



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-01

**Rick Mason on Behalf of Oliver-Hoffmann Foundation
Site Plan Approval**

BACKGROUND AND INTRODUCTION

The Oliver-Hoffmann Foundation recently purchased the former bank building located at 8225 Fox River Drive in the Village of Millbrook. They would like to construct an addition to the building using the footprint of the old bank drive-thru on the north side of building. The proposed addition would be approximately one thousand one hundred ten (1,110) square feet. The maximum height is approximately twenty feet (20'), the same as the canopy of the drive-thru.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned B-2.

Kendall County has an intergovernmental agreement with the Village of Millbrook whereby the Village uses the County's Zoning Ordinance and County's ZPAC to review site plans.

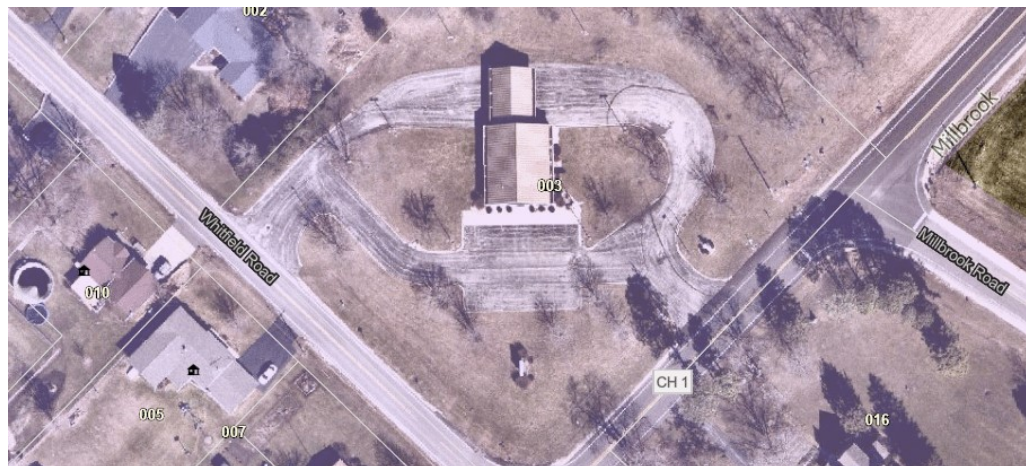
The application material is included as Attachment 1. The site plan is included Attachment 2. The drawings of the addition are included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONERS: Rick Mason on Behalf of Oliver-Hoffmann Foundation

ADDRESS: 8225 Fox River Drive

LOCATION: Northwest Corner of Whitfield Road and Fox River Drive



TOWNSHIP: Seward

PARCEL #: 04-16-205-003

LOT SIZE: 2.49 +/- Acres

EXISTING LAND USE: Commercial (Former Bank)

ZONING: B-2 General Business District (Village of Millbrook)

LRMP: Future Land Use	Commercial (Village of Millbrook Comprehensive Plan)
Roads	Fox River Drive is a County maintained Major Collector Road. Whitfield Road is a Township maintained Major Collector Road.
Trails	The County has a trail planned along Fox River Drive.
Floodplain/Wetlands	None

REQUESTED ACTION: Site Plan Approval

APPLICABLE REGULATIONS: Section 13:10 – Site Plan Approval

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within 1/2 Mile
North	Agricultural	A-1 (Village of Millbrook)	Commercial (Village of Millbrook)	N/A
South	Single-Family Residential	R-3 (Village of Millbrook)	Commercial and Medium Density Residential (1.5 DU/Acre Max) (Village of Millbrook)	N/A
East	Agricultural and Single-Family Residential	A-1 (Kendall County) R-3 (Village of Millbrook)	Commercial (Village of Millbrook)	N/A
West	Single-Family Residential	A-1 and R-3 (Village of Millbrook)	Commercial and Medium Density Residential (1.5 DU/Acre Max) (Village of Millbrook)	N/A

Pictures of the property are included as Attachments 5-8.

The Millbrook Comprehensive Plan calls for a road connecting Fox River Drive and Whitfield Road north of the subject property.

ACTION SUMMARY

FOX TOWNSHIP

Site plan information was sent to Fox Township on December 28, 2020.

VILLAGE OF MILLBROOK

Site plan information was sent to the Village of Millbrook on December 28, 2020.

LITTLE ROCK-FOX FIRE PROTECTION DISTRICT

Site plan information was sent to the Little Rock Fox Fire Protection District on December 28, 2020.

GENERAL INFORMATION

As noted in the description of use in Attachment 1, Page 2, the Petitioners wish to use the for organizations that care for people with disabilities.

The existing bank is approximately two thousand four hundred (2,400) square feet in size. The proposed addition is approximately one thousand one hundred ten (1,110) square feet in size. The addition consists of an approximately eight hundred sixty-five (865) square foot recreation room, an approximately one forty-two (142) square foot screened porch area, and a furnace area.

As noted in Attachment 3, the exterior of addition will be a brick veneer to match the existing bank building.

The property has been zoned B-2 since 1995.

DESIGN STANDARDS

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

*Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands shall and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. **The subject property is already an improved commercial use. No additional impervious surface is planned. The proposed addition does not impact any natural features or vegetation. The Petitioners do not plan to remove any trees on the property or remove or add any landscaping.***

*Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. **The property already possesses access points off of Fox River Drive and Whitfield Road. The parking lot is already in existence and consists of sixteen (16) parking spaces and one (1) additional handicapped accessible parking space.***

*Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. **No conflicts are foreseen. The proposed addition is located on the rear (north) side of the building.***

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate

access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. **The proposed addition is located in the same location as the drive-thru for the bank and will be of the same height as the existing canopy of the drive-thru. No issues surrounding shadow, noise, odor, traffic, or utilities are foreseen.**

*Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. **This is true.***

*Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. **Provided the property is developed as proposed, this should not be an issue because the proposed veneer of the addition will match the existing structure.***

*Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. **The proposed addition is in harmony with the existing use and neighboring uses***

*Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **This is not an issue.***

*Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. **The proposed addition should not cause any disturbances and will be located on the rear (north) side of the existing building.***

*Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. **The property has access from Fox River Drive and Whitfield Road. Circulation already exists in the property for emergency vehicles.***

*Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **Not applicable.***

*Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. **There are two (2) light poles with single heads and six (6) light poles with double heads already on the property. There are also existing light fixtures on the building. The two (2) existing monument signs on the property will not be illuminated. No additional lighting is planned.***

*Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. **No outdoor refuse disposal areas are planned.***

RECOMMENDATION

Pending comments from ZPAC members, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted site plan and building drawings.

2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of use proposed for the site, including, but, not limited to, securing the applicable building permits.

ATTACHMENTS

1. Application Materials
2. Site Plan
3. Building Drawings
4. Aerial
5. Front of Building
6. South Sign
7. East Sign
8. Addition Location


DEPARTMENT OF PLANNING, BUILDING & ZONING

 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT		
Rick Mason, COO		
CURRENT LANDOWNER/NAME(s)		
Oliver-Hoffmann Foundation		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
	8225 Fox River Dr., Newark, IL 60541	04-16-205-003
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	B-2 B-222	
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input checked="" type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Rick Mason	8225 Fox River Dr. Newark, IL 60541.	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]		
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Thomas Karpus		
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE 12-20-20

FEE PAID:\$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Matt Asselmeier

From: Rick Mason [REDACTED]
Sent: Saturday, December 12, 2020 11:33 AM
To: Matt Asselmeier; Brian Holdiman
Subject: [External]Building Enclosure - Permit

Good Morning Matt and Brian,

My name is Rick Mason - I am the COO of the Oliver-Hoffmann Foundation located in the building that was formerly Heartland Bank in Millbrook. (8225 Fox River Dr., Newark, IL 60541)

We are the same people who work for, and run Equine Dreams on a volunteer-basis down the street. The two organizations are separate entities but we share a common mission and staff, and will be working to help kids and adults with special needs at this location as well.

We intend to offer much of the indoor-outdoor space here to the various Organizations that care for people with disabilities (AID, Open Door, etc) - so they have an additional place they can bring their participants during the day to give them time outside, and in the community. To accomplish this we intend to enclose the existing drive-thru structure that was left behind by the bank. We envision this will be a large, open room with windows and sensory equipment for the use and enjoyment of these individuals.

There is already an existing roof structure that was part of the original building, and pillars on each corner. We intend to enclose this existing structure by adding walls and a concrete floor to enclose the space. To accomplish this, we have stamped prints from an architect, Thomas Karpus, and a plan for the construction (Mall Builders) and concrete (Hartman Concrete). These are the people we have grown comfortable working with at Equine Dreams, and they are sensitive to our ultimate mission of helping those with special needs.

If you could please advise what items/paperwork you need from me to secure a permit for the enclosure described above, I would greatly appreciate it. I am always available by phone as well, so please call me with any questions, etc.

Thank you so much for your assistance,

Rick Mason
Vice President & COO

[REDACTED]
www.Oliver-HoffmannFoundation.com

CONFIDENTIALITY NOTICE -- This email is intended only for the person(s) named in the message header. Unless otherwise indicated, it contains information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this message in error, please notify the sender of the error and delete the message. Thank you.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Oliver-Hoffmann Foundation
Address 8225 Fox River Dr
City Newark State IL Zip 60541

2. Nature of Benefit Sought N/A - Not-For-Profit, Officers have no ownership

3. Nature of Applicant: (Please check one)
 Natural Person
 Corporation
 Land Trust/Trustee
 Trust/Trustee
 Partnership
 Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

N/A - Not-For-Profit, Officers have no ownership interests.

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>N/A</u>		

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

N/A

VERIFICATION

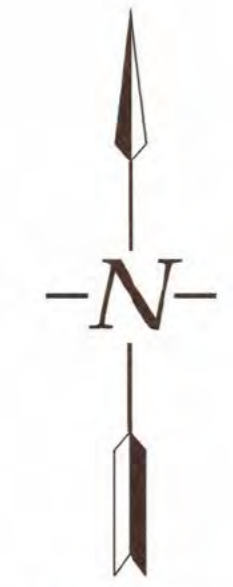
I, Rick Mason, COO, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both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

Subscribed and sworn to before me this 20 day of December, A.D. 2020

(seal)

Notary Public

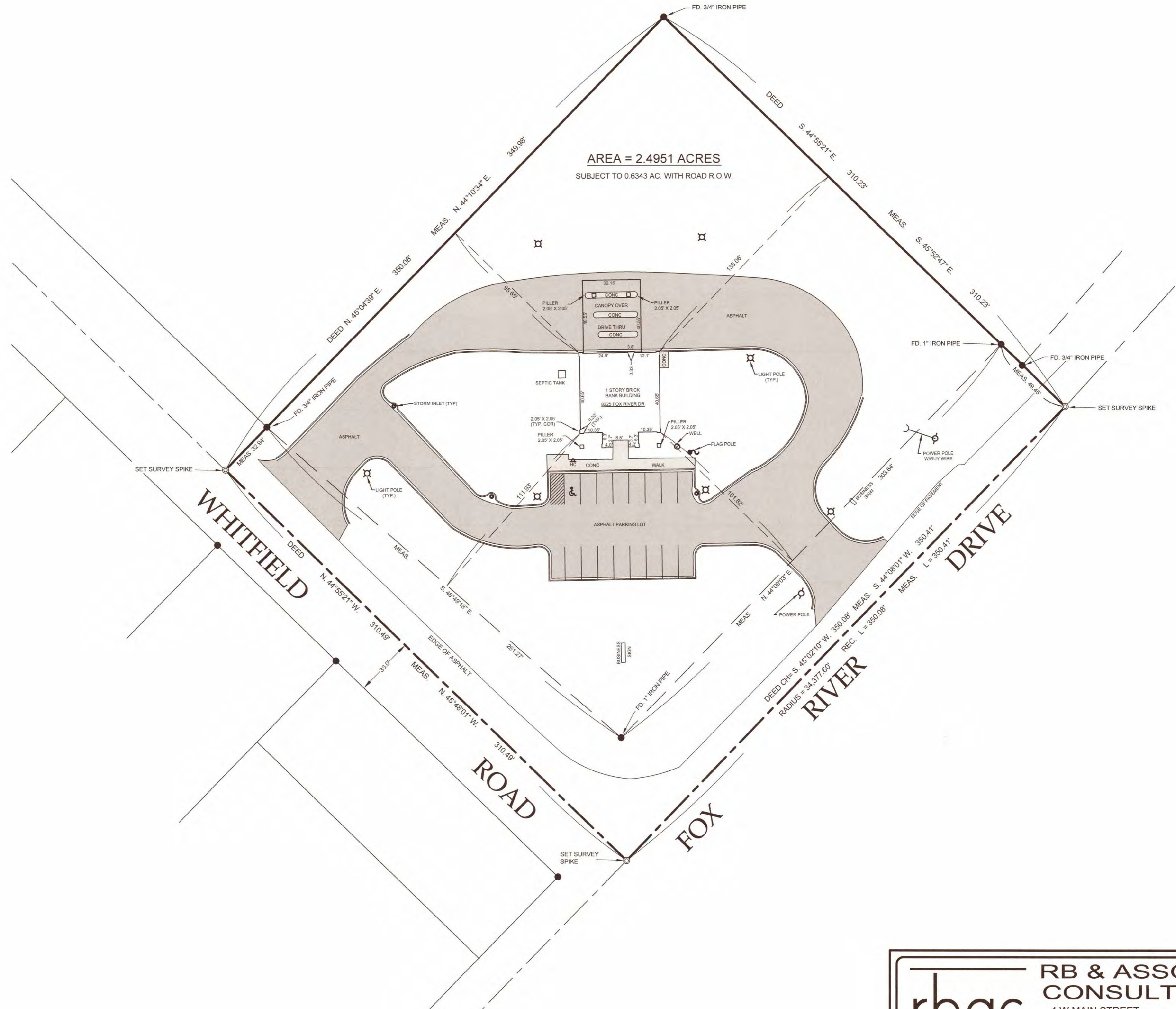
BOUNDARY SURVEY



Scale: 1" = 30'

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FOX RIVER DRIVE AS SHOWN ON A PLAT OF SURVEY OF SAID CENTER LINE OF S.A. ROUTE 1 AND 1-A PREPARED BY WALTER E. DEUCHLER COMPANY ON JULY 26, 1948, WITH THE CENTER LINE OF WHITFIELD ROAD (FORMERLY MURRAY STREET) AS PLATTED IN THE ORIGINAL TOWN OF MILLBROOK: THENCE NORTH 44 DEGREES 55 MINUTES 21 SECONDS WEST ALONG THE CENTER LINE OF WHITFIELD ROAD, A DISTANCE OF 310.49 FEET; THENCE NORTH 45 DEGREES 04 MINUTES 39 SECONDS EAST, PERPENDICULAR TO SAID CENTER LINE, A DISTANCE OF 350.08 FEET; THENCE SOUTH 44 DEGREES 55 MINUTES 21 SECONDS EAST, PARALLEL WITH THE CENTER LINE OF WHITFIELD ROAD, A DISTANCE OF 310.23 FEET TO THE AFORESAID CENTER LINE OF FOX RIVER DRIVE; THENCE SOUTHWESTERLY, ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 34,377.60 FEET AND A CHORD BEARING OF SOUTH 45 DEGREES 02 MINUTES 10 SECONDS WEST, AND ARC DISTANCE OF 350.08 FEET TO THE POINT OF BEGINNING, IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

THIS IS TO CERTIFY TO THE CLIENT, EDWARD F. SLEEZER, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 6th DAY OF APRIL, 2020.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 7th DAY OF APRIL, 2020 A.D.

REGISTRATION EXPIRES 11-30-2020

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC.. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

RB & ASSOCIATES CONSULTING, INC
 4 W MAIN STREET
 PLANO, IL 60545
 (630) 552-7452

DESIGN FIRM #
 184-004475
 www.rb-associates.net

Addition to the Oliver-Hoffmann Foundation Building

8225 Fox River Drive

Millbrook, IL

GENERAL REQUIREMENTS

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, & NATIONAL CODES & ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL PARTITION DIMENSIONS ON PLANS ARE SHOWN TO FACE OF STUD. FINISHED DIMENSIONS IN ALL CRITICAL AREAS MUST BE HELD.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD & REPORT ANY DISCREPANCIES TO THE OWNER'S REP AND ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. COMMENCEMENT OF THE WORK CONSTITUTES ACCEPTANCE OF EXISTING DIMENSIONS AND CONDITIONS.
4. ALL ELECTRICAL, MECHANICAL & PLUMBING WORK IS TO BE COORDINATED BETWEEN THE TRADES, AND IS THE RESPONSIBILITY OF EACH SUB-CONTRACTOR.
5. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS OR METHODS, SEQUENCES & PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK, OR FOR ANY ERRORS OR OMISSIONS OF ANY CONTRACTOR OR PERSONS PERFORMING ANY OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ILLINOIS STRUCTURAL & SCAFFOLDING ACT.
6. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING DURING CONSTRUCTION.
7. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.
8. EACH CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE WORK.
9. MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETAILING IN CONJUNCTION WITH ANY SUBSTITUTIONS HE MAKES.
10. DO NOT SCALE DRAWINGS.
11. ALL CONTRACTORS ARE RESPONSIBLE FOR FIRESTOPPING ALL PENETRATIONS IN PLATES, FLOORS, ETC. AS REQUIRED BY CODE.
12. IN REGARD TO ELECTRICAL, MECHANICAL, & PLUMBING LOCATIONS THESE DRAWINGS ARE TO BE CONSIDERED TO BE SCHEMATIC IN NATURE. FINAL LOCATIONS OF ALL DEVICES SHALL BE IN ACCORDANCE WITH CODE REQUIREMENTS AND AS DETERMINED BY THE OWNER IN THE FIELD.
13. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH PROJECT CONDITIONS PRIOR TO SUBMITTING A BID OR STARTING ANY WORK.
14. EACH CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY LOSS, COST, OR EXPENSE, INCLUDING DEFENSE OF ANY AND ALL SUITS OR CLAIMS INSTITUTED AGAINST THE OWNER OR ARCHITECT ARISING FROM THE VIOLATION OF ANY LAW OR PATENT RIGHT, OF ANY INJURIES OR DAMAGES CONNECTED WITH, OR CAUSED BY, THE CONTRACTOR'S OPERATIONS UNDER THIS CONTRACT, INCLUDING THE ILLINOIS SCAFFOLDING ACT AND OSHA REGULATIONS.

SYMBOL KEY	
	HEAT DETECTOR
	HORN / STROBE ALARM
	FIRE ALARM MANUAL PULL STATION
	SMOKE DETECTOR
	COMBINATION SMOKE & CO DETECTOR
	EXIT SIGN W/ EMERGENCY EGRESS LIGHTING
	EXIT SIGN W/ EMERGENCY EGRESS LIGHTING & REMOTE EXTERIOR HEAD
	EMERGENCY EGRESS LIGHTING
	LIGHT FIXTURE (SELECTED BY OWNER)
	CONVENIENCE OUTLET
	TELEPHONE / DATA OUTLET
	EXISTING DOOR TO REMAIN

USE / CONSTRUCTION TYPE

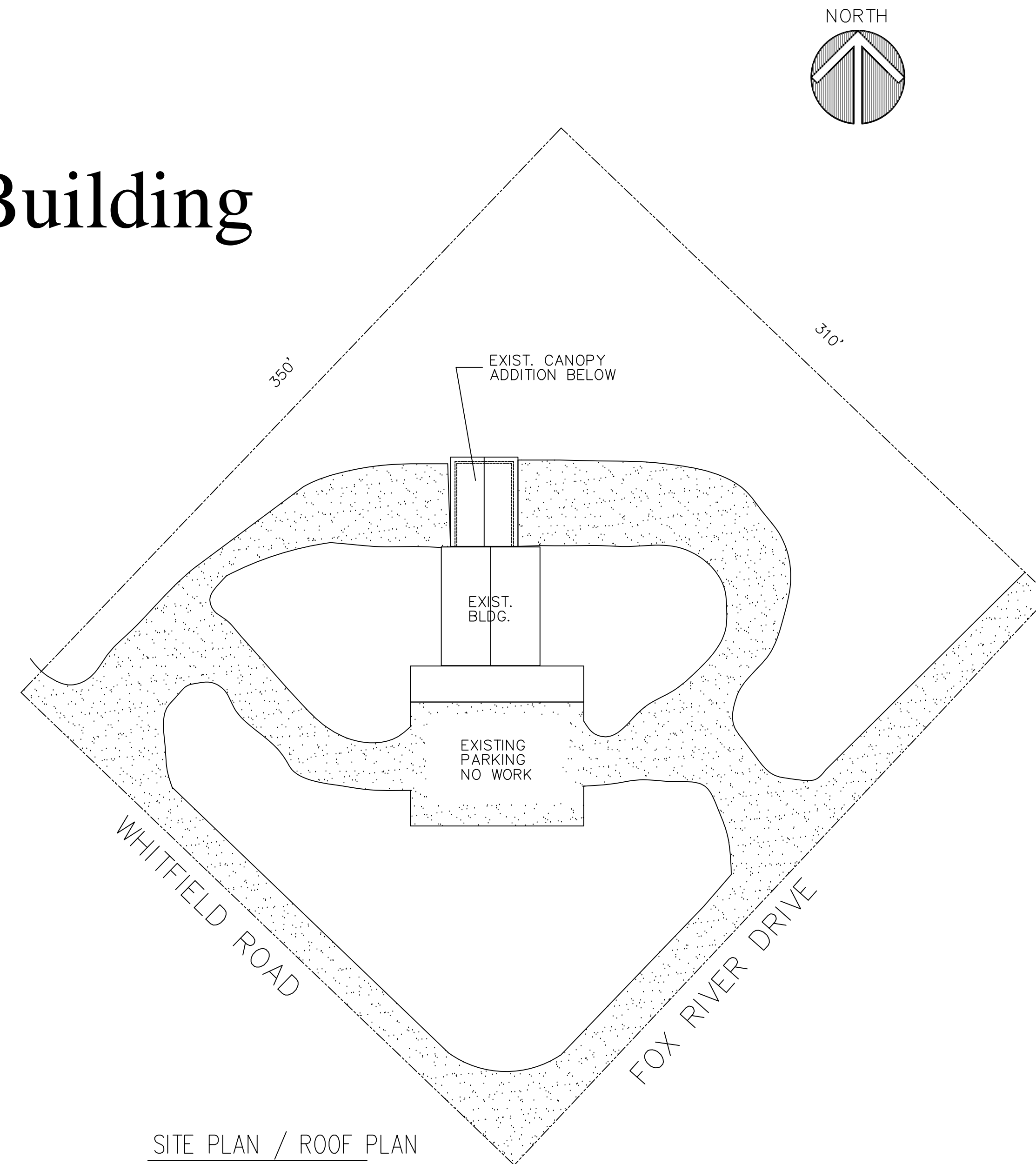
USE GROUP: B – BUSINESS
 CONSTRUCTION TYPE: EXISTING – V B, ADDITION V B, NOT SPRINKLED, ACCESSIBLE
 BUILDING AREA: 2,400+- S.F. EXISTING + 1,110 S.F. NEW = 3,510 S.F. – ALLOWED AREA: 9,000 S.F.

OCCUPANCY CALCULATION

BUSINESS: 3,510 S.F. / 100 = 35 OCCUPANTS

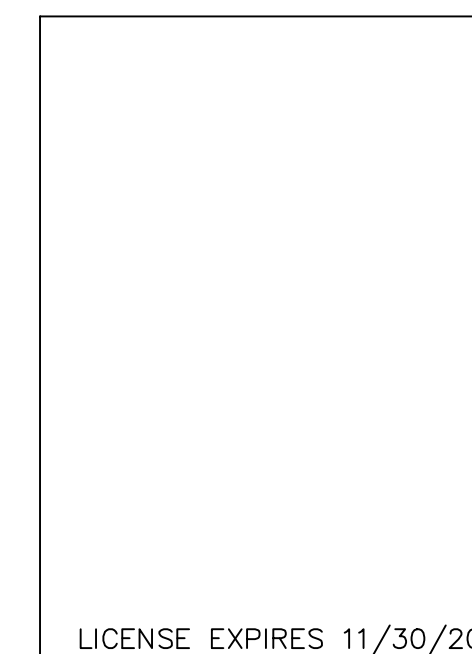
APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER APPLICABLE STATE OR LOCAL CODES
 2018 INTERNATIONAL BUILDING CODE
 2017 NATIONAL ELECTRICAL CODE
 STATE OF ILLINOIS PLUMBING CODE (2014)
 ILLINOIS STATE ACCESSIBILITY CODE / 2010 ADA
 2015 NFPA 101
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL ENERGY EFFICIENCY CODE
 (W/ STATE OF ILLINOIS AMENDMENTS)



SITE PLAN / ROOF PLAN
 1"=40'-0"

I CERTIFY THAT THESE DOCUMENTS HAVE PREPARED UNDER MY DIRECT CONTROL & SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.



Thomas J. Karpus, R.A., ALA
 Licensed Architect
 423 S. Hale Street, Plano, Illinois 630-742-2012
 tkarpus1@comcast.net

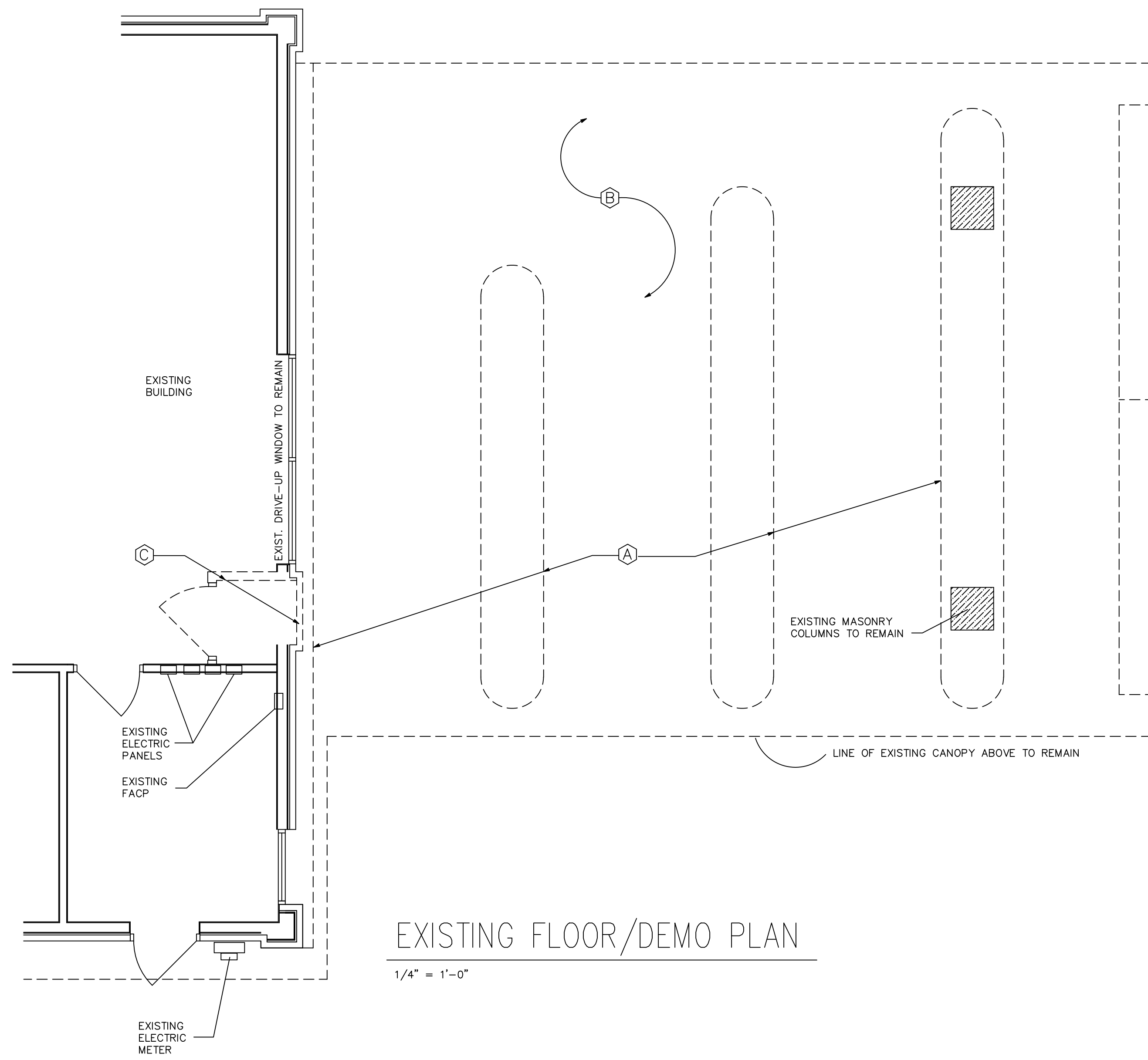
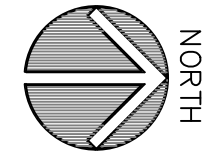
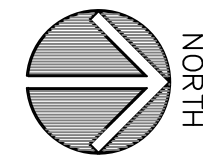
Addition to the Oliver-Hoffmann Foundation Bldg.
8225 Fox River Drive
Millbrook, IL

DATE: 10/14/20

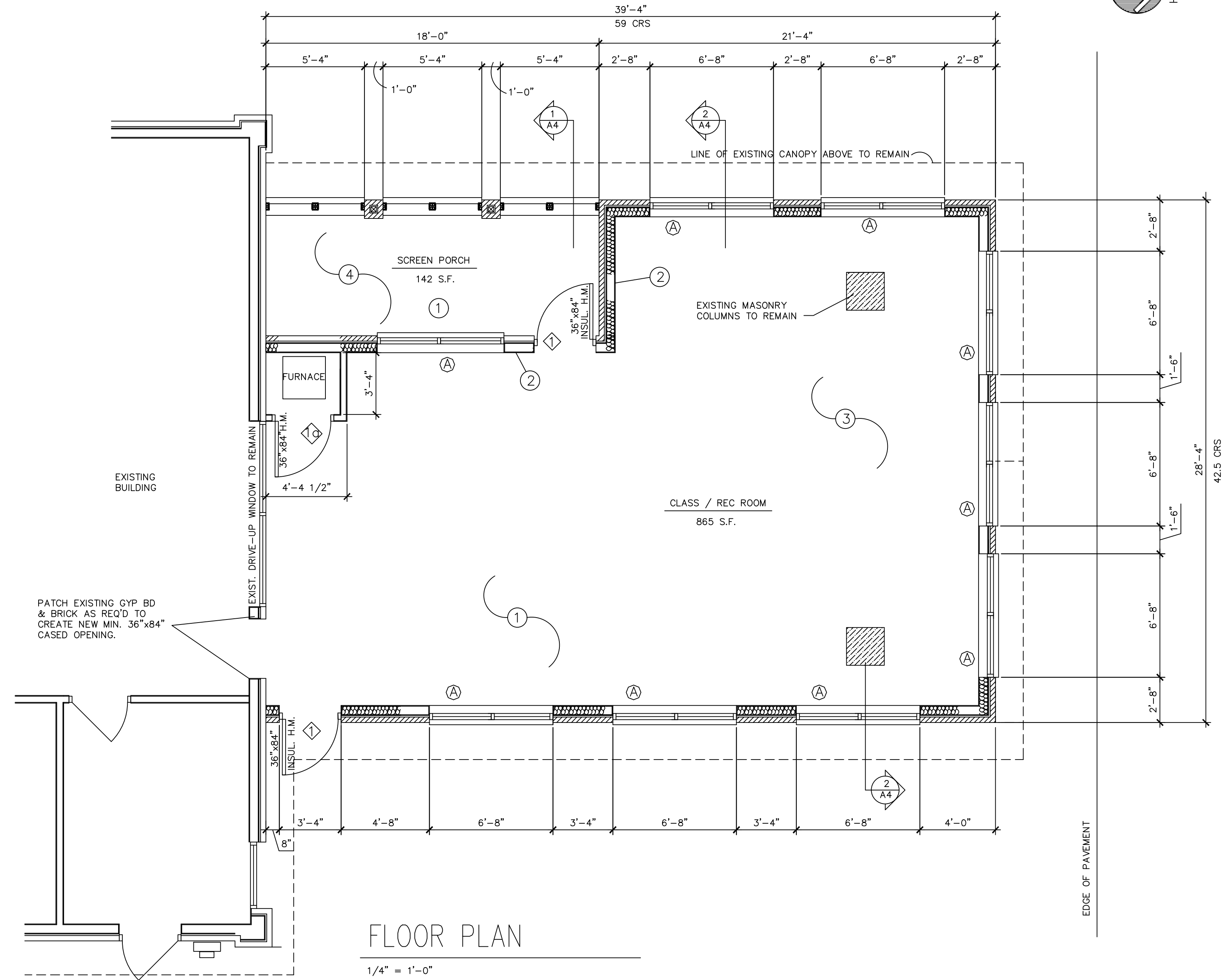
SHEET NO.

A1

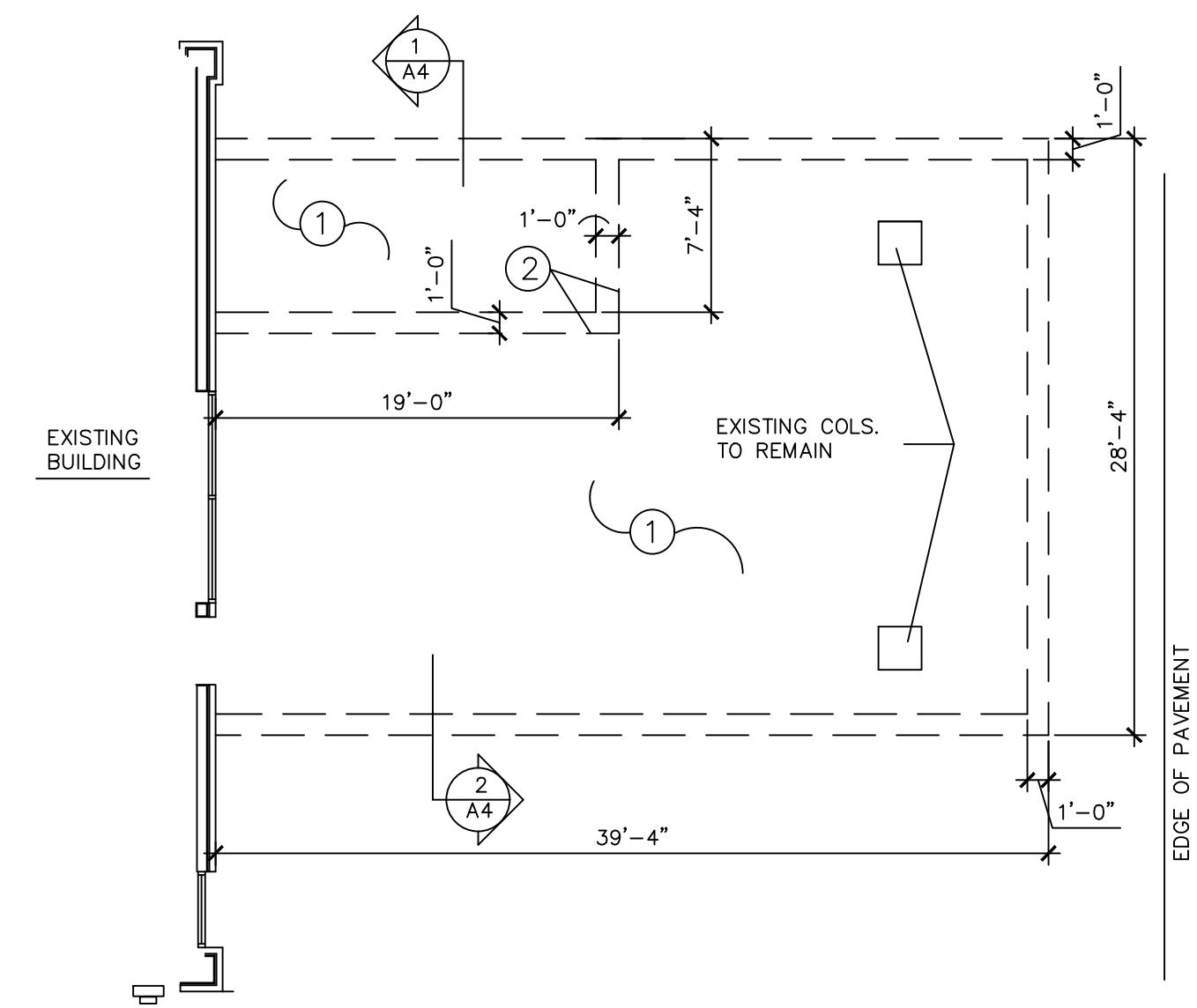
OF 4 SHEETS



EXISTING FLOOR/DEMO PLAN



FLOOR PLAN



FOUNDATION PLAN

DEMO NOTES

- (A) REMOVE EXISTING CONCRETE CURBS, STEEL PIPE BOLLARDS & PNEUMATIC BANK EQUIPMENT
- (B) REMOVE EXISTING PREFINISHED METAL SOFFIT. SAVE FOR REUSE.
- (C) REMOVE EXISTING EXT. WALL, DOOR, & DROP BOX AS REQUIRED TO CREATE NEW PASSAGE WAY.

KEY NOTES

- ① NEW 4" CONCRETE SLAB W/ W1.9xW1.9 WWF ON 6 MIL POLY VAPOR BARRIER ON MINIMUM 1" OF COMPACTED GRANULAR FILL (DEEPER AT AREAS OF DEMOLITION).
- ② PERIMETER FOUNDATION RIGID INSULATION (R10) @ INTERIOR OF SCREEN PORCH
- ③ NEW 1/2" GYP BOARD CEILING FASTENED TO EXISTING WOOD FRAMING.
- ④ NEW 1/2" CEMENT PANEL CEILING FASTENED TO EXISTING WOOD FRAMING.

DOOR / WINDOW KEY

(A)	80"x64" R.O. -KAWNEER 515 ISOPORT WINDOW "U"=.27 OR APPROVED EQUAL.
(D)	36"x84" INSULATED, HOLLOW METAL DOOR W/ 10"x10" VISION LITE, "U"=.32 OR APPROVED EQUAL.

Thomas J. Karpus, R.A., ALA
 Licensed Architect
 423 S. Hale Street, Plano, Illinois 630-742-2012
 tkarpus1@comcast.net

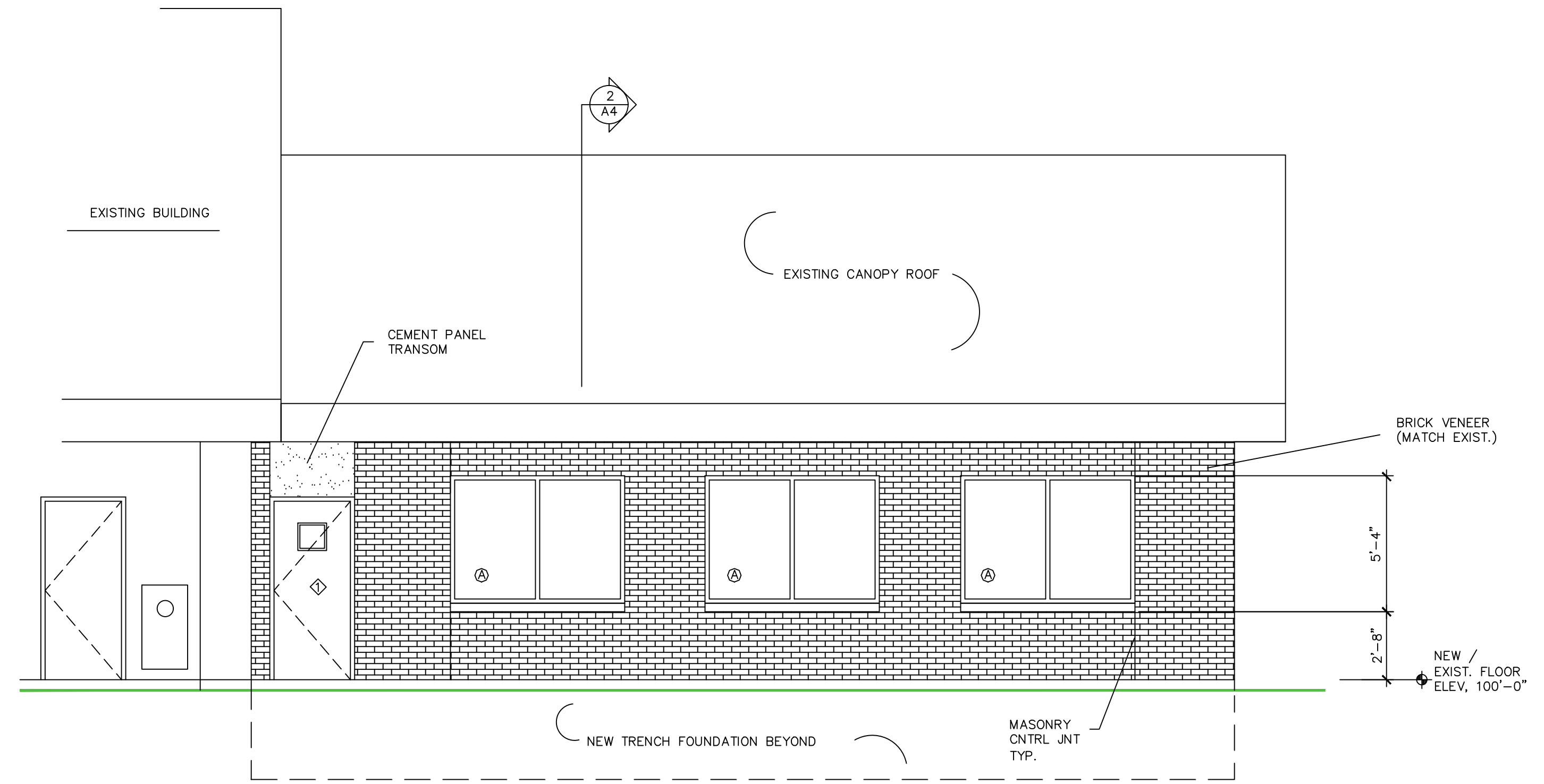
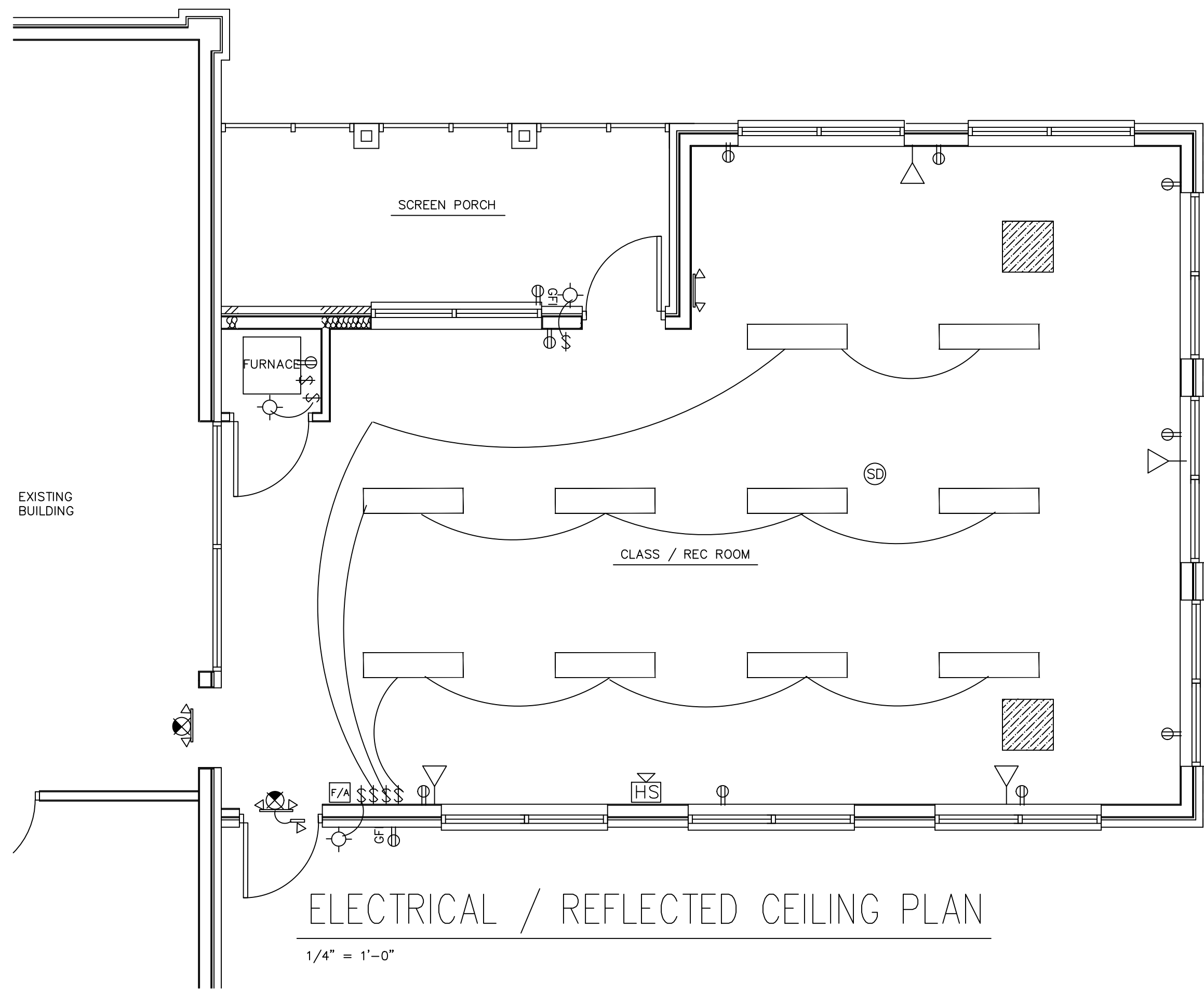
Addition to the Oliver-Hoffmann Foundation Bldg.
 8225 Fox River Drive
 Millbrook, IL

DATE: 10/14/20

SHEET NO.

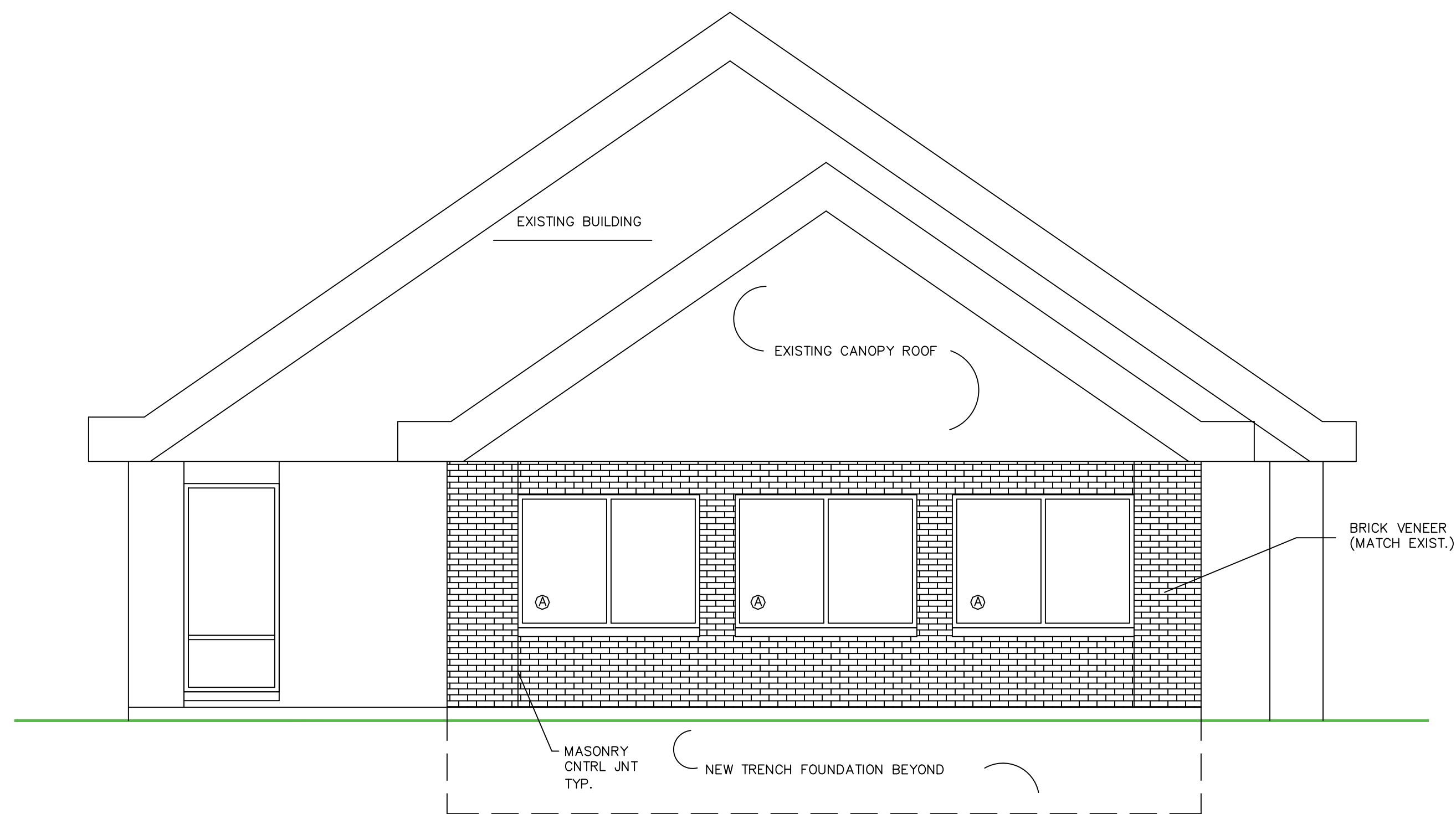
A2

OF 4 SHEETS



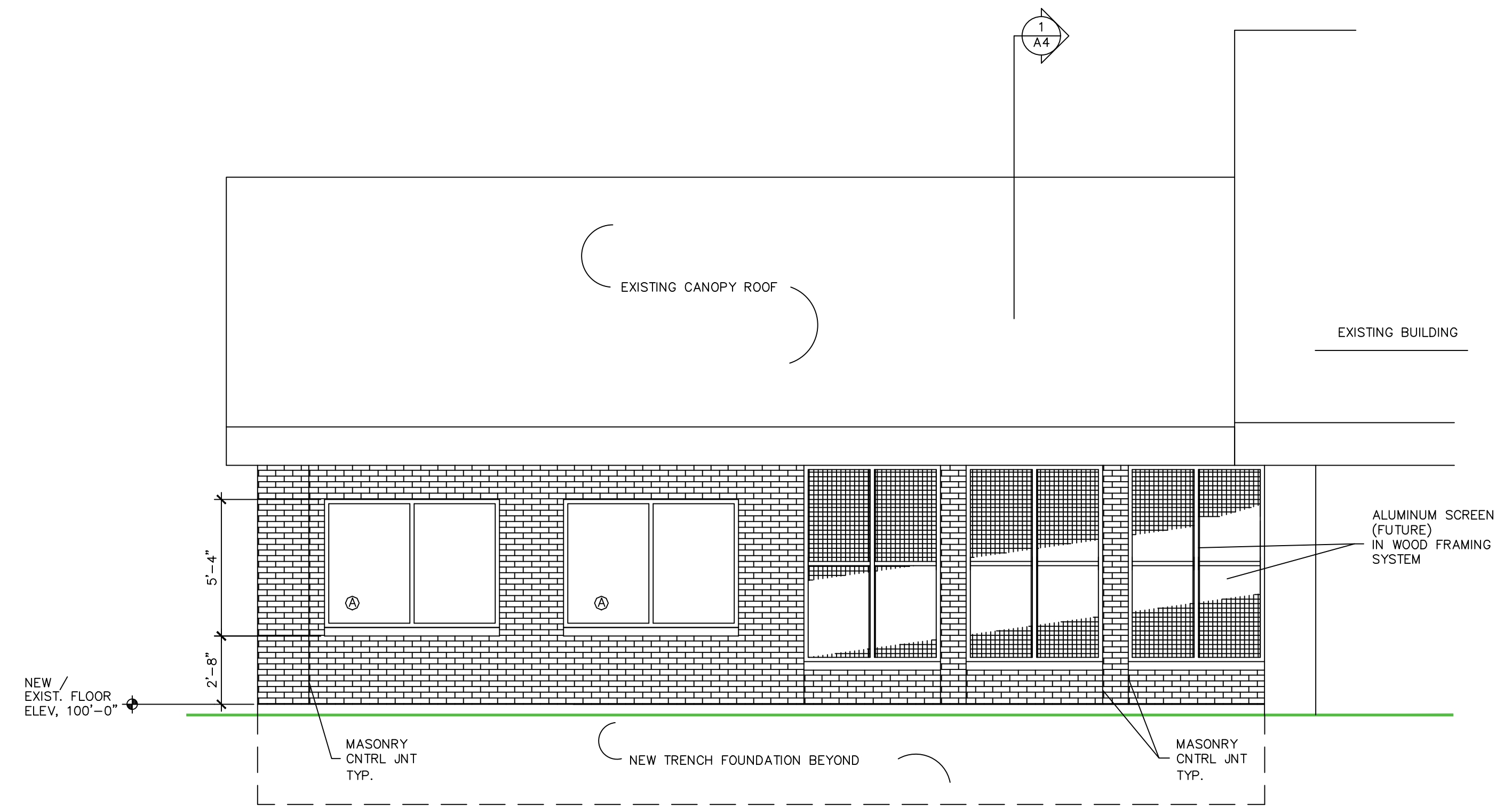
EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

Thomas J. Karpus, R.A., ALA
 Licensed Architect
 423 S. Hale Street, Plano, Illinois 630-742-2012
 tkarpus1@comcast.net

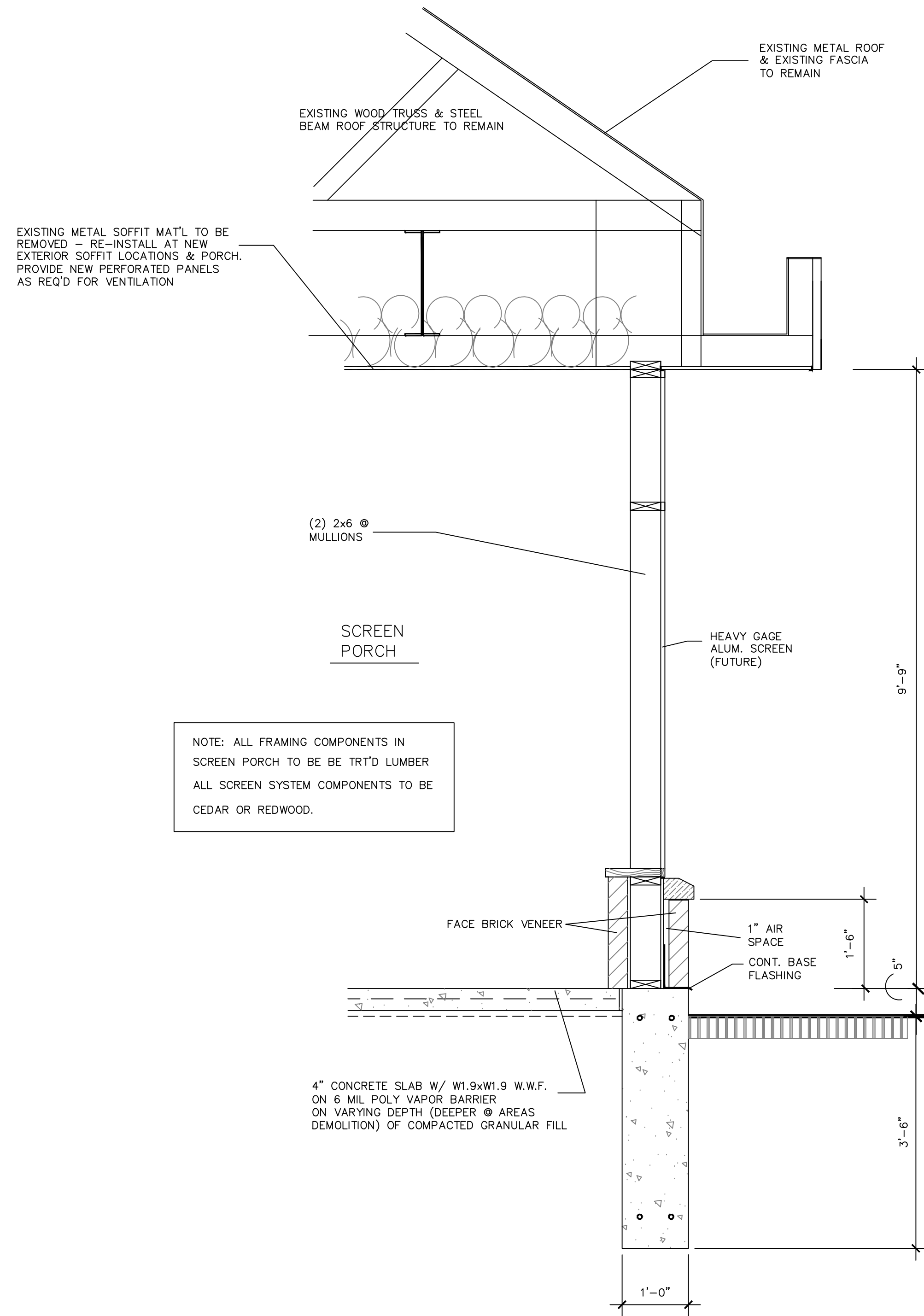
Addition to the Oliver-Hoffmann Foundation Bldg.
 8225 Fox River Drive
 Millbrook, IL

DATE:10/14/20
 SHEET NO.

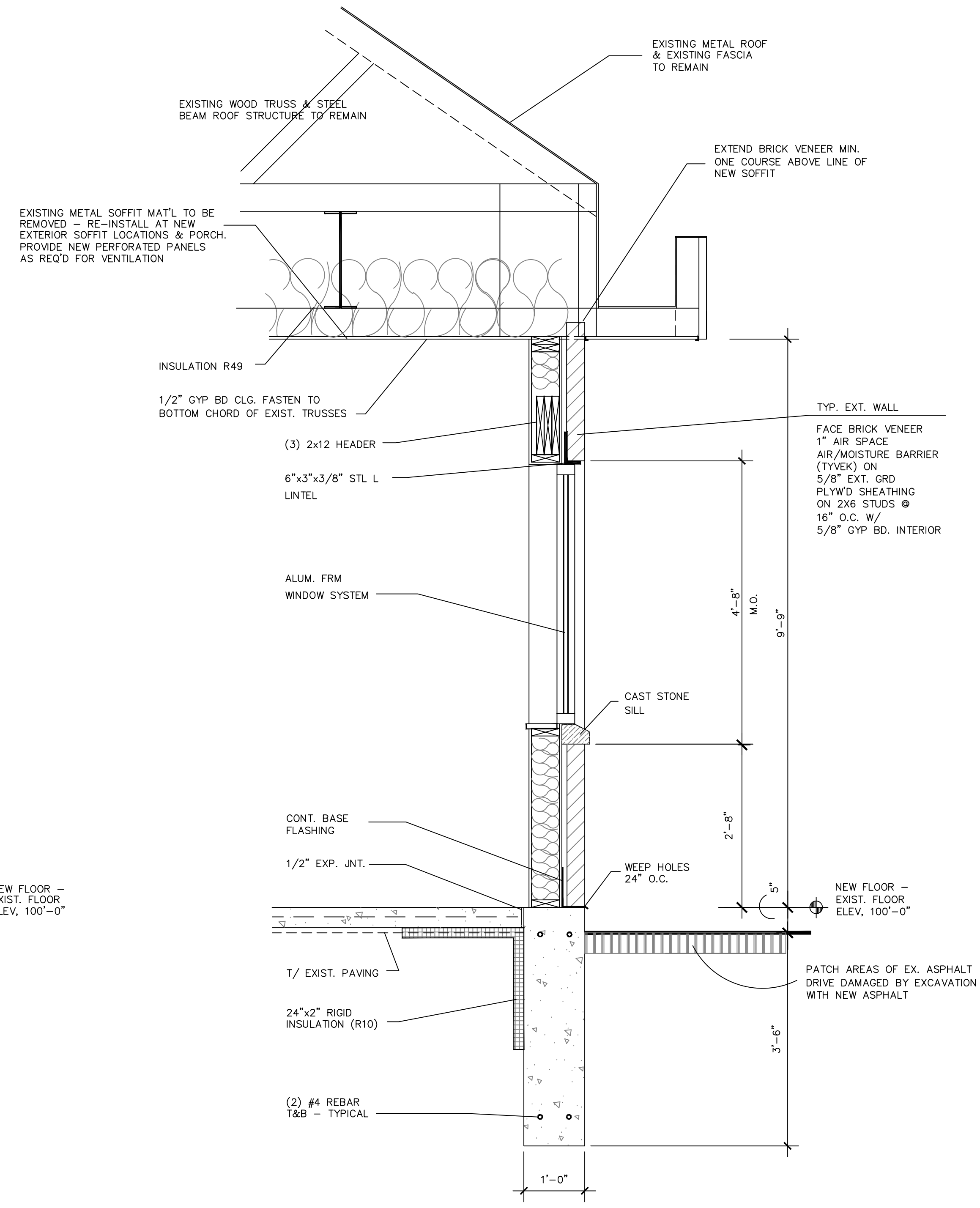
A3

OF 4 SHEETS

- EXCAVATION**
- ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A MINIMUM BEARING CAPACITY OF 3,000 PSF
 - FILL NECESSARY TO RAISE BUILDING SITE TO ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE CLEAN AND FREE OF ORGANIC MATERIAL OR DEBRIS.
 - COMPACTED FILL SUPPORTING INTERIOR BUILDING SLABS SHALL BE OF APPROVED CLAY OR GRANULAR MATERIAL PLACED IN LIFTS NOT TO EXCEED 9" AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557.
- CONCRETE**
- CONCRETE SHALL BE READY MIXED CONFORMING TO ASTM C94. CONCRETE WORK SHALL CONFORM TO APPLICABLE PORTIONS OF ACI 318.1 OF THE AMERICAN CONCRETE INSTITUTE FOR UNREINFORCED CONCRETE & REFERENCED STANDARDS FOR COLD & HOT WEATHER CONCRETING. ADDITIVES OR ACCELERATORS MUST BE NON-CHLORIDE CONTAINING.
 - REMOVE ORGANIC MATERIAL BENEATH CONCRETE WORK.
 - CONCRETE FOR FLATWORK AND IN FORMS SHALL BE 5 BAG PORTLAND CEMENT PER CUBIC YARD & ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. GROUT UNDER BEARING PLATES SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 - THE CONCRETE CONTRACTOR SHALL PROVIDE & INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS, ETC. IN CONFORMANCE WITH THE SIZES & SHAPES SHOWN ON THE DRAWINGS OR AS MAY BE REQUIRED BY THE NATURE OF THE WORK.
 - FOOTINGS SHALL BEAR ON A MINIMUM OF 3,000 PSF UNDISTURBED SOIL. CONTRACTOR SHALL VERIFY BEARING CAPACITY.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 40 OR 60. PROVIDE CONTINUOUS 2-#4 REINFORCING BARS AT THE TOP & BOTTOM OF THE FOUNDATION WALLS. REINFORCE FLAT WORK WITH FIBER MESH CONFORMING TO ASTM A-185 UNLESS INDICATED OTHERWISE.
 - PROVIDE & INSTALL MIN. R 10 RIGID INSULATION AT NEW ADDITION PERIMETER & UNDER SLAB AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY CODE.
- MASONRY**
- ALL BRICK SHALL CONFORM TO ASTM C216-95a GRADE SW. COLOR & TEXTURE TO MATCH EXISTING.
 - ALL MASONRY SHALL BE IN CONFORMANCE WITH THE STANDARDS FOR CONSTRUCTION PRACTICE AS SPECIFIED BY THE BRICK INSTITUTE OF AMERICA "BUILDING REQUIREMENTS FOR ENGINEERED BRICK MASONRY"
 - MORTAR SHALL BE TYPE "S". COLOR TO MATCH EXISTING.
 - CONTINUOUS BASE, WALL, HEAD, & SILL FLASHINGS SHALL BE FIBERWEB 300 OR EQUAL.
 - PROVIDE WEEP HOLES AT 24" O.C.
 - USE OF ACCELERATORS IS NOT PERMITTED.
- LUMBER & CARPENTRY**
- JOIST & RAFTER STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS" NLMA, LATEST EDITION, JOISTS SPF #2 WITH A FIBER STRESS IN BENDING (Fb) OF 1,105 PSI AND A MODULUS OF ELASTICITY (E) OF 1,400,000, Fv = 70 UNLESS OTHERWISE NOTED ON THE PLANS. STRUCTURAL WOOD POSTS TO BE SPF CONSTRUCTION GRADE OR BETTER. RAFTERS SPF #2 WITH Fb OF 1,005 PSI REPETITIVE & E OF 1,400,000. HEADER, MICROLAM, & LVL DESIGN PROPERTIES ARE FROM GEORGIA PACIFIC WITH A MODULUS OF ELASTICITY (E) OF 2.0 AND FIBER STRESS IN BENDING (Fb) OF 2,850 PSI.
 - INTERIOR BEARING WALLS SHALL BE 2x4 STUDS AT 16" O.C., WITH A DOUBLE TOP PLATE & STAGGERED SPICE JOINTS. OVERLAP THE TOP PLATES TO TIE INTERIOR AND EXTERIOR WALLS TOGETHER.
 - BEARING WALL STUDS SHALL BE SPF STUD GRADE OR BETTER Fc 797 PSI MINIMUM, E= 1,200,000. OVERLAP THE TOP PLATES TO TIE INTERIOR AND EXTERIOR WALLS TOGETHER.
 - ALL WALLS TO HAVE 2" SOLID WOOD FIRE STOPPING AND ALL ELECTRICAL & PLUMBING THROUGH FLOORS TO HAVE SPACES SEALED OFF WITH APPROVED FILLER. EACH TRADE IS RESPONSIBLE FOR FIRE STOPPING THEIR WORK.
 - NO SPAN IS TO BE ALTERED, NOR IS ANY STRUCTURAL MEMBER TO BE CUT, DRILLED, OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
 - LVL MANUFACTURER SHALL VERIFY LVL'S SHOWN ARE ADEQUATE FOR LOADS AND SPANS INDICATED.
 - PROVIDE STUD GUARDS WHERE ANY PIPE IS LESS THAN 1 1/2" FROM THE STUD FACE.
- DOORS AND WINDOWS**
- ALL EXTERIOR GLAZING IN DOORS & WINDOWS TO HAVE LOW "E", INSULATED GLASS. FRAMES, JAMBS, & THRESHOLDS SHALL BE FOAMED OR SEALED TO CREATE A THERMAL BARRIER. WINDOWS TO HAVE A MAX. "U" VALUE OF .32, OPAQUE EXTERIOR DOORS SHALL HAVE A "U" VALUE OF NOT LESS THAN .119
 - PROVIDE TEMPERED GLASS AT ALL LOCATIONS DEEMED AS HAZARDOUS LOCATIONS PER 2018 IBC.
- FINISHES**
- PROVIDE & INSTALL USG OR EQUAL 1/2" TAPERED WALL BOARD SYSTEM, AT WALLS & CEILINGS, W/ METAL CORNER BEADS & MACHINE TAPED JOINTS, LEAVING WALL SURFACE FREE OF WAVES, PITS, OR BUCKLES, READY FOR PAINT.
 - ALL INT. WALLS TO HAVE ONE COAT FLAT LATEX PRIMER SPRAYED & BACKROLLED, AND ONE COAT FLAT LATEX FINISH.
- ENERGY CONSERVATION**
- COMPLIANCE WITH THE PRESCRIPTIVE COMMERCIAL REQUIREMENTS (AS AMENDED BY STATE OF ILLINOIS) OF THE 2018 EDITION INTERNATIONAL ENERGY EFFICIENCY CODE IS MANDATORY.
 - INSULATION MATERIALS SHALL BE INSTALLED SO "R" VALUE IDENTIFICATION MARKINGS ARE CLEARLY VISIBLE. THICKNESS OF BLOW-IN INSULATION IN THE ATTIC WILL BE INDICATED BY PERMANENTLY AFFIXED MARKERS, 1 FOR 300 SF OF ATTIC AREA.
 - THE JUNCTIONS OF MATERIALS IN THE THERMAL ENVELOPE WILL BE DURABLY SEALED TO PREVENT AIR INFILTRATION. JOINTS OF DIS-SIMILAR MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION.
 - ALL DUCTS, AIR HANDLERS, FURNACES, ETC. SHALL BE SEALED IN ACCORDANCE W/ 2018 IECC & ASHRAE 193 REQUIREMENTS. BUILDING ENVELOPE TIGHTNESS & INSULATION INSTALLATION SHALL BE DEMONSTRATED TO COMPLY WITH REQUIREMENTS BY BLOWER DOOR TESTING TO LESS THAN 7 ACH AT 50 AS INDICATED IN SECTION 402.4.2.1 OF THE 2015 IECC.
 - PROVIDE PROGRAMMABLE THERMOSTAT FOR EACH HVAC SYSTEM.
- HVAC**
- THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERABLE SYSTEM FOR HEATING, VENTILATING, AND AIR CONDITIONING, IN ACCORDANCE WITH THE GOVERNING CODES FOR SUCH WORK AND SHALL PROVIDE ANY ADDITIONAL INFORMATION REQUIRED TO SECURE A BUILDING PERMIT.
 - HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE IBC, IECC, AND ACCA MANUAL J (8TH EDITION) INCLUDING MANUAL D & S.
 - HVAC SYSTEM SHALL BE CAPABLE OF MAINTAINING 72 DEGREES INSIDE AT -10 DEGREES W/ 5 MPH WIND, 75 DEGREES INSIDE AT 100 DEGREES OUTSIDE.
 - ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
 - AIR CONDITIONING UNIT SHALL BE 13 SEER OR BETTER.
- ELECTRICAL**
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERABLE SYSTEM IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES GOVERNING SUCH WORK AND SHALL PROVIDE ANY ADDITIONAL INFORMATION REQUIRED TO SECURE A BUILDING PERMIT.
 - WIRING TO BE SOLID #12 THHW OR TW IN MINIMUM 1/2" DIAMETER METAL CONDUIT.
 - INSTALL WATERPROOF JUNCTION BOXES AT EXTERIOR FIXTURES AND DEVICES.
 - ALL RECEPTACLES SHALL BE 20 AMP TYPE, ARC FAULT, TAMPER PROOF UNLESS NOTED TO BE GFC.
 - ALL CIRCUITS SHALL BE 20 AMPS
 - LIGHTING CIRCUITS SHALL NOT HAVE MORE THAN 10 LIGHTING DEVICES PER CIRCUIT.
 - PROVIDE AND INSTALL 110 V, INTERCONNECTED SMOKE & CO DETECTION SYSTEM, W/ BATTERY BACK UP. PROVIDE DEVICES AS SHOWN, EXTEND FROM EXISTING SYSTEM.



① WALL SECTION (SCREEN PORCH)
3/4" = 1'-0"

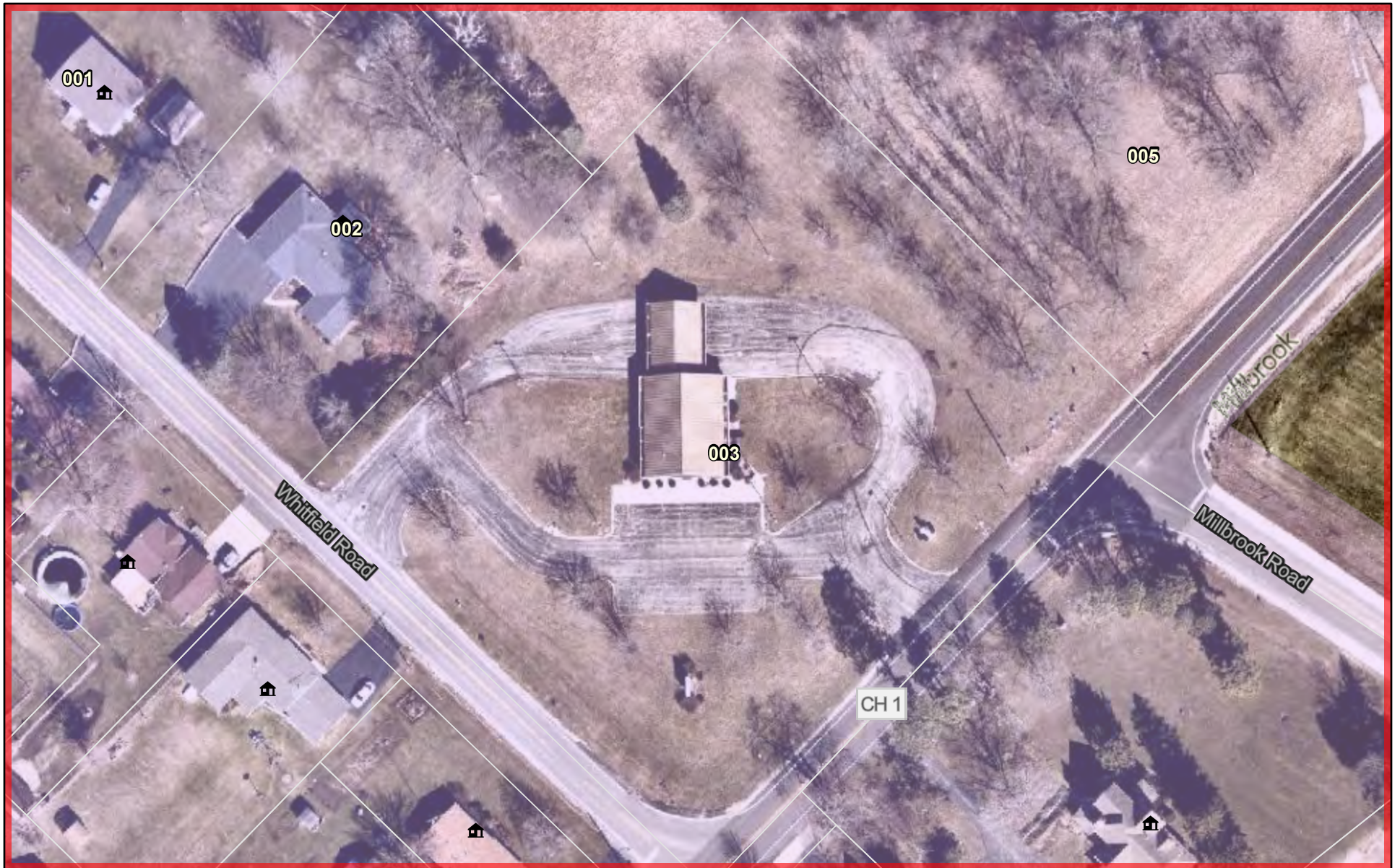


② WALL SECTION (GABLE END SIMILAR)
3/4" = 1'-0"

Thomas J. Karpus, R.A., ALA
Licensed Architect
423 S. Hale Street, Plano, Illinois (630) 742-2012

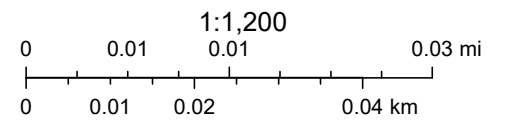
Addition to the Oliver-Hoffmann Foundation Bldg.
8225 Fox River Drive
Millbrook, IL

DATE: 10/14/20
SHEET NO.
A4
OF 4 SHEETS



December 24, 2020

- Kendall County Address Points
- Incorporated Areas
- Millbrook
- Parcels
- parcel



Map data © OpenStreetMap contributors, Map layer by Esri

Attachment 5 Front of Building



12/24/2020 09:48

OHF OLIVER-HOFFMANN
FOUNDATION
8225

12/24/2020 09:48



CLEARANCE 8'6"

OH
OLIVER HOFFMANN
FOUNDATION

STOP

8725



12/24/2020 09:49