check all that apply and provide written responses to corresponding exhibits on a separate sheet. If unsure contact Village Hall at 847-428-2861 or [development@villageofgilberts.com](mailto:development@villageofgilberts.com).

**Site Plan Review**  
(Complete Exhibit 1)

**Zoning Appeal**  
(Complete Exhibit 5)

**Special Use** (New or Amendment)  
(Complete Exhibit 2)

**Zoning Interpretation**  
(Complete Exhibit 6)

**Variance Request**  
(Complete Exhibit 3)

**Planned Unit Development**  
(Complete Exhibit 7)

**Rezoning or Text Amendment**  
(Complete Exhibit 4)

**Temporary Use**  
(Complete Exhibit 8)

**Subdivision/Annexation**  
(Please contact Staff)

**Other** (Please Specify \_\_\_\_\_)

Acreage of property: 1.37

Description of proposal/use (use the following page or a separate sheet if necessary):

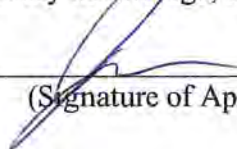
The western-most unit of this building is to be expanded by 733 square feet to accommodate a restaurant use.

This expansion includes a wood-fired smoker and a walk-in cooler situated behind the building on the south side.

**VI. APPLICANT'S SIGNATURE**


I, Joseph Lazar [Applicant's Printed Name and Title], being duly sworn, declare that: i) I am duly authorized to make this Application for Development Approval on behalf of the Applicant; ii) I have read and understand this Application for Development Approval, and the Village of Gilberts UDO, available online [here](#).

I have read, understand, and will comply by the provisions of the Village Code, found [here](#) online regarding reimbursement of the Village's costs; and iv) the above information, to the best of my knowledge, is true and accurate.

  
(Signature of Applicant or authorized agent)

11-28-2022  
(Date)

SUBSCRIBED AND SWORN TO before me this 28<sup>th</sup> day of November, 20 22


  
(Notary Public and Seal)





**VII. OWNER'S AUTHORIZATION LETTER**

I/we hereby certify that I/we am/are the owner(s) of the above-described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Application. I/we hereby authorize the Applicant listed on this Application to act on my/our behalf during the processing and presentation of this request(s).

  
\_\_\_\_\_  
(Signature of 1<sup>st</sup> Owner or authorized agent)

11-28-22  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

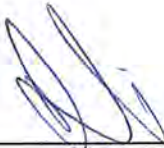
\_\_\_\_\_  
(Date)

Joseph LAZAR Manager  
\_\_\_\_\_  
1st Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner Printed Name and Title

**\*\*Please include additional pages if the Subject Property has more than two owners\*\***

SUBSCRIBED AND SWORN TO before me this 28<sup>th</sup> day of November, 2022

  
\_\_\_\_\_  
(Notary Seal and Signature)





**VIII. DISCLOSURE OF BENEFICIARIES**

Name: Joseph Lazar

Address: 2401 US Hwy 20 Unit 105

Nature of Benefit sought: Variance

Nature of Applicant: (please check one)

- Natural Person
- Corporation
- Land Trust/Trustee
- Trust/Trustee
- Partnership
- Joint Venture

If applicant is not an entity described above, briefly state the nature of the applicant(s):

\_\_\_\_\_

In your answer above, if you checked box b, c, d, e or f. identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	<u>Name</u>	<u>Address</u>	<u>Interest</u>
a)	_____	_____	_____
b)	_____	_____	_____
c)	_____	_____	_____
d)	_____	_____	_____

Name, address and capacity of person making this disclosure on behalf of the applicant:

\_\_\_\_\_

**Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.**

**VERIFICATION**

I, Joseph Lazar being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 28<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
(Notary Seal and Signature)



## Exhibit 1: Site Plan Review

Providing a site plan for review is a requirement of all requests that involve changes to one or more parcels of land. Site plan review is where you can show the Village what your plans are for specific plots of land. The requirements may differ depending on the specific case and the scope of the project. For minor site plans, the zoning administrator may waive certain submittal requirements. If unsure about what you need to provide, contact the Village at 847-428-2861.

### A. Checklist of Required Submittals

- A site plan of the proposed project and the land it takes place on. This could include the most up-to-date plat of survey of the subject parcel(s) of land. If this is not available or applicable, please provide a detailed drawing or depiction of the parcel(s) of land.

*The site plan should include the following:*

- Architect's and/or engineer's name and address.
- A cardinal arrow that depicts the direction of North.
- Date of site plan submittal with all dates of revision.
- The scale of drawing and the size of the site (in square feet or acres).
- Type, size, and location of all existing and proposed structures and signs.
- Height of all existing and proposed structures, in feet and stories.
- Building and yard setbacks.
- The location of all existing and proposed easements on the site, including natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements.
- The location of pedestrian sidewalks and walkways.
- Existing and proposed street names.
- Existing and proposed public street rights of way or reservations.
- Off-street parking spaces, loading, ingress and egress, and driveway locations of adjoining properties.
- A graphic outline of any development staging or phasing which is planned.
- If applicable, provide copies of any letters of review or permits granted by applicable federal, state, or county regulatory agencies having jurisdiction over highway access.
- If applicable, proposed and existing sanitary sewers, storm sewers, and water mains.
- A digital copy of the above-described site plan delivered with the rest of this application packet either by physical flash drive or email to [development@villageofgilberts.com](mailto:development@villageofgilberts.com).
- A written project summary including operational information, building schedule, and estimate of project value and including all site improvement costs.
- Additional information as required by the Village, which might include the preparation and submittal of detailed traffic impact analysis studies performed by a transportation engineer or fiscal impact analyses studies.

## Exhibit 3: Variance Requests

### A. Checklist of Required Submittals

- A site plan in accordance with Exhibit 1 of this development packet.
- Additional information may be required by the Village.

### B. Variance Request Details

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

1. Indicate the section(s) of the code from which a variance is requested.

UDO Chapter 9-1

---

---

2. Statement regarding the request, giving distances and dimensions where appropriate.

This request is made to accommodate a 733 square foot building expansion for a new restaurant.

---

---

---

---

3. Give a description of conditions and/or hardship which justify the need for a variance.

The expansion of the building by 733 square feet triggers the UDO's requirement to provide additional parking spaces.

According to the UDO, the additional requirement for parking is 36 new spaces. There is no possible way to accommodate this requirement given the size of the lot and the existing parking already available. This regulation and the nature of the property prevent it from functioning as a use that is conforming to the general area and the C-1 Commercial District.

---

---

---

---

4. Date(s) of any previous application for a variance and the result of them.
- 
- 

5. Additional information as required by the Village.
- 
- 
-

### **C. Responses to Standards**

#### **Standards for Variations (See 10-11-10F of UDO)**

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

1. *General Standard.* No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty.
  
2. *Supplemental Standards.* In considering proposed variations to this code, the Board of Appeals will consider whether the proposed variation will:
  - a. Impair an adequate supply of light and air to adjacent property.
  - b. Unreasonable increase the congestion in public streets.
  - c. Increase the danger of fire or endanger the public safety.
  - d. Unreasonably diminish or impair established property values within the surrounding area.
  - e. In any other respects impair the public health, safety, or welfare of the inhabitants of the village.
  
3. *Findings of Fact.* Upon review of the application and information presented at the public hearing, the Board of Appeals shall consider and adopt findings of fact sustaining each of the following criteria which are consistent with the rules provided to govern determinations of the Board of Appeals as referenced by state statute.
  - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.
  - b. The extraordinary or exceptional conditions of the property requiring the request for the variance were not caused by the applicant.
  - c. The proposed variance will alleviate a peculiar, exceptional or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.
  - d. The denial of the proposed variance will deprive the applicant the use permitted to be made by the owners of property in the immediate area.
  - e. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.
  - f. There is no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

**Use this page or another sheet of paper for your responses to the Standards for Variations.**

1). The parking regulations required by Chapter 9-1 of the UDO are impossible to meet given the already existing property and parking facilities. The building and parking were designed for multiple tenants, but these strict requirements that come with the expansion of floor area effectively prohibit a land use that is normally permitted within the existing zoning district. Furthermore, there is no other place that the smoker and cooler can be situated. The only means of relief from the hardships caused by these regulations is to pursue a variance from them.

2).

a). These variances will not impair an adequate supply of light or air to adjacent property

b). These variances will not unreasonably increase congestion in public streets

c). These variances will not endanger public safety

d). These variances will not reduce property values of surrounding property, rather it would serve to increase them by proximity of a family restaurant.

e). These variances will not impair public health, safety, or wellbeing of residents.

3).

a). The property is prevented from yielding a reasonable return due to the UDO's unreasonable parking requirements for this use and parcel.

b). The current owner of the property is not the original developer who designed the parking facilities. Furthermore, the UDO's parking requirements stipulate an impossible amount of parking for the nature of the parcel.

c). These variances will alleviate the need to provide parking which is impossible to provide on this parcel. Without this variance, the business could not possibly comply with zoning and the business would not be able to operate.

d). Denial of these variances will deprive the property from having a use that other properties and businesses within the Village and C-1 District have.

e). The proposed addition fits the character and architectural designs of the immediate and surrounding area.

f). The only means to alleviate this hardship is a variance from the regulations posing the hardship. Complying with this regulations on this property is impossible given the nature of the property and existing parking facilities.

**ALAN J. COULSON, P.C.**

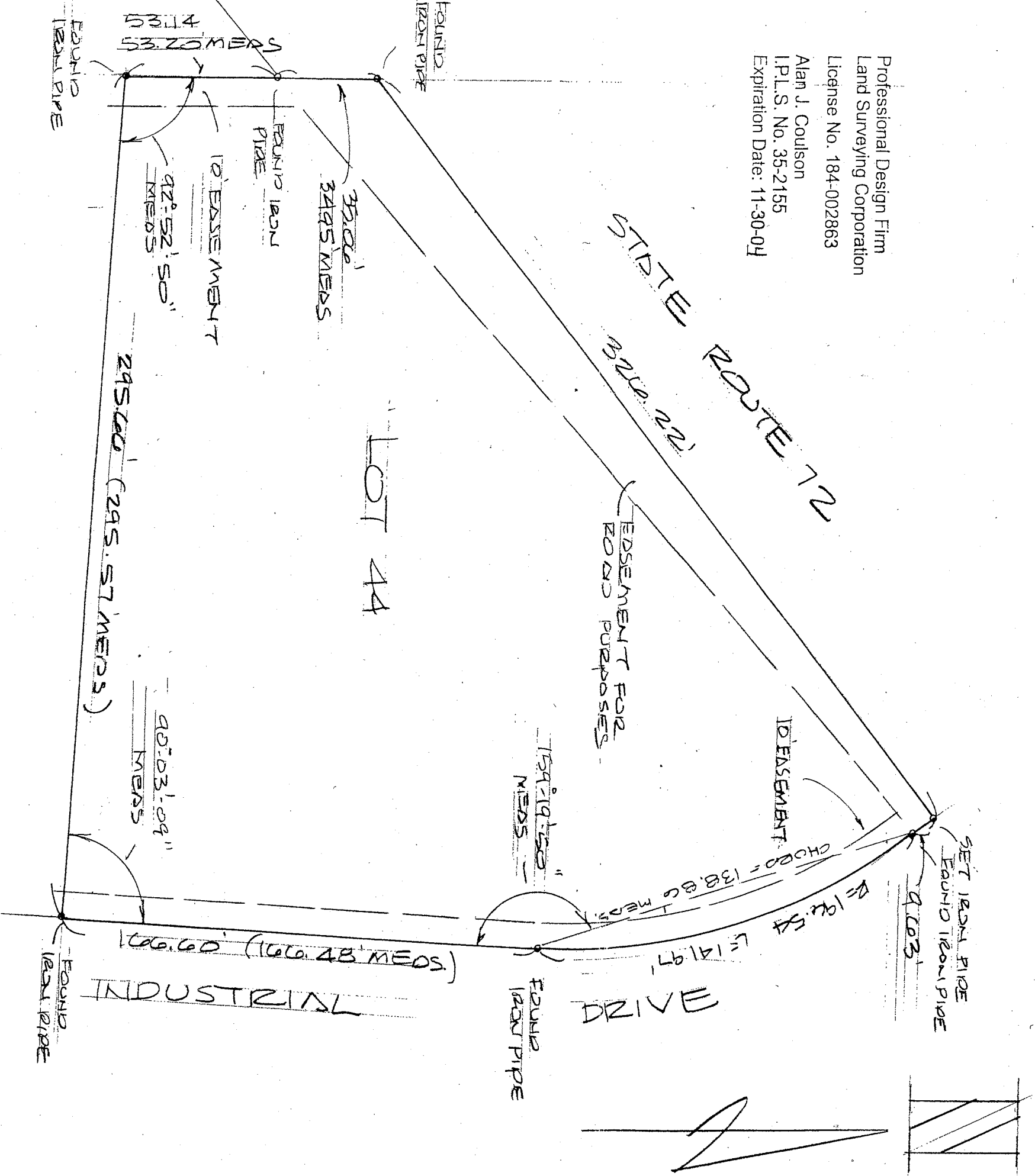
PROFESSIONAL LAND SURVEYORS

*Plat of Survey*

OF PROPERTY DESCRIBED AS:

Lot 44 in Gilberts Industrial Park West, being a subdivision of part of the East Half of the Southeast Quarter of Section 23, and part of the Southwest Quarter of Section 24, all in Township 42 North, Range 7 East of the Third Principal Meridian, in the Village of Gilberts, Kane County, Illinois.

Professional Design Firm  
Land Surveying Corporation  
License No. 184-002863  
Alan J. Coulson  
I.P.L.S. No. 35-2155  
Expiration Date: 11-30-09



STATE OF ILLINOIS  
COUNTY OF KANE ss OCT. 18, 2004

THIS SURVEY IS VALID ONLY  
WITH EMBOSSED SEAL

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

Scale: 1" = 40'  
Ordered: Baird & Warner  
Owner: \_\_\_\_\_  
Page: 2-23G/H  
Drawn: [Signature]  
Job: A55, 405/44L  
City: Gilberts

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

ALAN J. COULSON, P.C.  
PROFESSIONAL LAND SURVEYORS  
ILLINOIS - WISCONSIN

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

205 W. MAIN ST.  
W. DUNDEE, IL 60118  
PHONE 847-426-2911  
1-800-559-2910  
E-mail: sirvayr@aol.com

Compare the description on this plat with deed. Refer to title for easements and buildings lines.

# abbreviation list

A.F.F.	- Above Finish Floor	L.A.V.	- Lavatory
ACOUST.	- Acoustical	L.F.	- Linear Feet/Foot
ADJ.	- Adjacent	L.L.V.	- Long Leg Vertical
ALUM.	- Aluminum	L.P.	- Low Point
A.B.	- Anchor Bolt	M.F.R.	- Manufacturer
ANOD.	- Anodized	M.A.S.	- Masonry
B.B.	- Ball Bearing	M.O.	- Masonry Opening
BRG.	- Bearing	M.A.T.L.	- Maximum
BITUM.	- Bituminous	M.A.X.	- Maximum
BLK.S.	- Blocking	MECH.	- Mechanical
BD.	- Board	MTL.	- Metal
BOT.	- Bottom of	MEZZ.	- Mezzanine
BLD.S.	- Building	MIN.	- Minimum
C.P.T.	- Carpet	MISC.	- Miscellaneous
C.I.	- Cast Iron	MTD.	- Mounted
C.T.	- Ceiling	N.F.P.A.	- National Fire Protection Association
C.T.	- Ceramic Tile	NOM.	- Nominal
C.O.	- Clean Out	N.F.H.B.	- Non-Freeze Hose Bibb
CL.R.	- Clear	N.R.F.P.	- Non-Removable Pin
C.W.	- Cold Water	N.A.	- Not Applicable
C.O.L.	- Column	N.I.C.	- Not in Contract
COMP.	- Compact	N.O.	- Number
CONC.	- Concrete	O.C.	- On Center
CONN.	- Connection	OPNG.	- Opening
CONSTR.	- Construction	Q.D.	- Outside Diameter
CONTN.	- Continuous	OA.	- Overall
CONTR.	- Contractor	OVHD.	- Overhead
C.J.	- Control Joint	PT.	- Paint
COORD.	- Coordinate	PR.	- Panel
CORR.	- Corrugated	P.N.L.	- Panel
D.	- Dark	P.V.M.T.	- Pavement
D.	- Deep or Depth	PL.LAM.	- Plastic Laminate
DET.	- Detail	PL.	- Plate
DIAG.	- Diagonal	PL.BG.	- Plywood
DIA.	- Diameter	PLYWD.	- Plywood
DIM.	- Dimension(ed)	P.S.F.	- Pounds Per Square Foot
DO.	- Ditto- Stated Elsewhere	P.S.I.	- Pounds Per Square Inch
DBL.	- Double	P.S.I.	- Pounds Per Square Inch
DN.	- Down	PREFAB.	- Prefabricate(d)
DS.	- Downspout	PREFIN.	- Prefinished
DWG.	- Drawing	P.P.T.	- Pressure Preservative
EA.	- Each	QTY.	- Quantity
E.A.	- Each Way	Q.T.	- Quarry Tile
E.P.C.	- Electric Water Cooler	RAD.	- Radius
ELEC.	- Electrical	REFR.	- Refrigerator
EL.	- Elevation	REIN.	- Reinforce (ing)
EQ.	- Equal	REQD.	- Required
EXH.	- Exhaust	REQMT.	- Requirement
EX/EXIST.	- Existing	R.D.	- Roof Drain
EXP.	- Expansion	R.T.U.	- Roof Top Unit
EXP.JT.	- Expansion Joint	RM.	- Room
EXT.	- Exterior	R.O.	- Rough Opening
F.O.M.	- Face Of Masonry	S.C.	- Solid Core
F.O.S.	- Face Of Stud	SCHED.	- Schedule
FRP.	- Fiberglass Reinforced	SCHEM.	- Similar
FIN.	- Finish	SH.	- Sheet
FFE.	- Finished Floor Elevation	SHV.	- Short Leg Vertical
F.E.	- Fire Extinguisher	SLV.	- Short Leg Vertical
F.E.C.	- Fire Extinguisher Cabinet	SPOS.	- Spaces
FLR.	- Floor	SPEC.	- Specification
F.D.	- Floor Drain	SQ.	- Square
F.S.	- Floor Sink	S.F.	- Square Foot
FLUOR.	- Fluorescent	S.S.	- Stainless Steel
FTG.	- Footing	STD.	- Standard
FDN.	- Foundation	STE.	- Steel
GALV.	- Galvanized	SUSP.	- Suspension/Suspended
GA.	- Gauge	TEL.	- Telephone
G.C.	- General Contractor	TEMP.	- Tempered
GRAN.	- Granular	THK.	- Thick
SYP. BD.	- Gypsum Board	T.J.	- Tie Joist
HDCP.	- Handicap	T.	- Top of
HRDWD.	- Hardwood	TYP.	- Typical
H.V.A.C.	- Heating, Ventilating, Air Conditioning	UL.	- Underwriter's Laboratory
HT.	- Height	UNO.	- Unless Noted Otherwise
H.P.	- High Point	V.B.	- Vapor Barrier
H.C.	- Hollow Core	V.T.R.	- Vent Thru Roof
H.M.	- Hollow Metal	V.I.F.	- Verify in Field
HORIZ.	- Horizontal	VERT.	- Vertical
H.N.	- Hot Water	V.C.T.	- Vinyl Composition Tile
LD.	- Inside Diameter	W.C.	- Water Closet
INSUL.	- Insulation(ed)	W.H.	- Water Heater
INT.	- Interior	W.R.	- Water Resistant
JT.	- Joist	W.P.	- Waterproof
J.B.	- Junction Box	W.M.F.	- Welded Wire Fabric
LAM.	- Laminated or Lamination	W.	- With
		WD.	- Wood

# demolition notes

- SELECTIVE DEMOLITION WORK:** Demolition requires the selective and subsequent off-site disposal of the following:
    - Removal of exterior concrete slab, bituminous pavement as indicated on Drawings to accommodate new construction.
    - Removal and protection of existing fixtures and equipment items as indicated "salvage".
  - SCHEDULE:** Submit schedule indicating proposed sequence of operations for selective demolition work to owner for review prior to commencement of work. Include coordination for shut-off, capping, and continuation of utility services as required, together with details for dust and noise control to Owner/Tenant.
  - OCCUPANCY:** Tenants will be continuously occupying areas of the building immediately adjacent to areas of selective demolition. Conduct selective demolition work in a manner that will minimize need for disruption of Owners/Tenant's normal operations. Provide minimum of 72 hours advance notice to Owner/Tenant of demolition activities which will impact Owners/Tenant's normal operations.
  - CONDITION OF STRUCTURE:** Owner/Tenant assumes no responsibility for actual condition of items/structures to be demolished. Conditions existing at time of commencement of contract will be maintained by Owner/Tenant insofar as practicable.
  - ENVIRONMENTAL CONTROLS:** Provide services for effective air pollution controls as required by local authorities having jurisdiction. Utilize temporary enclosures and other suitable methods to limit dust and dirt rising and scattering in the air to the lowest practical level. Comply with governing regulations pertaining to environmental protection.
- PROTECTIONS:** Provide temporary weather protection during interval between demolition and removal of existing construction to insure that no water leakage or damage occurs to the structure or interior areas of the existing building.
    - Protect from damage existing finish work that is to remain in place and becomes exposed during construction.
    - Provide temporary barricades and other forms of protection as required to protect Owner/Tenant and other general public from injury due to selective demolition.
    - Remove protections at completion of work.
  - DAMAGES:** Promptly repair damages caused to adjacent areas/items by demolition work at no cost to Owner/Tenant.
  - UTILITY SERVICES:** Maintain and keep in service existing utilities and protect against damages during demolition operations.
  - TRAFFIC:** Conduct selective demolition operations and debris removal in a manner to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities.
  - PREPARATION:** Provide interior and exterior shoring, bracing or support to prevent movement, settlement or collapse of structures to be demolished and adjacent areas/items to remain.
    - Cease operations and notify Owner immediately if safety of structure appears to be endangered. Take precautions to support structure until determination is made for continuing operations.
  - SALVAGE ITEMS:** Where indicated on Drawings as "salvage - deliver to Owner/Tenant", carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.

- UNEXPECTED CONDITIONS:** If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Owner in written, accurate detail. Pending receipt of directive from Owner, rearrange selective demolition schedule as necessary to continue overall job progress without delay.
- DEMOLITION:** Perform selective demolition in a systematic manner.
  - Demolish concrete in small sections. Cut concrete at junctures with construction to remain using power-driven saw or hand tools; do NOT use power driven impact tools. Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
- Cover and protect equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or areas from which such items have not been removed.**
- DISPOSAL OF DEMOLISHED MATERIALS:** Remove debris, rubbish, and other materials resulting from demolition operations from the building site. Transport and legally dispose of materials off-site.
  - If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal handling and protection against exposure or environmental pollution.
- CLEAN-UP AND REPAIR:** Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave exterior and interior areas broom swept clean.
  - Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by demolition work at no cost to Owner/Tenant.

# index to drawings

SHEET NO.	DESCRIPTION
A.1.1	DEMOLITION PLAN, DEMOLITION NOTES, GENERAL DATA, COMPLIANCE STATEMENT, BLDG. KEY PLAN, LOCATION MAP AND ABBREVIATION LIST
A.2.1	EXTERIOR BUILDING ELEVATIONS
A.3.1	FLOOR PLAN, PARTITION LEGEND AND ROOM FINISH SCHEDULE
A.3.2	FOODSERVICE EQUIPMENT & FURNITURE PLAN AND FOODSERVICE EQUIPMENT SCHEDULE
A.4.1	DOOR SCHEDULE, RESTROOM ELEVATIONS, ROOF PLAN AND GENERAL NOTES
A.5.1	REFLECTED CEILING PLAN AND SYMBOL LEGEND
A.6.1	WALL SECTIONS
A.6.2	SECTIONS/DETAILS
S.1.1	FOUNDATION PLAN, FOUNDATION WALL SECTIONS, FOOTING SCHEDULE, ROOF FRAMING PLAN, ROOF DESIGN LOADS, LINTEL SCHEDULE AND LINTEL SECTIONS
P.1.1	PLUMBING SUPPLY PLAN, PLUMBING SUPPLY DIAGRAM, PLUMBING FIXTURE LEGEND AND PLUMBING GENERAL NOTES
P.1.2	PLUMBING WASTE PLAN, PLUMBING WASTE & VENT DIAGRAM, GREASE LADEN CALCULATIONS AND PLUMBING FIXTURE LEGEND
M.1.1	MECH/HVAC PLAN, MECH. EQPMT. SCHEDULE, GENERAL MECH. NOTES, VENTILATION SCHEDULE AND EXHAUST HOOD VENTILATION NOTES
E.1.1	ELECTRIC POWER & LIGHTING PLAN, SYMBOL LEGEND,
E.2.1	ELECTRIC PANEL SCHEDULE AND GENERAL ELECTRICAL NOTES
N.1.1-N.1.4 GENERAL NOTES AND SPECIFICATIONS	

# general data

**BUILDING CODE:** ..... International Building Code 2003 with Local Amendments

**FIRE PREVENTION CODE:** ..... International Fire Prevention Code 2003 with Local Amendments

**PLUMBING CODE:** ..... State of Illinois Plumbing Code 2004 with Local Amendments

**MECHANICAL CODE:** ..... International Mechanical Code 2003 with Local Amendments

**ELECTRICAL CODE:** ..... National Electrical Code 2002 (N.E.P.A. TO) with Local Amendments

**ENERGY CODE:** ..... International Energy Conservation Code 2015

**ACCESSIBILITY CODE:** ..... Current Edition State of Illinois Accessibility Code ADA Standards for Public Accommodations and Commercial Facilities (2010)

**CONSTRUCTION TYPE:** ..... assume Type VB - Unprotected Combustible (Existing building is NOT fire sprinklered)

**OCCUPANCY TYPE:** ..... (Restaurant with less than 50 persons) Use Group B Uses

**TENANT FLOOR AREA:** Exist. Tenant Floor Area: ..... ± 1,404 Square Feet  
 Building Addition: ..... ± 733 Square Feet  
 TOTAL Tenant Floor Area: ..... ± 2,137 Square Feet

**OCCUPANCY LOAD:**  
 Per IBC Table 1004.1.2 "Maximum Floor Area Allowances Per Occupant":  
 Dining (Tables & Chairs) Areas: ..... ± 296 sq.ft./15 sq.ft. = 19 persons  
 Queuing/Customer Service Areas: (Standing Space) ..... ± 84 sq.ft./5sq.ft. = 16 persons  
 Kitchen Areas: ..... ± 402 sq.ft./200 sq.ft. = 2 persons  
 Business Areas: ..... ± 1,173 sq.ft./100 sq.ft. = 12 persons

Total Occupant Load (Per IBC Table 1004.1.2): ..... 49 persons

**Note:** Estimated Actual Number of Occupants:  
 2-4 Employees + up to 45 Visitors ..... up to 49 Total Persons

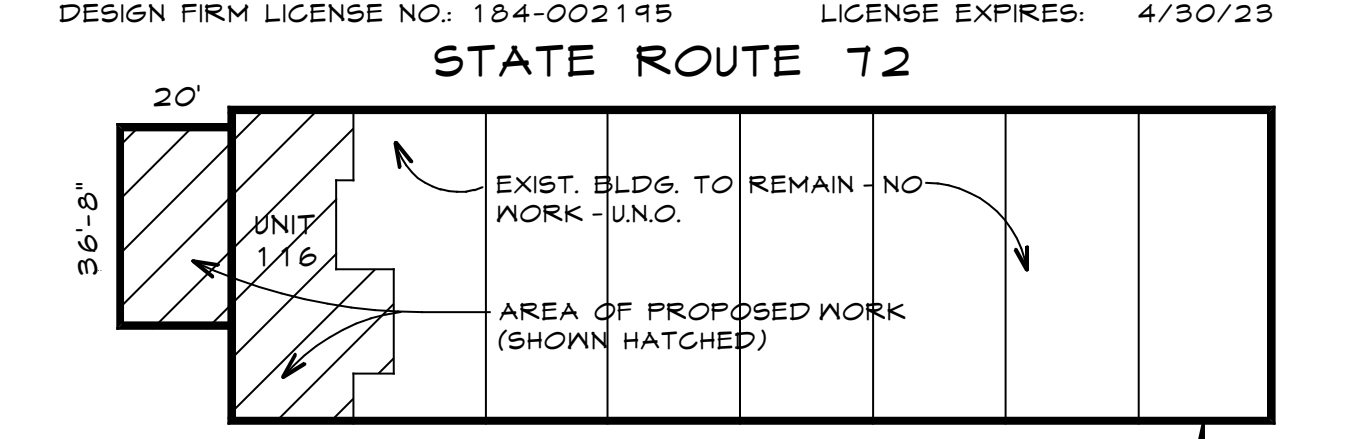
# compliance statement

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE ILLINOIS ACCESSIBILITY CODE, (11 ILL. ADM. CODE 400) AND ALL APPLICABLE FEDERAL AND STATE ACCESSIBILITY STANDARDS.

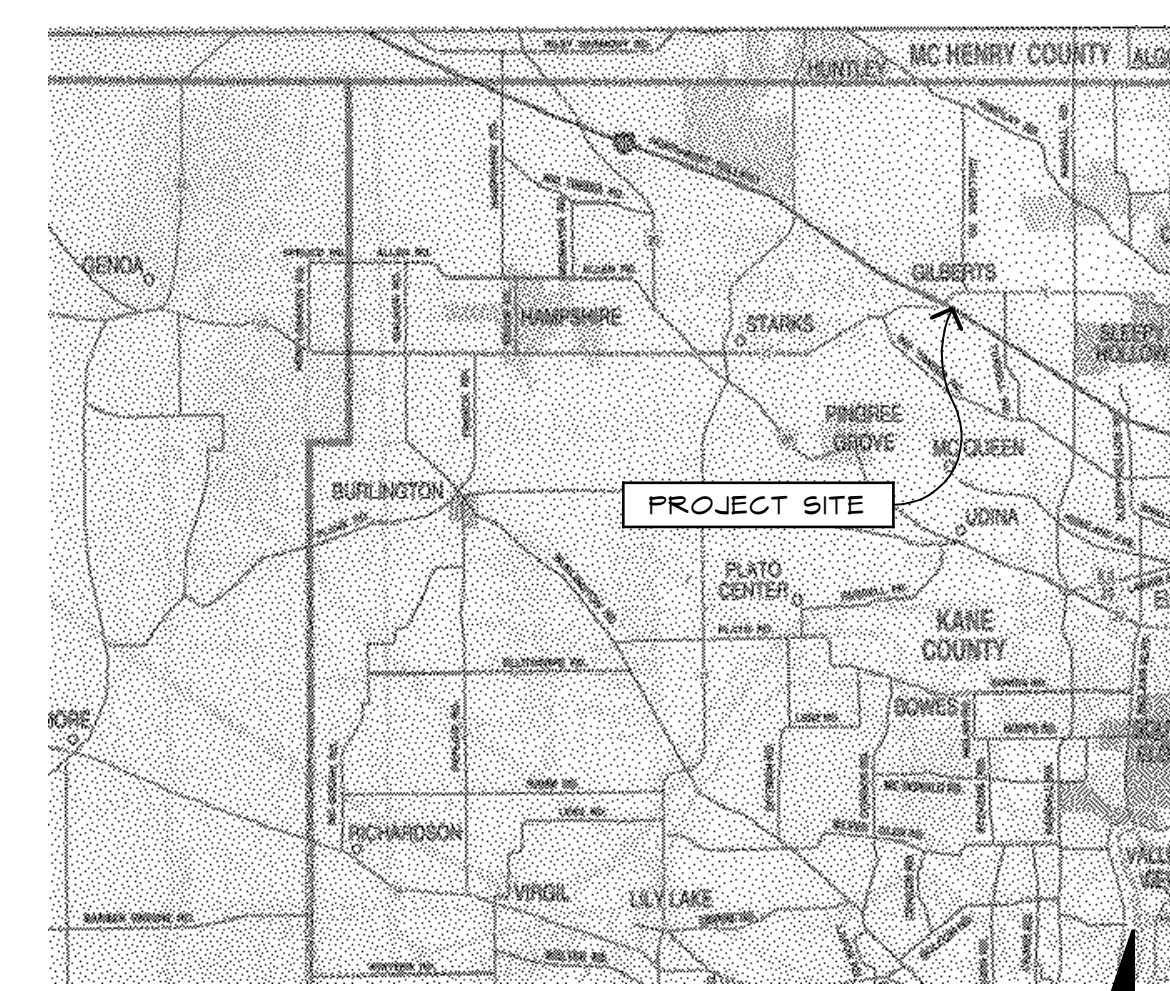
SIGNED: *Lawrence A. Farrenkoff* DATE: 10/14/22  
 ARCHITECT: LAWRENCE A. FARRENKOFF LICENSE EXPIRES: 11/30/22

ILLINOIS REGISTRATION NO: 001-011981  
 ARCHITECTS 121 + ASSOCIATES, INC.  
 DESIGN FIRM LICENSE NO: 184-002195 LICENSE EXPIRES: 4/30/23



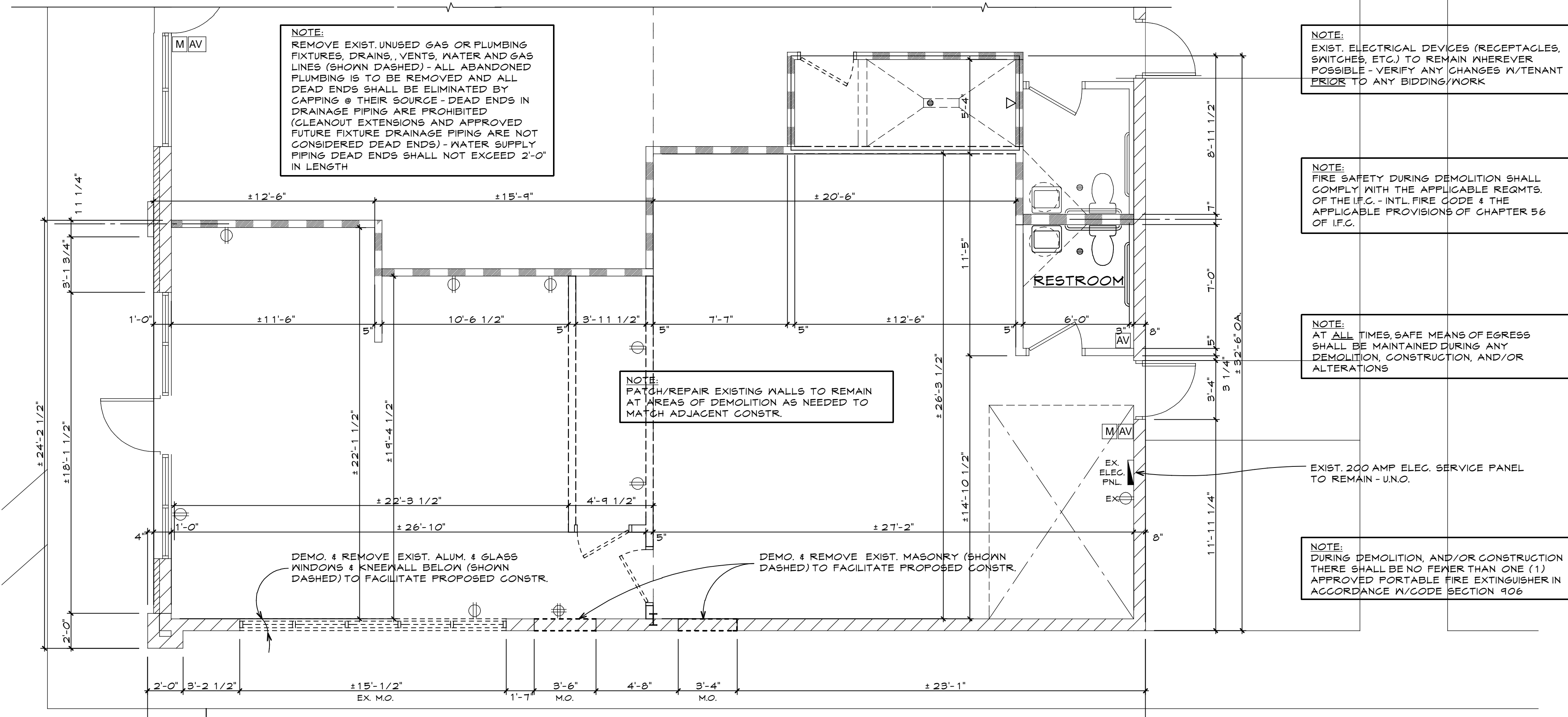
# bldg. key plan

• NO SCALE



# location map

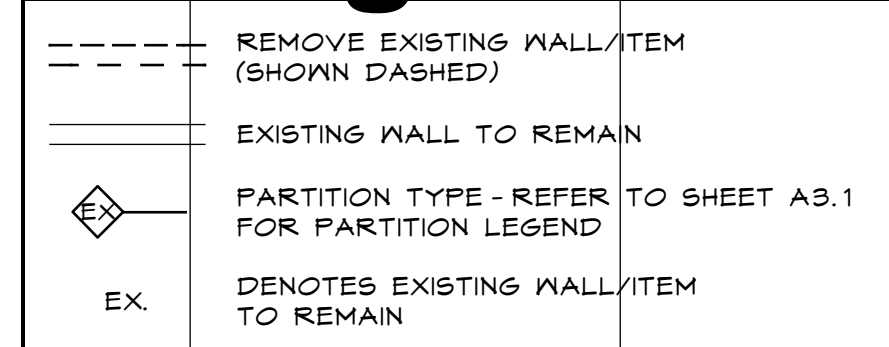
• NO SCALE



# demolition plan

- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- REFER TO SHEET A.1.1 FOR DEMOLITION NOTES
- REFER TO SHEET A.3.1 FOR PROPOSED FLOOR PLAN
- EXIST. BUILDING INFORMATION & DIMENSIONS TAKEN FROM SITE VERIFICATION BY ARCHITECTS 121 + ASSOC. INC. ON 7/30/22

# legend



EXISTING 1-STORY MASONRY & STEEL FRAME BUILDING  
**one-story bldg. addition to EXIST. RETAIL CENTER**  
 50 INDUSTRIAL DRIVE - UNIT 114

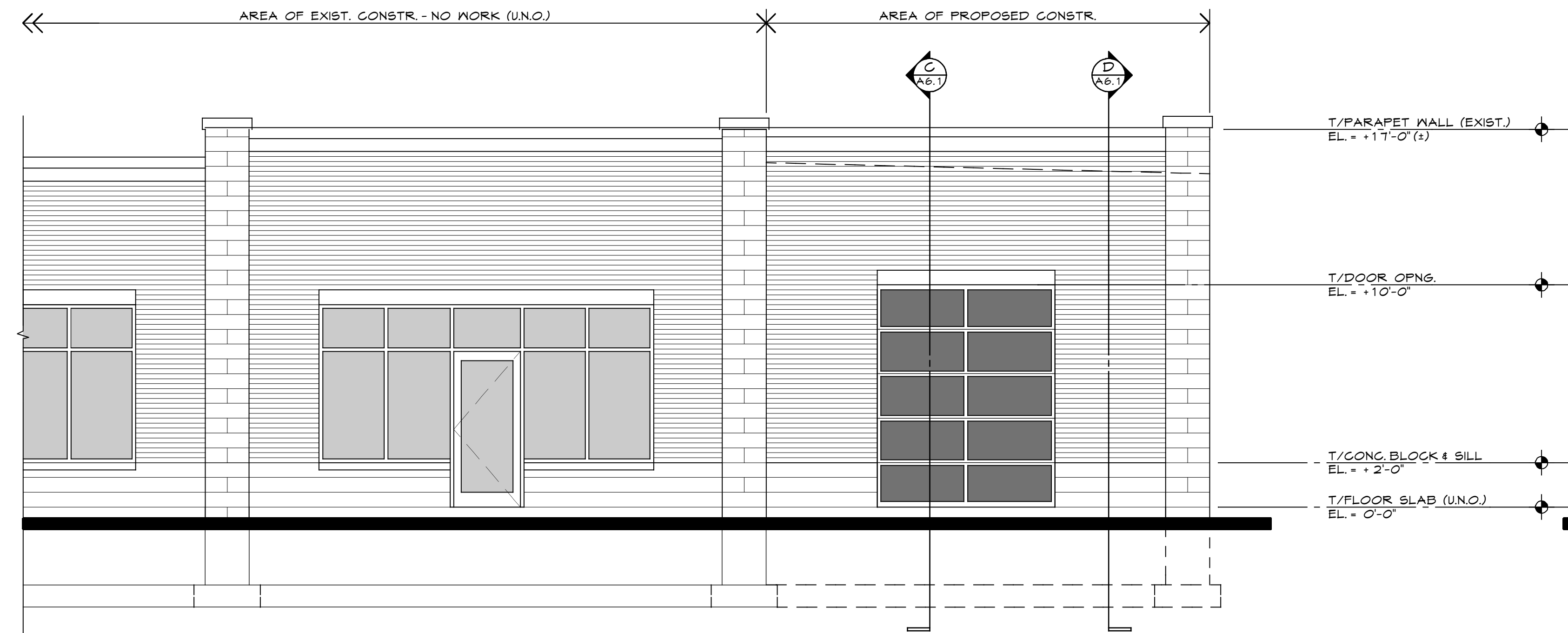
PROJECT NO:	2270	REVISION:		DESCRIPTION:	
DATE:	14 OCT 22	BID & PERMIT			
DRAWN:	RGY/LAF				

CONTENTS: PARTIAL FOUNDATION PLAN • DEMO. NOTES • GEN. DATA  
 FTG. SCHED. • FDN WALL SECTIONS • COMPL. STMT. • INDEX TO DWGS.

# A1.1

Design Firm License No. 184 - 002195  
**Architects 121**  
 5625 Chesapeake Drive • Tel (617) 452-4125  
 McHenry, IL 60050 • architects121@gmail.com  
 + Associates, Inc.

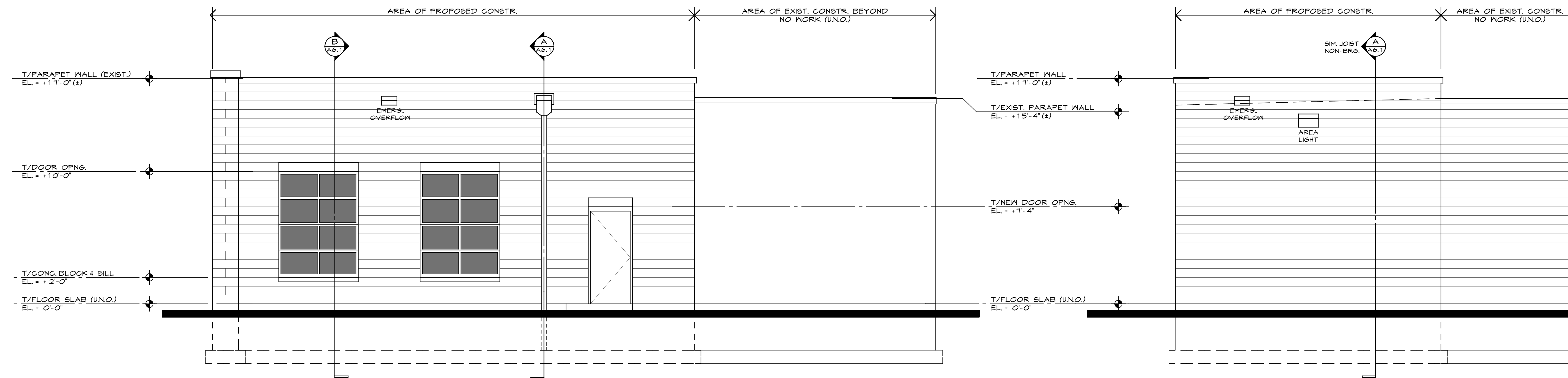
GILBERTS, ILLINOIS



**north elevation**

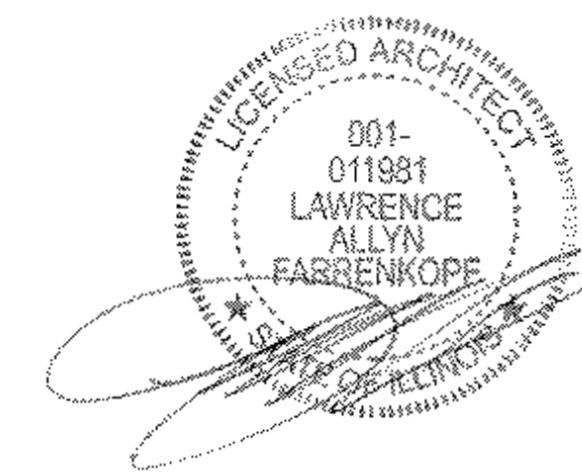
**1/4"=1'-0"**

- PAINT/STAIN ALL MECHANICAL & ELECTRICAL ITEMS ON EXTERIOR WALL TO MATCH WALL COLOR BEHIND AND AROUND MOUNTED ITEM
- REFER TO SHEET N1.1 THRU N1.4 FOR GENERAL NOTES & SPECIFICATIONS



**west elevation**

**south elevation**



PROJECT NO:	2270	REVISION:	14 OCT 22	DATE:	14 OCT 22	DESCRIPTION:	BID & PERMIT
DATE:	14 OCT 22	DRAWN:	RGY/LAF				

CONTENTS: PARTIAL FOUNDATION PLAN • DEMO. NOTES • GEN. DATA  
 FTG. SCHED. • FDN WALL SECTIONS • COMPL. STMT. • INDEX TO DWGS.

**A2.1**

EXISTING 1-STORY MASONRY & STEEL FRAME BUILDING  
**one-story bldg. addition to  
 EXIST. RETAIL CENTER**  
 GILBERTS, ILLINOIS  
 50 INDUSTRIAL DRIVE - UNIT 114

Design Firm License No.: 184-002195

**Architects 127**  
 + Associates, Inc.  
 5625 Chesapeake Drive - Tel (847) 452-4125  
 McHenry, IL 60050 - architects127@gmail.com



# partition legend

- NEW 5/8" GYPSUM BOARD ON ONE (1) SIDE OF 2 1/2" METAL STUDS @ 16" O.C. ON CONCRETE BLOCK WALL - WITH (R-9) FIBERGLASS BATT INSULATION - STUDS AND GYPSUM BOARD UP TIGHT TO ROOF/CEILING CONSTRUCTION ABOVE
- NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C. - STUDS AND GYPSUM BOARD UP TIGHT TO UNDERSIDE OF COUNTER - VERIFY HEIGHT(S) WITH TENANT - BRACE FREE END(S) AS REQUIRED (WHERE APPLICABLE)
- NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C. - STUDS AND GYPSUM BOARD UP TIGHT TO FLOOR/CEILING ROOF CONSTRUCTION ABOVE - BRACE FREE END(S) AS REQUIRED UTILIZING 1 1/2" DIA. STEEL PIPE SET IN CONCRETE MIN. 8" DEEP (WHERE APPLICABLE)
- NEW 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. - STUDS AND GYPSUM BOARD UP TIGHT TO FLOOR/CEILING ROOF CONSTRUCTION ABOVE - BRACE FREE END(S) AS REQUIRED UTILIZING 1 1/2" DIA. STEEL PIPE SET IN CONCRETE MIN. 8" DEEP (WHERE APPLICABLE)
- NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C. WITH NEW 3" THICK SOUND ATTENUATING BATT INSULATION FULL HEIGHT OF PARTITION - STUDS AND GYPSUM BOARD UP TIGHT TO FLOOR/CEILING ROOF CONSTRUCTION ABOVE - EXTEND STUDS UP AND SECURE TO FLOOR STRUCTURE ABOVE WHERE REQUIRED FOR RIGIDITY - CROSS BRACE TOP OF STUD FRAMING @ 8'-0" O.C. (MAX) - SEAL BASE OF PARTITION TO FLOOR WITH TWO (2) CONTINUOUS SEALANT BEADS - SEAL PARTITION TO ALL STRUCTURAL MEMBERS AND OTHER PENETRATIONS
- NEW 5/8" GYPSUM BOARD ON BOTH SIDES OF 6" METAL STUDS @ 16" O.C. WITH 3" THICK SOUND ATTENUATING BATT INSULATION FULL HEIGHT OF PARTITION - STUDS AND GYPSUM BOARD UP TO 4" ABOVE FINISH CEILING - EXTEND STUDS UP AND SECURE TO ROOF STRUCTURE WHERE REQUIRED FOR RIGIDITY - CROSS BRACE TOP OF STUD FRAMING @ 8'-0" O.C. (MAX) - SEAL BASE OF PARTITION TO FLOOR WITH TWO (2) CONTINUOUS SEALANT BEADS - SEAL PARTITION TO ALL STRUCTURAL MEMBERS AND OTHER PENETRATIONS
- EXISTING 1-HOUR FIRE RATED WALL CONSTRUCTION TO REMAIN - PATCH AND REPAIR AS NECESSARY TO MAINTAIN WALL FIRE INTEGRITY (U.N.O.)
- NEW 5/8" FIRECODE GYPSUM BOARD EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3" THICK SOUND ATTENUATING BATT INSULATION FULL HEIGHT OF PARTITION - STUDS, INSULATION AND GYPSUM BOARD UP TIGHT TO UNDERSIDE OF ROOF DECK CONSTRUCTION (FIRESTOP WITH AN APPROVED U.L. LISTED SEALANT TO MAINTAIN FIRE RATINGS) - SEAL BASE OF PARTITION TO FLOOR WITH TWO (2) CONTINUOUS SEALANT BEADS - SEAL PARTITION TIGHT TO ALL STRUCTURAL MEMBERS AND ANY PENETRATIONS - PROVIDE ALL MATERIALS AND CONSTRUCTION PER U.L. DESIGN NO. U465 FOR 1-HOUR RATED CONSTRUCTION (PER CURRENT U.L. FIRE RESISTANCE DIRECTORY)

- NEW 8" NOM. CONCRETE BLOCK WITH 4-GAUGE HORIZONTAL JOINT REINFORCEMENT EVERY SECOND BLOCK COURSE FROM TOP OF FOOTING UP TIGHT TO UNDERSIDE OF ROOF DECK CONSTRUCTION. PROVIDE CONCRETE BLOCK BOND BEAM AT TOP OF WALL WITH TWO (2) #5 CONTINUOUS REBARS IN MORTAR FILLED BLOCK CAVITY
- NEW MODULAR SIZE EXTERIOR FACE BRICK (TO MATCH EXIST.) WITH RUNNING BOND COURSE, OVER 6" CONCRETE BLOCK WALL CONSTR. WITH GALV. HORIZ. JOINT REINF. @ EVERY 2ND BLOCK COURSE - WALL CONSTRUCTION TO MATCH EXIST. ADJACENT EXTERIOR WALL CONSTR.
- EXISTING WALL CONSTRUCTION TO REMAIN - NO WORK (U.N.O.)

- NOTES:
- PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL MET LOCATIONS
  - \* INDICATES WALL CONSTRUCTION ABOVE/BELOW
  - ALL INTERIOR FINISHES SHALL COMPLY WITH 2015 I.B.C. - CHAPTER 8
  - USE GROUP B (NON-SPRINKLERED) - PROVIDE A CLASS A FLAME SPREAD INDEX OF 0-25 OR BETTER AND A SMOKE-DEVELOPED INDEX OF 0-450 FOR ALL EXIT PASSAGEWAYS. PROVIDE A CLASS C FLAME SPREAD INDEX OF 16-200 OR BETTER AND A SMOKE-DEVELOPED INDEX OF 0-450 FOR ALL OTHER ROOMS AND ENCLOSED AREAS. INTERIOR WALL & CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR U.L. T29
  - INSULATING MATERIALS WHERE CONCEALED AS INSTALLED IN BLDGS. SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS. NOTE: FLAME SPREAD & SMOKE DEVELOPED RATING LIMITATIONS DO NOT APPLY TO FACINGS PROVIDED THAT THE FACING IS INSTALLED BEHIND & IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF CEILING, FLOOR AND/OR WALL
  - ALL PENETRATIONS ARE TO BE FIRESTOPPED WITH APPROVED MATERIALS
  - ALL PARTITIONS RUNNING UP TO BOTTOM OF ROOF DECK SHALL HAVE "SLIP-TRACK" SYSTEM AT TOP OF PARTITION TO ACCOUNT FOR BUILDING MOVEMENT & DEFLECTIONS
  - ALTERNATE BID NO. 1: PROVIDE 2" X 4" WOOD STUDS IN LIEU OF 3 5/8" METAL STUDS AS SHOWN ABOVE

NOTE: ENTRANCE DOOR KEYS WILL BE REQD. @ FINAL INSPECTION FOR THE FIRE DEPT. KNOX BOX (PERMITS AFTER-HOURS EMERGENCY ACCESS)

NOTE: POST OCCUPANCY CERTIFICATE

MAINTAIN FLUSH CONDITION - MAX 1/4" THRESHOLD @ ACCESSIBLE ENTRANCE(S) OR MAX. 1/2" IF BEVELED THRESHOLD

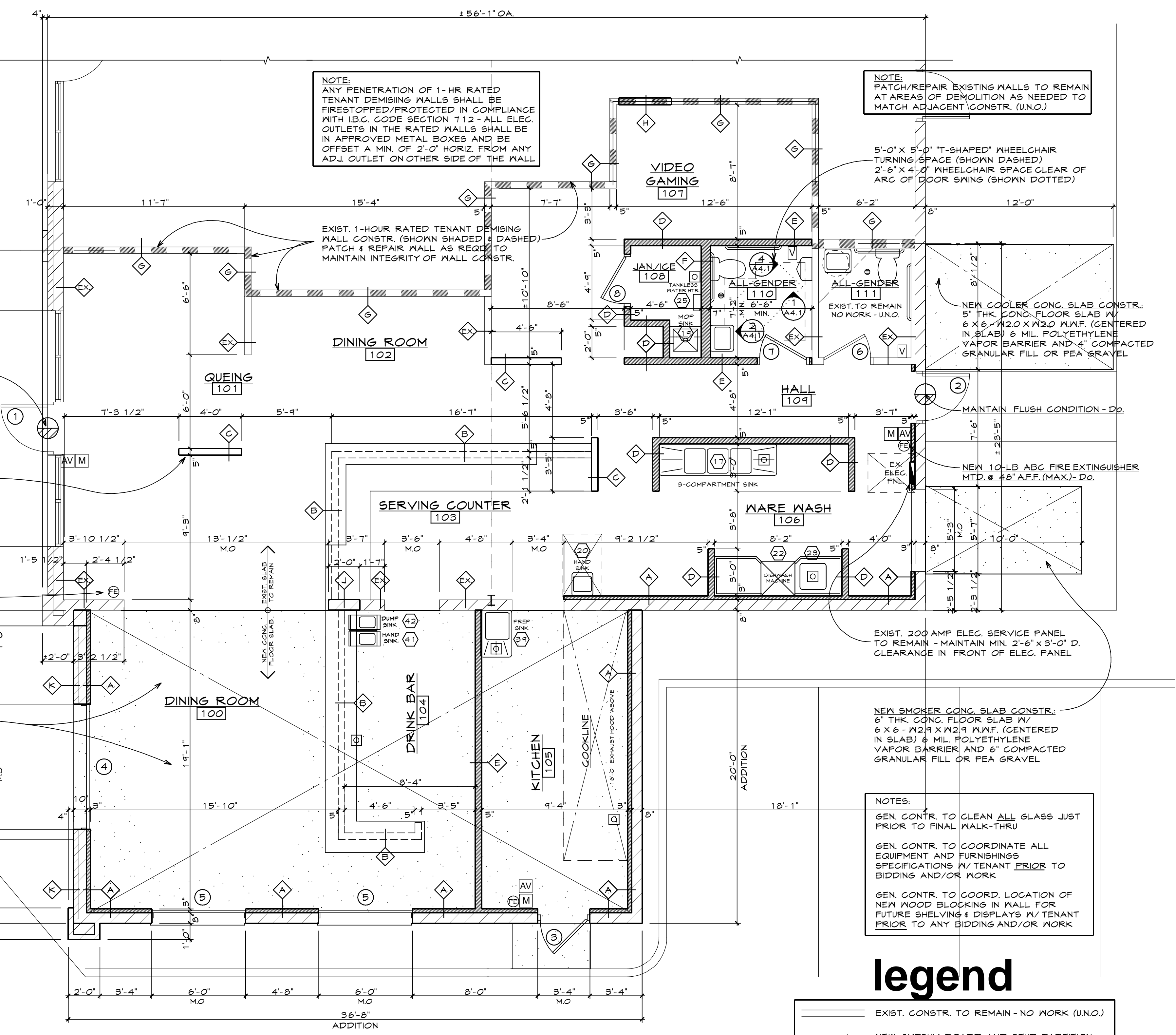
NEW LOW WALL CONSTR. (SHOWN DASHED) REFER TO PARTITION LEGEND ON SHEET A3.1

NEW 10-LB ABC FIRE EXTINGUISHER MTD. @ 48" AFF. (MAX) - U.N.O. & SHALL NOT PROJECT MORE THAN 4" OUT FROM WALL WHEN LOCATED IN PATH OF CIRCULATION - PROVIDE WALL MTD. FIRE EXTINGUISHERS THROUGHOUT & LOCATE PER FIRE DEPARTMENT REQMTS - EXTINGUISHERS SHALL MEET NFPA. 10 REQMTS.

NEW CONG. FLOOR SLAB CONSTR. 5" THK. CONG. FLOOR SLAB W/ 6 X 6 - W20 X W20 W.W.F. (CENTERED IN SLAB) & MIL. POLYETHYLENE VAPOR BARRIER AND 4" COMPACTED GRANULAR FILL OR PEA GRAVEL

NOTE: ALL VINYL, CERAMIC TILE AND/OR OTHER FLOORING SHALL BE SLIP-RESISTANT - TYF.

NOTE: SAWCUT EXIST. CONG. FLOOR SLAB AS REQD. FOR NEW PLUMBING - TIE INTO EXIST. SEWER LINE - PATCH & REPAIR FLOOR SLAB AS REQD. TO MATCH ADJACENT FLOOR CONSTR. REFER TO SHEET A.1.1 & A4.1 FOR EXTENT OF PLUMBING WORK



# room finish schedule

ROOM FINISH GENERAL NOTES:		FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
1.	COORDINATE ALL ROOM FINISHES SELECTION & INSTALLATION WITH TENANT PRIOR TO ANY BIDDING AND/OR WORK						
2.	ALL PAINTED SURFACES IN FOOD PREP, FOOD STORAGE, TOILET ROOM, ETC. SHALL BE LIGHT-COLORED GLOSS, ENAMEL OR EPOXY PAINT						
3.	ALL FLOORS, WALLS AND CEILINGS IN FOOD PREP, FOOD STORAGE AND UTENSIL WASHING AREAS SHALL BE CONSTRUCTED OF DURABLE, NON-TOXIC, NON-POROUS MATERIALS WHICH ARE SMOOTH AND EASILY CLEANABLE						
NO.	ROOM NAME	VINYL WOOD PLANK TILE QUARRY TILE OR EPOXY SEALED CONCRETE	4" H. VINYL BASE QUARRY TILE BASE OR EPOXY BASE	GYPSUM PAINT - (1) PRIMER & (2) FIN. COATS - SEE NOTE (2) FRP. WALL PANELING 4"-0" H. WASHABLE MANGOCOTON MIXTURE WALL & WALLS WITHIN 2 FEET OF TOILET 5" TNL. 8" L. WALL PANELING @ EXH. HOOD OPEN FIN. CEILING - PAINT EXIST. 24" X 24" SIBF. WASHABLE VINYL GLG. ACCOUST. PNL. IN EXIST. GRID - SEE NOTE (3) ACCOUST. PNL. IN EXIST. GRID - SEE NOTE (3) GYP. BD. DROPPED SOFFIT PAINT - (1) PRIMER & (2) FIN. COATS - SEE NOTE (2)	EXIST. 24" X 24" SIBF. WASHABLE VINYL GLG. ACCOUST. PNL. IN EXIST. GRID - SEE NOTE (3) ACCOUST. PNL. IN EXIST. GRID - SEE NOTE (3) GYP. BD. DROPPED SOFFIT PAINT - (1) PRIMER & (2) FIN. COATS - SEE NOTE (2)	1'-14'-0" AFF. (1) 1'-10'-0" AFF. 1'-9'-0" AFF.	FINISH COLOR AS SELECTED BY TENANT FINISH MATLS. AS SELECTED BY TENANT
100	DINING	●	●	●	●	●	●
101	QUEING	●	●	●	●	●	●
102	DINING	●	●	●	●	●	●
103	SERVING COUNTER	●	●	●	●	●	●
104	DRINK BAR	●	●	●	●	●	●
105	KITCHEN	●	●	●	●	●	●
106	WARE WASH	●	●	●	●	●	●
107	VIDEO GAMING	●	●	●	●	●	●
108	JANITOR CLOSET/ICE CLOSET	●	●	●	●	●	●
109	HALL	●	●	●	●	●	●
110	ALL-GENDER RESTROOM	●	●	●	●	●	●
111	EXIST. ALL-GENDER RESTROOM	●	●	●	●	●	●

# floor plan ← n 1/4" = 1'-0"

- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- REFER TO SHEET A3.1 FOR DOOR SCHEDULE, ROOM FINISH SCHEDULE AND GENERAL NOTES
- GENERAL CONTRACTOR SHALL VERIFY W/ TENANT LOCATION AND SELECTION OF ALL INTERIOR FINISHES, TRIM, COUNTERTOPS, CABINETS, FIXTURES, SHELVING, ACCESSORIES, ETC.
- EXIST. BUILDING INFORMATION & DIMENSIONS FROM SITE VERIFICATION BY ARCHITECTS 121 + ASSOC. INC. ON 1/30/22

## legend

- EXIST. CONSTR. TO REMAIN - NO WORK (U.N.O.)
- NEW GYPSUM BOARD AND STUD PARTITION - REFER TO PARTITION TYPE LEGEND ON SHEET A3.1 OF THE DRAWINGS
- TENANT SEPARATION WALL CONSTR./FIRE RATED WALL CONSTR. - REFER TO PARTITION LEGEND ON SHEET A3.1 OF DRAWINGS
- DOOR NO. - REFER TO DOOR SCHEDULE ON SHEET A4.1 OF THE DRAWINGS
- ROOM NO. - REFER TO SHEET A3.1 OF THE DRAWINGS FOR ROOM FINISH SCHEDULE
- EX. DENOTES EXIST. WALL/ITEM TO REMAIN



PROJECT NO:	2270	DESCRIPTION:	
DATE:	14 OCT 22	BID & PERMIT	
REVISION:			
DRAWN:	RGY/LAF		
CONTENTS:	FLOOR PLAN • PARTITION LEGEND ROOM FINISH SCHEDULE		



# door schedule

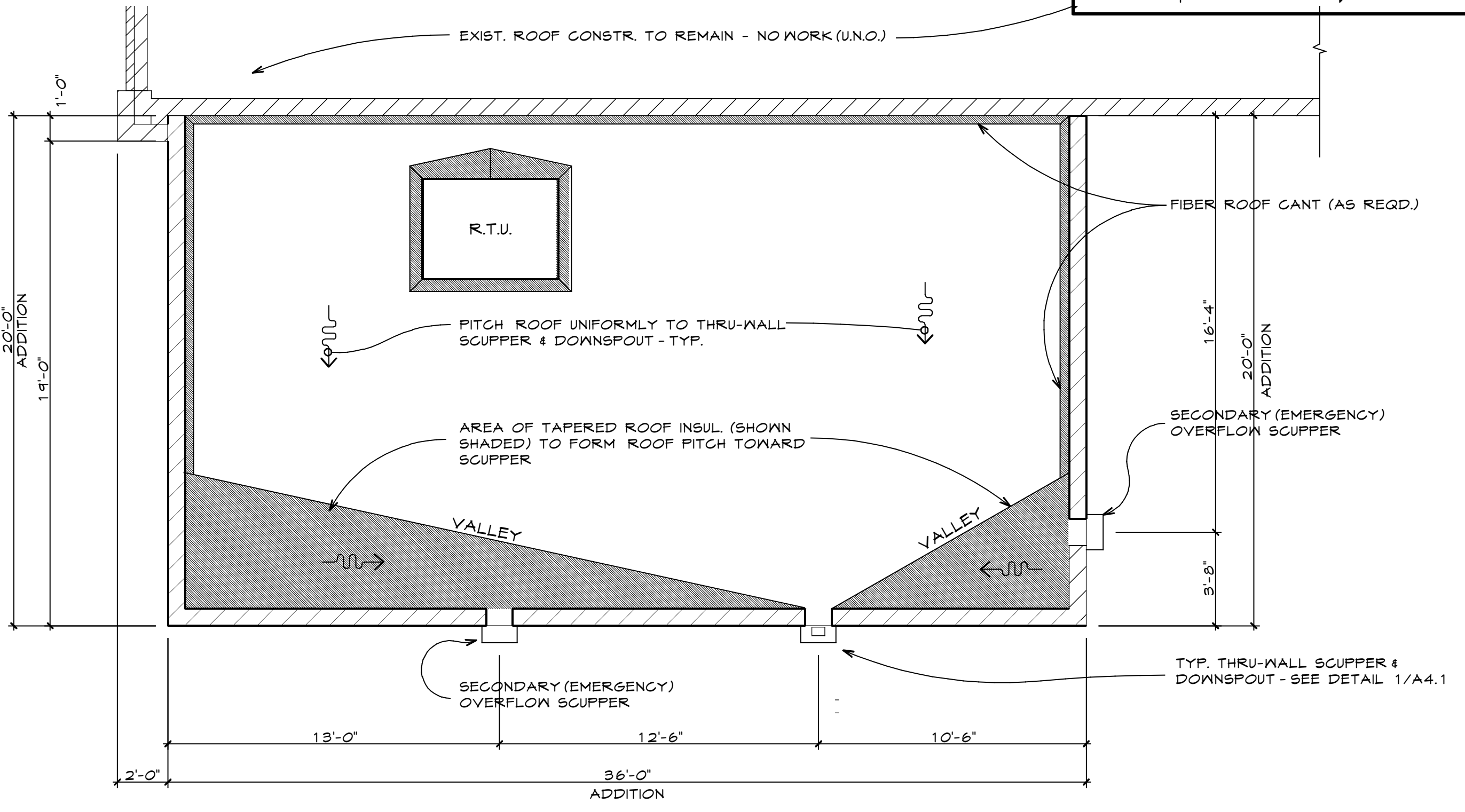
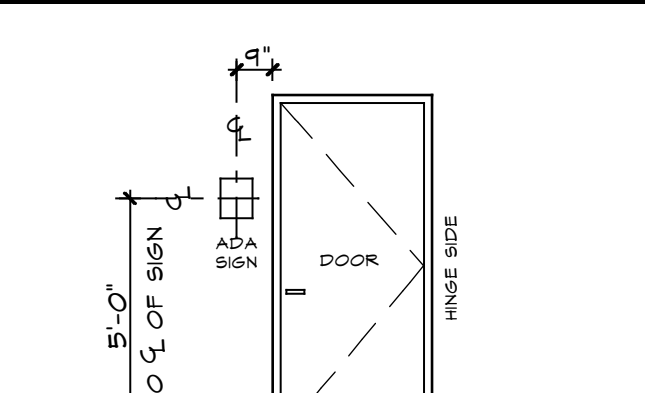
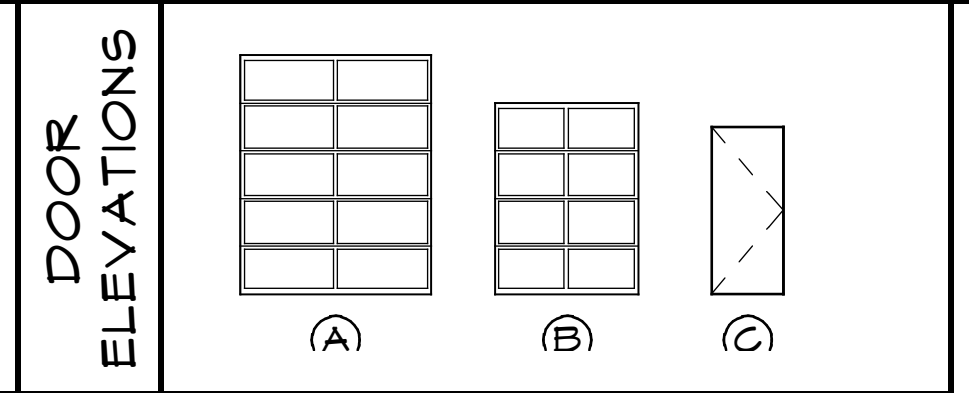
DOOR GENERAL NOTES:									DOOR HARDWARE:																						
<p>A. All exit doors shall be operable from the inside (side egress is to be made) by a lever (thumbturn is <u>not</u> acceptable) or exit paddle <u>without</u> the use of a key</p> <p>B. All doors and hardware shall comply with the State of Illinois "Accessibility Standards" and the ADA Standards for Public Accommodations and Commercial Facilities 2010.</p> <p>C. All handles, pulls, latches and other operating devices on all doors must have a shape that is easy to grasp with one hand and does <u>NOT</u> require tight grasping, tight pinching or twisting of the wrist to operate.</p> <p>D. Verify master keying with Owner/Tenant</p> <p>E. All closers shall be delayed action type</p> <p>F. Provide solid wood between studs at all wall mounted doorstops</p> <p>G. All hollow metal (H.M.) doors and/or frames to be shop primed and touched-up as required and receive two (2) coats of semi-gloss paint - Paint color selected by Tenant</p> <p>H. All door, frame and hardware finishes shall be as selected by Tenant</p> <p>J. Provide solid wood between studs at all wall mounted doorstops</p> <p>K. Glazed grade level exit doors shall have approved safety glazing <u>no less</u> than 1/4" thick, in accordance with CPSC 16 CFR, Part 1201</p> <p>L. General Contractor shall verify free and correct operation of all existing exit doors to remain</p>									<p>EXIST. HARDWARE TO REMAIN (UNO.) FIELD VERIFY</p> <p>EXIT LOCKSET (OUTSIDE KEYS - INSIDE RETRACTED BY LEVER)</p> <p>PRIVACY LOCKSET (OUTSIDE LOCKED - INSIDE PUSH BUTTON ON LEVER)</p> <p>STD. OVERHEAD DOOR LOCK &amp; HARDWARE</p> <p>STOREROOM LOCKSET (OUTSIDE KEYS - INSIDE RETRACTED WITH LEVER)</p> <p>CLOSER (EA. LEAF)</p> <p>VERIFY CLOSER &amp; TIGHT FITTING</p> <p>1-1/2" PAIR N.R.P. BB. BUTTS (EA. LEAF)</p> <p>1-1/2" PAIR BB. BUTTS (EA. LEAF)</p> <p>OVERHEAD DOOR HOLDER (SEE NOTE "M" BELOW)</p> <p>DOORSTOP (EA. LEAF)</p> <p>1" DOOR UNDERCUT</p> <p>FLAT ALUMINUM THRESHOLD (MAX. 1/2" HIGH) (SEE NOTE "O" BELOW)</p> <p>WEATHERSTRIPPING (SEE NOTE "O" BELOW)</p> <p>DOOR BOTTOM SWEEP (SEE NOTE "O" BELOW)</p> <p>OPAQE DOOR U-FACTOR TO BE 0.34, AND MAX. U-FACTOR 0.31 PER IECC TABLE C402.1.4</p> <p>2" HIGH LIFT FOLLOW THE ROOF PITCH TRACK</p> <p>ELECTRIC MOTOR OPERATOR - PER TENANT</p> <p>VISION LITE W/ 1" CLEAR TEMPERED SAFETY GLASS</p> <p>ROOM IDENTIFICATION SIGN - VERIFY WITH TENANT</p> <p>PROVIDE DIRECTIONAL SIGNAGE AT DOOR WHICH INDICATES LOCATION OF NEAREST ACCESSIBLE ENTRANCE</p> <p>DOOR FRAME TO REMAIN UNLESS INDICATED OTHERWISE</p> <p>DOOR FRAME TO BE RECESSED AND BRACKETED WITH MAX. ACCESSIBLE SIGN ON WALL ADJACENT TO LATCH GRADE &amp; BRAILLE MOUNT SIGN ON WALL ADJACENT TO LATCH GRADE - ALL GENDER RESTROOM ACCESSIBLE BRIDGE AVAILABLE AND INSTALL ALL GENDER RESTROOM ACCESSIBLE BRIDGE AVAILABLE AND BRIDGE MOUNT WITH GRADE &amp; BRAILLE MOUNT SIGN ON WALL ADJACENT TO LATCH SIDE OF DOOR &amp; 87" APT. FROM CENTER OF SIGN TO FIN FLOOR</p>																						
NO.	DOOR SIZE	ELEV.	TYPE	DOOR		FRAME		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
1	EXIST. TO REMAIN		SWING																												
2	EXIST. TO REMAIN		SWING																												
3	3'-0" x 7'-0" x 1 3/4"	C	SWING	INSUL. MTL.	PAINT	H.M.	PAINT																								
4	8'-0" x 10'-0" H.	A	OVHD.	MTL. & GL.	PREFIN.	WD.	PAINT																								
5	8'-0" x 8'-0" H.	B	OVHD.	MTL. & GL.	PREFIN.	WD.	PAINT																								
6	EXIST. TO REMAIN		SWING																												
7	3'-0" x 7'-0" x 1 3/4"	C	SWING	SC. WD.	PAINT	H.M.	PAINT																								
8	3'-0" x 7'-0" x 1 3/4"	C	SWING	SC. WD.	PAINT	H.M.	PAINT																								

**DOOR GENERAL NOTES: (CONTINUED)**

M. Door-saver arm or back check device on closer or safety "crash stop" chain to prevent door from slamming open due to strong winds

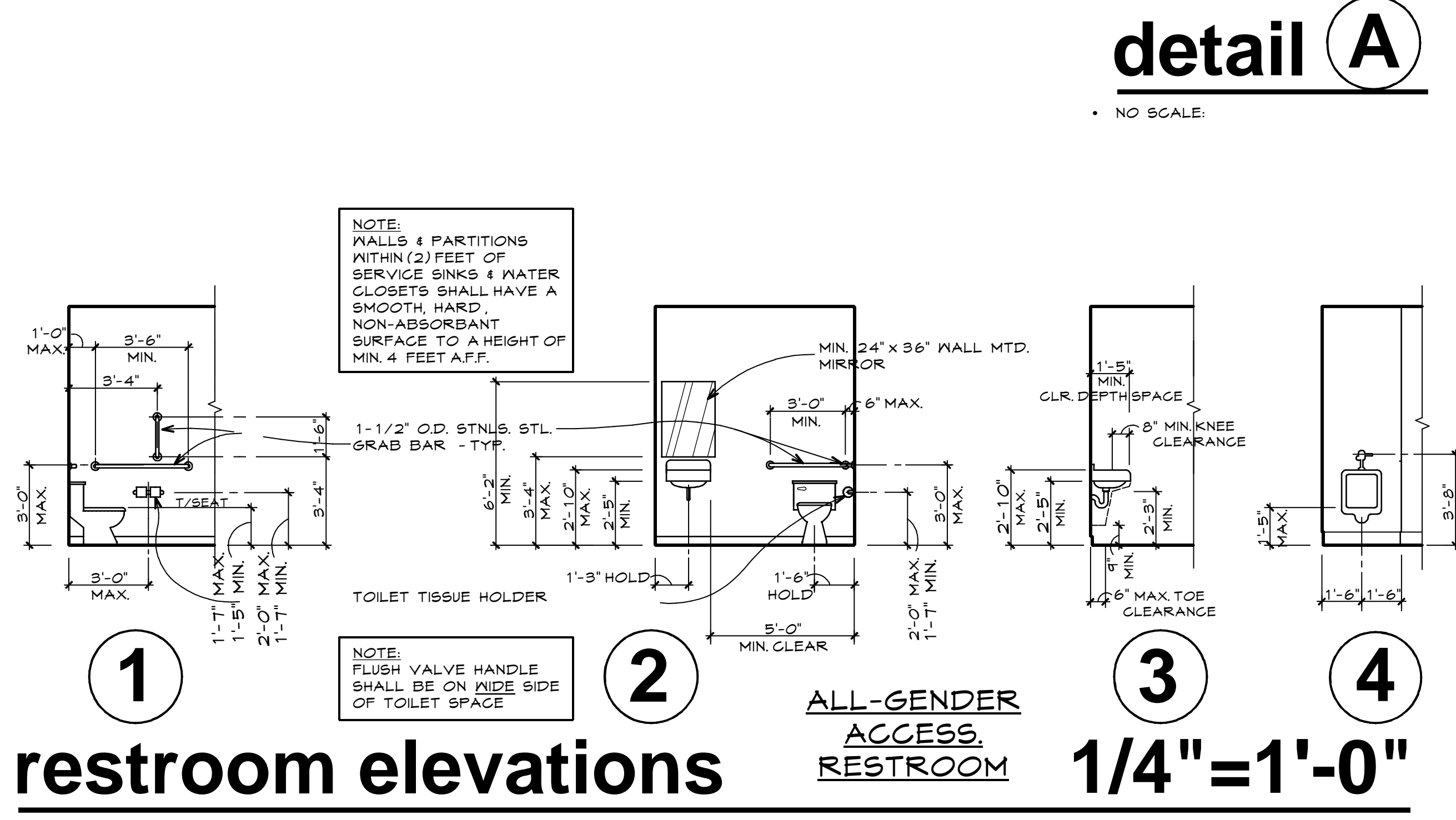
N. Door and door hardware supplier/subcontractor to provide manufacturer's catalog cutsheets for all door & door hardware to the Village of Gilberts for review & approval

O. Door hardware items No. 13, 14 & 15 listed above and said installation shall be in compliance with all requirements of the 2018 International Energy Conservation Code



**partial roof plan -n 1/4"=1'-0"**

- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- REFER TO SHEET A3.1, FLOOR PLAN, FOR ALL BUILDING DIMENSIONS
- REFER TO SHEET S1.1 FOR ROOF FRAMING DETAILS & ROOF DESIGN LOADS
- STEEL SUBCONTRACTOR SHALL FURNISH & INSTALL FRAMES FOR ALL MECHANICAL EQUIPMENT, ETC. REFER TO SHEET M1.1, FOR MECHANICAL (H.V.A.C.) EQUIPMENT LAYOUT AND GENERAL MECHANICAL NOTES
- REFER TO SHEETS N1.1 THROUGH N1.4 FOR GENERAL NOTES AND SPECIFICATIONS



**restroom elevations 1/4"=1'-0"**

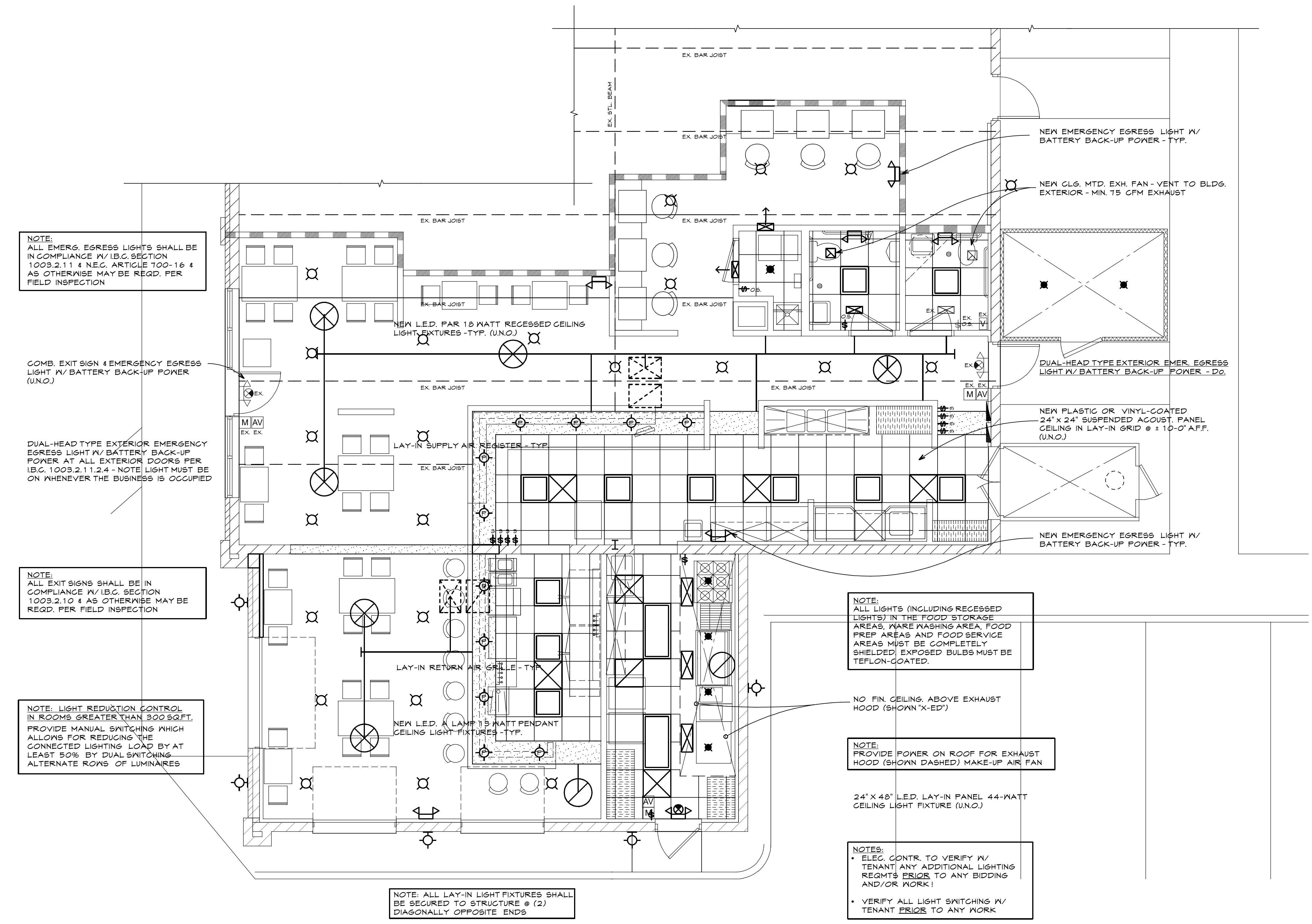
- NOTE: INSULATE EXPOSED DRAINS & HOT WATER PIPES & VALVES TO PROTECT FROM CONTACT - TYP.
- NEW RESTROOM MUST COMPLY W/ CURRENT EDITION OF 2018 ILLINOIS ACCESSIBILITY CODE
- HOT WATER ON LEFT W/ 110 DEGREE F. MAXIMUM TEMPERATURE - TYP.
- FAUCETS SHALL BE CONTROLLABLE WITH ONE (1) HAND & REQUIRE NO TIGHT PINCHING, GRASPING OR TWISTING OF THE WRIST. THEY SHALL HAVE AUTOMATIC AND/OR LEVER HANDLE OPERATED CONTROLS THAT ARE ADA COMPLIANT & MEET 5LB OR LESS FORCE REQMT.

# general notes

- The General Contractor shall verify all existing conditions and dimensions before starting Work and report any discrepancies to the Architect in writing.
- The General Contractor shall verify that all new Work complies with all applicable codes, laws and ordinances and shall obtain all necessary permits.
- It is the responsibility of the Contractor working at the site to protect the Owner's existing structures, equipment, furnishings, etc., from damage due to His/Her Work.
- The Contractor shall be responsible for fixing and/or replacing anything existing on the site, building utilities, or any other Owner equipment that is damaged as a result of His/Her Work.
- All Work shall be performed in a good workmanlike manner. All Subcontractors shall remove their debris and leave the job site broom swept at the end of EACH work day.
- Each and every Contractor and Subcontractor performing Work at the site of the Project to which this Contract relates, shall comply with applicable provisions of all pertinent Federal and State Labor Laws.
- All plumbing shall comply with all local codes and shall meet the requirements of the current State of Illinois "Accessibility Code" and the ADA "Americans with Disabilities Act" Standards for Public Accommodations and Commercial Facilities 2010. Verify location of existing water supply stubs and sewer connections.
- The Mechanical Contractor shall determine the most economical manner in which to heat and cool the proposed Tenant's finish space. HVAC plans shall be reviewed by the Architect and comply with all code requirements and meet the needs of the Tenant. All equipment is to be installed per manufacturer's specifications and trade association recommendations.
- All supply, return and exhaust duct openings shall be capped with suitable material during construction
- All electrical work shall comply with ALL local codes and the 2017 edition of the National Electrical Code. Electrical shown on plans is schematic ONLY.
- The General Contractor shall verify the location of the existing electric service to determine its suitability or additional service requirements for the proposed work. Service panels shall be labeled to identify their service areas.
- All metallic wiring shall be in metallic conduit or other approved metallic raceways. G.F.I. protected receptacles shall be provided wherever located within six (6) feet of wet/damp locations.
- Provide portable fire extinguishers according to the requirements of the local Fire Department. General Contractor shall contact the Fire Chief for approval of type(s) and location(s) PRIOR to occupancy.
- All trades shall do their own cutting, fitting patching, etc. to make the several parts come together properly and fit it to receive or be received by work of other trades.
- The intention of these Documents is to include all labor, materials services, equipment and transportation necessary for the complete and proper execution of the Work indicated on Drawings or reasonably inferred therefrom.
- The Contractor and ALL Subcontractors shall maintain such insurance as will protect Him/Her from claims under Workman's Compensation acts and other employee benefit acts; from claims for damages because of bodily injuries, including death to His/Her employees and all others, from claims for damages to property any or all of which may arise out of or result from the Contractor's operations under this Contract.
- All insurance required shall include indemnification and HOLD HARMLESS provisions covering the Owner and Architect.
- The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.
- All new flooring and base shall be as denoted on the Room Finish Schedule and/or by Tenant. All floor finishes to meet minimum class ratings required by local codes.
- All new gypsum board to be 5/8" thick on 3-5/8" metal studs @ 16" o.c., up to 4" above finish ceiling (unless noted otherwise). Extend studs up and secure to structure above where required for rigidity. Cross brace top of stud framing @ 8'-0" o.c. (maximum). All gypsum board walls to be taped, sanded and ready for paint below acoustical ceiling and fire taped above ceilings. Tenant will provide wall paint, at Tenant's expense and said walls shall be of a single color uniform throughout the tenant space.
- All new finished ceiling materials shall be as denoted on the Reflected Ceiling Plan, Room Finish Schedule and/or by Tenant.
- During construction, all necessary precautions shall be observed so as to prevent any hazardous conditions to occupants still using other portions of the building. Flammable finishes shall not be stored on the site until they are to be used. Flammable/combustible materials shall not be stored in furnace rooms. Portable fire extinguishing equipment shall be kept in the construction area. Combustible rubbish and scrap construction materials shall be removed from the site daily.
- All finish colors, textures and patterns shall be selected by the Tenant and approved PRIOR to any bidding and/or work.
- Any roof cuts or roof penetrations by Tenant or Tenant's Contractor shall be made by the roof manufacturer's certified roofer so as not to void the roof warranty and in accordance with all the provisions of the Lease. Any pipe or conduit penetration through the exterior construction shall be sealed at both sides for a weathertight condition by the contractor.
- Waterproofing and sealant installers to verify in writing the compatibility of respective products to be installed with adjacent products.
- Any tie-ins to the fire alarm panel by Tenant or Tenant's Contractor shall be done by a factory certified installer so as not to void the warranty and in accordance with all provisions of the Lease.

PROJECT NO.	DATE	DESCRIPTION:
2270	14 OCT 22	BID & PERMIT
REVISION:	14 OCT 22	
DRAWN:	RGY/LAF	

CONTENTS: REFLECTED CEILING PLAN • SYMBOL LEGEND

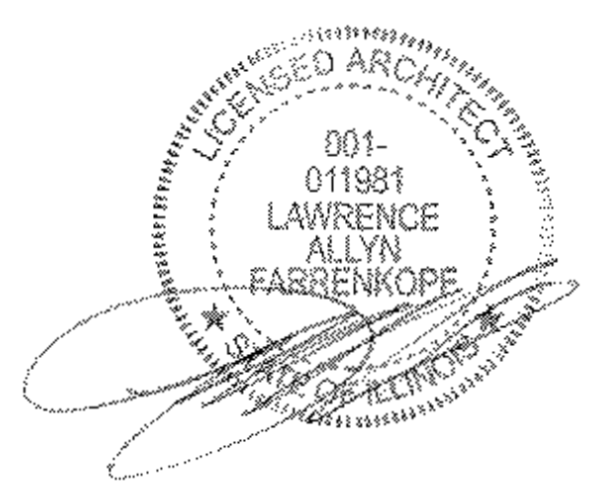


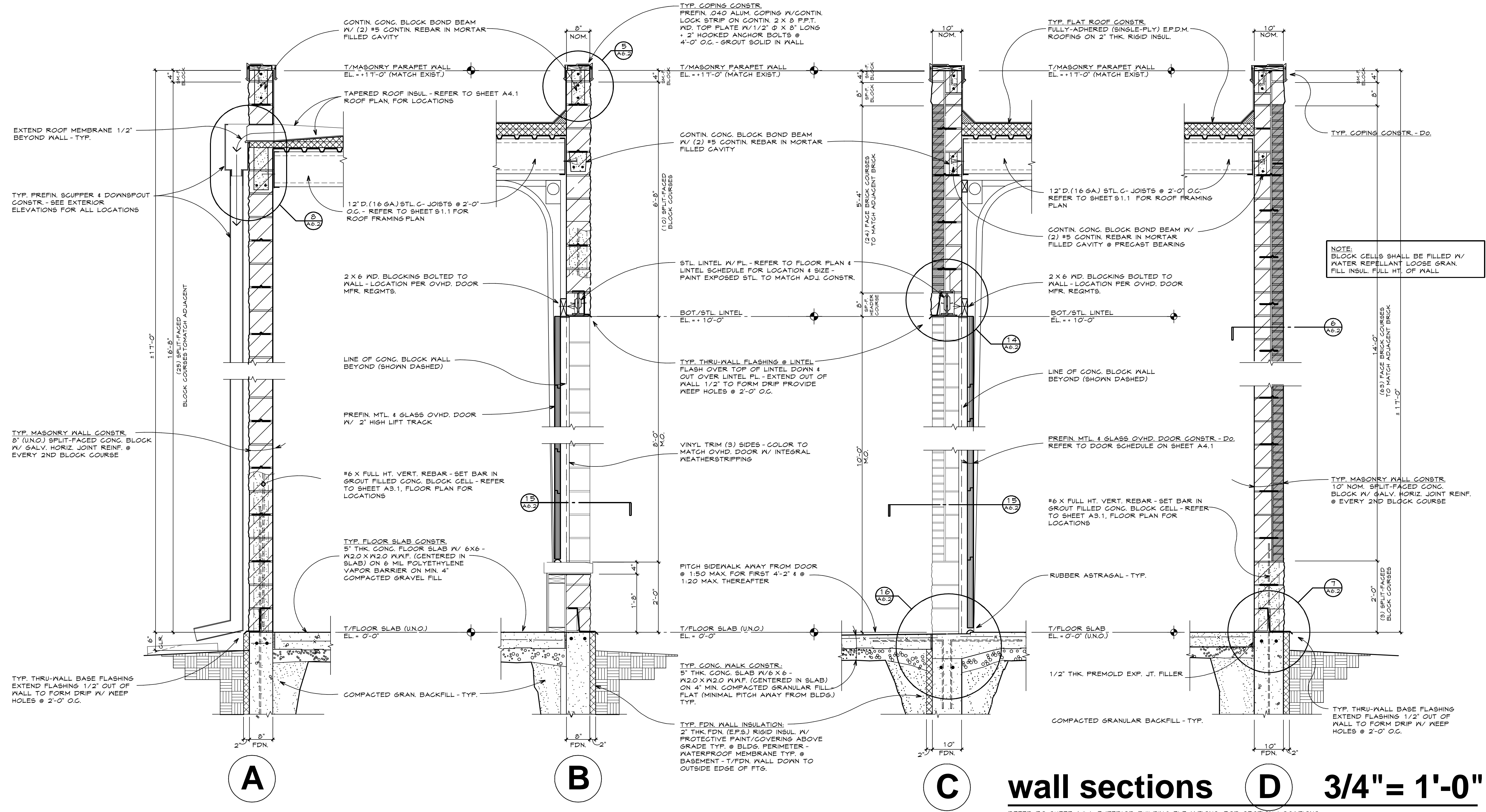
**Legend**

- 24" X 24" PLASTIC OR VINYL-COATED SUSPENDED ACOUST. CEILING TILE & GRID WHITE (U.N.O.) - NOTE: REFER TO ROOM FINISH SCHEDULE FOR LOCATIONS
- 24" X 48" (44-WATT L.E.D.) LAY-IN PANEL CEILING LIGHT FIXTURE - 'LITHONIA' - U.N.O.
- 24" X 24" (26-WATT L.E.D.) LAY-IN CEILING LIGHT FIXTURE - 'LITHONIA' OR EQUAL
- GYPSUM BOARD DROPPED SOFFIT CONSTR. (PAINT)
- SINGLE POLE SWITCH MOUNT AT 46" AFF. (U.N.O.)
- THREE-WAY SWITCH MOUNT AT 46" AFF. (U.N.O.)
- OCCUPANT-SENSITIVE ON-OFF SWITCH MOUNT AT 46" AFF. (U.N.O.)
- PENDANT MOUNTED L.E.D. PAR 18-WATT CEILING LIGHT FIXTURE - U.N.O.
- RECESS MOUNTED L.E.D. PAR 18-WATT CEILING LIGHT FIXTURE - U.N.O.
- SURFACE MOUNTED L.E.D. PAR 18-WATT CEILING LIGHT FIXTURE - U.N.O.
- 8'-0" LONG TRACK LIGHTING - L.E.D. PAR 18-WATT LIGHT HEADS AS SELECTED BY TENANT
- WALL MOUNTED OUTDOOR METAL HALIDE 55-WATT LIGHT FIXTURE (U.N.O.)
- INTERNALLY ILLUMINATED L.E.D. TYP EXIT SIGN WITH BATTERY BACK-UP POWER
- EMERG. EXIT LIGHT L.E.D. TYPE W/ BATTERY BACK-UP POWER (U.N.O.)
- COMBINATION INTERNALLY ILLUMINATED L.E.D. TYPE EXIT SIGN & EMERG. EGRESS LIGHT WITH BATTERY BACK-UP POWER (U.N.O.)
- CEILING MOUNTED EXHAUST FAN - VENT TO BUILDING EXTERIOR (U.N.O.)
- 24" X 24" LAY-IN SUPPLY AIR DIFFUSER - SEE MECH/HVAC REFLECTED CEILING PLAN FOR LOCATIONS (U.N.O.)
- 24" X 24" LAY-IN RETURN AIR GRILLE - SEE MECH/HVAC PLAN REFLECTED CEILING PLAN FOR LOCATIONS (U.N.O.)
- AUDIO/VISUAL ALARM DEVICE ABOVE (U.N.O.)
- VISUAL ALARM DEVICE ABOVE (U.N.O.)
- MANUAL PULL STATION (U.N.O.)
- DENOTES NIGHT LIGHT FIXTURE
- DENOTES EXISTING TO REMAIN

**reflected ceiling plan ← n 1/4"=1'-0"**

- REFER TO SHEET A3.1, FLOOR PLAN FOR ALL PLAN DIMENSIONS
- REFER TO SHEET E1.1 FOR GENERAL ELECTRICAL NOTES
- PROVIDE SUFFICIENT EMERGENCY EGRESS LIGHTING & EXIT SIGNAGE TO ILLUMINATE ALL EXIT AREAS AS REQUIRED BY ALL APPLICABLE CODES AND ORDINANCES
- ALL EXIT SIGNS AND EMERGENCY EGRESS LIGHTING FIXTURES SHALL HAVE AN EMERGENCY POWER SUPPLY TO PROVIDE POWER FOR A DURATION OF ONE AND ONE-HALF (1 1/2) HOURS IN CASE OF PRIMARY POWER LOSS
- GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL NITE LITES WITH TENANT & LOCAL JURISDICTION PRIOR TO ANY WORK!





CONTIN. CONC. BLOCK BOND BEAM  
W/ (2) #5 CONTIN. REBAR IN MORTAR  
FILLED GAFFITY

T/MASONRY PARAPET WALL  
EL. = +11'-0" (MATCH EXIST.)

TAPERED ROOF INSUL. - REFER TO SHEET A4.1  
ROOF PLAN, FOR LOCATIONS

EXTEND ROOF MEMBRANE 1/2"  
BEYOND WALL - TYP.

TYP. PREFIN. SCUPPER & DOWNSPOUT  
CONSTR. - SEE EXTERIOR  
ELEVATIONS FOR ALL LOCATIONS

12" D. (16 GA) STL. C-JOISTS @ 2'-0"  
O.C. - REFER TO SHEET S1.1 FOR  
ROOF FRAMING PLAN

2 X 6 WD. BLOCKING BOLTED TO  
WALL - LOCATION PER OVHD. DOOR  
MFR. REQMTS.

LINE OF CONC. BLOCK WALL  
BEYOND (SHOWN DASHED)

PREFIN. MTL. & GLASS OVHD. DOOR  
W/ 2" HIGH LIFT TRACK

#6 X FULL HT. VERT. REBAR - SET BAR IN  
GROUT FILLED CONC. BLOCK CELL - REFER  
TO SHEET A3.1, FLOOR PLAN FOR  
LOCATIONS

TYP. FLOOR SLAB CONSTR.  
5" THK. CONC. FLOOR SLAB W/ 6X6 -  
M2.0 X M2.0 W.M.F. (CENTERED IN  
SLAB) ON 6 ML POLYETHYLENE  
VAPOR BARRIER ON MIN. 4"  
COMPACTED GRAVEL FILL

T/FLOOR SLAB (UNO.)  
EL. = 0'-0"

TYP. THROUGH-WALL FLASHING  
EXTEND FLASHING 1/2" OUT OF  
WALL TO FORM DRIP W/ KEEP  
HOLES @ 2'-0" O.C.

COMPACTED GRAN. BACKFILL - TYP.

TYP. COPING CONSTR.  
PREFIN. 0.40 ALUM. COPING W/ CONTIN.  
LOCK STRIP ON CONTIN. 2 X 8 P.F.T.  
WD. TOP PLATE W/ 1/2" D X 8" LONG  
+ 2" HOOKED ANCHOR BOLTS @  
4'-0" O.C. - GROUT SOLID IN WALL

8" NOM

CONTIN. CONC. BLOCK BOND BEAM  
W/ (2) #5 CONTIN. REBAR IN MORTAR  
FILLED GAFFITY

6'-8" (10) SPLIT-FACED  
BLOCK COURSES

STL. LINTEL W/ PL - REFER TO FLOOR PLAN &  
LINTEL SCHEDULE FOR LOCATION & SIZE -  
PAINT EXPOSED STL. TO MATCH ADJ. CONSTR.

BOT./STL. LINTEL  
EL. = +10'-0"

TYP. THRU-WALL FLASHING @ LINTEL  
FLASH OVER TOP OF LINTEL DOWN &  
OUT OVER LINTEL FL. - EXTEND OUT OF  
WALL 1/2" TO FORM DRIP PROVIDE  
KEEP HOLES @ 2'-0" O.C.

VINYL TRIM (3) SIDES - COLOR TO  
MATCH OVHD. DOOR W/ INTEGRAL  
WEATHERSTRIPPING

PITCH SIDEWALK AWAY FROM DOOR  
@ 1:50 MAX FOR FIRST 4'-2" &  
1:20 MAX THEREAFTER

2'-0"

TYP. CONC. WALL CONSTR.  
5" THK. CONC. SLAB W/ 6 X 6 -  
M2.0 X M2.0 W.M.F. (CENTERED IN  
SLAB) ON 4" MIN. COMPACTED GRANULAR FILL.  
FLAT (MINIMAL PITCH AWAY FROM BLDG.)  
TYP.

TYP. FDN. WALL INSULATION  
2" THK. FDN. (EPS) RIGID INSUL W/  
PROTECTIVE PAINT/COVERING ABOVE  
GRADE TYP. @ BLDG. PERIMETER -  
WATERPROOF MEMBRANE TYP. @  
BASEMENT - T/FDN. WALL DOWN TO  
OUTSIDE EDGE OF FTG.

TYP. FLAT ROOF CONSTR.  
FULLY-ADHERED (SINGLE-PLY) EP.D.M.  
ROOFING ON 2" THK. RIGID INSUL.

10" NOM

T/MASONRY PARAPET WALL  
EL. = +11'-0" (MATCH EXIST.)

12" D. (16 GA) STL. C-JOISTS @ 2'-0" O.C.  
REFER TO SHEET S1.1 FOR ROOF FRAMING  
PLAN

CONTIN. CONC. BLOCK BOND BEAM W/  
(2) #5 CONTIN. REBAR IN MORTAR  
FILLED GAFFITY @ PRECAST BEARING

2 X 6 WD. BLOCKING BOLTED TO  
WALL - LOCATION PER OVHD. DOOR  
MFR. REQMTS.

BOT./STL. LINTEL  
EL. = +10'-0"

LINE OF CONC. BLOCK WALL  
BEYOND (SHOWN DASHED)

PREFIN. MTL. & GLASS OVHD. DOOR CONSTR. - DO.  
REFER TO DOOR SCHEDULE ON SHEET A4.1

#6 X FULL HT. VERT. REBAR - SET BAR IN  
GROUT FILLED CONC. BLOCK CELL - REFER  
TO SHEET A3.1, FLOOR PLAN FOR  
LOCATIONS

RUBBER ASTRAGAL - TYP.

1/2" THK. PREMOLD EXP. JT. FILLER

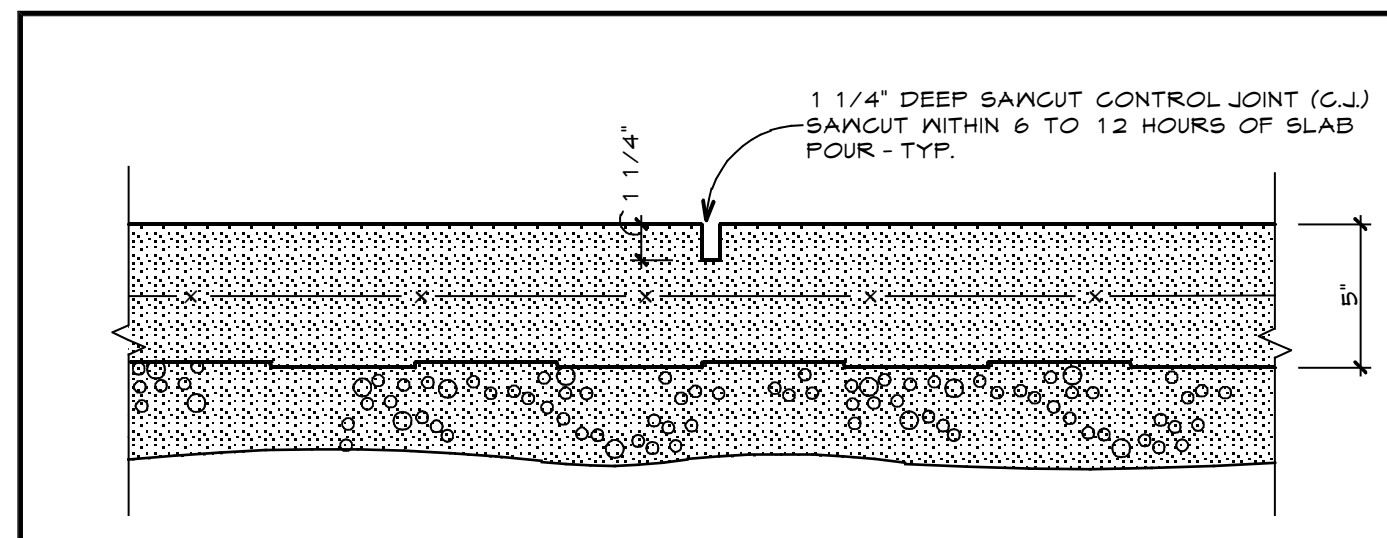
COMPACTED GRANULAR BACKFILL - TYP.

TYP. THRU-WALL BASE FLASHING  
EXTEND FLASHING 1/2" OUT OF  
WALL TO FORM DRIP W/ KEEP  
HOLES @ 2'-0" O.C.

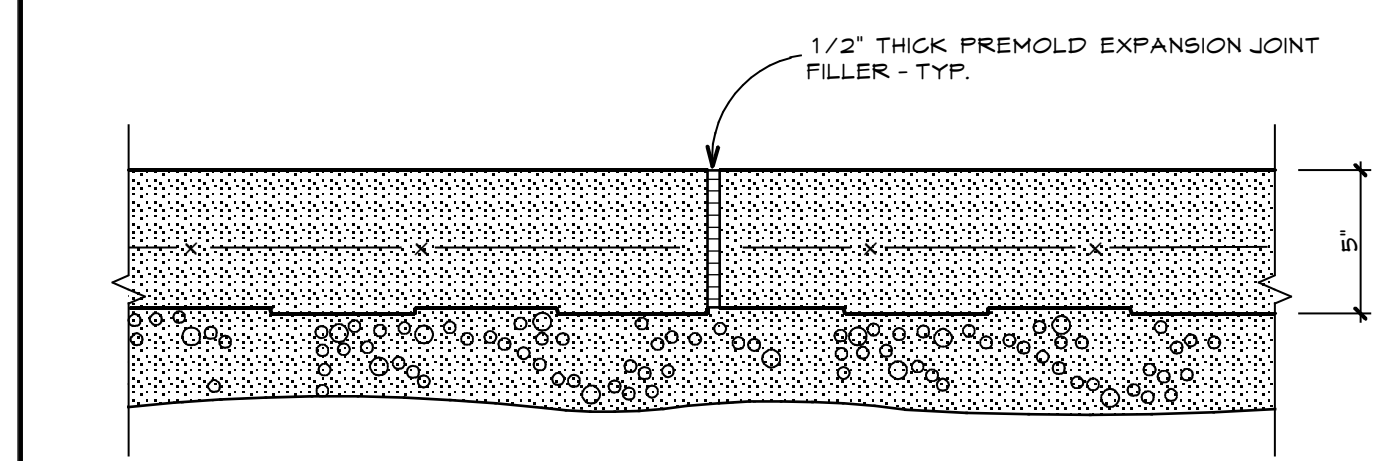
NOTE:  
BLOCK CELLS SHALL BE FILLED W/  
WATER REPELLANT LOOSE GRAN.  
FILL INSUL. FULL HT. OF WALL.

PROJECT NO. 2210	REVISION:	DATE:	DESCRIPTION:
DATE: 14 OCT 22	14 OCT 22	14 OCT 22	BID & PERMIT
DRAWN: RGY/LAF			
CONTENTS: WALL SECTIONS			

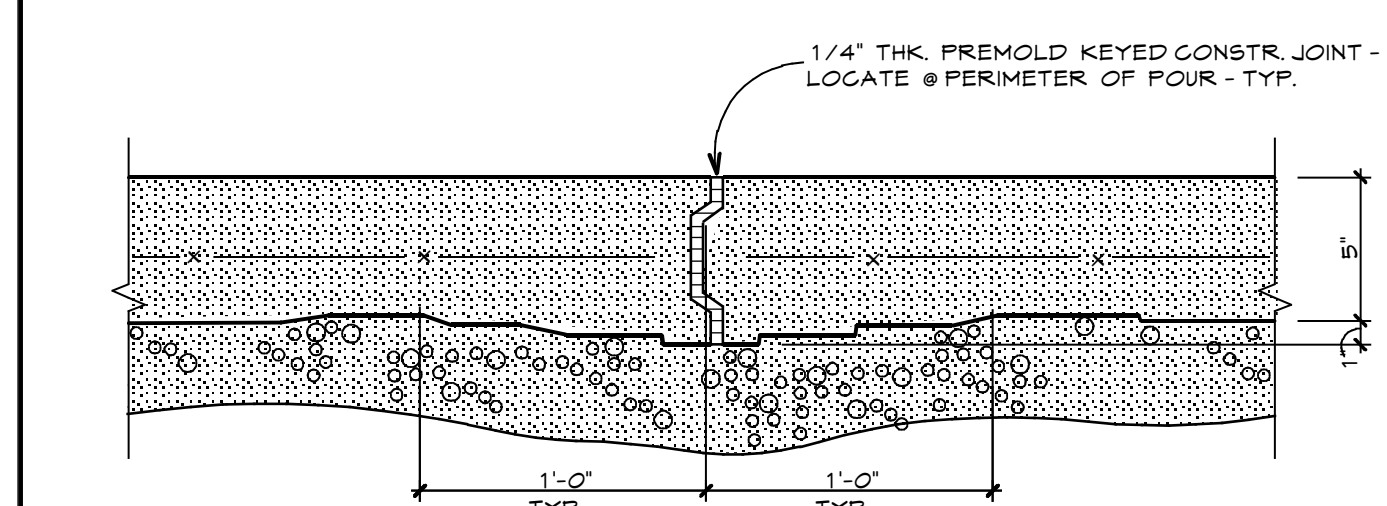




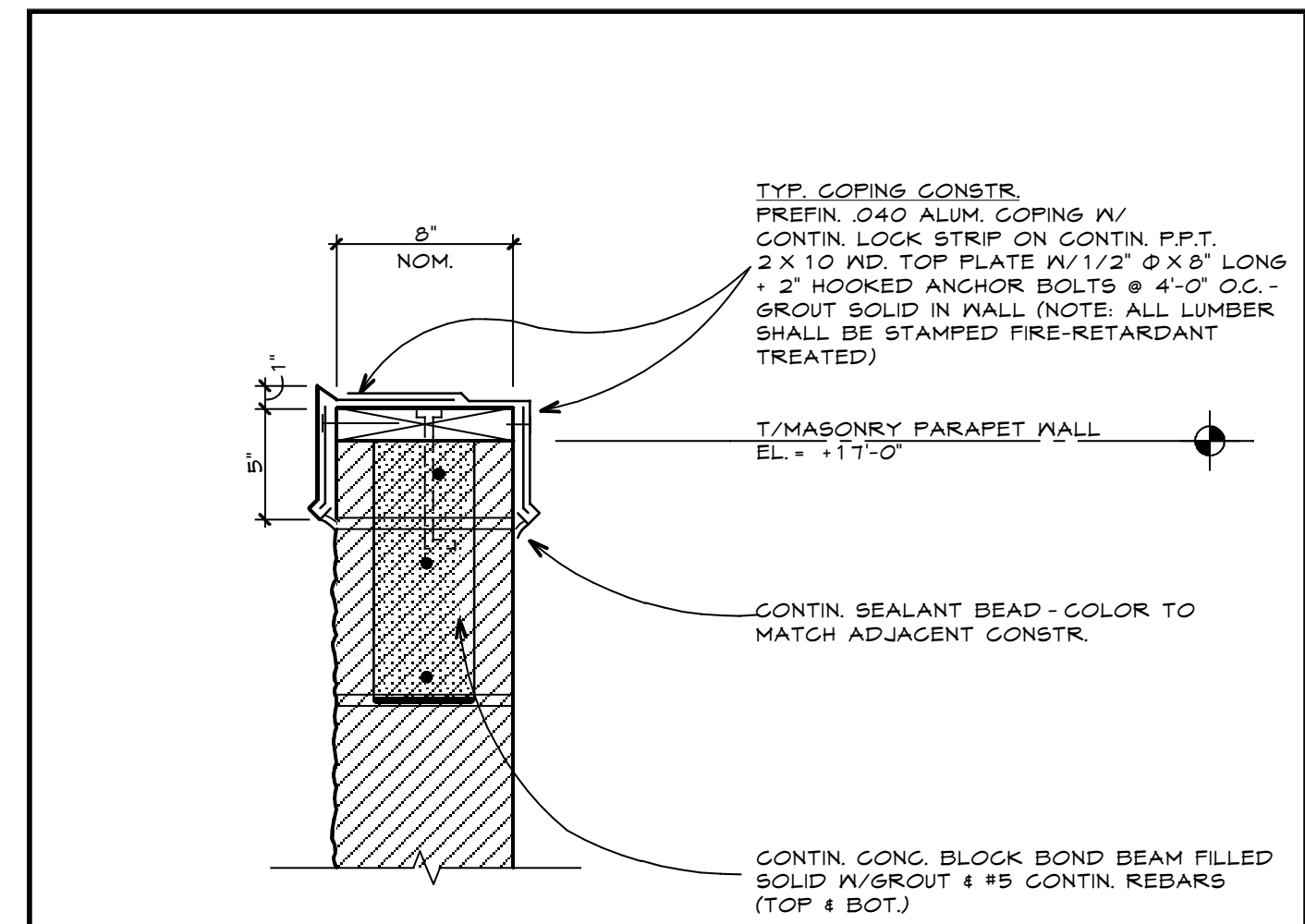
**1 CONTROL JOINT:**  
SCALE: 1 1/2" = 1'-0"



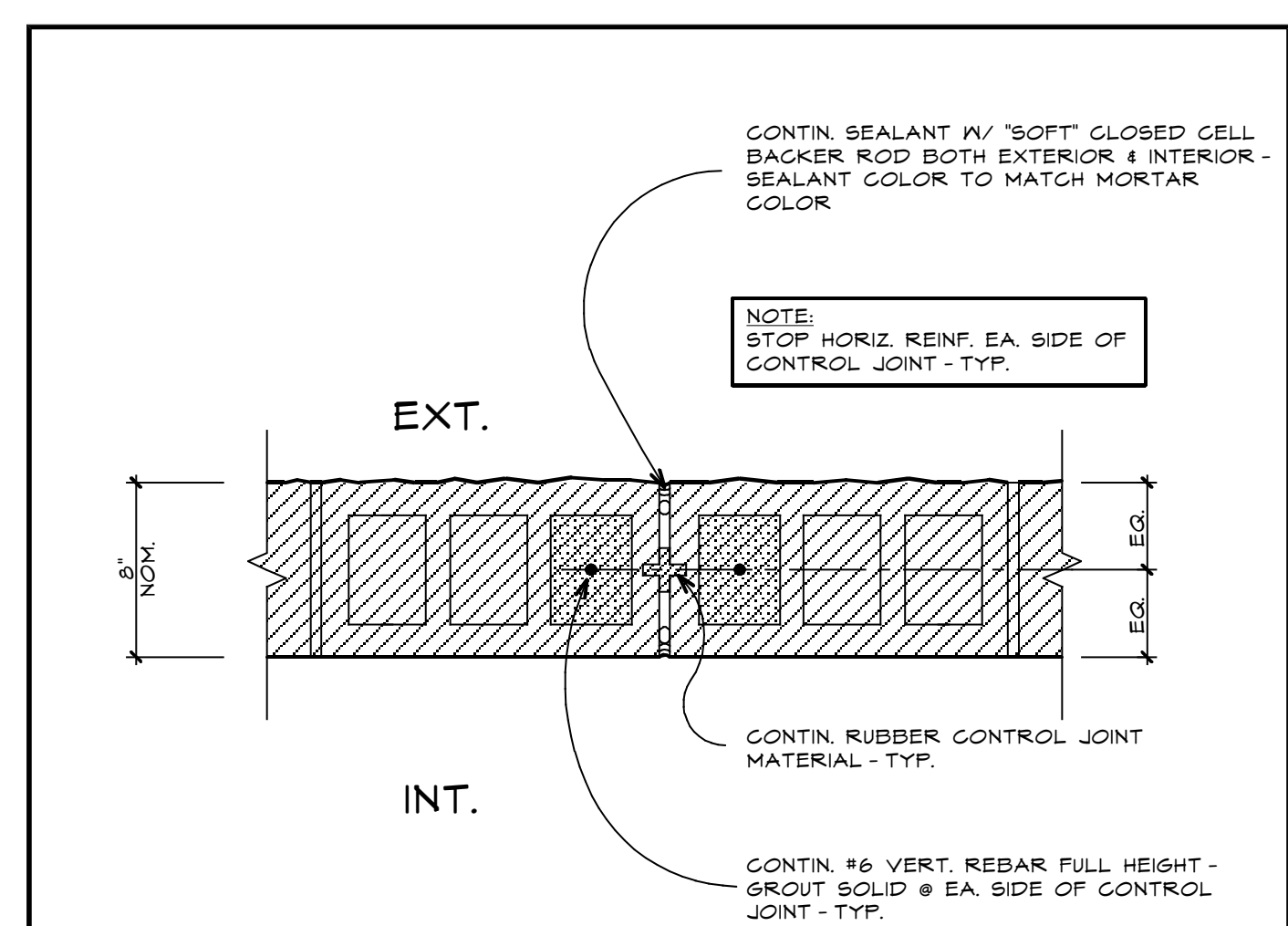
**2 ISOLATION JOINT:**  
SCALE: 1 1/2" = 1'-0"



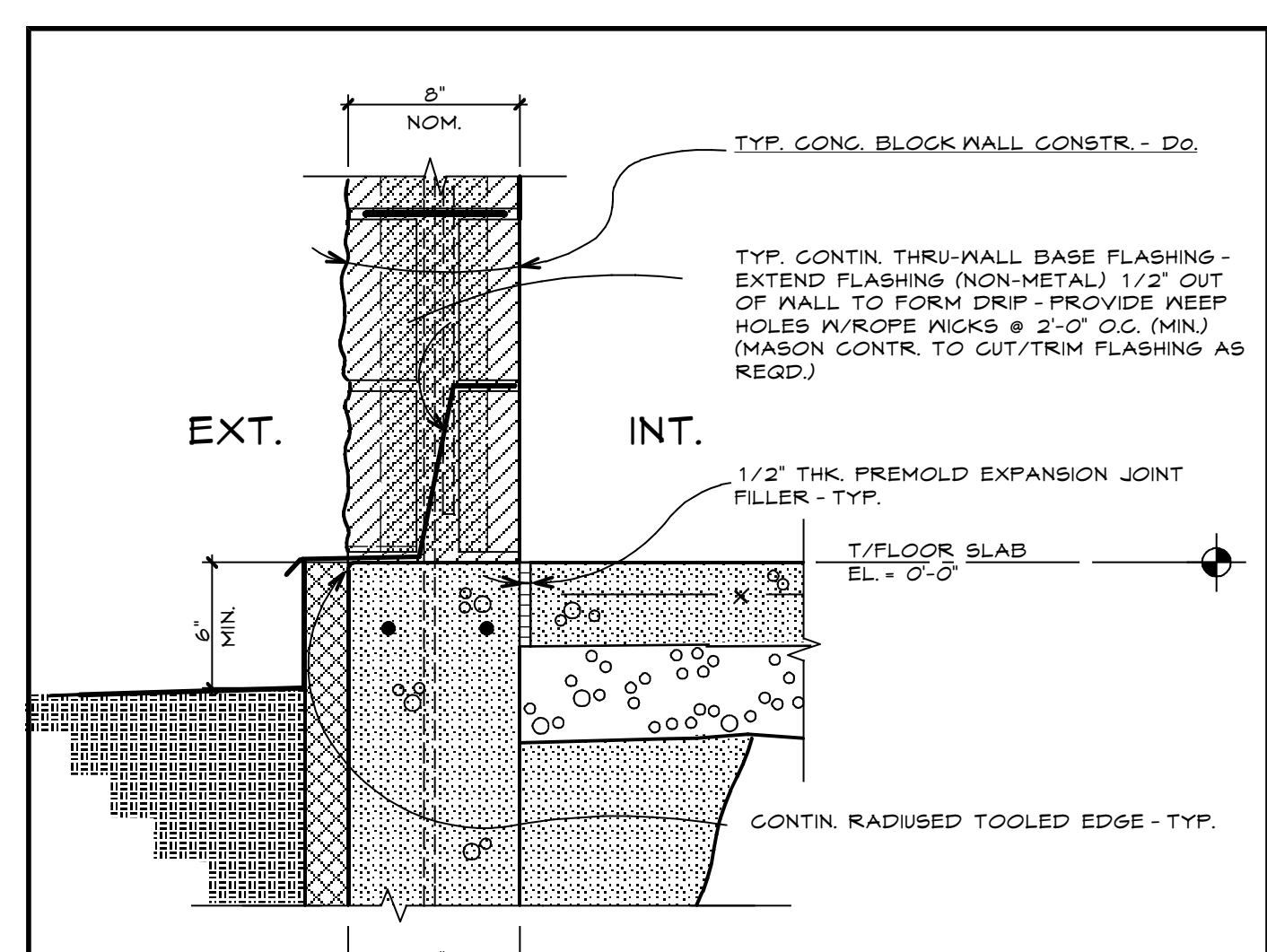
**3 KEYED COLD JOINT:**  
SCALE: 1 1/2" = 1'-0"



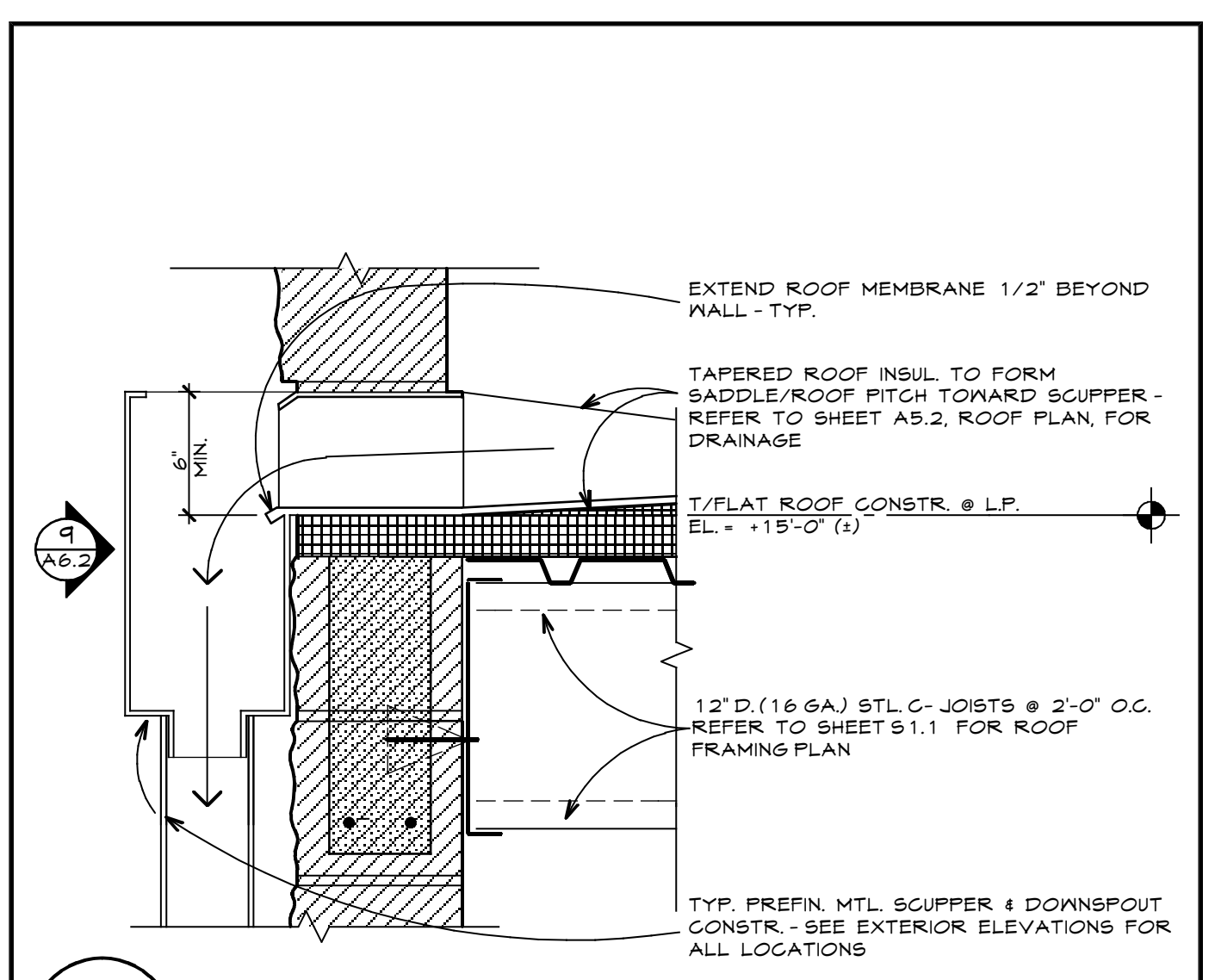
**5 PARAPET WALL:**  
SCALE: 1 1/2" = 1'-0"



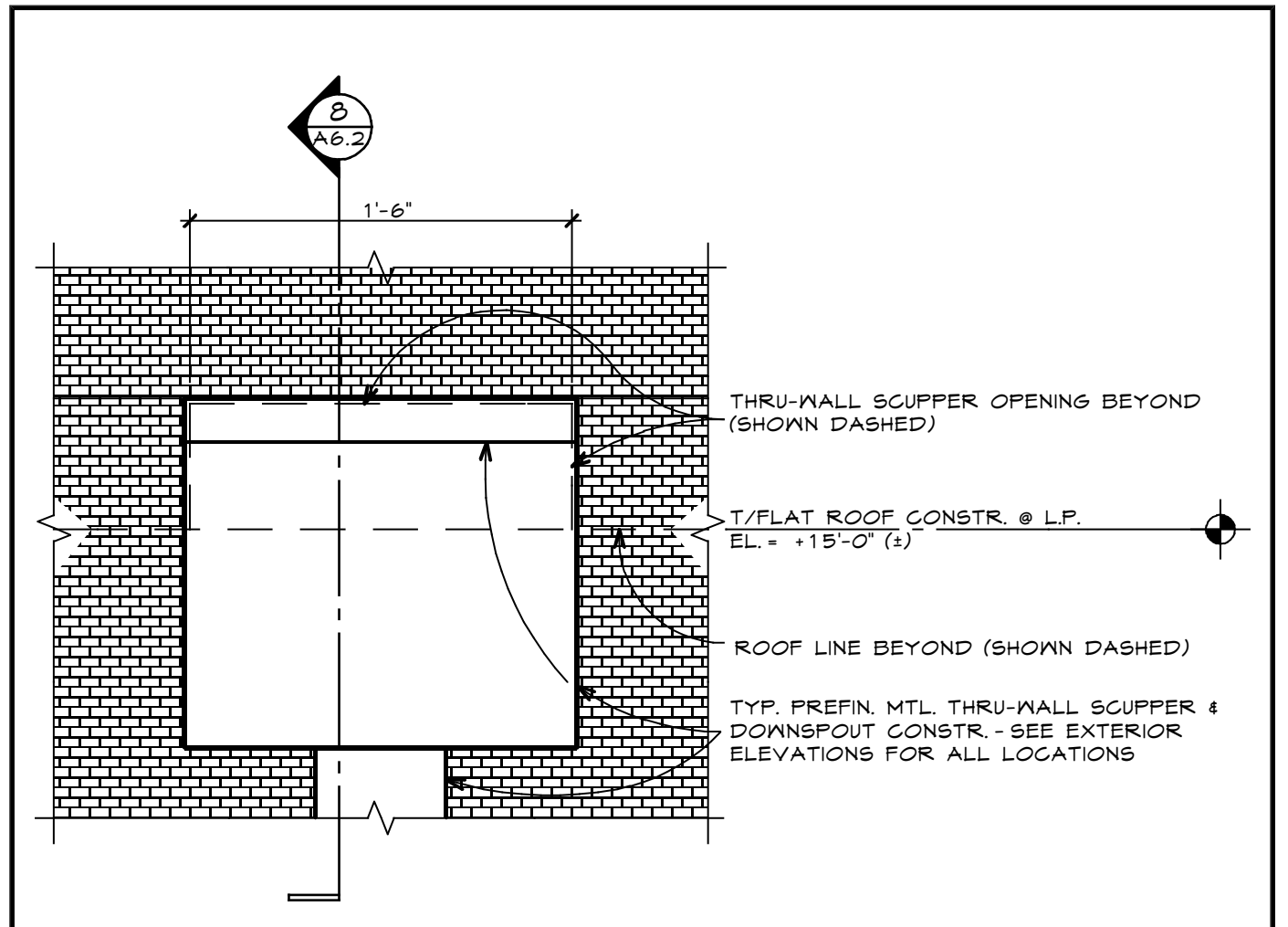
**6 REINF. CONG. BLOCK CONTROL JOINT:**  
SCALE: 1 1/2" = 1'-0"



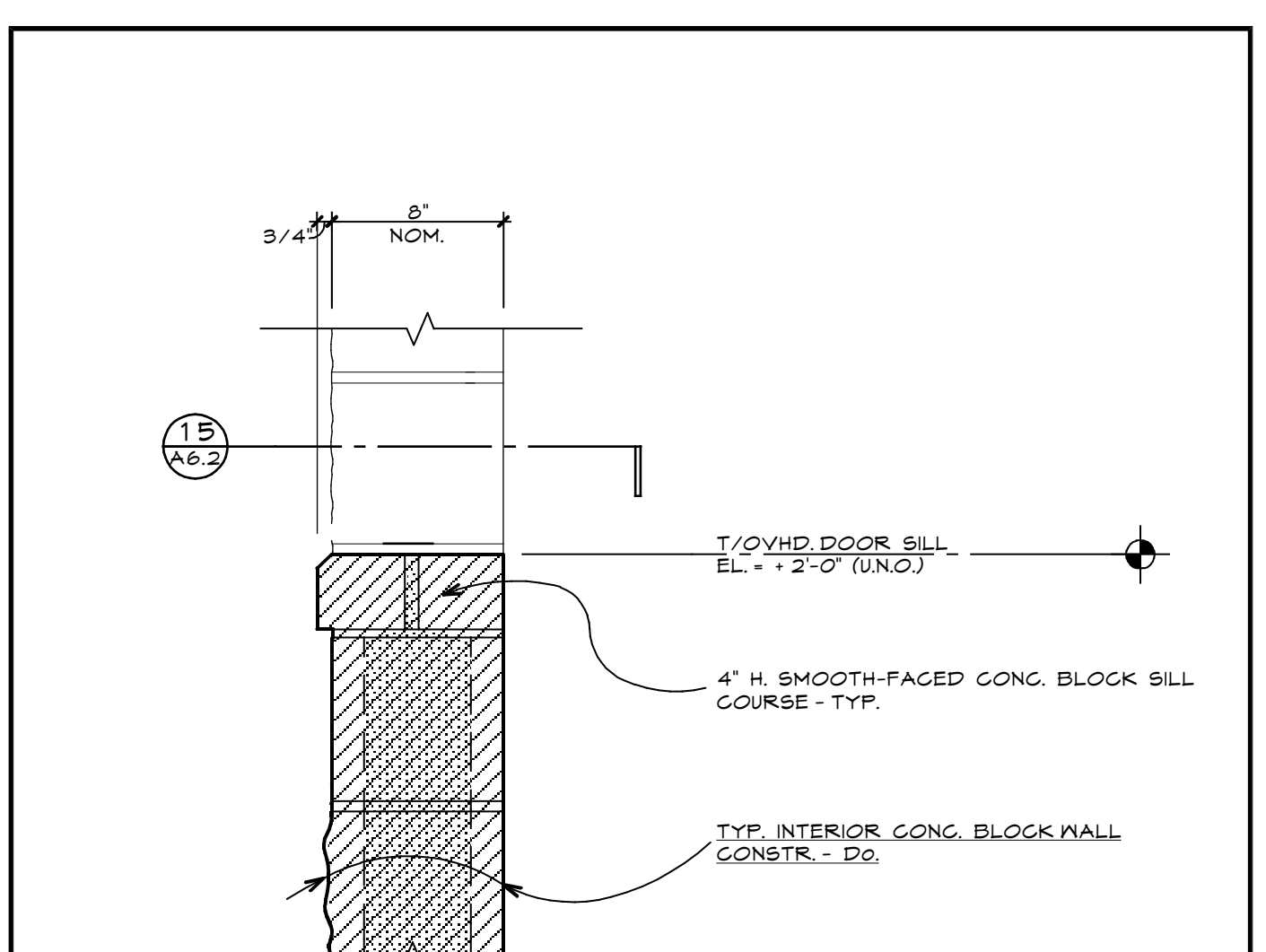
**7 CONG. BLOCK WALL @ FDN. WALL:**  
SCALE: 1 1/2" = 1'-0"



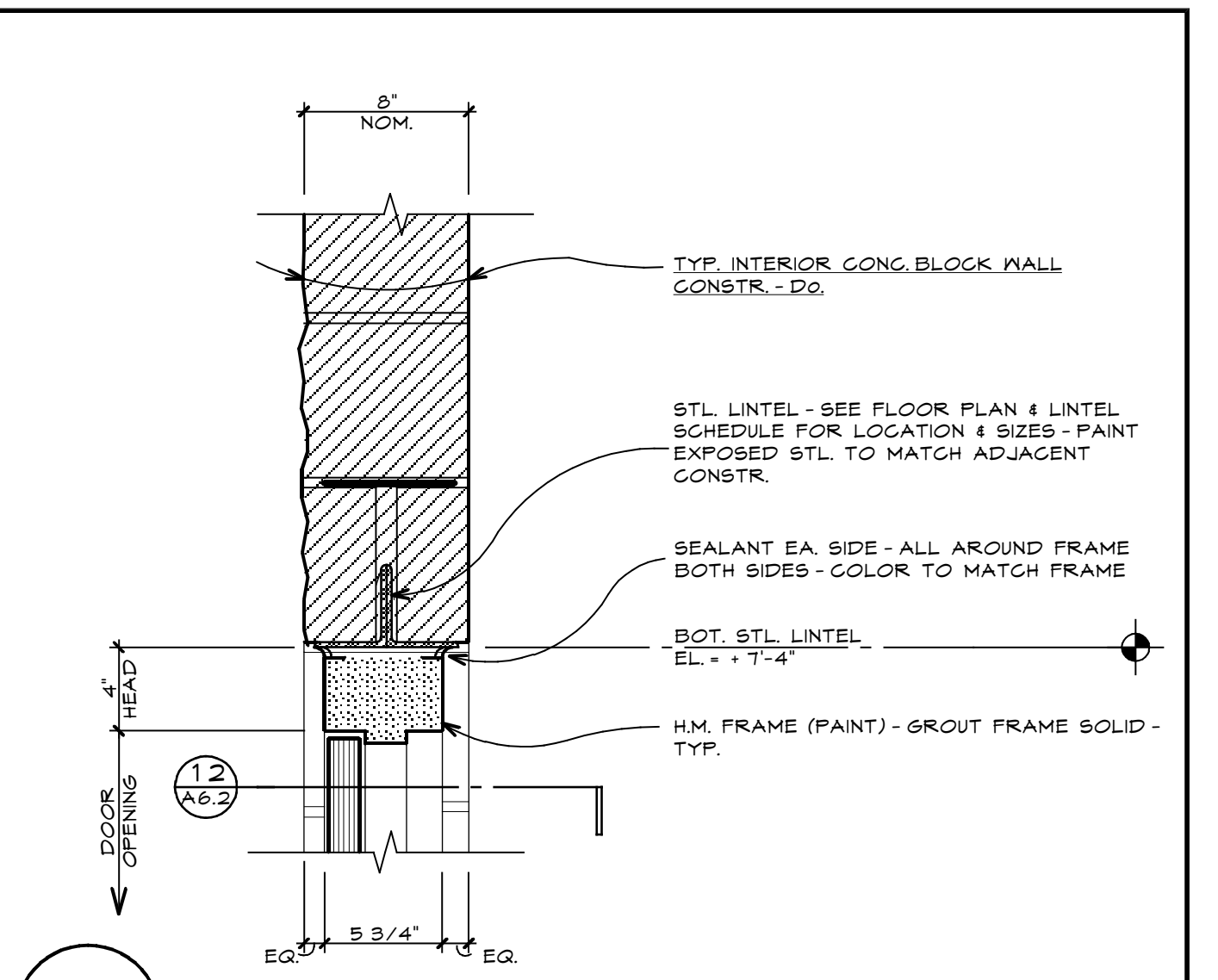
**8 THRU-WALL SCUPPER:**  
SCALE: 1 1/2" = 1'-0"



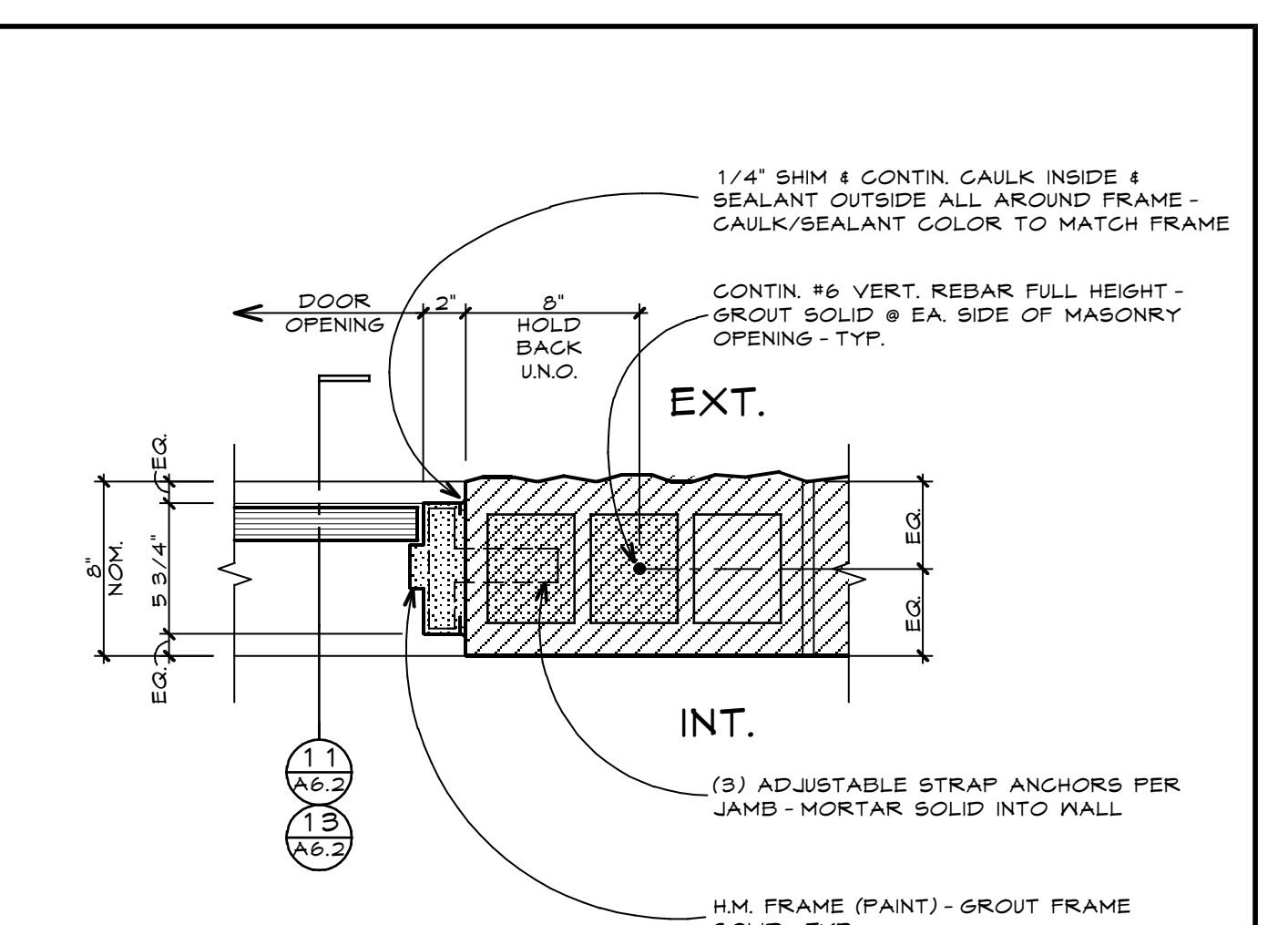
**9 THRU-WALL SCUPPER:**  
SCALE: 1 1/2" = 1'-0"



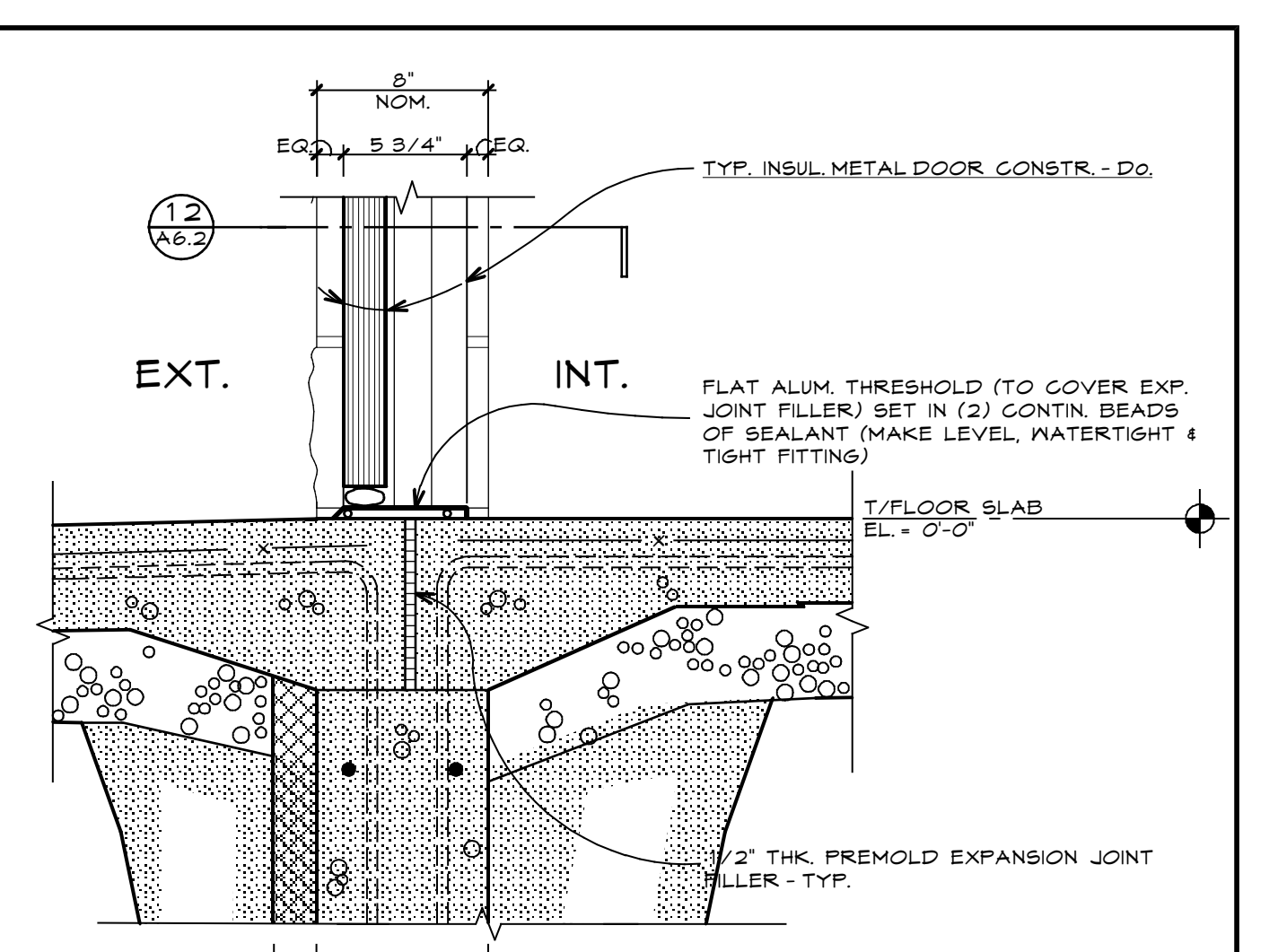
**10 RAISED STONE SILL:**  
SCALE: 1 1/2" = 1'-0"



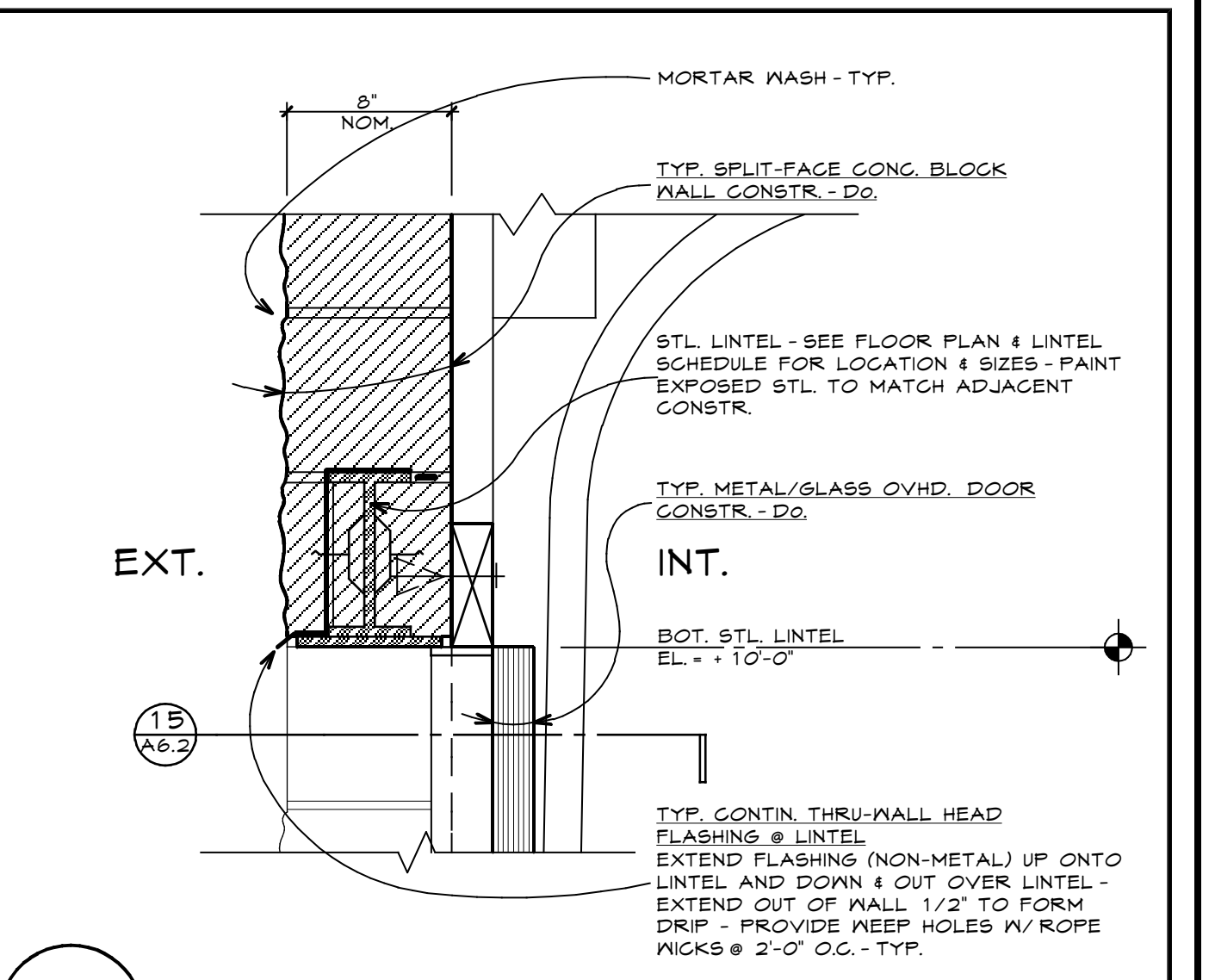
**11 METAL DOOR HEAD:**  
SCALE: 1 1/2" = 1'-0"



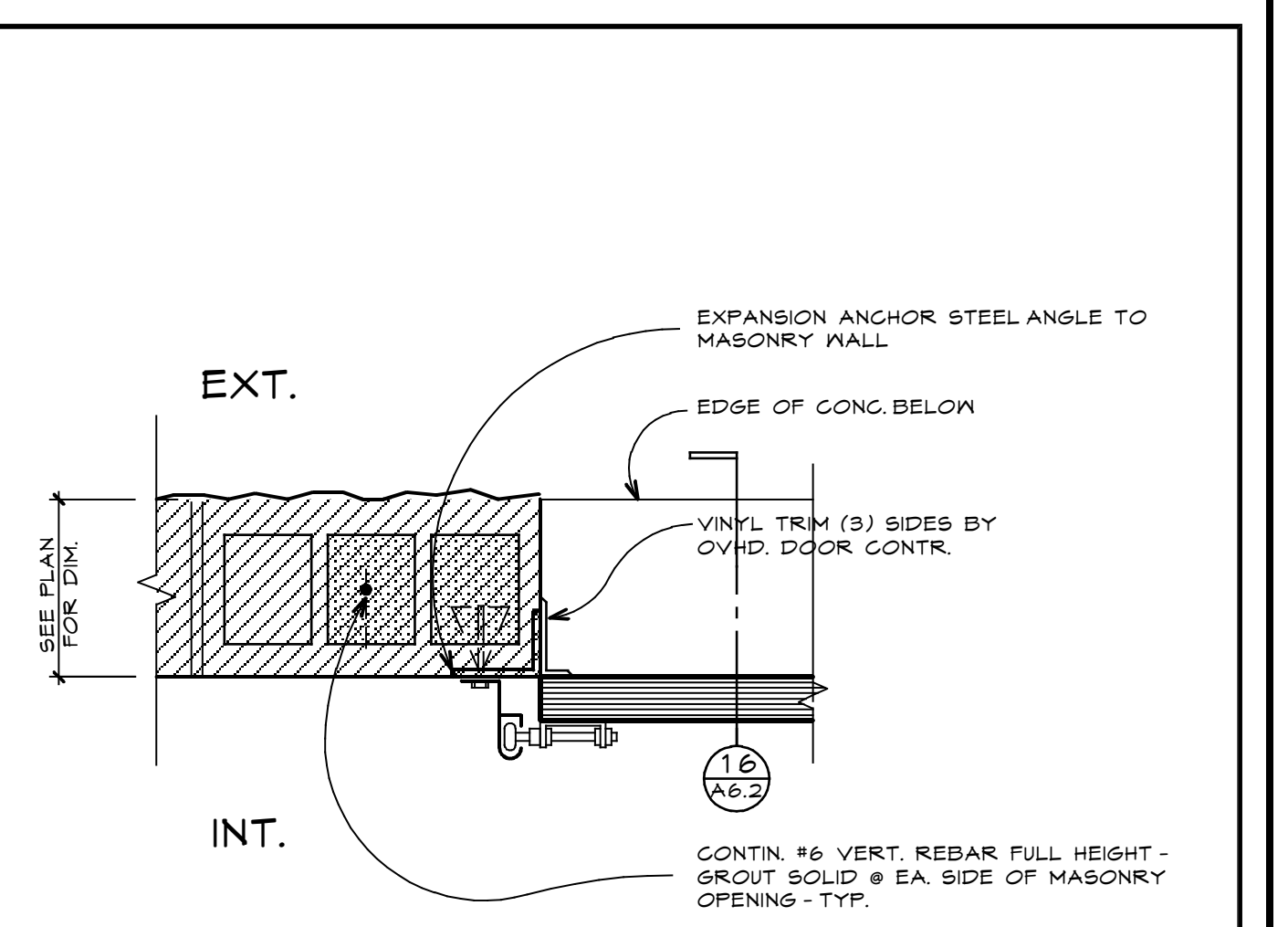
**12 METAL DOOR JAMB @ CONG. BLOCK WALL:**  
SCALE: 1 1/2" = 1'-0"



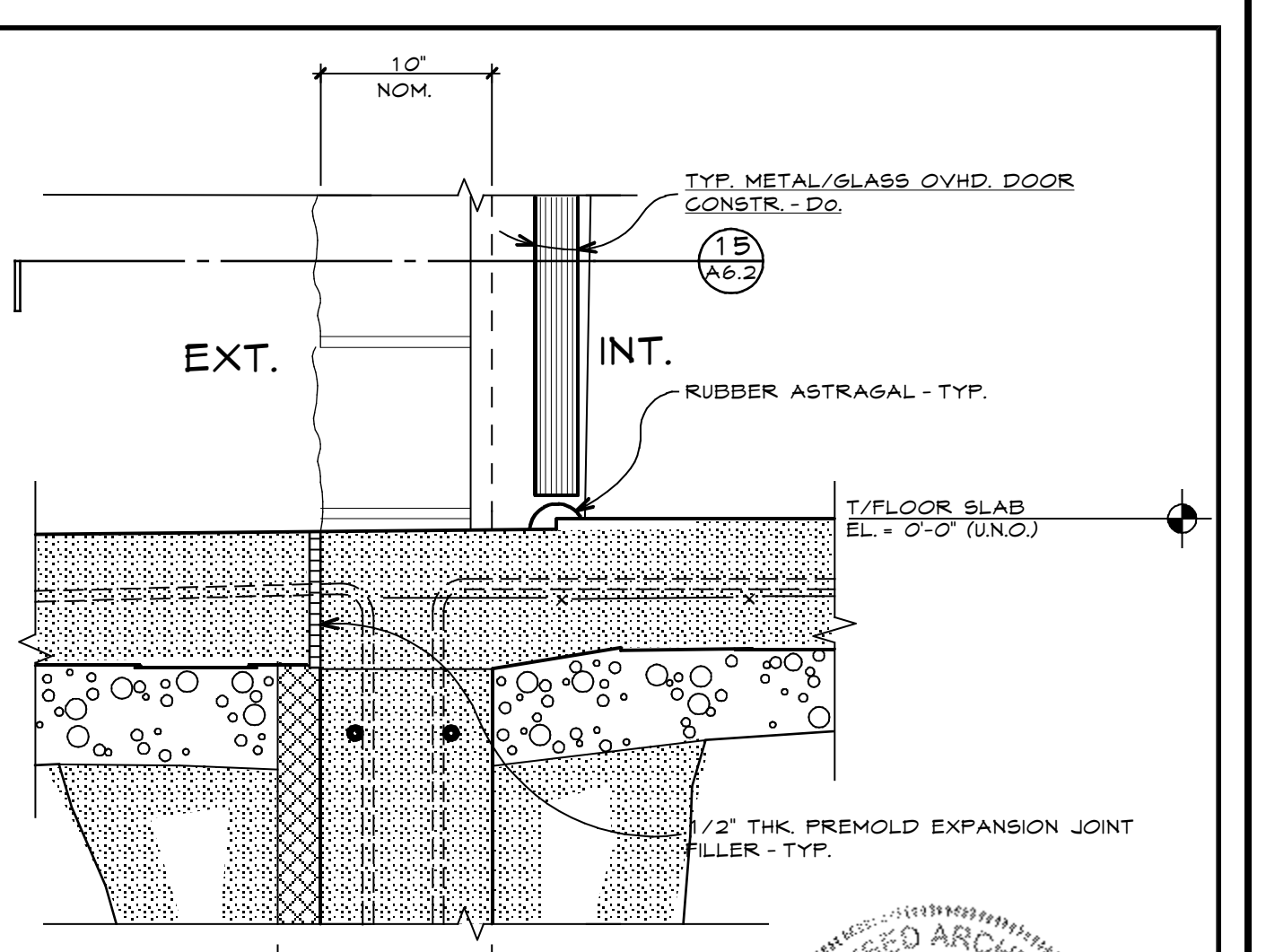
**13 METAL DOOR THRESHOLD:**  
SCALE: 1 1/2" = 1'-0"



**14 OVHD. DOOR HEAD:**  
SCALE: 1 1/2" = 1'-0"

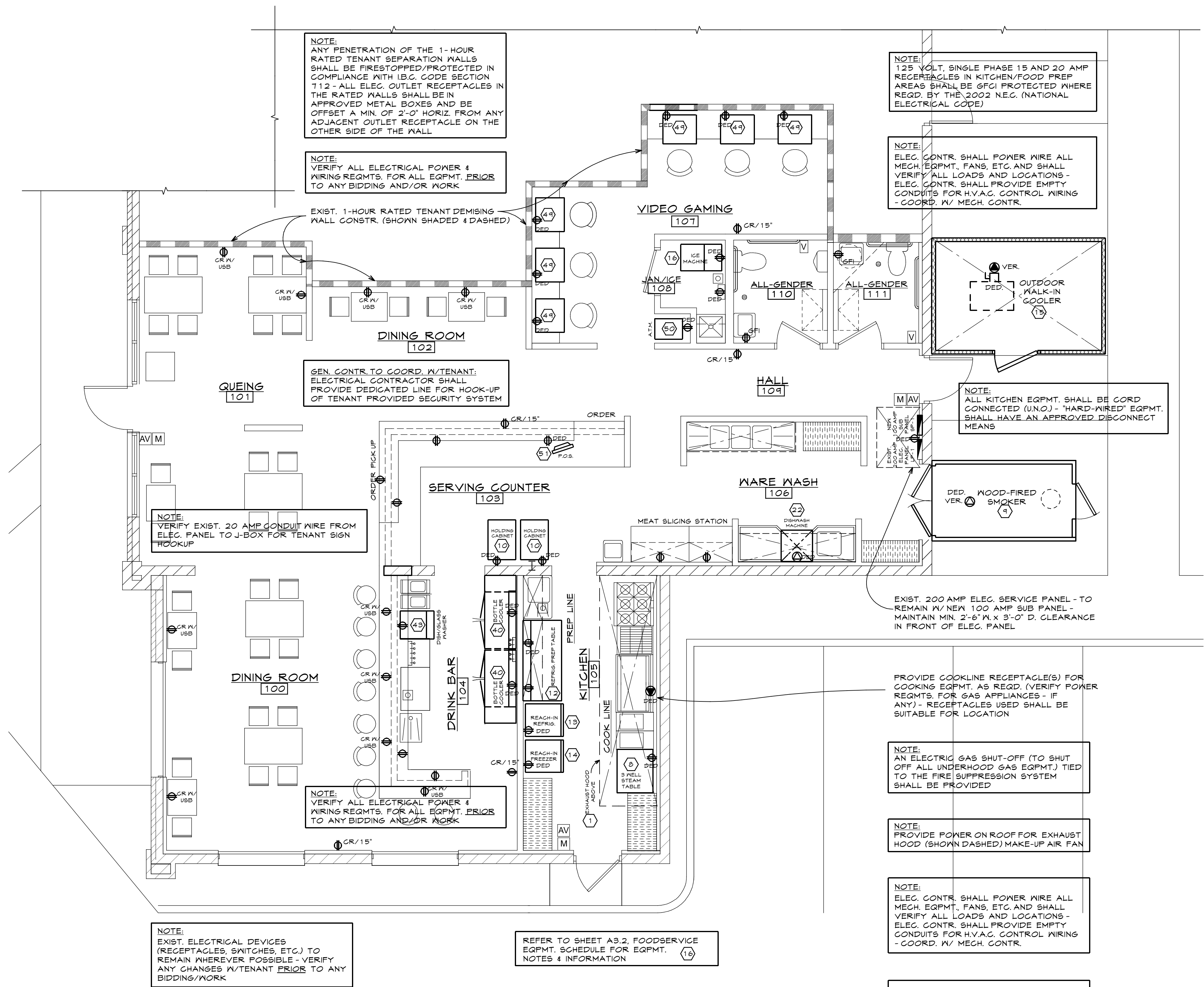


**15 OVERHEAD DOOR JAMB:**  
SCALE: 1 1/2" = 1'-0"



**16 OVHD. DOOR THRESHOLD:**  
SCALE: 1 1/2" = 1'-0"

PROJECT NO:	2270	REVISION:		DATE:	14 OCT 22	DESCRIPTION:	BID & PERMIT
DATE:	14 OCT 22	DRAWN:	JMF/LAF				
CONTENTS: SECTIONS & DETAILS							



**electric-power plan** ← n **1/4"=1'-0"**

- DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- REFER TO SHEET A2.1, FLOOR PLAN FOR ALL BUILDING PLAN DIMENSIONS
- REFER TO SHEET E2.1 FOR GENERAL ELECTRICAL NOTES AND ELECTRIC PANEL SCHEDULES

**Legend**

- ⊠ SINGLE POLE SWITCH MOUNTED AT 46" A.F.F. (U.N.O.)
- ⊠<sup>3</sup> THREE-WAY SWITCH MOUNTED AT 46" A.F.F. (U.N.O.)
- ⊠<sup>OS</sup> OCCUPANT-SENSITIVE ON-OFF SWITCH MOUNT AT 46" A.F.F. (U.N.O.)
- ⊠<sup>15</sup> DUPLEX RECEPTACLE MOUNT AT 15" A.F.F. (U.N.O.)
- ⊠<sup>46</sup> DUPLEX RECEPTACLE MOUNT AT 46" A.F.F. (U.N.O.)
- ⊠<sup>GF1</sup> DUPLEX RECEPTACLE (GROUND FAULT INTERRUPTER) MOUNT AT 40" A.F.F. (U.N.O.)
- ⊠<sup>DED</sup> RECEPTACLE ON DEDICATED CIRCUIT AT 15" A.F.F. (U.N.O.)
- ⊠<sup>DED(14)</sup> NEW DUPLEX RECEPTACLE ON DEDICATED CIRCUIT (NUMBER DENOTES ITEM OF EQPMT. PER FOODSERVICE EQPMT. SCHED.) VERIFY RECEPTACLE TYPE, LOCATION AND MOUNTING HEIGHT PRIOR TO ANY WORK
- ⊠<sup>4</sup> NEW QUADRUPLEX RECEPTACLE MTD. AT 15" A.F.F. (U.N.O.)
- ⊠<sup>200</sup> NEW 200-240 V. RECEPTACLE FOR EQUIPMENT CONNECTION
- ⊠<sup>120</sup> NEW HEAVY DUTY 120 V. RECEPTACLE FOR EQUIPMENT CONNECTION (30-50 AMP RATED AS REQUIRED)
- ⊠<sup>200D</sup> NEW 200-240 V. DIRECT CONNECTION (W/ DISCONNECT)
- ⊠<sup>120D</sup> NEW 120 V. DIRECT CONNECTION (W/ DISCONNECT)
- ⊠<sup>MTD</sup> NEW COUNTER RECEPTACLE MTD. BELOW COUNTERTOP (SHOWN DASHED) - VERIFY LOCATION AND MOUNTING
- ⊠<sup>CR</sup> CONVENIENCE DUPLEX RECEPTACLE (CR) MOUNTED AT 44" A.F.F. (U.N.O.)
- ⊠<sup>CR/15'</sup> CONVENIENCE DUPLEX RECEPTACLE (CR) MOUNTED AT 15" A.F.F. (U.N.O.)
- ⊠<sup>6"</sup> DUPLEX RECEPTACLE MOUNTED ≥ 6" ABOVE WINDOW FOR FUTURE DISPLAY WINDOW USE - TYP.
- ⊠<sup>TJ</sup> TELEPHONE JACK - VERIFY LOCATION & MOUNTING HEIGHT
- ⊠<sup>ND</sup> NEW POWER DROP FROM CEILING (U.N.O.)
- VER DENOTES VERIFY RECEPTACLE/DEVICE LOCATION AND/OR MOUNTING HEIGHT
- EX DENOTES EXISTING RECEPTACLE/DEVICE TO REMAIN - VERIFY LOCATION
- ⊠<sup>T</sup> THERMOSTAT - VERIFY LOCATIONS W/ OWNER
- ⊠<sup>M</sup> MANUAL PULL STATION (U.N.O.)
- ⊠<sup>AV</sup> AUDIO/VISUAL ALARM DEVICE ABOVE (U.N.O.)



**panel schedule** EXIST. ELECTRICAL PANEL (LP-1)  
SERVICE: 120/208 VOLT, 3  $\Phi$ , 4 WIRE - 200 AMP M.B.

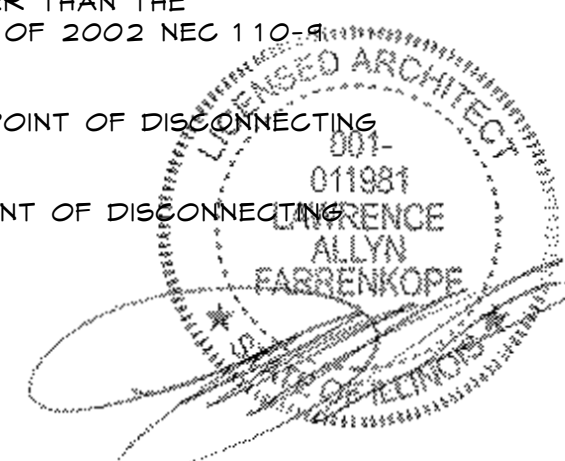
CT.	DESCRIPTION	A	B	C	BRKR.	CT.	DESCRIPTION	A	B	C	BRKR.
* 1	1 MUA-1 KITCHEN EXHAUST HOOD MAKE-UP AIR FAN	11 VER.				2	NIGHT LIGHTS (SEE NOTE 4 BELOW)	1.5			20
* 3			11 VER.		20 (VERIFY)	4	EXIT 4 EM. LIGHTS (SEE NOTE 3 BELOW)		4		20
* 5				11 VER.		6	LIGHTING			6	20
* 7	1 EF-1 - KITCHEN EXHAUST HOOD FAN	8.3 VER.				8	LIGHTING	7.5			20
* 9			8.3 VER.		20 (VERIFY)	10	LIGHTING		9		20
* 11				8.3 VER.		12	LIGHTING			6	20
* 13		11				14	LIGHTING	4.5			20
* 15	15 OUTDOOR WALK-IN COOLER		11		20 (VERIFY)	16	SPARE				20
* 17				11		* 18	15 ROTISSERIE SMOKER			8	20
* 19	15 W. COOLER CONTROLS	5.8			20	20	CONV. RECEPTACLES DINING ROOM	10.5			20
21	GAS W.H. CONTROLS		3.5		20	22	CONV. RECEPTACLES DINING ROOM		12		20
23	SPARE				20	24	CONV. RECEPTACLES DINING ROOM			9	20
25	SPARE				20	26	CONV. RECEPTACLES HALL & GAMING	9			20
27	SPARE				20	28	CONV. RECEPTACLES KITCHEN & WARE WASH		10.5		20
29	R.T.U. GFI RECEPTACLE			4.5	20	30	RESTROOM GFI RECEPT.			3	20
31		22				32	WINDOW DISPLAY RECEPTACLE	6			20
33	NEW R.T.U.		22		30 (VERIFY)	34	ELEG. PNL RECEPTACLE		3		20
35				22		36	BUILDING SIGN			9	20
37		51.3				38		19			
39	SUBPANEL - SP1		51.1		100	40	EXIST. R.T.U.		19		30
41				50.1		42				19	
	*SUBTOTAL	96.7	96.3	97.3			*SUBTOTAL	58.0	57.5	57.2	
*TOTAL LOAD:		154.7	153.8	154.5	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>ELEC. CONTR. SHALL VERIFY ALL ELECTRICAL CONNECTED LOADS AND WIRING REQUIREMENTS</li> <li>* DENOTES COMMERCIAL KITCHEN EQUIPMENT WITH DEMAND FACTOR (.65%) INCORPORATED INTO PANEL LOAD CALCULATIONS (SUBTOTALS AND TOTAL LOAD FIGURES) AS PERMITTED BY SECTION 220-56 OF THE NATIONAL ELECTRICAL CODE (THE INDIVIDUALLY LISTED EQUIPMENT LOAD FIGURES ARE THE ACTUAL LOADS WITH CIRCUIT OVERCURRENT PROTECTION SIZED ACCORDINGLY)</li> <li>EMERGENCY EGRESS LIGHTS AND EXIT SIGNS SHALL BE CONNECTED TO THE BRANCH LIGHTING CIRCUIT IN THE AREA SERVED AHEAD OF ANY LOCAL SWITCHES, ACCORDING TO PROVISIONS OF SECTION 100-12(e) OF THE NEC. NOTE: AN AREA SUPPLIED BY (3) OR MORE NORMAL LIGHTING CIRCUITS MAY BE FED FROM A SEPARATE CIRCUIT IN THE SAME PANELBOARD THAT IS PROVIDED WITH A "LOCK-ON" FEATURE</li> <li>NIGHT LIGHTS ON SEPARATE CIRCUIT WITH "LOCK-ON" DEVICE ON BREAKER</li> </ol>						

**panel schedule** NEW SUB PANEL (SP-1)  
SERVICE: 120/208 VOLT, 3  $\Phi$ , 4 WIRE - 100 AMP

CT.	DESCRIPTION	A	B	C	BRKR.	CT.	DESCRIPTION	A	B	C	BRKR.
* 1	14 REACH-IN FREEZER	10.7			20	2	49 GAMING MACHINE	10 VER.			20
* 3	13 REACH-IN REFRIGERATOR		7.9		20	4	49 GAMING MACHINE		10 VER.		20
* 5	12 REFRIGERATED PREP TABLE			7.8	20	6	49 GAMING MACHINE			10 VER.	20
* 7	8 REFRIG. CHEFS BASE	5.4			20	8	50 A.T.M.	4.5 VER.			20
* 9	27 ICE TEA MAKER		14.4		20	* 10	10 WARMING CABINETS		16		20
* 11	11 MICROWAVE OVEN			11.6	20	* 12	10 WARMING CABINETS			16	20
* 13	38 SODA DISPENSER	4.5			20	* 14	22 DISHWASH MACHINE	15			20
* 15	8 3-WELL STEAM TABLE		8.2		20	* 16	43 BAR GLASS WASH		5.4		20
* 17	29 ESPRESSO MACHINE			18.2	20	* 18	40 BACK BAR COOLER			2.8	20
* 19	28 COFFEE BREWER	13.9			30	* 20	40 BACK BAR COOLER	2.8			20
* 21	18 ICE CUBE MAKER		11.3		20	22	SPARE				20
23	SPARE				20	24	51 P.O.S. DED. RECEPT.			3.5	20
25	SPARE				20	26	SPARE				20
27	SPARE				20	28	SPARE				20
29	SPARE				20	30	SPARE				20
	*SUBTOTAL	22.4	27.2	24.4			*SUBTOTAL	28.9	27.4	22.2	
	*TOTAL LOAD:	51.3	51.1	50.1							

**general elec. notes**

- ELECTRICAL CONTR. SHALL VERIFY ALL ELECTRICAL EQUIPMENT CONNECTED LOADS, OVERCURRENT PROTECTION AND WIRING REQUIREMENTS. ALL ELECTRICAL WORK SHALL BE IN FULL COMPLIANCE THE 2002 NATIONAL ELECTRICAL CODE AND THE VILLAGE OF GILBERTS ELECTRICAL CODE PROVISIONS
- ALL WIRING SHALL BE INSTALLED ONLY IN RIGID METAL CONDUIT, ELECTRICAL METALLIC TUBING OR SURFACE METAL RACEWAYS EXCEPT FOR FLEXIBLE CONNECTIONS AS NOTED BELOW:
  - MAX. 6'-0" LENGTH OF FLEXIBLE METAL CONDUIT ("GREENFIELD") MAY BE USED WHERE REQUIRED (3/8") FLEXIBLE METAL CONDUIT SHALL NOT BE USED FOR RECEPTACLE USE) - FLEXIBLE METAL CONDUIT SHALL BE USED FOR INDOOR USE ONLY - GREEN GROUNDING CONDUCTOR SHALL BE INSTALLED IN NOTED FLEXIBLE CONNECTORS
- UNDERGROUND CONDUIT SHALL BE RIGID GALVANIZED STEEL - PVC CONDUIT PERMITTED FOR USE IN THE FLOOR WITH A PROPERLY SIZED GROUNDING CONDUCTOR (SEE FOLLOWING NOTE NO. 19)
- ALL WIRING SHALL BE THHN (OR THWN FOR NET LOCATIONS) RATED @ MIN. 75 DEGREES CENTIGRADE RUN IN (MIN. 1/2" DIA) METAL CONDUIT - SEE NOTE #12 BELOW
- ALL CONDUCTORS SHALL BE MIN. 12 GA. COPPER FOR ALL COMMERCIAL AND INDUSTRIAL WIRING (INCLUDING LIGHTING PHIBS) ON 20 AMP CIRCUITS - ALL LIGHTING AND CONVENIENCE RECEPTACLE CIRCUITS TO BE 20 AMP - WIRE SIZES FOR BRANCH CIRCUITS OVER 20 AMPERE TO BE SIZED ACCORDING TO NEC REQUIREMENTS
- ALL ELECTRICAL OUTLETS SHALL BE 20 AMP RATED, SELF-GROUNDING TYPE OR "GARVIN COVER" OUTLETS WHICH SHALL HAVE A BONDING JUMPER INSTALLED TO THE BOX AND WIRE SIZED TO 2002 NEC 250-122
- ALL RECESSED DOWN LIGHTS SHALL HAVE THERMAL PROTECTION FOR CONTACT WITH INSULATION WHERE APPLICABLE
- WIRE NITE LIGHTS TO A SEPARATE BRANCH CIRCUIT FED FROM THE ELECTRIC PANEL WITH A CIRCUIT BREAKER "LOCK-ON" DEVICE
- EMERGENCY LIGHTS (NO SINGLE HEADS) AND EXITS SIGNS SHALL BE CONNECTED TO THE BRANCH LIGHTING CIRCUIT IN THE AREA SERVED AHEAD OF ANY LOCAL SWITCHES, ACCORDING TO THE PROVISIONS OF SECTION 100-12(e) OF THE 2002 NEC EXCEPT AS NOTED BELOW:
  - AN AREA SUPPLIED BY (3) OR MORE NORMAL LIGHTING CIRCUITS MAY BE FED FROM A SEPARATE CIRCUIT IN THE SAME PANELBOARD THAT IS PROVIDED WITH A "LOCK-ON" FEATURE
- ALL ELECTRICAL BOXES SHALL BE OF BRACKETED-TYPE, ACCORDING TO THE VILLAGE OF GILBERTS ELECTRICAL CODE REQUIREMENTS
- THE MAXIMUM NUMBER OF CONDUCTORS IN A CONDUIT (PIPE FILL) SHALL COMPLY WITH 2002 NEC CHAPTER 9, TABLES 1, 4 & 5 (THIS WOULD INCLUDE APPENDIX "C" TABLES FOR THE MAXIMUM NUMBER OF CONDUCTORS - ALL OF THE SAME SIZE - PERMITTED IN TRADE SIZES OF THE APPLICABLE CONDUIT AS PERMITTED BY NOTE NO. 1" TO THE CHAPTER 9 TABLES)
- WHERE MORE THAN THREE (3) CURRENT-CARRYING CONDUCTORS ARE IN A RACEWAY THEIR CAPACITY SHALL BE ADJUSTED AS SHOWN IN 2002 NEC TABLE 310-15(b)(2)(a) (NOTE THAT A NEUTRAL CONDUCTOR THAT CARRIES ONLY THE UNBALANCED CURRENT FROM OTHER CONDUCTORS OF THE SAME CIRCUIT NEED NOT BE COUNTED - PER NEC 310-15(b)(4)(a))
- ELECTRICAL BOXES USED SHALL BE OF SUFFICIENT SIZE TO PROVIDE REQUIRED FREE SPACE FOR ALL ENCLOSED CONDUCTORS PER 2002 NEC 310-16
- ALL FREE CONDUCTORS AT ELECTRICAL BOXES SHALL BE A MINIMUM OF 6' IN LENGTH
- ALL LOW VOLTAGE WIRING SHALL BE IN BRIDLE RINGS AT A MAXIMUM OF 10 FT. APART - ALL LOW VOLTAGE WIRING SHALL BE IN CONDUIT WHERE SUBJECT TO DAMAGE OR NOT ACCESSIBLE PER VILLAGE OF GILBERTS ELECTRICAL CODE REQUIREMENTS
- ALL WIRING FOR FIRE ALARM SYSTEM SHALL BE IN CONDUIT PER THE VILLAGE OF GILBERTS ELECTRICAL CODE REQUIREMENTS
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE LABELED AND LISTED BY A THIRD PARTY TO U.S.A. STANDARDS
- ALL GROUNDING CONDUCTORS SMALLER THAN NO. 6 SHALL BE GREEN IN COLOR (GROUNDING CONDUCTORS NO. 6 AND LARGER SHALL BE IDENTIFIED AT EACH END AND AT EVERY ACCESSIBLE POINT BY STRIPPING EXPOSED INSULATION, COLORING EXPOSED INSULATION GREEN OR COVERING WITH GREEN TAPE)
- THE ELECTRICAL CONTRACTORS NAME SHALL BE PERMANENTLY DISPLAYED ON THE MAIN ELECTRICAL SERVICE PANEL UPON COMPLETION OF THE PROJECT PER VILLAGE OF GILBERTS ELECTRICAL CODE REQUIREMENTS
- ILLUMINATED EXIT SIGNS TO BE PROVIDED AND LOCATED AS SHOWN ON SHEET A5.1, REFLECTED CEILING PLAN AND COMPLY WITH THE FOLLOWING PROVISIONS:
  - PROVIDE APPROVED INTERNALLY ILLUMINATED EXIT SIGNS WITH BATTERY BACK-UP EMERGENCY POWER SUPPLY TO PROVIDE POWER FOR A DURATION OF ONE AND ONE-HALF (1 1/2) HOURS IN CASE OF PRIMARY POWER LOSS
  - EXIT SIGN GRAPHICS SHALL COMPLY WITH PROVISIONS OF IBC SECTION 1009.2.10.2 INCLUDING LETTERS NOT LESS THAN 6" HIGH
  - SEE PREVIOUS GENERAL ELECTRICAL NOTE NO. 10 FOR EXIT SIGN WIRING PROVISIONS
- BATTERY POWERED EMERGENCY LIGHT UNITS TO BE PROVIDED AND LOCATED AS SHOWN ON SHEET A5.1, REFLECTED CEILING PLAN (INCLUDING IN RESTROOM AND TWO (2) WEATHERPROOF HEADS OUTSIDE EXIT DOORWAYS) TO PROVIDE 1 FOOT-CANDLE ILLUMINATION ALONG PATHS OF EGRESS AND TO COMPLY WITH THE FOLLOWING PROVISIONS:
  - EMERGENCY LIGHTS BATTERY BACK-UP EMERGENCY POWER SUPPLY TO PROVIDE POWER FOR A DURATION OF ONE AND ONE-HALF (1 1/2) HOURS IN CASE OF PRIMARY POWER LOSS
  - SEE PREVIOUS GENERAL ELECTRICAL NOTE NO. 10 FOR EMERGENCY LIGHTS WIRING PROVISIONS
- CONDUITS, JUNCTION BOXES, ETC. SHALL BE SECURELY FASTENED IN PLACE AND SHALL NOT BE SECURED TO OR SUPPORTED BY THE SUSPENDED CEILING ASSEMBLY (INCLUDING CEILING SUPPORT WIRES) ACCORDING TO PROVISIONS OF 2002 NEC 300-11 AND FRAMING MEMBERS OF SUSPENDED CEILING SYSTEM USED TO SUPPORT FIXTURES SHALL BE SECURELY FASTENED TO EACH OTHER AND ATTACHED TO THE BUILDING STRUCTURE AT APPROPRIATE INTERVALS (AND PER CEILING SYSTEM MFR. SPECIFICATIONS) - THE FIXTURES SHALL BE MECHANICALLY FASTENED TO THE CEILING SYSTEM FRAMING MEMBERS PER 2002 NEC 410-16(c)
- ALL WIRING SHALL BE PULLED IN FOR ROUGH INSPECTION (EXCEPT FOR SLAB WORK) PER VILLAGE OF GILBERTS CODE ELECTRICAL REQUIREMENTS
- THE FOLLOWING WIRING METHODS SHALL NOT BE USED IN THE VILLAGE OF GILBERTS AND PER VILLAGE OF GILBERTS ELECTRICAL CODE AMENDMENTS TO THE 2002 NEC:
  - ENT (ELECTRICAL NONMETALLIC TUBING) NEC 93.1
  - AC (ARMORED CABLE) NEC 93.3
  - MC (METAL-CLAD CABLE) NEC 93.4
  - NM (NONMETALIC SHEATHED CABLE) NEC 93.6
- THE FAULT-CURRENT OF A SERVICE MAIN BREAKER MUST BE HIGHER THAN THE FAULT-CURRENT OF THE COM-ED TRANSFORMER PER PROVISIONS OF 2002 NEC 110-28 (IF A NEW SERVICE IS SET)
- THE MAIN BONDING JUMPER SHALL ONLY BE DONE AT THE FIRST POINT OF DISCONNECTING MEANS PER PROVISIONS OF THE 2002 NEC 250-28
- THE SERVICE GROUNDING SHALL ONLY BE DONE AT THE FIRST POINT OF DISCONNECTING MEANS PER PROVISIONS OF THE 2002 NEC 250-24
- TYPE NM CABLE SHALL NOT BE USED FOR TEMPORARY WIRING





# ventilation schedule

(1) 4-TON EXIST. R.T.U.												
ROOM NO.	ROOM NAME	VENT AREA	CODE REQUIRED MECHANICAL VENTILATION				ACTUAL C.F.M.S				REMARKS	
			PERSONS PER 1,000 SQ. FT.	O.A. C.F.M. PER PERSON	O.A. C.F.M. PER SQ. FT.	REQUIRED O.A. C.F.M.	REQUIRED EXHAUST C.F.M.	SUPPLY	RETURN	EXHAUST		OUTDOOR AIR
101	QUEING	84	60	15	---	76	---	700	700	---	76	
102	DINING AREA	358	70	20	---	501	---	---	---	---	501	
103	SERVING COUNTER	168	70	20	---	235	---	150	150	---	235	
106	WARE WASH AREA	156	20	15	---	47	109	300	300	125	47	
107	VIDEO GAMING	198	70	20	---	277	---	200	200	---	277	
108	JANITOR/ICE CLOSET	26	---	.05	---	3	---	---	---	---	3	1" DOOR UNDERCUT
109	HALL	127	---	.10	---	13	---	150	150	---	13	
110	ALL-GENDER RESTROOM	46	---	---	---	50	---	50	0	75	---	1" DOOR UNDERCUT
111	ALL-GENDER RESTROOM	41	---	---	---	50	---	50	0	75	---	1" DOOR UNDERCUT
TOTALS		2,262	---	---	---	1,152	209	1,600	1,500	275	1,152	

(1) 3-TON NEW R.T.U.												
ROOM NO.	ROOM NAME	VENT AREA	CODE REQUIRED MECHANICAL VENTILATION				ACTUAL C.F.M.S				REMARKS	
			PERSONS PER 1,000 SQ. FT.	O.A. C.F.M. PER PERSON	O.A. C.F.M. PER SQ. FT.	REQUIRED O.A. C.F.M.	REQUIRED EXHAUST C.F.M.	SUPPLY	RETURN	EXHAUST		OUTDOOR AIR
100	DINING AREA	353	70	20	---	494	---	600	600	---	494	
104	DRINK BAR	147	100	30	---	441	---	200	200	---	441	
105	KITCHEN	177	20	15	---	53	124	400	400	125	53	
TOTALS		673	---	---	---	988	1,083	1,200	1,200	125	988	

NOTES:  
 1) PER TABLE 403.3 INTERNATIONAL MECHANICAL CODE 2) REQUIRED EXHAUST DIRECTLY TO OUTDOORS WITHOUT RECIRCULATION  
 3) THE SYSTEM SHALL BE BALANCED BY AN APPROVED METHOD IN ACCORDANCE WITH 2003 I.M.C. 403.3.4  
 4) THE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC CONTROLS THAT WILL OPERATE THE SYSTEM WHENEVER THE FACILITY IS OCCUPIED. THE AIR-CONDITIONING SYSTEM SHALL BE PROVIDED WITH CONTROLS DESIGNED TO AUTOMATICALLY MAINTAIN THE REQUIRED OUTDOOR AIR SUPPLY RATE DURING OCCUPANCY

## mechanical notes

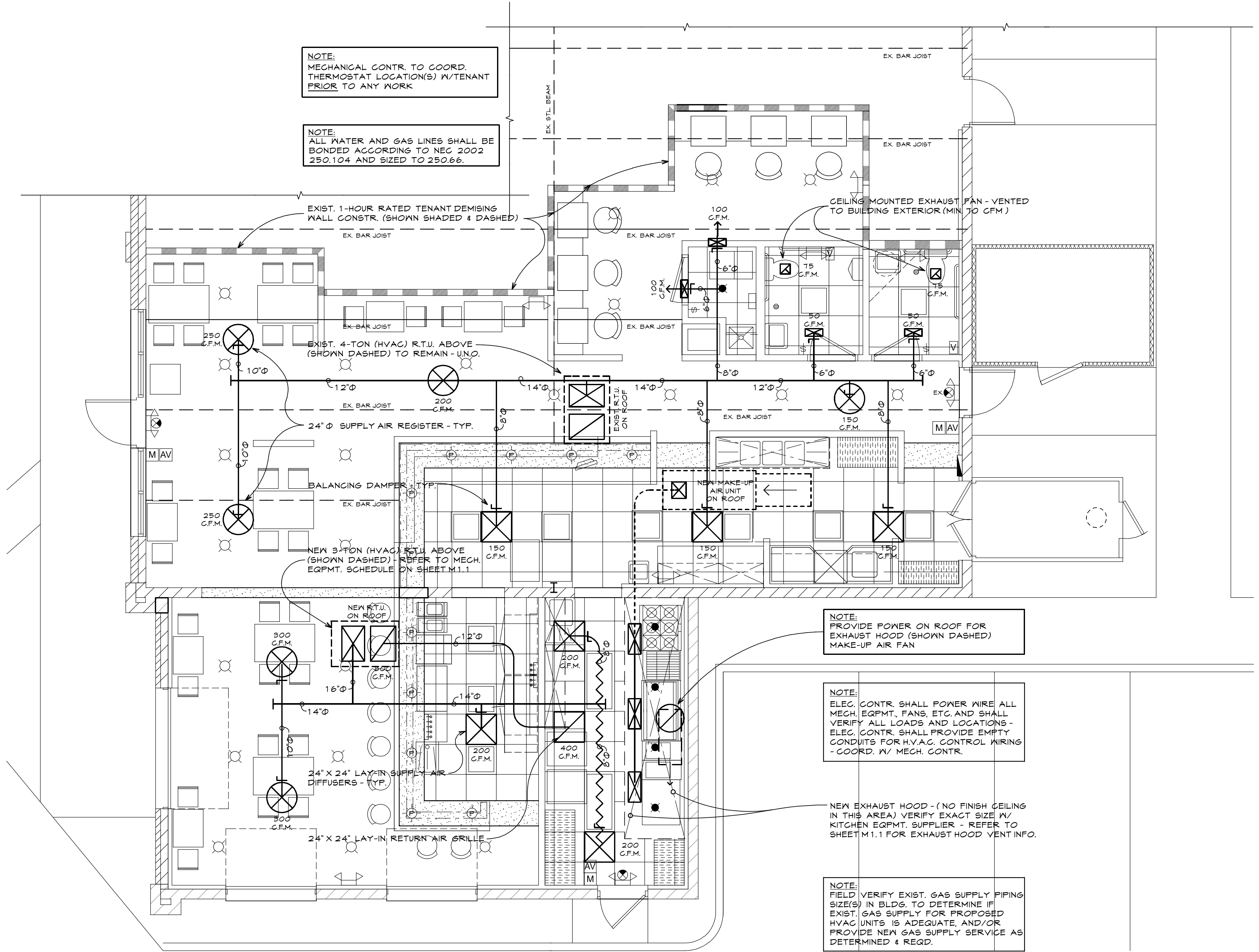
- INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES
- ALL EQUIPMENT SHALL BEAR UL AND A.S.A. LABELS
- PROVIDE GAS SHUT-OFF VALVES TO ALL GAS EQUIPMENT
- ALL GAS PIPING SHALL BE BLACK IRON SCHEDULE 40 (2" AND BELOW TO HAVE THREADED CONNECTIONS AND 2 1/2" AND LARGER TO HAVE WELDED CONNECTIONS). ALL EXTERIOR EXPOSED GAS PIPING SHALL BE PROVIDED WITH A PROTECTIVE COATING (PAINT) TO PREVENT CORROSION.
- OUTSIDE AIR INTAKES SHALL BE MINIMUM OF 15 FEET FROM TOILET EXHAUST VENTS AND ALL OTHER SOURCES OF CONTAMINATION - DUCTS TO BE EXTERNALLY INSULATED - PROVIDE MANUAL FRESH AIR DAMPER
- DUCT CONSTRUCTION AND INSTALLATION STANDARDS ARE TO INDICATE COMPLIANCE TO THE SMACNA-95 STANDARDS
- PROVIDE SPIN-IN COLLARS WITH MANUAL DAMPERS AT ALL (ROUND DUCT) BRANCH TAKE-OFFS TO DIFFUSERS
- ALL DUCT DIMENSIONS SHOWN ARE INSIDE (FREE AREA) DIMENSIONS
- ALL RECTANGULAR CONCEALED DUCTWORK TO BE EXTERNALLY WRAPPED WITH 1 1/2" THICK FOIL-FACED INSULATION TO MEET FLAME SPREAD CODE REQUIREMENTS - ALL ROUND CONCEALED DUCTWORK TO HAVE 1" THICK MINIMUM SLEEVE INSULATION
- ALL DUCTWORK SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT TO EXCEED 10 FEET IN LENGTH
- INSTALL FLEXIBLE CONNECTORS TO ALL AIR HANDLER UNITS
- ALL FLEXIBLE DUCTS AND FLEXIBLE CONNECTORS SHALL BE LIMITED TO TEN (10') FEET IN LENGTH AND ONLY ALLOWED WHEN BOTH ENDS ARE ACCESSIBLE.
- EXHAUST FANS TO DISCHARGE THROUGH ROOF VENT CAPS
- THERMOSTATS SHALL BE PROGRAMMABLE 7-DAY, SOLID STATE ELECTRIC AND BE MOUNTED 4'-0" ABOVE FINISH FLOOR (U.N.O.)
- FLUES TO BE DOUBLE-WALL TYPE 'B' (U.N.O.) WITH ROOF FLASHING AND VENT CAP
- MECHANICAL CONTRACTOR SHALL FURNISH ALL MATERIALS AND ELECTRICAL CONTRACTOR SHALL POWER WIRE ALL EQUIPMENT, AS WELL AS PROVIDE AND WIRE DISCONNECTS/SWITCHES FOR ALL EXHAUST FANS, HVAC UNITS, THERMOSTATS AND CONDUITS FOR CONTROLS WIRING
- PROVIDE DUCT SMOKE DETECTOR IN ANY RETURN AIR SYSTEM WITH A DESIGN CAPACITY GREATER THAN 2,000 C.F.M. - CONNECT THE SMOKE DETECTOR TO AN AUTOMATIC FIRE ALARM SYSTEM - LOCATE THE DUCT SMOKE DETECTOR IN A SERVICEABLE AREA DOWNSTREAM OF THE LAST DUCT INLET & UPSTREAM OF ANY FILTERS, EXHAUST AIR CONNECTIONS, OUTDOOR AIR CONNECTIONS OR DECONTAMINATION EQUIPMENT - INTERLOCK SMOKE DETECTOR WITH THE AIR DISTRIBUTION SYSTEM TO SHUT IT DOWN
- INSTALLATION INSTRUCTIONS FOR ALL MECHANICAL EQUIPMENT TO BE MADE AVAILABLE ON JOB SITE FOR CODE INSPECTOR'S USE
- MECHANICAL CONTRACTOR SHALL FURNISH AND SUBMIT TO THE VILLAGE A TEST AND AIR BALANCE REPORT FOR THE MECHANICAL SYSTEM PRIOR TO FINAL INSPECTION AND SAID TEST RESULTS SHALL BE FORWARDED PRIOR TO OBTAINING A FINAL CERTIFICATE OF OCCUPANCY.

## exhaust hood ventilation notes:

- EXHAUST HOODS SHALL CONFORM TO ALL FIRE SUPPRESSION REQUIREMENTS.
- TYPE 1 EXHAUST HOOD-DUCT SYSTEM REQUIRES AUTOMATIC FIRE SUPPRESSION SYSTEM THAT MEETS UL-300 STANDARDS - SYSTEM TO BE ELECTRICALLY MONITORED THROUGH FIRE ALARM PANEL. HOOD SUPPRESSION DESIGNER TO FORWARD SHOP DRAWINGS SUBMITTAL OF SUPPRESSION SYSTEM TO THE VILLAGE OF GILBERTS BUILDING & HEALTH DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION
- ARCHITECT/OWNER TO FORWARD SHOP DRAWINGS/CUTS OF TYPE 1 EXHAUST HOOD AND FANS TO THE VILLAGE OF GILBERTS BUILDING DEPT. FOR REVIEW AND APPROVAL PRIOR TO ANY INSTALLATION
- TYPE 1 EXHAUST HOOD DESIGN SHALL BEAR A UL LABEL AND CONFORM TO REQUIREMENTS OF THE 2003 INTERNATIONAL MECHANICAL CODE AND APPLICABLE VILLAGE OF GILBERTS FIRE DEPT. REQUIREMENTS
- THE TYPE 1 EXHAUST HOOD DUCT MUST BE WELDED
- AN ELECTRIC GAS SHUT-OFF TIED TO THE FIRE SUPPRESSION SYSTEM SHALL BE PROVIDED
- OUTSIDE AIR INTAKES SHALL BE MINIMUM OF 15 FEET FROM TOILET EXHAUST VENTS AND ALL OTHER SOURCES OF CONTAMINATION - DUCTS TO BE EXTERNALLY INSULATED - PROVIDE MANUAL FRESH AIR DAMPER
- REFER TO EXHAUST HOOD SHOP DRAWINGS PREPARED BY OTHERS FOR ALL ROOF MOUNTED EXHAUST FAN AND MAKE-UP AIR UNIT EQUIPMENT & ASSOCIATED DUCTWORK SPECIFICATIONS AND DETAILS
- AN EXHAUST FAN MUST CONTINUE TO OPERATE AFTER ACTIVATION OF THE FIRE SUPPRESSION SYSTEM. PER NFPA 96B.2.3.1

## legend

- RIGID DUCT - SEE MECHANICAL PLAN FOR SIZES
- FLEXIBLE DUCTS TO DIFFUSERS NOT TO EXCEED 15'-0" SEE MECH./H.V.A.C. PLAN FOR LOCATIONS & SIZES
- 24" X 24" SUPPLY AIR DIFFUSER (U.N.O.) - SEE MECH./H.V.A.C. PLAN FOR LOCATIONS
- 24" X 24" RETURN AIR GRILLE (U.N.O.) - SEE MECH. H.V.A.C. PLAN FOR LOCATIONS
- CEILING MOUNTED EXHAUST FAN TO REMAIN (U.N.O.) - VERIFY VENTED TO BLDG. EXTERIOR
- PROGRAMMABLE THERMOSTAT TO SATISFY REQ'TS. OF CURRENT ENERGY CONSERVATION CODE - THERMOSTATS SHALL BE PROGRAMMABLE 7-DAY, SOLID STATE ELECTRIC AND BE MOUNTED 4'-0" ABOVE FINISH FLOOR (U.N.O.)
- AUDIO/VISUAL ALARM DEVICE ABOVE (U.N.O.)
- VISUAL ALARM DEVICE ABOVE (U.N.O.)
- MANUAL PULL STATION (U.N.O.)



## mechanical/HVAC plan -n 1/4"=1'-0"

- REFER TO SHEET A1.1, FLOOR PLAN FOR ALL PLAN DIMENSIONS
- REFER TO SHEET M1.1 FOR MECHANICAL (HVAC) NOTES AND MECH. EQUIPMENT SCHEDULE





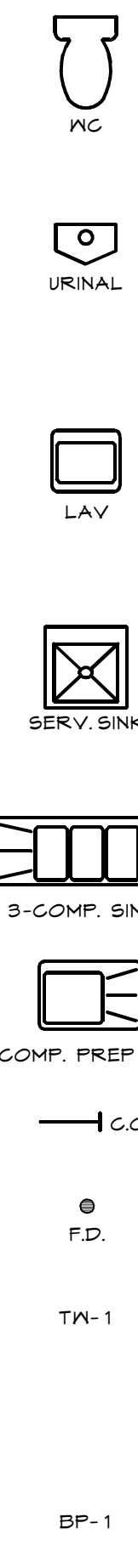






# plumbing general notes

- 1) ALL WORK SHALL COMPLY WITH ALL APPROVED LOCAL & STATE OF ILLINOIS CODES AND ORDINANCES
- 2) PLUMBING CONTR. TO COORDINATE WORK W/ ALL OTHER TRADES TO ELIMINATE CONFLICTS AND INTERFERENCE
- 3) PROVIDE A COMPLETE AND OPERABLE INSTALLATION OF WATER AND SEWER SYSTEMS
- 4) ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER
- 5) ALL BELOW GROUND WASTE & VENT PIPING TO BE PVC SCHEDULE 40 PROPERLY BEDDED (I.N.O.)
- 6) ALL ABOVE GROUND WASTE DRAIN & VENT PIPING TO BE PVC SCHEDULE 40 ASTM 2665 (NO CELLULAR CORE) UNO.
- 7) ALL ABOVE GROUND WATER SUPPLY TO BE TYPE "L" COPPER (BLUE LETTERING) W/ PRESSURE FITTINGS
- 8) ALL BELOW GROUND WATER SUPPLY TO BE TYPE "K" COPPER
- 9) LEAD FREE SOLDER SHALL BE USED FOR ALL SOLDER JOINTS
- 10) INSULATE ALL OVERHEAD WATER PIPING - TYP.
- 11) PLUMBING VENT TERMINALS SHALL BE LOCATED AT LEAST 12'-0" HORIZONTALLY FROM ANY FRESH AIR INTAKE ON ROOF OPENING TO ANY PLUMBING VENT
- 12) CLEANOUTS SHALL BE PROVIDED PER CURRENT ILFC, §90.420
- 13) IN INSTANCES OF CONFLICT BETWEEN DRAWINGS AND THE PLUMBING CODE, THE PLUMBING CODE SHALL SUSPERSEDE THE DRAWINGS
- 14) JOINTS BETWEEN PLASTIC PIPE & NON-PLASTIC MATERIAL SHALL BE MADE ONLY WITH AN APPROPRIATE TYPE OF ADAPTER PER CURRENT ILFC, §90.320(a) and §90.330(g)
- 15) WATER PIPING TO BE INSTALLED WITH ISOLATION VALVE PER 2014 ILPC, §90.1190(f)
- 16) ANY WATER PIPING SHALL BE INSULATED ACCORDING TO 2018 INTERNATIONAL ENERGY CONSERVATION CODE AND ANY NEW WATER PIPING SHALL BE INSULATED TO A MIN. R-3
- 17) INSULATE EXPOSED WASTE AND HOT WATER PIPING BELOW LAVATORIES
- 18) ALL LAVATORY FAUCETS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE. THE DEVICE SHALL BE EITHER THERMOSTATIC PRESSURE BALANCE OR COMBINATION CONTROLLED WHICH SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES F. AT THE TIME OF INSTALLATION
- 19) ALL PLUMBING FIXTURES SHALL BE "WATER-SENSE" LABELED PRODUCTS/FIXTURES PER THE REQUIREMENTS OF THE EPA.
- 20) ANY TESTABLE BACKFLOW PREVENTER SHALL BE TESTED WITH A COPY OF THE TEST REPORT LEFT ON SITE AND A COPY SENT TO THE VILLAGE OF GILBERT'S PUBLIC WORKS WATER DEPARTMENT
- 21) FLOOR DRAINS SHALL REQUIRE PROTECTION TO PREVENT LOSS OF THE TRAP SEAL BY EVAPORATION WHERE LOSS OF THE TRAP SEAL MAY OCCUR DUE TO EVAPORATION. ONE OF THE FOLLOWING SHALL BE USED: VEGETABLE OIL ADDED TO THE TRAP, A DEEPER SEAL NOT TO EXCEED EIGHT (8) INCHES OR AN AUTOMATIC TRAP PRIMER DEVICE MAY BE USED

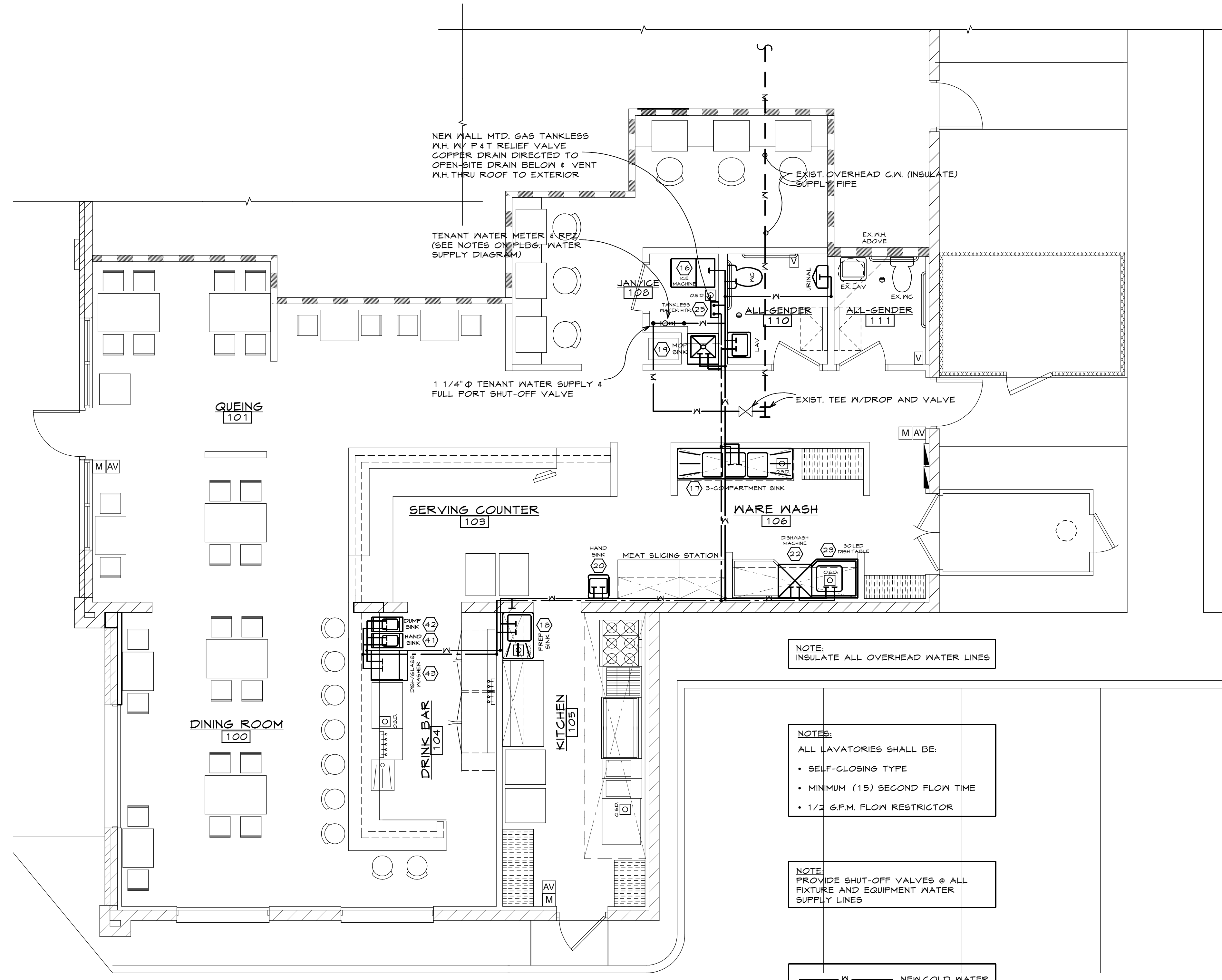


# plumbing fixture legend

- WATER CLOSET BARRIER-FREE**  
1.28 G.P.F. VITREOUS CHINA, FLUSH TANK TOILET ELONGATED PRESSURE-ASSISTED TOILET BOWL, ELONGATED HEAVY-DUTY PLASTIC (ANTI-MICROBIAL MATERIAL) OPEN FRONTLESS SEAT W/NO COVER
- URINAL BARRIER-FREE MOUNTED**  
0.5 G.P.F. VITREOUS CHINA, WALL-HUNG, SLOPED FRONT, ELONGATED, 14" RIM, TOP SPUD, FLUSH VALVE, INTEGRAL FLUSH SPREADER AND WASHOUT FLUSH ACTION
- WALL-HUNG LAVATORY (NOM. 20" X 18")**  
BARRIER-FREE, VITREOUS CHINA, CONCEALED ARMS SUPPORT, FRONT OVERFLOW, FAUCET SELF-CLOSING TYPE W/ VANDAL RESISTANT AERATOR, OFFSET DRAIN ASSEMBLY W/ TAILPIECE FOR WHEELCHAIR ACCESSIBILITY AND SUPPLY & WASTE PIPING INSULATION KIT
- MOP SERVICE BASIN (NOM. 24" X 24" X 10" DEEP)**  
FLOOR MOUNTED, FIBERGLASS MOLDED WITH COMBINATION "DOME STRAINER LINT BASKET" SERVICE FAUCET W/ VACUUM BREAKER, WALL BRACE, PAIL HOOK, HOSE THREAD, HOSE AND HOSE BRACKET
- 3-COMPARTMENT SINK**  
AS SELECTED BY TENANT
- 1-COMPARTMENT PREP SINK**  
AS SELECTED BY TENANT
- WASTE DRAIN CLEAN-OUT W/ PLUG**
- FLOOR DRAIN W/ ADJUSTABLE STRAINER AND VANDAL PROOF SCREWS**
- THERMOSTATIC (TEMPERED WATER) MIXING VALVE**  
THERMOSTATIC WATER MIXING VALVE, CHROME FINISH, EXPOSED, STANDARD RANGE 65°F. TO 115°F. UNIT TO BE SUPPORTED FROM WALL AND TO HAVE UNION ANGLE CHECK STOPS WITH REMOVABLE STRAINERS ON INLET
- BACKFLOW PREVENTER VALVE**  
1 1/4" DIA. REDUCED PRESSURE ZONE ASSEMBLY

**NOTE:**

- THE ABOVE PLUMBING FIXTURE LEGEND IS SCHEMATIC ONLY! PLUMBING CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, LABOR, TOOLS, SUPPLIES, EQUIPMENT, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION AND SHALL VERIFY AND COORDINATE ALL MISCELLANEOUS PLUMBING FIXTURE TRIM AND ACCESSORY REQUIREMENTS WITH TENANT PRIOR TO ANY BIDDING AND/OR WORK.
- ALL PLUMBING FIXTURES AND FAUCETS SHALL BE "WATER-SENSE" LABELED PRODUCTS/FIXTURES PER THE REQUIREMENTS OF THE EPA.



**NOTE:**  
INSULATE ALL OVERHEAD WATER LINES

**NOTES:**  
ALL LAVATORIES SHALL BE:  
• SELF-CLOSING TYPE  
• MINIMUM (15) SECOND FLOW TIME  
• 1/2 G.P.M. FLOW RESTRICTOR

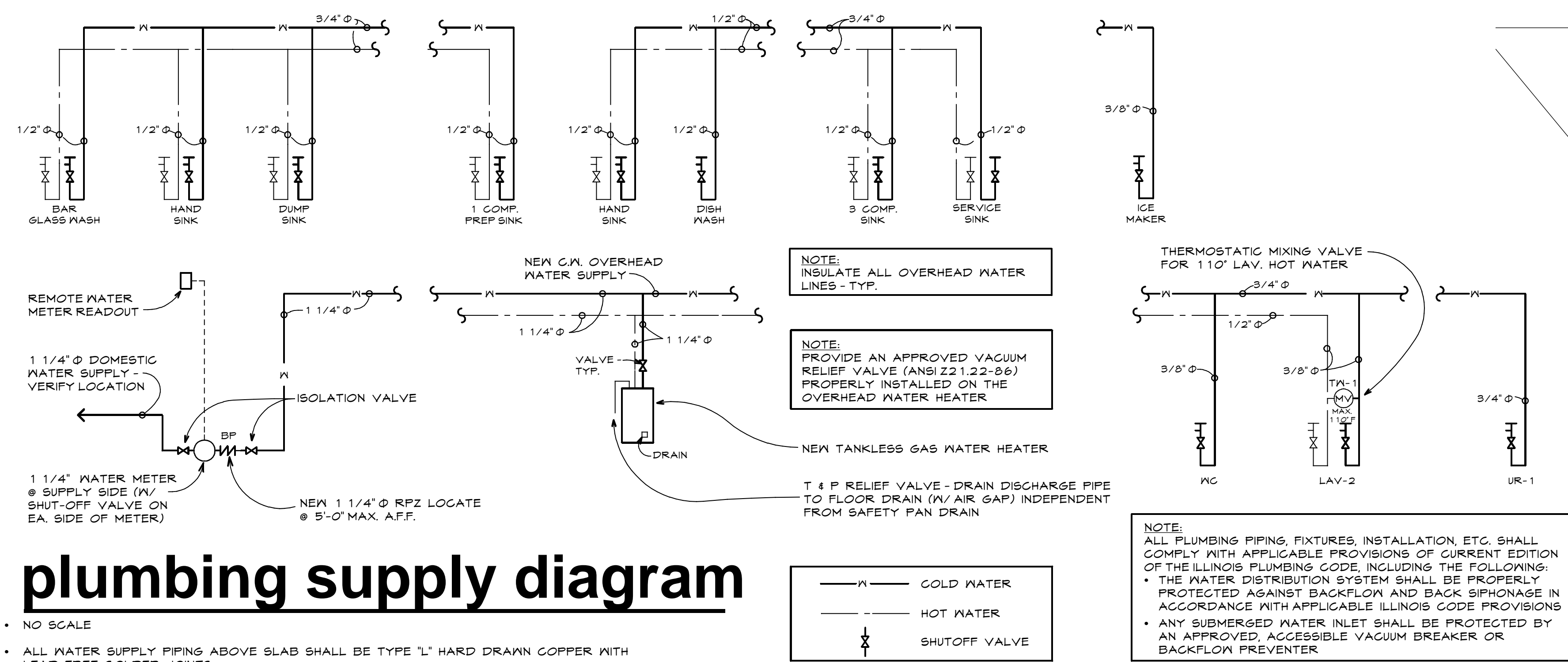
**NOTE:**  
PROVIDE SHUT-OFF VALVES @ ALL FIXTURE AND EQUIPMENT WATER SUPPLY LINES

**LEGEND:**  
- - - NEW COLD WATER  
- - - EXIST. BLDG. COLD WATER  
- - - NEW HOT WATER

REFER TO SHEET A3.2, FOODSERVICE EQPMT. SCHEDULE FOR EQPMT. NOTES & INFORMATION

# plumbing-supply plan $\frac{1}{4}'' = 1'-0''$

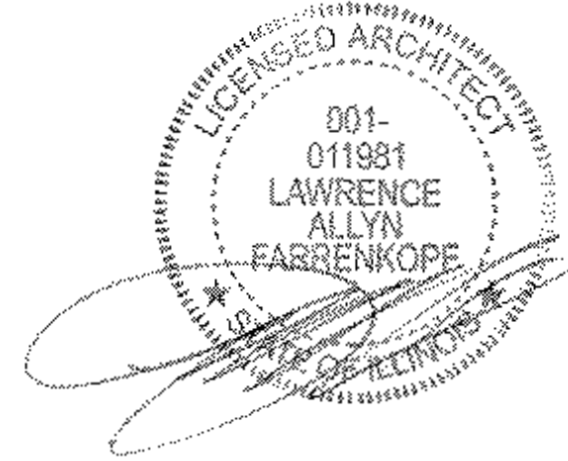
- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- REFER TO SHEET A3.1 PROPOSED FLOOR PLAN, FOR ALL BUILDING DIMENSIONS
- REFER TO SHEET A4.1 FOR GENERAL NOTES AND SPECIFICATIONS • REFER TO SHEET P.1.1 FOR PLUMBING GENERAL NOTES



# plumbing supply diagram

- NO SCALE
- ALL WATER SUPPLY PIPING ABOVE SLAB SHALL BE TYPE "L" HARD DRAWN COPPER WITH LEAD FREE SOLDER JOINTS

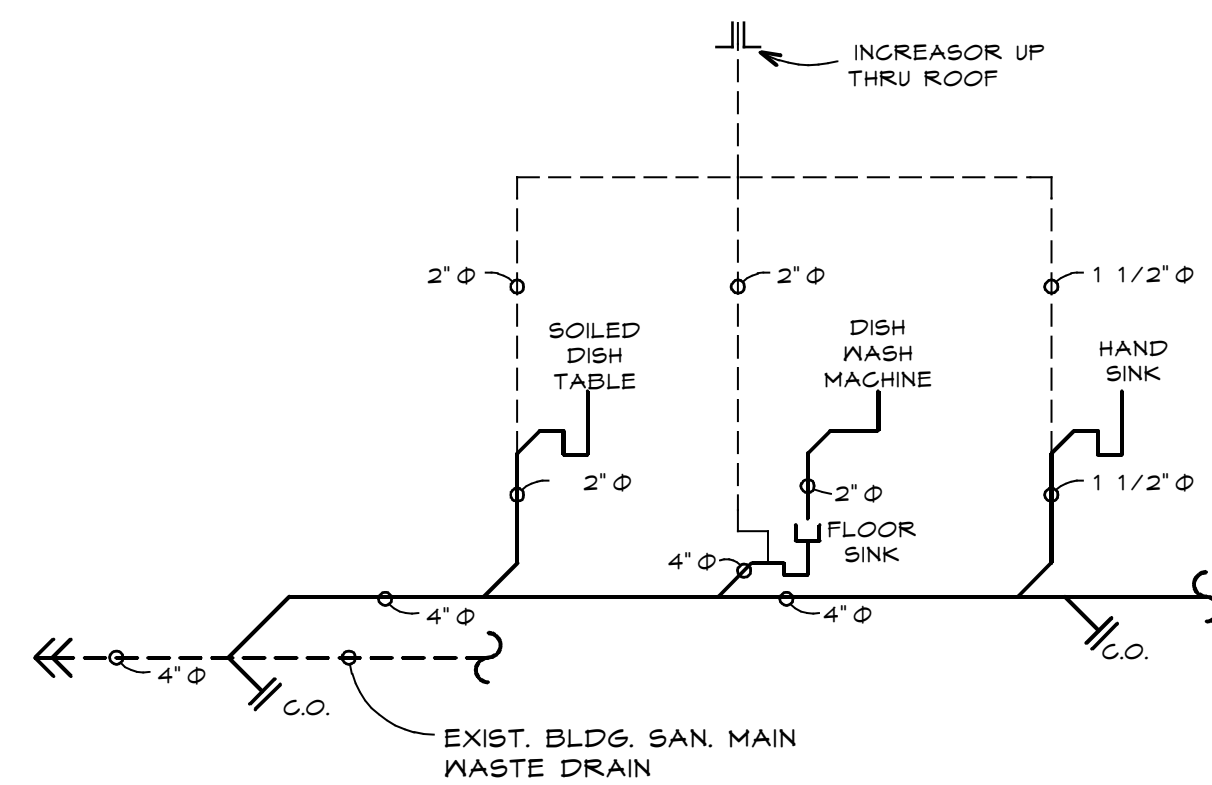
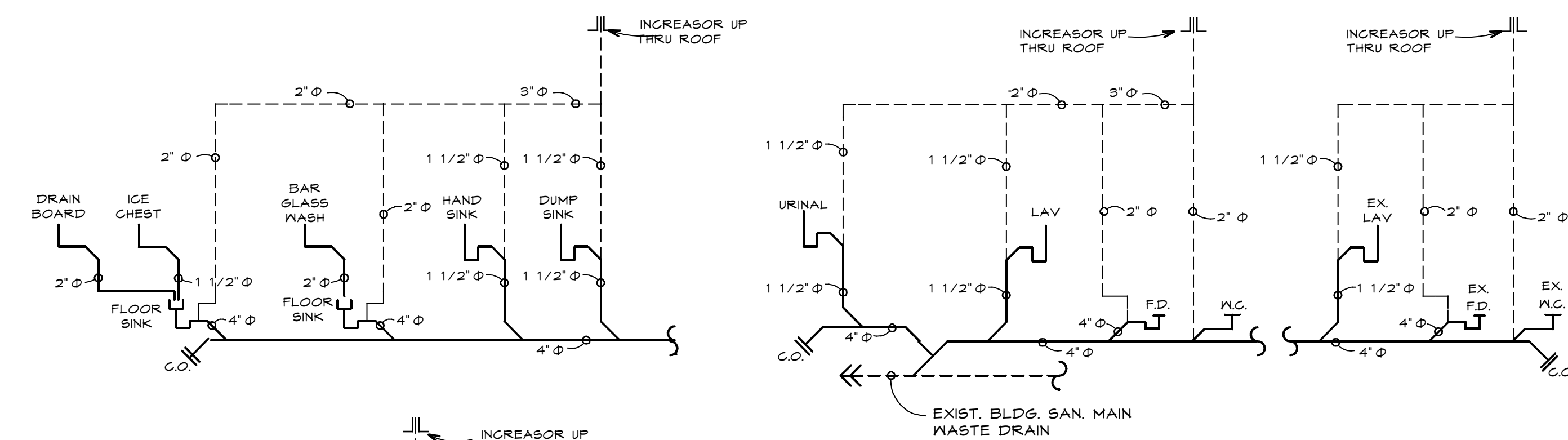
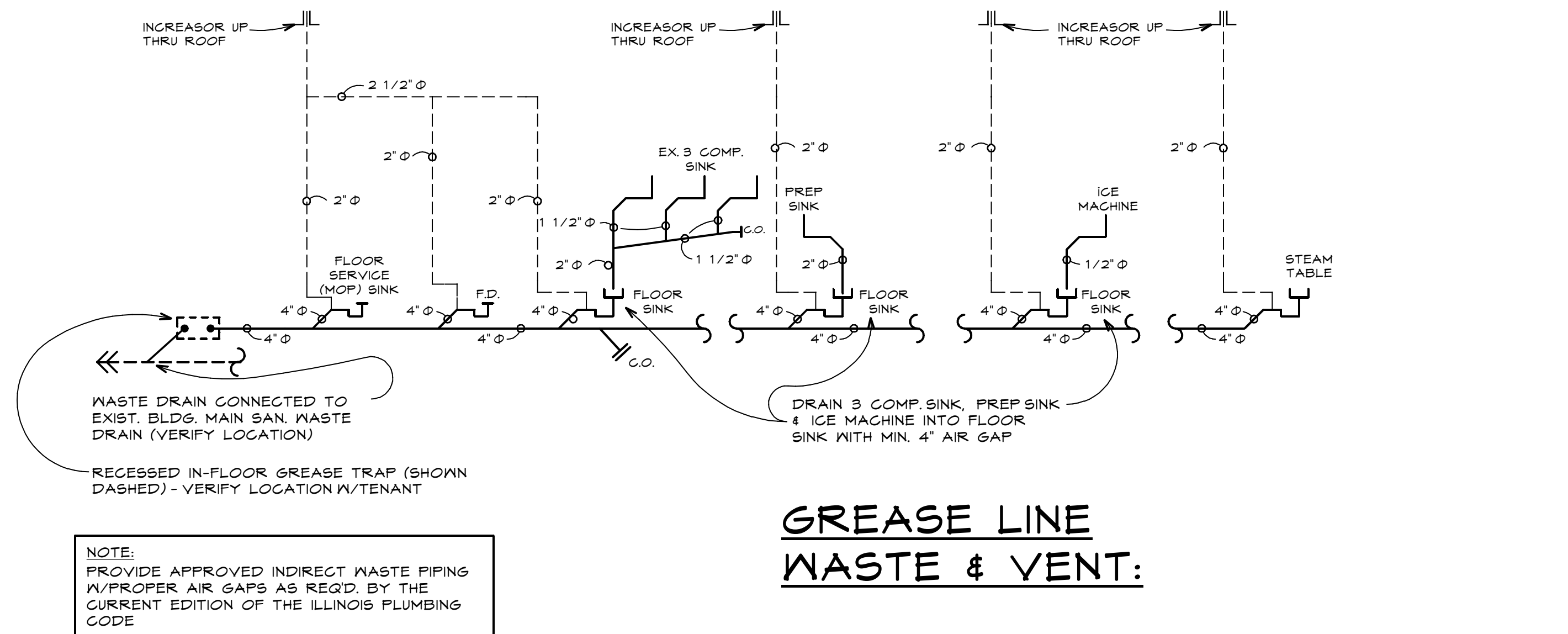
PROJECT NO:	2270	DATE:	14 OCT 22
REVISION:	14 OCT 22	DESCRIPTION:	BID & PERMIT
DRAWN:	JMF/LAF		
CONTENTS: PLUMBING SUPPLY PLAN • PLUMBING SUPPLY DIAGRAM PLUMBING GENERAL NOTES • PLUMBING FIXTURE LEGEND			



# grease laden calculations

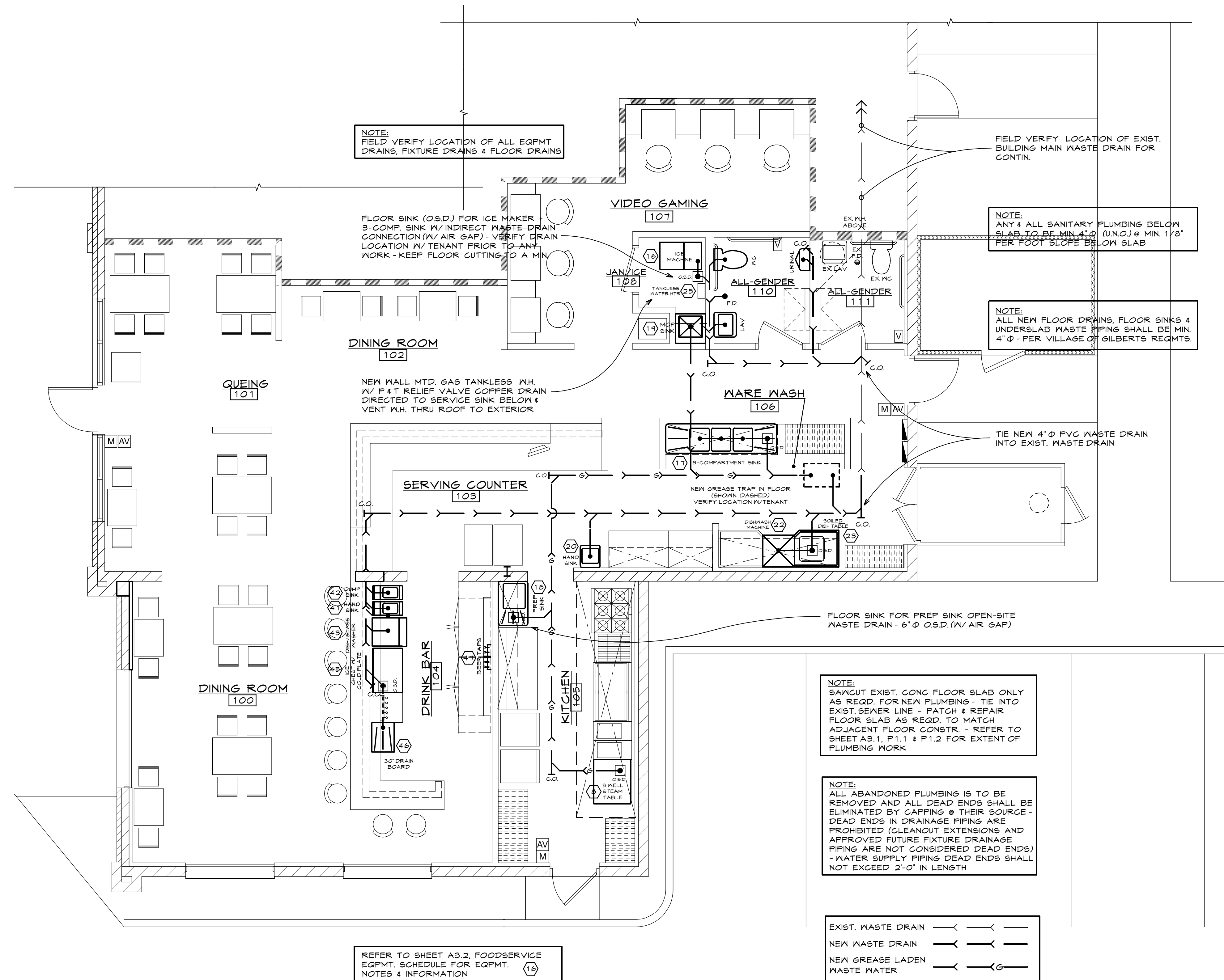
FIXTURE SUMMARY TO NEW GREASE TRAP

QTY.	ITEM DESCRIPTION:	BOWL SIZE	SIZE CUBIC INCHES	# OF BOWLS	QTY.	GALLONS (QTY/28.1)
1	1 COMPARTMENT PREP SINK	18" X 18" X 14"	4,536	X 1 =	4,536	16.14
1	3 COMPARTMENT SINK	18" X 18" X 14"	4,536	X 3 =	13,608	48.41
1	FLOOR MOUNTED MOP SINK	22" X 22" X 10"	4,840	X 1 =	4,840	17.22
<b>TOTAL GALLONS:</b> .....						<b>99.50</b>
<p><b>SUMMARY:</b> TOTAL GALLONS X 50% = 99.50 X 50% = 49.75 GALLONS CONTRIBUTED TO NEW GREASE TRAP INTERCEPTOR SYSTEM</p>						



## plumbing waste & vent diagram

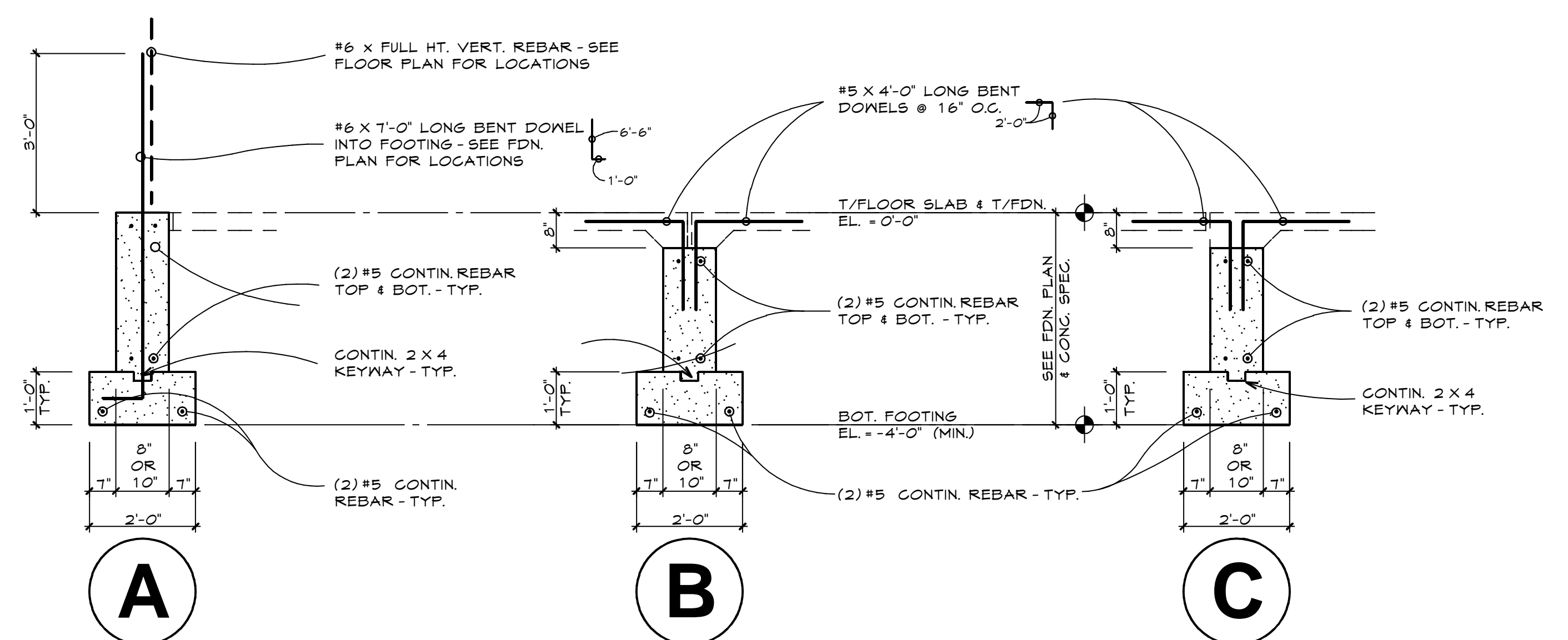
- NO SCALE
- ALL WASTE PIPING BELOW SLAB SHALL BE SCHEDULE 40 PVC (U.N.O.)
- ALL WASTE & VENT PIPING ABOVE SLAB SHALL BE SCHEDULE 40 PVC (U.N.O.)



## plumbing-waste plan 1/4"=1'-0"

- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- REFER TO SHEET A3.1 PROPOSED FLOOR PLAN, FOR ALL BUILDING DIMENSIONS
- REFER TO SHEET A4.1 FOR GENERAL NOTES AND SPECIFICATIONS
- REFER TO SHEET P.1.1 FOR PLUMBING GENERAL NOTES





**fdn. wall sections** 1/2" = 1'-0"

REFER TO SHEET S1.1, FOUNDATION PLAN FOR FOUNDATION WALL SECTION LOCATIONS

**lintel schedule**

KEY	DESCRIPTION	WALL THKNS.	MAS. OPENING	BEARING EA. END	TOTAL LENGTH	REMARKS
L-1	W 8 X 21 + PL 1/2 X 9 1/2 PL	0'-10"	8'-0"	0'-6"	9'-0"	3/16" 4-8
L-2	W 8 X 18 + PL 1/2 X 7 1/2 PL	0'-8"	6'-0"	0'-6"	7'-0"	3/16" 4-8
L-3	W 8 X 18 + PL 1/2 X 7 1/2 PL	0'-8"	5'-7"	0'-6"	6'-7"	3/16" 4-8
L-4	(2) L4 X 3 1/2 X 5/16 (LLV)	0'-8"	3'-6"	0'-6"	4'-6"	I
L-5	(2) L4 X 3 1/2 X 5/16 (LLV)	0'-8"	3'-4"	0'-6"	4'-4"	I
L-6						

NOTES: • REFER TO SHEET S1.1 & A3.2, ROOF FRAMING PLAN FOR Lintel LOCATIONS  
 • PROVIDE STEEL SHIM PLATE FOR EVEN BEARING • HOT DIP GALVANIZED ALL EXPOSED EXTERIOR Lintels

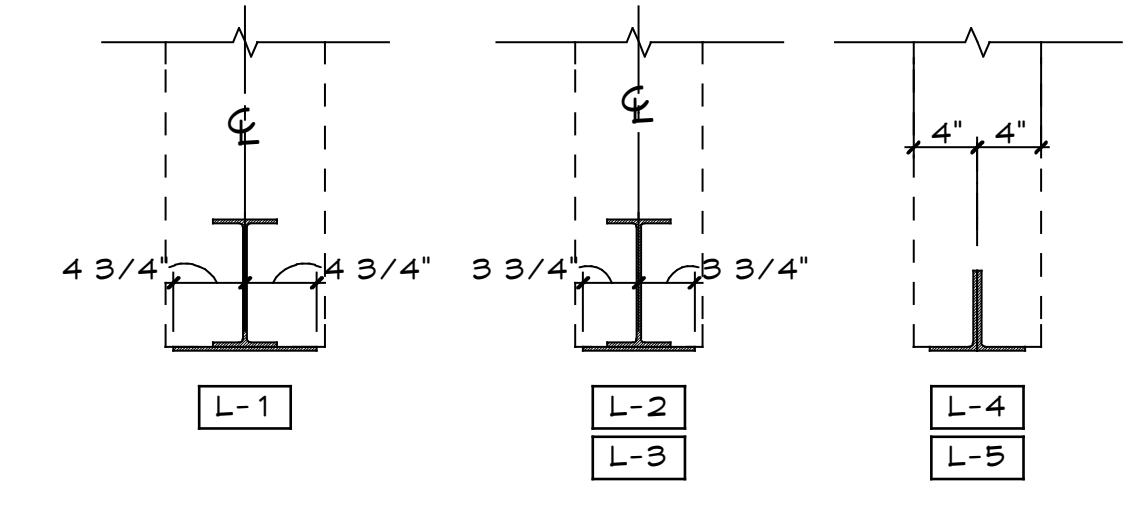
**roof design loads**

GROUND SNOW LOAD..... 25 P.S.F.  
 ROOF SNOW LOAD..... 25 P.S.F. MIN. + DRIFT  
 ROOF LIVE LOAD..... 20 P.S.F. + DRIFT  
 ROOF DEAD LOADS:  
 ROOFING..... 5 P.S.F.  
 INSULATION & METAL DECK..... 7 P.S.F.  
 JOIST DEAD LOAD..... 3 P.S.F.  
 TOTAL DEAD LOAD..... 15 P.S.F.  
 TOTAL ROOF DESIGN LOAD..... 40 P.S.F.

**footing schedule**

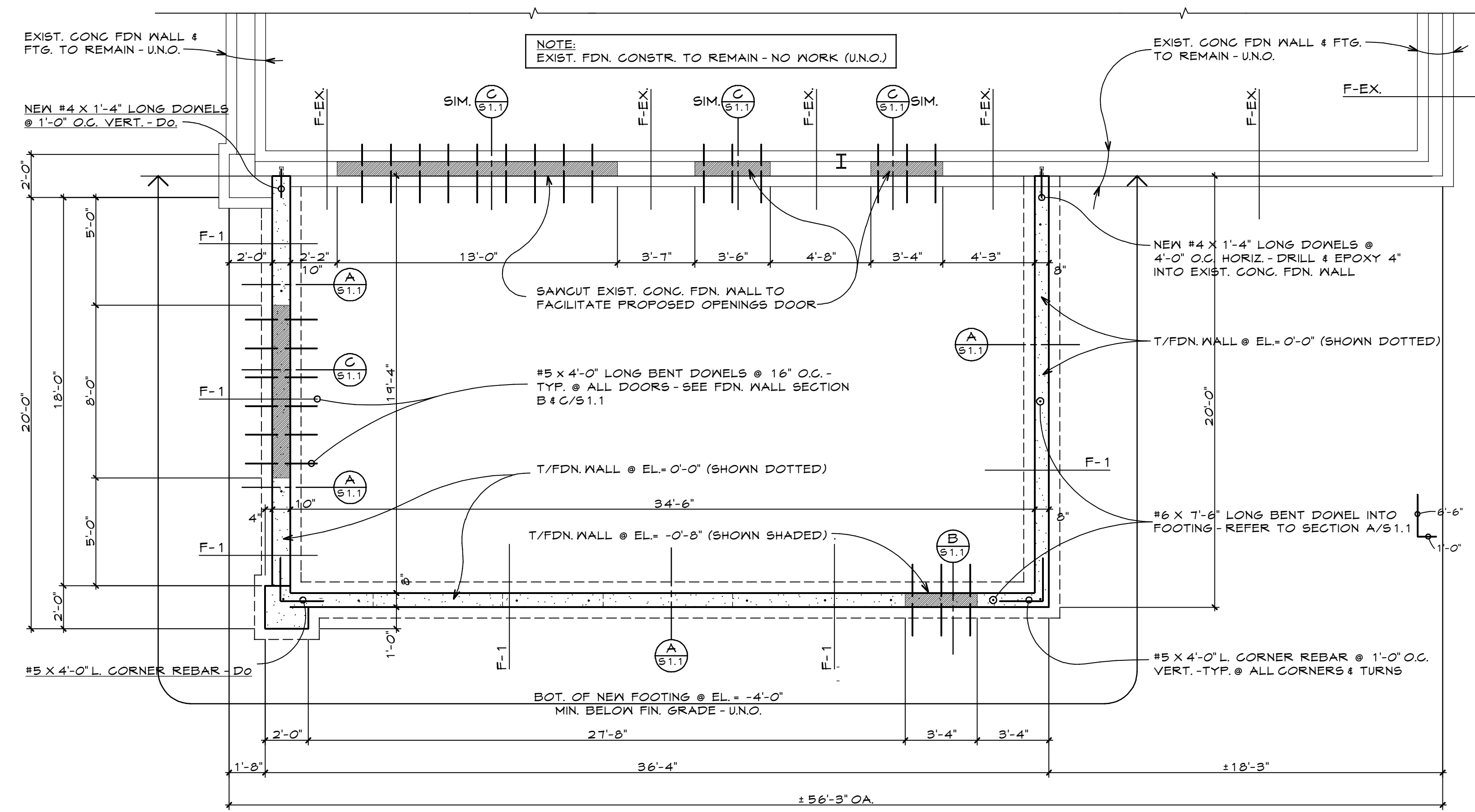
KEY	FOOTING SIZE	FOOTING REINF.	T/FTG. OR PIER ELEV.	B/FTG. OR PIER ELEV.	REMARKS
F-1	CONTIN X 2'-0" X 1'-0" THK.		-3'-0"	-4'-0"	SEE SECTION A/A1.1
F-2	CONTIN X 2'-0" X 1'-0" THK.		-3'-0"	-4'-0"	SEE SECTIONS B/A1.1 & C/A1.1

NOTE: REFER TO SHEET A1.1, FOUNDATION PLAN FOR FOOTING LOCATIONS



**lintel sections**

REFER TO SHEET S1.1, Lintel SCHEDULE FOR Lintel DESCRIPTIONS

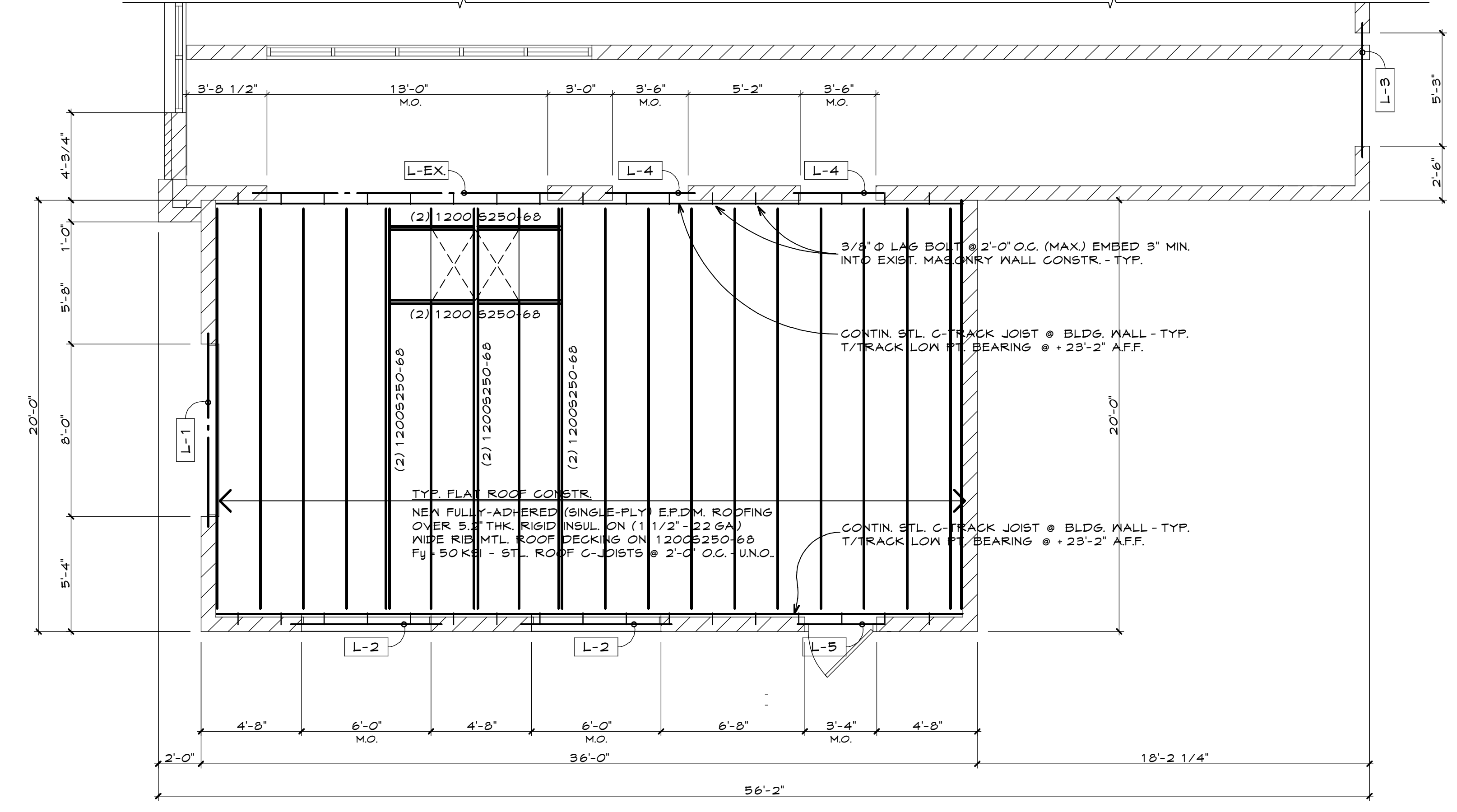


**foundation plan** 1/4" = 1'-0"

- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- BOTTOM OF FOOTING: MIN. 4'-0" BELOW ADJACENT GRADE - BASED UPON FROST PROTECTION ONLY!
- ALL PROPOSED FOUNDATIONS TO EXTEND DOWN TO BEARING STRATA OF 3,000 P.S.F. CAPACITY (MINIMUM)
- STRIP TOP SURFACE OF ALL ORGANIC MATERIAL & TOP VEGETATION
- PROVIDE ALL COMPACTED FILL MATERIAL (3,000 P.S.F.) REQUIRED & NECESSARY TO BRING GRADE TO ELEVATION REQUIRED
- REFER TO SHEETS N1.1 THROUGH N1.4 FOR GENERAL NOTES AND SPECIFICATIONS

**legend**

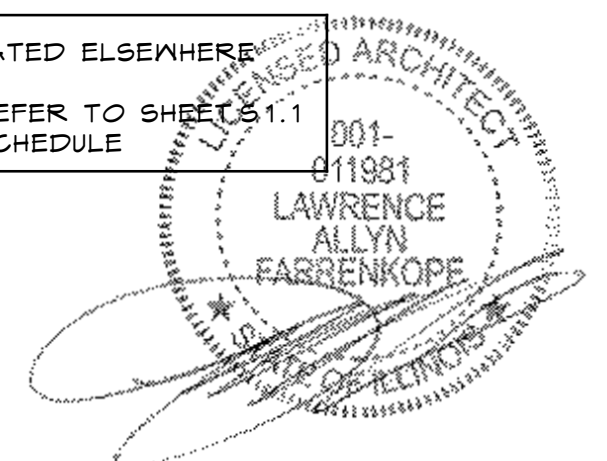
DENOTES FOOTING TYPE - SEE FOOTING SCHEDULE ON SHEET S1.1  
 FOUNDATION WALL STEPPED OR PIER DERESSED (SHOWN SHADED)



**roof framing plan** 1/4" = 1'-0"

- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!
- REFER TO SHEET A3.1, FLOOR PLAN, FOR ALL BUILDING DIMENSIONS
- REFER TO SHEET S1.1 FOR Lintel SCHEDULES, FRAMING DETAILS AND ROOF DESIGN LOADS
- REFER TO SHEET A4.1, FOR ROOF PLAN
- STEEL SUBCONTRACTOR SHALL FURNISH & INSTALL FRAMES FOR ALL MECHANICAL EQUIPMENT, ETC. REFER TO SHEET M1.1, FOR MECHANICAL (H.V.A.C.) EQUIPMENT LOCATIONS AND MECHANICAL NOTES
- REFER TO SHEETS N1.1 THROUGH N1.4 FOR GENERAL NOTES AND SPECIFICATIONS

DO: DITTO, AS STATED ELSEWHERE  
 L-1: Lintel NO. - REFER TO SHEET S1.1 FOR Lintel SCHEDULE







## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** Plan Commission  
**From:** Riley Lynch, Management Analyst  
**Cc:** Brian Bourdeau, Village Administrator  
**Date:** November 30<sup>th</sup>, 2022 Special Plan Commission Meeting  
**Re:** Item 6 – Special Use Permit for an Auto Detailing Business at 17 Galligan

---

### **Background:**

Yo's Detailing LLC (“*Applicant*”) has requested a Special Use Permit to operate an Auto Detailing Business out of the building located at 17 Galligan Road (PIN: 02-24-155-001). The property that this building is situated on is within the C-1 Commercial zoning district. The building is a multitenant facility which currently houses Municipal Marking Distributors (MMD) and Flat Can Recycling in the southern-most portions of the building. Note that Flat Can Recycling is a legally nonconforming use as a recycling facility and was established before the current rendition of the village’s Unified Development Ordinance (UDO). The proposed new use would occupy the northern 3,000 square feet of the facility which includes two vehicle bays and the majority of the existing gravel parking lot.



The property and proposed use face residences in the Old Town zoning district to the west directly across Galligan Road. This property is also adjacent to an Old Town residence and Town Square Park to the north across Rolyn L Anderson Lane. Further to the north is Gilberts Village Hall and the Town Center residential subdivision. To the west is a C-1 commercial property being developed as a new facility for Red Barn Animal Hospital, and to the south at the intersection of Route 72 and Galligan is a C-1 commercial property where Cruisin’ is located.

### **Special Use Permit Request:**

The Applicant intends to operate a “premium auto detailing” company which includes providing services such as vehicle wraps, window tinting, paint protection film, interior cleaning and protection, and exterior protection though wax, sealant, and ceramic coating. “Auto repair and service” uses in the C-1 Commercial District require a special use permit before they are permitted to legally operate within the Village.



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

The Applicant plans to utilize the facility as it is, and is not proposing any changes or improvements to the building or the property. The Applicant states that there are currently 9 parking spaces on their portion of the property in the gravel lot, that will be used for employees and customer vehicles. This meets the UDO's parking requirements for this use. They anticipate to have 3-4 client vehicles at the facility at one time, and they specified that all work will be done inside the facility. The longest a vehicle would be on the property would be 3 days inside while it is being worked on. The Applicant intends to service various vehicles including motorcycles, residential class vehicles such as coupes, sedans, SUVs, pickups, and smaller vehicles that can fit in the shop. The largest vehicle they would service would be vehicles such as smaller RVs or busses that could fit into the building. They note that they do not service boats or larger industrial equipment or machinery. As part of the services the applicant intends to provide, they will be washing, prepping, and servicing vehicles without using any hazardous chemicals. The Applicant does not anticipate any changes to accommodate drainage or runoff as part of washing or service operations. They also note that the loudest tool they will use during the course of business is a shop-vac. The Applicant will dispose of waste and garbage in a dumpster along the north side of the building until it is picked up each week.

### **Summary of Items for Consideration:**

#### Special Use Standards

- Does the Plan Commission feel that the applicants Special Use Permit request meets the General Standards as outlined in section 10-11-11(E)(1) of the UDO?
  - a. *The proposed special use complies with all provisions of the applicable district regulations.*
  - b. *The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.*
  - c. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:*
    - i. *The location, nature and height of buildings, structures, walls and fences on the site; and*
    - ii. *The nature and extent of proposed landscaping and screening on the proposed site.*



## Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

- d. *Adequate utility, drainage and other such necessary facilities have been or will be provided.*
- e. *The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.*

See Exhibit 1 for the Applicant's response to the Special Use Standards (SUP Application)

### Surrounding Zoning / Land Use

- Does the Plan Commission feel that this use is compatible with the surrounding uses?
- The plan Commission may want to consider if the Special Use is harmonious with the surrounding area, particularly with the proximity to Old Town, Town Square Park, and general character of the area.
- The Plan Commission should consider how this use would align with the Village's planning objectives for the immediate area and the Village as a whole.

### Other Considerations

- The Applicant has described that they will service many different types of vehicles except for industrial machinery or large vehicles. To ensure this is the case and to prevent negative impacts on the surrounding area, the Plan Commission may want to recommend a condition preventing the Applicant from servicing semi-trucks, truck trailers, and larger industrial vehicles as part of operation.
- The Applicant is not operating a "car-wash" facility as defined by the Village's UDO. However, car washing is a frequent part of the general operations and services the Applicant will provide. The Plan Commission may want to make a condition requiring that any special use only be valid if the Applicant is complying with all Federal and State and County regulations (specifically, as it relates to drainage and dumping).
- The Applicant states there are 9 parking spaces on their portion of the property. A glance at the property suggests there are more spaces available. To prevent the gravel lot from becoming filled with parked cars and associated negative impacts on the surrounding neighborhood, the Plan Commission may wish to recommend a condition that limits the total number of parked cars on the Applicant's portion of the property at any one time.
- The Applicant has described that their garbage will be kept in a dumpster outside next to the building until it is picked up each week. To minimize any negative impacts on the surrounding area, the Plan Commission may wish to impose a condition that the dumpster be screened or hidden so that it is not visible from the public right-of-way or the homes across the street.



## *Village of Gilberts*

Village Hall

87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

[www.villageofgilberts.com](http://www.villageofgilberts.com)

- Any other conditions that the Commission would recommend that would mitigate any negative impacts to the surrounding area.

### **Attachments:**

- Exhibit 1 – Notice of Public Hearing
- Exhibit 2 – Application for a Special Use
- Exhibit 3 – 17 Galligan Plat of Survey
- Exhibit 4 – Applicant's Responses to Internal Review

**VILLAGE OF GILBERTS**  
**PUBLIC NOTICE REGARDING A HEARING ON A SPECIAL USE APPLICATION**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Gilberts Plan Commission will conduct a public hearing on Wednesday, November 30, 2022, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from Yo's Detailing LLC ("Applicant") concerning the property located at 17 Galligan Road, Gilberts, Illinois, and identified by PIN 02-24-155-001 ("Property"). The Property is located in the C-1 General Commercial District. The Applicant requests approval of a special use permit for the Property to allow for the operation of an automobile repair and service use, and for such other and further zoning relief as may be required.

All persons interested in the special use application should attend and will be given an opportunity to provide written and oral testimony. Members of the public can also submit written comments via email at [info@villageofgilberts.com](mailto:info@villageofgilberts.com). Additional information about the special use application and the public hearing are available from the Village of Gilberts at (847) 428-2861. The public hearing may be continued from time to time without further public notice.

Gilberts Plan Commission  
Village of Gilberts



# The Village of Gilberts

APPLICATION FOR DEVELOPMENT AND ZONING APPROVALS

Last Updated: November 2021



**Application for Zoning and Development Approvals..... 2**  
**For Reference ..... 2**  
**Definitions..... 2**  
**Development Review Process ..... 3**  
**Zoning and Development Application Fees ..... 4**  
**Application for Development Approval ..... 5**  
**Exhibit 1: Site Plan Review ..... 10**  
**Exhibit 2: Special Use Permit ..... 15**  
**Exhibit 3: Variance Requests..... 17**  
**Exhibit 4: Rezoning and Text Amendments ..... 20**  
**Exhibit 5: Zoning Appeals..... 22**  
**Exhibit 6: Zoning Interpretations ..... 23**  
**Exhibit 7: Planned Unit Development..... 24**  
**Exhibit 8: Temporary Uses ..... 28**  
**Supplemental Graphics ..... 30**

## Application for Zoning and Development Approvals

This Application is used to request development approval from the Village when consideration by the Gilberts Plan Commission and Zoning Board of Appeals, or Village Board is required. This application packet is available on the Village's website at <https://www.villageofgilberts.com>. Additional questions concerning this packet and requirements should be directed to Village Hall by email at [development@villageofgilberts.com](mailto:development@villageofgilberts.com), or by phone at (847) 428-2861.

### For Reference

- The Village's official Zoning Map can be found on the Village's website [here](#).
- Unless stated otherwise, items referring to the Village Code of Ordinances or Village Code refer to the most current code for the Village, available online [here](#).
- UDO - Unified Development Ordinance. Throughout this packet, Unified Development Ordinance may be abbreviated to "UDO." The UDO is found in Title 10 as a portion of the Village Code, although available as an additional document so that it may remain easily accessible. The UDO outlines limitations, regulations, requirements and other aspects pertaining to development, and is available online [here](#).
- When referring to the Village Code or UDO, chapters, titles, and sections may be abbreviated. For example, Title 1 Chapter 2 Section 3 would be abbreviated 1-2-3.

### Definitions

As defined in the Village of Gilberts UDO. A full list of definitions can be found in the Village of Gilberts UDO, 10-13-13. Any definitions found elsewhere will have included reference or example.

- **Plan Commission:** The Planning Commission of the Village of Gilberts, Illinois. This appointed board of residents consisting of six members and one chairperson holds office for one-year terms and provides recommendation to the Village Board of Trustees on matters of planning, zoning, and development. (10-11-3 UDO)
- **Permitted Use:** Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.
- **Special Use Permit:** In addition to uses classified and permitted in each zoning districts, there are additional uses that may be desirable to allow, however due to unique requirements and impacts, additional consideration is required through this permitting process. (10-11-11 UDO)
- **Variance:** A request to deviate from certain zoning requirements in the case that practical difficulties or particular hardships require relief. (10-11-10 UDO)
- **Zoning District:** A specifically delineated land area within the Village of Gilberts, Illinois, as specified on the Zoning Map—included attached to the end of this packet—within which regulations and requirements govern the use, placement, spacing, and size of land and buildings.



## Development Review Process

### 1. Pre-Application

Review the Village's Code and Unified Development Ordinance as it relates to your request. The Code and UDO is available online [here](#). Depending on the request, you may wish to have a preliminary or concept meeting with staff. These meetings are entirely optional, but encouraged to gain a better understanding of the request.

### 2. The Application

Complete the general Application for Development Approval and the exhibits relevant to your request. Submittal of the Application should include all materials and applicable fees required by this Application and the Village Code. This includes the required fees, escrow and agreement to reimburse the Village for its costs pursuant to Section [2-5-3](#) of the Village Code. Applications can be submitted to Village Hall at 87 Galligan Road, or electronically. Electronic submission can be sent through email to [development@villageofgilberts.com](mailto:development@villageofgilberts.com) if the submission is less than 10 MB, through a flash drive, or through an online document transfer site with a link that DOES NOT expire. ***Submittals will not be accepted or processed until all of the submittal requirements are met.***

### 3. Staff Review

Once a complete Application is submitted, the Village will forward it to the applicable Village departments and consultants for review and comment. The Village will send its review comments to the Primary Contact Person as identified in this application. Comments may necessitate revisions to plans prior to scheduling the project for a hearing or meeting with the Plan Commission, Zoning Board of Appeals, or Village Board

### 4. Notice Requirements and the Public Hearing

Depending on the type of approval sought, the applicant may have to notify the public before meeting with the Plan Commission. Public notice for a hearing must occur no more than 30 days and no less than 15 days in advance of the hearing date. Additionally, an applicant requesting relief that requires a public hearing must give notice of the hearing, no less than 10 days in advance of the hearing date, to owners of property within 250 feet of the subject property pursuant to [Section 10-11-5C](#) of the Village Code. Then a public hearing will be held concerning the request. This is where one can justify the request and where members of the public can speak to voice their support or concerns.

### 5. Plan Commission Meeting

When the public hearing is closed, the Plan Commission will discuss the request. After sufficient deliberation, the Plan Commission will give a recommendation to the Village board about what to do with the request.

### 6. Village Board Meeting

Following a public hearing and recommendation by the Plan Commission and/or the Zoning Board of Appeals, or as otherwise necessary, the project will be scheduled for Village Board consideration. Projects will not be included on a Village Board agenda until Village staff has determined that all plans are in technical compliance with all Village codes, rules, and policies. The Village Board will take final action on requests after sufficient deliberation.

## Zoning and Development Application Fees

Below is a summary fee schedule of common fees required throughout the development process. Exact fees related to development may vary based on use or on zoning. For any questions on the fee schedule as related to zoning and development, please contact Village Hall at (847) 428-2861.

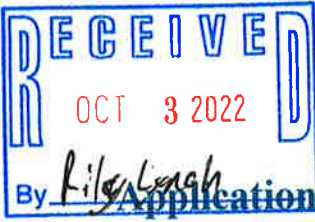
### Zoning Fee Schedule - Village Code 2-4-13

<input type="checkbox"/> Site plan review (Variable Escrow)	\$5,000.00
<input type="checkbox"/> Appeals to zoning board	\$300.00
<input type="checkbox"/> Petitions to plan commission	\$50.00
<input type="checkbox"/> Zoning map amendments	\$100.00
<input type="checkbox"/> Plus \$20.00 per acre. Number of Acres: _____	
<input type="checkbox"/> Planned unit developments	\$100.00
<input type="checkbox"/> Plus \$20.00 per acre. Number of Acres: _____	
<input checked="" type="checkbox"/> Special use permits:	
<input type="checkbox"/> Home occupations	\$25.00
<input checked="" type="checkbox"/> All others	\$500.00
<input type="checkbox"/> Variations	\$500.00
<input type="checkbox"/> Continued, postponed and multiple meetings, per meeting	\$53.00

Petitioners seeking annexation agreements must contact the Village to determine applicable fees.

In addition to the filing fee set out in this section, each petitioner shall reimburse the village for the fees and costs incurred thereby for publication, consultant, legal, engineer, planning and architect fees incurred in relation to such petition or review.

The site plan review fee, specified above, shall be considered a deposit to establish an escrow toward the hourly fees incurred by the village in such review as otherwise stated above.



**Application for Development Approval**

**Please complete this section before any other part of this packet.**

Development name: 17 GALLIGAN RD

Address of subject property: 17 GALLIGAN RD Unit A

Parcel identification number (P.I.N.): 02-24-155-001

**I. Applicant:** Youssef Sirrieh

Address: 1165 Highbrook Ave

City: Hampshire State: IL Zip code: 60140

Phone: 630-488-7881 Email: ysireh2011@gmail.com

**II. Property Owner(s):** KRESIC, ANTHONY TRUST, TRUSTEE

Address: 14977 CREEK EDGE DR

City: HOLLAND State: MI Zip code: 49424

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**III. Primary contact:** \_\_\_\_\_

Check one that best applies:

- Owner       Attorney       Engineer       Broker      Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**IV. Other staff**

Name: \_\_\_\_\_

- Owner       Attorney       Engineer       Broker      Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_

Check one that best applies:

- Owner       Attorney       Engineer       Broker      Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

# Application for Development Approval

Please complete this section before any other part of this packet.

Development name: 17 GALLIGAN RD

Address of subject property: 17 GALLIGAN RD Unit A

Parcel identification number (P.I.N.): 02-24-155-001

**I. Applicant:** Youssef Sirrieh

Address: 1165 Highbrook Ave

City: Hampshire State: IL Zip code: 60140

Phone: 630-488-7881 Email: ysireh2011@gmail.com

**II. Property Owner(s):** KRESIC, ANTHONY TRUST, TRUSTEE

Address: 14977 CREEK EDGE DR

City: HOLLAND State: MI Zip code: 49424

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**III. Primary contact:** \_\_\_\_\_

Check one that best applies:

Owner       Attorney       Engineer       Broker      Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**IV. Other staff**

Name: \_\_\_\_\_

Owner       Attorney       Engineer       Broker      Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_

Check one that best applies:

Owner       Attorney       Engineer       Broker      Other: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**V. PROPOSED DEVELOPMENT**

Check all that apply and provide written responses to corresponding exhibits on a separate sheet.  
If unsure contact Village Hall at 847-428-2861 or [development@villageofgilberts.com](mailto:development@villageofgilberts.com).

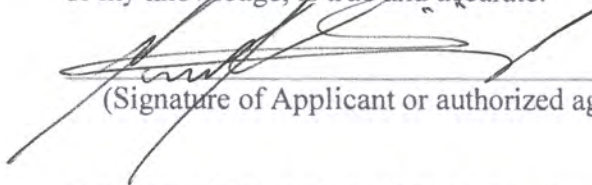
- Site Plan Review**  
(Complete Exhibit 1)
- Special Use** (New or Amendment)  
(Complete Exhibit 2)
- Variance Request**  
(Complete Exhibit 3)
- Rezoning or Text Amendment**  
(Complete Exhibit 4)
- Subdivision/Annexation**  
(Please contact Staff)
- Zoning Appeal**  
(Complete Exhibit 5)
- Zoning Interpretation**  
(Complete Exhibit 6)
- Planned Unit Development**  
(Complete Exhibit 7)
- Temporary Use**  
(Complete Exhibit 8)
- Other** (Please Specify \_\_\_\_\_)

Acreage of property: \_\_\_\_\_  
Description of proposal/use (use the following page or a separate sheet if necessary):  
PREMIUM AUTO DETAILING SERVICES  
\_\_\_\_\_  
\_\_\_\_\_

**VI. APPLICANT'S SIGNATURE**

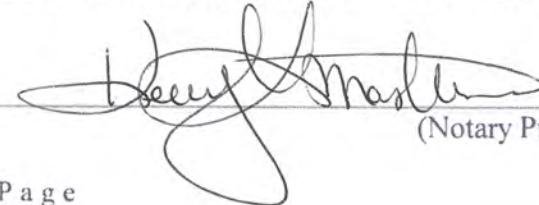
I, Youssef Sirrieh [Applicant's Printed Name and Title], being duly sworn, declare that: i) I am duly authorized to make this Application for Development Approval on behalf of the Applicant; ii) I have read and understand this Application for Development Approval, and the Village of Gilberts UDO, available online [here](#).

I have read, understand, and will comply by the provisions of the Village Code, found [here](#) online regarding reimbursement of the Village's costs; and iv) the above information, to the best of my knowledge, is true and accurate.

  
\_\_\_\_\_  
(Signature of Applicant or authorized agent)

10-18-22  
\_\_\_\_\_  
(Date)

SUBSCRIBED AND SWORN TO before me this 18<sup>th</sup> day of October, 2022

  
\_\_\_\_\_  
(Notary Public and Seal)



**VII. OWNER'S AUTHORIZATION LETTER**

I/we hereby certify that I/we am/are the owner(s) of the above-described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Application. I/we hereby authorize the Applicant listed on this Application to act on my/our behalf during the processing and presentation of this request(s).

Anthony Kresic  
(Signature of 1<sup>st</sup> Owner or authorized agent)

10/9/2022  
(Date)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

\_\_\_\_\_  
(Date)

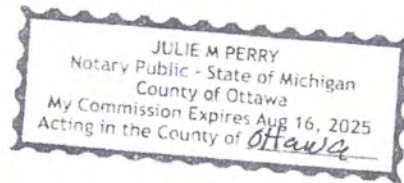
\_\_\_\_\_  
1st Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner Printed Name and Title

**\*\*Please include additional pages if the Subject Property has more than two owners\*\***

SUBSCRIBED AND SWORN TO before me this 4th day of October 2022

Julie M Perry  
(Notary Seal and Signature)



**VIII. DISCLOSURE OF BENEFICIARIES**

Name: Anthony Kresic

Address: 17 Galligan Rd Grider's IL 60136

Nature of Benefit sought: Special Use Permit

Nature of Applicant: (please check one)

- Natural Person
- Corporation
- Land Trust Trustee
- Trust Trustee
- Partnership
- Joint Venture

If applicant is not an entity described above, briefly state the nature of the applicant(s):

In your answer above, if you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a)			
b)			
c)			
d)			

Name, address and capacity of person making this disclosure on behalf of the applicant:

**Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.**

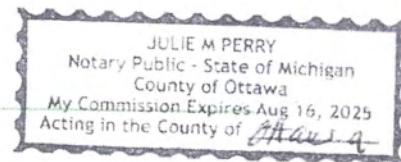
**VERIFICATION**

I, \_\_\_\_\_ being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Anthony Kresic

Subscribed and sworn to before me this 10/12 day of 10/12 / 2022

Julie M Perry  
(Notary Seal and Signature)



- All fire hydrants, streetlights, traffic control signage, parkway trees and other municipal improvements fronting on the subject property.
- Existing ground surface elevations at each lot corner, at the quarter points along each property line, at all significant breaks in grade and at the corner locations of each proposed building.
- Dimensions indicating the perpendicular distance from the lot lines to the proposed structures.
- Proposed sump pump discharge and downspouts, driveways.
- Erosion control silt fencing or other erosion control measures.
- All trees on the subject property and within the 25-foot-wide fringe area, including any proposed for removal (marked with an "X").
- Additional information as required by the Village.

### **Natural Resources Plan**

Applications for natural resources protection plan review shall include 3 full size copies of a natural resource protection plan drawn to the same scale as the site plan, and 3 copies as an 11 inch by 17 inch black and white reduction, or digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

- Location of natural resource features present on the site.
- The proposed name of the development.
- The location of the proposed development.
- The names, addresses, and telephone numbers of the designer of the plan.
- Date of the "natural resource plan" submittal and all applicable revision dates.
- The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.
- The location of all proposed lot lines, right of way lines, and easements.
- The location, ownership, widths, and names (if available) of all existing and previously platted streets, rights of way, parks, and other public or open spaces located within or adjacent to the subject property.
- The location and dimensions of all permanent easements and the subject property boundary lines adjacent to the site.
- The location and extent of any existing natural resource features. Each individual resource area on the site shall be graphically shown on the "natural resource protection plan".
- Graphic illustration and notes relating to how those natural resource features, which are to be preserved, will actually be preserved (conservation easements, deed restrictions, protective covenants, etc.).



- A drawing legend containing the scale appropriate to the size of the plan, the date of preparation, north arrow, and designation of existing and proposed contours at a maximum 2-foot contour interval.
- Graphic and numerical illustration shown on the "natural resource protection plan" of those existing natural resource features that will be disturbed and those that will be preserved and showing on the illustration the area (in square feet or acres) of each existing resource and those areas of resources that are to be preserved. Numerical data may be shown in tabular form with labeled reference to specific areas designated on the "natural resource protection plan". Any areas of the site where natural resources are to be mitigated and how and where the mitigation is to take place with natural resource protection easements shall be indicated.
- Additional information as required by the Village.

**Lighting Plan**

- A lighting plan that indicates the location, type, and illumination level (in foot-candles) of all outdoor lighting proposed to illuminate the site.
- Additional information as required by the Village.

**Landscape Plan**

Applications for landscape plan review shall include 3 full size copies of the landscape plan and 3 copies as an 11 inch by 17 inch black and white reduction, or digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

- The location of the proposed development.
- Date of the plan and all applicable revision dates.
- The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.
- All proposed "landscape buffer yard easements" and/or areas of natural resource mitigation clearly delineated and dimensioned and graphically shown in relation to all proposed lot lines and lots upon which said, "landscape buffer yard easements" or mitigation areas are located.
- Location, extent, type (common name and scientific name in the case of plant materials), and sizes of all existing trees and natural resource features in all areas of the proposed development which are designated as a "landscape buffer yard easement" and/or mitigation area. If any existing vegetation or other natural resource features are to be demolished or mitigated, the extent of such demolition or area to be mitigated shall be properly delineated and so noted on the "landscape plan".
- If any natural resource feature is to be mitigated, either on site or off site, the plan for such mitigation in adequate detail, as required by the plan commission, shall be submitted with the "landscape plan".
- Areas of a development designated as landscape easement areas shall be maintained by the property owner and kept free of all debris, rubbish, weeds, and tall grass.

- Location, extent, type (common name and scientific name in the case of plant materials), and sizes of proposed landscaping and landscape plantings in all areas of the proposed development which are designated as a "landscape buffer yard easement" or for areas which are to serve as landscaped entrances or other special landscaped features of the development. A summary table of all types and total number of plant materials to be used shall be clearly indicated.

### **Architectural Plans**

Applications for architectural plan review shall include 3 full size copies of the architectural plans and 3 copies of the architectural plan review application. In addition to the full-size drawings, 3 copies of each drawing must be submitted as an 11 inch by 17 inch black and white reduction, or digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

- Architect's and/or engineer's name and address.
- Date of submittal of plans.
- Scale of drawings noted on each drawing. Drawings must be drawn to a recognized architectural scale
- Name of the project.
- Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of all proposed structures. Elevations and perspective drawings must indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air conditioning equipment.
- The type, size, and location of all structures with all building dimensions shown.
- The height of buildings.
- Samples of exterior materials and their colors may be required to be brought to the architectural review board meeting.
- Photographs from the site of adjacent neighboring structures and/or property, if requested.
- Detailed drawings of decorative elements of the buildings or structures, if requested.
- Sectional building or site drawings drawn to a recognized engineering or architectural scale, if requested.

## Exhibit 2: Special Use Permit

### A. Checklist of Required Submittals

- A Site Plan in accordance with Exhibit 1 of this development packet.
- A narrative describing the proposed use.
- Additional information as required by the Village.

### B. Responses to Standards

#### 1. **Special Use Standards (See 10-11-11-E of UDO)**

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

- (a) The proposed special use complies with all provisions of the applicable district regulations.
- (b) The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
- (c) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
  - (1) The location, nature and height of buildings, structures, walls and fences on the site.
  - (2) The nature and extent of proposed landscaping and screening on the proposed site.
- (d) Adequate utility, drainage and other such necessary facilities have been or will be provided
- (e) The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.

#### 2. **Special Standards (see 10-11-11-E-2 of UDO)**

When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards. These may not apply depending on which district the development takes place in.

**Use this page or another sheet of paper for your responses to the Special Use Standards.**

The building, parking lot and all exterior surfaces will remain as delivered and maintained by the lessor. This site will be used to provide premium detailing services such as vehicle wraps, window tint, paint protection film, exterior protection (wax, sealant, ceramic coating), and interior cleaning / protection. As we are not a car wash or high volume facility, there should be little to no increase in traffic to the area.

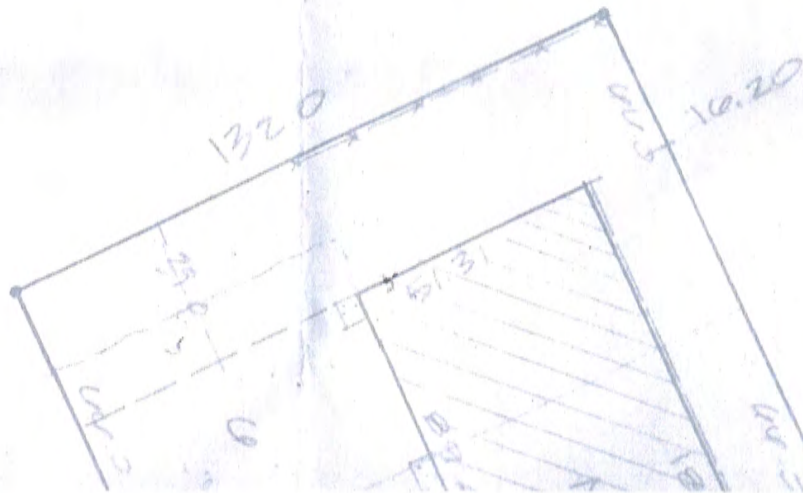
We plan to have 3-4 client vehicles at the facility at one time, mostly parked inside. There will be no additional drainage or water runoff needed. We do not use industrial machines, therefore we do not anticipate any additional noise to the area. The loudest tool used in the course of business is a shop-vac. We do not use hazardous chemicals so there will be no risk to the community

# Plat

OF PROPERTY DESCRIBED AS:

Lots 3, 4, 5 and 6, Block 11 of Rutlandville, in the Village of Gilberts, Kane County, Illinois.

An Easement for Septic Field and the maintenance thereof over and upon the Northerly 29.0 feet of Lot 6 and the Easterly 16.0 feet of Lots 3 through 6, both inclusive, in Block 11 of Rutlandville, for the benefit of Lots 1 and 2 in said Block 11, all in the Village of Gilberts, Kane County, Illinois.



Scale: 1" = 40'  
Ordered: Armentrout  
Owner: \_\_\_\_\_  
Page: 2-24A  
Drawn: AS  
Job: A34,639SL  
City: Gilberts

STATE OF ILLINOIS  
COUNTY OF KANE ss SEPT 2, 1987

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Alan J. Coulson  
REGISTERED LAND SURVEYOR

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

\* EXCEPT AS NOTED

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND IMPROVEMENTS.

I hereby certify that I have surveyed the described premises according to the official records that the above plat correctly represents said survey.

ALAN J. COULSON P.C.  
REGISTERED LAND SURVEYOR  
ILLINOIS  
205 W. MAIN ST.  
W. DUNDÉE, ILL. 60118  
PHONE 312-426

RECEIVED  
BY R. Lee Lynch  
OCT 3 2022

Compare the description on this plat with deed. Refer to deed for easements and building lines.