



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, September 11, 2024
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **August 14, 2024.**

NEW BUSINESS

- 2. ZBA 2024-008: Design Review** for Approval of a **556 SF Addition** at **New Life Tabernacle Church** located at **54XX Reimer Drive** (PIN: 04-33-128-009).
[Property Owner: New Life Tabernacle]
- 3. Discussion and review** of current regulations relating to **Sec. 15-555 Private Solar Energy Collection Systems**

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, August 14, 2024
5:30 PM

CALL TO ORDER**ROLL CALL****PRESENT**

Chairman Jay Durstock
Member Dayne Mead
Member Melissa Smith
Member Ryan Swanson
Member George Wagaman

ABSENT

Member Laura Baluch
Member Brad Hogland
Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **July 10, 2024**.

Motion: A motion was made to approve the Minutes of the **July 10, 2024** ZBA Meeting.

Motion made by Member Smith, Seconded by Member Wagaman.

There were no additions or corrections.

Voting Yea: Chairman Durstock, Member Mead, Member Smith, Member Swanson, Member Wagaman

Minutes were approved 5-0-0.

NEW BUSINESS

2. ZBA 2024-006: **Design Review** for Approval of a **640 SF Accessory Structure** at Mary's Market located at **4866 Bluestem Road** (PIN: 04-29-426-010).
[Property Owner: DJ Properties LLC, David Koch]

The Application was presented by the Applicant's project manager Rusty Puhl of Midwest Construction of Northern Illinois, Inc.

Mr. Puhl stated that the building being proposed is a 640 square foot accessory structure which will be used to store excess banquet furniture and equipment as part of the planned reopening of Mary's Market as sit down restaurant. Storing the excess chairs and banquet equipment on-site will allow the restaurant to continue to serve provide its banquet and catering operations from this location.

Mr. Puhl discussed the materials being used for the facade of the building, and stated that the colors and materials match up with those colors and materials on the existing primary building. He also provided samples of the materials for the board's review.

Member Swanson asked about the brand of the siding being used, and Mr. Puhl confirmed it is Smart Side brand siding, to which Mr. Swanson expressed his accolades, and commented on the general high quality of this type of siding.

Mr. Puhl also stated that as part of the project they will be removing the current dumpster enclosure, and replacing it with one matching these materials per Village Code.

MOTION: A motion was made to approve design review of the **640 SF Accessory Structure** at Mary's Market located at **4866 Bluestem Road**.

Motion made by Member Mead, Seconded by Member Swanson.

Voting Yea: Chairman Durstock, Member Mead, Member Smith, Member Swanson, Member Wagaman

Motion Approved: 5-0-0

3. ZBA 2024-007: **Design Review** for Approval of a **5,310 SF Three Family Residential Structure** located at **5729, 5731, 5733 Willow Creek** (PIN: 04-28-426-004).
[Property Owner: Willow Creek Development LLC]

Greg Maurer of Willow Creek Development, LLC presented his application for design review of a **Three Family Residential Structure** located at **5729, 5731, 5733 Willow Creek**.

Administrator Kurlinkus provided the following background on the project to the ZBA:

This multifamily development has been presented in several different iterations by several different developers, with the initial plat being approved in 2006, and various site development approvals taking place in 2017, 2019, and 2022. The ZBA previously approved the overall site plan and development concept in 2019, including landscaping, public and private improvements, and building design.

The current request is for approval of a 5,310 SF three-family residential structure of similar style and materials to what was previously approved. However, the previous version of the building included a side loading garage as part of the design, while this version of the proposed multifamily structure is designed with all front-loading garages.

The Members reviewed the proposed design review application, and noted only applies to the changes being made to the design of the identified structure. All other portions of the site development, including landscaping, stormwater management, public and private improvements will be required to remain in conformance with previously approved drawings and plans.

The members agreed that they believed the materials and colors appeared to high quality, and an appropriate design for the location.

MOTION: Approval of Design Review for a 5,310 SF Three Family Residential Structure located at 5729, 5731, 5733 Willow Creek (PIN: 04-28-426-004).

Motion made by Member Swanson, Seconded by Member Wagaman.

Voting Yea: Chairman Durstock, Member Mead, Member Smith, Member Swanson, Member Wagaman

Motion Approved: 5-0-0

OLD BUSINESS

The Board was introduced to the Village's new consulting zoning administrator Evan Hoier of Vandewalle & Associates Inc. Mr. Hoier provided the board with an overview of his background and experience in municipal zoning, and was given a warm welcome by the members of the ZBA.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

There was no one from the public present who wished to provide comment.

ADJOURNMENT

MOTION: A motion was made to adjourn the meeting.

Motion made by Member Smith, Seconded by Member Wagaman.

Voting Yea: Chairman Durstock, Member Mead, Member Smith, Member Swanson, Member Wagaman

The meeting was adjourned at 5:53 PM.

Zoning Board of Appeals Meeting of September 11, 2024**Application No. ZBA 2024-008****To:** Village of Roscoe Zoning Board of Appeals**From:** Evan Hoier, Vandewalle & Associates – Village Consulting Planner**Date:** August 20, 2024**Re:** New Tabernacle Church Meeting Hall Addition**Background**

The applicant is seeking design review approval for the addition of restrooms and a kitchen off the rear of New Life Tabernacle Church's meeting space at 5400 Reimer Drive. The addition is to help the church meet a greater demand for their meeting space. The proposed addition will not extend further into either the front or side setbacks for the lot when compared to the existing dimensions of the building.

Bulk Standards

The following table shows the bulk dimension standards for the Retail and Service (CR) district compared to the dimensions of the proposed development:

Standard	CR District	Proposed Plan
Maximum Height	45 feet	12 feet 4 inches
Maximum Lot Coverage	60 percent	3,296 sq ft (6.6%)
Front Yard Setback	10 foot minimum	135 feet
Side Yard Setbacks	10 foot minimum	36' 7 3/16" ; 115' 6"
Rear Yard Setbacks	10 foot minimum	104 feet

The proposed addition does not intrude into any of the required setbacks, is considerably within the lot coverage requirement, and does not exceed the maximum height of a structure. The proposed addition meets the bulk requirements of the zoning district.

Building Plan Review

The proposed addition will be 556 square feet, connected by a walkway between the existing building and the proposed area. This walkway will have a gabled roof connected into the existing building's roofline, perpendicular to the main pitch. The majority of the addition will be sided by Double 4 vinyl siding to match the siding on the existing building. Also to match, the shingles on the addition will match those on the existing roof.

There are 2 windows on the addition, one on the northwest elevation, the other on the northeastern elevation. These windows will have vinyl shake siding above and below them to match the windows on the elevations of the existing building. The elevations provided by the applicant do not show any color variations planned. As a condition of approval, any

and all elements of the exterior of this proposed addition must be consistent with colors on the existing building.

Site Compliance

Upon review of Google Street View, there is an existing dumpster enclosure located in the front yard of the site. The screening material around the dumpster appears to be chain link or a similar material, and does not effectively block the dumpster from public view at the right-of-way. Under both Section 15-437 *Development Standards Applicable to Commercial Districts* and Section 15-661 *Additional Landscape and Screening Requirements*, trash and dumpster enclosures are required to have an opaque material on the outside of the enclosure to effectively screen from public view. As a condition of approval, additional or replacement siding on the enclosure will be needed.

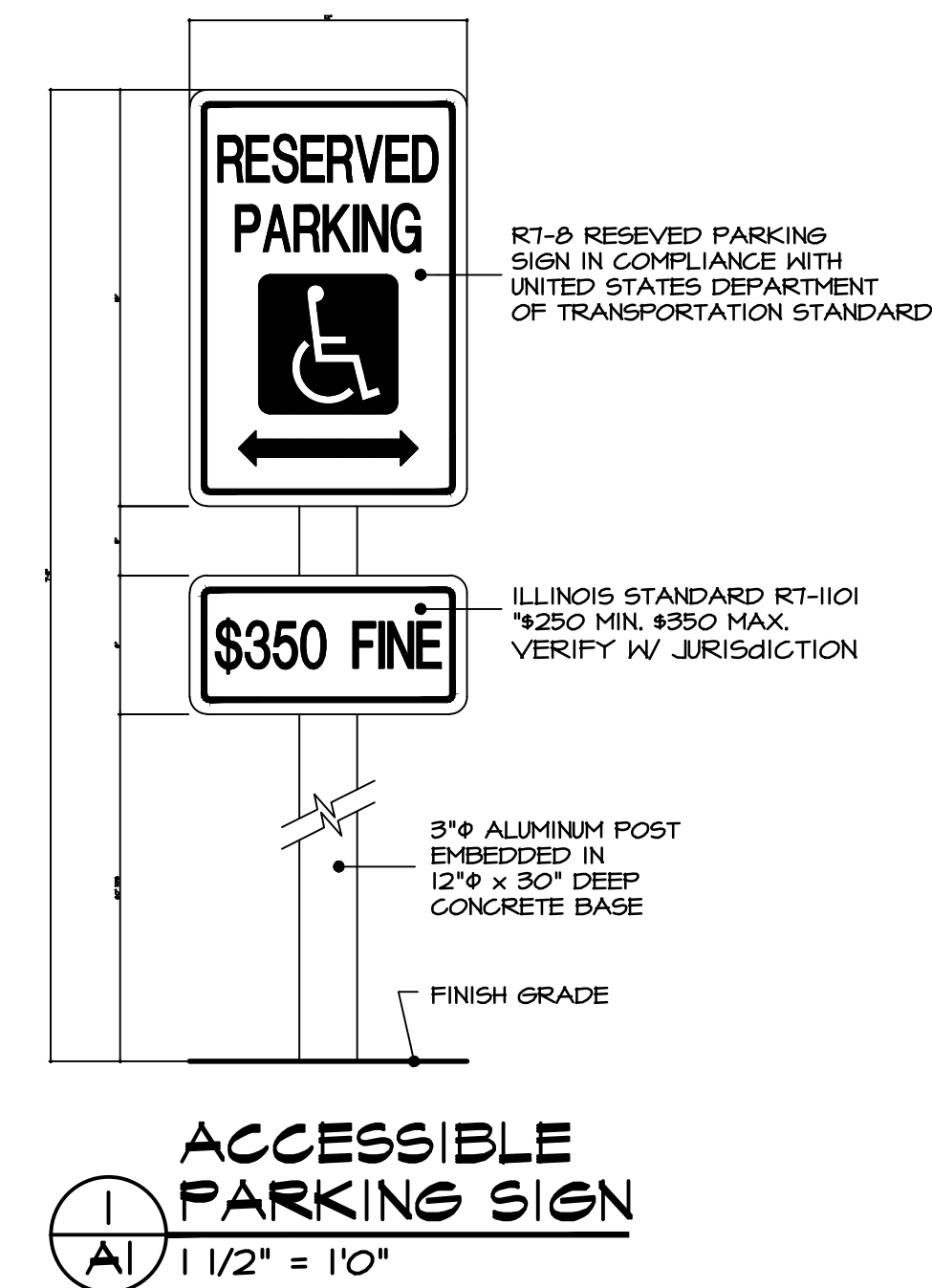
Recommendation

Staff recommends **approval** of the design review, subject to the following conditions:

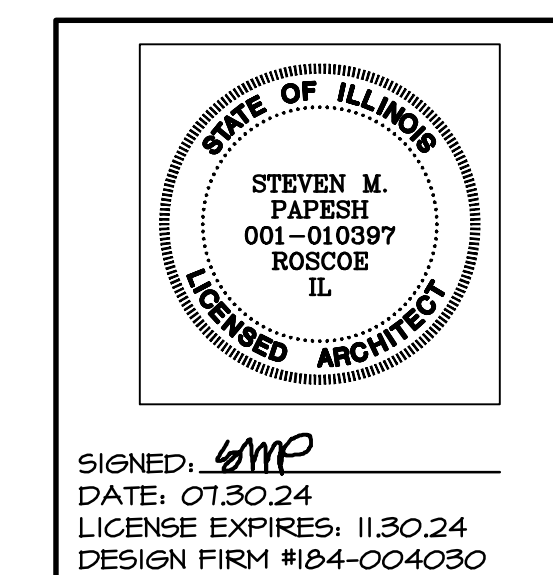
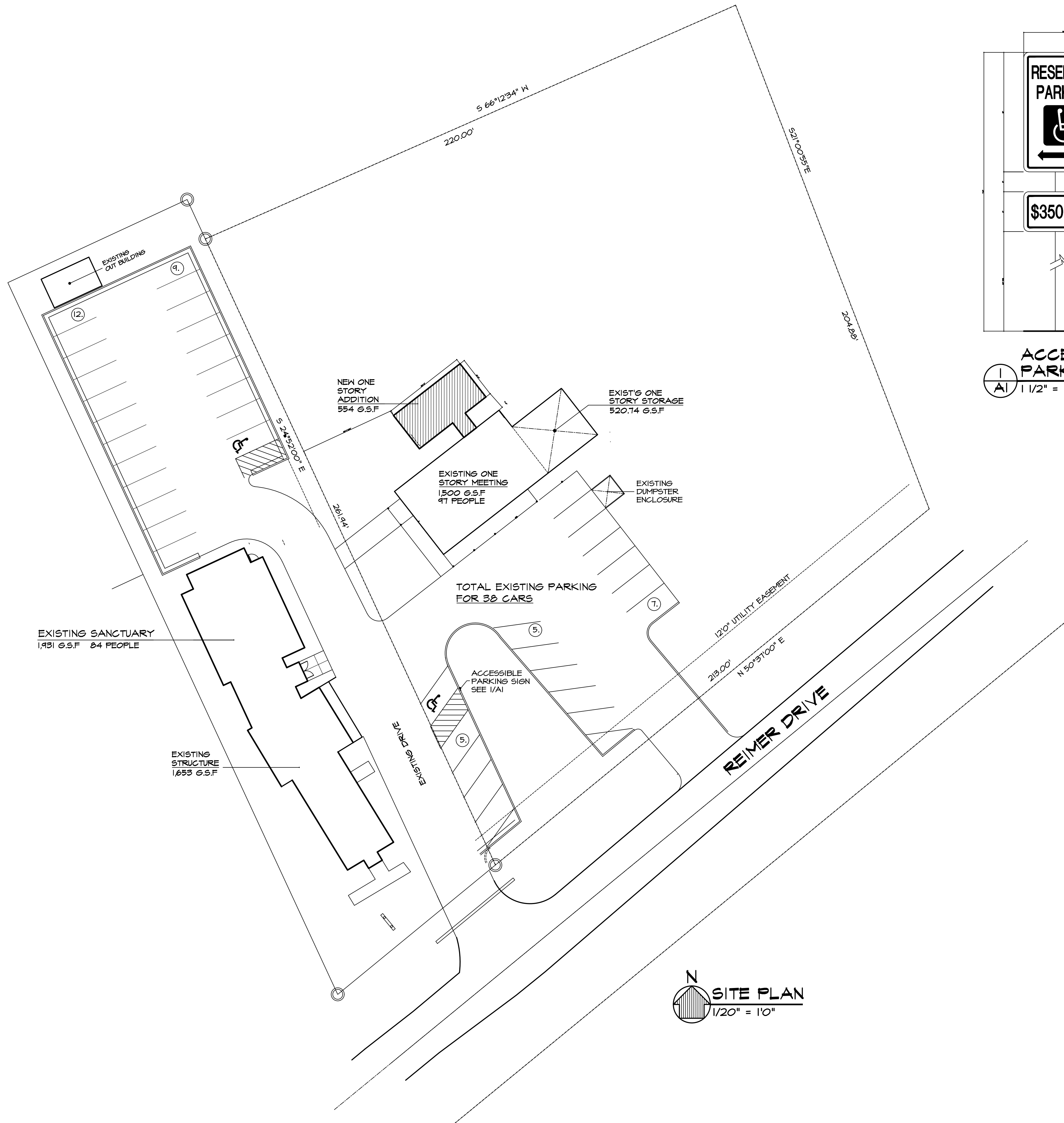
1. Color selections on the proposed addition must match those on the existing meeting hall building.
2. Additional or replacement siding on the existing dumpster enclosure in the site's front yard is required.

PLAN REVIEW INFORMATION
INTERNATIONAL BUILDING CODE
2015 EDITION

301.0	THE BUILDING IS USE GROUP:	A3
302.3	MIXED USES ARE:	SEPARATED NON-SEPARATED
		N/A N/A
T-506.2	TABULAR AREA ALLOWED:	6,000 S.F.
	PERIMETER INCREASE ALLOWED:	
	AREA INCREASE FOR SPRINKLERS:	
	TOTAL AREA ALLOWED:	
	EXISTING AREA:	2,020 S.F.
	NEW ADDITION AREA:	512 S.F.
	TOTAL AREA:	2,532 S.F.
602.1	CONSTRUCTION TYPE:	V B
T-602	EXTERIOR WALL FIRE RESISTANCE RATING:	N 0 HR. S 0 HR. E 0 HR. W 0 HR.
803.0	INTERIOR FINISHES CLASS:	N/A
904.1	FIRE SUPPRESSION:	COVERAGE TYPE
		NONE
1003.2.2	ALLOWABLE OCCUPANCY LOAD:	99
	ACTUAL OCCUPANCY LOAD:	99
1505.0	ROOF COVERING CLASS:	CLASS "C"
1601.0	DESIGN LOADS:	
	GROUND SNOW LOAD	30 PSF
	TOTAL ROOF LOAD	45 PSF
	EXPOSURE	"B" MPH
	WIND	115 MPH
	EARTHQUAKE	WIND GOVERNS
	DESIGN SOIL PRESSURE	ASSUMED 1500 PSF



**ACCESSIBLE
PARKING SIGN**
1 1/2" = 1'0"



SHEET INDEX	
SHEET	DESCRIPTION
A1	SITE PLAN
A2	FOUNDATION PLAN
A3	FLOOR PLAN
A4	ELEVATIONS, SECTION
A5	REFLECTED CEILING PLAN

DRAWING 00424A1	ADDITION AND REMODELLING FOR: REV. PATRICK GILES	PROJECT 004-24
DATE 07.30.24	NEW LIFE TABERNACLE MEETING ROOM	SHEET A1
REVISED	5400 REIMER DRIVE	OF 5
	ROSCOE, ILLINOIS	
	STEVEN M. PAPESH AND ASSOCIATES, P.C. ARCHITECTS	
	5477 BROAD STREET ■ ROSCOE, ILLINOIS 61073 ■ PHONE/FAX 815.623.6499	

CONCRETE NOTES:

1. READY MIXED CONCRETE SHALL BE THREE THOUSAND (3000) PSI STRENGTH AT 28 DAYS USING A MINIMUM 5 1/2 BAG MIX. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST ACI CODES AND APPLICABLE SPECIFICATIONS.
2. INTERIOR CONCRETE SLABS SHALL BE (4") THICK AND REINFORCED WITH 6x6x10/10 WWF AND SHALL RECEIVE ONE COAT OF CURER-SEALER.
3. PROVIDE 6" COMPACTED GRANULAR FILL UNDER CONCRETE SLABS ON GRADE AS A MINIMUM REQUIREMENT WHEN FILL IS NOT SPECIFIED ON THE DRAWINGS.
4. INTERIOR CONCRETE SLABS SHALL HAVE A MONOLITHIC STEEL TROWELED FINISH.
5. CURE AND PROTECT ALL CAST IN PLACE CONCRETE PER ACI CODE REQUIREMENTS.
6. ALL REINFORCING BARS TO BE BILLET STEEL BARS ASTM A-15, GRADE 40.
7. PROVIDE 1/2"x8" STEEL ANCHOR BOLTS FOR WOOD FRAMING AT MAXIMUM 4'0" O/C AND 1'0" FROM CORNERS.
8. CONSTRUCTION AND/OR CONTROL JOINTS SHALL BE PROVIDED AS REQUIRED IN NOT LESS THAN 1000 S.F. AREAS.
9. A 1/2" EXPANSION JOINT SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF THE BUILDING FLOOR AND AROUND EACH PIER AND COLUMN.
10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE REQUIRED CONCRETE PADS FOR ELECTRICAL AND HVAC EQUIPMENT.
11. ALL CONCRETE HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE EXISTING SOIL HAS A BEARING CAPACITY OF 1500 PSF. IF THE CONTRACTOR SHOULD ENCOUNTER POOR SOIL, HE WILL CONTACT THE ARCHITECT IMMEDIATELY.
12. WHERE CONTRADICTIONS ON THE PLANS AND/OR SPECIFICATIONS EXIST, THE ITEM REQUIRING THE GREATER MATERIAL AND/OR LABOR SHALL TAKE PRECEDENT.

ENVIRONMENTAL BARRIERS GENERAL NOTES:

THIS BUILDING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF BOTH THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-536 AND THE STATE OF ILLINOIS CAPITAL DEVELOPMENT BOARD ACCESSIBILITY STANDARDS, 2017 EDITION, INCORPORATING BUT NOT LIMITED TO THE FOLLOWING, WHETHER SHOWN ON THE PLANS OR NOT. WHERE CONFLICTS OCCUR, THE MORE RESTRICTIVE CODE SHALL APPLY. ALL CONTRACTORS AND SUB-CONTRACTORS, EACH AS THEIR TRADE APPLIES, SHALL BE RESPONSIBLE FOR AQUAINTING THEMSELVES WITH BOTH CODES AND SHALL BE RESPONSIBLE FOR COMPLYING WITH THESE STANDARDS AS THEY APPLY TO THE WORK UNDER CONTRACT.

PARKING:

THERE SHALL BE AT LEAST ONE SIGNED AND MARKED 16'0" WIDE ACCESSIBLE STALL LOCATED AS CLOSE AS POSSIBLE TO THE SHORTEST ACCESSIBLE PATH OF TRAVEL TO THE ENTRANCE. SIDEWALKS TO ENTRY DOORS TO BE A MINIMUM OF 5'0" WIDE AND FREE OF CURBS. SLOPES TO BE LESS THAN 1 IN 12. SURFACE TO HAVE A BROOM FINISH. THE WALK MUST BE LEVEL AT THE ENTRY DOOR FOR 4'0" AND EXTEND 16" PAST THE FULL SIDE OF THE DOOR.

DOORS:

ALL DOORS EXCEPT TO HAZARDOUS AREAS TO HAVE A MIN. CLEAR OPENING OF 2'8". DOORS IN SERIES SHALL BE A MINIMUM 7'0" APART AND OPEN IN THE SAME DIRECTION. FLOOR SHALL BE LEVEL 4'0" ON PUSH SIDE AND 5'0" ON PULL SIDE OF DOORS. WALLS SHALL BE A MINIMUM OF 16" FROM DOOR JAMB ON PULL SIDE OF DOORS AND 1'0" ON PUSH SIDE. ALL THRESHOLDS TO BE 1/2" HIGH OR LESS. ALL HARDWARE SHALL BE PUSH/PULL OR LEVER ACTUATED TYPE EXCEPT DOORS TO HAZARDOUS AREAS WHICH SHALL BE KNURLED OR HAVE AN ABRASIVE FINISH.

INTERIOR CIRCULATION:

ALL CORRIDORS TO BE 4'0" MINIMUM IN WIDTH ON REQUIRED ACCESSIBLE FLOORS. HANDRAILS SHOULD EXTEND 1'0" PAST THE TOP AND 1'0" + ONE TREAD PAST THE BOTTOM OF ALL FLIGHTS OF STAIRS. PLACE TACTILE STAR ON TOP OF RAILING AT MAIN EXIT. RAMPES THAT RISE MORE THAN 6" SHALL HAVE RAILS ON BOTH SIDES. ELEVATOR SHALL HAVE VISUAL AND AUDIBLE SIGNALS WITH TACTILE FLOOR DESIGNATIONS. PROVIDE A 10 S.F. AREA OF REFUGE INSIDE STAIR WALLS ON REQUIRED ACCESSIBLE FLOORS EXCEPT MAIN FLOOR.

TOILET ROOMS:

ACCESSIBLE STALL(S) SHALL BE 5'0"x5'0" WITH ONE ACCESSIBLE WATER CLOSET, GRAB BARS AND A 32" CLEAR OPENING OUT SWINGING DOOR. PROVIDE 26" CLEARANCE UNDER LAVATORIES WITH WATER SUPPLY INSULATED. PROVIDE ONE LEVER OPERATED LAVATORY PER ACCESSIBLE TOILET ROOM. PROVIDE ONE ACCESSIBLE URINAL IN MEN'S RESTROOM WHEN A URINAL IS SHOWN. PROVIDE ONE MIRROR WITH BOTTOM EDGE MAXIMUM 3'2" ABOVE FLOOR.

DRINKING FOUNTAIN:

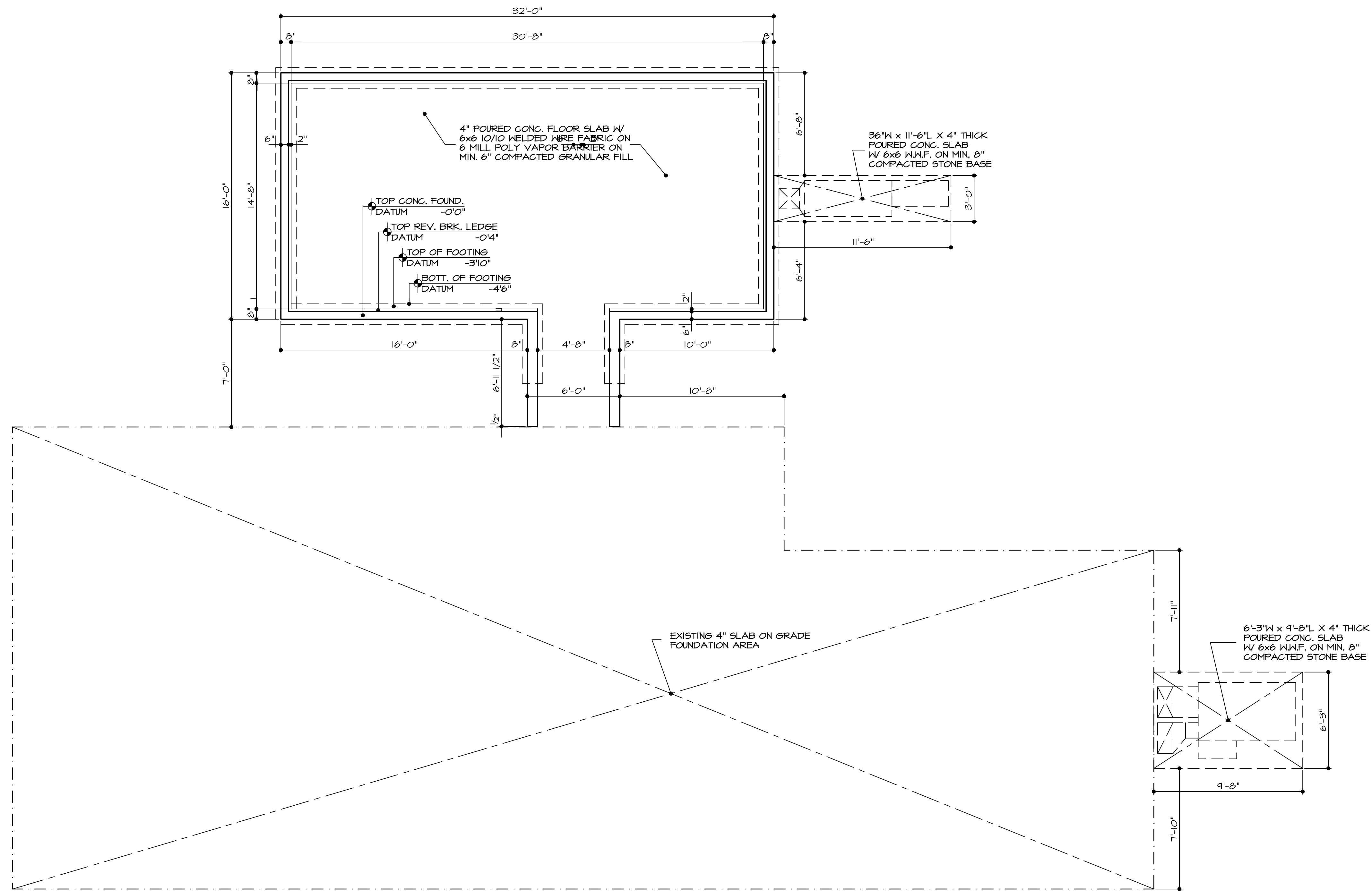
IF A DRINKING FOUNTAIN IS PROVIDED IT SHALL BE ACCESSIBLE.

SIGNAGE:

PROVIDE TACTILE SIGNS FOR CORRIDORS, RESTROOMS, AND EXIT DOORS.

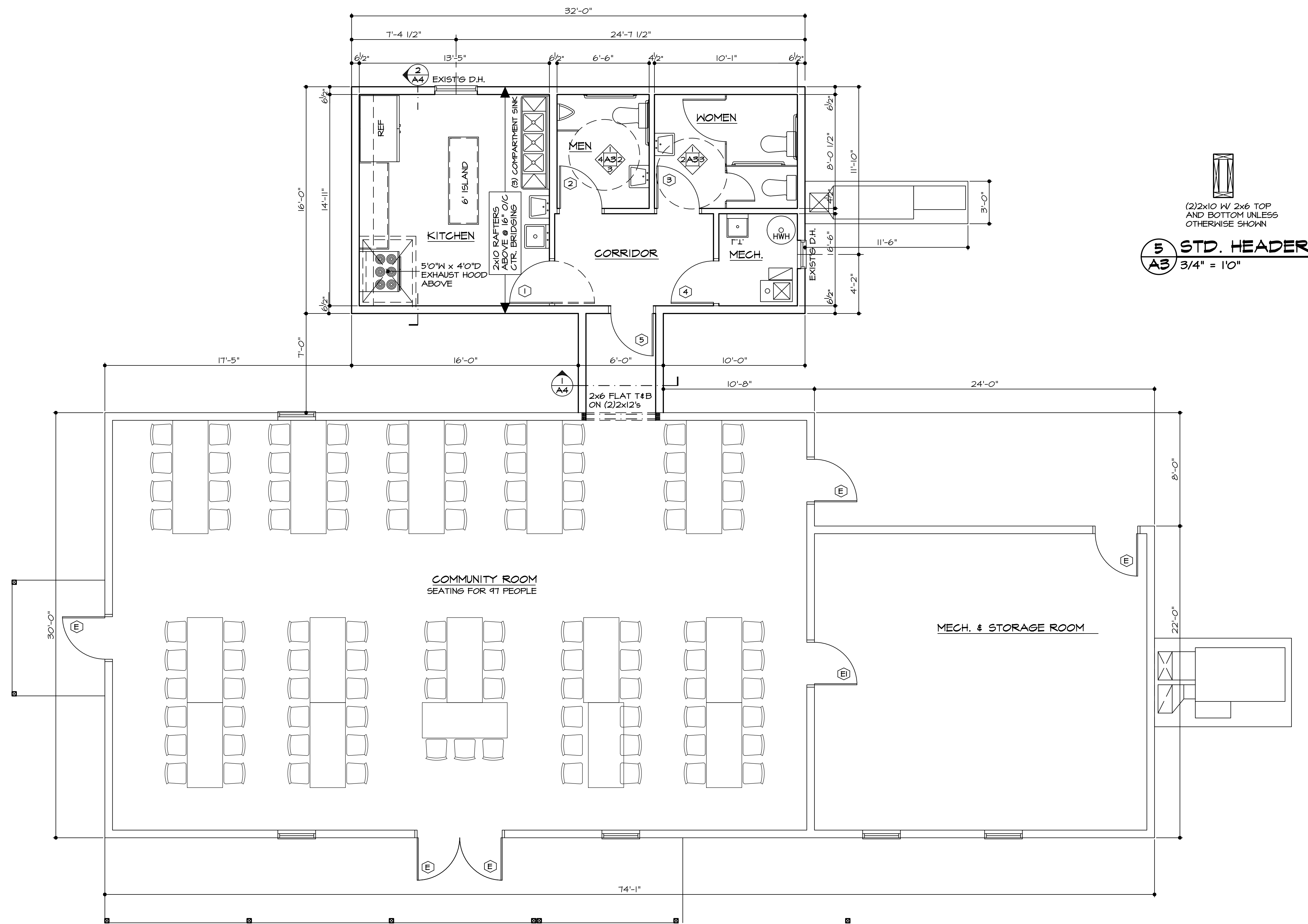
WARNING SIGNALS:

BOTH VISUAL AND AUDIBLE SIGNALS AND ALARMS SHALL BE PROVIDED.

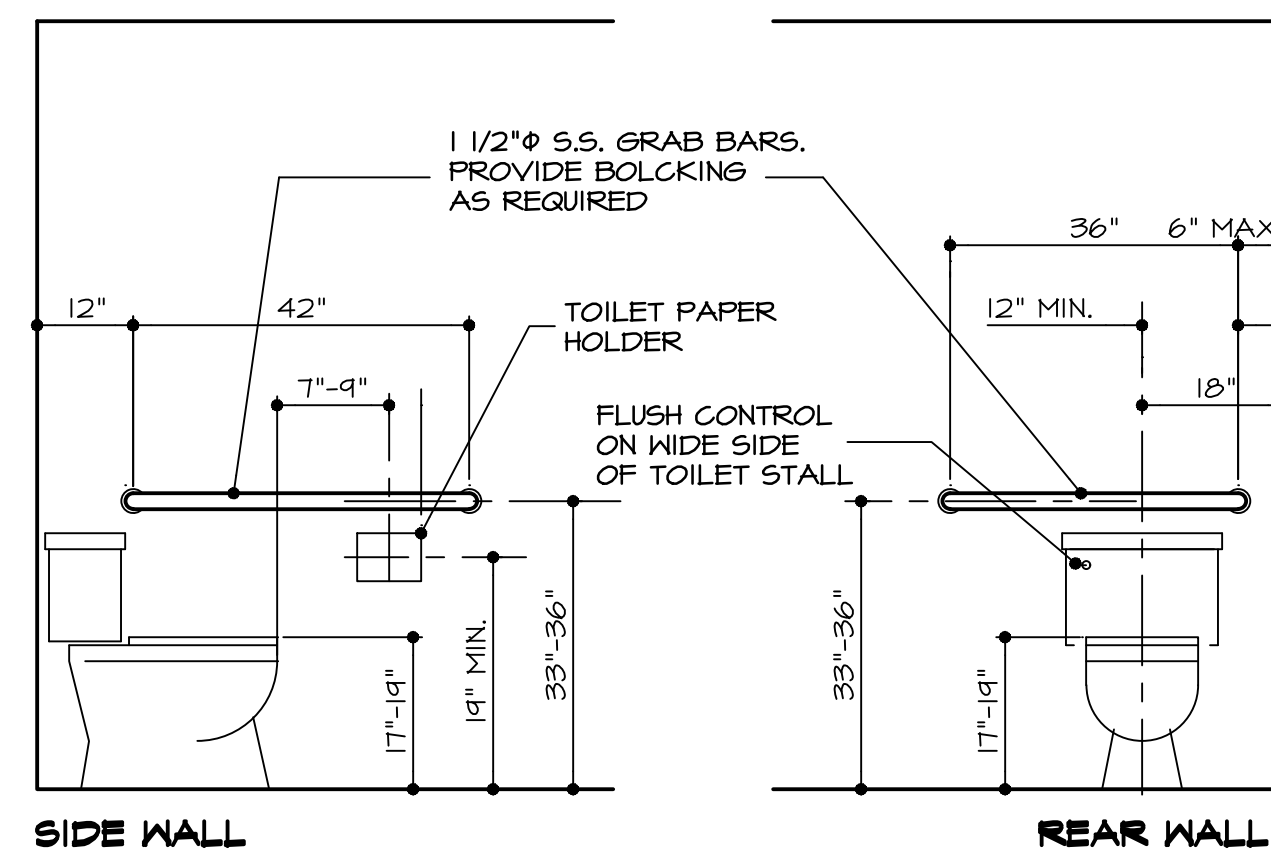


FOUNDATION PLAN
1/4" = 1'0"

DRAWING 00424A2	ADDITION AND REMODELLING FOR: REV. PATRICK GILES NEW LIFE TABERNACLE MEETING ROOM 5400 REIMER DRIVE ROSCOE, ILLINOIS	PROJECT 004-24
DATE 07.30.24		SHEET A2
REVISED		OF 5
STEVEN M. PAPESH AND ASSOCIATES, P.C. ARCHITECTS 5477 BROAD STREET ■ ROSCOE, ILLINOIS 61073 ■ PHONE/FAX 815.623.6499		



FLOOR PLAN
1/4" = 1'0"

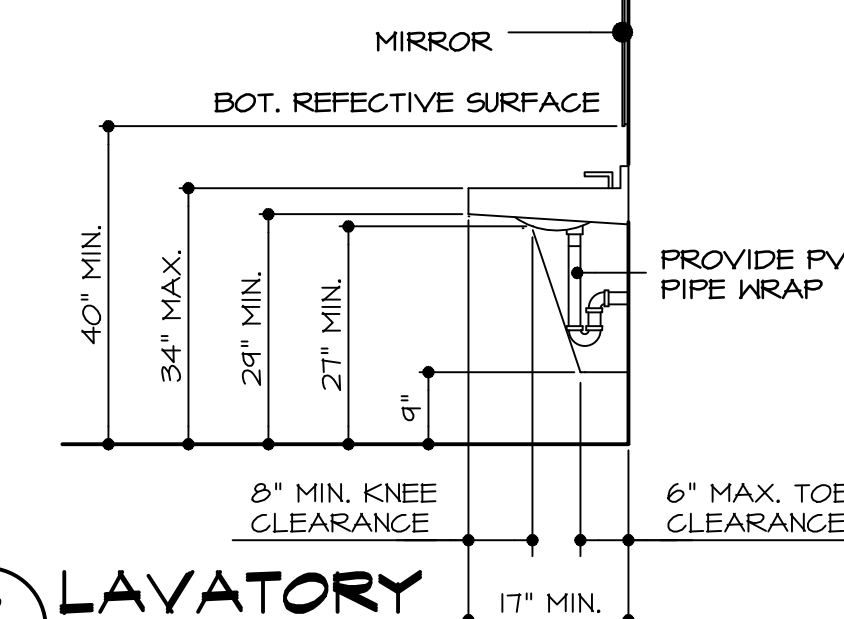


TOILET
A3 1/2" = 1'0"

TOILET
A3 1/2" = 1'0"

LAVATORY
A3 1/2" = 1'0"

ACCESSORY NOTE:
PROVIDE SOAP DISPENSER WITH ONE HAND OPERATION, AND TOWEL DISPENSER BOTH MOUNTED MAX. 48" A.F.F.L.



ACCESSIBLE URINAL
A3 1/2" = 1'0"

GENERAL NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL ORDINANCES, REGULATIONS AND WITH ALL OTHER AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS AND EQUIPMENT, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE NEW. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED FOR THE PURPOSE FOR WHICH THEY WERE INTENDED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR GOVERNING TRADE ASSOCIATION BY WORKERS SKILLED IN THEIR RESPECTIVE TRADES.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
- ALL WOOD JOISTS AND RAFTERS TO BE SPF NO. 2 OR BETTER, E= 1,400,000, 2x10 F_b=2150 P.S.I.
- MICRO-LAM BEAMS SHALL BE LAMINATED LUMBER, E=1,400,000, F_b= 2600 P.S.I.
- ALL WOOD JOISTS TO HAVE MINIMUM 1 1/2" BEARING ON WOOD OR STEEL, MINIMUM 3 1/2" BEARING ON MASONRY AND SHALL HAVE BRIDGING AT 8'-0" O/C MAXIMUM.
- ALL INTERIOR WALLS SHALL BE 5-P.F. CONSTRUCTION, K.D. GRADE 2x4 WOOD STUDS @ 16" O/C, UNLESS OTHERWISE NOTED ON PLANS.
- PROVIDE 2 INCH MINIMUM WOOD FIRESTOPPING AT ALL SOFFITS AND DROPPED CEILINGS PER CODE.
- HOLES MAY BE BORED THROUGH JOISTS MAXIMUM 2 1/2" DIAMETER WITH EDGES MINIMUM 2" FROM TOP OR BOTTOM.
- ALL WOOD FRAMING SHALL MEET OR EXCEED LOCAL, STATE AND FEDERAL CODES.
- ALL GLAZING SHALL BE IN CONFORMANCE WITH REQUIREMENTS OF THE ILLINOIS GLAZING ACT.
- ALL COOKING AND HEATING DEVICES SHALL BE U.L. INC., OR A.S. ASSOCIATES LABELED AND BACK-UP AS REQUIRED AND SHOWN ON ELECTRICAL PLANS.
- REQUIRED FIRE EXTINGUISHERS SHALL BE LOCATED AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.
- ALL ELECTRICAL WORK SHALL COMPLY TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MEANS AND METHODS OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THOSE PERFORMING THE WORK, INCLUDING ALL DIRECT AND CONSEQUENTIAL DAMAGE.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS, EACH AS HIS TRADE APPLIES, SHALL BE RESPONSIBLE FOR INTERPRETATIONS, CLARIFICATIONS, RECONCILIATIONS, CONTRADICTIONS, OR INSUFFICIENT INFORMATION OR SHALL SUBMIT DETAILS TO THE ARCHITECT BEFORE CONSTRUCTION. WHERE CONTRADICTIONS OCCUR, (FOR BIDDING PURPOSES) THE ITEM REQUIRING THE GREATER LABOR OR MATERIAL SHALL GOVERN. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS, EACH AS HIS TRADE APPLIES, SHALL BE RESPONSIBLE FOR COMPLYING WITH FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
- ALL CHANGES TO THE WORK AFTER COMPLETION OF THE CONSTRUCTION DOCUMENTS SHALL BE APPROVED IN WRITING BY THE ARCHITECT WHETHER THE ARCHITECT IS RETAINED FOR CONSTRUCTION ADMINISTRATION OR NOT. THE ARCHITECT ASSUMES NO DIRECT AND OR CONSEQUENTIAL LIABILITY FOR UNAUTHORIZED CHANGES TO THE WORK.
- THE ARCHITECT IS NOT PROVIDING CONSTRUCTION SUPERVISION OR ANY FORM OF PROJECT MANAGEMENT FOR THE BUILDING COVERED BY THIS SET OF DOCUMENTS. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDING TRADESMAN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAINING USER AND THE ARCHITECT. THE USER OF THE DRAWINGS AGREES TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. AND FURTHER SHALL HOLD THE ARCHITECT FOR COST AND PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, TRADESMAN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLANNED USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
	EPOXY FINISH QUARRY TILE AS IS	EXP. CONCRETE QUARRY TILE VINYL NONE	FRP ON 1/2" GYP. BC EPOXY PAINT PAINT AS IS GLASS	EXP. CONCRETE PAINT 2x4 SUBP. ACCOUST. AS IS NONE	
KITCHEN	●	●	●	●	
MEN	●	●	●	●	
WOMEN	●	●	●	●	
MECHANICAL	●	●	●	●	
CORRIDOR	●	●	●	●	
COMMUNITY ROOM	●	●	●	●	
MECH. & STORAGE ROOM	●	●	●	●	

DOOR SCHEDULE

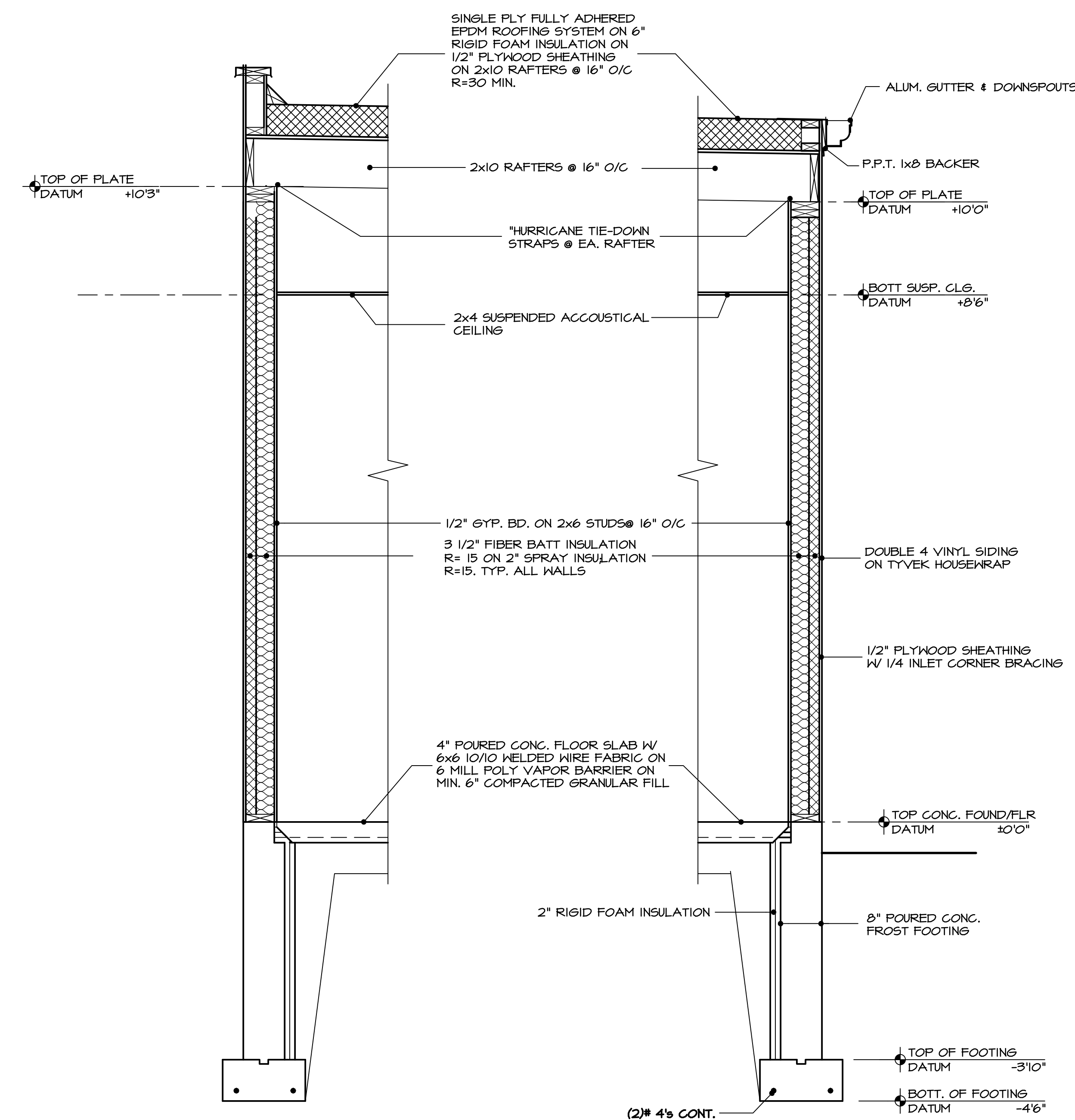
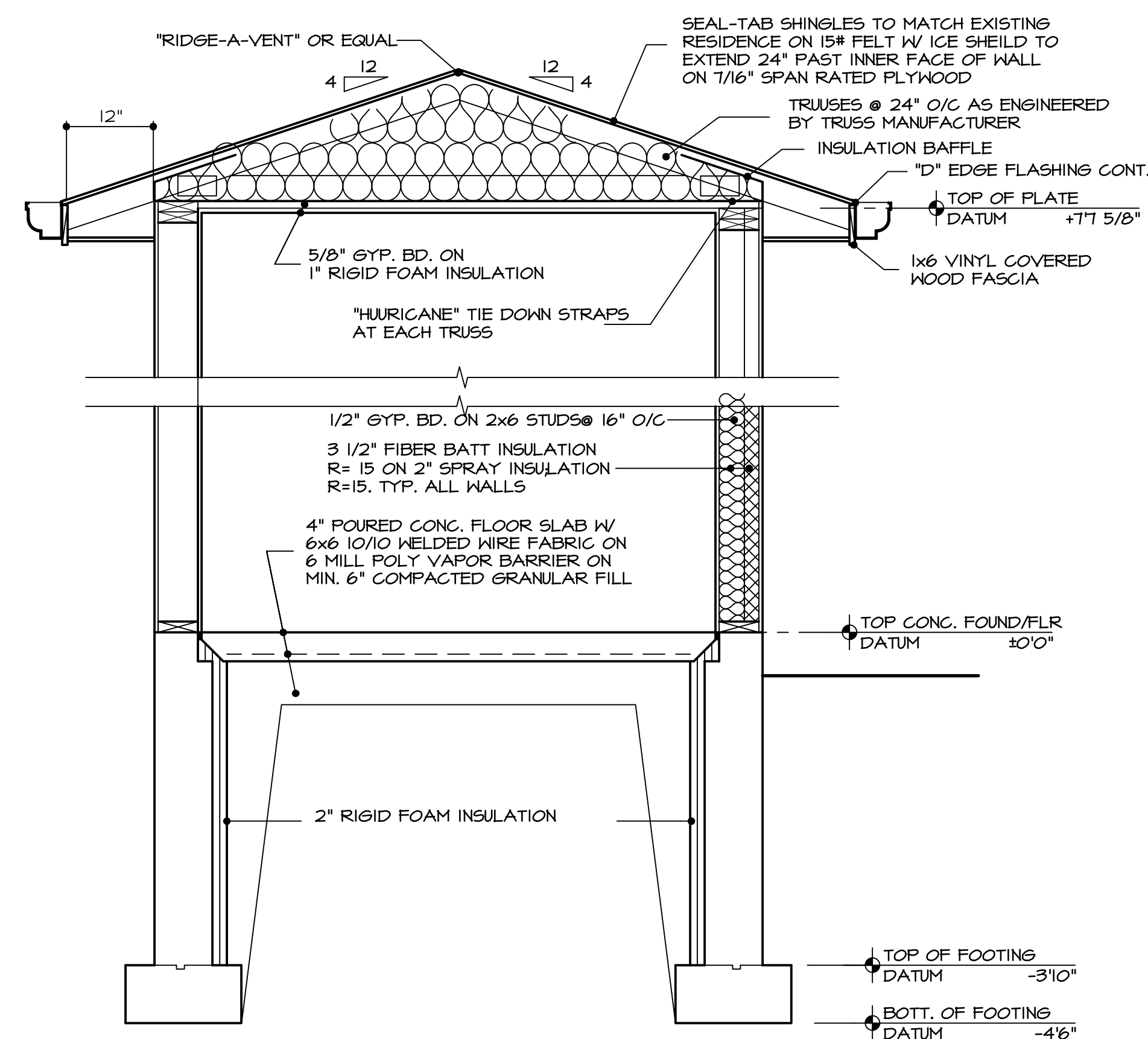
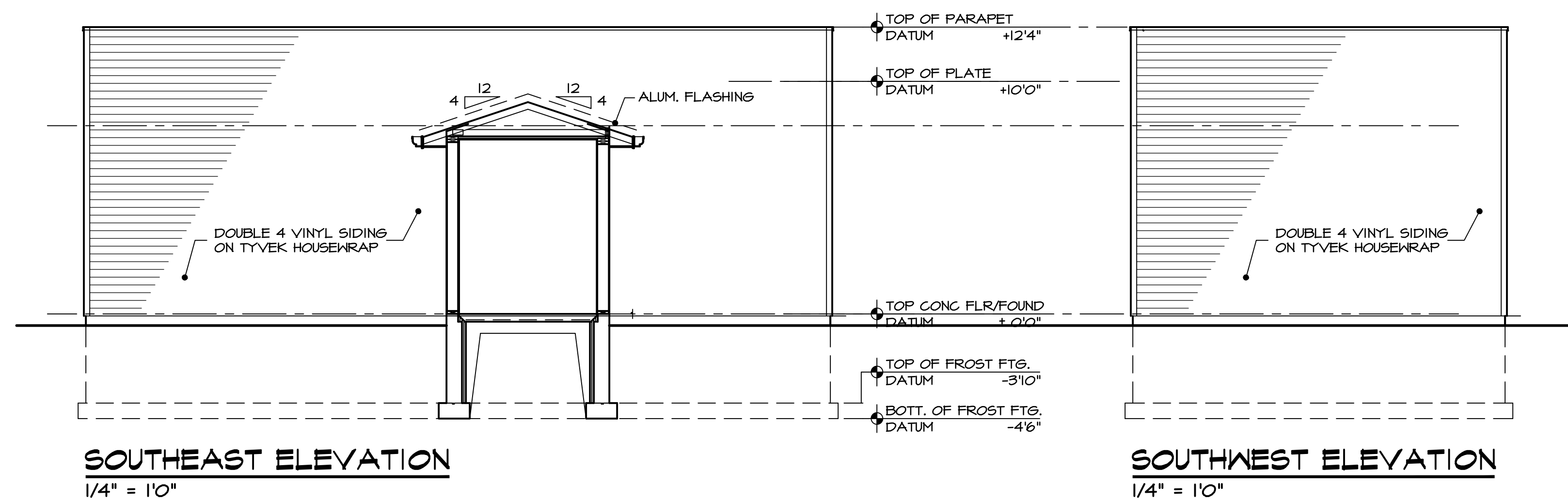
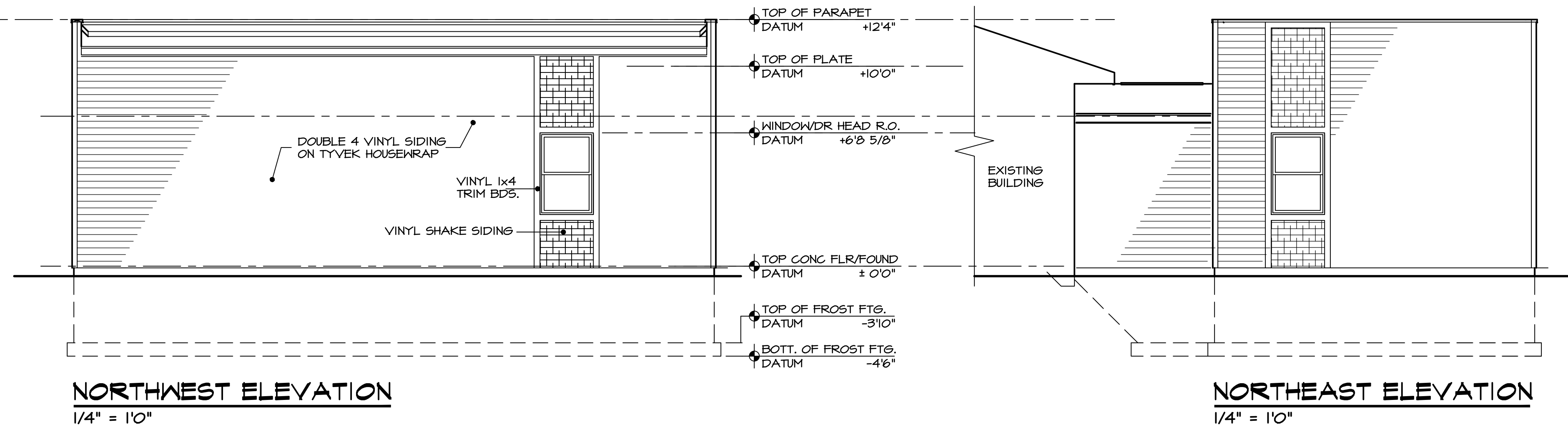
TYPES	NO.	TYPE	DR. MAT.	FR. MAT.	REMARKS
	1	A	S.G. WD	WOOD	CAFE HINGE, VIEW GLASS
	2	B	S.G. WD	WOOD	CL. KP, PP
	3	B	S.G. WD	WOOD	CL. KP, PP
	4	B	S.G. WD	WOOD	CL. KP, PP
	5	B	S.G. WD	WOOD	CL. KP, PP
	E	B	S.G. WD	WOOD	EXISTING W/ CLOSER
	EI	B	S.G. WD	WOOD	ADD CLOSER

HARDWARE NOTE:
ALL DOOR HARDWARE SHALL BE ACCESSIBLE PUSH/PULL OR LEVER ACTION TYPE.

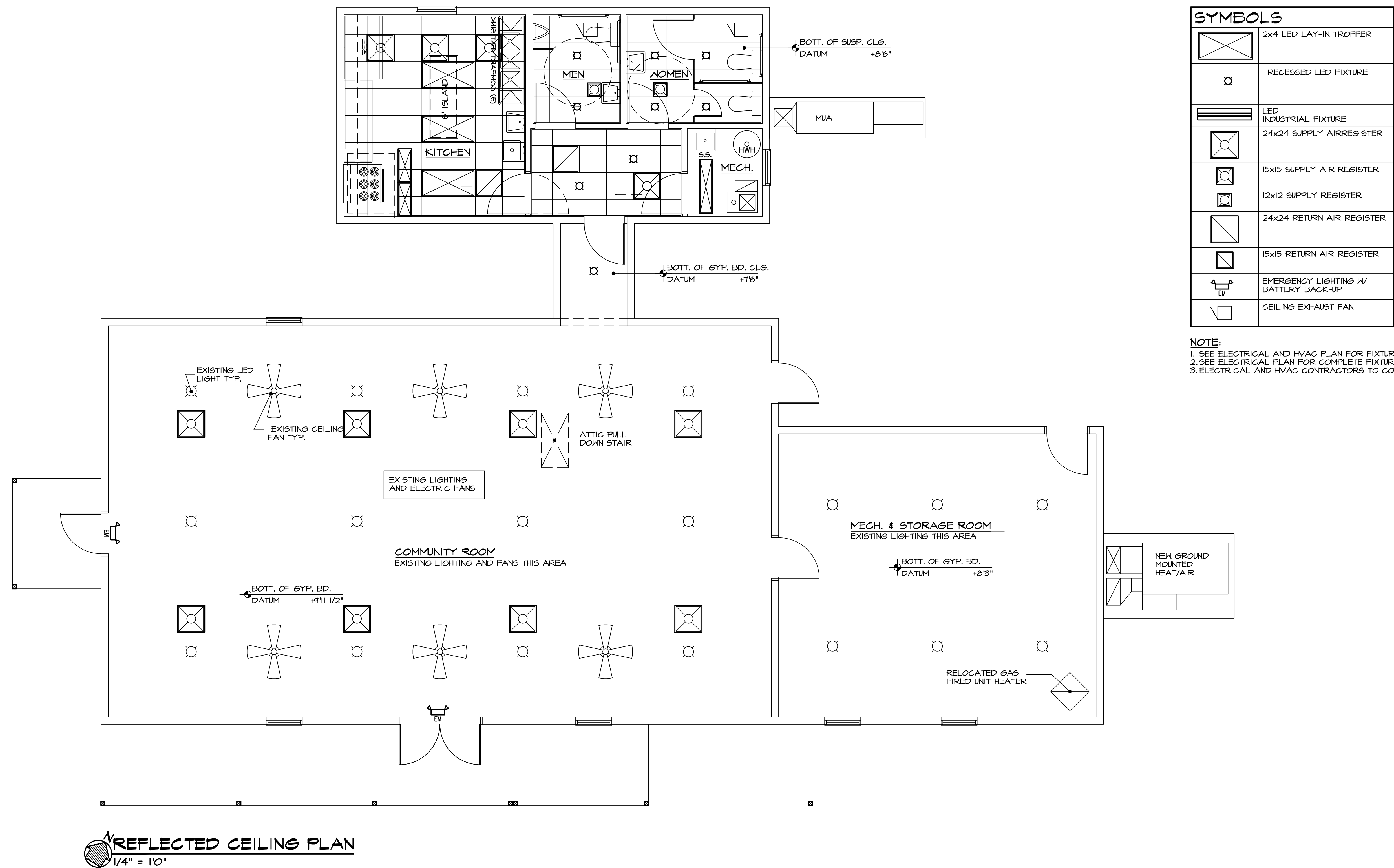
HARDWARE SYMBOLS

CL CLOSER DEVICE
FB FLUSH BOLTS
KP KICKPLATE
LL LATCH LOCK W/ LEVER
PB PANIC PUSH BAR
PL PRIVACY LOCK
PS LEVER PASSAGE SET
WS WEATHER STRIPPING

DRAWING 00424A3	ADDITION AND REMODELLING FOR: REV. PATRICK GILES	PROJECT 004-24
DATE 07.30.24	NEW LIFE TABERNACLE MEETING ROOM	SHEET A3
REVISED	5400 REIMER DRIVE	OF 5
STEVEN M. PAPESH AND ASSOCIATES, P.C. ARCHITECTS		
5477 BROAD STREET ■ ROSCOE, ILLINOIS 61073 ■ PHONE/FAX 815.623.6499		



DRAWING 00424A1	ADDITION AND REMODELLING FOR: REV. PATRICK GILES	PROJECT 004-24
DATE 06.22.24	NEW LIFE TABERNACLE MEETING ROOM	SHEET A4
REVISED	5400 REIMER DRIVE	OF 5
	ROSCOE, ILLINOIS	
STEVEN M. PAPESH AND ASSOCIATES, P.C. ARCHITECTS		
5477 BROAD STREET ■ ROSCOE, ILLINOIS 61073 ■ PHONE/FAX 815.623.6499		











10631 MAIN STREET
 PHONE: 815-623-2829 FAX: 815-623-1360 EMAIL: frontdesk@villageofroscoe.com

DESIGN REVIEW APPLICATION

ADDRESS OF PROPERTY: 5400 Reimer dr Roscoe, IL 61073
 PIN: _____ TOWNSHIP Roscoe
 EXISTING USE: Fellowship Hall
 PROPOSED USE: Fellowship Hall
 APPLICANT(S) NAME: New Life Tabernacle Church Inc.
 ADDRESS: 5414 Reimer dr
 CITY: Roscoe STATE: IL ZIP: 61073
 EMAIL: _____
 OWNER(S) NAME: New Life Tabernacle Church Inc.
 ADDRESS: 5414 Reimer dr
 CITY: Roscoe STATE: IL ZIP: 61073

ATTACHED THE FOLLOWING TO THIS APPLICATION:

- ☐ PROOF OF OWNERSHIP ATTACHED.
- ☐ POWER OF ATTORNEY LETTER
- ☐ METES AND BOUNDS LEGAL DESCRIPTION
- ☐ SCALE DRAWING SITE PLAN
- ☐ LANDSCAPING PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ PARKING & LOADING PLAN
- ☐ DRAINAGE REPORT PLANS (2 COPIES)
- ☐ EROSION CONTROL PLANS (2 COPIES)
- ☐ STORM WATER POLLUTION (2 COPIES)
- ☐ 10 COPIES OF ALL THE DOCUMENTS
- ☐ DIGITAL COPY OF ALL DOCUMENTS & CAD DRAWINGS

SCHEDULE PRE-APPLICATION CONFERENCE WITH THE ZONING ADMINISTRATOR 815-623-2829.
 RETURN DOCUMENTS AND FORM TO ZONING ADMINISTRATOR.

APPLICANT(S) SIGNATURE

FOR OFFICE USE ONLY:

DATE FILED: 9-5-2024

ZBA DATE: 9-11-2024

APPROVED/DENIED

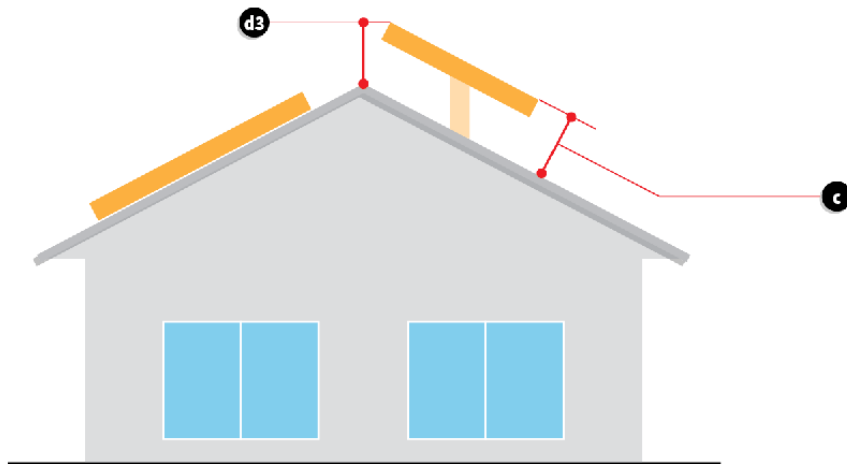
ZONING ADMINISTRATOR

Sec. 15-555. Private solar energy collection systems.

Solar energy collection systems are permitted as an accessory use with the following conditions.

(1) *Building-mounted systems.*

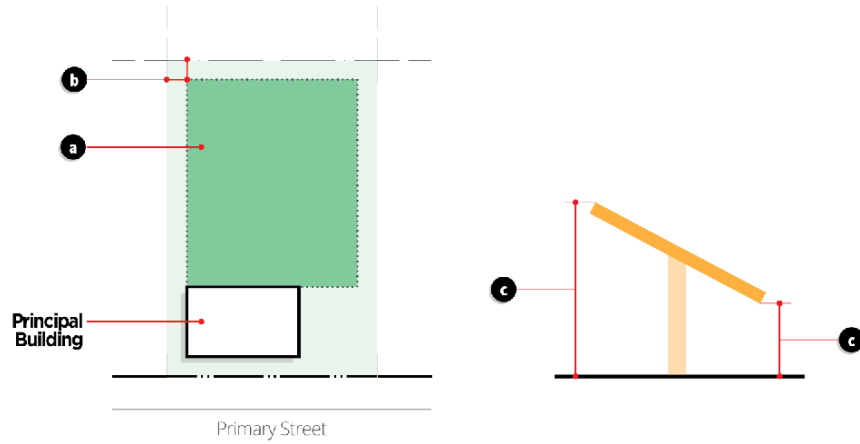
- a. *Location.* Building mounted systems may be located on any roof face of principal or accessory structures. Systems should be flush mounted when possible.
- b. *Quantity.* The total square footage of the system panels may not exceed the total area of roof surface of the structure to which the system is attached.
- c. *Measuring height.* Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
- d. *Maximum height.*
 1. Systems shall not extend beyond three feet parallel to the roof surface of a pitched roof.
 2. Systems shall not extend beyond four feet parallel to the roof surface of a flat roof.
 3. Systems shall not extend more than five feet above the highest peak of a pitched roof.



Graphic 15-555(1). Building-Mounted Solar Energy Collection Systems

(2) *Ground-mounted systems.*

- a. *Location.* Ground mounted systems shall not be located within any required setback and shall not be located within the front or corner side yard.
- b. *Fencing.* Any yard containing a ground mounted solar energy production system shall provide a fence along adjacent properties. The fence shall comply with article VII of this chapter.
- c. *Maximum height.* The maximum height of a ground mounted solar energy production system, including any structural elements or energy producing elements, shall not exceed a height that is one foot less than the height of the fence provided in accordance with subsection (2)b of this section.



Graphic 15-555(2). Ground-Mounted Solar Energy Collection Systems

(Ord. of 3-2-2021, § 155.8.14)