



## *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)

### **Village Plan Commission / ZBA Meeting Agenda**

**Wednesday, May 12, 2021 – 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://zoom.us/j/95634888012>

Meeting ID: 956 3488 8012

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

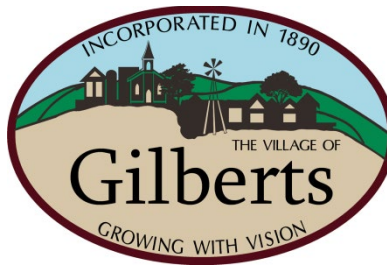
Members of the public can also submit written comments via email at [info@villageofgilberts.com](mailto:info@villageofgilberts.com). Any comments received by 5:00 p.m. on May 12, 2021 will be submitted into the record of the meeting.

#### **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 April 14, 2021 Plan Commission Meeting
- 5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON TEXT AMENDMENTS TO CHAPTER 8 OF THE GILBERTS UNIFIED DEVELOPMENT ORDINANCE REGARDING THE PERMITTED AGRICULTURAL USES IN ZONING DISTRICTS EXCEPT THE A-1 DISTRICT**
- 6. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON A VARIANCE TO THE GILBERTS UNIFIED DEVELOPMENT ORDINANCE CONCERNING THE PROPERTY COMMONLY KNOWN AS 251 VALENCIA PARKWAY REGARDING DECREASING THE REQUIRED REAR SET BACK IN ORDER TO INSTALL A POOL**
- 7. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN VARIANCE TO THE GILBERTS UNIFIED DEVELOPMENT ORDINANCE CONCERNING THE PROPERTY COMMONLY KNOWN AS 315 PIERCE STREET REGARDING DECREASING THE REQUIRED FRONT SET BACK IN ORDER TO INSTALL AN EXPANDED ATTACHED GARAGE**
- 8. NEW BUSINESS**
- 9. OTHER BUSINESS**
- 10. 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, April 14, 2021**

**1. CALL TO ORDER**

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

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Courtney Baker called the roll. Roll call: Members present: Commissioners McHone, Page, Sullivan, and Chairman Mills. Commissioners Borgardt and Del Vecchio were absent. Commissioner Lateer entered the meeting at 7:03 p.m. Others present: Village Administrator Brian Bourdeau 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 January 13, 2021 Plan Commission Meeting

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve the Minutes from the January 13, 2021 Plan Commission Meeting.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

**5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE, SUBDIVISION, AND ASSOCIATED VARIANCES FOR A MINI-WAREHOUSE USE WITH ACCESSORY OUTDOOR STORAGE CONCERNING THE PROPERTY COMMONLY KNOWN AS 39W021 ILLINOIS ROUTE 72**

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Open the Public Hearing.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

Administrator Bourdeau provided a brief background of the submission from the Applicants. The applicants have filed an application and petitions for a Special Use Permit for the construction and operation of a mini-warehouse facility and ancillary outdoor storage at the property located at 39W021 IL Route 72. The total acreage of the proposed development is 20.62 acres. The Applicant furthermore

seeks several variances related to the Special Use request and also permission to subdivide the property to a total of three parcels.

Prior to the testimony, Village Attorney Asprooth swore in the party that would provide testimony as a group.

Kyle Wilke, the attorney of the applicant, approached the Commission and presented the beginning of the applicant's power point presentation that included the location of the proposed mini-warehouse facility, details of the property, and the requested zoning relief. The applicants, Jerry and Kyle Lindley, approached the Commission and continued the power point presentation that included a brief background of their business and the proposed development of the site. The applicant's engineer continued the presentation with the engineering and utility details.

Commissioner McHone asked if RV's would be dumping and the applicant stated that they do not offer that service. Commissioner McHone inquired about if the lighting in the facility will be maintained to which the applicant stated that it would be at all times. Chairman Mills asked if the fencing would be screened and the applicant stated that it would not be for security purposes so that people can see down the aisles. Chairman Mills asked if there will be security cameras and the applicant responded that there would be.

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Close the Public Hearing.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

Chairman Mills inquired about the proposed exterior of the facility to which the applicant responded that this exterior matches their other facilities and their brand.

**A Motion was made by Commissioner McHone and seconded by Commissioner Page to Approve the Applicant's Special Use Application subject to the following conditions:**

- A. All engineering comments will need to be addressed to the satisfaction of the Village Engineer.
- B. Any expansion of the special use will require an amendment to that special use
- C. There shall be no outdoor storage facing Route 72 except as provided for on the submitted site plan
- D. Compliance with all of the submitted plans.

Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Close the Public Hearing.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-6-4(C) of the UDO to allow for a transparent steel fence and chain link fence around the Property instead of a solid fence.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-6-4(D)(1) of the UDO to allow exterior walls facing roads to be constructed of split masonry block and steel.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-6-4(D)(2) of the UDO to allow for more than 65% of non-road facing exterior walls to be constructed of steel paneling.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

**A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve a Variance from Section 10-9-2(M)(1)(b)(6) of the UDO to allow for a message area on a monument sign of 10 feet, 3 inches.** Roll call vote: Commissioners McHone, Page, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

## **6. NEW BUSINESS**

Administrator Bourdeau advised the Commission that Staff is looking to hold a Plan Commission/ZBA meeting on May 12, 2021 and to please let Clerk Baker know if they will be able to attend in order to establish a quorum.

## **7. OTHER BUSINESS**

There were no items to discuss at this time.

## **8. ADJOURNMENT**

There being no further public business to discuss, **a Motion was made by Commissioner Page and seconded by Commissioner Lateer to adjourn from the public meeting at 8:42 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,

*Courtney Baker*

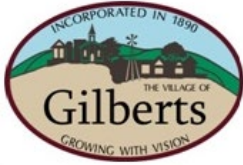
Courtney Baker  
Village Clerk

**VILLAGE OF GILBERTS  
PUBLIC NOTICE REGARDING A HEARING ON PROPOSED AMENDMENTS  
TO THE GILBERTS UNIFIED DEVELOPMENT ORDINANCE**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Village of Gilberts Plan Commission will conduct a public hearing on May 12, at 7:00 p.m., at Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider text amendments to Chapter 8 of the Gilberts Unified Development Ordinance (“UDO”) regarding the permitted agricultural uses in zoning districts except the A-1 District.

All persons interested in the proposed amendments may attend and will be given an opportunity to provide written and oral testimony. The public is encouraged to attend and participate in the public hearing remotely via the following zoom link: (<https://zoom.us/j/95634888012>) or via phone at (+1 312 626 6799) with the meeting ID of (956 3488 8012). 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 May 12, 2021 will be submitted into the record of the meeting. Additional information about the proposed amendments 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



## 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, Administrative Intern  
**Cc:** Brian Bourdeau, Village Administrator  
**Date:** May 12, 2021 Plan Commission Meeting  
**Re:** Item 5: A Text Amendment to Section 10-8-6 of the Village's Unified Development Ordinance

---

### **Background:**

The Village's Unified Development Ordinance ("UDO") currently allows new agricultural uses in any zoning district upon the issuance of a special use permit. Specifically, Section 10-8-6(D)(1)(b) of the UDO allows for the "breeding, keeping, and grazing of livestock, poultry, and other farm animals" as a special use in any zoning district, excluding the A-1 Agricultural District. Should an individual like to keep farm animals, they would be able to do so regardless of the zoning district their property resides in as long as they obtain a special use permit.

As the Commission may recall, the UDO was amended in 2018 to limit the keeping of livestock in the A-1 District to only lots of 5 acres or more, and only then upon the issuance of a special use permit.

This text amendment will clarify that livestock, poultry, and other farm animals may only be kept in the A-1 District on lots of 5 acres or more, and only upon the issuance of a special use permit. Specifically, the proposed text amendment eliminates the breeding, keeping, and grazing of livestock, poultry, and other farm animals as a special use in zoning districts outside of the A-1 District. The proposed text amendment also clarifies that all new agricultural uses (excluding the keeping of livestock) in any zoning district outside of the A-1 District are allowed only upon the issuance of a special use permit.

### **Items for Plan Commission Consideration:**

Under the UDO, there are no specific standards for text amendments that must be satisfied. Instead, the Plan Commission is directed to evaluate the proposed text amendment against the intent of the UDO, the recommendations of the Comprehensive Plan, and the public health, safety, and general welfare. This text amendment was drafted in an effort to ensure consistency within the UDO and its land use regulations governing where livestock may be kept.

## VILLAGE OF GILBERTS

### AN ORDINANCE AMENDING THE VLLAGE'S UNIFIED DEVELOPMENT ORDINANCE REGARDING THE KEEPING OF LIVESTOCK

**WHEREAS**, on January 7, 2014, the Village Board of the Village of Gilberts adopted the Gilberts Unified Development Ordinance (“**UDO**”), which sets forth the zoning and development standards and procedures for the Village; and

**WHEREAS**, the UDO currently allows the breeding, keeping, and grazing of livestock, poultry, and other farm animals in the A-1 Agricultural District on lots consisting of five or more acres, and only upon the issuance of a special use permit; and

**WHEREAS**, the UDO also allows the breeding, keeping, and grazing of livestock, poultry, and other farm animals in all other zoning districts upon the issuance of a special use permit; and

**WHEREAS**, the Village Board desires to limit the breeding, keeping, and grazing of livestock, poultry, and other farm animals outside of the A-1 Agricultural District; and

**WHEREAS**, the Village Board has proposed an amendment to the UDO that would prohibit the breeding, keeping, and grazing of livestock, poultry, and other farm animals in all zoning districts besides the A-1 Agricultural District (“**Amendment**”); and

**WHEREAS**, the Plan Commission conducted a public hearing, pursuant to notice published in accordance with Illinois state law, on the Amendment at its meeting held on May 12, 2021, at which time the Plan Commission recommended approval of the Amendment; and

**WHEREAS**, the Village Board of Trustees has considered the Plan Commission’s recommendation, and has determined that it is in the best interests of the Village to approve the Amendment as set forth in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS**, as follows:

**SECTION 1. RECITALS** The recitals set forth above are incorporated into Section 1 as set forth herein.

**SECTION 2. AMENDMENT TO SECTION 8-6 OF THE UDO.** Chapter 8, Section 8-6, entitled “Agricultural Uses (except in the Agriculture District)” is hereby amended as follows (deletions in ~~strikethrough~~, additions in **bold** and underline):

“8-6 Agricultural uses (except in the Agriculture District).

- A. *Applicability.* This Section 8-6 shall apply to agricultural uses in all zoning districts except for agricultural uses in the A-1 District which are subject to the regulations contained in Chapter 2 of this Code.



B. *Existing Agricultural Uses, Buildings, and Facilities.* Agricultural uses, buildings, and facilities lawfully existing as of the effective date of this code are permitted in all zoning districts and allowed to continue, subject to the nonconformity regulations of chapter 10, ~~as well as the regulations contained in subsection C.~~

C. *New Agricultural Uses, Buildings, and Facilities.* New agricultural uses, buildings, and facilities established after the effective date of this code are allowed as a special use in all zoning districts subject to issuance of a special use permit pursuant to this code and must comply with the regulations contained in this Section 8-6 ~~subsection C.~~

D. *Agricultural Regulations.*

1. *Special Permitted Uses.* The following agricultural uses may be permitted, subject to the issuance of a special use permit as provided in Section 11-11 of this code: ~~are permitted agricultural uses:~~

- a. Growing and cultivation of field and garden crops, trees, and forest products.
- b. ~~Breeding, keeping, and grazing of livestock, poultry, and other farm animals.~~
- be. Apiaries.
- cd. Trees and forest products.
- de. Greenhouses, wholesale.
- ef. Nurseries, wholesale.
- fg. Roadside farm stands selling products grown on or off the premises on which the stand is located.
- gh. Kennels.

2. ~~*Special Uses.* The following uses may be permitted, subject to the issuance of a special use permit as provided in Section 11-11 of this code:~~

- a. ~~Roadside farm stands selling products grown off the premises on which the stand is located.”~~

**SECTION 3. SEVERABILITY.** In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this Ordinance is found to be invalid in any one or more of its several applications, all valid applications shall remain in effect.

**SECTION 4. REPEAL AND SAVINGS CLAUSE.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however that nothing in this Ordinance shall affect any rights, actions, or causes of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall only be effective upon the passage, approval, and publication in the manner required by law.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, pursuant to roll call vote as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Brandon Coats	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Justin Redfield	_____	_____	_____	_____
Trustee David LeClercq	_____	_____	_____	_____
President Guy Zambetti	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
Village President, Guy Zambetti

(SEAL)

ATTEST: \_\_\_\_\_  
Village Clerk, Courtney Baker

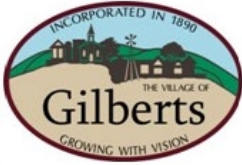
Published: \_\_\_\_\_

**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, May 12, 2021, at 7:00 p.m., at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from Paul Middleton (“Applicant”) concerning the property commonly known as 251 Valencia Parkway, Gilberts, Illinois, 60136, and identified by PIN 02-13-481-001 (“Property”). The Property is zoned in the R-3 Urban Residence District. The Applicant requests approval of a variance for the Property from Section 3-6 of the Gilberts Unified Development Ordinance to decrease the required rear yard setback in order to install a pool, and for such other and further zoning relief as may be required.

All persons interested in the variance application may attend and will be given an opportunity to provide written and oral testimony. The public is encouraged to attend and participate in the public hearing remotely via the following zoom link: (<https://zoom.us/j/95634888012>) or via phone at (+1 312 626 6799) with the meeting ID of (956 3488 8012). 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 May 12, 2021 will be submitted into the record of the meeting. 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



## Village of Gilberts

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

**To:** Plan Commissioners  
**From:** Brian Bourdeau, Village Administrator  
**Date:** May 12, 2021 Plan Commission Meeting  
**Re:** Item 6: Request for a Rear Yard Setback Variance at 251 Valencia Parkway

---

### Background

Mr. Paul Middleton (“*Applicant*”) has requested a variance from the rear yard setback requirement for purposes of constructing an in-ground pool. The property, located at 251 Valencia Parkway (PIN 02-13-481-001), is located in the R-3 Residential zoning district, within a Planned Unit Development (PUD). The property is bounded by other single-family homes on all sides which are located in the same zoning district and within the same PUD.

Within the R-3 Residential zoning district, the minimum rear yard setback is 40 feet for residential served by septic and 30 feet for residential served by sewer (UDO 10-3-6). The Applicant’s residence is serviced with a sewer requiring a minimum 30-foot rear yard setback.

### Variance Request

The Applicant wishes to construct an approximately 16-foot by 32-foot in-ground pool to be located 10 feet from the rear property line. As noted above, there is a required 30-foot rear yard setback applicable to this property. Furthermore, Section 10-8-1(E)(1b) of the UDO states “*no private swimming pool or any accessory apron, walk or equipment room may protrude into any required rear yard.*” As a result of the proposed pool size and location in the rear yard, the Applicant is seeking a variance to protrude 20 feet into the required rear yard. The available location of the pool is constrained, in part, by existing accessory buildings and/or structures which have been constructed on the lot including an open-air pool house and a covered deck.

### Primary Points for Discussion

In considering the Applicant’s request, 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.*

- 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.*

**Attachments**

- A) Variance Application
- B) Plat of Survey – With Location of the Pool
- C) Applicants Response to the Standards for Variation

**VILLAGE OF GILBERTS**

87 Galligan Road  
Gilberts, IL. 60136  
Telephone: 847-428-2861  
Fax: 847-428-2955

APPLICATION FOR A VARIANCE

---

For Office Use Only

Case. No. \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Date Published: \_\_\_\_\_ Newspaper: \_\_\_\_\_

.....  
**NOTICE TO APPLICANT:** A variation is a zoning adjustment which permits minor changes in requirements where an individual property is both harshly and uniquely burdened by the strict application of the law. No variation may be granted which would adversely affect surrounding or the general neighborhood.

**....A plat of survey of property and a drawing or plan of proposed change drawn to scale must accompany this request along with the application fee (see fee scheduled attached). Deposits for professional fees are required in an amount to be determined by the Village.**

**Please Print**

Name and address of the owner of the property

Paul Middleton  
251 Valencia Parkway  
Gilberts Illinois 60136

Applicant's Telephone Number: \_\_\_\_\_

Applicant's Cell Phone Number: 312-656-4302

Applicant's email address: paul@abelplusservices.com

Applicant's Fax Number: 847-908-7586

Address of variance: 251 Valencia Parkway Gilberts Illinois 60136

Legal Description (attached to application)

Zoning District: R-3

Present Use: Residential

Request

Owner/Applicant request a change in (please circle one) Yard, Parking, Height, Lot  
If other, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Requirements of Article 3 Section 6 Page \_\_\_\_\_

The following facts are pertinent to the request change:

\_\_\_\_\_  
The designated rear yard setback is 25'. There is a 10' utility easement off  
the rear property line and a minimum requirement of building of 10' off of the primary  
structure.  
\_\_\_\_\_

Conditions and/or hardship which justify changing requirements of Zoning Code  
(Description in detail).

\_\_\_\_\_  
The distance between the setback, primary structure and utility easement does not  
allow enough space for a pool. The requested change would allow for construction  
of a pool consistent with many other pools currently in the immediate neighborhood.  
\_\_\_\_\_

To the best of my knowledge, the preceding facts are accurate and complete.

(Owner must sign this application)

Signature of Pat [Signature]  
Owner(s) \_\_\_\_\_

Date: 4-6-2016

Attest: E Barnes

Applicant: Pat [Signature]  
\_\_\_\_\_

Date: 4-6-2016

Attest: E Barnes

Paul Middleton  
251 Valencia Parkway  
Gilberts, IL 60136

April 29, 2021

Brian Bourdeau  
Village Administrator  
Village of Gilberts  
87 Galligan Road  
Gilberts, IL 60136

Mr. Bourdeau

The variance is being requested to locate a swimming pool in our backyard. No other location on the property will allow for the pool to be installed. A hardship exists because of the particular shape of my corner lot property and the location of the main dwelling. An additional hardship exists because following the 25' rear lot setback will not allow for enough room for the pool installation. I did not cause or create any of these hardships. Furthermore, with the changing times, COVID-19 has created a situation where it is safer for my family to stay home. A pool will allow for greater morale, welfare and recreation. I am a veteran and in the Air Force it was called MWR. We meet all the lot usage requirements to have a Gilberts permittable pool installed in our R3 zoning district.

Our proposed pool will meet all other requirements. The pool will not be located closer than 10' from the main dwelling. The pool and or any equipment will not protrude into any required rear easements. The pool will not impair any amount of light or air to any adjacent properties. The pool will not increase congestion on public roads nor endanger public safety. The pool will not increase the danger of fire. The pool will allow for increased property value for our property and the adjacent properties as well.

Barrington Pools is the selected contractor to perform the potential install, they have 46 years of experience installing pools. The design and engineering of our pool was driven by improving the neighborhood aesthetics, not just my backyard. The pool would allow me to improve the value of my property as well as the surrounding properties. In addition to having a required fence, our pool will have a safety cover that can only be opened with a code. This safety cover will prevent accidental usage and will be environmentally friendly, by saving on heat and pool treatment products. Our pool will be consistent with other properties in the immediate area.

Respectfully



Paul Middleton



251 Valencia Parkway; EB Test; EB - TEST; 7/7/2020 11:13:28 AM

# PERMIT PLAT OF SURVEY

LOT 42 IN GILBERTS TOWN CENTER - UNIT 3, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2008, AS DOCUMENT NUMBER 20080322930, AND ACCORDING TO THE CERTIFICATE OF CORRECTION THEREOF RECORDED NOVEMBER 17, 2006, AS DOCUMENT NUMBER 2006125815 IN KANE COUNTY, ILLINOIS

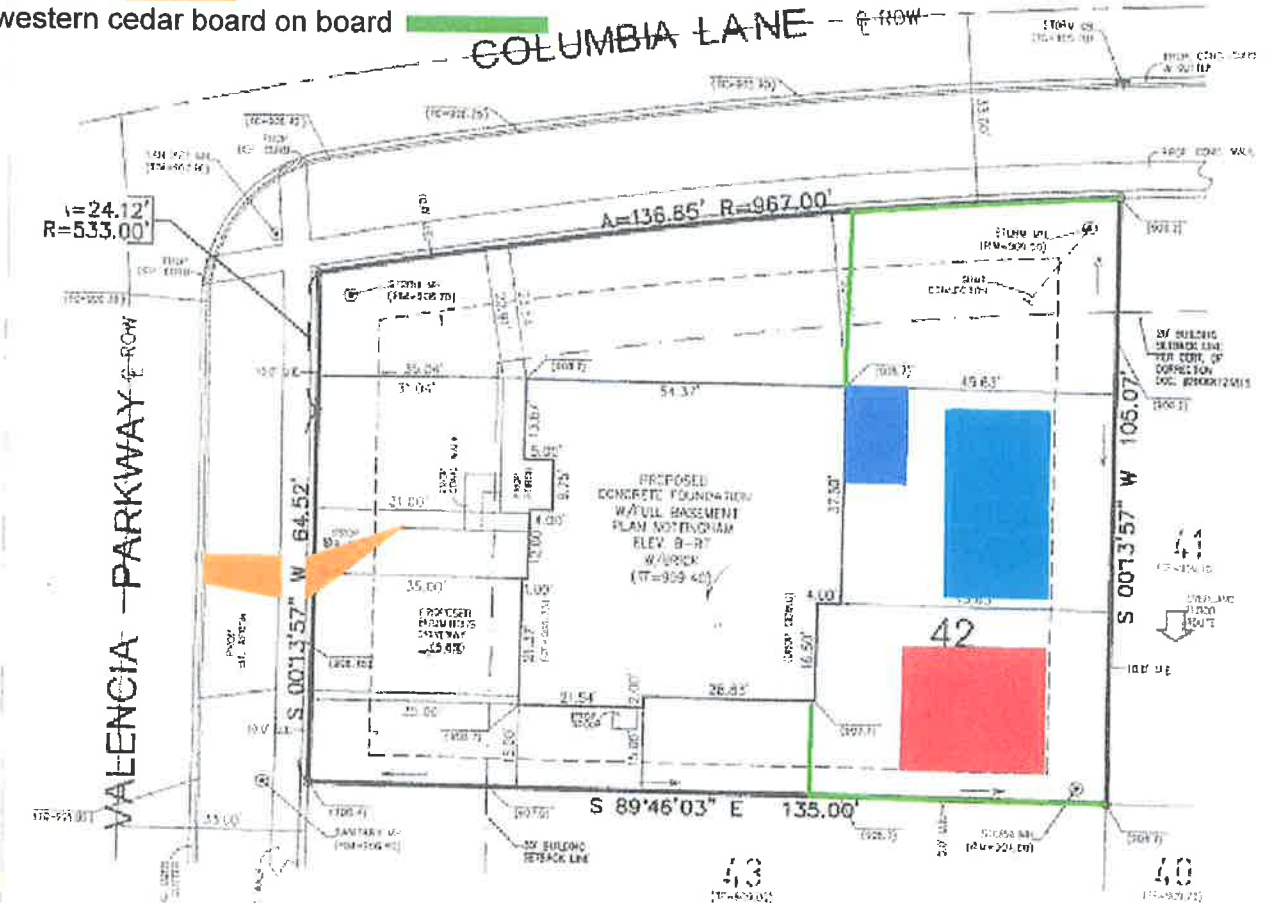
DATE	BY	REVISION
7/7/20	SA	1
		2
		3
		4
		5



SCALE: 1" = 20'

**LEGEND:**

- In-ground Pool
- Covered Deck
- Open Air Covered Pool House
- Driveway Extension
- Fence - 5' western cedar board on board



ALL MEASUREMENTS TAKEN FROM CONCRETE FOUNDATION, FOR BUILDINGS, REFINISHABLE AND CASINGETS NOT SHOWN HEREON, REFER TO YOUR ARCHITECT, DESIGN, CONTRACTOR, POLICE, AND LOCAL JURISDICTIONS.

FOR INFORMATION OF THE CLIENT, THE SURVEYOR HAS REVIEWED THE RECORD PLAT OF THE SUBDIVISION AND HAS FOUND IT TO BE CORRECT AND ACCURATE.

Prepared for: **RYLAND HOMES**  
 Top of Foundation Elevations = See Plat  
 Address: 251 VALENCIA PARKWAY  
 Job No. 336-142

- NOTES:**
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
  - PROPOSED TOP OF FOUNDATION ELEVATIONS AND GRADING AS SHOWN HEREON OBTAINED FROM FINAL SITE DEVELOPMENT PLANS FOR GILBERTS TOWN CENTER - UNIT 3, PREPARED BY CEMCON, LTD. LOG NO. 508.058 DATED 7/15/05, LAST REVISED 9-18-07.
  - PROPOSED FOUNDATION DIMENSIONS AS SHOWN HEREON OBTAINED FROM PLANS PREPARED BY RYLAND HOMES, RECEIVED 5/3/07.
  - THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ANY THIRD PARTY USER ASSUMES ALL LIABILITY ASSOCIATED WITH THEIR USE OF THIS DOCUMENT.
  - DRIVEWAY CONSTRUCTION IS TO CONSIST OF 6" SIGNE AND 2" ASPHALT PER PLAN.

REVISED 8/25/08 PER CLIENT: (DIFFERENT ELEVATION)  
 REVISED 4/27/09 PER CLIENT: CHANGE BUILDING PLAN



STATE OF ILLINOIS }  
 COUNTY OF Du PAGE } 5.5

ALL MIDWEST TECHNICAL CONSULTANTS, INC., PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION NO. 184-002917, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM EXISTING PLATS AND RECORDS AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS SHOWN IN FEET AND DECIMAL PART THEREOF.

GIVEN UNDER MY HAND AND SEAL IN HARBESON, ILLINOIS, THIS 25TH DAY OF JUNE, A.D. 2008

*Signature of Steven A. Pope*

STEVEN A. POPE, P.L.S. #0022917  
 VICE PRESIDENT  
 LICENSURE EXPIRES 11/30/2008

**MIDWEST TECHNICAL CONSULTANTS, INC.**  
 LAND SURVEYORS  
 www.mtcinc.com

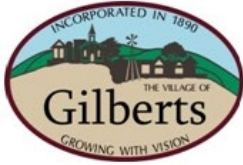
1000 W. WASHINGTON ST.  
 SUITE 200  
 CHICAGO, IL 60606

**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, May 12, 2021, at 7:00 p.m., at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from Camille Kroll and Roland Droitsch (collectively, "Applicant") concerning the property commonly known as 315 Pierce Street, Gilberts, Illinois, 60136, and identified by PIN 02-25-227-001 ("Property"). The Property is zoned in the R-2 Rural Residence District. The Applicant requests approval of a variance for the Property from Section 3-6 of the Gilberts Unified Development Ordinance to decrease the required front yard setback in order to install an expanded attached garage on the Property, and for such other and further zoning relief as may be required.

All persons interested in the variance application may attend and will be given an opportunity to provide written and oral testimony. The public is encouraged to attend and participate in the public hearing remotely via the following zoom link: (<https://zoom.us/j/95634888012>) or via phone at (+1 312 626 6799) with the meeting ID of (956 3488 8012). 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 May 12, 2021 will be submitted into the record of the meeting. 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



## Village of Gilberts

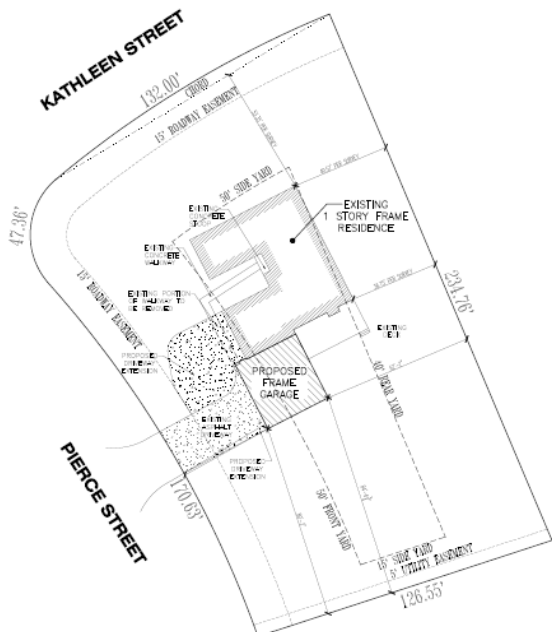
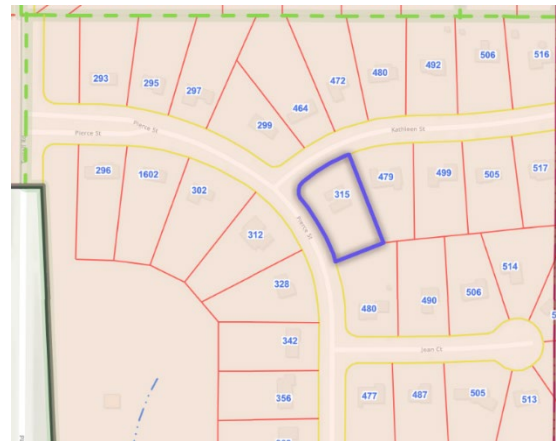
Village Hall  
87 Galligan Road, Gilberts, Illinois 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

**To:** Plan Commission  
**From:** Brian Bourdeau, Village Administrator  
**Date:** May 12, 2021 Plan Commission Meeting  
**Re:** Item 7: Request from the Property Owner of 315 Pierce Street for a Variance From the Front Setback Requirement

### Background

Mr. Roland Droitsch (**“Applicant”**) has filed an application and requests approval of a variance at 315 Pierce Street (**“Property”**) to decrease the required front yard setback in order to install an expanded attached garage on the property.

The Property is located in the R-2 Residential Zoning District and within the Dunhill Estates subdivision. The R-2 District bulk standards establish a front yard setback of 40 feet; however, there are certain special subdivision standards outlined in the Unified Development Ordinance (UDO) for Dunhill Estates. Section 10-3-6(B)(2b(4)) of the UDO requires a minimum front yard setback of 50 feet in the Dunhill Estates subdivision.



### Variance Request

The Applicant desires to construct an attached expanded garage with two bays in which to store their commercial work vehicle. The expanded garage is proposed to extend approximately 11 feet into the required front yard setback.

The Village’s current UDO requires the 50-foot setback; however, it should be noted that there are existing structures within Dunhill Estates subdivision that are within the 50-foot setback, but these are existing legal non-conforming structures.

Each requested variance should be evaluated in the context of the standards established in the Village's UDO. The Village's UDO Section 10-11-10(F) provides the standards for evaluating requested variance:

*F. 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.*
  - 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.*

*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.*

**Attachments:**

- 1) Applicant's Variance Application with Narrative Regarding Need for a Variance
- 2) Applicant's Site and Building Plans for the Proposed Garage

**VILLAGE OF GILBERTS**

87 Galligan Road  
Gilberts, IL. 60136  
Telephone: 847-428-2861  
Fax: 847-428-2955

APPLICATION FOR A VARIANCE

For Office Use Only

Case. No. \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Date Published: \_\_\_\_\_ Newspaper: \_\_\_\_\_

.....  
**NOTICE TO APPLICANT:** A variation is a zoning adjustment which permits minor changes in requirements where an individual property is both harshly and uniquely burdened by the strict application of the law. No variation may be granted which would adversely affect surrounding or the general neighborhood.

....**A plat of survey of property and a drawing or plan of proposed change drawn to scale must accompany this request along with the application fee (see fee scheduled attached). Deposits for professional fees are required in an amount to be determined by the Village.**

**Please Print**

Name and address of the owner of the property

Camille Kroll and Roland Droitsch

315 Pierce Street

Gilberts, IL 60136

Applicant's Telephone Number: 224-622-1057

Applicant's Cell Phone Number: \_\_\_\_\_

Applicant's email address: \_\_\_\_\_

Applicant's Fax Number: \_\_\_\_\_

Address of variance: 315 Pierce Street, Gilberts, Illinois

Legal Description (attached to application)

Zoning District: R-2

Present Use: residence

Request

Owner/Applicant request a change in (please circle one) Yard, Parking, Height, Lot

If other, please explain:

**Front setback requirement**

---

---

---

Requirements of Article 10 Section 3-6 Page 17

The following facts are pertinent to the request change:

**See Attached pertinent facts**

---

---

---

Conditions and/or hardship which justify changing requirements of Zoning Code  
(Description in detail).

**See attached description of hardship**

---

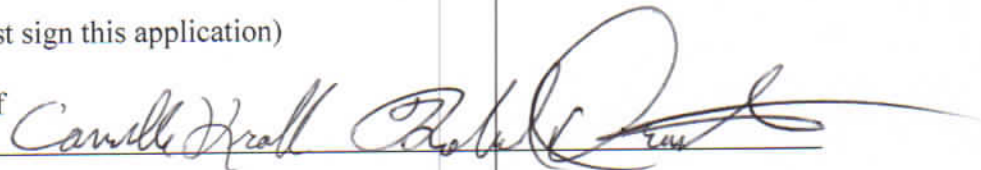
---

---

To the best of my knowledge, the preceding facts are accurate and complete.

(Owner must sign this application)

Signature of  
Owner(s)



Date: 9-4-2020

Attest: \_\_\_\_\_

Applicant:

\_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

## PERTINENT FACTS:

315 Pierce Street is in the Dunhill Estates Subdivision. The owner drives a commercial vehicle. In accordance with the ordinances of the Village of Gilberts it must be stored in the garage when kept at the property. The vehicle is too long for the existing attached garage on the property. The owner proposes to enlarge the existing attached garage so the vehicle can be stored in it, but to stay consistent with the architectural style of the home the enlarged garage will extend approximately 11 feet past the 50-foot front setback for the width of the attached garage. The owner therefore seeks a variation for the front setback requirement to allow her to enlarge the existing attached garage as described.

## DESCRIPTION OF HARDSHIP:

If the owners are unable to store the commercial vehicle on the property they will incur substantial additional expense and complicate the operation of the business so that they will incur substantial financial and personal hardships.

315 Pierce Street was built on or about 1990, in the Dunhill Estates subdivision. The plat of subdivision shows a building setback requirement of only 30 feet. The owners bought the property in the Spring of 2019. Neither the title commitment, nor the survey provided at the closing, disclosed any other setback lines greater than 30 feet.

A 50-foot front setback was created when the Village of Gilberts enacted the Unified Development Ordinance in 2014. However, many of the homes in the subdivision encroach onto the 50-foot setback.

By enlarging the garage the owners are attempting to comply with the ordinances of the Village of Gilberts which require storage of the commercial vehicle, but the 50-foot setback makes it difficult to comply with that ordinance and other Village ordinances, such as the requirement to maintain the original architectural style of the existing buildings, and the prohibition against detached garages. Therefore, the benefit to the public by enforcing the existing setback requirement is small when compared with the hardship imposed on the owners.

The proposed enlargement of the garage would be done in harmony with the general look of the homes in the area and the existing building and will be in compliance with the 30-foot setback shown on the plat of subdivision. It will also be consistent with the other homes since many of them were built over the 50-foot setback, and will not cause there to be any detrimental effect to any adjacent property, the neighborhood or public safety.





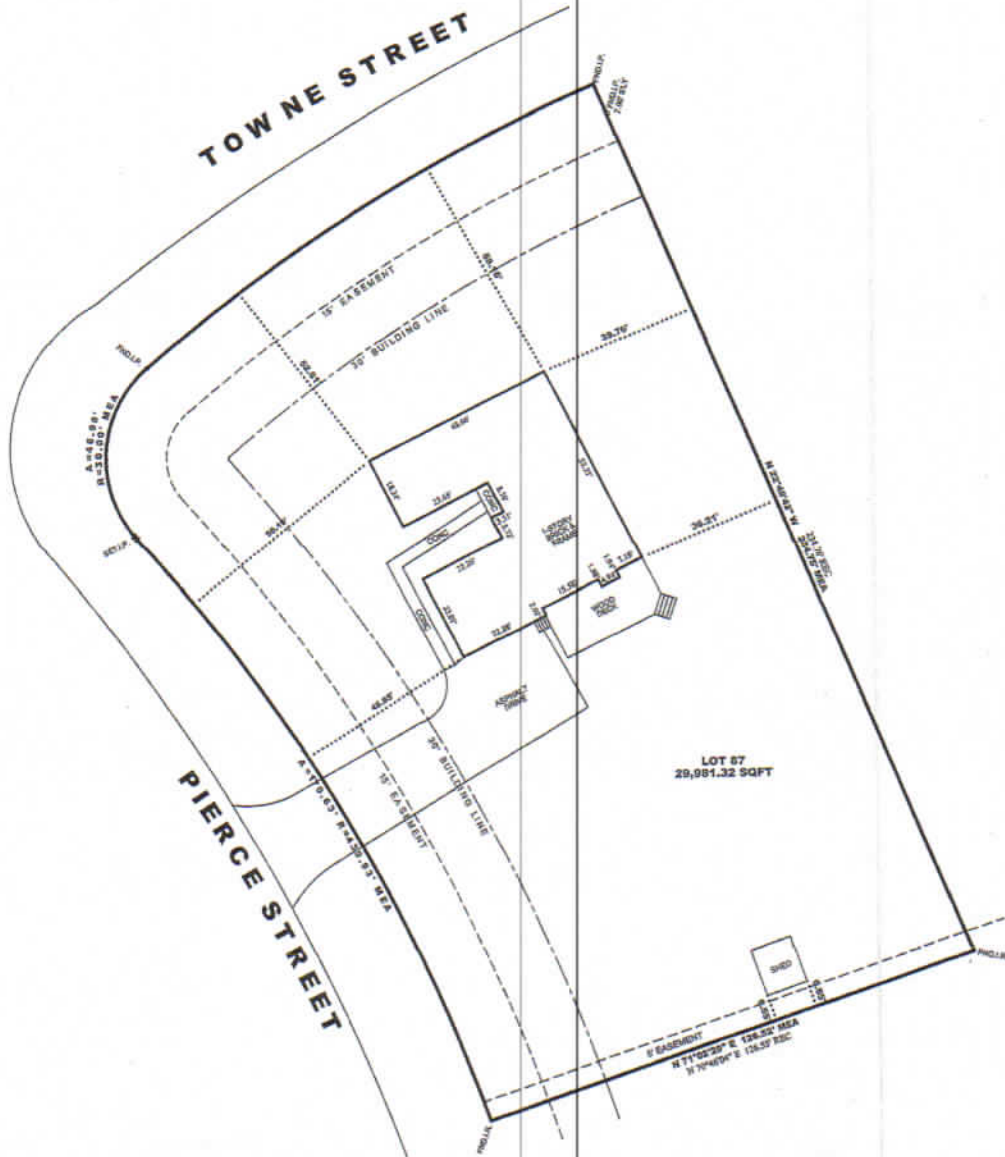
# PLAT OF SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.  
2600 KESLINGER ROAD SUITE A  
GENEVA, ILLINOIS 60134  
PHONE: 630-232-7705 FAX: 630-232-7725  
E-MAIL: DFLS@SBCGLOBAL.NET



LOT 87 IN DUNHILL SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 315 PIERCE STREET, GILBERTS, ILLINOIS



### LEGEND

- FND.I.R. = FOUND IRON ROD
- FND.I.P. = FOUND IRON PIPE
- FENCE
- ..... BLDG. TIE
- BLDG. LINE
- EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 320-4



License expiration date 11-30-2020

FIELD WORK COMPLETED: 3-6-2020

PREPARED FOR ATTY JUDITH SCHENING

STATE OF ILLINOIS

S.S.

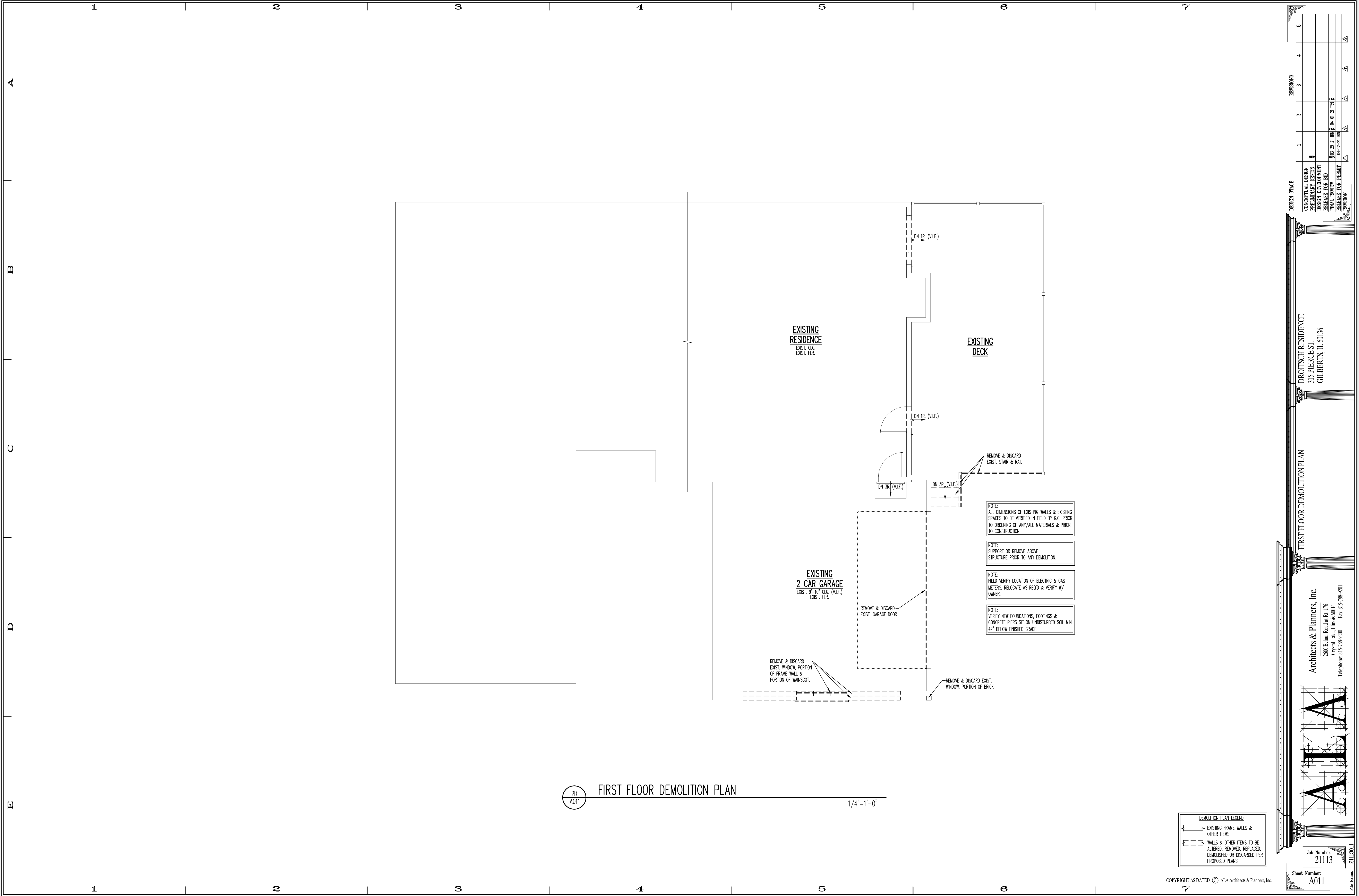
COUNTY OF KANE  
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 3-9 A.D. 2020

*Thomas J. Sieck*  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-003908





REVISIONS	DATE	BY	DESCRIPTION
1	04-12-11	ALA	RELEASE FOR PERMIT
2	04-12-11	ALA	RELEASE FOR PERMIT
3			
4			
5			

DESIGN STAGE  
 CONCEPTUAL DESIGN  
 PRELIMINARY DESIGN  
 DESIGN DEVELOPMENT  
 RELEASE FOR BID  
 FINAL REVIEW  
 RELEASE FOR PERMIT  
 REVISION

DROITSCH RESIDENCE  
 315 PIERCE ST.  
 GILBERTS, IL 60136

FIRST FLOOR DEMOLITION PLAN

Architects & Planners, Inc.  
 2000 Behan Road at Rt. 176  
 Crystal Lake, Illinois 60014  
 Telephone: 815-788-0200 Fax: 815-788-0201

**ALA**

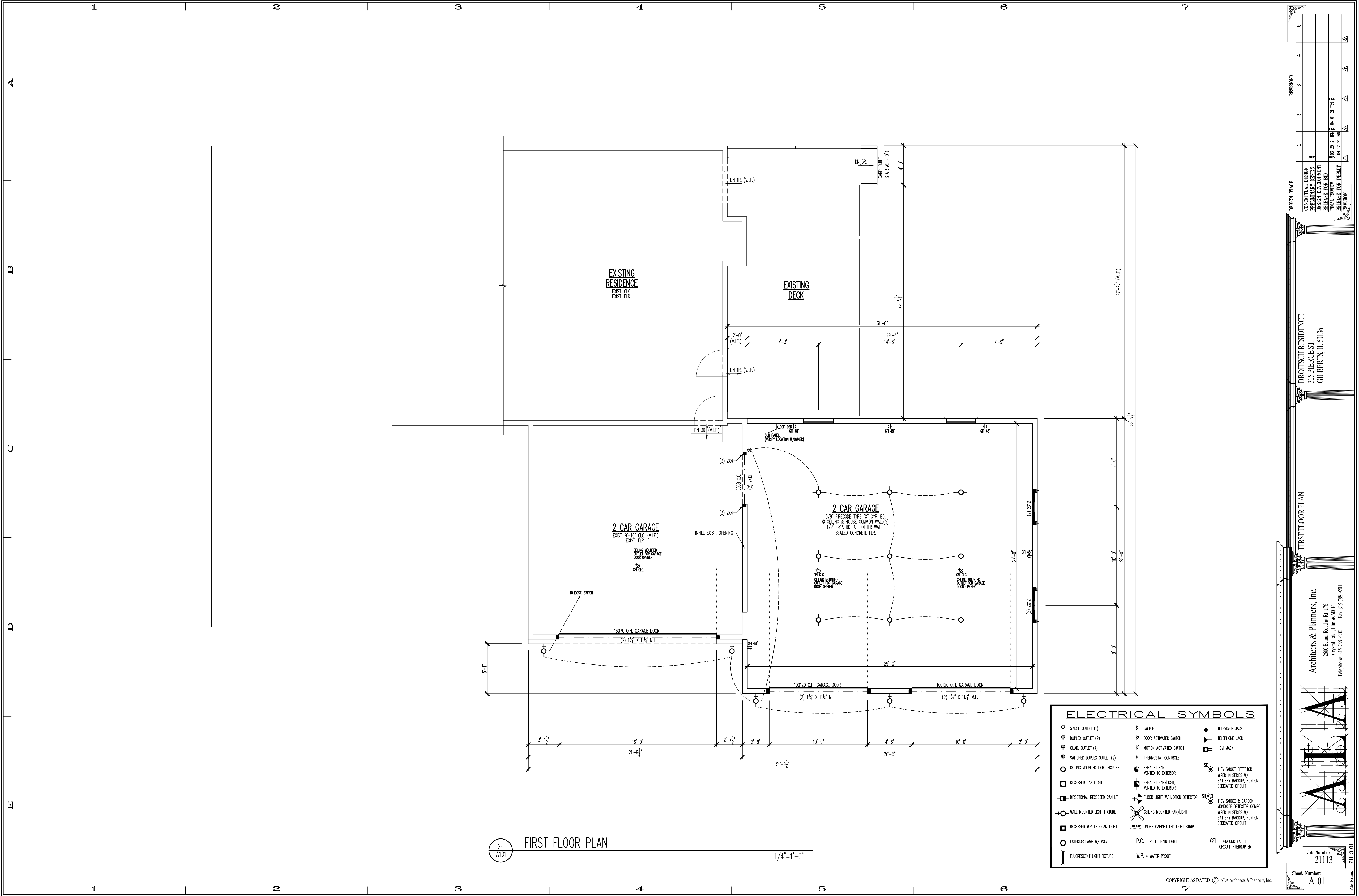
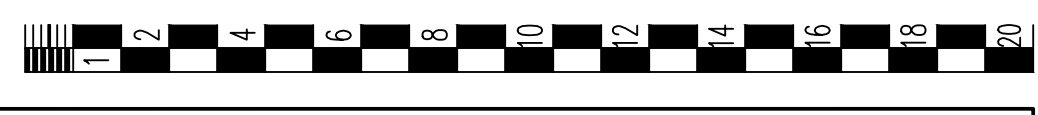
Job Number: 21113  
 Sheet Number: A011

20 A011 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

DEMOLITION PLAN LEGEND

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





NO.	DATE	REVISION
1	04-12-21	RELEASE FOR PERMIT
2	04-12-21	RELEASE FOR BID
3	04-12-21	DESIGN DEVELOPMENT
4	04-12-21	PRELIMINARY DESIGN
5	04-12-21	CONCEPTUAL DESIGN

DROTSCH RESIDENCE  
315 PIERCE ST.  
GILBERTS, IL 60136

Architects & Planners, Inc.  
2600 Behan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-0200 Fax: 815-788-0201

**ALA**

Job Number: 21113  
Sheet Number: A101

2111301

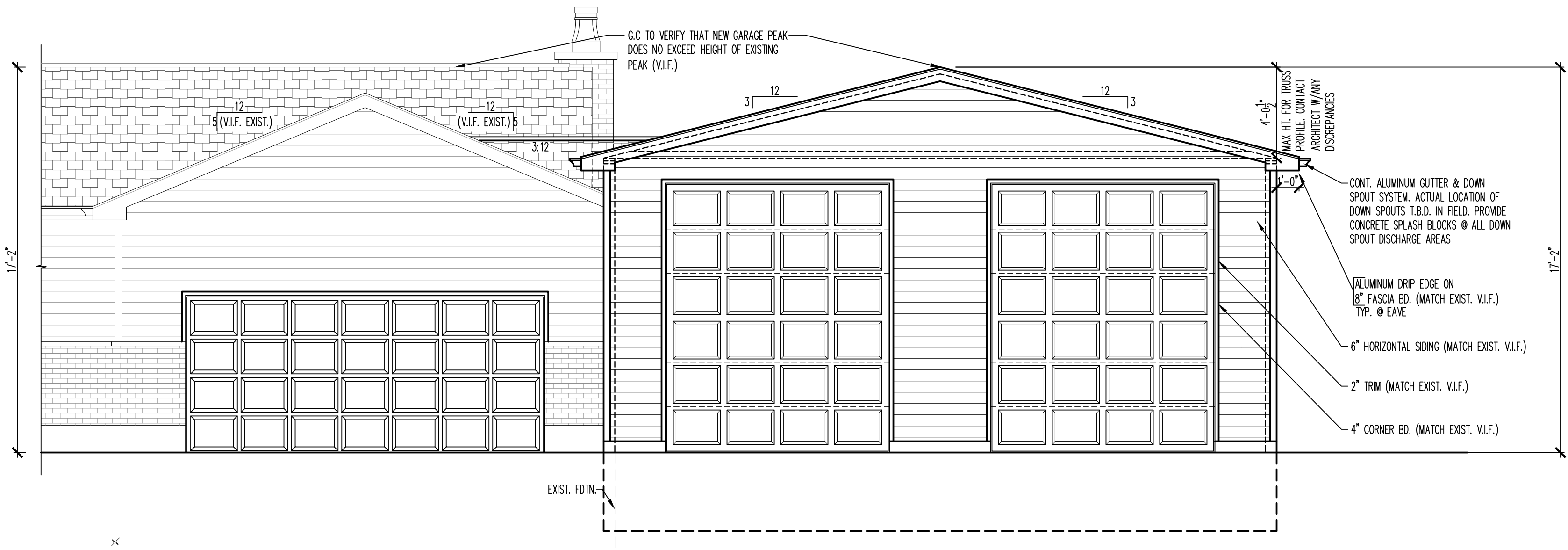
ELECTRICAL SYMBOLS		
⊕ SINGLE OUTLET (1)	⚡ SWITCH	⦿ TELEVISION JACK
⊕ DUPLEX OUTLET (2)	⚡ DOOR ACTIVATED SWITCH	⦿ TELEPHONE JACK
⊕ QUAD. OUTLET (4)	⚡ MOTION ACTIVATED SWITCH	⦿ HDMI JACK
⊕ SWITCHED DUPLEX OUTLET (2)	⚡ THERMOSTAT CONTROLS	⦿ 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
⊕ CEILING MOUNTED LIGHT FIXTURE	⚡ EXHAUST FAN, VENTED TO EXTERIOR	⦿ 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
⊕ RECESSED CAN LIGHT	⚡ EXHAUST FAN/LIGHT, VENTED TO EXTERIOR	⦿ 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
⊕ DIRECTIONAL RECESSED CAN LT.	⚡ FLOOD LIGHT W/ MOTION DETECTOR	⦿ PULL CHAIN LIGHT
⊕ WALL MOUNTED LIGHT FIXTURE	⚡ CEILING MOUNTED FAN/LIGHT	⦿ WATER PROOF
⊕ RECESSED W.P. LED CAN LIGHT	⚡ UNDER CABINET LED LIGHT STRIP	⦿ GROUND FAULT CIRCUIT INTERRUPTER
⊕ EXTERIOR LAMP W/ POST		
⊕ FLUORESCENT LIGHT FIXTURE		

2E  
A101

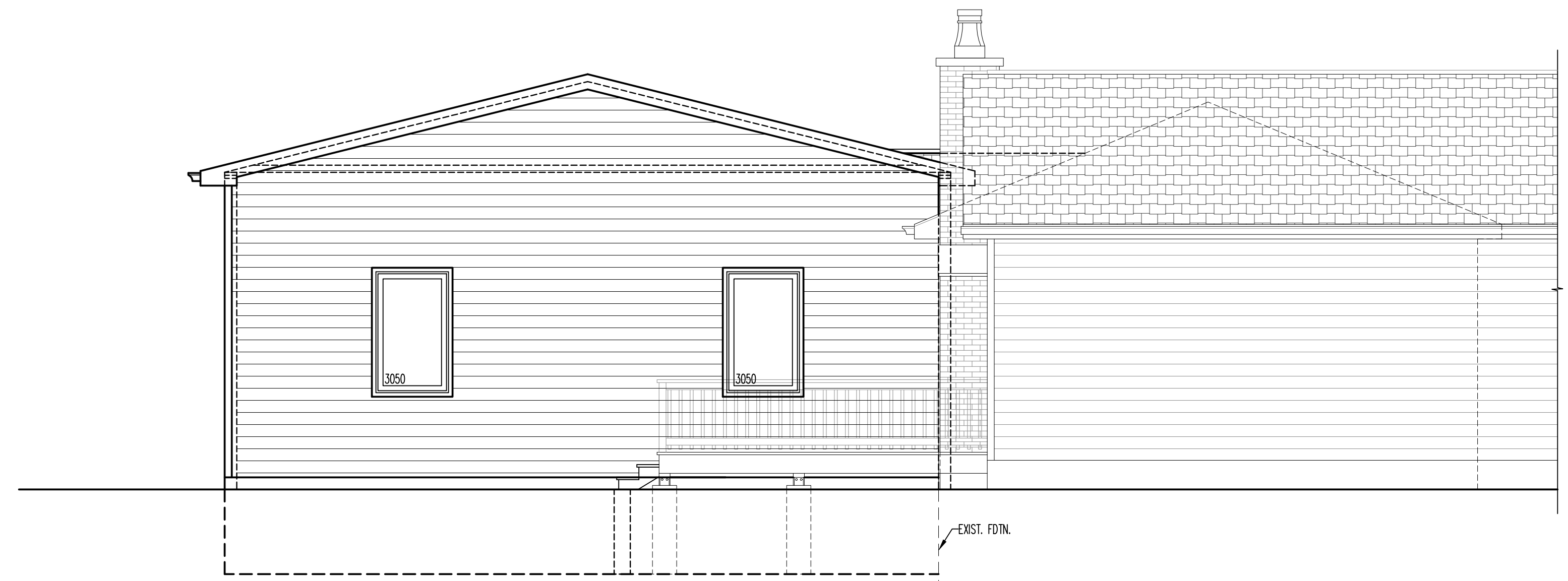
FIRST FLOOR PLAN

1/4" = 1'-0"

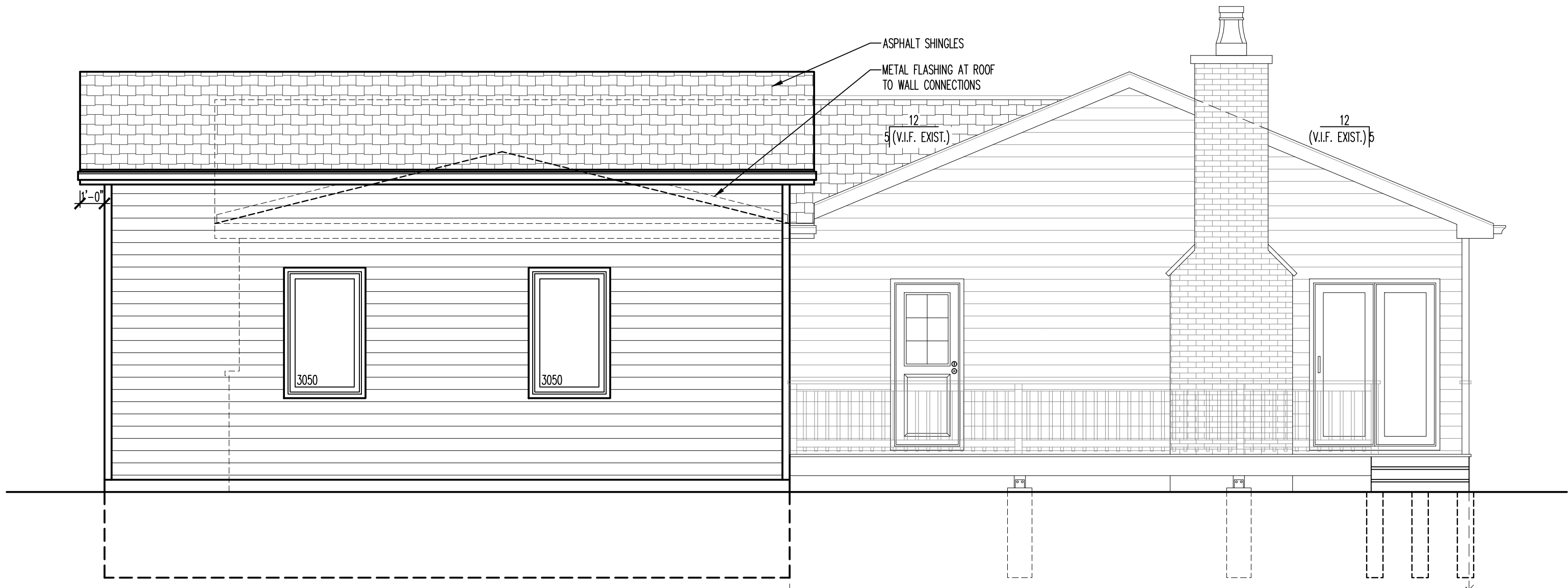
- ELEVATION NOTES**
- \* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
  - \* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP, RETAINING A COMMON EAVE DISTANCE.
  - \* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
  - \* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- \* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES
  - EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON W/F.
  - EGRESS WINDOW =
  - TEMPERED GLASS =
  - FIXED WINDOW =
- REMODELING & ADDITION NOTES**
- \* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
  - \* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
  - \* ALL NEW FASCIA, FRIZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
  - \* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
  - \* ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



2B  
A200  
FRONT ELEVATION  
1/4"=1'-0"



2C  
A200  
REAR ELEVATION  
1/4"=1'-0"



2E  
A201  
RIGHT SIDE ELEVATION  
1/4"=1'-0"

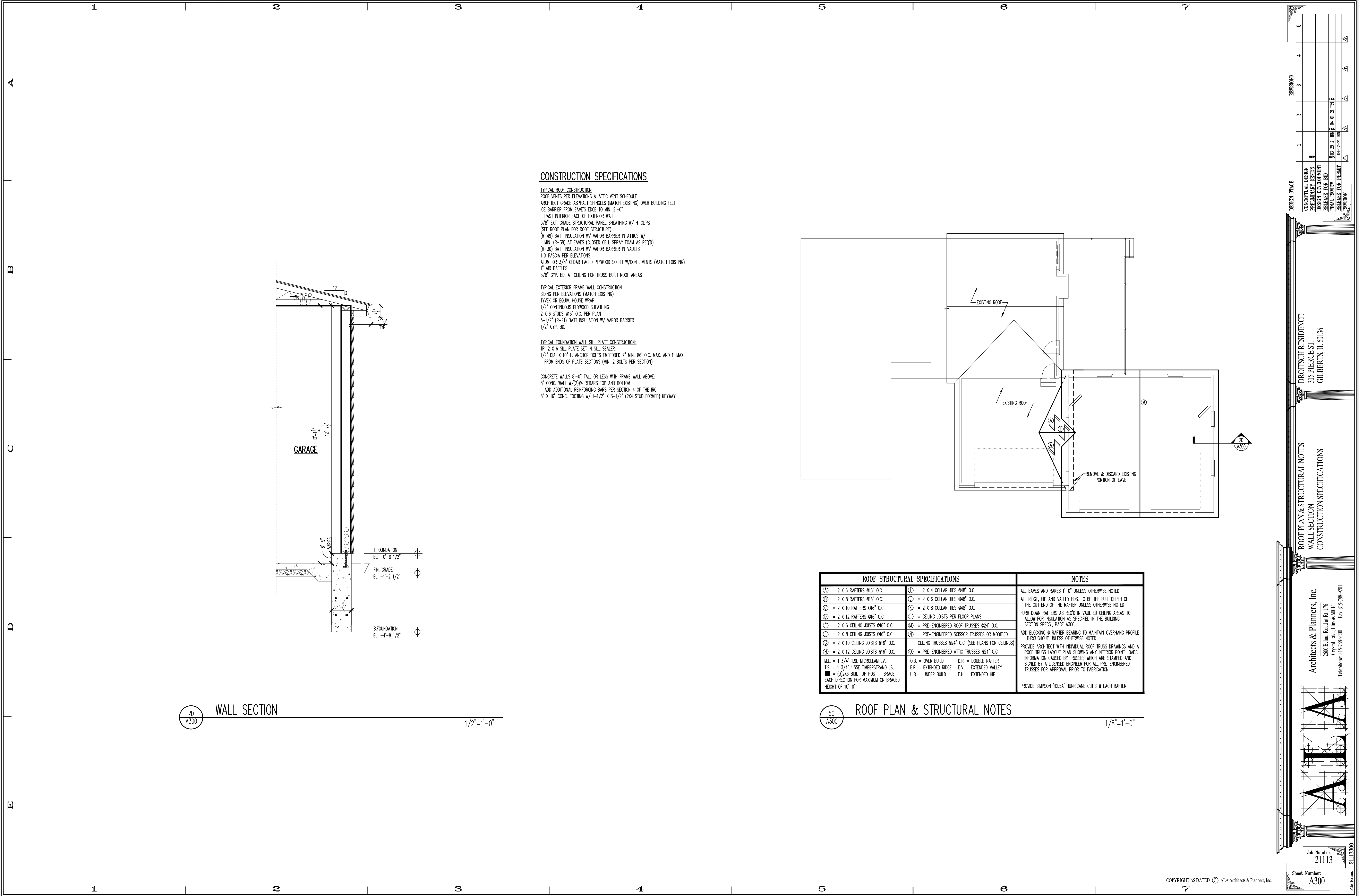
DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
RELEASE FOR BID	4
FINAL REVIEW	5
RELEASE FOR PERMIT	6
REVISION	7

DROTSCH RESIDENCE  
 315 PIERCE ST.  
 GILBERTS, IL 60136

FRONT ELEVATION  
 REAR ELEVATION  
 RIGHT SIDE ELEVATION

**ALA**  
 Architects & Planners, Inc.  
 2600 Behan Road at Rt. 176  
 Crystal Lake, Illinois 60014  
 Telephone: 815-788-0200 Fax: 815-788-0201

Job Number: 21113  
 Sheet Number: A200  
 Pin Number: 21113200



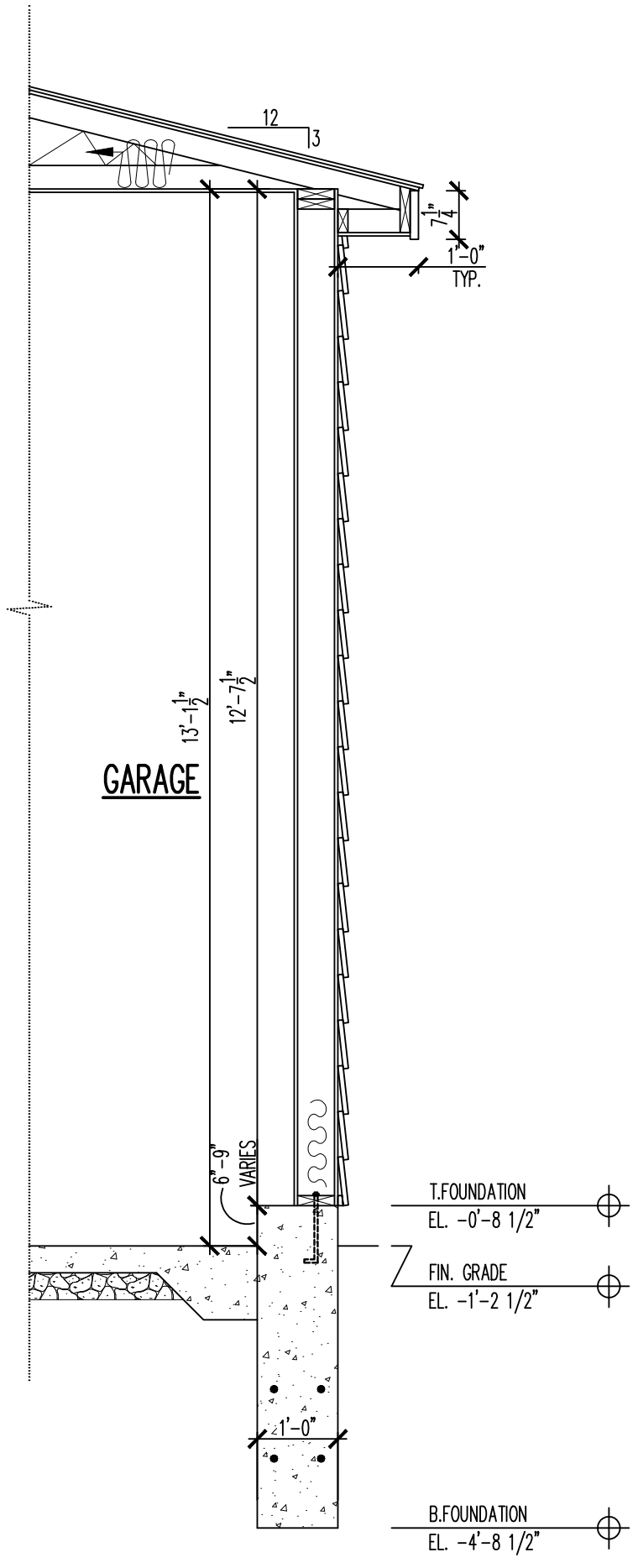
**CONSTRUCTION SPECIFICATIONS**

**TYPICAL ROOF CONSTRUCTION**  
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE  
ARCHITECT GRADE ASPHALT SHINGLES (MATCH EXISTING) OVER BUILDING FELT  
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0"  
FAST INTERIOR FACE OF EXTERIOR WALL  
5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING W/ H-CLIPS  
(SEE ROOF PLAN FOR ROOF STRUCTURE)  
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/  
MIN. (R-38) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)  
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS  
1 X FASQA PER ELEVATIONS  
ALUM. OR 3/8" CEDAR FACED PLYWOOD SOFFIT W/CONT. VENTS (MATCH EXISTING)  
1" AIR BAFFLES  
5/8" GYP. BD. AT CEILING FOR TRUSS BUILT ROOF AREAS

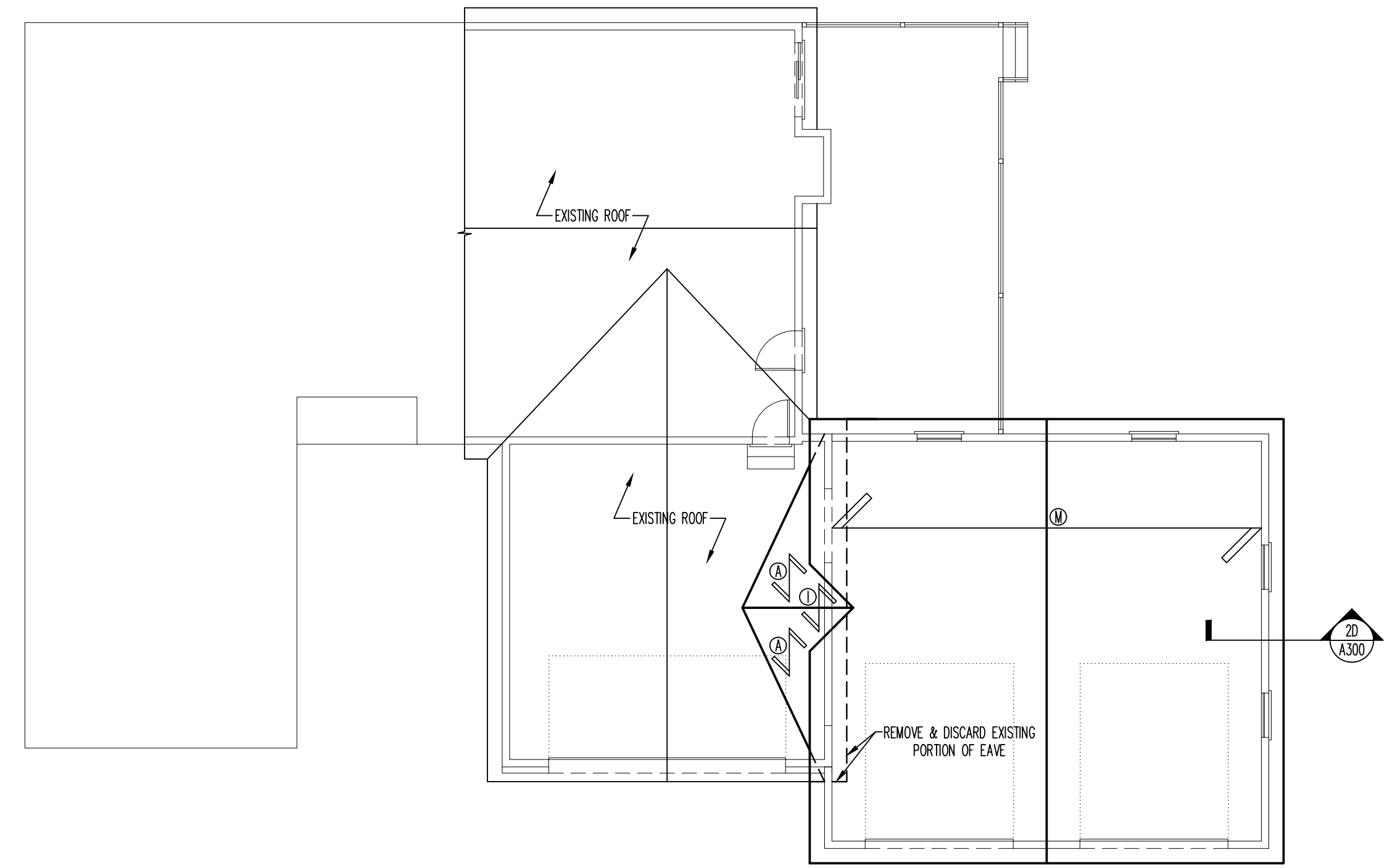
**TYPICAL EXTERIOR FRAME WALL CONSTRUCTION:**  
SIDING PER ELEVATIONS (MATCH EXISTING)  
TYVEK OR EQUIV. HOUSE WRAP  
1/2" CONTINUOUS PLYWOOD SHEATHING  
2 X 6 STUDS @16" O.C. PER PLAN  
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER  
1/2" GYP. BD.

**TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION:**  
TR. 2 X 6 SILL PLATE SET IN SILL SEALER  
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. @6" O.C. MAX. AND 1" MAX.  
FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

**CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE:**  
8" CONC. WALL W/ (2) #4 REBARS TOP AND BOTTOM  
ADD ADDITIONAL REINFORCING BARS PER SECTION 4 OF THE IRC  
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY



20 A300 WALL SECTION 1/2"=1'-0"



ROOF STRUCTURAL SPECIFICATIONS		NOTES
Ⓐ = 2 X 6 RAFTERS @16" O.C.	Ⓐ = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
Ⓑ = 2 X 8 RAFTERS @16" O.C.	Ⓑ = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BOSS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
Ⓒ = 2 X 10 RAFTERS @16" O.C.	Ⓒ = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS. PAGE A300
Ⓓ = 2 X 12 RAFTERS @16" O.C.	Ⓓ = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
Ⓔ = 2 X 6 CEILING JOISTS @16" O.C.	Ⓔ = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
Ⓕ = 2 X 8 CEILING JOISTS @16" O.C.	Ⓕ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	PROVIDE SIMPSON 'H2.5A' HURRICANE CLIPS @ EACH RAFTER HEIGHT OF 10'-0"
Ⓖ = 2 X 12 CEILING JOISTS @16" O.C.	Ⓖ = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
M.L. = 1 3/4" 15E MICROLAM LVL	D.B. = OVER BUILD D.R. = DOUBLE RAFTER	
T.S. = 1 3/4" 155E TIMBERSTRAND LSL	E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY	
■ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	U.B. = UNDER BUILD E.H. = EXTENDED HIP	

5C A300 ROOF PLAN & STRUCTURAL NOTES 1/8"=1'-0"

DESIGN STAGE

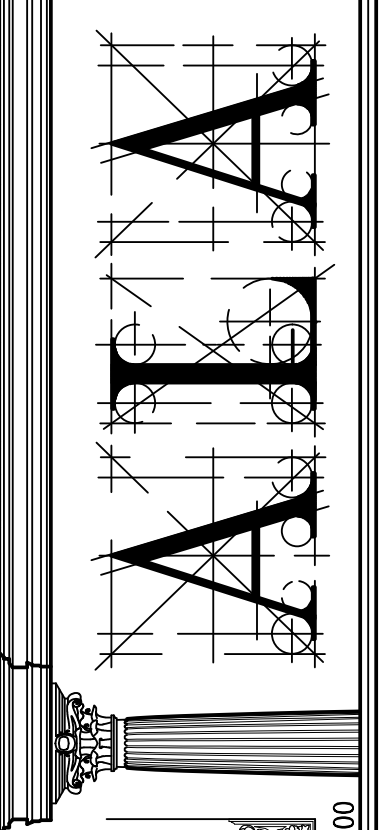
NO.	DATE	REVISION
1	04-12-21	VA
2	04-12-21	VA
3	04-12-21	VA
4	04-12-21	VA
5	04-12-21	VA

CONCEPTUAL DESIGN  
PRELIMINARY DESIGN  
DESIGN DEVELOPMENT  
RELEASE FOR BID  
FINAL REVIEW  
RELEASE FOR PERMIT  
REVISION

DROTTSCH RESIDENCE  
315 PIERCE ST.  
GILBERTS, IL 60136

ROOF PLAN & STRUCTURAL NOTES  
WALL SECTION  
CONSTRUCTION SPECIFICATIONS

Architects & Planners, Inc.  
2000 Behan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-0200 Fax: 815-788-0201



Job Number: 21113  
Sheet Number: A300  
Plan Number: 2111300