



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

September 16, 2024
7:30 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Consent Agenda
 - A. Motion to accept and place on file the minutes of the July 15, 2024 Planning and Zoning Commission meeting
4. New Business
 - A. Conditional Uses for Automotive Service and Accessory Outdoor Storage of Vehicles at 9100 Trinity Drive
5. Old Business
6. Items for Discussion
7. Staff Report
8. Audience Participation
9. Trustee Liaison Report
10. Next Planning & Zoning meeting is scheduled for October 14, 2024
11. Adjournment

MEETING LOCATION
Lake in the Hills Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at (847) 960-7400 [TDD (847) 658-4511] promptly to allow the Village to make reasonable accommodations for those persons.

Posted by:

Date: September 13, 2024

Time:



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

JULY 15, 2024

Call to Order

The meeting was called to order at 7:32 p.m.

Roll call was answered by Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito.

Also present were Director of Community Development John Svalenka, Trustee Bill Dustin, and Recording Secretary Laura Carpenter.

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes from June 17, 2024 was made by Commissioner Walker and seconded by Commissioner Siakel. The motion was approved by a voice vote of 7-0.

New Business

Conditional Uses and Development Plan for the Outdoor Storage of Vehicles at 8907 South Illinois Route 31

Chairman Esposito asked for a motion to open the public hearing. Commissioner Siakel made a motion to open the public hearing, and Commissioner Walker seconded. On a voice vote, the entire commission voted Aye, no Nays. Chairman Esposito announced that he would be recusing himself for this public hearing because of a possible conflict of interest. He announced that Commissioner Siakel would be the acting chairwoman for this public hearing, and he left the room.

Acting Chairwoman Siakel opened the public hearing at 7:33 p.m. and confirmed with staff that the public was given proper notice.

Director Svalenka reviewed the Request for Public Hearing and Commission Action dated July 15, 2024 and reviewed in detail his analysis, summary, and recommendations (including conditions and exceptions) of the Conditional Use and Development Plan requests.

Attorney Rich Guerard has submitted applications to the Village on behalf of Southwind Industries, Inc. to allow for the outdoor storage of vehicles on a group of parcels totaling 75.2 acres on the west side of Illinois Route 31, approximately one-quarter of a mile north of Trinity Drive. The owner, Southwind Industries, commonly operates the site under the name Bluff City Materials. Significant portions of the property have been mined for sand and gravel, and the owner has a permit from the Illinois EPA to fill the quarried areas with Clean Construction or Demolition Debris (CCDD). CCDD materials typically consist of broken concrete and asphalt. After filling of the quarry site, the property can be made ready for future development. However, in the interim, the owner wishes to lease portions of the property to individual tenants for outdoor truck and trailer storage to supplement the property owner's income. Available aerial photos indicate that the owner began allowing vehicle storage on the property in 2021 without the necessary zoning approvals and permits from the Village. Community Development Department staff became aware of the unauthorized vehicle storage earlier this year after the Police Department responded to the site multiple times for reports of burglary to motor vehicles and the theft of motor vehicles from



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the property. Therefore, Southwind Industries is now requesting the necessary zoning approvals to make the existing outdoor storage legal and to gain approval to expand the storage areas in the future as additional areas of the quarry are filled.

The subject property is within the M-1 Limited Manufacturing zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the “outdoor storage of vehicles as a principal use” is allowed in the M-1 zoning district only with the approval of a conditional use. Therefore, the applicant has requested approval of this conditional use.

As noted in the definition of “Planned Development” in Section 3 of the Zoning Code, if land is zoned for manufacturing and is greater than five (5) acres in size it shall be developed as a Planned Development. Therefore, the applicant has requested approval of a conditional use for a planned development on the subject property in the manufacturing zoning district. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development. Therefore, the applicant also requested approval of a development plan. As allowed by Section 25.4 of the Zoning Code, the development will also require the approval of several exceptions from the Zoning Code regulations as part of the planned development, as detailed below. Staff recommended that the approvals be subject to compliance with the following 13 conditions:

1. The requested conditional uses shall be initially approved for a period not to exceed ten years, and the approval shall automatically be void after ten years. However, upon the written request by the applicant, the President and Board of Trustees may approve additional five-year extensions of the uses without the need for additional public hearings.
2. One year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the boundaries of the subject property, the conditional use approval shall automatically be void, and all outdoor storage shall be removed from the entirety of the property within that one-year period.
3. The temporary outdoor storage of semi-trucks and semi-trailers shall be the principal use of the property, and the outdoor storage of any other vehicles shall not cover more than 50 percent of the approved storage areas on the property.
4. Fuel storage tanks and fueling pumps shall be prohibited on the subject property.
5. Any vehicles used to transport fuels or other hazardous materials shall be prohibited from being stored on the property.
6. The repairing and servicing of vehicles and trailers shall be prohibited on the subject property.
7. All trailers and vehicles with storage compartments must be empty while stored on the property.
8. The dumping of landscape waste or other waste shall be prohibited on the subject property.
9. The bulk storage of mulch shall be prohibited on the subject property.



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10. All tenants on the property must register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code, unless the tenant already has a valid business registration for a location elsewhere in the Village.
11. A formal traffic impact study must be submitted to the Village and be revised as needed to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees.
12. Final engineering plans shall be submitted to the Village for review and must be revised to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees.
13. The applicant must submit photometric site plans to demonstrate the proposed lighting for the full extent of the requested outdoor storage area prior to consideration of the proposed uses by the Board of Trustees.

Staff recommended that the approval of the requested conditional use for a Planned Development include the granting of the following exceptions from the applicable bulk regulations of the Zoning Code:

1. Exceptions from Sections 26.4-2 & Table 26.5 of the Zoning Code to reduce the required number of understory trees and shrubs along Route 31 in exchange for an increase number of evergreen trees.
2. An exception from Sections 26.7 of the Zoning Code to eliminate the required landscape screening along the north side lot line and rear lot line, and to allow existing preserved vegetation to meet the requirement for landscape screening along the south side lot line and the front lot line.
3. An exception from Section 18.2-7 of the Zoning Code to allow the percentage of ground asphalt / broken concrete to exceed ten percent of the storage area.

Director Svalenka noted that the Commission could continue the public hearing to future meeting based upon the engineer's findings or recommend approval contingent upon compliance with some or all of the recommended conditions.

Director Svalenka clarified Commissioner Walker's concern about foliage reduction. He also responded to Commissioner Dixon's question about when the 10-year approval timeline would start, which would be the date the Village Board of Trustees approves the request.

Acting Chairwoman Siakel swore in the petitioner, Rich Guerard, who is the General Counsel for Southwind Industries. Also sworn in was John Huenke, Facilities and Project Manager, for this project and other properties owned by Southwind Industries. Mr. Guerard agreed with all of Director Svalenka's findings of fact and conditions, with the exception of Condition 10. That exception was that all tenants on the property must register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code, unless the tenant already has a valid business registration for a location elsewhere in the Village. It is their opinion that would be challenging,



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as their customers are tenants of a parking space and not running a business. He did suggest that Southwind Properties could provide to the police department a regular report of name, contact, and license plate information.

Commissioner Walker asked about previous police department reports citing vehicle repairs that were being done on the property. It was explained by Mr. Guerard that those repairs were done without their knowledge or consent, and that he agrees that they should not be done on the property. There was concern that it can be challenging to ascertain if the vehicle is being repaired or if there is a burglary in progress. There was also clarification to Commissioner Bolton's question about lighting. Mr. Huenke stated that the photometric plan has been approved by the Village, and more lighting will be added as the operation expands. There was discussion among the group about the tenants obtaining a Lake in the Hills business license, which could be easier to enforce, versus the property owner providing a contact list.

There being no further public comments or discussion, Acting Chairwoman Siakel asked for a motion to close the public hearing. Commissioner Walker made a motion to close the public hearing, and Commissioner Swanlund seconded. On a voice vote, the entire commission voted Aye, no Nays. Acting Chairwoman Siakel closed the public hearing at 7:49 p.m.

Acting Chairwoman Siakel asked for a motion. Commissioner Swanlund made a motion to recommend approval of the requested Conditional Use Permit to allow outdoor storage of vehicles as a principal use, approval of the requested Conditional Use Permit to allow a Planned Development, and approval of the requested Development Plan, all on the property at 8907 S. Route 31, per the findings in the staff report dated July 15, 2024, and subject to the 13 conditions and with the granting of the three exceptions noted in the staff report dated July 15, 2024, with an amendment to Condition 10 to require the owner to provide a monthly report to the Village with all tenant contact info instead of requiring all tenants on the property to register with the Village as a business. Commissioners Walker seconded the motion. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, and Swanlund voted Aye. No Nays. Motion to approve passed 6-0.

Chairman Esposito returned to the room and resumed chairing the meeting.

Old Business

None

Items for Discussion

None

Staff Report

Director Svalenka reported that the Village Board approved the recommended text amendments to Section 12, Temporary Uses, of the Zoning Code.

Trustee Liaison

Trustee Dustin had nothing to report.



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Adjournment

A motion to adjourn the meeting was made by Commissioner Siakel and seconded by Commissioner Walker. The motion was approved on a voice vote of 7-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 7:55 p.m. The next Planning and Zoning Commission meeting is scheduled for August 12, 2024.

Submitted by,

A handwritten signature in blue ink that reads "Laura Carpenter".

Laura Carpenter
Recording Secretary

DRAFT

REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



PLANNING AND ZONING COMMISSION

MEETING DATE: September 16, 2024

DEPARTMENT: Community Development

SUBJECT: Conditional Uses for Automotive Service and Accessory Outdoor Storage of Vehicles at 9100 Trinity Drive

EXECUTIVE SUMMARY

General Information

<i>Requested Action:</i>	<ul style="list-style-type: none">• Conditional Use Permit to allow an automotive service use.• Conditional Use Permit to allow the accessory outdoor storage of vehicles.
<i>Owner:</i>	Oskar Ex Incorporated / Andrii Verbych
<i>Applicant:</i>	Projekt Plus, Inc. / Arkadiusz Jarog
<i>Purpose:</i>	To allow a trucking business on the subject property to service trucks and store trucks outdoors
<i>Location and Size:</i>	9100 Trinity Drive. Approximately 1.102 acres in area.
<i>Zoning and Land Use:</i>	Site: B-4 Commercial Business – trucking company
	North: Village of Cary, PO Park and Open Space. Crystal Lake Park District Racket Club
	East: Village of Cary, B-2 Shopping Center. Farmland
	South: B-4 Commercial Business – Trinity Commons
	West: B-4 Commercial Business – Automotive service
	Future Land Use: Commercial

Background

Oskar Ex Incorporated is a transportation company based and founded in Illinois in 2015. The business is owned by Mr. Andrii Verbych. The business owns a fleet of sprinter vans, small trucks and large trucks, and specializes in providing expedited overnight deliveries. In October 2023 the company purchased a property in Lake in the Hills at 9100 Trinity Drive and moved their headquarters to the existing building. On July 31, 2024, the Village received a building permit

application from design firm Projekt Plus to allow the existing building to be remodeled and expanded to create an indoor garage area that is large enough for the maintenance and repair of the truck fleet.

The subject property is located within the B-4 Commercial Business zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code “automotive service” is allowed in the B-4 zoning district only with the approval of a conditional use. Therefore, Mr. Arek Jarog from Projekt Plus has requested approval of this conditional use on behalf of the owner.

As part of the business, the owner needs outdoor space to park trucks. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the “outdoor storage of vehicles accessory to principal use” is allowed in the B-4 zoning district only with the approval of a conditional use. Therefore, Mr. Jarog has also requested approval of this second conditional use.

Analysis - Conditional Uses

Per Section 24.6 of the Zoning Code, there are seven factors that shall be considered by the Planning and Zoning Commission regarding how they are relevant to the specific conditional uses being requested. The applicant has indicated on his submitted application form how he believes these factors are met. Staff has provided a detailed analysis below of all factors for the requests.

In the review of whether the proposed truck repair facility is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare, staff notes that the truck repair is intended to service the needs of the business as opposed to providing truck repair to the general public. However, the repair facility is a necessary part of a business specializing in overnight deliveries, as in-house truck repair would allow the business to avoid the delay involved with using a third-party repair shop. Also, the on-site accessory outdoor truck storage is necessary so that trucks are available for deliveries as needed. Both of the requested conditional uses would allow the existing business to thrive, and as such the business would better be able to provide shipping services to local businesses. Therefore, staff finds that the approval of the conditional use permits would allow the applicant to continue to provide a desirable service to the public, which would contribute to the general welfare.

Next, staff has reviewed whether the proposed truck repair facility and accessory parking will be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. The property directly to the west hosts an existing auto service business with outdoor parking. This adjacent business has not been detrimental to general welfare, and staff finds that the proposed truck repair facility would operate similarly. Therefore, staff finds that the proposed truck repair use generally will not be injurious to general welfare or property values in the vicinity. However, if vehicles were to be repaired outside the building or if vehicles in disrepair were to be stored outside the building for a long time, it would cause visual blight that might negatively affect properties values in the vicinity. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the conditions that all vehicle repairs must take place inside the building and no exterior vehicle repairs shall be allowed, and that vehicles in disrepair may not be stored outside the building for longer than 30 days.

Regarding the outdoor storage of trucks, staff notes that the trucks are proposed to be stored in the front yard on existing paved areas along Route 31 to the east and along Trinity Drive to the south. The previous business on the property, Hertz Car Sales, stored cars in these areas that were displayed for sale. While the storage locations are compliant, staff notes that trucks stored in these areas would be much more visible to passing motorists than the cars previously parked in this area. Per Section 26.10-2 of the Zoning Code, landscaped screening is required to be provided to the east and south of the truck storage area, to fill in the gaps between the existing landscaping. The landscaping should provide continuous screening not less than four feet tall (except within 20 feet of the intersection of Rt 31 and Trinity Drive, where the maximum height is 30 inches) with a combination of deciduous and evergreen shrubs. Staff finds that the un-screened view of trucks from the adjacent public roadways would tend to be injurious to property values in the surrounding area that is commercial in nature and not industrial. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the condition that landscaped screening must be provided to meet the intent of the requirements in Section 26.10-2 of the Zoning Code, subject to review and approval by the Director of Community Development.

Third, staff has reviewed whether the establishment of the truck repair business and outdoor vehicle storage will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The property directly to the north is already developed with the Crystal Lake Park District Racket Club. The Park District property includes a large area of green space along Route 31 directly north of the subject property that has the potential to be developed with additional buildings or parking in the future. However, staff notes that the green space is separated from the subject property by an existing row of landscaping, which will sufficiently screen the view of the subject property from the Park District Property. As such, staff finds that the proposed truck repair and storage will not affect the development potential on the green space to the north. As noted above, the property directly to the west is already developed with an auto repair business, which will not be affected by the proposed use. The property directly to the south across Trinity Drive is already developed with the multi-tenant Trinity Commons, which includes a mix of commercial businesses. Subject to compliance with the proposed condition noted above regarding the installation of additional landscaping along Trinity Drive, staff finds that the proposed uses will not affect the continued occupancy of the Trinity Commons building. The property directly to the east across Route 31 is undeveloped, within the B-2 business zoning district in the Village of Cary. Due to the fact that the property to the east is zoned for similar commercial uses as the subject property, and that the properties are separated by the wide right-of-way of Route 31, staff finds that the proposed truck repair and storage uses will have no effect on the development potential of the nearest property to the east. Therefore, staff finds that the establishment of the proposed uses will not impede the normal and orderly development and improvement of the surrounding property.

In the review of the extent to which the conditional use are harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents, staff notes that the future land use map calls for commercial development on the subject property and the proposed automotive service and outdoor storage are commercial uses. As such, staff finds that the proposed uses will be compatible with the comprehensive plan.

Next, staff has considered the amount of traffic congestion or hazards, if any, that may occur as a result of the proposed conditional uses, as well as the extent and adequacy of pedestrian and vehicular access and circulation. All pedestrian pathways, vehicular drives, and parking lots are already in place on the subject property and function well without any congestion or hazards. The proposed business is not a trucking terminal or product distribution business, which would involve many trucks arriving to and leaving from the property on a daily basis. Instead, the proposed business just involves the repair of trucks for the business, and the storage of trucks used by the business. Staff expect that the amount of traffic will be similar to the traffic from the Hertz Car Sales business that previously occupied the property, and staff is not aware of any traffic congestion concerns from that previous business. Therefore, staff finds that the truck repair and outdoor truck parking will not result in additional traffic congestion or hazards.

Regarding pedestrian circulation, the site is located along Route 31 in an area surrounded by current and former quarry properties, and most customers arrive to the site by vehicle. The property includes a pedestrian walkway along the south side of the building that allows visitors to safely walk between the office and the truck maintenance areas on the property, and staff finds the existing pedestrian accommodations to be sufficient for the proposed uses.

In review of the extent that the conditional uses can be adequately served by essential public facilities and services and private utilities, staff notes that all necessary utilities are already in place. Public sewer and water service is not available at the subject property. Instead, the property is currently served by a private well and private septic system. The Village is not aware of any issues with these systems, and staff notes that the proposed uses will not require any unusual utility services. Other utilities such as gas and electrical are already in place, and other public services such as police and fire protection services are already in place. However, staff notes the proposed building addition will require work on some of the existing utilities. Specifically, the construction drawings show the installation of a number of new plumbing fixtures in the building, and it appears likely that the project will result in additional sewage flows to the septic system. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the condition that the applicant must obtain a Construction Impact Review (Health Review) from the McHenry County Health Department and provide a copy of the Health Department approval to the Village prior to the issuance of a building permit.

There is an existing stormwater sewer line just west of the existing building that runs diagonally from the existing stormwater management basin on the south side of the lot to a storm drain on the northwest corner of the lot. The building addition is proposed over and across the location of the existing storm sewer, and the plans include a simple note reading, "re-route existing 4" PVC storm line." The existing stormwater sewer line has a very shallow slope, and the re-routed line will be longer with a further reduced slope. As such, staff finds that the layout of this re-routed sewer line must be designed by a licensed design professional to ensure that stormwater will still flow properly and not stagnate or back up. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the condition that civil engineering plans shall be submitted to the Village for review and shall be subject to final approval by the Village Engineer prior to the issuance of a building permit.

Finally, staff has examined whether the proposed uses will comply with the regulations and conditions specified in the Village's codes for such uses. Staff does not have record of any code

violations on the subject property, and the applicant has submitted construction drawings for review by Village staff to confirm compliance with the building codes. No building permits will be issued unless the plans are code-compliant. Therefore, staff generally finds that the proposed uses will comply with the requirements of the code. However, as noted above, the submitted plans call for the existing building to be expanded to create an indoor garage area that is large enough for the maintenance and repair of the truck fleet. Specifically, the building is proposed to be expanded 25'8" to the west. The exterior of this building addition along with a raised section over the existing building are shown to be entirely clad with metal panels. Per Section 24.16(P) of the Municipal Code, the newly constructed building areas shall include decorative exterior elevations consisting of a minimum of 33 percent brick, stone, or other masonry material. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the condition that plans must be revised to provide additional brick, stone, or other masonry material to comply with Section 24.16(P) of the Municipal Code.

Findings - Summary, Conditional Uses

Based on the analysis noted above, staff offers draft findings that support the approval of the requested conditional uses, subject to compliance with a list of conditions. The Planning and Zoning Commission's decision must be consistent with the findings, otherwise the commissioners should deliberate new findings at the public hearing.

Findings - Detail, Conditional Uses

The commissioners shall arrive at findings relevant to the conditional use request. There are seven review factors listed in the Zoning Code that need to be addressed by the applicant. Below are the seven criteria and staff findings for each based on the application:

1. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community: *The requested conditional uses on the property at 9100 Trinity Drive are necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community, in that they will allow a Village business to easily provide overnight deliveries by repairing trucks themselves and storing the trucks outdoors onsite.*
2. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity: *The requested conditional uses will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity, in that the proposed automotive service use with accessory outdoor storage is similar to existing adjacent uses that are not detrimental, subject to the conditions that all vehicle repairs must take place inside the building on the subject property and no exterior vehicle repairs shall be allowed, that vehicles in disrepair may not be stored outside the building for longer than 30 days, and that landscaped screening must be provided to meet the intent of the requirements in Section 26.10-2 of the Zoning Code.*

3. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district: *The requested conditional uses will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district in that the surrounding properties to the north, south and west have already been developed, and the undeveloped property to the east has a similar commercial zoning and is separated from the subject property by the Route 31 right-of-way.*
4. The Planning and Zoning Commission and the Board of Trustees shall consider the extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents: *The requested conditional uses are harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents in that the automotive service and outdoor storage uses are commercial uses and the Future Land Use Map calls for commercial development on the subject property.*
5. The Planning and Zoning Commission and the Board of Trustees shall consider the amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation: *The requested conditional uses will not create traffic congestion or hazards in that the proposed truck repair and outdoor truck storage will generate a similar amount of traffic as the previous Hertz Car Sales business on the property and the previous business did not create any traffic congestion or traffic hazards, and adequate pedestrian access will be provided for the needs of the business.*
6. The Planning and Zoning Commission and the Board of Trustees shall consider the extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities: *The requested conditional uses can be adequately served by the existing private well and septic systems, can be adequately served by public utilities that already serve the property, and can be adequately served by existing police and fire protection services, subject to the conditions that the applicant must obtain a Construction Impact Review (Health Review) from the McHenry County Health Department and provide a copy of the Health Department approval to the Village prior to the issuance of a building permit, and that civil engineering plans shall be submitted to the Village for review and shall be subject to final approval by the Village Engineer prior to the issuance of a building permit.*
7. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees: *The requested conditional uses are anticipated to comply with the applicable regulations of the Village's code, subject to the condition that the newly constructed building areas shall include decorative exterior elevations consisting of a minimum of 33 percent brick, stone, or other masonry material, in compliance with Section 24.16(P) of the Municipal Code.*

ATTACHMENTS

1. Exhibits
2. Application
3. Site Plan
4. Building Plans

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission (PZC) review, deliberate, and make the following motion:

A motion to recommend approval of the requested Conditional Use Permits to allow Oskar Ex Incorporated to operate an automotive service use with accessory outdoor vehicle storage on the property at 9100 Trinity Drive, per the findings and with the six conditions noted in the staff report dated September 16, 2024.

Staff recommends that the motion noted above be subject to compliance with the following conditions:

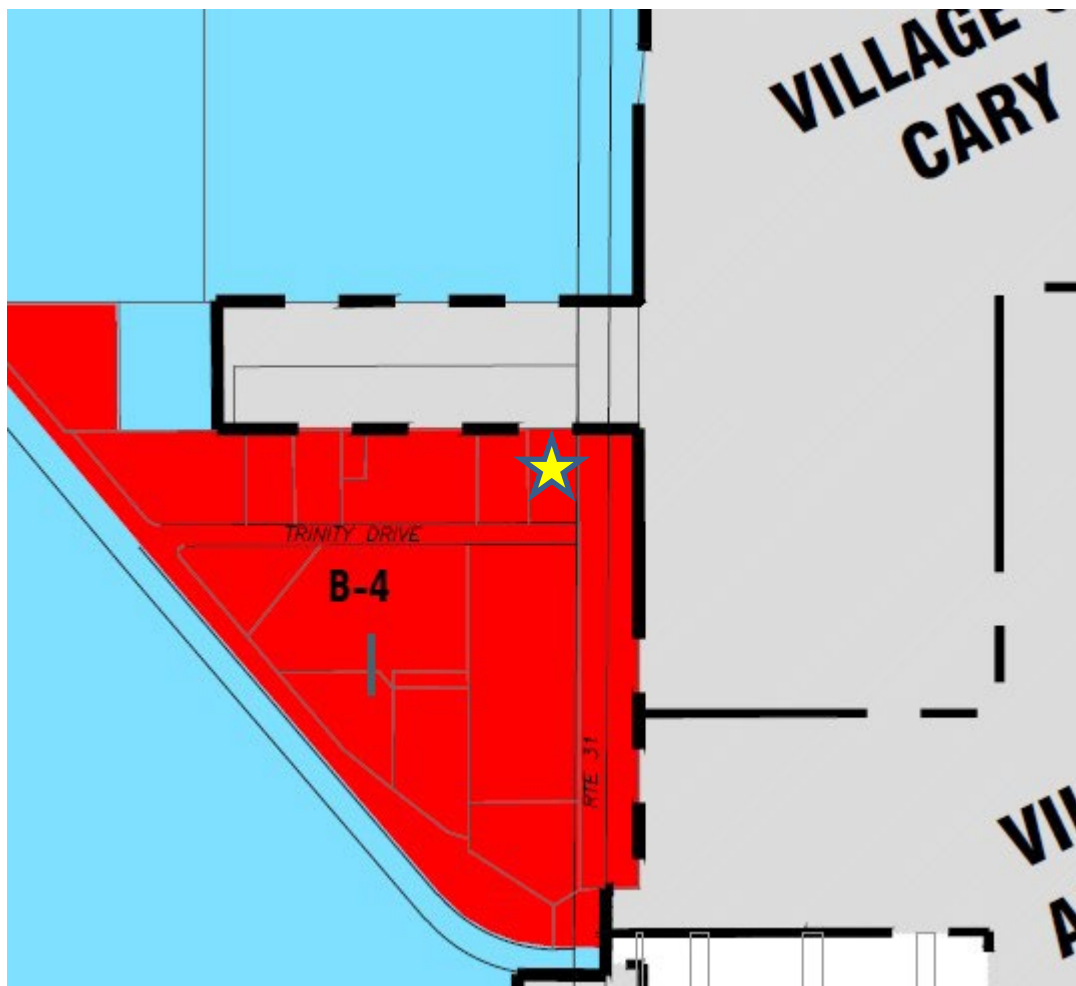
1. All vehicle repairs must take place inside the building on the subject property and no exterior vehicle repairs shall be allowed.
2. Vehicles in disrepair may not be stored outside the building for longer than 30 days.
3. Landscaped screening must be provided to meet the intent of the requirements in Section 26.10-2 of the Zoning Code, subject to review and approval by the Director of Community Development.
4. The applicant must obtain a Construction Impact Review (Health Review) from the McHenry County Health Department and provide a copy of the Health Department approval to the Village prior to the issuance of a building permit.
5. Civil engineering plans shall be submitted to the Village for review and shall be subject to final approval by the Village Engineer prior to the issuance of a building permit.
6. The newly constructed building areas shall include decorative exterior elevations consisting of a minimum of 33 percent brick, stone, or other masonry material, in compliance with Section 24.16(P) of the Municipal Code.

Conditional Uses for Automotive Service and Accessory Outdoor Storage of Vehicles at 9100 Trinity Drive

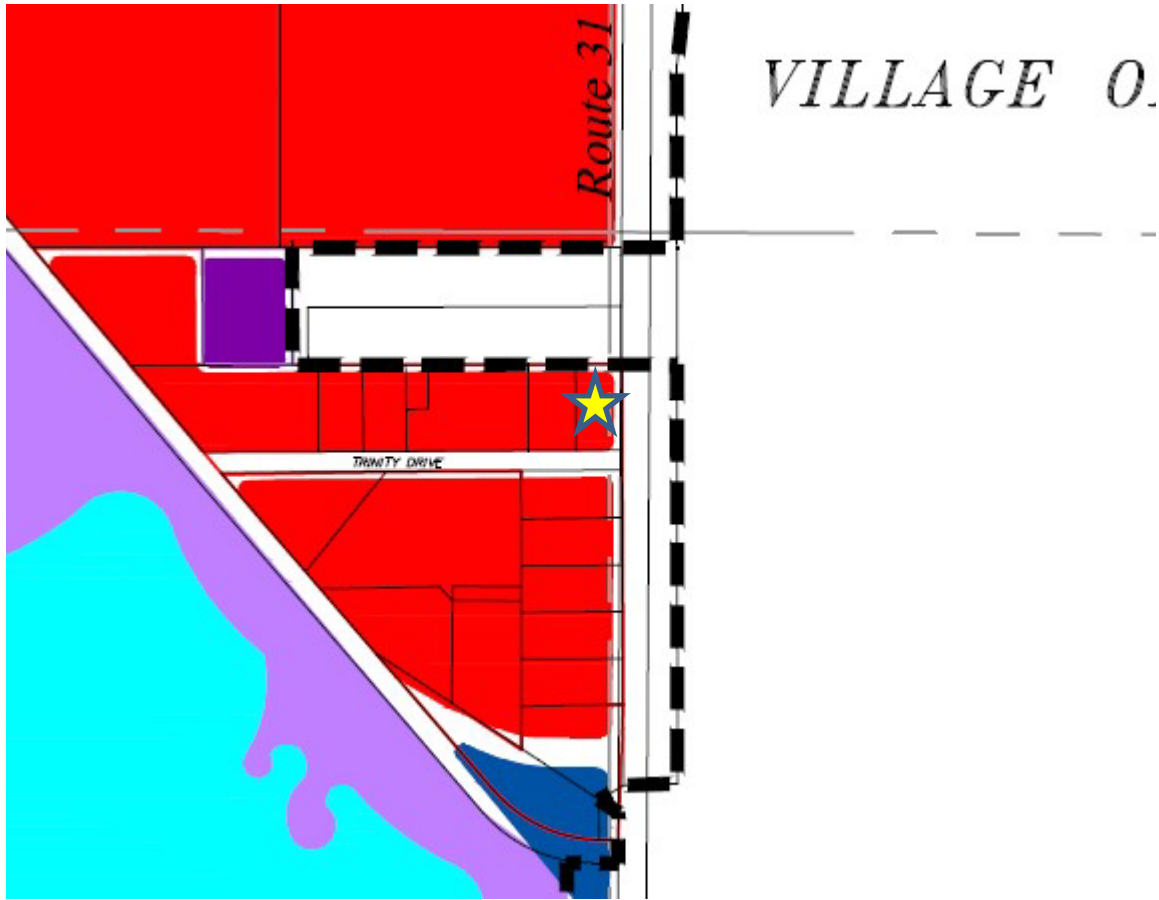


1. EXHIBITS

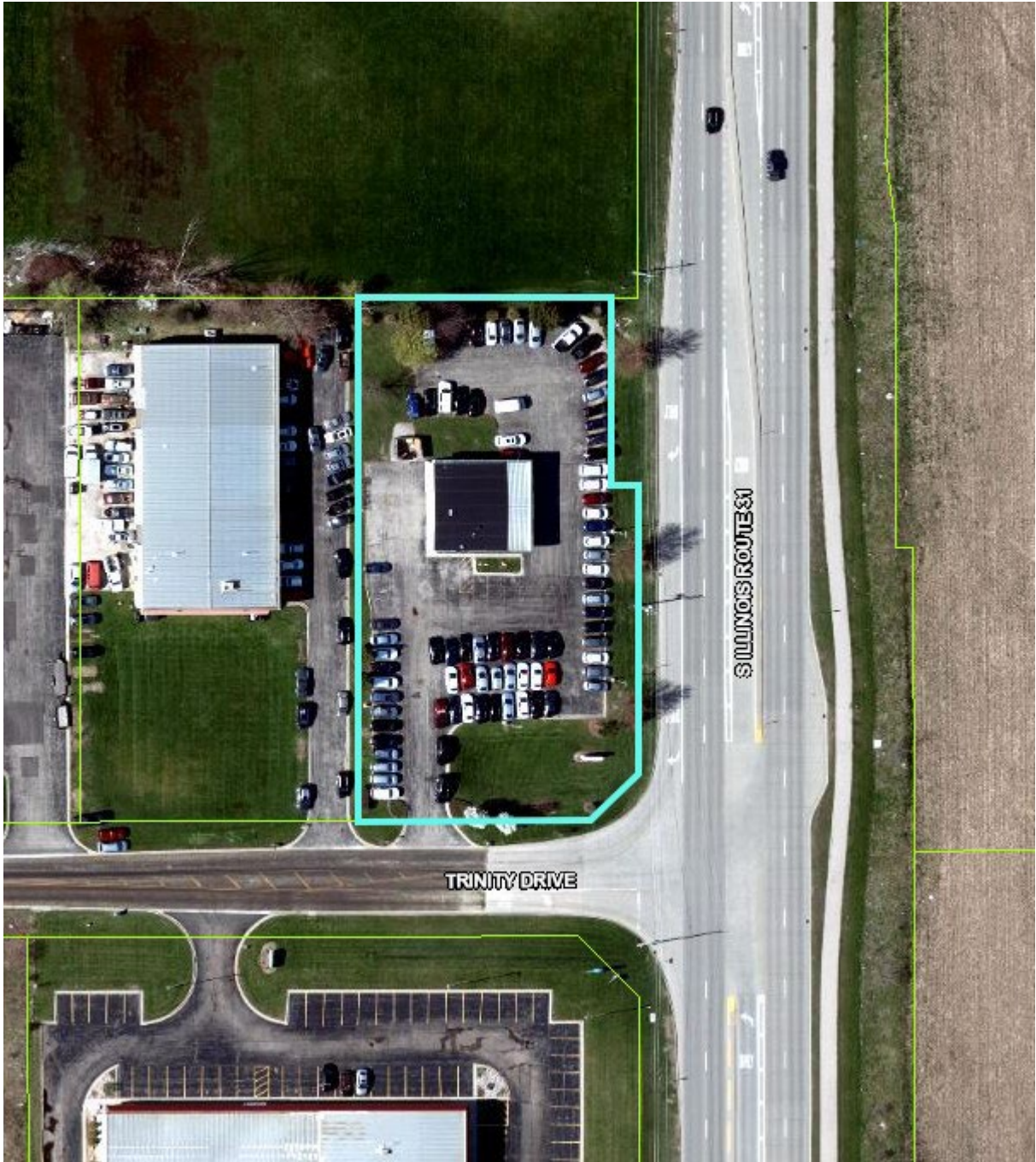
ZONING MAP



FUTURE LAND USE MAP



AERIAL PHOTO



SITE PHOTO

View of property
from the south,
looking north





2091778
RECEIVED

JUL 31 2024

Village of Lake in the Hills
Community Development

Village of Lake in the Hills Development and Zoning Application

Date: 7/15/24

Property Information

Common street address: 9100 TRINITY DR

PIN (Property Index Number): 19-22-126-004

Current Zoning: B-4

Proposed Zoning: B-4

Current Use: AUTOMOTIVE SERVICE

Proposed Use: AUTOMOTIVE SERVICE

Is the request consistent with the Comprehensive Plan? YES

Number of Acres: 1.102 If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit): ATTACHED

X Property Owner Information

Name(s): ANDRII OKSUTA

Business/Firm Name (if applicable): OSKAR EX INC

Address: 9100 TRINITY DR

City/State/Zip: Lake in the Hills, IL 60156

Phone Number: 312-465-8687

Email: info.oskarex@gmail.com

Applicant Information

Name(s): AREK JAROG

Business/Firm Name (if applicable): PROJEKT PLUS INC

Address: 125 E LAKE ST STE 106

City/State/Zip: BEVERLY HILLS CA 90108

Phone Number: 773 505 9998

Email: PROJEKTPUSINC@GMAIL.COM

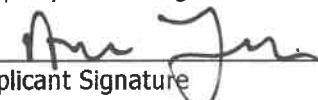
**Lake in the Hills Development and Zoning Application
Page 2**

1	2	3	4	5	6
Request	Select Request with X	Required Fee ac = Acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter Amount per Column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	H	No	
Conditional Use	X	\$500 + \$10/ac over 2 ac	I	Yes	X 500
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	M	No	
Total Fees					500.00
Additional Fees					
Stormwater Permit Application Fee to be paid at time of permit issuance Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required (Attach Appendix B) = \$2,000 + \$100/acre for every acre over 5 acres					2000.00

X 
Property Owner Signature

7/15/24
Date

If Owner/Applicant is a School District please, complete and submit Appendix N


Applicant Signature

7/15/24
Date

All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.

RECEIVED

JUL 31 2024

Appendix I
Conditional Use

Village of Lake in the Hills
Community Development

Conditional Use Applying For: AUTOMOTIVE SERVICE - STORAGE OF VEHICLES OUTDOOR

Standards and Findings of Facts
Per Section 24.6 of the Zoning Ordinance

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

THE PROPOSED VEHICLE SERVICE & SALES MEETS THE
EXISTING USE OF NEIGHBORHOOD, TYPE OF BUSINESS AND WE
PROVIDE THE NEEDED SERVICE TO THE PUBLIC. ~~IS~~

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

THE PROPOSED USE IS VERY SIMILAR TO THE PREVIOUS
BUSINESS TYPE IN THE SAME LOCATION. THE BUILDING
WILL BE ENLARGED AND RENOVATED TO GAIN IN VALUE.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

THE PROPOSED WILL NOT ONLY IMPEDE BUT ATTRACT
OTHER BUSINESSES TO THE AREA

Appendix I
Conditional Use

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

THE USE FOLLOWS ALL ZONING REQUIREMENTS

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

THERE WILL BE NO CHANGE TO TRAFFIC AS
THE USE IS SAME AS PREVIOUS BUSINESS


6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

THE PARKING & OTHER REQ. ARE MET PER ZONE

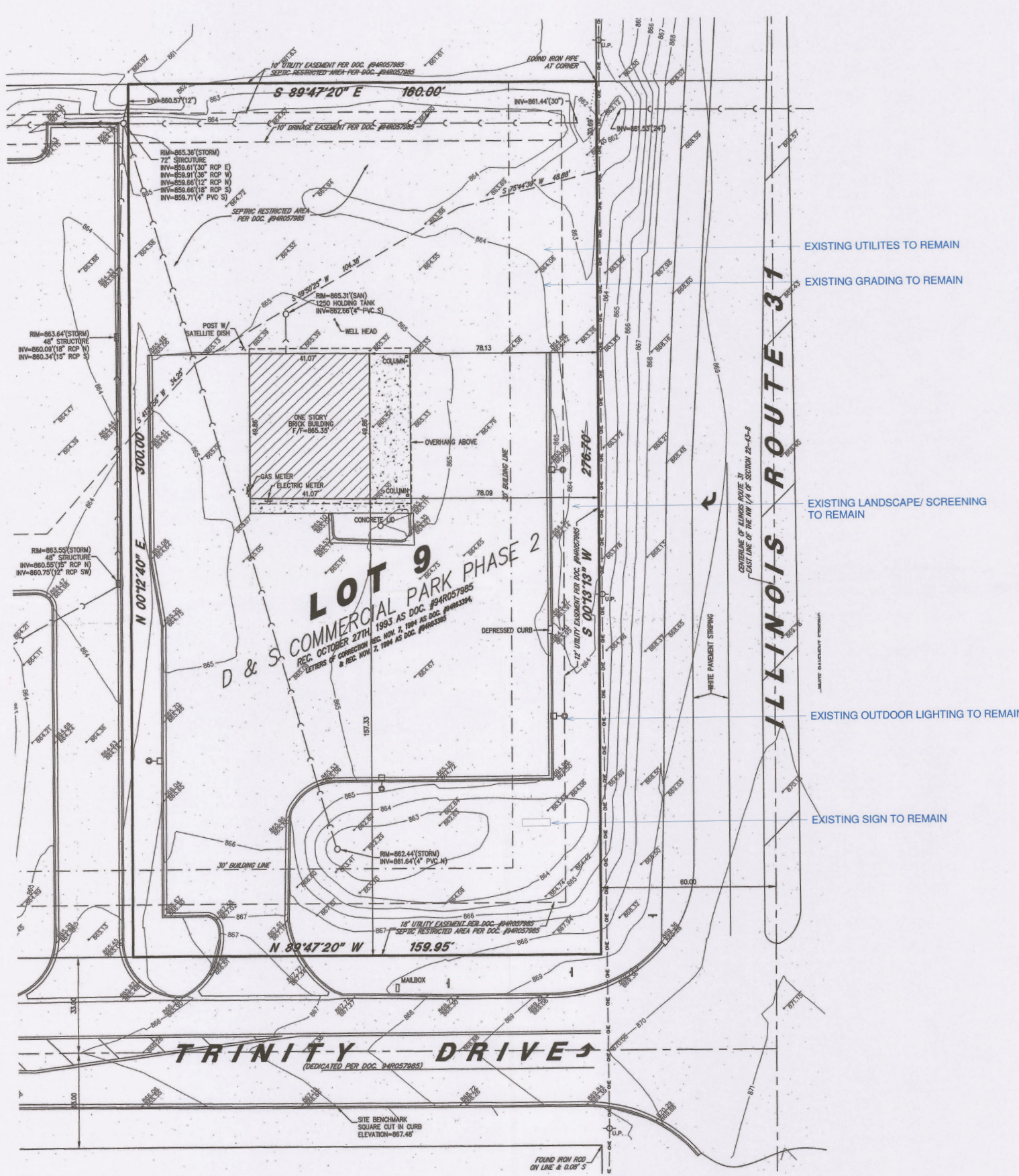
7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

SITE & BUILDING FULLY COMPLIES WITH ZONING,
NO OTHER CONDITIONAL USES OR VARIANCES ARE
NEEDED.

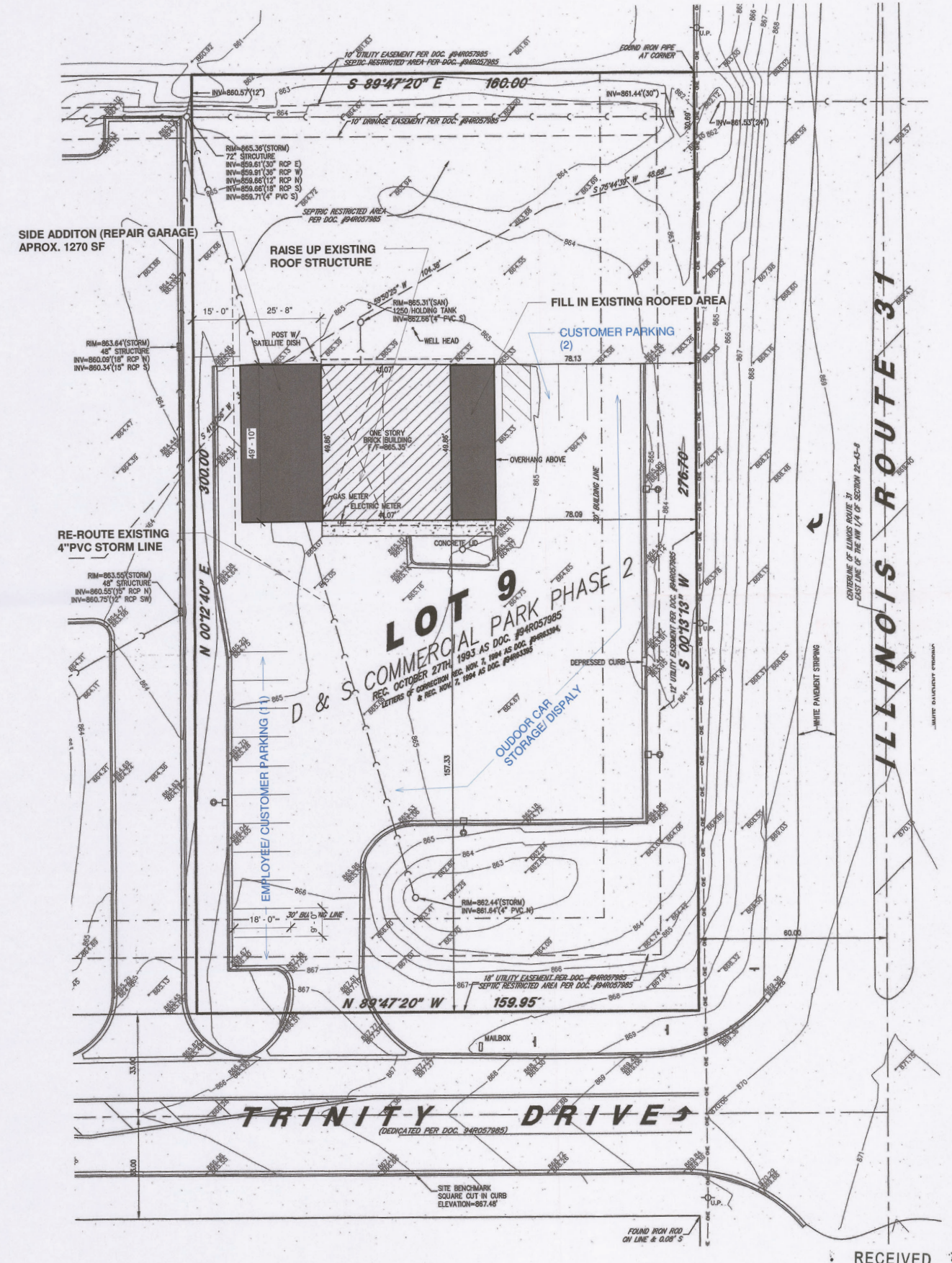
8. The Village may impose any other criteria as identified in the Zoning Code.

 7/15/24
Property Owner Signature Date

 7/15/24
Applicant Signature Date



2 EXISTING SITE PLAN.
 1" = 20'-0"



1 PROPOSED SITE PLAN.
 1" = 20'-0"

ISSUE DATES	DESCRIPTION
DATE	



ADDITION & RENOVATION TO EXISTING SINGLE STORY BLDG
 9100 Trinity Dr Lake in the Hills, IL 60156

JOB NO.	SPECIAL USE	A.K.
DATE		

DRAWING SITE PLANS

SHEET A4.1

RECEIVED
 JUL 31 2024
 Village of Lake in the Hills
 Community Development



ADDITION & RENOVATION TO EXITING SINGLE STORY BLDG

9100 TRINITY DR LAKE IN THE HILLS, IL 60156

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES OF THE LOCAL JURISDICTION, CITY OF SAINT CHARLES AND THE STATE OF ILLINOIS AT THE TIME OF PERMIT AND CONSTRUCTION.
- ALL INTERIOR DIMENSIONS ARE TO THE ROUGH FACE OF THE WALL, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY IN FIELD ALL DIMENSIONS, ANGLES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY WORK.
- VARIATIONS IN THE FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IN WRITTEN FORM. WORK SHALL NOT PROGRESS UNTIL CLARIFICATION FROM THE ARCHITECT IS OBTAINED.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS BY INDIVIDUAL SUB-CONTRACTORS SHALL BE REMOVED FROM THE BUILDING AND ADJOINING PROPERTY ON A DAILY BASIS.
- ALL WORK SHALL BE ERECTED PLUMB, LEVEL AND TRUE AND IN ACCORDANCE WITH DETAILS. EXCESSIVELY SCUFFED, SCRATCHED, DENTED OR OTHERWISE DAMAGED FINISHED SURFACES MUST BE REPAIRED OR REPLACED AS DIRECTED BY OWNER.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND CONSTRUCTION PRIOR TO EXCAVATION AND NOTIFY ARCHITECT UPON FINDING ANY SUCH ADVERSE CONDITIONS/ CONSTRUCTION (CALL J.U.L.I.E.).
- EXCAVATOR, CONCRETE CONTRACTOR AND G.C. TO NOTIFY UTILITY COMPANIES PRIOR TO EXCAVATING FOR GAS, WATER, ELECTRIC, SEWER, CABLE AND TELEPHONE LINES (CALL J.U.L.I.E.).
- EXCAVATING CONTRACTOR RESPONSIBLE FOR ROUGH GRADING. LANDSCAPE CONTRACTOR RESPONSIBLE FOR FINISH GRADING.
- DO NOT SCALE DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS GOVERN OVER SMALLER SCALE DRAWINGS.
- FLASHING TO BE PROVIDED AT ALL EXTERIOR OPENINGS, INCLUDING WINDOW HEADS, HORIZONTAL WOOD TRIM, STOPS, WINDOW AND DOOR SILLS, AT BOTTOM OF ALL CAVITY WALLS, AT ALL ROOF VALLEYS AND AT CHIMNEY INTERSECTIONS AND SHALL BE INSTALLED IN SUCH A MANNER TO BE LEAK PROOF.
- EXCAVATE LOOSE FILL AND PROVIDE COMPACTED FILL TO LEVEL OF CRUSHED GRAVEL.
- SMOKING IS PROHIBITED IN BUILDING OR ON SITE EXCEPT FOR DESIGNATED SMOKING AREAS.
- ALL NAILS, SCREWS, ETC. SHOULD BE SECURED DAILY.
- ALL PERMIT FEES OR BUSINESS LICENSES TO BE PAID BY RESPECTIVE SUB-CONTRACTORS.
- OWNER SHALL PAY THE GENERAL BUILDING PERMIT FEE.
- THE GENERAL CONTRACTOR SHALL PROVIDE A "PORT-A-JOHN" FOR USE DURING THE DURATION OF CONSTRUCTION. THE LOCATION SHALL BE APPROVED BY THE OWNER.
- "ABC" FIRE EXTINGUISHERS TO BE VISIBLE & ACCESSIBLE WHERE REQUIRED.
- THE SUB-CONTRACTORS SHALL NOTIFY THE OWNER IF DRIVEWAY, ELECTRICAL POWER OR PLUMBING SUPPLIES WILL BE OUT OF SERVICE FOR A PERIOD GREATER THAN SIX HOURS. THIS NOTICE SHOULD BE GIVEN 24 HOURS IN ADVANCE.
- ALL INTERIOR FINISHES TO MEET CLASS 1 FLAME SPREAD (0-25 F.S.R.).
- ALL EXIT DOORS TO BE KEYLESS IN THE DIRECTION OF EXIT.
- ALL CONTRACTORS, SUB-CONTRACTORS, AND SUPPLIERS MUST HAUL AWAY A GARBAGE, DEBRIS, AND SCRAPS RESULTING FROM THEIR WORK AT THE SITE. THE ABOVE MUST BE SWEEPED UP AT THE END OF EACH DAY AND HAULED AWAY. NO DEBRIS SHALL BE PLACED FOR REMOVAL BY THE OWNERS SITE GARBAGE COLLECTION SERVICE. ANY DEBRIS LEFT BY CONTRACTORS, SUB-CONTRACTORS, OR SUPPLIERS SHALL HAULED AWAY AT THEIR EXPENSE.
- ROUGH CARPENTER TO PROVIDE 2X12 BLOCKING AT ALL BATH ACCESSORY LOCATIONS, ACCESSIBILITY HANDRAIL LOCATIONS, AND ALL CLST. SHELF LOCATIONS.
- ALL FINISH WOOD FLOOR AND WOOD TRIM MATERIAL TO BE ON SITE TO ACCLIMATE MIN. 7 DAYS PRIOR TO INSTALLATION.
- FOR ALL OWNER SUPPLIED ITEMS TO BE DELIVERED F.O.B. TAILGATE, CONTRACTOR IS RESPONSIBLE FOR LOADING AND STORAGE OF MATERIALS.
- COORDINATE DOOR HARDWARE TYPE WITH OWNER/ARCHITECT PRIOR TO BORING DOORS.
- "JOB COPY" ORIGINAL PERMIT DRAWINGS AND THE ORIGINAL PERMIT CARD TO BE KEPT AT THE JOB SITE AND ACCESSIBLE TO INSPECTORS AT ALL TIMES.
- ALL CONTRACTORS AND SUB-CONTRACTORS RESPONSIBLE FOR ALL APPLICABLE PERMITS, BONDS, AND INSURANCE. CONTRACTOR TO SAVE AND PROVIDE TO OWNER ALL PAPERWORK AND LITERATURE PROVIDED WITH ANY OWNER AND/OR CONTRACTOR SUPPLIED ITEM.
- THE G.C. SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE ORIGINAL CONTRACT AMOUNT, WITHOUT WRITTEN AUTHORIZATION FROM OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/OWNER.
- PROVIDE EXPANSIVE "FIRE-STOP" PUTTY AT ALL THROUGH-PLATE PENETRATIONS AND 2X4 BLOCKING AT ALL SOFFITS. FIRESTOPPING SHALL BE PROVIDED AT ALL JUNCTIONS OF VERTICAL AND HORIZONTAL ENCLOSED SPACES, SUCH AS TOPS OF STAIRS, BOT. OR BACK SIDES OF SOPHIST, TOPS OF PLUMBING WALLS, ETC.
- ALL FLOOR FINISHES SHALL HAVE F.S.R. NOT GREATER THAN 75.
- THESE DRAWINGS INDICATE THE INTENT, GENERAL CHARACTER, REQUIREMENTS AND APPROXIMATE LOCATION OF THE WORK SHOWN. THE CONTRACTOR SHALL BE EXPECTED TO WORK WITH UNFORESEEN FIELD CONDITIONS, REQUIRING MINOR DESIGN ADJUSTMENTS AND SHALL BE EXPECTED TO PROVIDE A FULLY COMPLETE AND OPERATIONAL BUILDING AND ALL BUILDING SYSTEMS.
- ALL CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THEIR AGENTS FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF PERFORMANCE OF THE WORK WHEN ANY SUCH CLAIMS ARE ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DEATH, INJURY OR DESTRUCTION TO PROPERTY OR WHEN SUCH CLAIMS ARE CAUSED IN PART OR IN FULL BY ANY NEGLIGENCE OR OMISSION BY THE CONTRACTOR OR HIS AGENTS. THIS NEGLIGENCE INCLUDES FAILURE TO OBSERVE CONTRACT DOCUMENTS PROVIDED BY ARCHITECT.
- ALL CONTRACTORS TO VISIT PREMISE, NOTE CONDITIONS PERTAINING TO WORK TO BE DONE, CHECK AND VERIFY ALL NOTES, FIGURES AND DIMENSIONS AT THE SITE BEFORE FABRICATING ANY NEW CONSTRUCTION. VARIATION IN FIELD CONDITIONS RELATIVE TO CONTRACT DOCUMENTS SHALL BE REPORTED TO ARCHITECT IN WRITING, AND WORK SHALL NOT PROGRESS UNTIL PERMISSION FROM ARCHITECT OR HIS AGENT IS OBTAINED.
- ALL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS & ELEVATIONS AT THE SITE AND MUST ADOPT HIS WORK TO ACTUAL CONDITIONS IN MANNER APPROVED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH CONTRACT DOCUMENTS, UNRELIEVED BY REVIEW BY SHOP DRAWINGS; FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES INCLUDING SCAFFOLDING, BRACING, ERECTION, ETC.; FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON JOB SITE; AND FOR THE PEOPLE AND PROPERTY AT THE SITE
- INFORMATION CONTAINING ON THE DRAWING IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL SPECIFICATIONS, TRADE PRACTICES, AND APPLICABLE STANDARDS, CODES, ETC. INCORPORATED THEREIN BY REFERENCE OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT

SITE NOTES:

- CALL "HOTLINE" TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED.
 - VERIFY UTILITY CONNECTIONS WITH UTILITY'S CO.
 - GENERAL CONTRACTOR TO PATCH AND MATCH ALL EXISTING SIDEWALKS, CURBS, AND PAVING DEMOLISHED FOR UTILITY WORK. ALL WORK TO MEET EXISTING PROFILES AND ALL ILLINOIS STANDARDS FOR PAVING WORK.
 - SLOPE GRADE MINIMUM 6" IN FIRST 10 FEET AWAY FROM BUILDING.
 - GRADE TO BE 6" BELOW FLOOR LINE, EXCEPT AT ENTRY.
 - ALL CONCRETE WORK SHALL COMPLY WITH CURRENT A.C.I. STANDARDS.
 - ALL EXIT DOORS, THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THRESHOLD (MAX. 1/2" HIGH).
 - SLOPE ALL CONCRETE STOOPS AND WALKS AWAY FROM BUILDING - MIN. 1/4" PER FOOT - BROOM FINISH.
 - VERIFY AND PROTECT ALL EXISTING UTILITIES.
 - PAINT ALL EXPOSED METAL NOT PRE-FINISHED.
 - PAINT 4" WIDE PARKING STALL STRIPES.
 - CONTRACTOR SHALL RESTORE EXISTING LAWN AREAS, CONCRETE SLABS, CURBS, PAVEMENT, ETC. DAMAGED BY OR DURING CONSTRUCTION.
- ### CARPENTRY NOTES:
- INSTALL DOUBLE FRAMING AROUND ALL FLOOR OR ROOF OPENING OR AS INDICATED, INCLUDING STAIRS OPENINGS AND ACCESS PANELS.
 - DO NOT CUT OR DRILL THROUGH THE BOTTOM THIRD OF ANY BEAM OR JOIST.
 - AN INSPECTION OF FLOOR JOISTS MUST BE CONDUCTED BEFORE COVERING WITH SHEATHING
 - DRYWALL NOTE: USE 5/8" GYPSUM BOARD THROUGHOUT, USE FIRECODE TYPE X AT STAIRS, CEILINGS AND BEARING WALLS

LUMBER NOTES:

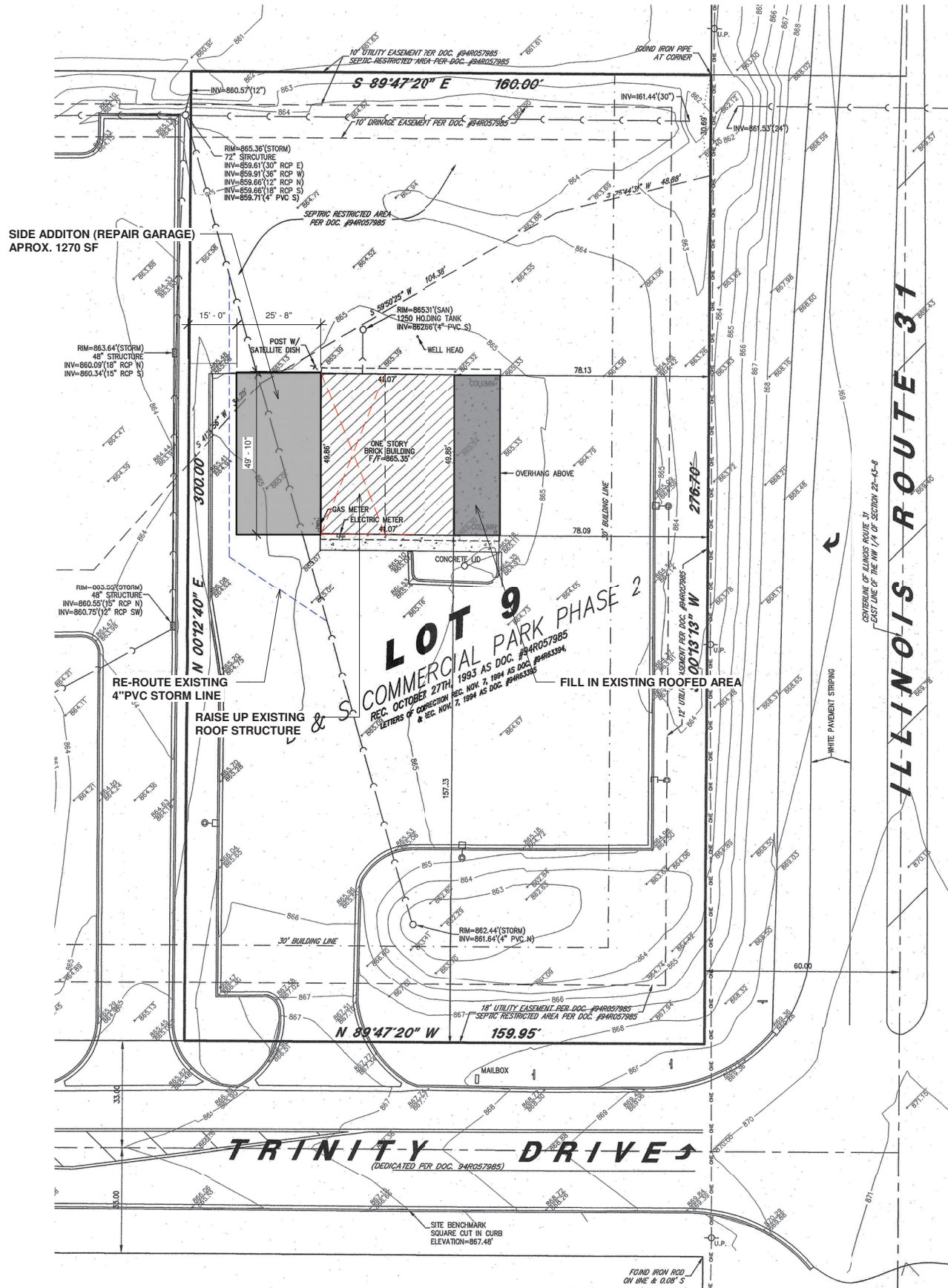
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE WOLMANIZED LUMBER
- PIPE SHAFTS AND DUCTS PASSING FROM ONE FLOOR TO ANOTHER SHALL BE ENCLOSED WITH CONSTRUCTION PROVIDING FIRE RESISTANCE OF NOT LESS THAN ONE HOUR EXCEPT THAT PIPES AND DUCTS REQUIRING OPENINGS THROUGH FLOORS NOT EXCEEDING 9 SQ.FT. IN AREA SHALL NOT REQUIRE ENCLOSURE PROVIDED THAT OPENINGS BETWEEN SUCH PIPES OR DUCTS AND THE FLOOR CONSTRUCTION SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIALS SECURELY HELD IN PLACE TO PREVENT THE PASSAGE OF FIRE

SUPERVISION NOTES:

THESE PLANS WHERE PREPARED BY THE ARCHITECT FOR DESIGN ONLY. NO SUPERVISION BY THE ARCHITECT SHALL BE PROVIDED AT THE JOB SITE. THE WORK IN PROGRESS OR SCHEDULING ANY WORK RESPECTIVE TO THE JOB SHALL NOT BE GOVERNED BY ARCHITECT.

STRUCTURAL GENERAL NOTES:

- CONTRACTOR SHALL MAINTAIN ADEQUATE PROTECTION OF ALL WORK FROM DAMAGE AND PROTECT OWNERS' PROPERTY FROM INJURY OR LOSS ARISING IN CONNECTION WITH THIS WORK
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES AND COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL LAWS TO PREVENT ACCIDENT OR INJURY TO PERSONS OR ADJACENT TO THE AREA WHERE THIS WORK BEING PERFORMED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ARCHITECT OF DISCREPANCIES BEFORE DOING ANY WORK.
- ALL CONCRETE REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE ACI-315 AND THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI-318-88.
- ALL CONCRETE SHALL BE REGULAR WEIGHT (144 PSF) CONCRETE AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 LBS. PER SQ. INCH AT 28 DAYS. MINIMUM CEMENT CONTENT 5 BAGS PER CU. YD.
- ALL CONCRETE REINFORCING SHALL BE DEFORMED BARS - A.S.T.M. A615 GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185.
- ALL STRUCTURAL STEEL BEAMS AND LINTELS SHALL BE A36 STEEL.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE STEEL CONSTRUCTION MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- ALL BOLTS SHALL BE A.S.T.M. A307.
- ALL WELDS SHALL BE MADE BY CERTIFIED WELDERS USING COATED ELECTRODES OF E60XX.
- ALL WELDS SHALL CONFORM WITH THE AMERICAN WELDING SOCIETY SPECS.
- ALL DRILLED-IN CONCRETE ANCHORS SHALL BE WEDGE-TYPE AS MANUFACTURED BY "RED-HEAD" ITT PHILIPS DRILL CO., MICHIGAN CITY, IND. OR EQUAL.
- ALL STEEL SHALL HAVE ONE SHOP COAT OF A RUST-INHIBITING PAINT.
- ALL MORTAR FOR MASONRY WALL CONSTRUCTION SHALL BE TYPE "M" AND CONFORM TO A.S.T.M. C270 SPECIFICATION.
- ALL PORTLAND CEMENT GROUT SHALL CONFORM TO A.S.T.M. C476 SPECIFICATIONS.



1 PROPOSED SITE PLAN
1" = 20'-0"

SHEET INDEX	
SHEET #	SHEET NAME
A2.2	CLG PLAN
A1.0	COVER SHEET
A1.1	ACCESSIBILITY NOTES
A2.0	FOUNDATION/ FRAMING PLAN
A2.1	PLANS
A3.1	ELEVATIONS
M1.0	MECHANICAL PLAN
E1.0	ELECTRICAL PLANS
P1.0	PLUMBING DIAGRAMS SCHEDULES AND NOTES

ADOPTED CODES:

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2020 NATIONAL ELECTRIC CODE
- 2018 STATE OF ILLINOIS ACCESSIBILITY CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 STATE OF ILLINOIS PLUMBING CODE

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH THE ZONING ORDINANCES AND BUILDING CODES OF VILLAGE OF LAKE IN THE HILLS AND THE STATE OF ILLINOIS.

Andrzej Kacprzynski
 ANDRZEJ KACPRZYNSKI
 ILLINOIS LICENSE # 001.021686, EXPIRES: 11-30-24



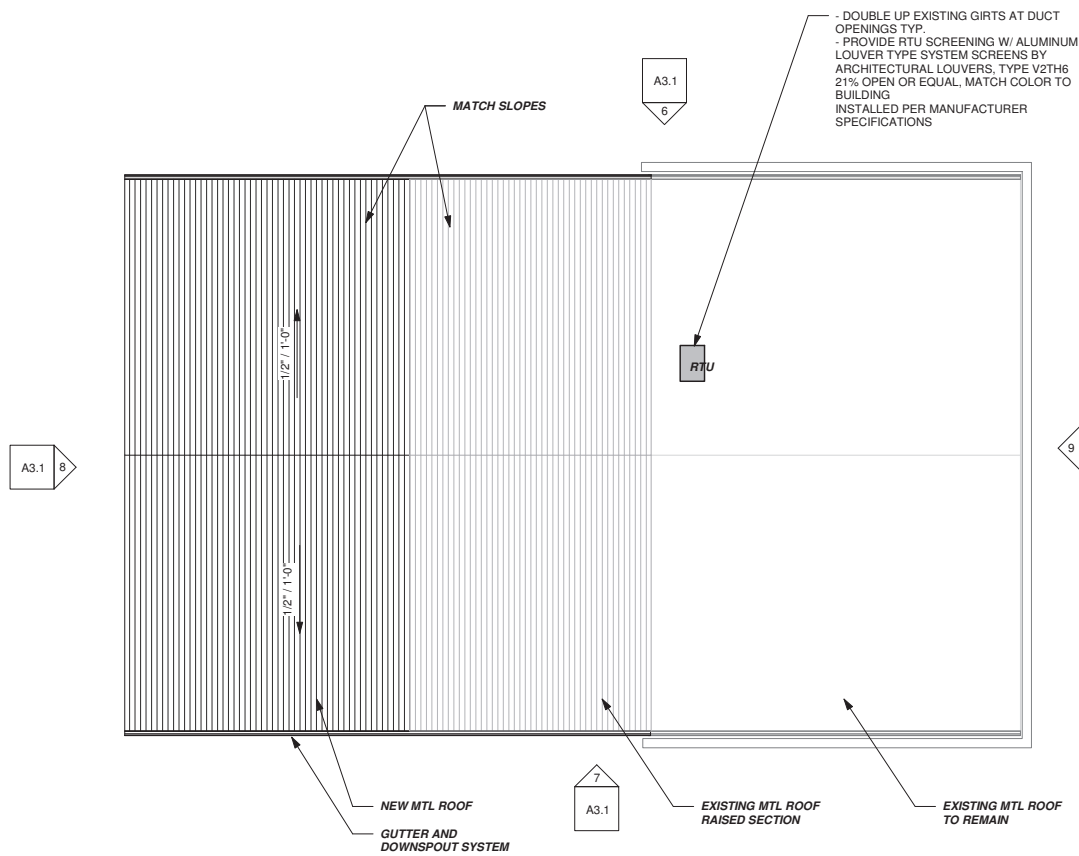
ISSUE DATES	
DATE	DESCRIPTION



ADDITION & RENOVATION TO EXITING SINGLE STORY BLDG
 9100 Trinity Dr Lake in the Hills, IL 60156

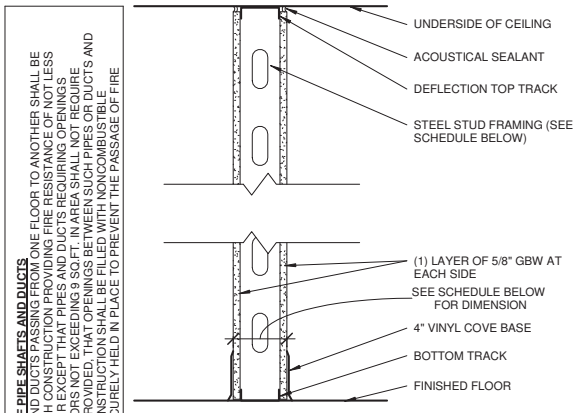
DRAWING COVER SHEET
 SPECIAL USE
 DRAWN BY: A.L.
 CHECKED BY: A.K.

SHEET
A1.0



PLAN NOTES:

- ALL BOLTED AND WELDED CONNECTIONS MUST BE APPROVED BY A THIRD-PARTY INSPECTOR AND THE PASSING REPORT SHALL BE FORWARDED TO THE BUILDING DEPARTMENT FOR ANY/ ALL STRUCTURAL WELDING AND BOLTING NEEDED FOR WORK TO BE COMPLETED PER THE DRAWINGS.
- ALL WALL-MOUNTED FIRE EXTINGUISHERS WITH THEIR LEADING EDGES BETWEEN TWENTY-SEVEN INCHES (27") AND EIGHTY INCHES (80") ABOVE THE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN FOUR INCHES (4") INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.



ENCLOSURE OF PIPE SHEETS AND DUCTS
 PIPE SHEETS AND DUCTS PASSING FROM ONE FLOOR TO ANOTHER SHALL BE ENCLOSED IN A MANNER THAT PREVENTS THE PASSAGE OF FIRE THROUGH FLOORS NOT EXCEEDING 9 SQ. FT. IN AREA SHALL NOT REQUIRE ENCLOSURE. PROVIDED, THAT OPENINGS BETWEEN SUCH PIPES OR DUCTS AND THE FLOOR CONSTRUCTION SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIALS SECURELY HELD IN PLACE TO PREVENT THE PASSAGE OF FIRE.

TYPE	STUD SIZE	PART. THICK	KEYED NOTES
(A1)	3 5/8"	4 7/8"	18 GA STUDS / 9'-0" HIGH PARTITION
(A2)	5 1/2"	6 3/4"	18 GA STUDS / 9'-0" HIGH PARTITION/ PLUMBING WALL

TYP. INTERIOR PARTITION
 1 1/2" = 1'-0"

WALL AND CEILING FINISHES
 FLAME SPREAD CLASS TO BE MIN. TYPE "A"

DOOR SCHEDULE

DOOR TYPE	WIDTH	HEIGHT	THK.	DESCRIPTION
1	3'-0"	7'-0"	1 3/4"	METAL INSULATED DOOR IN METAL FRAME-INTERIOR
2	3'-0"	7'-0"	1 3/4"	METAL INSULATED DOOR IN METAL FRAME-EXTER.
3	20'-0"	14'-0"	1 3/4"	METAL INSULATED O.H. DOOR
4	12'-0"	14'-0"	1 3/4"	METAL INSULATED O.H. DOOR
5	3'-0"	7'-0"	1 3/4"	SOLID WOOD DOOR IN METAL FRAME-INTERIOR
6	3'-0"	7'-0"	1 3/4"	WD BI-FOLD

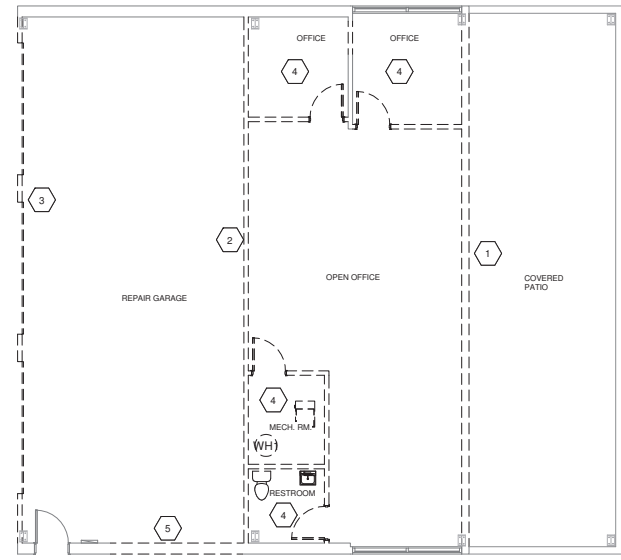
- PROVIDE SELF CLOSERS AT RESTROOMS & EXTERIOR DOORS.
 - DOOR LEVER HANDLES AT ALL PUBLIC DOORS

2 PROPOSED ROOF PLAN
 1/8" = 1'-0"

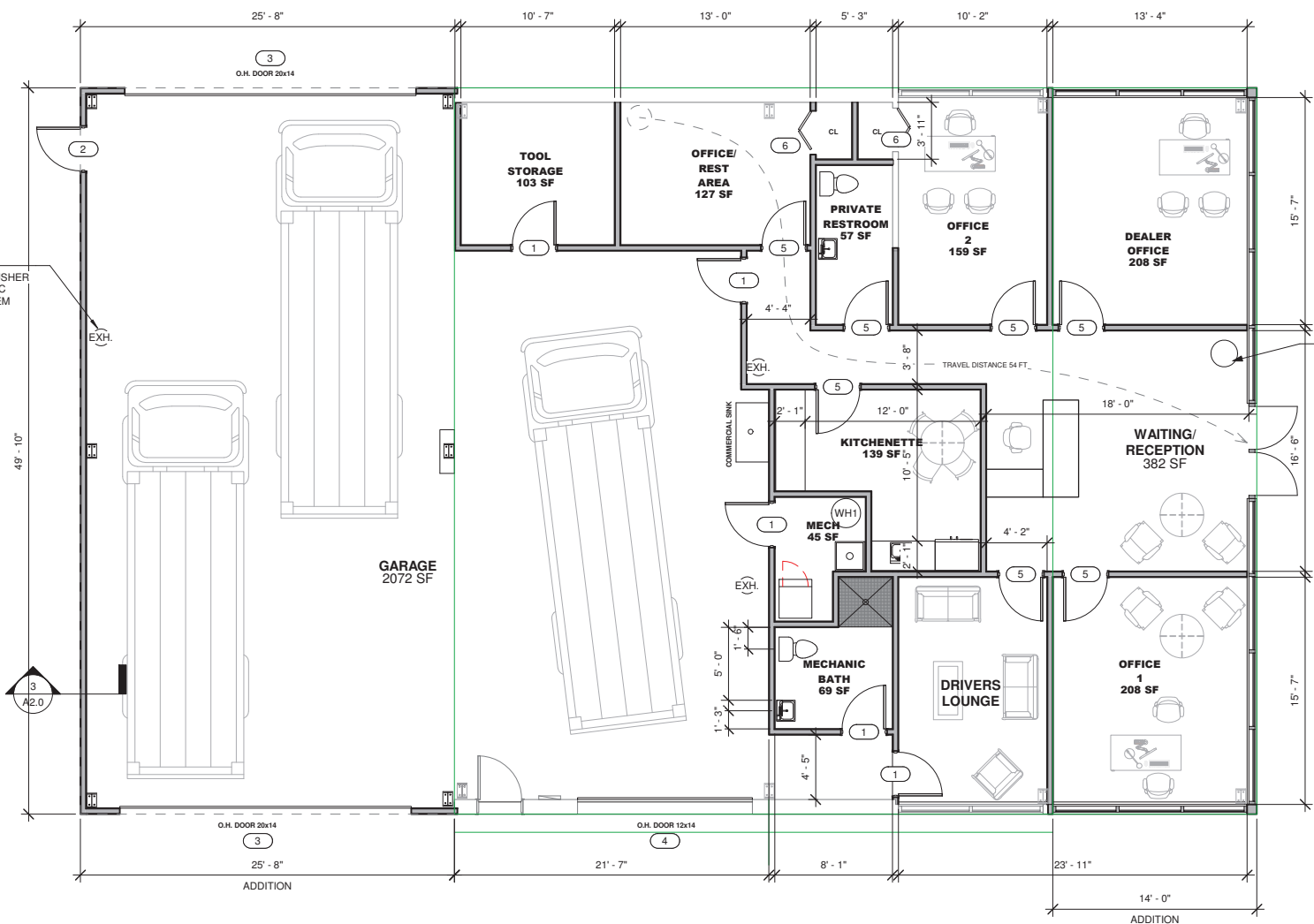
DEMO KEYNOTE LEGEND

KEY	DESCRIPTION
1	REMOVE AND RELOCATE EXISTING SOREFRONT, SEE PROPOSED PLANS.
2	REMOVE EXISTING NON BEARING PARTITIONS
3	REMOVE EXISTING NON BEARING EXTERIOR WALL, STRUCTURE TO REMAIN
4	DEMOLISH EXISTING ROOM
5	DEMOLISH PARTIAL WALL FOR NEW DOOR OPENING

SHORE EXISTING STRUCTURE AT THE TIME OF CONSTRUCTION. CONDUCT DEMOLITION IN PHASES AS TO NOT COMPROMISE STRUCTURAL STABILITY OF EXISTING WALLS. BRACE EXISTING STRUCTURE DURING CONSTRUCTION. IF NEEDED, CONTRACTOR TO HIRE AN INDEPENDENT STRUCTURAL ENGINEER FOR BRACING DESIGN AND DETAILS.



4 GRADE - DEMOLITION FLOOR PLAN
 1/8" = 1'-0"



1 GRADE - PROPOSED FLOOR PLAN
 3/16" = 1'-0"

ISSUE DATES

DATE	DESCRIPTION



ADDITION & RENOVATION TO EXISTING SINGLE STORY BLDG
 9100 Trinity Dr Lake in the Hills, IL 60156

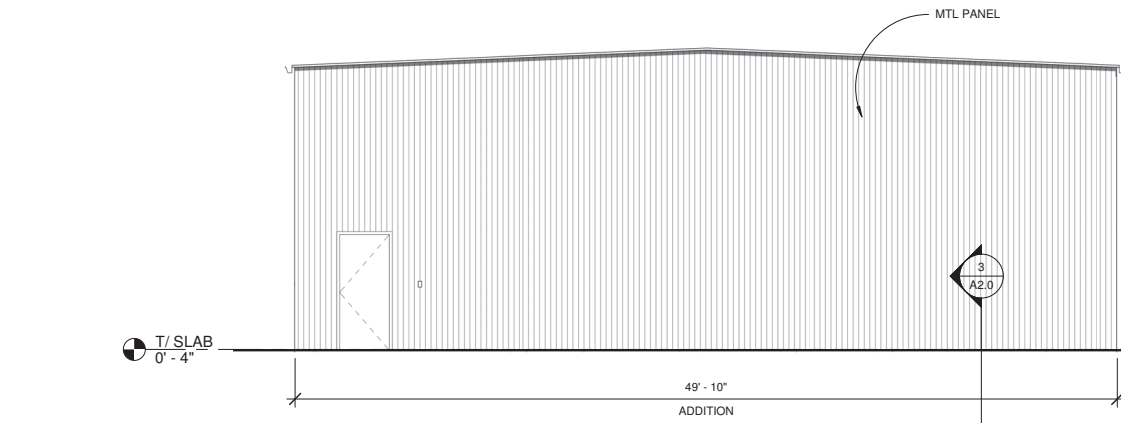
SPECIAL USE

ISSUED	DRAWN BY	CHECKED BY
	A.L.	

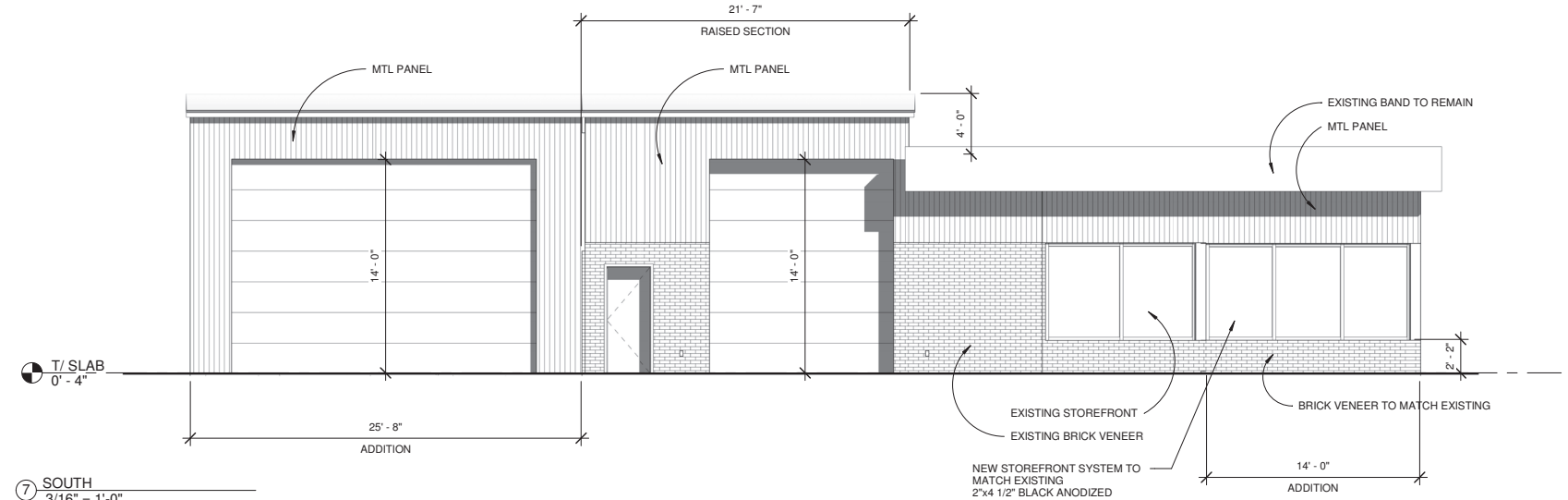
DRAWING PLANS

SHEET
A2.1



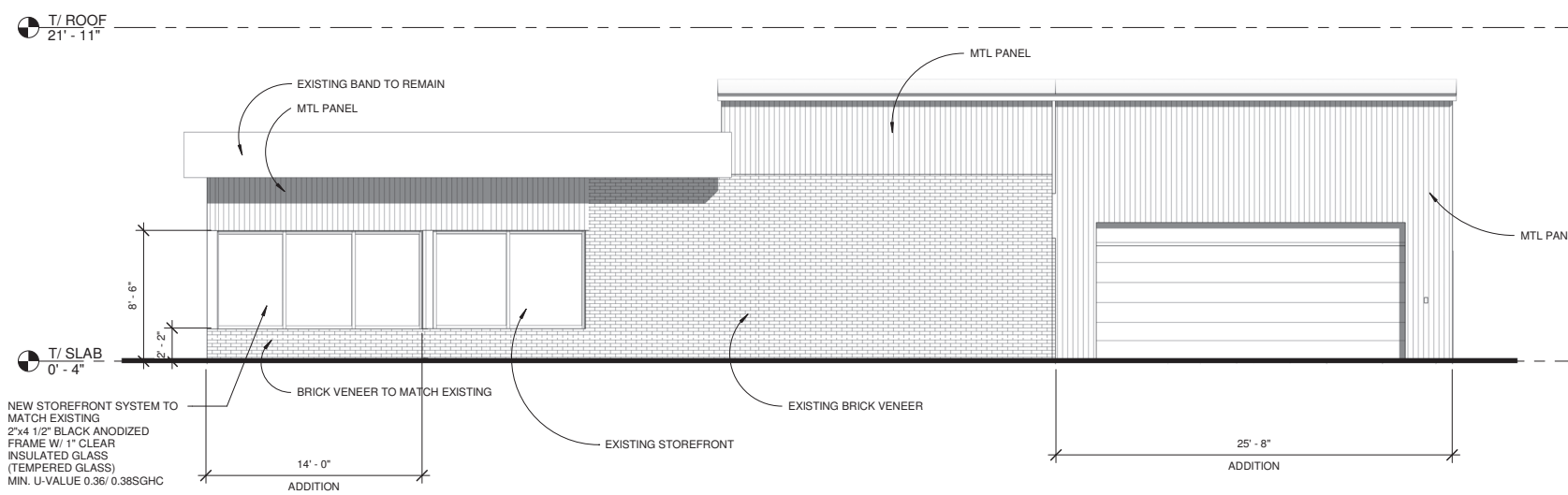


8 WEST
3/16" = 1'-0"

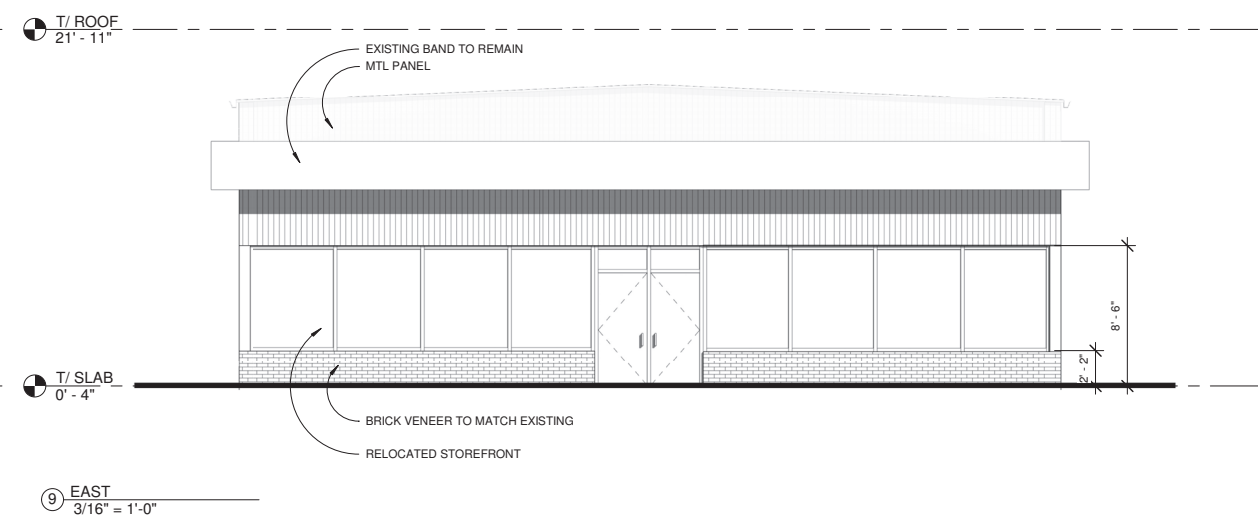


7 SOUTH
3/16" = 1'-0"

NEW STOREFRONT SYSTEM TO MATCH EXISTING
2"x4 1/2" BLACK ANODIZED FRAME W/ 1" CLEAR INSULATED GLASS (TEMPERED GLASS)
MIN. U-VALUE 0.36/ 0.38SGHC



6 NORTH
3/16" = 1'-0"



9 EAST
3/16" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION



ADDITION & RENOVATION TO EXISTING SINGLE STORY BLDG
 9100 Trinity Dr Lake in the Hills, IL 60156

SPECIAL USE	
JOINS	A.K.
DRAWN BY: A.L.	CHECKED BY:

DRAWING ELEVATIONS

SHEET
A3.1

