



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, November 22, 2021 - 7:00 PM
Hampshire Village Hall – 234 S. State Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from November 8, 2021
5. Old Business
6. New Business
 - a. A Motion to approve the 2022 Meeting Schedule of the Planning and Zoning Commission.
 - b. A Public Hearing regarding a Petition for Variance, filed by William Investment Group Inc. as the property owner of 268 Mill Ave., to vary the rear yard and side yard setbacks, and the like-construction regulations in §6-3-7(B) of the Village Code, to allow for the proposed accessory building in an M-2 Industrial General Zoning District.
 - c. A Motion recommending the approval of a Variance at 268 Mill Ave. to vary the rear yard and side yard setbacks, and the like-construction regulations in §6-3-7(B) of the Village Code, to allow for an accessory building to be set back not less than five (5) feet from the north and east lot lines instead of twenty (20) feet, and to be constructed of materials or style dissimilar to the principal use/building on the property.
 - d. A Motion authorizing the Chair to report the results of agenda item 6-c to the Village Board of Trustees
7. Public Comments
8. Announcements
9. Adjournment

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) two days prior to the meeting, and a link to participate will be sent to

your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

Recording: Please note that all meetings held by videoconference will be recorded, and the recordings will be made public. While State Law does not required consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.

**VILLAGE OF HAMPSHIRE
PLANNING & ZONING COMMISSION**

**MINUTES
November 8, 2021**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:01 p.m. by Chair B. Mroch. Members present: B. Mroch, and Commissioners H. Hoffman, A. Neal, and L. Rapach, R. Frillman, in person; and W. Rossetti, via TEAMS. Absent was Commissioner T. Wetzel. Also present were Assistant to the Village Manager Josh Wray (in person), Tim Paulson of EEI, and acting Village Attorney Aaron Reinke (via TEAMS).

On motion by A. Neal, seconded by H. Hoffman, the minutes of the meeting of the Commission held on October 25, 2021, were approved by vote of 5 aye, 0 nay.

The first order of business was to consider the Review and recommendation of Final Plat of Subdivision for Oakstead -- area of new CUSD-300 school site.

Mr. Josh Wray presented initial comments to the commission on this matter, explaining these final steps in the finalization of the property in regard to easements.

Mr. Paulson provided further information indicating CUSD 300 had presented their engineering plans earlier in spring 2021. These plans were approved as part of Crown's preliminary development plans for the Oakstead Subdivision.

He explained that at that time, the remaining outstanding item required of CUSD 300 was to provide a final plat for the school, as well as rights-of-way for utilities. A 60-foot right-of-way with 10-foot utility easement on the north side of Magnussen Way was requested and has been added to the revised plat. Additional easements were established to Kane County on Big Timber and Ridgecrest Roads.

Mr. Hoffman inquired as to the planned beginning of construction. Mr. Paulson responded that construction has already been completed on the public improvements: water, sewer, retention basin, Ridgecrest Rd (south of Big Timber), Magnussen Way and that the school building is currently being worked on.

On motion by A. Neal, seconded by H. Hoffman, to recommend approval of Final Plat of Subdivision for Oakstead -- area of new CUSD-300 school site, the vote was 5 aye, 0 nay. Motion passed.

On motion by H. Hoffman, seconded by A. Neal, to authorize the Chair to report to the Board of Trustees the recommendations of the commission on the item of business on this Agenda, the vote was 5 aye, 0 nay. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Bryan G. Mroch

B. Mroch
Chair



EMBRACE OPPORTUNITY
HONOR TRADITION

PLANNING & ZONING COMMISSION
MEETING SCHEDULE FOR
2022

MONTH	DAY	MONTH	DAY
January	10	January	24
February	14	February	28
March	14	March	28
April	11	April	25
May	9	May	23
June	13	June	27
July	11	July	25
August	8	August	22
September	12	September	26
October	10	October	24
November	14	November	28
December	12	December	26

NOTE: ALL MEETINGS ARE ON THE 2ND & 4TH
MONDAY AND START AT 7:00 PM IN THE
VILLAGE HALL BOARD ROOM
234 S. STATE STREET, HAMPSHIRE, IL



Village of Hampshire

234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 www.hampshireil.org

Agenda Supplement

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on November 22, 2021
RE: Variance for Accessory Structure at 268 Mill Ave.

Background: The owner of the industrial property 268 Mill Ave. (William Investment Group) would like to build an accessory structure in the northwest corner of the lot to be used for storage of equipment, and they would like a variance to allow it to be only five (5) feet from the rear and side property lines rather than twenty (20) feet as required by the Village Code. They would also like a variance from the requirement that it be constructed of materials or style similar to the principal building since the principal building is brick.

This accessory structure would be used to meet subsection 6-9-3(A)(2)(c) of the M-2 industrial district regulations that requires "all storage, except of motor vehicles in operable condition, to be within completely enclosed buildings or effectively screened by a solid wall or fence."

Analysis: Subsection 6-14-3-F of the Village zoning regulations provides that a variance shall be approved only in cases of "practical difficulty or particular hardship." Specifically, the Planning and Zoning Commission is to consider the following factors:

1. the physical surroundings, shape, or topography of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience;
2. the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district;
3. the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

5. the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
6. the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Action Needed: Consider whether the proposed project without a variance would be hindered by difficulties rising to a hardship occasioned by the strict letter of the setback and similar construction regulations and recommend accordingly.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that William Investment Group, Inc. has filed with the Clerk of the Village of Hampshire a Petition for Variance to reduce the rear yard and side yard setback on the property at 268 Mill Avenue in the Village from twenty (20') feet to not less than five (5') feet for both, to allow for erection of a new garage structure for storage purposes in the M-2 General Industrial Zoning District in the Village. The subject property is legally described as follows:
That part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at a point on the extension of the north line of Mill Street, 16 feet West of the southwest corner of Block 5 of Whelpley and Rinn's Addition to Hampshire Center; thence West along said extended north line 400 feet; thence North parallel with the west line of said Block 5 to a line 20 feet south of and parallel with the north line of Lot 26 of County Clerk's Subdivision, Village of Hampshire; thence East along said parallel line 400 feet to a line 16 feet west of the west line of said Block 5; thence South along said line to the point of beginning, (except the east 125 feet thereof), in the Village and Township of Hampshire, the County of Kane, and the State of Illinois.

PIN01-21-401-020
Common Address: 268 Mill Avenue, Hampshire, IL
A Public Hearing on the Petition for Variance will be conducted by the Village of Hampshire Planning & Zoning Commission on Monday, November 22, 2021, commencing at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire, Illinois. A copy of each Petition is available for review at the Village Hall during regular business hours. The Village Clerk may be contacted by phone, 847-683-2181 Ext. 0, or by e-mail at lvasquez@hampshireil.org.
It is anticipated that provision will be made for members of the Commission, and of the public, to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone or e-mail per the information above, with his/her request, no later than 12:00 noon two days prior to the meeting date; and a link to participate will be sent to his/her e-mail address the day of the meeting. In addition, written comment on the Petitions may be submitted in writing to the Village Clerk at Village Hall, 234 S. State Street, Hampshire, or via the e-mail address above, in advance of the meeting date.
All interested persons will be given an opportunity to be heard.

s/ Linda Vasquez
Linda Vasquez, Village Clerk
Published in Daily Herald November 6, 2021 (4573135)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/06/2021 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Lauren Baetz*
Authorized Agent

Control # 4573135



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 ▪ www.hampshireil.org

DEVELOPMENT APPLICATION

Case Number: _____

Date Filed: 10/20/2021

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.

(check all that apply)

- Variance
 - Special Use
 - Rezoning from _____ District to _____ District (ex. M1 to M2)
 - Annexation
 - Subdivision - Concept Plan Review
 - Subdivision - Preliminary Plan Review
 - Subdivision - Final Plan Review
-

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: _____ Email: _____

Address: _____

Phone: _____ Fax: _____

CONTACT PERSON (If different from Applicant)

Name: _____ Email: _____

Address: _____

Phone: _____ Fax: _____

*** IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?**

YES NO

(If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application)

*** IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?**

YES NO

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

PART II. PROPERTY INFORMATION

Address: _____

Parcel Number(s): _____

Total Area (acres): _____

Legal Description: must be attached to this application

The property is located in which Fire Protection District? _____

The property is located in which Park District? _____

The property is located in which School District? _____

The property is located in which Library District? _____

The property is located in which Township Road District? _____

Current Zoning: _____

Proposed Zoning/Variance/Use:

Name of Development (if any): _____

Attachment B
VILLAGE OF HAMPSHIRE
AFFIDAVIT OF NOTIFICATION

To: Village of Hampshire 234 S. State Street Hampshire, IL 60140

From: Lisa Schnaitmann


Date: 11/23/2021

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition.

The property is located at 268 Mill Ave. Hampshire, IL 60140

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
See attached		

Attached additional sheets, if necessary.

By: 

Petition for Variance

268 Mill Ave.

Attachment to Affidavit of Notification – List of Property Owners within 250'

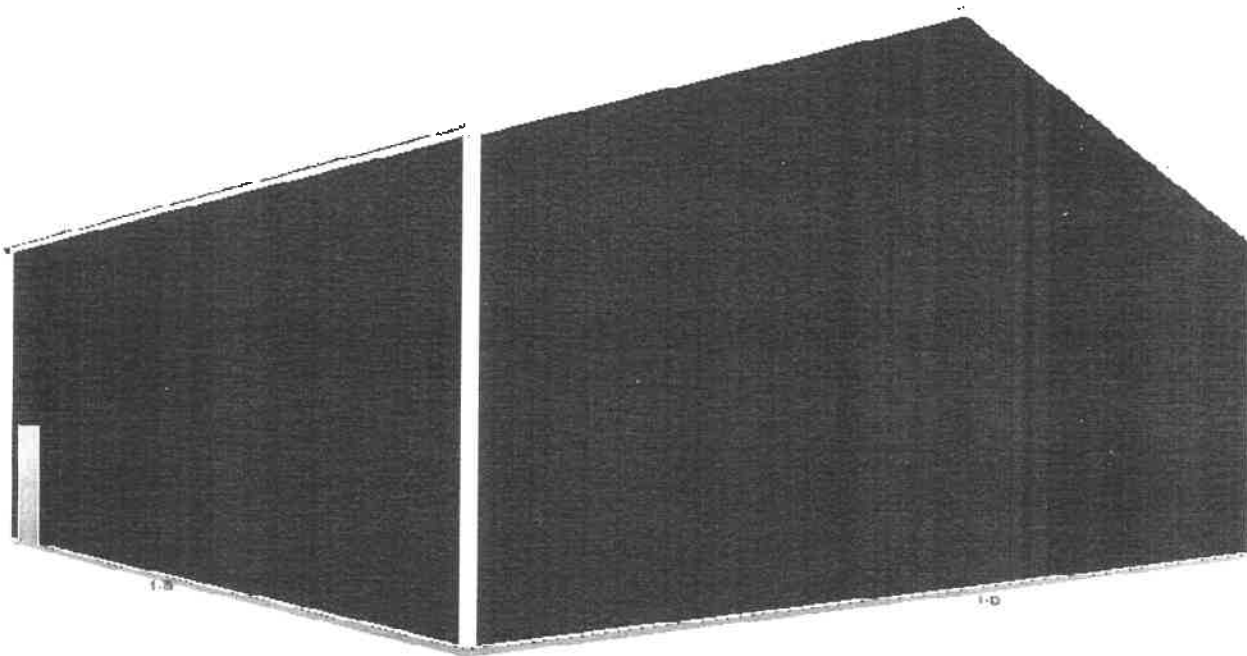
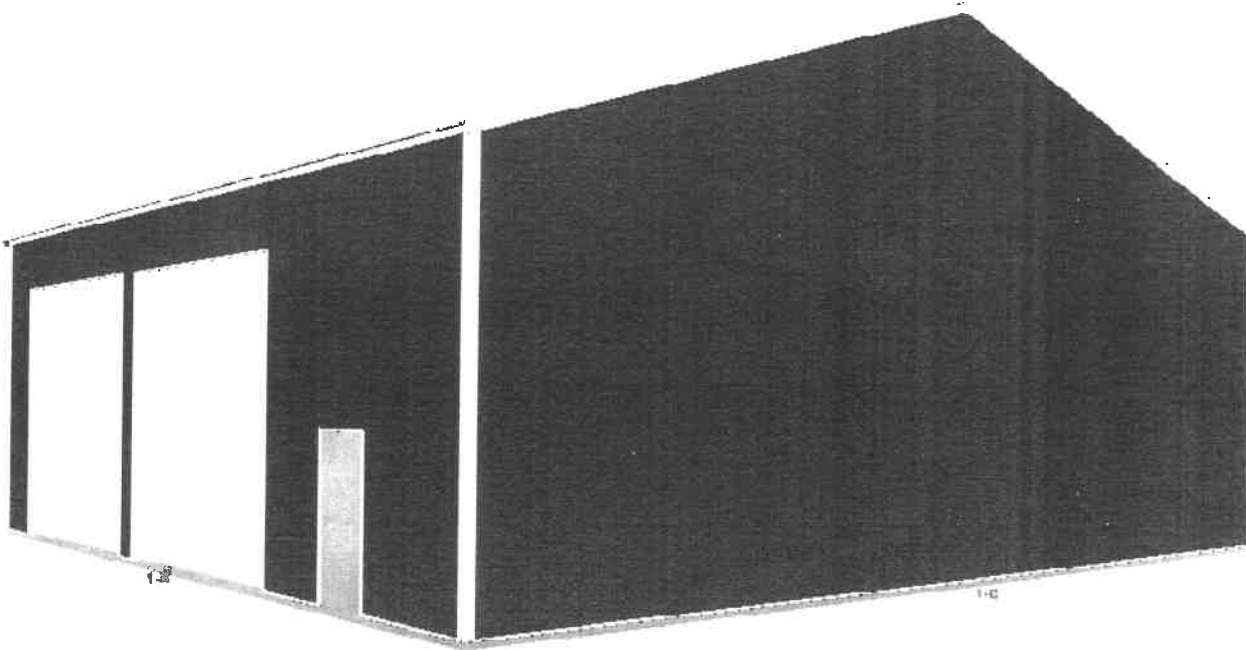
<u>Address</u>	<u>PIN</u>	<u>Property Contact</u>	<u>Contact Address</u>
	01-21-428-001	Petersen Maynard Trust	PO Box 398, Hampshire
	01-21-506-003	Iowa Chicago & Eastern RR	337 22 nd Ave, PO Box 178 Brookings, SD
300 N Klick	01-21-401-017	Gail Getzelman (trust)	PO Box 604, Hampshire
196 Mill	01-21-426-027	Gail Getzelman (trust)	PO Box 604, Hampshire
	01-21-426-020	Gail Getzelman (trust)	PO Box 604, Hampshire
265 Mill	01-21-401-011	Lebedun Family Partnership	360 Partridge Ct, Algonquin
261-263 Mill	01-21-401-012	Lucky's Energy Service	16N012 High Ridge Ln, Hampshire
	01-21-401-026	Lucky's Energy Service	16N012 High Ridge Ln, Hampshire
	01-21-428-002	Lucky's Energy Service	16N012 High Ridge Ln, Hampshire
218 Mill	01-21-401-009	Briscoe Family Trust	165 E Walnut St, Roselle
212-214 Mill	01-21-426-011	Alvin Hennig (trust)	PO Box 63, Hampshire
	01-21-426-004	Alvin Hennig (trust)	PO Box 63, Hampshire

Design #: 314851184711
Estimate #: 69908
Store: CARPENTERSVILLE



Post Frame Building Estimate
Date: Oct 4, 2021 1:17:50 PM

Elevation Views





Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepaint zinc phosphate coating for superior paint paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.



Building Information

- 1. Building Use: Code Exempt
- 2. Width: 50 ft
- 3. Length: 48 ft
- 4. Inside Clear Height: 16 ft
- 5. Floor Finish: Concrete
- 6. Floor Thickness: 4 in
- 7. Post Foundation: Secured To Concrete

Wall Information

- 1. Post Type: Columns
- 2. Post Spacing: 6 ft
- 3. Girt Type: Bookshelf
- 4. Exterior Wall Panel: Pro-Rib
- 5. Exterior Wall Color: Midnight Blue
- 6. Trim Color: White
- 7. Sidewall A Eave Light: None
- 8. Sidewall B eave light: None
- 9. Wall Fastener Location: In the Flat
- 10. Bottom Trim: Yes
- 11. Eave Trim: Yes
- 12. Gradeboard Type: 2x8 Treated Gradeboard

Interior Finish

- 1. Wall Insulation Type: 6" Batt 23"
- 2. Wall Liner Type: None
- 3. Roof Condensation Control: Block-It House Wrap

Roof Information

- 1. Pitch: 4/12
- 2. Truss Spacing: 6 ft
- 3. Roof Type: Pro-Rib
- 4. Roof Color: White
- 5. Ridge Options: Universal Ridge Cap
- 6. Roof Fastener Location: On the Rib
- 7. Endwall Overhangs: 0 ft
- 8. Sidewall Overhangs: 0 ft
- 9. Skylight Size: None
- 10. Ridge Vent Quantity: None
- 11. Ceiling Liner Type: None
- 12. Purlin Placement: On Edge
- 13. Ceiling Insulation Type: 8" Batt (R-25)

Accessories

- 1. Outside Closure Strip: Standard
- 2. Inside Closure Strip: Standard
- 3. Gable Vent Type: None
- 4. Cupola Size: None
- 5. Gutters: No
- 6. End Cap: No
- 7. Snow Guard: No
- 8. Mini Print: Email Only

Design #: 314851184711
Estimate #: 69908
Store: CARPENTERSVILLE



Post Frame Building Estimate
Date: Oct 4, 2021 1:17:50 PM

Doors & Windows

Name	Size	Wall
Overhead Door	14' x 14'	1-A
Overhead Door	14' x 14'	1-A
Service Door	36"x80"	1-A
Service Door	36"x80"	1-B

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

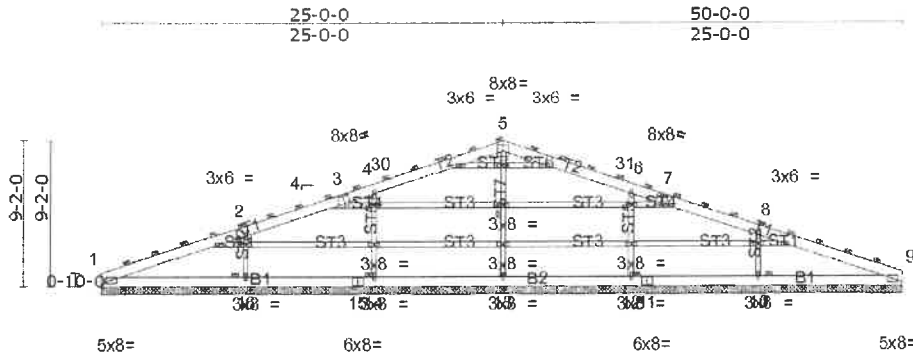
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0548295	P1E	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8:25:0 Jan 22 2018 Print: 8:20:0 Jan 22 2018 MITek Industries, Inc. Mon Apr 23 06:46:03

Page: 1

ID: f1fwdAWGuP6JDly_8C0kqzNvsw-0G75hure368B1cajGv087eP5bRepe9RkK7AnduzNvs2



Scale = 1/128.1

50'-0-0

Plate Offsets (X, Y): [3:0-4-0,0-6-0], [5:0-4-0,0-4-8], [7:0-4-0,0-6-0]

Loading	(psf)	Spacing	4-0-0	CSI	DEFL	in	(loc)	l/def	L/d	PLATES	GRIP	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.41	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	11.9/25.0	Lumber DOL	1.15	BC	0.38	Vert(TL)	n/a	-	n/a	999		
TCDL	4.0	Rep Stress Incr	NO	WB	0.51	Horiz(TL)	0.01	9	n/a	n/a		
BCLL	0.0	Code	IBC2009/TPI2007	Matrix-R								
BCDL	5.0											
											Weight: 340 lb	FT = 15%

LUMBER

TOP CHORD 2x8 SPF No.2
 BOT CHORD 2x8 SPF No.2
 OTHERS 2x4 SPF Stud 'Except' ST7,ST3:2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (6-0-0 max.).
 BOT CHORD 10-0-0 oc bracing.
 WEBS 1 Row at midpt 5-13

REACTIONS All bearings 50-0-0.

(lb) - Max Horiz 1=197(LC 6)
 Max Uplift All uplift 100 (lb) or less at joint(s) except 1=168(LC 9),
 9=191(LC 9), 10=678(LC 9), 12=519(LC 7), 13=226(LC 8),
 14=520(LC 6), 16=679(LC 8)
 Max Grav All reactions 250 (lb) or less at joint(s) except 1=449(LC
 1),9=449(LC 1),10=1139(LC 1),12=906(LC 13),13=905(LC
 1),14=908(LC 12),16=1139(LC 1)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-219/257, 3-4=-61/279, 4-30=-221/388, 5-30=-88/408, 5-31=-88/383, 6-31=-221/361
 WEBS 5-13=-730/239, 4-14=-773/553, 2-16=-867/650, 6-12=-773/553, 8-10=-887/649

JOINT STRESS INDEX

1 = 0.47, 2 = 0.38, 3 = 0.12, 4 = 0.30, 5 = 0.93, 6 = 0.30, 7 = 0.12, 8 = 0.36, 9 = 0.47, 10 = 0.38, 11 = 0.11, 12 = 0.32, 13 = 0.26, 14 = 0.32, 15 = 0.11, 16 = 0.38, 17 = 0.25, 18 = 0.17, 19 = 0.25, 20 = 0.25, 21 = 0.25, 22 = 0.17, 23 = 0.25, 24 = 0.25, 25 = 0.25, 26 = 0.25, 27 = 0.25, 28 = 0.17 and 29 = 0.17

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TC DL=2.4psf; BCDL=0.8psf; h=25ft; Cat. I; Exp C: enclosed; MWFRS (low-rise) exterior zone; cantilever left and right exposed; and vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=20.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=25.0 psf (ground snow); Ps=11.9 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp.; Ct=1.1; Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- All plates are 2x6 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Vertical gable studs spaced at 8-0-0 oc and horizontal gable studs spaced at 2-6-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 187 lb uplift at joint 1, 191 lb uplift at joint 9, 226 lb uplift at joint 13, 519 lb uplift at joint 14, 679 lb uplift at joint 16, 518 lb uplift at joint 12 and 677 lb uplift at joint 10.
- This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard



November 1, 2021

Village of Hampshire

Jeff Hedges
234 S State St P O Box 457
Hampshire IL 60140

Re: Land Use Opinion Application # 21-088

Petitioner:
William Investment Group
3103 Hawthorn Hills Lane
Carpentersville, IL 60110

Owner:
Dan Schnaitmann
3103 Hawthorn Hills Lane
Carpentersville, IL 60110

Parcel # 01-21-401-020 Location Address: 268 Mill St, Hampshire
Township: Hampshire, Section 21, Township 42N, Range 6E in Kane County
Zoning change: Variance to build a garage

The KDSWCD has carefully reviewed your application for a Land Use Opinion and Natural Resources Inventory. According to the Land Use Opinion (LUO) policy of the KDSWCD, a full LUO report is not required. Everyone has the responsibility for protecting the environment and local natural resources, in order to sustain our natural resources on which we depend for a quality life. Any disturbance of soil, vegetation, or other natural resources, no matter how small, can have a negative impact on the environment if development is done carelessly. This letter fulfills the requirement to notify the Kane-DuPage Soil and Water Conservation District (KDSWCD) of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Part 106 et seq.

The application for the proposed land use change and/or the accompanying plan and description of the proposed land use change meets one of the following criteria; the area of planned disturbance is less than 5000 square feet, the whole parcel is less than ¼ acre and planned disturbance is less than 5000 square feet, or the entirety of the parcel has been previously altered and developed and no undisturbed natural resources remain intact. Parcels that meet any of the preceding criteria have minimal natural resources that would be impacted by the proposed land use change. However, if there are deviations from the submitted application or plan, a full LUO report may be required and an application may need to be resubmitted.



In any development or land use change, use best management practices to keep the soil covered as much as possible to prevent soil erosion, use erosion control measures to prevent soil from leaving the site to limit negative impacts to water quality, use permeable pavers or other practices to keep stormwater onsite, use native vegetation as much as possible, and protect existing native trees and shrubs from damage.

No wetlands, hydric soils or floodplain have been identified in or adjacent the parcel. Not all wetlands in the county have been identified, so use caution in working in wet areas or areas of hydric soils. Earthwork that may impact wetlands or floodplains require permits before construction activities commence and a certified wetland determination may be required. Please contact the U.S. Army Corps of Engineers and the Kane County Division of Environmental Water Resources for permit information or requirements prior to any land disturbance.

If there are questions concerning which best management practices to use during construction and land use change activities, or if you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder
Resource Assistant

630/584-7960 x3