Village Board Meeting

Village Board Meeting

The Village Board will be meeting in their regular capacity in the Village Hall Boardroom. The agenda can be accessed from our website's Agenda and Minutes Center, https://www.lemont.il.us/government/village-clerk/agendas-and-minutes-center.

Residents can attend the meeting in the Village Hall Boardroom, or view the board meeting live on the following channels:

- Comcast Cable Community TV – Channel 6
- AT&T U-verse Community TV – Channel 99
- YouTube – Village of Lemont - https://bit.ly/30QizNb

After the Meeting

Lemont residents and others can watch the meeting live as it streams or in archive on the Village's YouTube channel found at, https://bit.ly/30QizNb.

After the meeting, the recorded meeting will be published for viewing in the Village website's Agendas and Minutes Center at, https://www.lemont.il.us/government/village-clerk/agendas-and-minutes-center.

Replay of the meeting is also shown on our community TV channels, Comcast Cable Channel 6 and U-Verse Channel 99. Check the station for scheduled programs.

Public Comment

Residents and others have the ability to provide comments under the audience participation section of the agenda during the meeting. Those wishing to speak should come to the podium when called upon and clearly state your name when called upon for meeting minutes purposes. Each person gets three minutes to speak per our policy. If you wish to speak, please sign in on the provided sign-in sheet at the front of the room.

Village of Lemont

VILLAGE BOARD MEETING
April 28, 2025 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

Please view the agenda under "upcoming Events" for directions for public comment, registering for the meeting, and how to view the meeting.

I. Pledge of Allegiance

II. Roll Call

III. Consent Agenda

- III.A Approval of Minutes
- III.B Approval of Disbursements
- III.C An Ordinance amending Lemont Municipal Code Chapter 5/04, Section 5.04.060; Alcoholic Beverages (decreasing the number of Class A-3 liquor licenses - Capri Ristorante)
- III.D An Ordinance amending Lemont Municipal Code Chapter 5/04, Section 5.04.060; Alcoholic Beverages (decreasing the number of Class F liquor licenses - Tatum Mae)
- III.E Ordinance Authorizing Stop Sign Request
- III.F An Ordinance Amending the Lemont, Illinois Municipal Code, Title 15 the Building Code of the Village of Lemont (Alternative Compliance for Solar-Ready Roof Sleeve)
- III.G A Resolution for Maintenance Under the Illinois Highway Code 2025

III.H A Resolution Authorizing the Execution of Lead Water Service Line Replacement Agreements for Phase One

IV. Mayor's Report

IV.A A Public Hearing for an Annexation Agreement for 12100 Bell Road in Lemont, IL (Wallin)

IV.B A Public Hearing for an Annexation Agreement for 14306 McCarthy Road and 14322 McCarthy Road in Lemont, IL (Seven Oaks II)

V. Clerk's Report

V.A An Ordinance Authorizing the Execution of an Annexation Agreement for the Property Commonly Known as 12100 Bell Road

V.B An Ordinance Annexing Property Located at 12100 Bell Road, Lemont, Illinois

V.C An Ordinance Rezoning 15.9 Acres of Property Located at 12100 Bell Road in Lemont, IL (Wallin)

V.D An Ordinance Authorizing the Execution of an Amendment to an Annexation Agreement for the Property Commonly Known as 14306 and 14322 McCarthy Road

V.E An Ordinance Annexing Property Located at 14306 and 14322 McCarthy Road in Lemont, Illinois

V.F An Ordinance Rezoning 3.99 Acres of Property at 14306 McCarthy Road and 14322 McCarthy Road in Lemont, IL (Seven Oaks II)

V.G An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) Plan and Plat for a 24-Unit Townhome Development on 4.39-Acres at 14306 & 14322 McCarthy Road and 12514 Archer Avenue In Lemont, IL (Seven Oaks II)

V.H An Ordinance Rezoning 1.07 Acres of Property Located at 1341 Gordon Lane in Lemont, IL (Rizzo)

V.I A Resolution Approving a Final Plat of Subdivision for 1341 Gordon Lane in Lemont, IL (Rizzo)

V.J An Ordinance Granting a Variation to §17.07.020 and §17.10.020 of the Lemont Unified Development Ordinance to Allow for a Detached Garage and Parking Pad at 16 E Custer Street in Lemont, IL

V.K An Ordinance Approving a Special Use for a Preliminary Planned Unit Development (PUD) Plan for a Medical Office Building at 15505 E 127th Street in Lemont, IL (Silver Cross)

V.L An Ordinance Granting a Special Use for a Final Planned Unit Development (PUD) for a Mixed Use Building at 801 State Street in Lemont, IL

V.M A Resolution Approving Award of Contract 2025 Lead Water Service Line Replacement Phase One

VI. Village Attorney Report

VII. Village Administrator Report

VIII. Board Reports

IX. Staff Reports

X. Unfinished Business

XI. New Business

XII. Audience Participation

1. Please "Raise Your Hand" to speak and you will be asked to speak when it is your turn.
2. Mention your first and last name clearly for meeting minutes purposes.
3. Each person gets maximum 3 minutes to speak.

XIII. Executive Session Discussion Under Chapter 5 ILCS

(1) Acquisition of Real Estate
(2) Pending, Probable, or Imminent Litigation
(3) Personnel
(4) Collective Bargaining
(5) Sale or Lease of Real Estate

XIV. Action on Closed Session Item(s)

XV. Motion to Adjourn

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Janet Schatz
THROUGH:
SUBJECT: Approval of Minutes
DATE: April 28, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Minutes

BOARD ACTION REQUESTED
Approval of Minutes

ATTACHMENTS
VB 4-14-25 minutes.pdf
COW 4-21-25.pdf

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
April 14, 2025
6:30 p.m.
The regular meeting of the Lemont Village Board was held on Monday, April 14, 2025 at 6:30 p.m. with Mayor John Egofske presiding.

I) Pledge of Allegiance

II) Roll Call

Ken McClafferty, Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Janelle Kittridge, John Egofske; present

III) Consent Agenda

III.A) Approval of Minutes

COW 3-24-25

VB 3-24-25

Cover Page

VB 3-24-25 Minutes.pdf

COW 3-24-25.pdf

III.B) Approval of Disbursements

3-26-25 thru 4-14-25

Cover Page

3-26 thru 4-14-25 Board Packet.pdf

III.C) A Resolution R-21-25 Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for GIS Utility Surveying

Cover Page

A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for GIS Utility Surveying.pdf

III.D) A Resolution R-22-25 Approving the Order and Purchase of 2025 John Deere 544P Loader with Certain Specifications and Equipment Through Sourcewell Purchasing Cooperative

Cover Page

A Resolution Authorizing the Order and Purchase of 2025 John Deere 544P Loader with Certain Specifications and Equipment Through Sourcewell Purchasing Cooperative.pdf

III.E) A Resolution R-23-25 Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Archer and Derby PW Annex Landscaping, Material Storage Bins, Paving, and Miscellaneous Site Work Design and Construction Engineering

Cover Page

A Resolution Approving Professional Services Agreement Between HR Green, Inc. and VIllage of Lemont, Illinois for Archer and Derby PW Annex Landscaping, Material Storage Bins, Paving, and Misc Site Work Design and Construction Eng.pdf

III.F) A Resolution R-24-25 Approving a Renewal of a Service Provider Contract With Municipal GIS Partners, Inc. for a Geographic Information System

Cover Page

A Resolution Approving a Renewal of a Service Provider Contract With Municipal GIS Partners, Inc. for a Geographic Information System

Motion by Rick Sniegowski, seconded by Ken McClafferty, to approve the Consent Agenda.

Roll Call: Ken McClafferty, Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Janelle Kittridge; 5 ayes. ; 0 nays. Motion Carried.

IV) Mayor's Report

Mayor’s Mention – April 14, 2025

Easter is nearly here, and on behalf of the Village Board, we wish everyone a joyful Easter celebration and a wonderful season ahead as we welcome the arrival of warmer days.

The Forge Celebrates Easter event is on Saturday, April 19, featuring their signature 'Egg Roll and Hunt' for ages 6 and younger, and their 'Nature Egg Scramble' riddle-filled scavenger hunt for ages 7-14. There will be a petting zoo with over 20 animals, croquet with the Queen of Hearts, and photos with the Eater Bunny. Times are filling up fast, so visit the 'Events' page at, Forge Parks . com, to register for a time, and be sure to check out all their upcoming events and activities.

Get your items ready to sell for the Lemont Community Garage Sale taking place on Friday, April 25, through Sunday, April 27. The deadline to register is Monday, April 21, through the Lemont Park District with a $10 fee that includes your address in the promotional listing. Visit, Lemont Park District . org.

Senator John Curran and Representative Nichole La Ha are hosting a Recycling Event on Saturday, May 3, from 8:30 a.m. to 11:30 a.m. at Bambrick Park located at 1330 Smith Road in Lemont. Visit the 'Events' page at either of their websites for more information at, rep la ha . com, or, senator curran . com.

The always anticipated Market on Canal hosted by Mabel's Market will be held on Sunday, May 4, from 9:00 a.m. – 3:00 p.m. in downtown Lemont. There will be over 50 of the best handmade and vintage vendors, delicious food, live music and more. Get your tickets for a $5 entry fee for 12 and up, and find more information at, mabels market . com.

The Quarryman Challenge takes place on Saturday, May 10. There is still time to register and to volunteer. Visit, quarryman challenge . com, for all the information.

Also on Saturday, May 10, The Lemont Garden Club hosts their annual Plants on Parade plant sale, from 9:00 a.m. to noon at the Lemont Park District north parking lot. This is a great opportunity to pick up a Mother's Day gift! There will be perennials, herbs, vegetables, home grown seedlings, garden inspired crafts and more. Visit 'The Lemont Garden Club' Facebook page for more information.

This is your reminder to sign up for our urgent and emergency notification system, Lemont Alerts, powered by Everbridge! If there was an incident in Lemont in which we needed to notify residents quickly, and especially to provide any type of instructions, Lemont Alerts is how this information would reach you. We can't stress enough how important it is that residents sign up to receive these alerts. We all must be prepared for any type of emergency, and please do sign up. Visit, lemont . il . us, slash Lemont Alerts (lemont.il.us/LemontAlerts) to sign up. If you do not have access to a computer or mobile device and want to receive alerts on your home telephone, call our Administration Department at 630-257-1590, and staff will get you entered to receive Lemont Alerts.

As always, visit our Village website event calendar for event listings at, Lemont . il . us.And the event calendar at, lemont downtown . com, that includes many events and happenings at businesses.

V) Clerk's Report

V.A An Ordinance O-12-25 Approving a Contract with Waste Management of Illinois, Inc., for Refuse, Recyclables and Landscape Waste Services with the Village of Lemont, Illinois

Cover Page

Ordinance Approving a Contract with Waste Management of Illinois Inc.pdf

Exhibit A to Ordinance regarding Waste Mgmt Contract 4931-3479-2500.pdf

Motion by Rick Sniegowski, seconded by Ken McClafferty, to approve.

George Schafer noted this is a five year agreement with Waste Management. Services will remain the same with a rate reduction which is great for our residents. There is also a senior discount. Waste Management will bill residents directly. Mayor Egofske is extremely happy with the fee reduction. Trustee Sniegowski noted it includes "At Your Door" which is an extra service pick up for hazardous waste.

Roll Call: Ken McClafferty, Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Janelle Kittridge; 5 ayes. ; 0 nays. Motion Carried.

V.B A Resolution R-25-25 Approving Award of Contract 2025 MFT Resurfacing Project

Cover Page

A Resolution Approving Award of Contract 2025 MFT Resurfacing Project.pdf

Motion by Ken McClafferty, seconded by Janelle Kittridge, to approve.

Ralph Pukula said nine bids were received for the 2025 MFT resurfacing project. A total of 1.7 miles will be completed near Peiffer, Logan, Division, Hickory plus other streets. Low bid was submitted by P.T. Ferro for $793,911.23. Trustee Sniegowski asked how much was budgeted. Ralph said a million.

Roll Call: Ken McClafferty, Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Janelle Kittridge; 5 ayes. ; 0 nays. Motion Carried.

V.C A Resolution R-26-25 Approving an Agreement with Teska Associates, Inc. for Professional and Technical Assistance

Cover Page

A Resolution Approving an Agreement with Teska Associates, Inc. for Professional and Technical Assistance

Motion by Ronald Stapleton, seconded by Kevin Shaughnessy, to approve.

A six month agreement which includes survey's, inventory, outreach and public meetings for special service area (SSA) in downtown Lemont. Jason Berry said the funding will provide professional and technical assistance for the study from Teska.

Roll Call: Ken McClafferty, Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Janelle Kittridge; 5 ayes. ; 0 nays. Motion Carried.

VI) Village Attorney Report

VII) Village Administrator Report

VIII) Board Reports

Trustee Sniegowski thanked Darshana Prakash for the accounting award the Village received for financial stability and excellence.

IX) Staff Reports

Chief Maton thanked CN railroad for co-sponsoring our new road striping in downtown Lemont near the RR tracks. Mayor agreed and believes this will stop cars from driving on the tracks. George Schafer said fencing will be placed with quad gates in the future. All improvements are needed for the safety of our residents.

X) Unfinished Business

XI) New Business

XII) Audience Participation

Dan Tholotowsky, 461 Wheeler Drive, congratulated all who were recently elected to the board and look forward to working with new members. Dan is also happy that we are continuing to use Waste Management for trash services. Dan also acknowledge the new Dollar Tree store, Gas N Wash and other growth including the Village podcast.

XIII) Executive Session Discussion Under Chapter 5 ILCS

XIV) Action on Closed Session Item(s)

XV) Motion to Adjourn

Motion by Rick Sniegowski, seconded by Ken McClafferty, to adjourn.

Roll Call: Ken McClafferty, Kevin Shaughnessy, Rick Sniegowski, Ronald Stapleton, Janelle Kittridge; 5 ayes. ; 0 nays. Motion Carried.

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
April 21, 2025
6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439

I. Call to Order

II. Roll Call
Trustees Ken McClafferty, Kevin Shaughnessy, Ron Stapleton, Rick Sniegowski, Mayor Egofske; present. Janelle Kittridge, Dave Maher; absent.

Staff: Janet Schatz, Jason Berry, Darshana Prakash, present. George Schafer, absent.

III. Discussion Items

III.A Discussion of Case 2025-06 1341 Gordon Rezoning & Plat of Subdivision

Lawrence and Cynthia Rizzo, represented by attorney Peter Coules, have submitted a request for rezoning and subdivision related to their property at 1341 Gordon Lane. The application seeks to rezone the 1.07-acre parcel from R-2 Detached Single-Family Residential to R-4 Detached Single-Family Residential, along with approval of a corresponding Plat of Subdivision. The intent of the request is to subdivide the property into two conforming lots under R-4 zoning standards. Rezoning is necessary because the proposed lot dimensions do not meet the minimum requirements of the existing R-2 district. The applicants have indicated they plan to construct a different home on the new lot to allow for downsizing, while remaining in their current neighborhood. The subject property is surrounded by Village of Lemont R-4 zoning or Unincorporated Cook County R-4 zoning, as demonstrated on the Zoning Map provided in the attachments.

Jason Berry reported the petitioner wants to divide their property into two lots. This would require new zoning R-2 to single family R-4. Planning and Zoning had a public hearing on April 9, 2025. Lot line will be moved by 1 foot for driveway setback for the existing home. Village board approved.

III.B Discussion of Case 2025-07 16 E Custer Variations

SUMMARY/BACKGROUND The applicant and property owner, Mark Sredin, has requested a variation to construct a new 600-square-foot detached garage on the property with access from Custer Street, rather than the adjacent alley as required by the Village's Unified Development Ordinance. The project includes removal of the existing one-stall garage and construction of a larger two-stall structure, along with additional relief to allow a parking pad with alley access.

The property is improved with a single-family brick bungalow and a long driveway from Custer Street leading to the existing garage. The alley terminates near the subject site.

P&Z had a public hearing on April 9 with approval from the committee. Trustee Sniegowski emphasized the newly proposed pad should not evolve into another garage or be used to house a shed. Trustee Sniegowski expressed concerns about the long-term use and condition of the alleyways overall, particularly as the Village is currently responsible for their maintenance. He raised the question to the Board regarding the broader direction we want to take concerning alleys in general. The Board expressed general approval of the project as proposed.

III.C Discussion of Case 2025-03 Silver Cross Redevelopment PUD

Silver Cross Hospital is requesting special use approval for a Preliminary Planned Unit Development (PUD) to enable phased redevelopment of its 3.06-acre property at 15505 E 127th Street. A PUD is required due to the presence of two buildings on the zoning lot during construction and several requested deviations from the Unified Development Ordinance (UDO). The proposal includes construction of a new 20,608-square-foot medical office building, to be completed in phases so the existing facility can remain operational throughout. The redevelopment also includes a new parking layout, stormwater detention improvements, and updated landscaping with the preservation of mature trees. Architectural elements feature a two-story glass entry, wood-look aluminum cladding, stone veneer, and modern window design. A revised sign package is also proposed, including a larger monument sign and new wall signage.

Jason introduced the President and representatives from Silver Cross Hospital to the board. Their plans for a new state-of-the-art facility on their existing site along 127th Street is displayed. Jason Berry introduced the project as a Preliminary Planned Unit Development (PUD), outlining key aspects of the proposal:
-Facility Plans: The new facility will replace the current aging building and will offer expanded services, including imaging, urgent care, and extended hours.
-Design & Layout: Rooftop mechanical units will be partially visible. The design includes a side yard setback and aligns with the Village's overall development plan.
-Signage: Plans include a larger front-facing sign and an additional large sign on the side of the building. Stormwater management will be addressed in conjunction with the signage installation.
-Operational Considerations: The existing building will remain open and fully functional until the new facility is completed. Coordination with the fire department will be necessary due to both buildings operating simultaneously for a time.
-Parking: Parking may be a short-term concern. Trustee Sniegowski recommended exploring temporary parking solutions. The completed facility will include 40 parking spaces.
-Service Hours: The urgent care center will operate daily from 8 a.m. to 9 p.m.
-Opening Timeline: The projected opening is targeted for Fall 2026.
Village Board is excited to see the proposed final project.

III.D Discussion of Case 2025-04 801 State Street Planned Unit Development (PUD)

SUMMARY/BACKGROUND The applicant and property owner, Airius Prialgauskis, is requesting approval of a Final Planned Unit Development (PUD) to allow for the preservation and rehabilitation of the existing mixed-use structure at 801 State Street. The proposal includes renovation of the second-floor apartment and restoration of the first floor for use as either a second residential unit or a small-scale commercial space consistent with the surrounding neighborhood. The property is zoned R-4A Single-Family Preservation and Infill District, which permits only detached single-family homes and prohibits commercial uses. These restrictions currently prevent reuse of the building in a manner consistent with its historical design and longstanding use. The PUD process offers a path forward by allowing greater flexibility while still enabling conditions to guide redevelopment and ensure compatibility with neighborhood character. Constructed in 1885, the building has historically accommodated both residential and commercial functions, including use as a grocery store, billiards room, and most recently a dental office. The structure has remained vacant in recent years, likely due to zoning constraints that limit viable reuse options. The applicant purchased the property in 2024 with the intent to rehabilitate and reactivate the building in a way that reflects its original pattern and physical layout.

Jason Berry mentioned that the building is coming back to life built, in the 1890s. The project is a Planned Unit Development (PUD) under special services. The plan includes one unit on the first floor and one on the second, with a storage unit located behind the building. Four parking stalls are part of the current plan, but if the property has a certain type of commercial, they'd be required to provide six. There is room to meet that requirement if needed.

Trustee McClafferty asked whether the building could be divided into three units. Jason said no, it's just one per floor. Mayor Egofske wanted to know when the work would begin. Jason responded that the permits are in and waiting on approval. The mayor emphasized that he doesn't want this project to sit idle and wants everything ready to move ahead without delay.

Trustee Sniegowski pointed out that according to the code, a two-bedroom unit needs to have two parking spaces. Mayor Egofske agreed, saying that parking is the number one issue they're dealing with. That said, the board seemed good with the overall proposal and didn't raise any other concerns. Jason will bring this to the new board in May.

III.E Village of Lemont Stop Sign Request

SUMMARY/BACKGROUND The Village of Lemont has an ordinance establishing the location of all stop signs within the Village. On January 3, 2025 the Police Department reviewed a request for a Stop Sign on southbound Covington Drive at Camelot Lane. Village of Lemont Traffic Safety conducted a preliminary assessment of the intersection and determined that the intersection

bordered on Covington Knolls Park and numerous pedestrians crossed the intersection. The Traffic Safety Committee is recommended that a formal engineering analysis be conducted to determine if a four-way stop intersection is warranted and fits within the established guidelines for installation of new stop signs. Trustees and village staff have received numerous complaints from residents about the speed of cars driving by Covington Knolls Park.

The Chief is proposing a new stop sign near Covington Knolls Park. Residents are complaining weekly. Drivers coming from Walker are going too fast, and a traffic study supports putting a stop sign at that corner. Village engineer disagrees and doesn't think it's necessary. The Chief brought it to the board to get their input, saying he's concerned about safety. He mentioned he'd prefer not to post officers there for speed enforcement, since they're needed in other high-crash areas around town.

Mayor Egofske agreed that it makes sense to have stop signs on both sides of the park, especially for safety. Trustee Shaughnessy agreed that residents have noticed the high speeding and have brought in video proof to back it up. The Chief said if the park weren't there, he wouldn't be making the recommendation, but the presence of kids makes it a different situation. Board is in agreement.

The Chief also passed out materials on e-bikes and scooters. He's asking for an update to the current ordinances. Right now, state law doesn't require helmets, but he'd like the Village to consider adopting a local code for safety reasons. He mentioned that kids on e-bikes and skateboards are blowing through stop signs, and it's becoming a concern. Trustee Shaughnessy would like to get the schools and parents involved in the safety plan. Chief wants to discuss this further at the May Committee of the Whole (COW) meeting.

III.F Lemont Municipal Code Title 15 - Buildings and Construction

SUMMARY/BACKGROUND At the request of Trustee McClafferty, the Community Development Department was asked to review the solar-ready provisions applicable to detached one- and two-family dwellings and townhouses. The Village adopted the International Code Council suite of I-codes in December 2023 through Ordinance No. O-64-23, which adopted the 2021 I-Codes, including the International Residential Code (IRC). These codes became effective on January 1, 2024.

Jim Begy, Building Commissioner, is present regarding the solar ready provisions. This applies to only new homes. This code is trying to avoid conduit and wiring on the outside of the building. Trustee McClafferty recommends an alternative compliance path allowing conduit within 3 feet of the roof sheathing and 3 feet of the solar ready zone. When the new home is under construction, it is easier to run the conduit internally rather than on the exterior.

Jason mentioned every three years there are new energy codes recommended by the state. Other energy concerns: every outlet in a new house has to have a dimmer on the switch; in-home electric charging station in garages. Mayor Egofske stated that if it is a state rule, the Village should follow it. Energy code amendments will be brought to a future COW meeting.

New business

Trustee Sniegowski asked about the new containers along I355. These are in unincorporated but are being stacked high. Trustee also asked Chief how many complaints were filed regarding icy/slick Timberline Road in bad weather near new stop sign. Chief thought none.

Audience participation.

Joe Panzer, 512 Porter Street. I've lived in Lemont most of my life. I'm reaching out because the newer developments at 511 and 513 Porter has made the parking situation on our street impossible. My house doesn't have a garage, a driveway, or even an alley. I rely completely on street parking. But ever since the new development went up, it feels like 95% of the available parking is gone. Even though those new places were built with garages, the tenants aren't using them. One of them is using their garage as a golf simulator instead of parking their car in it. Same thing at 509 Porter, which is a duplex — they have four parking spots, but only one car is actually parked in a garage. The rest are out on the street. Because of this, I've been forced to park blocks away — sometimes on Holmes or Fremont. It's not just inconvenient, it's becoming a daily struggle. Something needs to be done. I just want to be able to park near my home like I used to. Chief Maton said there's no code that covers this kind of issue. Trustee Shaughnessy mentioned the landlords should be the ones to make sure tenants are actually using their garages.

Meeting adjourned at 7:45 pm.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Darshana Prakash, Finance
THROUGH:
SUBJECT: Approval of Disbursements
DATE: April 28, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Disbursements

BOARD ACTION REQUESTED
Approval of Disbursements

ATTACHMENTS
4-15-25 thru 4-28-25.pdf

Village of Lemont

Payment Register

From Payment Date: 4/15/2025 - To Payment Date: 4/28/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
26131	04/28/2025	Open			Accounts Payable	5TH AVENUE CONSTRUCTION / INSPIRED BY DESIGN	$1,000.00		
	Invoice		Date	Description			Amount		
	NRES-23-49C		04/16/2025	REFUND - 12735 CARUSO CT			$1,000.00		
26132	04/28/2025	Open			Accounts Payable	A. BLOCK MARKETING, INC	$3,720.00		
	Invoice		Date	Description			Amount		
	LO00108691		04/16/2025	mulch			$120.00		
	LO00108673		04/16/2025	mulch			$240.00		
	JA00017021		04/10/2025	mulch			$240.00		
	LO00107366		04/21/2025	mulch			$240.00		
	JA00016782		04/07/2025	mulch			$240.00		
	JA00016942		04/08/2025	mulch			$240.00		
	LO00107095		04/07/2025	mulch			$240.00		
	JA00016801		04/07/2025	mulch			$240.00		
	LO00106767		04/04/2025	mulch			$240.00		
	JA00016587		04/04/2025	mulch			$240.00		
	LO00106610		04/03/2025	mulch			$240.00		
	JA00016494		04/03/2025	mulch			$240.00		
	LO00106485		04/03/2025	mulch			$240.00		
	JA00016469		04/03/2025	mulch			$240.00		
	LO00106503		04/03/2025	mulch			$240.00		
	JA00016465		04/03/2025	mulch			$240.00		
26133	04/28/2025	Open			Accounts Payable	ADS LLC	$1,680.00		
	Invoice		Date	Description			Amount		
	35760-0325		04/01/2025	CSO flow monitoring and reporting			$1,680.00		
26134	04/28/2025	Open			Accounts Payable	AERO REMOVALS - TRISONS INC.	$425.00		
	Invoice		Date	Description			Amount		
	112304		04/16/2025	BODY TRANSPORT			$425.00		
26135	04/28/2025	Open			Accounts Payable	AJ'S PRINT, PROMO & APPAREL	$314.50		
	Invoice		Date	Description			Amount		
	00001179		04/16/2025	GOLF OUTING LIP BALM			$314.50		
26136	04/28/2025	Open			Accounts Payable	ANCEL, GLINK, P.C.	$15,189.48		
	Invoice		Date	Description			Amount		
	31639031		04/16/2025	MARCH 2025			$15,189.48		
26137	04/28/2025	Open			Accounts Payable	CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY, INC.	$79.28		
	Invoice		Date	Description			Amount		
	LE090967		04/09/2025	concrete			$79.28		
26138	04/28/2025	Open			Accounts Payable	CHICAGO TRIBUNE MEDIA GROUP	$402.00		
	Invoice		Date	Description			Amount		
	114146107000		04/16/2025	LEAD SERVICE LINES/PLANNING DEPT LEGAL NOTICES			$402.00		
26139	04/28/2025	Open			Accounts Payable	COMED	$28,681.88		
	Invoice		Date	Description			Amount		
	25-03-1168		04/16/2025	1168911222 - 13675 McCarthy Rd.			$13,280.42		

Village of Lemont

Payment Register

From Payment Date: 4/15/2025 - To Payment Date: 4/28/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name		Transaction Amount	Reconciled Amount	Difference
	25-03-1265		04/16/2025	1265021222- 12836 S. Archer Ave			$252.20			
	25-03-1305		04/16/2025	1305761222 - Street lights - Stephen St 1 S River			$74.83			
	25-03-1373		04/16/2025	1373121222 - 731 Houston St. Well #4			$7,227.84			
	25-03-2378		04/16/2025	2378636000 - Ed Bossert Dr Metr 0 E State St			$33.82			
	25-03-2949		04/16/2025	2949892000 - 14411 131st St.			$915.23			
	25-03-4080		04/16/2025	4080232111 - 1199 Arbor Dr.			$150.25			
	25-03-4935		04/16/2025	4935873000 - Street lights - Illinois, E of Stephen			$31.18			
	25-03-5699		04/16/2025	5699371222 - 12900 Waterford Dr. Connemara Lift Station			$475.01			
	25-03-6622		04/16/2025	6622962222 - 0 W State St, 1N Canal*Festival Lemont			$32.21			
	25-03-8404		04/16/2025	8408754000 - 1695 Ashbury Dr.			$304.61			
	25-03-8604		04/16/2025	8604313000 - 12163 Oak Tree Ln			$333.82			
	25-03-8607		04/16/2025	8607571222 - 16190 127th St.			$1,880.28			
	25-03-8611		04/16/2025	8611032222 - Street lights - Talcott, E of Stephen			$222.93			
	25-04-0135		04/16/2025	0135005000 - Lift Station 12799 Marble St.			$139.97			
	25-04-0372		04/16/2025	0372871222 - Main St Lift Station - Bell Rd, Main St			$219.36			
	25-04-1056		04/16/2025	1056633000 - Street lights - 47 Stevens St			$70.64			
	25-04-1564		04/16/2025	1564676000 - Street lights - 411 Singer Ave Rear			$235.96			
	25-04-1891		04/16/2025	1891962222 - Street lights - KA Steel path			$33.35			
	25-04-3410		04/16/2025	3410135000 - 322 Main St Lemont			$32.09			
	25-04-3596		04/16/2025	3596872222 - Street lights - 451 Talcott			$8.89			
	25-04-6027		04/16/2025	6027474000 - Charging Station 1001 Main St			$181.73			
	25-04-6058		04/16/2025	6058324000 - Street lights - 44 Stephen St			$153.52			
	25-04-9074		04/16/2025	9074779000 - Street lights - Houston 1N Schultz			$29.92			
	25-04-4863		04/16/2025	4863382222 - 310 River Street			$1,527.27			
	25-04-7570		04/16/2025	7570714000 - Street lights - 0 12701 Tre, 171 Lemont			$34.33			
	25-04-1276		04/16/2025	1276772222 - 55 Stephen St, Safety Village			$193.27			
	04-25-9207		04/16/2025	9207333000 - 0 N New Ave 101 Main St.			$606.95			
26140	04/28/2025	Open			Accounts Payable	CONSERV FS INC		$1,458.50		
	Invoice		Date	Description			Amount			
	6439655		04/11/2025	tools / seed			$538.50			
	6439872		04/16/2025	ero blanket and staples			$294.00			
	6439970		04/18/2025	ero blanket, seed, staples			$626.00			
26141	04/28/2025	Open			Accounts Payable	FEDERAL SIGNAL CORPORATION		$1,198.90		
	Invoice		Date	Description			Amount			
	P02974		04/03/2025	sweeper parts			$559.92			
	P02358		03/07/2025	parts			$265.70			
	P02359		03/07/2025	parts			$373.28			
26142	04/28/2025	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC		$3,590.00		
	Invoice		Date	Description			Amount			
	2025-135		04/16/2025	MARCH 2025 MANAGED CARE			$3,590.00			
26143	04/28/2025	Open			Accounts Payable	ILLINOIS STATE POLICE		$54.00		
	Invoice		Date	Description			Amount			
	20250301600		04/16/2025	FINGERPRINTING			$54.00			

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26144	04/28/2025	Open			Accounts Payable	J & D ENTERPRISES AUTO BODY REPAIRS INC.	$2,423.98		
	Invoice		Date	Description			Amount		
	22520		03/06/2025	repair 21-3			$2,423.98		
26145	04/28/2025	Open			Accounts Payable	KIMBALL MIDWEST	$213.64		
	Invoice		Date	Description			Amount		
	103267240		04/14/2025	supplies			$213.64		
26146	04/28/2025	Open			Accounts Payable	MARCHONE ELECTRICAL DESIGN, INC.	$3,923.00		
	Invoice		Date	Description			Amount		
	12756		04/15/2025	25GM State St Bridge street light repairs			$3,923.00		
26147	04/28/2025	Open			Accounts Payable	MARTINO CONCRETE COMPANY	$9,673.50		
	Invoice		Date	Description			Amount		
	2359		04/10/2025	hazardous curb sidewalk apron repairs			$7,182.50		
	2358		04/10/2025	water leak curb sidewalk apron repairs			$2,491.00		
26148	04/28/2025	Open			Accounts Payable	MENARDS	$947.62		
	Invoice		Date	Description			Amount		
	55804		04/09/2025	lights			$162.75		
	55860		04/10/2025	supplies			$11.52		
	56142		04/17/2025	tools			$315.94		
	56155		04/17/2025	tools			$44.99		
	56154		04/17/2025	storm sewer supplies			$207.41		
	56060		04/15/2025	sump pump			$205.01		
26149	04/28/2025	Open			Accounts Payable	METROPOLITAN MAYORS CAUCUS	$793.31		
	Invoice		Date	Description			Amount		
	2024-135		04/16/2025	METRO MAYORS DUES			$793.31		
26150	04/28/2025	Open			Accounts Payable	OLDE ENGLISH GARDENS	$13,385.00		
	Invoice		Date	Description			Amount		
	23013		04/10/2025	PD spring cleanup			$4,850.00		
	23014		04/10/2025	Front St spring cleanup			$4,900.00		
	23015		04/10/2025	Cypress drain			$3,635.00		
26151	04/28/2025	Open			Accounts Payable	OTIS ELEVATOR CO	$2,084.00		
	Invoice		Date	Description			Amount		
	CYS19509001		04/10/2025	Faid test			$2,084.00		
26152	04/28/2025	Open			Accounts Payable	POELLOT, JOSHUA, J	$500.00		
	Invoice		Date	Description			Amount		
	40125		04/16/2025	MARCH 2025 AV SUPPORT			$500.00		
26153	04/28/2025	Open			Accounts Payable	PULTE GROUP	$6,500.00		
	Invoice		Date	Description			Amount		
	NRES-24-53LT		04/16/2025	REFUND - 12519 MAGGIE DR			$5,500.00		
	NRES-24-53C		04/16/2025	REFUND - 12519 MAGGIE DR.			$1,000.00		
26154	04/28/2025	Open			Accounts Payable	ROCKS, ETC., INC.	$132.71		
	Invoice		Date	Description			Amount		
	102262		04/15/2025	rip rap 3"			$132.71		

Village of Lemont

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26155	04/28/2025	Open			Accounts Payable	SOSIN, ARNOLD & SCHOENBECK LTD	$1,300.00		
	Invoice		Date	Description			Amount		
	1647		04/16/2025	MARCH 2025 ADJUDICATION			$1,300.00		
26156	04/28/2025	Open			Accounts Payable	TERRA ENGINEERING LTD.	$42,273.48		
	Invoice		Date	Description			Amount		
	24077		04/16/2025	STEPHEN STREET EASEMENT			$8,718.00		
	1-23685		04/16/2025	Stephen St Bicycle and Pedestrian Bridge Phase II engineering			$33,555.48		
26157	04/28/2025	Open			Accounts Payable	VILLAGE OF LEMONT - PETTY CASH	$12.46		
	Invoice		Date	Description			Amount		
	25-04-30 VOL		04/16/2025	Petty Cash			$12.46		
26158	04/28/2025	Open			Accounts Payable	WEX FLEET UNIVERSAL	$186.02		
	Invoice		Date	Description			Amount		
	103879803		03/31/2025	March 2025 retail fuel			$186.02		
26159	04/28/2025	Open			Accounts Payable	DIBARI, MATT	$1,000.00		
	Invoice		Date	Description			Amount		
	POOL-24-15		04/16/2025	REFUND - 28 ANNE CIR			$1,000.00		
26160	04/28/2025	Open			Accounts Payable	EM-RO ENTERPRISES, INC.	$1,000.00		
	Invoice		Date	Description			Amount		
	ACOM-24-34		04/16/2025	REFUND - 12720 ARCHER AVE			$1,000.00		
26161	04/28/2025	Open			Accounts Payable	HENRY, PAULINA	$1,000.00		
	Invoice		Date	Description			Amount		
	ARES-24-30C		04/16/2025	REFUND - 20 W LOGAN ST			$1,000.00		
26162	04/28/2025	Open			Accounts Payable	JAY BUILDING GROUP	$1,000.00		
	Invoice		Date	Description			Amount		
	SIDE-25-1C		04/16/2025	REFUND - 422 TALCOTT AVE			$1,000.00		
26163	04/28/2025	Open			Accounts Payable	REVOR, BRYAN	$1,000.00		
	Invoice		Date	Description			Amount		
	ARES-24-27C		04/16/2025	REFUND - 15940 NEW AVE			$1,000.00		
26164	04/28/2025	Open			Accounts Payable	SULARSKI, TEDDY	$1,000.00		
	Invoice		Date	Description			Amount		
	DECK-25-3C		04/16/2025	REFUND - 855 WOODGLEN LN			$1,000.00		
26165	04/28/2025	Open			Accounts Payable	SULLIVAN, MICHAEL	$1,000.00		
	Invoice		Date	Description			Amount		
	POOL-24-5C		04/16/2025	REFUND - 13803 OAK TREE LN			$1,000.00		
26166	04/28/2025	Open			Accounts Payable	STANDARD INDUSTRIAL & AUTO EQUIP., INC.	$1,782.75		
	Invoice		Date	Description			Amount		
	WO-02916		02/27/2025	air hose reel repair			$1,782.75		
26167	04/28/2025	Open			Accounts Payable	CIRCLE K STORES INC.	$371.00		
	Invoice		Date	Description			Amount		
	INV-5576		04/16/2025	MARCH CAR WASHES LPD & LEMA			$371.00		

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26168	04/28/2025	Open			Accounts Payable	TRAFFIC SAFETY STORE	$758.63		
	Invoice		Date	Description		Amount			
	INV912758		04/16/2025	CONES & VESTS		$758.63			
Type Check Totals:					38 Transactions		$152,054.64		
EFT									
3935	04/18/2025	Reconciled		04/22/2025	Accounts Payable	ILLINOIS MUNICIPAL RETIREMENT FUND	$43,393.68	$43,393.68	$0.00
	Invoice		Date	Description		Amount			
	APRIL 2025 IMRF		04/18/2025	APRIL 2025 IMRF CONTRIBUTIONS		$43,393.68			
3936	04/28/2025	Open			Accounts Payable	ALPHA BUILDING MAINTENANCE SERVICES INC	$5,866.28		
	Invoice		Date	Description		Amount			
	23537 VL		04/16/2025	APRIL 2025 CLEANING		$5,866.28			
3937	04/28/2025	Open			Accounts Payable	AVALON PETROLEUM COMPANY	$8,959.30		
	Invoice		Date	Description		Amount			
	008912		04/11/2025	1800 gallons regular		$4,966.74			
	040993		04/10/2025	1300 gallons diesel		$3,992.56			
3938	04/28/2025	Open			Accounts Payable	B&R REPAIR INC	$8,797.25		
	Invoice		Date	Description		Amount			
	WI009045		04/10/2025	repair 21-1		$8,797.25			
3939	04/28/2025	Open			Accounts Payable	BEECHEN & DILL HOMES INC	$13,000.00		
	Invoice		Date	Description		Amount			
	NRES-24-59LT		04/16/2025	REFUND 12228 COPPER RIDGE DR.		$5,500.00			
	NRES-24-56LT		04/16/2025	REFUND - 12236 COPPER RIDGE DR		$5,500.00			
	NRES-24-59C		04/16/2025	REFUND - 12228 COPPER RIDGE RD		$1,000.00			
	NRES-24-56C		04/16/2025	REFUND - 12236 COPPER RIDGE RD		$1,000.00			
3940	04/28/2025	Open			Accounts Payable	BILLIG, PEGGY	$575.00		
	Invoice		Date	Description		Amount			
	0163		04/16/2025	PLANNING AND ZONING PLANS		$575.00			
3941	04/28/2025	Open			Accounts Payable	CHICAGO STREET CCDD, LLC	$670.00		
	Invoice		Date	Description		Amount			
	27939		04/07/2025	dump fees		$670.00			
3942	04/28/2025	Open			Accounts Payable	GARY R. WEBER ASSOCIATES INC	$1,100.00		
	Invoice		Date	Description		Amount			
	20520		04/16/2025	Ecologist		$1,100.00			
3943	04/28/2025	Open			Accounts Payable	HR GREEN, INC.	$52,356.85		
	Invoice		Date	Description		Amount			
	186794		04/18/2025	Stephen Street Retaining Wall construction engineering2303238.01		$1,809.50			
	186748		04/18/2025	USACE sec 219 2024 water main improvements const eng		$6,902.25			
	186750		04/18/2025	127th&Briarcliffe Ped-2303243		$247.02			
	186793		04/18/2025	Engg-Kettering 2303245		$868.25			
	186752		04/18/2025	Holmes St Ped Bridge 2303326.01		$337.50			
	186749		04/16/2025	3/1/25-3/28/25 Gas N Wash		$225.00			
	186787		04/18/2025	Village wide lift station study - 2303479		$5,692.50			
	186751		04/16/2025	3/1/25-3/28/25 MARBELLA PUD SUB		$217.50			

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	186753		04/16/2025	3/1/25-3/28/25	EQUESTRIAN MEADOWS		$168.75			
	186754		04/16/2025	1/4/25-3/28/25	PEILLY'S MEADOW		$201.25			
	186792		04/16/2025	3/1/25-3/28/25	EQUESTRIAN VILLAGE		$478.70			
	186774		04/16/2025	3/1/25-3/28/25	LOMAS RESUBDIVISION		$393.75			
	186797		04/16/2025	GLENEAGLES PUD			$1,635.00			
	186775		04/16/2025	3/1/25-3/28/25	COVINGTON KNOLLS UNIT 8		$168.75			
	186781		04/16/2025	3/1/25-3/28/25	STATE EXPRESS - 10800 ROUTE 83		$1,610.75			
	186782		04/16/2025	1/18/25-3/28/25	WILLOW POINTE		$112.50			
	186783		04/16/2025	1/18/25-3/28/25	14447 131ST ST		$225.00			
	186784		04/16/2025	1/18/25-3/28/25	GRAND PRAIRIE WATER - WATER TOWER		$787.50			
	186777		04/18/2025	Archer Ave & Derby Rd PW Annex Salt Dome design & const eng			$6,343.75			
	186778		04/21/2025	Ruffled Feathers drainage 2303916			$900.00			
	186779		04/18/2025	24GM Resurfacing construction engineering 2303922.01			$168.75			
	186780		04/18/2025	FY25 Village WIde Detention Basin Maintenance 2303927			$281.25			
	186785		04/18/2025	FY26 water main improvements design engineering 2403645			$6,000.00			
	186239		03/28/2025	Lead Service Line Replacement Phase 2 design eng and bidding			$1,964.00			
	186240		04/18/2025	Lead service line replacement design and checklist			$8,251.63			
	186339		04/18/2025	water model update 2402780			$940.50			
	185669		03/19/2025	Invest in Cook application 2502146			$3,719.25			
	186786		04/18/2025	Invest in Cook application 2502146			$1,256.25			
	186776		04/18/2025	PW Annex storage barn preliminary design and coordination			$450.00			
3944	04/28/2025	Open			Accounts Payable	INSIGHT PUBLIC SECTOR, INC.		$3,780.00		
	Invoice		Date	Description			Amount			
	1101262033		04/16/2025	INVESTIGATIONS - COMPUTERS			$2,892.00			
	1101263193		04/16/2025	INVESTIGATIONS - COMPUTERS			$480.00			
	1101261455		04/16/2025	INVESTIGATIONS - COMPUTERS			$408.00			
3945	04/28/2025	Open			Accounts Payable	JAMES MAILHIOT		$600.00		
	Invoice		Date	Description			Amount			
	4		04/16/2025	HEALTH INSPECTIONS			$600.00			
3946	04/28/2025	Open			Accounts Payable	KLEIN THORPE AND JENKINS LTD		$46.42		
	Invoice		Date	Description			Amount			
	248435		04/16/2025	TAX OBJECTIONS THRU 2/28/25			$46.42			
3947	04/28/2025	Open			Accounts Payable	LENNY'S GAS N WASH ARCHER, LLC		$1,000.00		
	Invoice		Date	Description			Amount			
	NCOM-23-2C		04/16/2025	REFUND - 10980 ARCHER			$1,000.00			
3948	04/28/2025	Open			Accounts Payable	MAILHIOT, THOMAS		$700.00		
	Invoice		Date	Description			Amount			
	35		04/16/2025	HEALTH INSPECTIONS			$700.00			

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3949	04/28/2025	Open			Accounts Payable	METROPOLITAN INDUSTRIES INC	$990.00		
	Invoice		Date	Description			Amount		
	INV072383		04/15/2025	data connection fees			$990.00		
3950	04/28/2025	Open			Accounts Payable	MORRIS ENGINEERING, INC.	$9,730.00		
	Invoice		Date	Description			Amount		
	25-10502		04/16/2025	25-10502			$9,730.00		
3951	04/28/2025	Open			Accounts Payable	MOTOROLA SOLUTIONS INC	$429.20		
	Invoice		Date	Description			Amount		
	82820157031		04/16/2025	2 CHARGERS & 2 MICS FOR 2 RADIOS			$429.20		
3952	04/28/2025	Open			Accounts Payable	PARENT PETROLEUM INC	$4,198.65		
	Invoice		Date	Description			Amount		
	1744452		04/14/2025	oil			$3,750.14		
	1744453		04/21/2025	grease			$448.51		
3953	04/28/2025	Open			Accounts Payable	PAYLOCITY CORPORATION	$767.20		
	Invoice		Date	Description			Amount		
	INV2749457		04/16/2025	APRIL 2025			$767.20		
3954	04/28/2025	Open			Accounts Payable	PROSHRED SECURITY	$61.78		
	Invoice		Date	Description			Amount		
	1727067		04/16/2025	VH SHREDDING			$61.78		
3955	04/28/2025	Open			Accounts Payable	RAG'S ELECTRIC	$21,111.26		
	Invoice		Date	Description			Amount		
	1259		04/09/2025	street light replacement 926 Main Street incident 2024-00762			$12,723.04		
	1332		04/16/2025	Marbella conduit reworking			$3,530.00		
	1356		04/16/2025	electric repair Canal ped bridge lights			$2,632.00		
	1287		04/22/2025	610 Carriage Ridge street light arm replacement			$2,226.22		
3956	04/28/2025	Open			Accounts Payable	RAY O'HERRON CO., INC.	$724.17		
	Invoice		Date	Description			Amount		
	3238838		04/16/2025	UNIFORM COM. DYKSHORN			$724.17		
3957	04/28/2025	Open			Accounts Payable	SEACOAST BUSINESS FUNDING & CROSSING GUARD	$891.20		
	Invoice		Date	Description			Amount		
	1404		04/16/2025	CROSSING GUARDS 4/15/25-5/15/25			$891.20		
3958	04/28/2025	Open			Accounts Payable	SHIPLEY DESIGN GROUP, PLLC	$1,320.00		
	Invoice		Date	Description			Amount		
	1035		04/16/2025	Com Ed relocates - Stephen St. Alley/ CMAP quarterly reports			$1,320.00		
3959	04/28/2025	Open			Accounts Payable	SIEVERT ELECTRIC SERVICES & SALES	$3,301.00		
	Invoice		Date	Description			Amount		
	I0010880		04/09/2025	mechanic crane repairs			$3,301.00		
3960	04/28/2025	Open			Accounts Payable	T.P.I. BUILDING CODE CONSULTANTS INC	$6,951.00		
	Invoice		Date	Description			Amount		
	202503		04/16/2025	TPI INSPECTIONS			$6,951.00		

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3961	04/28/2025	Open			Accounts Payable	TAI GINSBERG & ASSOCIATES LLC	$7,278.66		
	Invoice		Date	Description			Amount		
	3449		04/16/2025	MARCH 2025			$7,278.66		
3962	04/28/2025	Open			Accounts Payable	TATE, JAMIE, M	$9,945.00		
	Invoice		Date	Description			Amount		
	25-07		04/16/2025	3/17/25-3/30/25 planning services			$5,205.40		
	25-08		04/16/2025	3/31/25-4/13/25 planning services			$4,739.60		
3963	04/28/2025	Open			Accounts Payable	UNDERGROUND PIPE & VALVE CO INC	$280.00		
	Invoice		Date	Description			Amount		
	072596		04/17/2025	Front St sprinkler			$280.00		
3964	04/28/2025	Open			Accounts Payable	UNIFIRST CORPORATION	$158.26		
	Invoice		Date	Description			Amount		
	1201140269		04/16/2025	1658751 - Village Hall carpet mats			$158.26		
3965	04/28/2025	Open			Accounts Payable	WATER RESOURCES INC	$26,366.75		
	Invoice		Date	Description			Amount		
	38038		04/14/2025	water meters ARPA funds			$1,950.00		
	38039		04/14/2025	water meters ARPA funds			$3,120.00		
	38037		04/14/2025	water meters ARPA funds			$2,730.00		
	38030		04/11/2025	water meters			$3,188.25		
	38053		04/22/2025	water meters			$585.00		
	38056		04/22/2025	water meters ARPA funds			$1,950.00		
	38055		04/22/2025	water meters			$195.00		
	38058		04/22/2025	water meters			$6,825.00		
	38057		04/22/2025	water meters			$3,678.50		
	38054		04/22/2025	water meters			$2,145.00		
3966	04/28/2025	Open			Accounts Payable	WEST SIDE TRACTOR SALES	$1,235.10		
	Invoice		Date	Description			Amount		
	K81964		04/02/2025	repair 333G			$1,235.10		
3967	04/28/2025	Open			Accounts Payable	WILLOWBROOK FORD INC	$3,966.04		
	Invoice		Date	Description			Amount		
	6441133		03/31/2025	repair 21-3			$1,045.33		
	6441683		04/09/2025	repair			$900.77		
	6441131		04/16/2025	repair 1709			$589.19		
	6441844		04/11/2025	repair			$1,430.75		
3968	04/28/2025	Open			Accounts Payable	ZOOM VIDEO COMMUNICATIONS INC	$5,870.39		
	Invoice		Date	Description			Amount		
	INV300653722		04/16/2025	ZOOM SUBSCRIPTION 4/25-4/26			$4,398.00		
	INV301456313		04/16/2025	3 ZOOM ROOMS ANNUAL 4/25-4/26			$1,472.39		
Type EFT Totals:					34 Transactions		$246,420.44	$43,393.68	$0.00

FM-Clearing - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	38	$152,054.64	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00

Village of Lemont

Payment Register

From Payment Date: 4/15/2025 - To Payment Date: 4/28/2025

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Total	38		$152,054.64	$0.00	

	EFTs	Status	Count	Transaction Amount	Reconciled Amount
		Open	33	$203,026.76	$0.00
		Reconciled	1	$43,393.68	$43,393.68
		Voided	0	$0.00	$0.00
		Total	34	$246,420.44	$43,393.68

	All	Status	Count	Transaction Amount	Reconciled Amount
		Open	71	$355,081.40	$0.00
		Reconciled	1	$43,393.68	$43,393.68
		Voided	0	$0.00	$0.00
		Stopped	0	$0.00	$0.00
		Total	72	$398,475.08	$43,393.68

Grand Totals:

	Checks	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
		Open	**38**	**$152,054.64**	**$0.00**
		Reconciled	**0**	**$0.00**	**$0.00**
		Voided	**0**	**$0.00**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**38**	**$152,054.64**	**$0.00**

	EFTs	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
		Open	**33**	**$203,026.76**	**$0.00**
		Reconciled	**1**	**$43,393.68**	**$43,393.68**
		Voided	**0**	**$0.00**	**$0.00**
		Total	**34**	**$246,420.44**	**$43,393.68**

	All	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
		Open	**71**	**$355,081.40**	**$0.00**
		Reconciled	**1**	**$43,393.68**	**$43,393.68**
		Voided	**0**	**$0.00**	**$0.00**
		Stopped	**0**	**$0.00**	**$0.00**
		Total	**72**	**$398,475.08**	**$43,393.68**

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

Apr-25

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
4/9/2025	ROOF 24-275	ROOF PERMIT	MIGUEL ZAMARRON	$ 1,000.00	CREDIT CARD
4/14/2025	ROOF 24-227	ROOF PERMIT	JAMES CALDERONE	$ 1,000.00	CREDIT CARD
4/14/2025	SIDE 24-7	SIDING PERMIT	KYLE DONOGHUE	$ 1,000.00	CREDIT CARD
4/14/2025	SIDE 25-4	SIDING PERMIT	NATHAN TON	$ 1,000.00	CREDIT CARD
4/14/2025	ACOM 23-33	COMMERCIAL ADDITION	MIKE KLIMEK	$ 1,000.00	CREDIT CARD
4/14/2025	MISC 24-88	MISCELLANEOUS PERMIT	LESTER GRAY	$ 1,000.00	CREDIT CARD
4/15/2025	HVAC 24-36	HVAC PERMIT	michael salud	$ 1,000.00	CREDIT CARD
4/23/2025	FIBA 24-11	FINISHED BASEMENT	JOHN CURTIS	$ 1,000.00	CREDIT CARD
4/23/2025	MISC 24-76	MISCELLANEOUS PERMIT	TOM DOHERTY	$ 1,000.00	CREDIT CARD
4/23/2025	ROOF 25-3	ROOF PERMIT	AGNIESZKA BIESTEK	$ 1,000.00	CREDIT CARD

Total Refunds $ 10,000.00

NOTE: These are refunds processed in the online permitting software, OpenGov.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Janet Schatz
THROUGH:
SUBJECT: An Ordinance amending Lemont Municipal Code Chapter 5/04, Section 5.04.060; Alcoholic Beverages (decreasing the number of Class A-3 liquor licenses - Capri Ristorante)
DATE: April 28, 2025

SUMMARY/BACKGROUND
The number of class A-3 liquor licenses will be decreased from 22 to 21 in the Lemont Municipal Code section 5.04.060, Class of Licenses, Number of Licenses and License Fees.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of ordinance

BOARD ACTION REQUESTED
Approval of ordinance

ATTACHMENTS
A-3.pdf

VILLAGE OF LEMONT
ORDINANCE NO. _____

AN ORDINANCE AMENDING LEMONT MUNICIPAL CODE CHAPTER 5.04, SECTION 5.04.060.B: ALCOHOLIC BEVERAGES (Decreasing Number of Class A-3 Liquor Licenses)

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF APRIL 2025

Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 28th day of April 2025

ORDINANCE NO. _____

AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04, SECTION 5.04.060.B: ALCOHOLIC BEVERAGES
(Decreasing Number of Class A-3 Liquor Licenses)

WHEREAS, the Village of Lemont ("Village") is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and,

WHEREAS, Capri Ristorante, 1243 State Street, was operating with a Class A-3 Liquor License issued by the Village; and

WHEREAS, Capri Ristorante is now closed; and

WHEREAS, the President and Board of Trustees of the Village of Lemont desire to decrease the number of Class A-3 liquor licenses granted.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Lemont, Illinois:

SECTION 1: The above recitals are incorporated in this ordinance as is fully set forth.

SECTION 2: The number of Class A-3 liquor licenses, as set forth in the Lemont Municipal Code, Chapter 5, Section 5.04, Subsection 5.04.060.B is hereby amended to read as follow in the manner and form shown in strikethrough type below and inserting therein and therefore such new text in the manner and form and shown in underlined bold type below, so that said Section 5.04.060.B shall hereafter provide as follows:

5.04.060 Classes of Licenses, Number of Licenses and License Fees.

Class	Number of Licenses	License Fee
A-1	8	$2,200.00
A-2	1	$2,200.00
A-2-x	1	$2,200.00
A-3	~~**22**~~ **- 21**	$2,100.00
A-3-1	1	$200.00
A-4	2	$1,500.00
A-4G	2	$2000.00
A-4G+	1	$2200.00
A-5	1	$2,000.00
A-6	1	$1,500.00
A-7	1	$2,100.00
A-8	1	$1,500.00
A-9	1	$2,200.00
B-1	2	$1,100.00
B-2	As authorized by the Liquor Control Commissioner	$25.00
B-3	As authorized by the Liquor Control Commissioner	$25.00
C-1	9	$2,000.00
C-2	0	$1,500.00
C-3	1	$1,500.00
C-4	0	$1,500.00
C-5	3	$200.00
D-1	2	$250.00
E-1-x	1	$650.00
F	1	$250.00
G	1	$1500.00

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 4: All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 5: The Village Clerk of the Village of Lemont shall certify to the adoption of this Ordinance and cause the same to be published in pamphlet form.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Janet Schatz
THROUGH:	
SUBJECT:	An Ordinance amending Lemont Municipal Code Chapter 5/04, Section 5.04.060; Alcoholic Beverages (decreasing the number of Class F liquor licenses - Tatum Mae)
DATE:	April 28, 2025

SUMMARY/BACKGROUND
The number of class F liquor licenses will be decreased from one to zero in the Lemont Municipal Code section 5.04.060, Class of Licenses, Number of Licenses and License Fees.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of ordinance

BOARD ACTION REQUESTED
Approval of ordinance

ATTACHMENTS
class f.pdf

VILLAGE OF LEMONT
ORDINANCE NO. _____

AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04, SECTION 5.04.060.B: ALCOHOLIC BEVERAGES
(Decreasing Number of Class F Liquor Licenses)

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF APRIL 2025

Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 28th day of April 2025

ORDINANCE NO. _____

AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04, SECTION 5.04.060.B: ALCOHOLIC BEVERAGES
(Decreasing Number of Class F Liquor Licenses)

WHEREAS, the Village of Lemont ("Village") is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and,

WHEREAS, Tatum Mae, 406 Main Street, Lemont, IL, was operating with a Class F Liquor License issued by the Village; and

WHEREAS, Tatum Mae has ceased complimentary glass of wine or beer while shopping; and

WHEREAS, the President and Board of Trustees of the Village of Lemont desire to decrease the number of Class F liquor licenses granted.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Lemont, Illinois:

SECTION 1: The above recitals are incorporated in this ordinance as is fully set forth.

SECTION 2: The number of Class F liquor licenses, as set forth in the Lemont Municipal Code, Chapter 5, Section 5.04, Subsection 5.04.060.B is hereby amended to read as follow in the manner and form shown in strikethrough type below and inserting therein and therefore such new text in the manner and form and shown in underlined bold type below, so that said Section 5.04.060.B shall hereafter provide as follows:

5.04.060 Classes of Licenses, Number of Licenses and License Fees.

Class	Number of Licenses	License Fee
A-1	8	$2,200.00
A-2	1	$2,200.00
A-2-x	1	$2,200.00
A-3	21	$2,100.00
A-3-1	1	$200.00
A-4	2	$1,500.00
A-4G	2	$2000.00
A-4G+	1	$2200.00
A-5	1	$2,000.00
A-6	1	$1,500.00
A-7	1	$2,100.00
A-8	1	$1,500.00
A-9	1	$2,200.00
B-1	2	$1,100.00
B-2	As authorized by the Liquor Control Commissioner	$25.00
B-3	As authorized by the Liquor Control Commissioner	$25.00
C-1	9	$2,000.00
C-2	0	$1,500.00
C-3	1	$1,500.00
C-4	0	$1,500.00
C-5	3	$200.00
D-1	2	$250.00
E-1-x	1	$650.00
F	~~1~~ **- 0**	$250.00

G	1	$1500.00

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 4: All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 5: The Village Clerk of the Village of Lemont shall certify to the adoption of this Ordinance and cause the same to be published in pamphlet form.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
JOHN EGOFSKE
President

ATTEST:

_____
CHARLENE M. SMOLLEN
Village Clerk

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Judy Radomski, Police Department
THROUGH:
SUBJECT: Ordinance Authorizing Stop Sign Request
DATE: April 28, 2025

SUMMARY/BACKGROUND
The Village of Lemont has an ordinance establishing the location of all stop signs within the Village. On January 3, 2025 the Police Department reviewed a request for a Stop Sign on southbound Covington Drive at Camelot Lane. Village of Lemont Traffic Safety conducted a preliminary assessment of the intersection and determined that the intersection bordered on Covington Knolls South Park and that numerous pedestrians crossed the intersection.

Trustees and village staff have received numerous complaints from residents about the speed of cars driving by Covington Knolls South Park.

ANALYSIS
Traffic surveys were conducted in the area of Covington Drive and Camelot Lane January 8, 2025 through January 16, 2025. That area of Covington Drive is the North entrance of where Covington Drive is contiguous with Covington Knolls South Park. A 3-way stop sign already exists on the south side of the park affecting northbound traffic.

During the survey period, 9,889 vehicles passed the instrument. The average speed of the vehicles assessed was 26 MPH. The posted speed on Covington Drive is 20 MPH. There were 55% of the vehicles with enforceable violations, resulting in a "High" enforcement rating.

Based on the report, the police department recommends the installation of the stop sign.

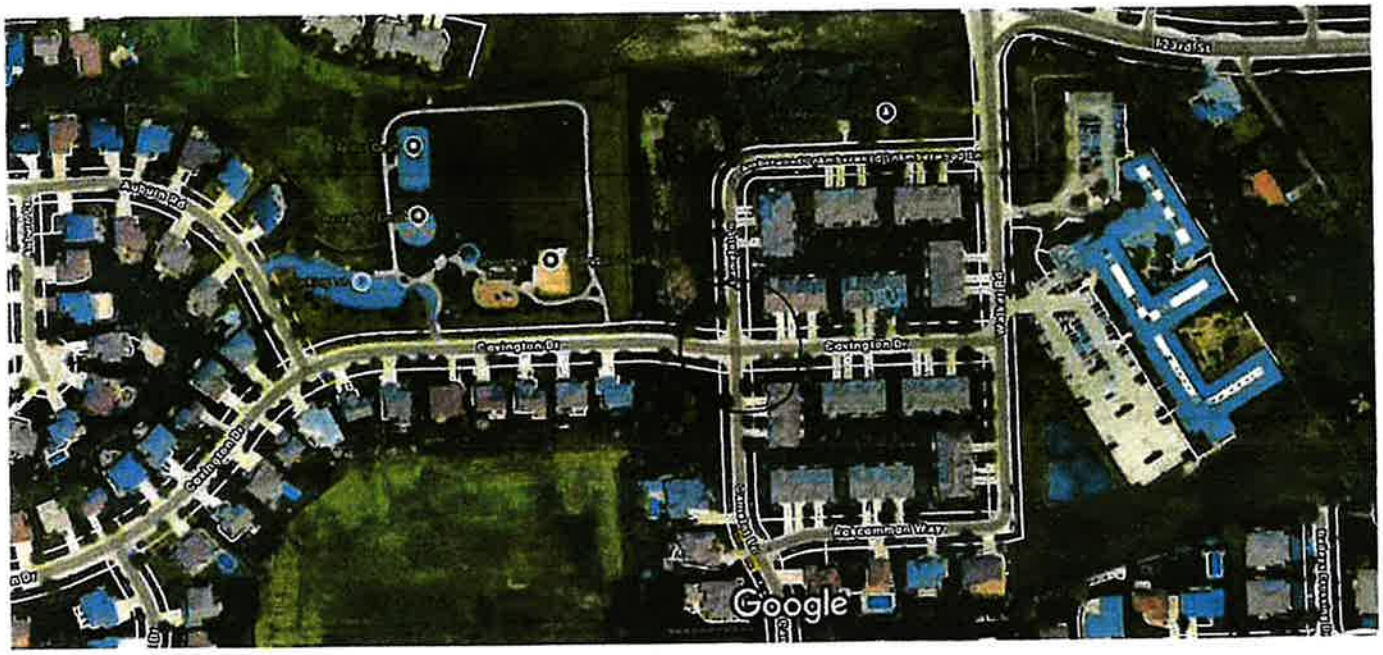
Consistency with Village Policy

STAFF RECOMMENDATION
Staff recommends authorization to install a stop sign.

BOARD ACTION REQUESTED
Authorization to proceed with the installation of a stop sign.

ATTACHMENTS
Photo 04.28.25.pdf
Ordinance Authorizing Stop Sign Request 04.28.25.pdf

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

VILLAGE OF LEMONT
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING STOP SIGN REQUEST

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF APRIL 2025

Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 28th day of April 2025

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING STOP SIGN REQUEST

WHEREAS, the Village of Lemont ("Village") is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois;

WHEREAS, the Village has determined according to law that there exists certain personal property owned by the Village that is no longer necessary or useful to the Village and is hereby declared to be surplus property;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, DUPAGE AND WILL COUNTIES, ILLINOIS, as follows:

SECTION 1: The foregoing findings and recitals, and each of them, are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: That appropriate signage shall be erected informing the public that Covington Drive and Camelot Lane is an all-way stop intersection.

SECTION 3: The Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, on this 28th DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	George Schafer, Village Administrator
SUBJECT:	An Ordinance Amending the Lemont, Illinois Municipal Code, Title 15 the Building Code of the Village of Lemont (Alternative Compliance for Solar-Ready Roof Sleeve)
DATE:	April 28, 2025

SUMMARY/BACKGROUND

In December 2023, the Village of Lemont adopted the 2021 International Residential Code (IRC) with local amendments. As part of the solar-ready provisions included in Appendix AT of the IRC, new single-family homes are required to include a capped roof penetration sleeve to accommodate future solar photovoltaic (PV) systems.

Following feedback from the Village Board, staff reviewed this requirement and proposed an alternative compliance method that retains the goal of solar readiness while addressing aesthetic and practical concerns.

ANALYSIS

The proposed ordinance adds a sentence to IRC Appendix AT, Section AT103.6, allowing a conduit raceway within three feet of the roof sheathing and designated solar-ready zone to serve as an acceptable alternative to the physical roof sleeve. This change maintains the intent of the code while offering homeowners and builders flexibility in design and construction.

Consistency with Village Policy

STAFF RECOMMENDATION

Approval of the ordinance.

BOARD ACTION REQUESTED

Motion to approve an Ordinance amending the Lemont Municipal Code, Title 15 – Building Code, to provide an alternative compliance method for the solar-ready roof sleeve requirement.

ATTACHMENTS

An Ordinance Amending the Lemont, Illinois Municipal Code, Title 15 the Building Code of the Village of Lemont (Alternative Compliance for Solar-Ready Roof Sleeve)

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-_____-25

AN ORDINANCE AMENDING THE LEMONT, ILLINOIS MUNICIPAL CODE, TITLE 15 THE BUILDING CODE OF THE VILLAGE OF LEMONT

(Alternative Compliance for Solar-Ready Roof Sleeve)

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on ____-_____-2025

ORDINANCE NO. O-_____-25

AN ORDINANCE AMENDING THE LEMONT, ILLINOIS MUNICIPAL CODE, TITLE 15 THE BUILDING CODE OF THE VILLAGE OF LEMONT

(Alternative Compliance for Solar-Ready Roof Sleeve)

WHEREAS, the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, ("the Village") is a municipality in the state of Illinois with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS, the Village adopted the 2021 International Residential Code (IRC) in December 2023 via Ordinance No. O-64-23, with local amendments; and

WHEREAS, the President and Board of Trustees of the Village of Lemont (the "*Corporate Authorities*") may from time to time amend the text of the Village Code when it is determined to be in the best interests of the residents of the Village; and

WHEREAS, the Corporate Authorities find that it is in the best interest of the Village to amend the Village Code provisions regarding the roof penetration requirements of the solar-ready regulations of the IRC.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, as follows:

SECTION 1: That the above recitals are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in its entirety.

SECTION 2: The Village Code, as amended, is further amended in Title 15, Buildings and Construction Chapter, with additions shown in <u>underlined text</u> to Chapter 15.00. Building Administration of the Village Code as follows:

SECTION 3: The Village Code, as amended, is further amended in Title 15, Buildings and Construction Chapter, with additions shown in underlined text and deletions shown in ~~strikethrough~~ to Chapter 15.06. Single-Family Building Code of the Village Code as follows:

15.06.020. – Amendments.

Appendix AT – Solar-Ready Provisions, Section AT103.6 (Capped Roof Penetration Sleeve). Add the following to the end of this section:

As an alternative compliance method, an empty conduit raceway provided in the attic within three (3) feet of the roof sheathing and within three (3) feet of the designated solar-ready zone shall be considered as meeting the intent of this section.

SECTION 4: Those provisions of the Village Code that have not been expressly amended by this ordinance shall remain in full force and effect.

SECTION 5: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this ordinance.

SECTION 6: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7: This ordinance shall be in full force and effect upon its passage, approval and publications as provided by law.

[THIS SECTION INTENTIONALLY LEFT BLANK]

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF APRIL 2023.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution for Maintenance Under the Illinois Highway Code 2025
DATE: April 28, 2025

SUMMARY/BACKGROUND
The Department of Public Works desires to use Motor Fuel Tax (MFT) money for the purchase of materials needed in its normal annual operations, such as road salt, blacktop for patching streets and alleys, street and roadway signs, gravel and parkway fill, maintenance parts for street lighting, and traffic signal maintenance.

A municipal estimate of maintenance cost form needs to be compiled and a resolution for maintenance of streets and highways must be passed. The estimated maintenance cost to be funded with MFT funds is $290,000.00. This amount does not include the annual resurfacing program. The resurfacing program was filed using different MFT forms and a different section number.

ANALYSIS
The resolution must be passed to use MFT funds.

Consistency with Village Policy
Budget (if applicable)

STAFF RECOMMENDATION
Pass A Resolution for Maintenance Under the Illinois Highway Code 2025

BOARD ACTION REQUESTED
Pass A Resolution for Maintenance Under the Illinois Highway Code 2025

ATTACHMENTS
A Resolution for Maintenance Under the Illinois Highway Code 2025.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-25

A RESOLUTION FOR MAINTENANCE UNDER THE ILLINOIS HIGHWAY CODE 2025

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on __-__-2025

Illinois Department of Transportation

Resolution for Maintenance Under the Illinois Highway Code

District	County	Resolution Number	Resolution Type	Section Number
1	Cook		Original	25-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees (Governing Body Type) of the Village (Local Public Agency Type) of LEMONT (Name of Local Public Agency) Illinois that there is hereby appropriated the sum of Two Hundred Ninety Thousand Dollars ($290,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/25 (Beginning Date) to 12/31/25 (Ending Date).

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village (Local Public Agency Type) of LEMONT (Name of Local Public Agency) shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I _____ (Name of Clerk) Village (Local Public Agency Type) Clerk in and for said Village (Local Public Agency Type) of LEMONT (Name of Local Public Agency) in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the President and Board of Trustees (Governing Body Type) of LEMONT (Name of Local Public Agency) at a meeting held on 04/28/25 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 28 (Day) day of April, 2025 (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYES:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A
Request for Expenditure/Authorization Motor Fuel Tax Funds BLR Form 09150

Illinois Department of Transportation

Request for Expenditure/Authorization of Motor Fuel Tax Funds

Local Public Agency	Type	County	Section Number
VILLAGE OF LEMONT	Village	Cook	25-00000-00-GM

I hereby request authorization to expend Motor Fuel Tax Funds as indicated below:

Purpose	Motor Fuel Tax Amount	Rebuild Illinois Amount
County Engineer/Superintendent Salary & Expenses		n/a
Contract Construction		
Day Labor Construction		
Engineering		
Engineering Investigations		
IMRF/Social Security		n/a
Maintenance	$290,000.00	
Maintenance Engineering		
Obligation Retirement		n/a
Other		
Right-of-Way (Itemized on 2nd page)		
TOTAL	$290,000.00	

Comments

Local Public Agency Official Signature & Date

Title

Village Administrator

Approved

Regional Engineer Signature & Date
Department of Transportation

Department of Transportation Use

Entered By	Date

Itemization of Right-of-Way Request

Location of Property			Property Owner	Acres Right-of-Way	Relocation Costs	Cost of Land Acquired	Cost of Damage to Land not Acquired	Total
Street/Road	Parcel Number	Address of Property Involved						
							TOTAL	

Add Item

Exhibit B
Local Public Agency General Maintenance Estimate of Maintenance Costs BLR Form 14222

Illinois Department of Transportation

Local Public Agency General Maintenance

Estimate of Maintenance Costs

Submittal Type: Original

District	Estimate of Cost For
1	Municipality

Local Public Agency	County	Section Number	Maintenance Period Beginning	Ending
VILLAGE OF LEMONT	Cook	25-00000-00-GM	01/01/25	12/31/25

Maintenance Items

Maintenance Operation	Maint Eng Category	Insp. Req.	Material Categories/ Point of Delivery or Work Performed by an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
Traffic Signal Maintenance - State	IIA		Maintenance	1	4	$4,500.00	$18,000.00	$18,000.00
Traffic Signal Maintenance - County	IIA		Maintenance	1	4	$1,500.00	$6,000.00	$6,000.00
Traffic Signal Maintenance - Local	IIA		Maintenance	1	1	$20,000.00	$20,000.00	$20,000.00
Street Light Maintenance	IIA		Maintenance	1	12	$1,000.00	$12,000.00	$12,000.00
Street Light Parts	IIA		Lum., bulbs, poles	1	1	$22,000.00	$22,000.00	$22,000.00
Blacktop	IIA		HMA patching mix	1	1	$20,000.00	$20,000.00	$20,000.00
Gravel	IIA		Gravel	1	1	$5,000.00	$5,000.00	$5,000.00
Snow & Ice Control - State Contract	I		Rock Salt (State Contract)	1	1	$175,000.00	$175,000.00	$175,000.00
Sign Materials	IIA		Materials	1	1	$12,000.00	$12,000.00	$12,000.00
							Total Operation Cost	$290,000.00

Estimate of Maintenance Costs Summary

Maintenance	MFT Funds	RBI Funds	Other Funds	Estimated Costs
Local Public Agency Labor				
Local Public Agency Equipment				
Materials/Contracts(Non Bid Items)	$115,000.00			$115,000.00
Materials/Deliver & Install/Materials Quotations (Bid Items)				
Formal Contract (Bid Items)	$175,000.00			$175,000.00
Maintenance Total	$290,000.00			$290,000.00

Estimated Maintenance Eng Costs Summary

Maintenance Engineering	MFT Funds	RBI Funds	Other Funds	Total Est Costs
Preliminary Engineering				
Engineering Inspection				
Material Testing				
Advertising				
Bridge Inspection Engineering				
Maintenance Engineering Total				
Total Estimated Maintenance	$290,000.00			$290,000.00

Remarks

Estimate of Maintenance Costs

Submittal Type: Original

Local Public Agency	County	Section	Maintenance Period Beginning	Ending
VILLAGE OF LEMONT	Cook	25-00000-00-GM	01/01/25	12/31/25

SUBMITTED

Local Public Agency Official Signature & Date

Title

Village Administrator

County Engineer/Superintendent of Highways Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation

IDOT Department Use Only

Received Location | Received Date | Additional Location? ☐

WMFT Entry By | Entry Date

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Authorizing the Execution of Lead Water Service Line Replacement Agreements for Phase One
DATE: April 28, 2025

SUMMARY/BACKGROUND
The Public Works Department has been working with HR Green, Inc. to prepare the lead service water line replacement program to map, inventory and complete the necessary work for the EPA requirements for lead water service lines. Thiry-Five (35) properties have been identified for the first phase of replacements. Since the replacements are located on private property, a Lead Water Serice Line Replacement Agreement must be completed between the homeowner and the Village. This Resolution requests authorization for the Village Administrator to execute these agreements.

ANALYSIS

Consistency with Village Policy
5-Year Capital Improvement Plan (if applicable)

STAFF RECOMMENDATION
Pass A Resolution Authorizing the Execution of Lead Water Service Line Replacement Agreements for Phase One

BOARD ACTION REQUESTED
Pass A Resolution Authorizing the Execution of Lead Water Service Line Replacement Agreements for Phase One

ATTACHMENTS
A Resolution Authorizing the Execution of Lead Water Service Line Replacement Agreements for Phase One.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-25

A RESOLUTION AUTHORIZING THE EXECUTION OF LEAD WATER SERVICE LINE REPLACEMENT AGREEMENTS FOR PHASE ONE

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on __-__-2025

RESOLUTION NO. R-_____-25

A RESOLUTION AUTHORIZING THE EXECUTION OF LEAD WATER SERVICE LINE REPLACEMENT AGREEMENTS FOR PHASE ONE

WHEREAS the Village of Lemont, Illinois is in need of lead water service line replacements; and

WHEREAS, the Village of Lemont requires a Lead Water Service Line Replacement Agreement to investigate and replace lead water service lines on private property: and

WHEREAS, the Village Administrator requests the approval of Village President and Board of Trustees to execute the Lead Water Service Line Replacement Agreements, as needed; and

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, as follows:

SECTION 1:

That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2:

That the President and Board of Trustees are hereby authorized in approving the Village Administrator authority to execute Lead Water Service Line Replacement Agreements as attached hereto as **Exhibit A**.

S SECTION 3:

This Resolution, and its parts, are declared to be severable and any section, subsection, sentence, clause, provision, or portion of this Resolution that is declared invalid such decision shall not affect the validity of any other portion of this Resolution, which shall remain in full force and effect.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYES:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Lead Water Service Line Replacement Agreement

VILLAGE OF LEMONT

LEAD WATER SERVICE LINE REPLACEMENT AGREEMENT

PROPERTY ADDRESS:

PROPERTY P.I.N. NUMBER(S):

OWNER(S) OF THE PROPERTY:

This Lead Water Service Line Replacement Agreement ("**Agreement**") is entered into between the Village of Lemont, an Illinois municipal corporation and non-home rule unit of local government (the "**Village**"), and the Owner of certain Property described herein as "Owner" and "Property" are defined herein. The Village and Owner are herein referenced collectively as "**Parties**".

RECITALS

1. WHEREAS, it has been determined that the use of lead water pipes is detrimental to human health and that the replacement of Village water pipes with non-lead pipes will reduce residents' exposure to lead; and

2. WHEREAS, the Village has therefore determined that it is in the best interest, safety, and welfare of its residents to replace a portion of certain residential lead water service lines at no cost to private homeowners, namely the replacement of the water service line that extends from the Village's water utility system to the residential water meter (the "**Village of Lemont Lead Water Service Replacement Project**");

3. WHEREAS, the individuals or entities listed above (collectively referenced herein, whether one or more owners, as "**Owner**" or **"Owner(s)"**) represent and affirm that they own the real property described above, including but not limited to the residence ("**Residence**") located thereon, (together referenced herein as the "**Property**"), and that they have the authority to enter into this Agreement; and

4. WHEREAS, the Owner may delegate authority for its obligations hereunder to another individual ("**Owner's Representative**") if the Owner provides the Village with written notification authorizing the Owner's Representative to act on the Owner's behalf under this Agreement and in such notification provides the Owner's Representative's current address, email address, and telephone number. See page 6 of this Agreement.

5. WHEREAS, the Village and its contractors will require access to the Property including the Residence thereon, in order to perform the Work described herein, including but not limited to the installation of a new underground water service line which will require access to the Property and to the inside of the Residence to connect the new water service line to the existing water meter location.

NOW THERFORE, in consideration of the mutual promises and agreements set forth herein, the Parties agree as follows:

1. **Recitals Incorporated.**

1.1 The Recitals set forth above are material terms of this Agreement and are incorporated in their entirety by reference in this Section 1.1.

2. **Work Performed.**

2.1 Work Performed. The work to be performed by the Village or its Contractor, described in this Section 2, is cumulatively referenced in this Agreement as the "**Work**".

2.1.1 Lead Service Replacement. The Village and its approved contractor ("**Contractor**") will install a new Village underground water service line connection from the water main located in Village parkway to a new Village B-Box/curb stop installation at the Owner's front Property line, and then into the Owner's Residence where it will connect to the existing water meter. The Village will determine the location of the installation of the water service connection which, in most instances, will be in close proximity to the original location. The Village and its Contractor will take precautions to minimize damage to the Property and the interior and exterior of the Residence.

2.1.1.1 Whenever possible, the water service line will be installed by trenchless methods from the B-Box/curb stop installation to the foundation. The Contractor will then excavate next to the foundation to core an opening/hole in the foundation. The new water service will pass through this opening and connect to the water meter located inside the Owner's Residence. The opening/hole will then be sealed.

2.1.1.2 If trenchless methods are not possible, the Village or its Contractor will discuss alternative measures with the Owner or Owner's Representative.

2.1.2 Restoration. The Village or its Contractor will perform the restoration work described in Section 4 below.

3. Right of Access: Pre-Meeting: Clearance of Work Area; and Notice.

3.1 Right of Access. The Owner grants the Village and its Contractor, and their respective employees and agents, the right to enter the Property, including the Residence, in order to perform the Work described herein and for the Pre-Meeting described in Section 3.2 below. Such access shall be provided between the hours of 7:00 a.m. and 8:00 p.m. Monday through Saturday unless otherwise agreed to by the Owner and the Village.

3.2 Pre-Meeting. Before beginning any Work under this Agreement, the Village or its Contractor will schedule a pre-meeting with the Owner or the Owner's Authorized Representative, as applicable, at which meeting the following will be discussed: (i) the

methods of Work; (ii) the timing of the Work; (iii) where on the Property, including the Residence, the Work will be performed; (iv) which areas of the Residence need to be cleared by the Owner prior to commencement of Work (per Section 3.3 below); and (v) possible items of restoration (per Section 4 below).

Before commencing any Work, the Village or its Contractor will take pictures of the Property and Residence as needed to document their condition**.**

3.3 Owner's Responsibility to Clear the Work Area. It is the Owner's obligation hereunder to prepare a proper work environment for the Contractor to perform the Work, meaning that the interior and exterior of the Residence where the Work will be performed will be clear of clutter and other impediments.

3.4 Notice. The Village or Village Contractor will notify the Owner (or Owner's Authorized Representative) not less than twenty-four (24) hours in advance of the date the Work is to be performed. Forms of communication may include, but are not limited to: email, phone contact, mail, or door hanger.

4. Restoration.

4.1 The Village will be responsible for restoration as follows:

4.1.1 Upon completion of the Work, the Village or the Village's Contractor will restore the exterior of the Residence to its former condition as nearly as practical at no cost to the Owner. Acceptable items for restoration will be defined in the Pre-Meeting described in Section 3.2 above.

4.1.2 Where an opening/hole of a foundation wall in the Residence occurs in the performance of the Work described herein, as described in Section 2.1.1.1 above, the opening will be sealed by the Village or its Contractor. Any other restoration of the interior of the Residence shall be the responsibility of the Owner.

4.1.3 The Owner may contact the Village with any questions or concerns regarding the Work performed including restoration.

5. Ownership; Warranty.

5.1 Ownership by Village. Upon completion of the Work described herein, the Village shall own and maintain the portion of the water service line between the water main located in the Village right of way and the B-Box/curb stop located near the property line of the Property.

5.2 Ownership by Owner. Upon completion of the Work described herein, the Owner shall own and maintain the portion of the water service line from the B-Box/curb stop to the water meter located within the Residence. Notwithstanding the foregoing, the Village will warranty the material and workmanship of the portion of the Work performed on the water service line owned by the Owner for twelve (12) months following installation.

6. Claims Related to Work.

6.1 The Owner shall not sue or bring any other action or claim against the Village or the Village's Contractor, or their respective officers, agents, or employees, for any claim or damages caused by, related to, or arising out of the Work. The Owner hereby waives any right of subrogation related to the Work. The provisions herein shall survive the expiration or termination of this Agreement and shall continue until expiration of all limitation periods applicable to any causes of action which may arise from the Work.

7. Term of Agreement.

7.1 This Agreement shall remain in full force and effect until completion of the Work or two (2) years from the Effective Date of this Agreement, whichever is longer.

8. Termination.

8.1 Prior to commencement of the Work hereunder, this Agreement may be terminated by the Village (by the Project Manager) or by the Owner by giving written notice of termination to the other. Once the Work has begun, this Agreement may only be terminated by agreement of the Owner and the Director of the Department of Public Works.

9. General Provisions.

9.1 Entire Agreement. This Agreement sets forth and constitutes the entire agreement between the Parties with respect to the subject matter described herein and supersedes any and all prior agreements, understandings, promises, warranties, and representations made by each Party to the other concerning the subject matter. This Agreement may be modified only by a written document signed by all Parties.

9.2 Binding Effect. This Agreement is binding on the Parties and their heirs, successors and assigns.

9.3 Invalidity. If any part or any provision of this Agreement is finally determined to be invalid or unenforceable under applicable law by a court of competent jurisdiction, that part or provision shall be ineffective to the extent of such invalidity or unenforceability only without in any way affecting the remaining parts or provisions of this Agreement.

9.4 Choice of Law/Venue. This Agreement shall be governed, in all respects, by the laws of the State of Illinois, irrespective of its choice of law rules. All disputes shall be resolved in the Circuit Court where the Property is located as the sole and exclusive jurisdiction and venue.

9.5 Survival. The following provisions of this Agreement shall survive its expiration or termination: 4.1.2, 5.1, 5.2, 6.1, and Section 9.1 through Section 9.5.

9.5 Authority. The undersigned swear and affirm that they have the lawful right to sign this Agreement on behalf of the Village and the Owner respectively.

9.6 Effective Date. The effective date ("**Effective Date**") of this Agreement shall be the date on which it is fully executed by the Parties hereto.

The undersigned represent that they have read and understand the terms of this Agreement, and that they hereby agree to be bound by its terms.

VILLAGE OF LEMONT

By:_____
George Schafer
Village Administrator

ATTEST

By:_____
Charlene Smollen
Village Clerk

Date: _____

OWNER(S)

Owner's Signature: _____

Print Name:_____

Date: _____

[If more than one owner]

Owner's Signature: _____

Print Name:_____

Date: _____

OWNER(S) CONTACT INFORMATION:

Name(s) [Please Print]:

_____

Email address: _____

Telephone No.:_____

Additional email addresses and/or telephone numbers: _____

_____

If Owner(s) wish to designate another individual to act as their Authorized Representative under the Agreement, please complete the following section:

DESIGNATION OF AUTHORIZED REPRESENTATIVE:

As Owner(s) of the Property, I (we) hereby authorize the individual listed below to act on my (our) behalf for all purposes under this Agreement.

Name(s) [Please Print]: _____

Email address: _____

Telephone No.:_____

Owner(s) Signatures _____

Date: _____

Exhibit B

Lead Water Service Line Replacement Agreement Property Listing Phase One

Lead Water Service Line Replacement Project Phase One Property List

30 E Custer St	22-29-106-016-0000
50 E Eureka Dr	22-29-115-023-0000
504 E Illinois St	22-20-429-003-0000
311 Lemont St	22-20-427-004-0000
55 E Peiffer Ave	22-29-118-022-0000
506 Porter St	22-20-436-003-0000
601 Walnut St	22-29-202-044-0000
405 Singer Ave	22-20-318-002-0000
506 Singer Ave	22-29-103-009-0000
509 Singer Ave	22-29-104-005-0000
510 State St	22-29-104-010-0000
613 Singer Ave	22-29-108-004-0000
614 Singer Ave	22-29-107-013-0000
715 Singer Ave	22-29-111-005-0000
720 Singer Ave	22-29-110-018-0000
721 Singer Ave	22-29-111-007-0000
726 Singer Ave	22-29-110-021-0000
831 Singer Ave	22-29-116-009-0000
835 Singer Ave	22-29-116-010-0000
904 Singer Ave	22-29-118-012-0000
910 Singer Ave	22-29-118-014-0000
916 Singer Ave	22-29-118-016-0000
407 Warner Ave	22-20-317-002-0000
515 Warner Ave	22-29-103-004-0000
606 Warner Ave	22-29-106-019-0000
705 Warner Ave	22-29-110-002-0000
727 Warner Ave	22-29-110-010-0000
802 Warner Ave	22-29-113-030-0000
813 Warner Ave	22-29-115-006-0000
829 Warner Ave	22-29-115-011-0000
1002 Warner Ave	22-29-304-014-0000
1009 Warner Ave	22-29-305-004-0000
1010 Warner Ave	22-29-304-016-0000
1011 Warner Ave	22-29-305-022-0000
1012 Warner Ave	22-29-304-017-0000

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: A Public Hearing for an Annexation Agreement for 12100 Bell Road in Lemont, IL (Wallin)
DATE: April 28, 2025

SUMMARY/BACKGROUND

The applicant, Richard Rymek of R/J Rymek, is requesting annexation of a 15.9-acre unincorporated property at 12100 Bell Road—commonly known as the Wallin Farm—into the Village of Lemont, along with rezoning to the Village's R-5A Single Family Detached and Attached Residential District. The site is currently undeveloped and characterized by natural features including woods and wetlands. No development plans have been submitted; any future proposals will follow standard Village review procedures.

ANALYSIS

The parcel is surrounded by residential uses—Palos Park R-1A to the north and west, County R-3 (Equestrian Estates) to the east, and Lemont R-4 (Equestrian Meadows) to the south. The requested zoning is consistent with the Lemont 2030 Comprehensive Plan, which designates the area as Conventional Neighborhood. At the March 5, 2025 Plan Commission hearing, Mr. Rymek emphasized the annexation is intended to support marketing the land, not immediate development. There was no public opposition, and the PZC voted 6-0 to recommend approval.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Motion to open the public hearing.

BOARD ACTION REQUESTED

Open the public hearing.

ATTACHMENTS

Draft Annexation Agreement for 12100 Bell Road (Wallin)

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement") is made and entered into as of the _____ day of _____, 2025 (“Effective Date”, between the Village of Lemont, an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois ("Village") and Raymond Wallin and Angel Wallin ("Owner") individually “Party” and collectively "Parties."

WITNESSETH

WHEREAS, the Owner is the owner of the property commonly known as 12100 Bell Road and which is legally described on Exhibit A attached hereto and made a part hereof ("Property"), which property is the subject of this Agreement; and

WHEREAS, the Owner has submitted to the Village a petition for annexation of the Property as shown on the Plat of Annexation attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the Property is contiguous to the Village, and none of the Property is presently within the corporate limits of any other municipality; and

WHEREAS, the Parties hereto wish to enter into this Agreement with respect to the annexation of the Property to the Village, and to other related matters pursuant to 65 ILCS 5/11-15.1-1 *et seq.*, upon the terms and conditions contained in this Agreement; and

WHEREAS, all public hearings as required by law have been held by the appropriate departments, commissions, boards, and other governmental bodies of the Village; and

WHEREAS, the annexation of the Property to the Village will be beneficial to the Village, will properly and beneficially extend the corporate limits and the jurisdiction of the Village, and will otherwise promote the proper growth and general welfare of the Village; and

WHEREAS, the Village is a Municipal Corporation of the State of Illinois and has in full force and effect various ordinances and amendments thereto relating to the development and zoning of real estate including, but not limited to, the Village's Unified Development Ordinance ("UDO"); and

WHEREAS, the Village has agreed to zone the Property to R-5A Residential District upon annexation; and

WHEREAS, the Parties hereto desire the Property to be annexed to the Village on the terms and conditions hereinafter set forth;

NOW, THEREFORE, for and in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties hereto agree as follows:

1. RECITALS. The Recitals are incorporated herein and constitute a part of this Agreement.

2. LEGAL CONFORMANCE WITH LAW. This Agreement is made pursuant to, and in accordance with, the provisions of the Lemont Municipal Code and the applicable provisions of the Illinois Compiled Statutes.

3. PETITION TO ANNEX. The Owner has filed with the Village Clerk a duly executed petition pursuant to 65 ILCS 5/7-1-8 to annex the Property to the Village.

4. ANNEXATION. The Village hereby agrees to annex the Property upon the terms and conditions of this Agreement, and the Parties respectively agree to do all things necessary and appropriate to cause the Property to be annexed to the Village including the passage of necessary ordinances by the Village.

5. ZONING. Upon annexation, the Property shall be zoned R-5A Residential District in accordance with the Village's Unified Development Ordinance ("UDO"). No development is proposed at this time by the Owner. Any future development of the Property shall comply with all applicable Village ordinances and approval processes in place at the time of such development.

6. DEVELOPMENT STANDARDS. The Owner acknowledges that any future development of the Property will be subject to the Village's UDO, Building Code, and all other applicable ordinances, regulations, and requirements, and that no variations from these requirements have been requested or granted as part of this Agreement. The Village represents and warrants to the Owner that it has sufficient potable water and sanitary sewer capacity to serve the Property as an R-5A Residential District.

7. UTILITIES AND PUBLIC IMPROVEMENTS. The Village shall not be obligated to provide utilities or public improvements as part of this annexation. Any extension of utilities or construction of public improvements necessary for future development shall be at the sole cost of the Owner and subject to all applicable permitting, design, and approval standards of the Village and other applicable agencies.

8. FEES. The Owner shall be required to pay all applicable fees, including but not limited to permit, license, and inspection fees, at the time of future development of the Property, in accordance with Village ordinances in effect at that time.

9. RECORDING. This Agreement shall be recorded by the Village Clerk in the Office of the Recorder of Deeds of Cook County, Illinois, at the expense of the Owner.

10. TERM. This Agreement shall be binding upon the Parties for a full term of twenty (20) years from the date of execution.

11. INVALIDITY. If any provision of this Agreement is held invalid, the validity of the remainder shall not be affected.

12. BINDING EFFECT. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Owner and the Village.

13. APPROVAL. This Agreement shall not be effective until it is signed by all Parties and recorded.

14. HOLD HARMLESS. The Owner agrees to defend and hold harmless the Village from any claims or legal actions arising out of or related to this annexation.

15. NO LIABILITY OF VILLAGE OFFICIALS. No agreement or undertaking of the Village contained in this Agreement shall be deemed to be a personal covenant, agreement or undertaking of any officer, employee or agent of the Village and no officer, employee or agent of the Village shall be personally liable under this Agreement or be subject to any personal liability in connection with or arising out of the execution, delivery and performance or nonperformance of this Agreement.

For the Village:

John Egofske
Village President
418 Main Street
Lemont, IL 60439
jfhogdkr@lemont.il.us

George Schafer
Village Administrator
418 Main Street
Lemont, IL 60439
Email gschafer@lemont.il.us

Michael B. Stillman
Ancel Glink
4544 West 103rd Street, Unit 2NE
Oak Lawn, Illinois 60453
Email mstillman@ancelglink.com

For OWNER:

Raymond Wallin

_____

Angel Wallin

or such other address or addresses or to such other Party when any Party entitled to receive notice hereunder may designate for itself from time to time in a written notice served upon the other Parties hereto in accordance herewith. Any notice sent as hereinabove provided shall be deemed to have been received (i) on the date it is personally delivered, if delivered in person, (ii) on the date it is electronically transmitted by email, (iii) on the first business day after the date it is deposited with the overnight courier service, if delivered by overnight courier service, or (iv) on the third (3rd) business day following the postmark date which it bears, if delivered by United States registered or certified mail, return receipt requested, postage prepaid.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

VILLAGE OF LEMONT

_____
John Egofske
Mayor

Attest:

_____
Village Clerk

OWNER

_____
Raymond Wallin

_____
Angel Wallin

Exhibit A – Legal Description

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH ONE-HALF (1/2) THEREOF: THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Exhibit B – Plat of Annexation

PLAT OF ANNEXATION

PIN : 22-26-201-010

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SUBMITTED BY:

LEGAL DESCRIPTION

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH 1/2 THEREOF:

THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

TOGETHER WITH THAT PART OF BELL ROAD LYING EAST OF AND ADJOINING THE ABOVE DESCRIBED PARCEL;

ALL IN COOK COUNTY ILLINOIS.

EXCEPTION – THE NORTH 663'

663'

1127.61'
N87°53'37"E 1077.32'

250'

THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF 26-37-11

COMED RIGHT OF WAY

EXCEPTION – THE WEST 250'

N01°47'44"W 640.73'

16.670 ACRES
HEREBY DEDICATED TO THE VILLAGE OF LEMONT

BELL ROAD

EAST LINE OF NORTHEAST QUARTER OF SECTION 26-37-11

S01°48'36"E 647.04'

N01°46'50"W 647.34'

50'

1077.47'
N88°13'44"E 1127.43'

THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF 26-37-11 AS MONUMENTED AND OCCUPIED

LOT 38
DETENTION AREA
(P.U. & D.E. THROUGHOUT)

LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3

LOT 37
DETENTION AREA
(P.U. & D.E. THROUGHOUT)

50'

EQUESTRIAN MEADOWS P.U.D. PHASE I
DOCUMENT NO. 1620119106

EXCEPTION – THE SOUTH HALF

EXCEPTION – THE SOUTH 700'

MCCARTHY ROAD

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE

RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

EXISTING CORPORATE LIMITS OF THE VILLAGE LEMONT

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS INSTRUMENT NO._____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AFORESAID ON THIS_____ DAY OF_____A.D., 20____, _____ O'CLOCK _____.

BY:_____
RECORDER OF DEEDS

OWNER'S CERTIFICATION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS_____ DAY OF_____, A.D. 20____.

BY: _____

TITLE:_____
PRINT TITLE

OWNER: SCHOOL DIST _____

ADDRESS: _____

NOTARY'S CERTIFICATION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____

DAY OF_____, A.D. 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS AT A PUBLIC MEETING HELD:

THIS _____ DAY OF_____ , 20____.

BY:_____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF LEMONT, ILLINOIS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

GIVEN UNDER MY HAND AND SEAL

THIS_____DAY OF _____, A.D., 2024.

BY: _____
DAVID P. FILIPSKI
IL PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/22

NOTE: HEAVY BOUNDARY LINES DEPICT WRITTEN TITLE, OR DEED LINES – BUILDING AND EASEMENT LINES SHOWN PER RECORDED SUBDIVISION PLAT. REFER TO TITLE POLICY FOR SUBSEQUENT RESTRICTIONS.

NO.	DATE: 05-31-24	PIC NA	DRAWN BY DN	CHECKED BY MP	BOOK NA PG NA
	REVISIONS				DATE / BY

CLIENT
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, IL 60439

PROJECT
LEMONT RESIDENTIAL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 50'

1 OF 1

PROJ NO: 24.0149

J:\PROJECTS\24.0149\24.0149-ANNEX.DWG

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	George Schafer, Village Administrator
SUBJECT:	A Public Hearing for an Annexation Agreement for 14306 McCarthy Road and 14322 McCarthy Road in Lemont, IL (Seven Oaks II)
DATE:	April 28, 2025

SUMMARY/BACKGROUND

The proposed Annexation Agreement between the Village of Lemont and Lemont LLC would incorporate two parcels totaling approximately 4 acres into the Village and amend the 2015 agreement related to the Seven Oaks Subdivision. The applicant is proposing 24 attached single-family townhomes and requests rezoning to R-5 and Preliminary Planned Unit Development (PUD) approval. The site plan includes an extension of Lacey Drive, stormwater management, and open space features

ANALYSIS

The annexation, rezoning, and Preliminary PUD were discussed at the Committee of the Whole meeting on March 24, 2025, and a public hearing for the rezoning and planned unit development (PUD) was held before the Planning & Zoning Commission on March 5, 2025. The Commission recommended approval (6-0) with conditions. The applicant has since updated the PUD plan to reflect these recommendations.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Motion to open the public hearing.

BOARD ACTION REQUESTED

Open the public hearing.

ATTACHMENTS

Draft Annexation Agreement for 14306 and 14322 McCarthy Road (Seven Oaks II)

AMENDMENT TO THE ANNEXATION AGREEMENT
SEVEN OAKS TOWNHOMES FOR PHASE II

This Amendment(hereinafter referred to as "AMENDMENT") to the Annexation Agreement-Seven Oaks Townhomes dated June 22, 2015 (hereinafter referred to as "AGREEMENT") is made and entered into this ___ day of _____, 2025, between the Village of Lemont, a municipal corporation of the Counties of Cook, DuPage and Will, in the State of Illinois(hereinafter referred to as "VILLAGE"), Lemont, LLC(hereinafter referred to as "OWNER" as OWNER with regard to the provisions of this AMENDMENT and not the provisions of the previously executed AGREEMENT). The VILLAGE and OWNER are hereinafter sometimes referred to individually as a "PARTY" and collectively as the "PARTIES;" and,

WHEREAS, the AGREEMENT was entered into by the VILLAGE with Seven Oaks Developers, LLC, which entity and its successors are not affected by or part of this AMENDMENT; and,

WHEREAS, and pursuant to the AGREEMENT, 26 townhomes were built with all provisions of that AGREEMENT remaining in place for the Territory defined in the AGREEMENT; and,

WHEREAS, the AGREEMENT provided for Lacey Drive including the annexation of a continuation of Lacey Drive proposed to be constructed to the west of the 26 townhomes that were built as part of the AGREEMENT; and,

WHEREAS, this AMENDMENT provides for the annexation of additional real estate consisting of approximately 4.00 acres(hereinafter referred to as "ADDITIONAL TERRITORY") which is legally described on Exhibit A and which with the previously annexed real estate for the extension of Lacey Drive(hereinafter referred to as "UNFINISHED LACEY DRIVE TERRITORY") consists of approximately 4.4 acres which is legally described on Exhibit B; and,

WHEREAS, the ADDITIONAL TERRITORY and the UNFINISHED LACEY DRIVE TERRITORY are collectively the real estate(hereinafter referred to as "AMENDMENT TERRITORY") that is the subject of this AMENDMENT; and,

WHEREAS, this AMENDMENT is being made to extend the terms of the AGREEMENT to the ADDITIONAL TERRITORY as amended in this AMENDMENT; and,

WHEREAS, the OWNER is the owner of record of the AMENDMENT TERRITORY; and,

WHEREAS, the OWNER filed a Petition for Annexation of the ADDITIONAL TERRITORY to the VILLAGE which is attached hereto as Exhibit C (hereinafter, the "Petition") that requested annexation of the ADDITONAL TERRITORY subject to execution of an annexation agreement acceptable to the OWNER and the VILLAGE; and,

WHEREAS, the ADDITIONAL TERRITORY has not been annexed to any municipality; and,

WHEREAS, the ADDITIONAL TERRITORY constitutes an area that is contiguous to and may be annexed to the VILLAGE, as provided under the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et. seq*.; and,

WHEREAS, the OWNER and the VILLAGE agree that they will be bound by the terms of this AMENDMENT; and,

WHEREAS, the VILLAGE would extend its zoning, building, health and other municipal regulations and ordinances over the ADDITIONAL TERRITORY, thereby protecting the VILLAGE from possible undesirable or inharmonious use and development of unincorporated areas surrounding the VILLAGE; and,

WHEREAS, the new boundaries of the VILLAGE, resulting from this Annexation shall extend to the far side of every highway and shall include all of every highway not already annexed; and,

WHEREAS, pursuant to the provisions of the Illinois Municipal Code (65 ILCS 5/1 et. *seq.*), the Corporate Authorities of the VILLAGE have taken all steps legally required; and,

WHEREAS, the Corporate Authorities of the VILLAGE have considered the Annexation of the ADDITIONAL TERRITORY described in the Petition and has determined that the best interest of the VILLAGE will be met if the ADDITIONAL TERRITORY is annexed to the VILLAGE and developed in accordance with the provisions of this AMENDMENT; and,

WHEREAS, the OWNER desires that the AMENDMENT TERRITORY and development henceforth be known as "SEVEN OAKS PHASE II;"

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter contained, the PARTIES agree as follows:

I

ADDITIONAL TERRITORY ANNEXATION AGREEMENT

1. The provisions set forth in the preamble above are incorporated into and made a part of this AMENDMENT. No portion of the ADDITIONAL TERRITORY shall be disconnected from the VILLAGE without the prior written consent of its Corporate Authorities.

2. The Plat of Annexation of said ADDITIONAL TERRITORY is attached hereto as **Exhibit D**. Said Plat extends the new boundaries of the VILLAGE to the far side of any adjacent highway not already annexed and includes all of every highway within the ADDITIONAL TERRITORY so annexed. Upon adoption of an ordinance annexing the ADDITIONAL TERRITORY to the VILLAGE, the Village Clerk shall cause a copy of said ordinance and said Plat to be duly recorded with the Cook County Recorder, and duly filed with the Cook County Clerk.

The Village Clerk shall also send notice of Annexation of the ADDITIONAL TERRITORY, by certified or registered mail to:

A. The Cook County Elections Department;
B. The U.S. Post Office branch serving the ADDITIONAL TERRITORY.

II

ZONING, LAND USE, AND DEVELOPMENT

1. **Zoning.** The AMENDMENT TERRITORY shall be zoned R-5 PUD and shall be developed exclusively for 24 single-family attached residences, as detailed in the attached exhibits. The Plat of Survey for the AMENDMENT TERRITORY is attached as Exhibit E.

2. **Development Plans.** The AMENDMENT TERRITORY shall be developed in substantial accordance with a PUD Final Plan/Plat that shall be submitted to and approved by the VILLAGE in accordance with the UDO. Said PUD shall also provide for development in substantial accordance with Exhibits F-L, which are incorporated into this Agreement by reference as if set forth verbatim herein.

3. **UDO Standards.** With respect to the development of the AMENDMENT TERRITORY, the PARTIES agree that in any case where the standards of the UDO now or hereafter conflict with the standards of this AMENDMENT, the standards of this AMENDMENT and the adopted PUD shall govern. The PARTIES agree that the standards of this AMENDMENT shall govern with the respect to the development of the AMENDMENT TERRITORY in any case in which there are no applicable standards provided in the UDO. In any case in which the UDO contains applicable standards that do not conflict with the standards of this AMENDMENT, the standards of the UDO shall govern with respect to the development of the AMENDMENT TERRITORY.

4. **UDO Exceptions.** Chapter 17.08 (Planned Unit Developments) of the UDO makes provision for exceptions to the requirements of the UDO in order to promote and allow innovation and flexibility of design in keeping with the public interest and welfare. It is understood that the subdivision will provide diversity to the existing housing stock and the residential design of the homes is a feature that is of public interest and welfare. As provided for in Chapter 17.08 (Planned Unit Developments) of UDO, the VILLAGE has deemed it appropriate to approve selected exceptions as set forth in Exhibit F.

5. **Other Ordinances.** Except as otherwise provided for in this AMENDMENT, the AMENDMENT TERRITORY shall be developed pursuant to the terms and provisions of the UDO, Building Code and all applicable statutes, ordinances, rules regulations and laws. The PARTIES understand and agree that the UDO, Building Code, and all applicable statutes,

ordinances, rules, regulations and laws of the VILLAGE shall remain applicable and in full force and effect during the term of this AMENDMENT. Furthermore, the PARTIES understand and agree that said ordinances may from time to time be amended or new ordinances promulgated and that, except as otherwise provided for in this AMENDMENT AGREEMENT, such new ordinances or ordinance amendments shall apply to the AMENDMENT TERRITORY.

6. **Expiration of Terms.** The conditions of this AMENDMENT relating to the development of the AMENDMENT TERRITORY incorporated herein by reference and made a condition to the grant of this special use zoning for the planned unit development shall survive the expiration of this AMENDMENT and shall remain in effect unless or until the zoning of the property has been altered in accordance with law.

III

FEES, PERMITS, AND OCCUPANCY

1. **Fees.** No new fees other than those fees currently in existence and assessed by the VILLAGE, including but not limited to permit fees, plan review fees, inspection fees, utility fees, application fees, tap-on fees, and user fees, shall be imposed by the VILLAGE upon the OWNER or the AMENDMENT TERRITORY until five (5) years after the date of this AMENDMENT. Thereafter, any such new fees of general applicability throughout the VILLAGE shall apply to the TERRITORY as well. The PARTIES acknowledge and agree that the fees contained in the Cash Contribution Schedule, attached hereto and incorporated herein as **Exhibit G**, shall not be changed.

2. **Completion of Water Supply Improvements.** The OWNER shall have 3 years from the date of the TERRITORY's initial connection to the Village water system to complete all water supply improvements.

3. **Detention Areas.** The OWNER shall construct and install at OWNER'S expense all detention areas, as identified on the exhibits and appurtenant structures such as drains, inlets, and outlets.

4. **Sidewalks, Parkway Trees and Other Trees.** The OWNER shall be required to construct sidewalks and install parkway trees and other trees in the common areas as identified on the exhibits. Sidewalks and trees immediately adjacent or connected to a lot that is being constructed must be installed before the issuance of a Final Certificate of Occupancy. Sidewalks, parkway trees and trees in the common and unimproved areas shall be installed by the OWNER no later than four (4) years after the recording of the applicable Final Plat. Sidewalks and parkway trees shall be installed during the course of construction.

5. **Other Improvements.** The OWNER shall construct and install at OWNER'S expense all other improvements in accordance with the requirements of the UDO of the VILLAGE and final engineering and final landscape plans approved by the VILLAGE.

IV

LAND AND CASH CONTRIBUTIONS

1. **Cash Contributions.** The OWNER, or any successors in interest as to any portion of the AMENDMENT TERRITORY, shall make cash contributions at the time of issuance of building permits, for each individual dwelling unit. Said fees shall be as indicated on the Cash Contribution Schedule, attached hereto and incorporated herein as **EXHIBIT G.**

V

DONATION AND ACCEPTANCE OF OPEN AREAS AND DETENTION AREAS

1. **Detention Area.** The detention area (hereinafter "detention area") and all appurtenant structures, and all native landscaping to said detention area, as identified as shown on the exhibits are to be owned and maintained by the Homeowners Association (HOA) to be formed for the AMENDMENT TERRITORY.

VI

NOTICES

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States Postal Service certified mail, postage prepaid and return receipt requested, as follows:

For the Village:

Village President
418 Main Street
Lemont, IL 60439

and

Village Clerk
418 Main Street
Lemont, IL 60439

and

Village Administrator
418 Main Street
Lemont, IL 60439

For OWNER:

Bernard Cyril Regan and Michael Zemaitis
Lemont, LLC
8200 South 86th Court
Justice IL 60458

and

Alexander R. Domanskis
Boodell & Domanskis, LLC
One North Franklin Street, #1200
Chicago, IL 60606

Or such other addresses that any party hereto may designate in writing to the other PARTIES pursuant to the provisions of this Section.

VII

CONTINUED APPLICATION OF THE AGREEMENT

The following sections of the AGREEMENT are incorporated into the AMENDMENT by reference as if set forth verbatim herein, except that AMENDMENT is substituted for AGREEMENT, AMENDMENT TERRITORY is substituted for TERRITORY, and the PARTIES and OWNER in this AMENDMENT are substituted for the PARTIES in the AGREEMENT: I, IV (Building permits and Temporary Certificates of Occupancy subsections), V, VI (Water Supply, Sanitary and Storm Sewers, and Mutual Assistance subsections), VII, VIII, IX, X, XIII, XIV, XVI, XVII, XVIII, XX, XXI, XXII, XXIII, XXIV, XXV, XXVI, XXVII, XXVIII, XXIX, XXX, XXXI, XXXII, XXXIII, XXXIV.

VIII

EXECUTION OF AGREEMENT

This AMENDMENT shall be signed last by the VILLAGE and the President of the VILLAGE shall affix the date on which he signs this AMENDMENT on page 1 hereof which date shall be the effective date of this AMENDMENT.

IN WITNESS WHEREOF, the PARTIES have caused this AMENDMENT to be executed on the day and year first above written.

VILLAGE OF LEMONT,
an Illinois Municipal Corporation

By:_____
Village President

ATTEST:

By:_____
Village Clerk

OWNER:

Lemont, LLC, an Illinois Limited Liability Company

By:_____
Bernard Cyril Regan, Its Manager

By:_____
Michael Zemaitis, Its Manager

NOTARY CERTIFICATES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **JOHN EGOFSKE,** personally known to me to be the President of the Village of Lemont, and **CHARLENE E. SMOLLEN**, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my and official seal, this _____ day of _____, 2025

_____
Notary Public

My commission expires on _____

STATE OF ILLINOIS)
) SS
COUNTY OF ILLINOIS)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named **BERNARD CYRIL REGAN**, personally known to me to be a Manager of the OWNER of the AMENDMENT TERRITORY and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2025

My commission expires on _____

_____
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named **MICHAEL ZEMAITIS**, personally known to me to be a Manager of the AMENDMENT TERRITORY and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2025

My commission expires on _____

_____
Notary Public

EXHIBIT	TITLE
Exhibit A	Legal Description of the Additional Territory
Exhibit B	Legal Description of the Amendment Territory
Exhibit C	Petition for Annexation
Exhibit D	Plat of Annexation dated January 29, 2025
Exhibit E	Plat of Survey dated October 23, 2024
Exhibit F	UDO Exceptions
Exhibit G	Cash Contribution Schedule
Exhibit H	Site Plan for Seven Oaks Subdivision dated March 27, 2025
Exhibit I	Preliminary Engineering Plan for Seven Oaks Subdivision dated March 27, 2025
Exhibit J	Landscaping Plan for Seven Oaks Subdivision dated April 1, 2025
Exhibit K	Tree Survey for Seven Oaks Subdivision dated February 17, 2025
Exhibit L	Building Plans Seven Oaks Subdivision Phase II 4-Unit Townhomes for Lemont, LLC Dated January 10, 2025
Exhibit M	Preliminary Plat of Subdivision dated April 22, 2025

EXHIBIT A
LEGAL DESCRIPTION OF THE ADDITIONAL TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG ALINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

EXHIBIT B
LEGAL DESCRIPTION OF THE AMENDMENT TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG ALINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 3:

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS SUBDIVISION PART OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 18TH, 2016, AS DOCUMENT NUMBER 1610929068 IN COOK COUNTY, ILLINOIS.

EXHIBIT C

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IRREVOCABLE PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF LEMONT

TO: THE VILLAGE CLERK, VILLAGE OF LEMONT, ILLINOIS

We, the undersigned Petitioners, owners of record of all of the land herein requesting to be annexed, respectfully represent, under oath, that all conditions required for annexation to the Village of Lemont pursuant to and in accordance with Illinois Municipal Code Chapter 65 Illinois Compiled Statutes Section 5/7-1-8 do hereby state under oath to wit:

1. That the territory requested to be annexed is described as follows:

(See legal description attached hereto on Exhibit A and made a part hereof)

2. That the described territory is not within the corporate limits of any municipality but is contiguous to the Village of Lemont, a municipality organized and existing under the laws of the State of Illinois.

3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition or will be provided prior to adoption of the Ordinance annexing said territory.

4. That this Petition is signed by all of the owners of record of all land in the described territory and at least 51% of the electors residing in the described territory.

5. That this Petition is irrevocable once signed and submitted to the Village of Lemont by the owner(s) of record.

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Lemont to annex the above described territory to the Village of Lemont.

NAME (Printed & Signed)	ADDRESS	OWNER (Check all that apply)	ELECTOR (Check all that apply)
LEMONT LLC By: _____ Bernard Cyril Regan, its Manager	1 N. FRANKLIN STREET, SUITE 1200 CHICAGO, IL 60606	X	

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that BERNARD CYRIL REGAN, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of February, 2025.

Athena M. Wilson
Notary Public

STATE OF ILLINOIS)
)
COUNTY OF ____)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that Bernard Cyril Regan, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of February, 2025.

Athena M. Wilson
Notary Public

OFFICIAL SEAL
ATHENA M WILSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/24/2026

EXHIBIT A
LEGAL DESCRIPTION OF THE ADDITIONAL TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

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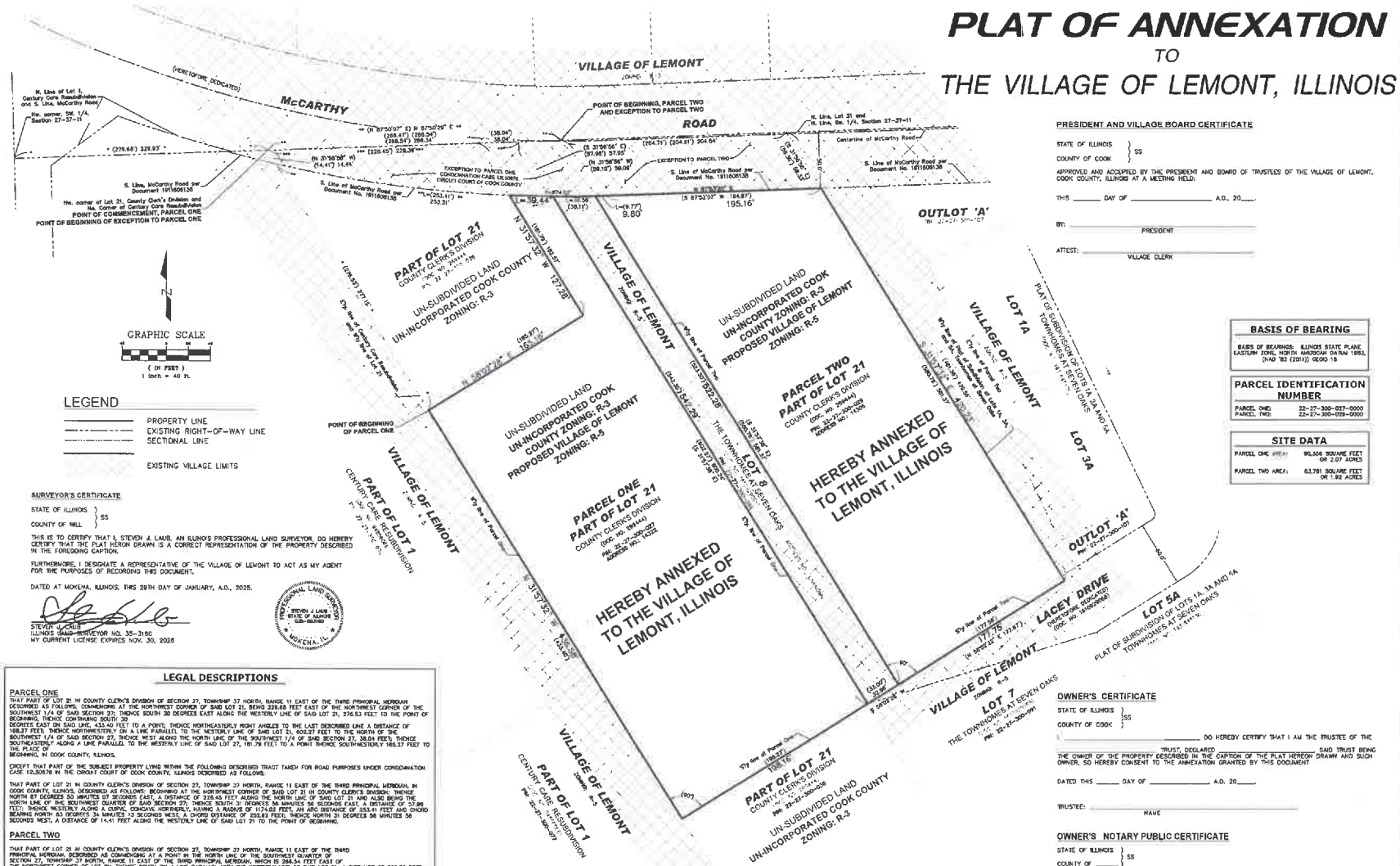
EXHIBIT D

Plat of Annexation dated January 29, 2025

PLAT OF ANNEXATION

TO

THE VILLAGE OF LEMONT, ILLINOIS



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTIONAL LINE
- EXISTING VILLAGE LIMITS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

FURTHERMORE, I DESIGNATE A REPRESENTATIVE OF THE VILLAGE OF LEMONT TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED AT MOKENA, ILLINOIS, THIS 29TH DAY OF JANUARY, A.D., 2025.

STEVEN J. LAUB
ILLINOIS LAND SURVEYOR NO. 35-3150
MY CURRENT LICENSE EXPIRES NOV. 30, 2026

PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS STEVEN J. LAUB 035-003760 MOKENA, IL

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 376.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 168.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 13L50678 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 268.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 660.75 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.50 FEET; THENCE NORTHWESTERLY ALONG A LINE, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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"ACCORDING TO 65 ILCS 5/7-1-1 THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAYS SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION."

SUBMITTED BY	RETURN TO
The Village of Lemont 418 Main Street Lemont, Illinois 60439	The Village of Lemont 418 Main Street Lemont, Illinois 60439

PRESIDENT AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A MEETING HELD:

THIS _____ DAY OF _____ A.D., 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 22-27-300-027-0000
PARCEL TWO: 22-27-300-029-0000

SITE DATA

PARCEL ONE AREA: 90,306 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA: 63,781 SQUARE FEET OR 1.92 ACRES

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

_____ DO HEREBY CERTIFY THAT I AM THE TRUSTEE OF THE _____ TRUST, DECLARED _____ SAID TRUST BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION OF THE PLAT HEREON DRAWN AND SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT

DATED THIS _____ DAY OF _____ A.D. 20____.

TRUSTEE: _____
NAME

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TRUSTEE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT _____ (HE/SHE/THEY) SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS ____ DAY OF _____ A.D., 20____.

BY: _____
NOTARY PUBLIC

REVISIONS

Z & R PROPERTIES 6C, LLC
8200 S. 86TH COURT
JUSTICE, ILLINOIS 60458
(708) 237-0000

PLAT OF ANNEXATION
FOR
PROPOSED TOWNHOMES AT
SEVEN OAKS, PH. 2
LEMONT, IL

DESIGNTEK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
9330 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 01/28/2025
Field Date:
Drawn By: SJL
Checked By: MJF

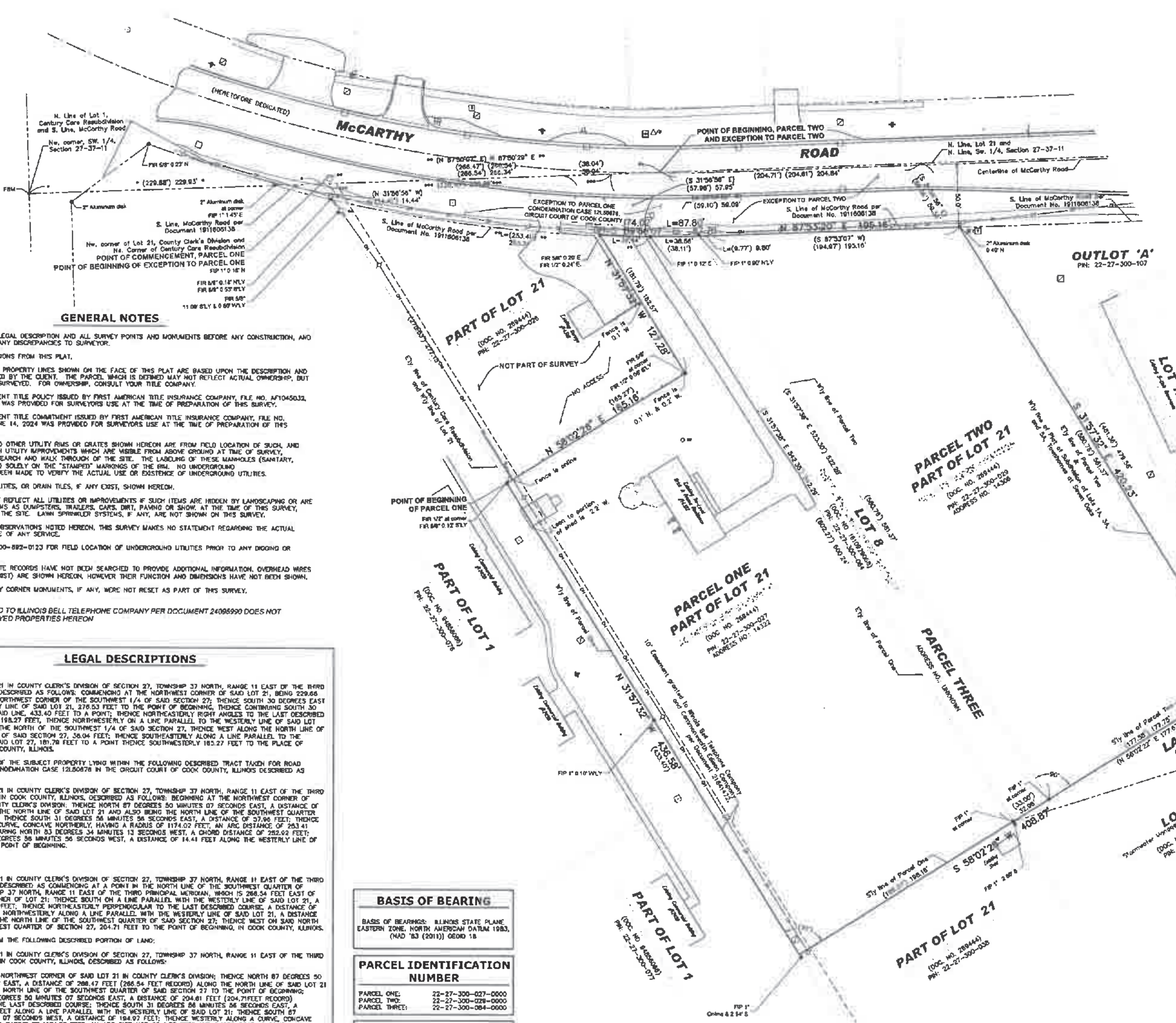
1 OF 1

ANNEXATION

EXHIBIT E

Plat of Survey dated October 23, 2024

PLAT OF SURVEY



LEGEND

- ANCHOR
- B-BOX
- MAILBOX
- POWER POLE
- SIGN
- SPRINKLER CONTROL VALVE
- HANDHOLD
- TRAFFIC CONTROL VAULT
- TRANSFORMER PAD
- CATCH BASIN
- STORM INLET
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- HYDRANT
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- TELEPHONE MANHOLE
- FIR FOUND IRON REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT
- LIGHT POLE W/MAST ARM

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- SECTION/QUARTER LINE
- WOOD FENCE
- OVERHEAD WIRES
- CURB & GUTTER
- DEPRESSED CURB & GUTTER

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (###) RECORD/DEED
- ### MEASURED

HATCHING

- ASPHALT SURFACE
- BUILDING LIMITS
- CONCRETE SURFACE
- WOOD DECK

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

PARCEL ONE: A CURRENT TITLE POLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. AF1045032, DATED JULY 23, 2024 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

PARCEL TWO: A CURRENT TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. AF1045033, DATED JUNE 14, 2024 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

OBLITERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.

EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT 24095990 DOES NOT AFFECT THE SURVEYED PROPERTIES HEREON

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.66 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 802.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.78 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50678 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 268.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 580.78 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.38 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 268.47 FEET (268.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2018 AS DOCUMENT 1810829068, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-028-0000
PARCEL THREE:	22-27-300-064-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,539 OR 0.40 ACRE

SEE SHEET 2 OF 2 FOR TOPOGRAPHY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATE: OCTOBER 23, 2024

STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3180
MY CURRENT LICENSE RENEWS NOV. 30, 2024

PROFESSIONAL LAND SURVEYOR — STEVEN J. LAUB — STATE OF ILLINOIS — 035-003180 — MOKENA, IL

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

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 10/23/2024
Field Date: 10/16/2024
Drawn By: SJL
Checked By: SDS

PLAT/TOPOGRAPHIC SURVEY FOR PROPOSED TOWNHOMES AT SEVEN OAKS, PH. 2 LEMONT, IL

REGAN HEATING
312-617-4396

REVISIONS

NO.	DATE	DESCRIPTION	BY

BOUNDARY

EXHIBIT F

UDO EXCEPTIONS

The following deviations from the Unified Development Ordinance are granted as a part of the proposed development:

- Reduction of the minimum side yard setbacks from 15-feet to 10.25-feet.
- Reduction of the corner side setback from 25-feet to 19.9-feet for the corner side on Lacey Drive.
- Reduction in minimum residential street right-of-way of 66-feet to 60-feet.
- Reduction in minimum 10% open space requirement. Outlot 2 is 10,246 square-feet and the property would require 19,166 square-feet of open space. The UDO reduction in open space is allowed as the project provides additional landscaping and is close to Covington Knolls Park within ¼ mile and the gazebo is a usable amenity.

EXHIBIT G - Cash Contribution Schedule

Number of Units	Detached		Attached		Apartments	
	2 Bedroom	0	1 Bedroom	0	Efficiency	0
	3 Bedroom	0	2 Bedroom	0	1 Bedroom	0
	4 Bedroom	0	3 Bedroom	24	2 Bedroom	0
	5 Bedroom	0	4 Bedroom	0	3 Bedroom	0
	Total Units	0	Total Units	24	Total Units	0

1. **Based on Table 17-18-03, a three-bedroom attached single family home would expect to have the following population, further broken down by age of resident:**
    - 0.212 Pre-school students
    - 0.234 Elementary students
    - 0.058 Junior High students
    - 0.059 High School students
    - 1.829 Adults
    - 2.392 total per dwelling unit

2. **Park District**
    - (10 × 2.392)/1,000 = 0.02392 acres
    - Park District Contribution: 0.02392 x $150,000 = $3,588

3. **Elementary School**
    - (15 × 0.234)/650 = 0.0054 acres
    - Elementary School Contribution: 0.0054 x $150,000 = $810

4. **Junior High School**
    - (25 × 0.058)/1,200 = 0.0012083
    - Junior High School Contribution: 0.0012083 x $150,000 = $181.25

5. **High School Contribution**
    - (80 × 0.059)/3,000 = 0.001573
    - High School Contribution: 0.001573 x $150,000 = $236

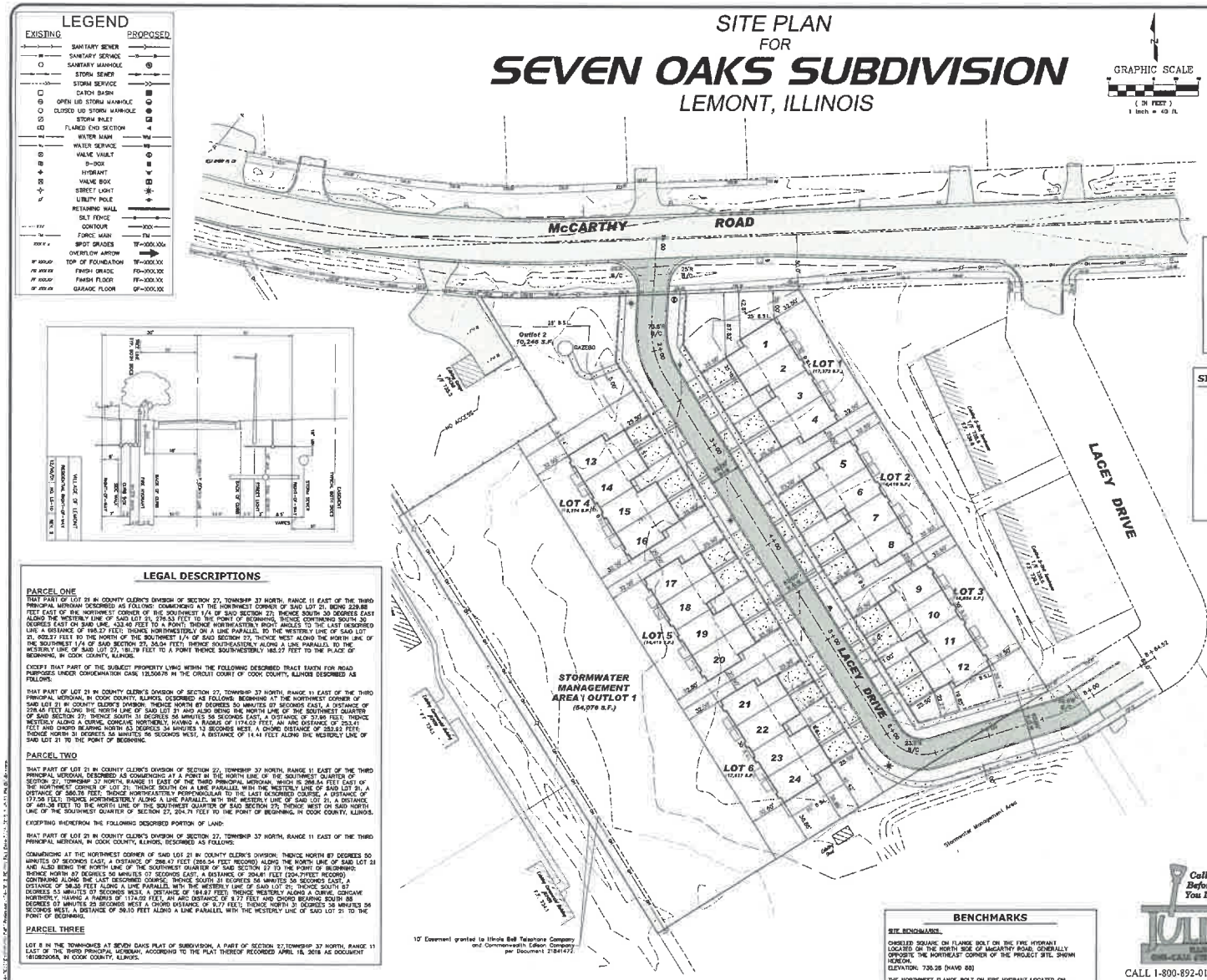
6. **Total Cash Contribution for one three-bedroom attached single family home**
    - $3,588 + $810 + $181.25 + $236 = $4,815.25

7. **Total Cash Contribution for 24 three-bedroom attached single family homes**
    - 24 x $4,815.25 = $115,566

EXHIBIT H

Site Plan for Seven Oaks Subdivision dated March 27, 2025

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	WATER MAIN	
	WATER SERVICE	
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
	CONTOUR	
	FORCE MAIN	
	SPOT GRADES	
	OVERFLOW ARROW	
	TOP OF FOUNDATION	
	FINISH GRADE	
	FINISH FLOOR	
	GARAGE FLOOR	

SITE DATA

GROSS AREA:	191,856 S.F./4.40 AC.
R.O.W. AREA:	37,714 S.F./0.87 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,076 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,820 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	6 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,314 / 191,856 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,449 SF (MIN.)
LOT WIDTH (MIN.)	80'	128.16' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	18.9' (VARIANCE REQ.)
LOT COVERAGE	65%	38% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.88 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 278.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 609.37 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 56.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50678 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 288.84 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.06 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

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PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2018 AS DOCUMENT 1810829068, IN COOK COUNTY, ILLINOIS.

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE. SHOWN HEREON.
ELEVATION: 730.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE. SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

Call Before You Dig
JULIE
ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

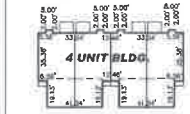
PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-028-0000
PARCEL THREE:	22-27-300-084-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,538 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

REVISIONS

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1"=40'
Date: 02-05-2025
Design By: MJF
Drawn By: DJD
Checked By: MJF

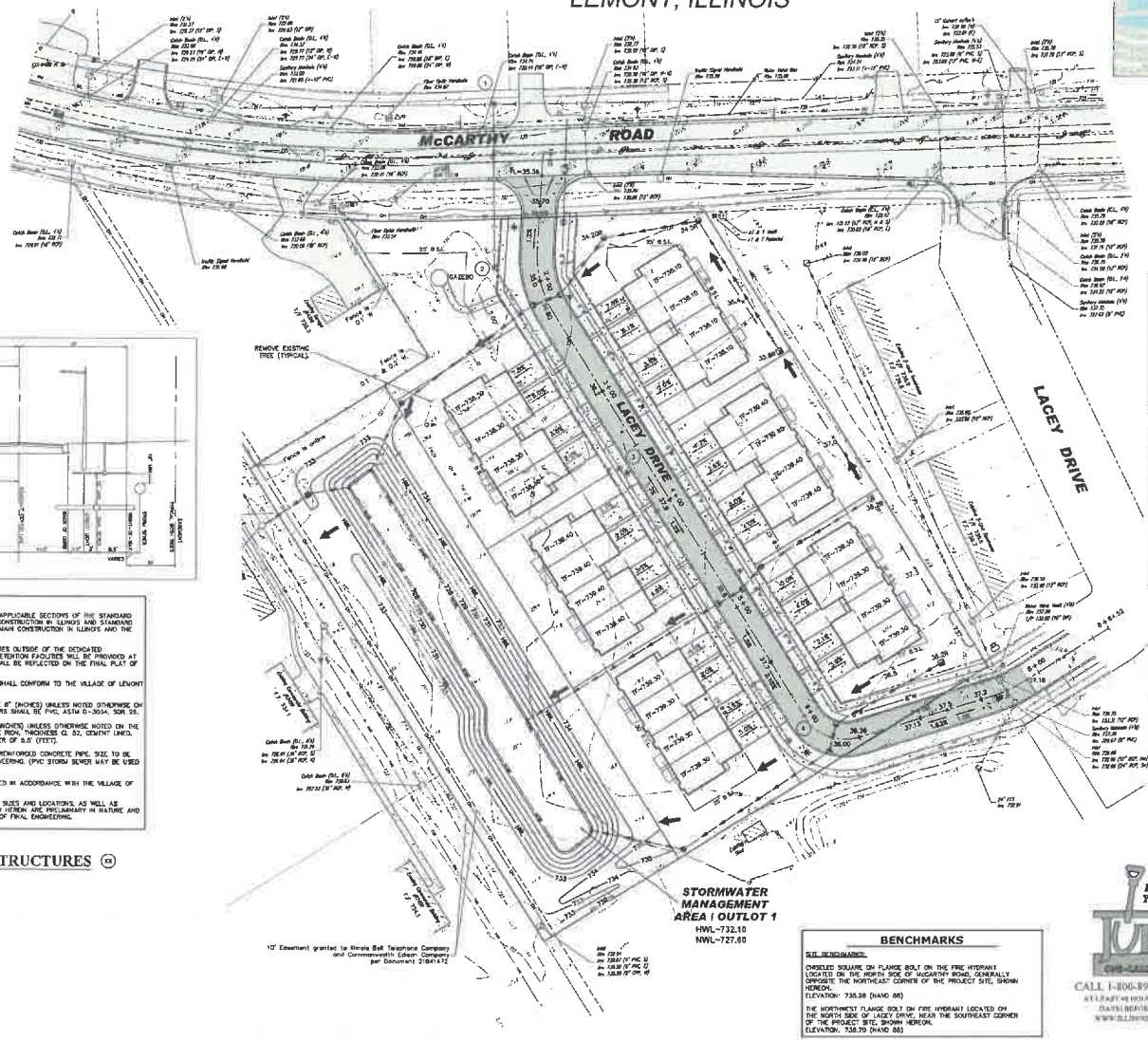
1 OF 1

SEVEN OAK SUBDIVISION -- SITE PLAN

EXHIBIT I

Preliminary Engineering Plan for Seven Oaks Subdivision dated March 27, 2025

PRELIMINARY ENGINEERING PLAN
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

EXISTING	PROPOSED
SANITARY SEWER	
SANITARY SERVICE	
SANITARY MANHOLE	
STORM SEWER	
STORM SERVICE	
CATCH BASIN	
OPEN LID STORM MANHOLE	
CLOSED LID STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
WATER MAIN	WM
WATER SERVICE	WS
VALVE VAULT	
B-BOX	
HYDRANT	
VALVE BOX	
STREET LIGHT	
UTILITY POLE	
RETAINING WALL	
SILT FENCE	
CONTOUR	XXX
FORCE MAIN	FM
SPOT GRADES	TF=XXX.XXx
OVERFLOW ARROW	
TOP OF FOUNDATION	TF=XXX.XX
FINISH GRADE	FG=XXX.XX
FINISH FLOOR	FF=XXX.XX
GARAGE FLOOR	GF=XXX.XX

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT SUBDIVISION CODE.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREON ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

SANITARY STRUCTURES (XX)

(1) 48" M.H., C.L.
RIM 733.90
INV 723.78 (S)
INV 723.98 (E,W)

(2) 48" M.H., C.L.
RIM 733.10
INV 724.33

(3) 48" M.H., C.L.
RIM 737.40
INV 725.15

(4) 48" M.H., C.L.
RIM 736.85
INV 727.65

SITE DATA

GROSS AREA:	191,656 S.F./4.40 AC.
R.O.W. AREA:	37,714 S.F./0.87 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,075 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,620 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	8 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,514 / 191,656 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,418 SF (MIN.)
LOT WIDTH (MIN.)	90'	126.18' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	19.8' (VARIANCE REQ.)
LOT COVERAGE	65%	35% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 22-27-300-027-0000
PARCEL TWO: 22-27-300-028-0000
PARCEL THREE: 22-27-300-084-0000

SITE DATA

PARCEL ONE AREA: 80,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA: 83,781 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA: 17,539 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME, REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
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REVISIONS

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION	
Project No.:	24-0022
Scale:	1"=40'
Date:	02-05-2025
Design By:	MJF
Drawn By:	DJB
Checked By:	MJF

1 OF 1

PRELIMINARY ENGINEERING PLAN

EXHIBIT J

Landscaping Plan for Seven Oaks Subdivision dated April 1, 2025

LANDSCAPE PLAN

for

Seven Oaks Subdivision

14306 McCarthy Road, Lemont, IL

Site Location Map



SHEET INDEX

CS-1 COVER SHEET

L-1 NORTH HALF LANDSCAPE PLAN PLAN

L-2 SOUTH HALF LANDSCAPE PLAN

L-3 PROTOTYPICAL FOUNDATION LANDSCAPE PLAN & PLANTING DETAILS

L-4 LANDSCAPE SPECIFICATIONS & GENERAL NOTES

811 Know what's below. Call before you dig.

SCALE Not To Scale

0 0 0

CAUTION: IF THIS SHEET IS NOT 24" x 36", THEN IT IS NOT TO THE SCALE NOTED.

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REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
157.000117

Expires: 2025-08-31

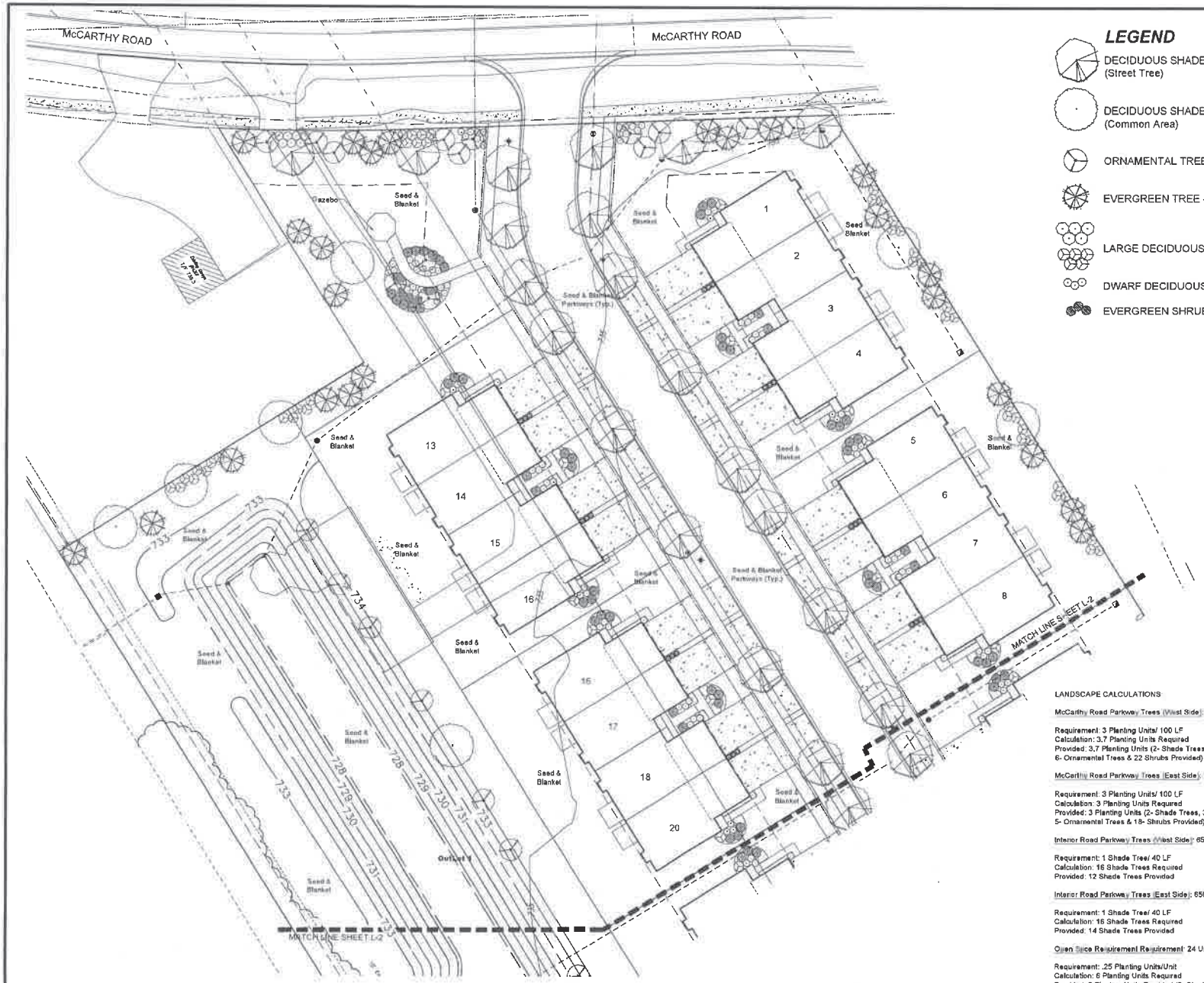
HERITAGE OAK STUDIOS, LLC
Landscape Architects
14301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-514-4415

COVER SHEET

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
CS-1

PROJECT NO.: 0425 - 2441



LEGEND

- DECIDUOUS SHADE TREE - 3.0" BB (Street Tree)
- DECIDUOUS SHADE TREE - 2.5" BB (Common Area)
- ORNAMENTAL TREE - 2.0"/6' cl. BB
- EVERGREEN TREE - 8' BB
- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"

LANDSCAPE CALCULATIONS

McCarthy Road Parkway Trees (West Side): 123 LF

Requirement: 3 Planting Units/ 100 LF
Calculation: 3.7 Planting Units Required
Provided: 3.7 Planting Units (2- Shade Trees, 4- Evergreen Trees, 6- Ornamental Trees & 22 Shrubs Provided)

McCarthy Road Parkway Trees (East Side): 100 LF

Requirement: 3 Planting Units/ 100 LF
Calculation: 3 Planting Units Required
Provided: 3 Planting Units (2- Shade Trees, 3- Evergreen Trees, 5- Ornamental Trees & 18- Shrubs Provided)

Interior Road Parkway Trees (West Side): 650 LF

Requirement: 1 Shade Tree/ 40 LF
Calculation: 16 Shade Trees Required
Provided: 12 Shade Trees Provided

Interior Road Parkway Trees (East Side): 650 LF

Requirement: 1 Shade Tree/ 40 LF
Calculation: 16 Shade Trees Required
Provided: 14 Shade Trees Provided

Open Space Requirement Requirement: 24 Units

Requirement: .25 Planting Units/Unit
Calculation: 6 Planting Units Required
Provided: 8 Planting Units Provided (3- Shade Trees, 6- Evergreen Trees, 9- Ornamental Trees & 39- Shrubs Provided)

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SCALE 1" = 20'
0 20 40

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REVISIONS

1 - For Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-006717
LANDSCAPE ARCHITECT
Expires: 2025-08-31

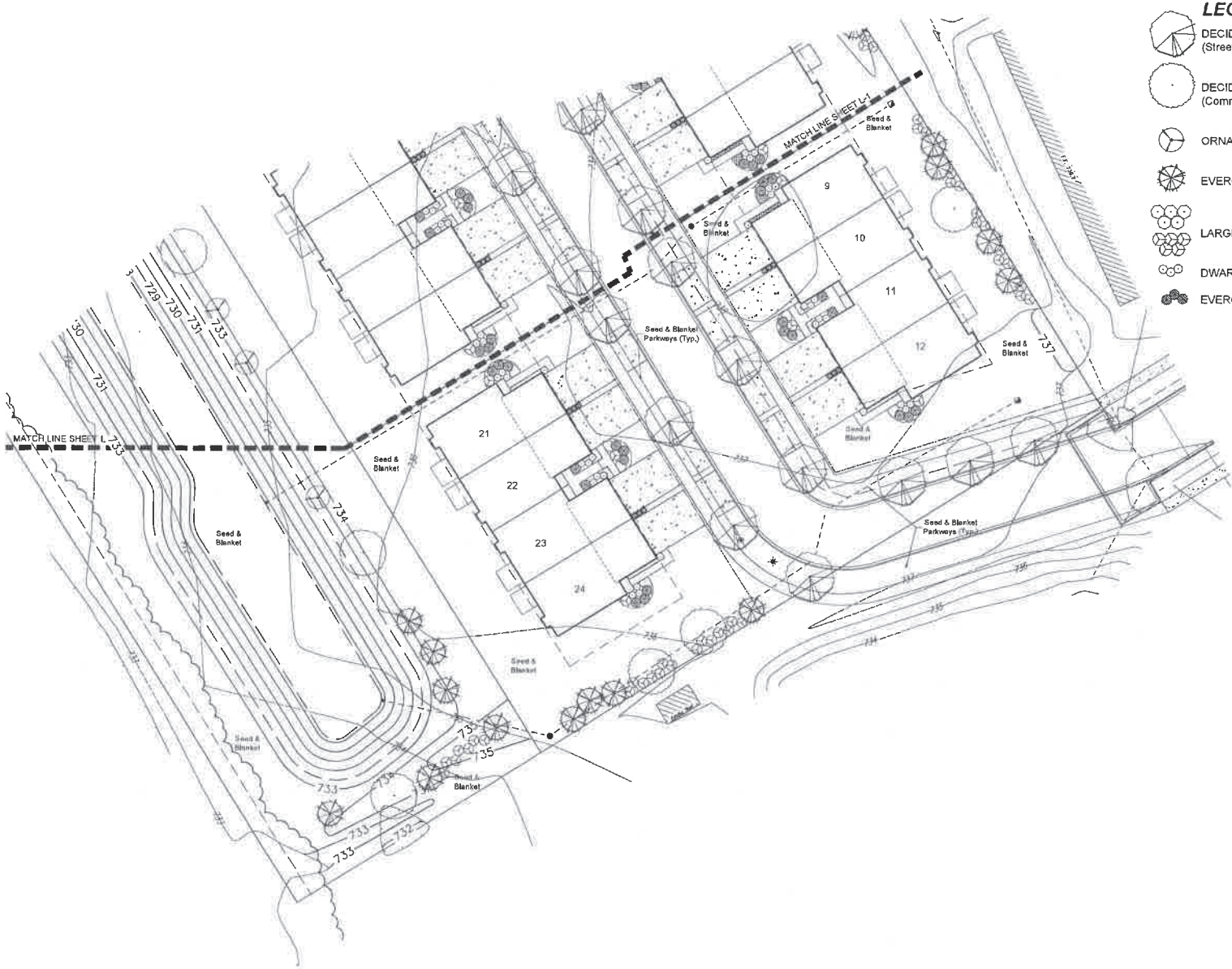
HERITAGE OAK STUDIOS, LLC
Landscape Architects
14361 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

NORTH HALF PRELIMINARY LANDSCAPE PLAN

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET L-1

PROJECT NO.: 0425 - 2441



LEGEND

- DECIDUOUS SHADE TREE - 3.0" BB (Street Tree)
- DECIDUOUS SHADE TREE - 2.5" BB (Common Area)
- ORNAMENTAL TREE - 2.0"/6' cl. BB
- EVERGREEN TREE - 8' BB
- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"

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SCALE 1" = 20'
0 20 40

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REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14305 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
DONALD PLOWES
No. 157.000717
REGISTERED LANDSCAPE ARCHITECT
Expires: 2025-08-31

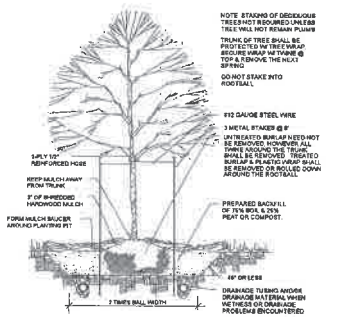
HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 Wolfe Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4413

SOUTH HALF PRELIMINARY LANDSCAPE PLAN

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

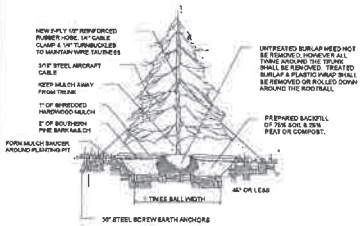
SHEET L-2

PROJECT NO.: 0425 - Z441



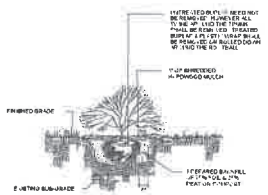
DECIDUOUS TREE

NTS



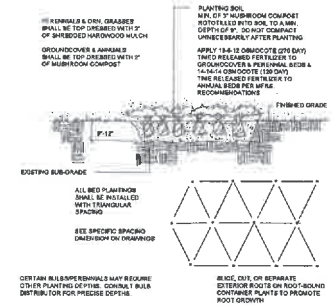
EVERGREEN TREE

NTS



SHRUBS

NTS



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS



LEGEND

- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"
- PERENNIALS & GROUNDCOVERS - 1 Gal. & 24 Flats
- ORNAMENTAL GRASSES - 1 Gal.

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SCALE 1" = 10'

0 10 20

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REVISIONS

1 - Per Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-000717
Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
34361 White Oak Drive
Prairieville, IL 60585
PHONE: 815-534-4415

PROTOTYPICAL FOUNDATION LANDSCAPE PLAN & PLANTING DETAILS

DATE: 2025-02-07
SCALE: 1"=10'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-3

PROJECT NO.: 0425 - 2441

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PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in total conformance with the project specifications and applicable drawings which are advised to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to the effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, D.C. 20005.
C. Norton Trees, The Staff of the L.J. Bailey Hortorium, 1976. MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and visual or scored the measurements specified in the plant list. They shall be measured before pruning with branches in normal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the cost of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and bulbspring of plants on the plant list shall follow the Code of Standards (260 format current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, heeled-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and heeled in with wetted, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in areas designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries located in the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, trash, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet the specification.

The soil, to be acceptable topsoil, shall meet the following criteria.
A. ORGANIC MATTER: Not less than 1.5 percent nor more than 10.0 percent
B. pH: No lower than 6.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1800 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil amended recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and lime assay.

NOTE: All deciduous beams specified to be planted with native emergent plugs and/or native seed mixes shall be improved with bushy brittle (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH
Mulch shall consist of the following

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processed locally sourced hardwood logs and bark free of stems and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum

Additionally, all compost materials shall meet the following
1. 35-55% minimum organic matter
2. soluble salts under 6 dS/m maximum (under 2 dS/m best)
3. Moisture content = 35-55%
4. pH range 6.5-8.0
5. Nitrogen = >0.5

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis.

A. Shrubs
Vibrastart (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Vibrastart (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 9-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (5-8-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dowell Company, Inc., Sikeston, MO, or approved equal. Submit manufacturer literature for approval
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered on a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stockpiled. The Contractor shall be responsible for the restoration of all damaged adjoining turf. All restoration shall be sodded.

3.1 BASE SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unfavorable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner as relating as to the time of week and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable in June 15 with the following exception
1) Bare root materials of any shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to ten (5) additional waterings shall be performed as needed. The use of drip irrigation tree bags are encouraged (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to five (5) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure sometimes with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under the Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance ends solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantees period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the replacement of dead guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for the portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing of the completion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine whether any work required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the request replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any purchased plant which has died, or is in a dying condition or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following

A. ONE YEAR PERIOD
This one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanships and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by stolen components, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removed by others, by Acts of God, by vandalism or by bottoming.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with the interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an offsite source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, trash, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet that specification.

The soil, to be acceptable topsoil, shall meet the following criteria

1. ORGANIC MATTER: Not less than 1.5 percent nor more than 10.0 percent.
2. pH: No lower than 6.0 nor higher than 8.0
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1800 ppm
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil amended recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and lime assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in prepurchased, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum total percentage by weight of the following
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen 10%
Phosphorus 0%
Potash 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen 26%
Phosphorus 0%
Potash 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris/trends usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT	TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)	
60%	KENTUCKY BLUEGRASS (blend of 3 cultivars)
30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
10%	CREEPING RED FESCUE
	(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)	
40%	"FULTA" ALKALI GRASS (PUCCINELLIA DISTANS)
30%	CREEPING RED FESCUE
20%	KENTUCKY BLUEGRASS
10%	PERENNIAL RYEGRASS
	(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 24 pounds to the heaped measured bushel. Wheat seed content shall not exceed 0.25%

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS that lists the maximum allowable percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. NET Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. NET Premier Straw/Coconut Blanket (American Excelsior Company)
c. or equivalent

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. Where water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinance as concerning the use of fire water source. If a meter is required, it is the Contractor's responsibility to obtain, carry and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is not on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for the additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be held responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in item areas shall be defined as follows

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1* to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and is workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All seeding of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as those areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

B. MOWING

1. The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-1/2". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. Seeded areas after completion of the second (second) mowing, the Contractor shall apply an 18-6-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the grass seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon performance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall be held liable for damage incurred to the seed areas caused by staining components, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

B. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

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REVISIONS

1 - Pre Village Review	2025-06-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

DONALD W. FLOWERS
157-007117
Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
3401 White Oak Drive
Plainfield, IL 60585
PHONE: 815-921-4415

LANDSCAPE SPECIFICATIONS & GENERAL NOTES

DATE: 2025-02-07
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

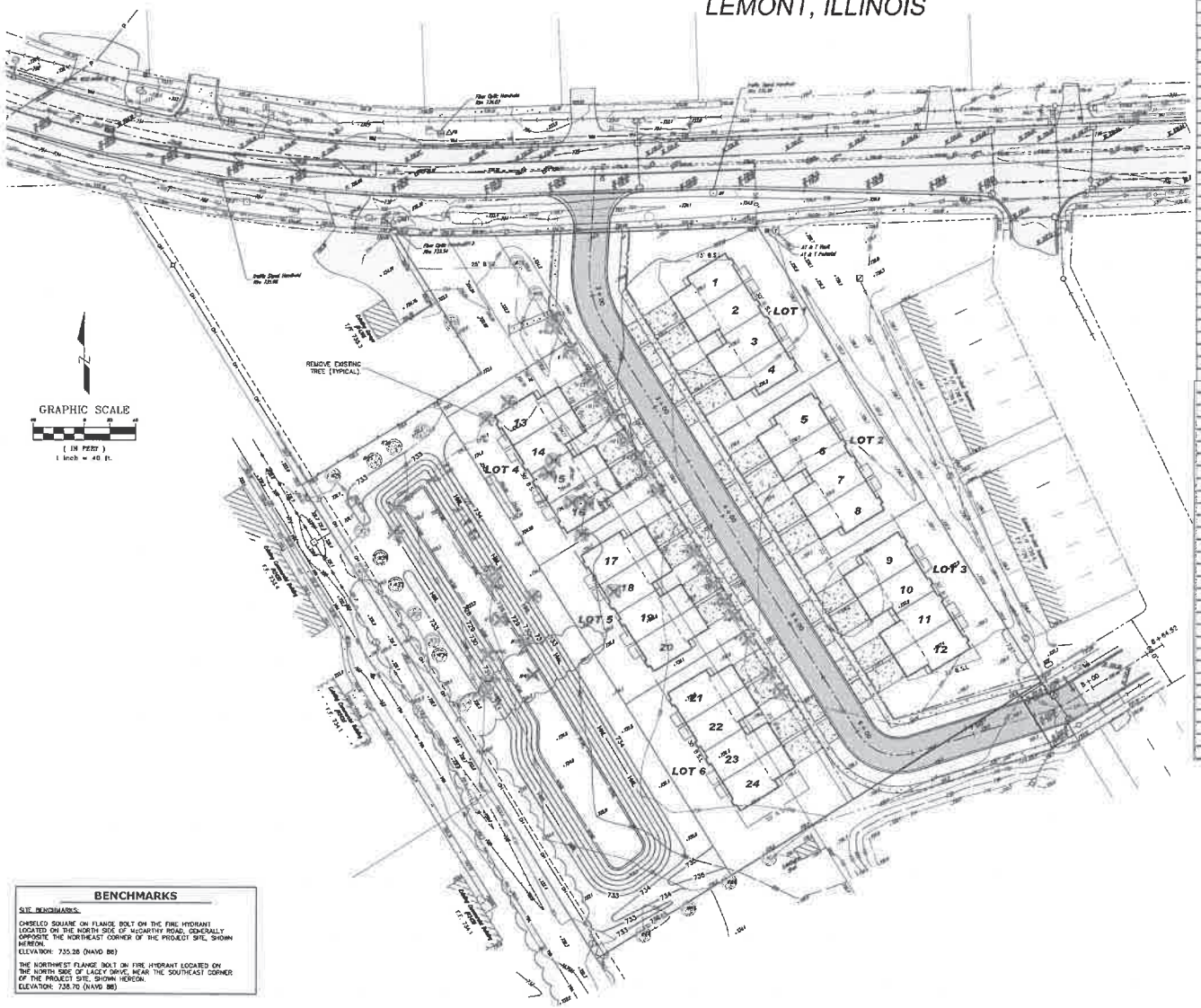
SHEET
L-4

PROJECT NO.: 0425 - 2441

EXHIBIT K

Tree Survey for Seven Oaks Subdivision dated February 17, 2025

TREE SURVEY
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS



BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

TREE ACTION PLAN: 2025-02-13

Tree Number	Common Name	DBH (in.) Height (ft)	Condition (1 - 5) 5 = Best	Remove	Remain
1	Maple	14	2	X	
2	Maple	16	1	X	
3	Maple	10	2	X	
4	Oak	22	1	X	
5	Maple	10	0	X	
6	Maple	10	1	X	
7	Maple	16	2	X	
8	Maple	12	2	X	
9	Maple	16	1	X	
10	Maple	18	2	X	
11	Maple	18	2	X	
12	Maple	18	2	X	
13	Maple	16	2	X	
14	Maple	22	3	X	
15	Maple	24	3	X	
16	Maple	24	2	X	
17	Maple	16	2	X	
18	Willow	24	2		X
19	Maple	24	2		X
20	Flowering Crab	10	1		X
21	Pear	26	3	X	
22	Maple	40	2	X	
23	Maple	14	3		X
24	Maple	10	2		X
25	Maple	18	3		X
26	Maple	14	3		X
27	Maple	8	3	X	
28	Elm	12	4	X	
29	Maple	18	3		X
30	Maple	12	3		X
31	Maple	14	3		X
32	Maple	12	3		X
33	Willow	40	2		X
34	Birch	25' Clump	2		X
35	Birch	30' Clump	3		X
36	Birch	20' Clump	2	X	
37	Birch	30' Clump	2	X	
38	Maple	20	3	X	
39	Maple	24	4	X	
41	Maple	14	3	X	
42	Maple	12	3	X	
43	Maple	22	3	X	
44	Maple	36	3		X
45	Maple	36	3		X
46	Maple	36	3		X
47	Maple	24	2		X
48	Maple	16	2	X	
49	Spruce	24' (H)	4	X	
50	Spruce	24' (H)	2	X	
51	Spruce	24' (H)	2	X	
52	Spruce	24' (H)	2	X	
53	Spruce	30' (H)	3	X	
54	Spruce	30' (H)	3	X	
55	Spruce	30' (H)	3	X	
56	Spruce	30' (H)	3	X	
57	Spruce	24' (H)	3	X	
58	Spruce	24' (H)	3	X	
59	Willow	12	2	X	
60	Redbud	20' Clump	2	X	
61	Arborvitae	24' (H)	4	X	
62	Arborvitae	24' (H)	4	X	
63	Arborvitae	24' (H)	4	X	
64	Arborvitae	24' (H)	4	X	

REVISIONS
NO. DATE DESCRIPTION

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

TREE SURVEY
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4652
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 02/17/2025
Field Date: 10/16/2024
Drawn By: SJL
Checked By: SDS

TREE SURVEY

EXHIBIT L

Building Plans Seven Oaks Subdivision Phase II 4-Unit Townhomes for Lemont, LLC
Dated January 10, 2025

Seven Oaks Subdivision PHASE II
4 Unit Townhomes for Lemont, LLC

DESIGN CRITERIA

GROUND SNOW LOAD		30 LB/FT²
WIND DESIGN		90 MPH
SEISMIC DESIGN CATEGORY		B
WIND EXPOSURE CATEGORY		B
SUBJECT TO DAMAGE FROM:	WEATHERING	SEVERE
	FROST LINE DEPTH	42"
	TERMITE	MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE		0°F
SUMMER DESIGN TEMPERATURE		90-91°F, DRY BULB 74-78°F, WET BULB
ICE BARRIER UNDERLAYMENT		REQUIRED
FLOOD HAZARDS		FIRM # 170214 PANELS 0609H-0609H 12/18/2004
AIR FREEZING INDEX		1543° (F-DAYS)
ANNUAL MEAN TEMPERATURE		49.4°F
HEATING DEGREE DAYS (HDD)		6,155
COOLING DEGREE DAYS (CDD)		942
CLIMATE ZONE		5
INDOOR DESIGN CONDITIONS		MAX. 72°F - HEATING MAX. 75°F - COOLING
100 - YEAR HOURLY RAINFALL RATE		4"

DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR) & DECKS	40 psf	7
ROOF LIVE LOAD	30 psf	10
ROOF RAFTERS	30 psf	10
ROOF RAFTERS W/ CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS (HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30 psf	17
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS (LIMITED ATTIC STORAGE)	20 psf	10
FIRE ESCAPES	40 psf	10
ATTICS (LIMITED ATTIC STORAGE)	20 psf	10
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30 psf	10
FLOORS (EXCEPT SLEEPING ROOMS	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
ENGINEERED FLOOR JOISTS - 16" O.C. LIVE LOAD DEFLECTION L/480	40 psf	10
STAIRS	40 psf	10
GUARDRAIL IN-FILL COMPONENTS	50 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200 psf	
WALLS-STUD	5 psf	
WALLS-BRICK	40 psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) < 30'	15 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	
FOR SI: 1 PSF=0.0479 kN/m², 1 SQUARE INCH=645 mm²		

SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(4 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALLOWABLE DEFLECTION STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 W/ NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS & PARTITIONS	H/180
FLOORS/CEILING W/ PLASTER OR STUCCO FINISH	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS W/ FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600
L = SPAN LENGTH, H = SPAN HEIGHT	

ALLOWABLE FRAMING SPANS:

FLOOR AND CEILING JOIST:
CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS..

ALLOWABLE SPANS ARE AS FOLLOWS	SPRUCE-PINE-FIR #2		HEM-FIR #2	
	2"x8"	2"x8"	2"x10"	2"x12"
CEILING JOISTS - 20lbs LIVE LOAD 10lbs DEAD LOAD	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD 10lbs DEAD LOAD			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD 10lbs DEAD LOAD			15'-5"	17'-7"

ENGINEERED FLOOR JOISTS - 16" O.C. - 40lbs LIVE LOAD - 10lbs DEAD LOAD
LIVE LOAD DEFLECTION L/480

ROOF RAFTERS:
USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10".
CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"
- 2"x8" @ 16" O.C. = 15'-1"
HEM FIR
- 2"x12" @ 16" O.C. = 21'-1" - 2"x10" @ 16" O.C. = 18'-5"



BUILDING DATA:

- TWO STORY FAMILY DWELLING
- BUILDING HEIGHT, GRADE TO RIDGE: 28'-4 1/4"
- BUILDING HEIGHT, GRADE TO MEANS AT RIDGE: 23'-3 1/4"
- BASEMENT = 834 SQ. FT.
- FIRST FLOOR = 904 SQ. FT.
- SECOND FLOOR = 1,078 SQ. FT.
- TOTAL (1ST. & 2ND.) = 1,979 SQ. FT.

FIRE PROTECTION SYSTEMS:
BUILDINGS REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13R

BUILDING CODE INFORMATION

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE CODE
- 2018 ILLINOIS ENERGY CONSERVATION CODE
- CURRENT CHICAGO ELECTRICAL CODE
- CURRENT ILLINOIS STATE PLUMBING CODE
- ADA ILLINOIS ACCESSIBLE CODE
- 2018 FIRE SPRINKLER CODE

PRESCRIPTIVE METHOD - 2018 I.E.C.C.

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & MARINE 4	.30	.55	N/A	49	20 + 13+5 [a]	13/17	30 [b]	15/19	10, 2 FT.	15/19

* R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE

a. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SHEATHING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 60 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

ABBREVIATIONS

A.F.F.	ABOVE FIN. FLOOR	H.P.	HIGH POINT	OPN'G.	OPENING
ALUM	ALUMINUM	INSUL.	INSULATION	OPP.	OPPOSITE
BD.	BOARD	INT.	INTERIOR	PL.	PLATE
BLK.	BLOCK	JAN.	JANITOR	PLAS. LAM.	PLASTIC LAMINATE
BLK'G.	BLOCKING	LAV.	LAVATORY	PLYWD.	PLYWOOD
BM.	BEAM	L.P.	LOW POINT	Q.T.	QUARRY TILE
B/	BOTTOM OF	MAX.	MAXIMUM	R.D.	ROOF DRAIN
CAB.	CABINET	M.C.	MEDICINE CABINET	REF.	REFERENCE
C.L.	CENTER LINE	MECH.	MECHANICAL	REFRIG	REFRIGERATOR
CER	CERAMIC	MTL.	METAL, MATERIAL	REINF.	REINFORCED
CLR.	CLEAR	MIN.	MINIMUM	REQ'D	REQUIRED
CO.	COLUMN	M.O.	MASONRY OPENING	R.O.	ROUGH OPENING
CONST.	CONSTRUCTION	N.T.S	NOT TO SCALE	SCHED.	SCHEDULE
CONT.	CONTINUOUS	O.C.	ON CENTER	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISH	SIM.	SIMILAR
ø	DIAMETER	FLR.	FLOOR	SPEC	SPECIFICATION
DET.	DETAIL	FLASH.	FLASHING	ST. STL.	STAINLESS STEEL
DN.	DOWN	FT.	FOOT	STD.	STANDARD
D.W.	DISHWASHER	FTG.	FOOTING	T/	TOP OF
DWG.	DRAWING	GA.	GAUGE		TREAD
EXIST.	EXISTING	GALV.	GALVANIZED	TEL.	TELEPHONE
EA.	EACH	GL.	GLASS	THK.	THICK
EXP. JT.	EXPANSION JOINT	GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
ELEV.	ELEVATION	HDCP.	HANDICAPPED	VERT.	VERTICAL
EQ.	EQUAL	HDWR.	HARDWARE	w/	WITH
EXT.	EXTERIOR	H.M.	HOLLOW METAL	WD.	WOOD
F.D.	FLOOR DRAIN	HORIZ.	HORIZONTAL	WP.	WATERPROOF
FDN.	FOUNDATION	HGT.	HEIGHT	W.M.F.	WIRE MOLDED FABRIC

SYMBOLS

- SECTION NUMBER / SHEET NUMBER
- DETAIL LETTER / SHEET NUMBER
- ROOF PITCH RATIO
- LEVEL LINE
- REVISION
- CEILING PATTERN DETAIL w/ HEIGHT

- WOOD FRAME WALL
- BRICK VENEER
- E.I.F.S.
- EARTH
- CONCRETE
- GRAVEL FILL
- BATT INSULATION
- CONCRETE BLOCK
- MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED
- SILLCOCK

MECHANICAL CONTRACTOR

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AS PER TABLE M1507.3.3(1)

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOM				
	0 - 1	2 - 3	4 - 5	6 - 7	>7
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 M.², 1 CUBIC FOOT PER MINUTE = 0.0004719 M ³/S

1. 105 CFM IS REQUIRED PER TABLE R403.6.6(1) OF THE IECC ILLINOIS AMENDED CODE
2. THE 105 CFM WILL BE SATISFIED WITH 3 CONTINUOUS RUN BATH FANS @ 35 CFM EACH.

NOTE:

THE ARCHITECT SHALL NOT HAVE A CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

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CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF HICKORY HILLS, ILLINOIS

MICHAEL J. ROOT ARCHITECT
LICENSE NO. 001-006715 ARCHITECT LICENSE EXPIRES: 11-30-22

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7

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5/10/21
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MICHAEL J. ROOT No. 001-006715 LICENSED ARCHITECT STATE OF ILLINOIS
11/30/22
EXP. DATE:

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:
1	5-10-21	PER BLDG. DEPT.

DATE:
04-06-21
DRAWN BY: PAP
PREVIOUS NO. -
PROJECT NO.
21037

SHEET NUMBER
T-1

SOIL CONDITIONS

ASSUMED 2,000 P.S.F.

CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING ACI 301 LATEST ADDITION UNLESS OTHERWISE SHOWN OR NOTED. ALL CONCRETE WORK SHALL CONTAIN MIN. REINFORCEMENT AS REQUIRED BY ACI 318. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 18 ACI 301 SPECIFICATIONS.

CONCRETE STRESSES USED IN DESIGN

ALL INTERIOR CONCRETE SHALL ATTAIN 3,000 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE A 5 SAG 6½ MIX. PRIOR TO BACKFILL FOUNDATION WALL SHALL BE BRACED EXTERIOR CONCRETE (FLAT WORK, PATIO, SIDEWALK, STOOPS, AND DRIVEWAY) SHALL ATTAIN 3500 PSI ULTIMATE COMPRESSIVE STRENGTH.

REINFORCEMENT GRADES

BAR REINFORCEMENT SHALL CONFORM TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, DETAIL BAR REINFORCEMENT ACCORDING TO ACI 315 DETAILING MANUAL, LATEST ADDITION DETAIL WELDED WIRE FABRIC IN ACCORDANCE WITH THE WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE WIR MANUAL WIM-2000, LATEST EDITION. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR THE GOVERNING ORDINANCE, WHICHEVER IS MORE CRITICAL. ALL EMBEDDED LENGTHS AND LAPS TO BE AS REQUIRED BY ACI 318 UNLESS OTHERWISE NOTED. MINIMUM LAP TO BE 30 BAR DIAMETER. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCING PLACE 3- #5 1 EACH FACE WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS OTHERWISE SHOWN ON NOTED.
CONTROL CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE 144 SQUARE PATTERN AND BE NOT MORE THAN 20 FEET x 20 FEET UNLESS NOTED OTHERWISE.
ALL CONCRETE SLABS, FILL CONCRETE AND SIDEWALKS SHALL BE MIN. 4" THICK. CONCRETE FOR THE ABOVE AND FOR CURBS AND GUTTERS SHALL CONTAIN 6% AIR-ENTRAINMENT WITH 6 BAGS OF CEMENT MIN. AND 0.55 MAX. WATER CEMENT RATIO, PROPERLY CURED FOR A MIN. OF 7 DAYS.
EXPANSION JOINTS OF 1/2" THICKNESS SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THEN 40 FEET AND WHERE CONCRETE ABUTS BUILDING ELEMENTS.
CONTROL JOINTS AT LEAST 1 1/2" DEEP MIN. 1/4" WIDE PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MINIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SQUARE FEET AS FEASIBLE. PROVIDE 6x6-W1.4xW1.4WELDED WIRE FABRIC PLACED 1 1/2" CLEAR OF TOP OF CONCRETE.
SUB GRADE TO BE MIN. 8" GRANULAR FILL COMPACTED TO 75% RELATIVE DENSITY ATTAINED IN ACCORDANCE ASTM D 4253 & D 4254 COHESIVE SOILS LIMIT, FINAL GRADE IS ATTAINED SEE ARCHITECTURAL DRAWINGS FOR DETAILS, EXTENT AND FINISHES OF THE ARCHITECTURE(R).

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN CONCRETE WORK. WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.

ALL REINFORCING SHALL BE BENT COLD. DO NOT APPLY HEAT. CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS THAT CONFORM TO TABLE 11 OF THE AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
PROVIDE DOWEL BAR ANCHORS FOR BEAM BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGE'S AREA NOT SPECIFIED.
WELDERS SHALL EVIDENCE THAT THEY HAVE PASSED THE AWS STANDARD QUALIFICATION TESTS

STRUCTURAL STEEL

ALL STRUCTURAL STEEL WORK TO CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS 1989
ALL STRUCTURAL TUBES ASTM A36 (F_y= 48 KSI)
ALL STRUCTURAL STEEL ASTM A500 GRADE B (F_y= 46 KSI)
ALL STRUCTURAL PIPES ASTM A53 GRADE B (F_y= 35 KSI)
ALL WELDING TO CONFORM AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE AWS D1.1".
ALL MILD ELECTRODES SHALL BE E 10XX AND ALL WELDING TO PERFORMED BY CERTIFIED WELDERS
ALL WELDING TO CLEAN BARE STEEL, ALL BOLTING WITH 3/4" DIAMETER A325 (BEARING TYPE) HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE. ALL CONNECTIONS TO CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION" NINTH EDITION, TABLE II OR III MINIMUM CONNECTION CAPACITY TO BE ONE-HALF OF TOTAL UNIFORM LOAD CAPACITY SHOWN IN TABLES OF "UNIFORM LOAD CONSTANTS" IN PART 2 OF THE MANUAL. UNLESS LARGER REACTIONS ARE SHOWN ON THE DRAWINGS.
PROVIDE FULL SIZE 1/4" SETTING PLATES OF A500 GR B NON-SHRINK GROUT FOR ALL COLUMNS AND 2-3/4" DIAMETER ASTM A307 ANSHOR BOLTS, UNLESS NOTED OTHERWISE.
PROVIDE SUB-FRAMING FOR EQUIPMENT SUPPORTED ON SUSPENDED FROM THE STRUCTURE.
ALL STRUCTURE TO BE SHOP COATED WITH PRIME PAINT AS SPECIFIED MASK SURFACES TO BE WELDED AND AT BOLT HOLES IN FACING SURFACES IN FRICTION CONNECTIONS.

STRUCTURAL STABILITY AND CONSTRUCTION

INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.
PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE ITS PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILING AND DEVICES DURING ENTIRE PERIOD OF CONSTRUCTION

LUMBER

ALL STUDS ARE TO BE #2 STANDARD OR STUD GRADE LUMBER. FASTENERS LESS THEN 1/2" DIAMETER THAT IS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE OR EQUAL CORROSION RESISTANCE

MACHINE STRESS RATED LUMBER SHALL BE USED WHICH EQUAL OR EXCEED THE FOLLOWING SPECIFICATIONS IF LOWER GRADE IS USED EXCESSIVE DEFLECTION MAY OCCUR. ALLOWABLE UNIT STRESSES AND LOADING IN ACCORDANCE WITH THE LOCAL BUILDING CODE, LATEST ADDITION

FOR MINIMUM LUMBER STRESS GRADES, SEE DESIGN CRITERIA
MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%
PROVIDE 1"x2" OR METAL CROSS BRIDGING NOT OVER 8 FEET ON CENTER FOR ALL WOOD JOISTS.
PROVIDE BRACING AND BRIDGING BOTH TEMPORARY AND PERMANENT FOR ALL WOOD JOISTS.
PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.
MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE AS OUTLINED BELOW UNLESS NOTED ON THE DRAWINGS OTHERWISE

BUILDING ELEMENTS	NAIL TYPE	AND AND DISTANCE
STUDS AND PLATES		
STUD TO SOLE PLATE	TOE NAIL	4-8d OR 2-16d (DIRECT)
STUD TO CAP PLATE	TOE NAIL	2-16d
DOUBLE STUDS	DIRECT	10d 12" O.C. OR 16d 24" O.C.
CORNER STUDS	DIRECT	16d 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING	DIRECT	16d 16" O.C.
DOUBLE CAP PLATE	DIRECT	16d 16" O.C.
CAP PLATE LAPS	DIRECT	2-16d
JOIST/RAFTERS		
ROOF RAFTERS TO PLATE	TOE NAIL	2-16d
ROOF RAFTERS TO RIDGE	TOE NAIL	4-16d
FLOOR JOIST TO SILL OR GIRDER	TOE NAIL	3-8d
CEILING JOIST TO PLATE	TOE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTERS	DIRECT	3-16d
CEILING JOISTS (LAP OVER PARTITION)	DIRECT	3-16d
BRIDGING TO JOISTS	DIRECT	2-8d EACH END

HEADERS AND GIRDERS

SPECIFICALLY NOTED OTHERWISE ON PLANS, ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS FOR DOORS, WINDOWS AND OTHER OPENINGS SHALL BE AS FOLLOWS:

MATERIAL: HEM FIR #2 OR BETTER

CONFIGURATION: (2) 2x12's FOR 2x4 WALLS, (3) 2x12's FOR 2x6 WALLS

NAILING: MINIMUM OF 2 ROWS 16d NAILS @ 12" O.C.

LOCATION: ALL HEADERS SHALL BE DROPPED BELOW THE FRAMING BEING SUPPORTED UNLESS SPECIFICALLY NOTED AS BEING INSTALLED FLUSH WITH HANGERS.

CAUTION: WHERE MICRO-LAM OR PARTITION HEADERS HAVE BEEN INDICATED, SHALL BE CLOSELY UNDERSTOOD THAT NO SUBSTITUTIONS SHALL BE PERMITTED.

REQUIRED CRIPPLES	CONVENTIONAL	MICRO-LAM/ FLITCH
SPANS LESS THAT 6 FEET	2 CRIPPLE	2 CRIPPLE
SPANS GREATER THAN 6 FEET	2 CRIPPLE	3 CRIPPLE
OR OTHERWISE NOTED ON PLANS		

NOTE:
PLEASE INDICATE THAT THE HEADER SPANS MEET THE MAX. SPAN REQUIREMENTS FROM TABLES R602.7 (1), R802.7 (2), AND 602.7 (3) FROM THE IRC STRUCTURAL COMPOSITE LUMBER STRUCTURAL CAPCITIES MUST BE ESTABLISHED PER ASTM D 5456 (IRC R502.1.7).

PLYWOOD SHEATHING

ALL PLYWOOD SHEATHING SHALL CONFORM TO DOC PS OR DOC PS2 THE SPECIES GROUP OF THE SHEATHING & THAT IT SHALL BE GRADE STAMPED BY AN APPROVED AGENCY

LOCATION	SIZE	SPACING OF JOIST OR STUDS	SPECIES GROUP	SPAN RATING	FASTENING DESCRIPTION OF FASTENING	FASTENING SPACING EDGE	FASTENING SPACING M-I SPACE
ROOF	7/16"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"g
EXT. WALL	1/2"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"g
FLOOR	3/4"	16" O.C.	4	48/24	8d COMMON NAIL	6"	12"g

ALL PLYWOOD SHEATHING SHOWN FOR FLOOR/ ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN OF THE STRUCTURAL DRAWINGS AND SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARDS PS 1, LATEST EDITION FOR STRUCTURAL 1 GRADE MATERIAL.
STANDARDS H-CLIPS ARE REQUIRED AND SPAN AT BUTT JOINTS OF 3/4" PLYWOOD ROOF DECK.

GLAZING

SAFETY GLAZING IS REQUIRED IN SIDELIGHTS AT THE FRONT DOOR, WITHIN ALL DOORS AND IN ANY FIXED ARCH OF AN OPERABLE DOOR, AROUND THE TUBS, SHOWERS AND ALL LOCATIONS LISTED UNDER HAZARDOUS LOCATION.

SAFETY GLAZING TO BE PROVIDED IN ALL HAZARDOUS LOCATIONS.

SAFETY GLAZING SHALL PASS THE TEST REQUIREMENTS OF SPCS 16 (CPSC 16 CFR PART 1201 AND SHALL CONTAIN MARK LABEL EVIDENCE OF THE SAME MUST BE SUBMITTED TO THE BUILDING OFFICIAL.

HAZARDOUS LOCATIONS:
THE FOLLOW SHALL BE CONSIDERED HAZARDOUS LOCATIONS FOR THE PURPOSES OF SIZING
1. GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN ALL ENCLOSED SHOWERS DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THOSE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THEN 60 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24" (610 mm) ARC OF A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THEN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN 5 AND 6 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 m)
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 mm)
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) HORIZONTALLY
   7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTAL OF THE GLAZING
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES AND ENCLOSURE INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND PANES IN MULTIPLE GLAZING.
10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 mm) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE WALKING SURFACE.

FLASHING NOTES

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN A SUCH MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED AT THE TOP OF THE FOLLOWING LOCATIONS.
1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN A SUCH MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LIP OF NOT LESS THAN 1 1/8 INCHES (28 mm) OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPING
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPING.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIR ATTACH TO WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
6. AT WALL AND ROOF INTERSECTIONS.

FIRE BLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF CONCEALED DRAFT OPENINGS VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN THE WOOD FRAME CONSTRUCTION IN FOLLOWING LOCATIONS.
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL AND AT 10 FEET (3048 mm) INTERVALS BOTH VERTICAL AND HORIZONTAL.
BATTS OR BLANKETS OF MINERAL FIBER OR OTHER APPROVED NON COMBUSTIBLE MATERIALS SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING PARALLEL OF STUDS OR STAGGERED STUDS.
2. BY ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. BY CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R314.8
4. AT OPENING AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST TO FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION R1001.16.

FRAME SPREAD AND SMOKE DENSITY NOTES

WALL AND CEILING: WALL AND CEILING FINISHES SHALL HAVE FLAME-SPREAD CLASSIFICATIONS OF NOT GREATER THAN 200. EXCEPTION: FLAME-SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS, TO DOORS AND WINDOWS OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1/28" (0.907 mm) IN THICKNESS CEMENTED TO SURFACE OF WALLS OR CEILINGS IF THOSE MATERIAL HAVE FLAME/SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING.
SMOKE DEVELOPED INDEX: WALL AND CEILINGS FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450
TESTING: TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E84

NOTES:
INSULATION
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED BETWEEN FLOORS/ CEILINGS ASSEMBLIES, ROOF/ CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE FLAME/SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE – DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84

EXCEPTIONS:
1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE – DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH REQUIREMENTS OF SECTION R328.3. SHALL ONLY BE REQUIRED TO MEET THE SMOKE – DEVELOPED INDEX OF NOT MORE THAN 450.

LOOSE-FILL INSULATION
CELLULOSE LOOSE-FILL INSULATION MATERIALS THAT CAN NOT BE MOUNTED IN THE ASTM E84 APPARATUS WITHOUT SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 20 WITH AN ACCOMPANYING SMOKE – DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CAN/ ULC S102.2.

EXCEPTIONS:
CELLULOSE LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THIS TEST METHOD PROVIDED THAT SUCH INSULATION COMPLIES WITH THE REQUIREMENTS SECTION R320.3.

CELLULOSE LOOSE-FILL INSULATION: CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH EPSIC 16 CFR PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATION MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH EPSIC 16 CFR, PARTS 1209 AND 1404.

TESTING: TEST FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E970

COLUMNS

1. WOOD COLUMN PROTECTION:
   WOOD COLUMNS SHALL BE PROTECTED AGAINST DECAY AS SET FORTH IN SECTION R317.
2. STEEL COLUMN PROTECTION:
   ALL SURFACES (WHERE " OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST-INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL & STEEL TREATED W/ COATINGS TO PROVIDE CORROSION RESISTANCE.
3. STRUCTURAL REQUIREMENTS:
   THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END.
   WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" BY 4". STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE W/ ASTM A 53 GRADE B OR APPROVED EQUIVALENT.

CEILING

DEFLECTION OF A PLASTERED CEILING (L/360) OR GYPSUM BOARD CEILING (L/240) DOES NOT EXCEED THE ALLOWABLE DEFLECTION PROVIDED BY TABLE R301.7 FROM THE IRC

DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR)	100 psf	7
DECKS	100 psf	7
ROOF LIVE LOAD	30 psf	7
ROOF RAFTERS	30 psf	7
ROOF RAFTERS W/CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS(HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30psf	17
ATTICS/NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
FLOORS (EXCEPT SLEEPING ROOMS)	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
STAIRS	40 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200psf	
WALLS-STUD	5 psf	
WALLS-BRICK(STD)	40psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) < 30 '	15 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	

TOP TO 1 TOP-CENTER SPAN, 1 DEFLECTION RATIO=L/240 MIN .

SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL.

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(1 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALL JOISTS AND RAFTERS TO BE S.P.F. #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.

ALL HEADERS TO BE (2)2X12 S.P.F. #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.

ALL STEEL LINTELS & BEAMS SHALL BE SHOP PRIMED.

INSTALL WOOD FLASHING, END DAMS, AND WEEP ROPE AT ALL STEEL LINTELS. TERMINATED FLUSH WITH MASONRY FACE.

RESIDENTIAL – 2018 INTERNATIONAL ENERGY CONSERVATION CODE

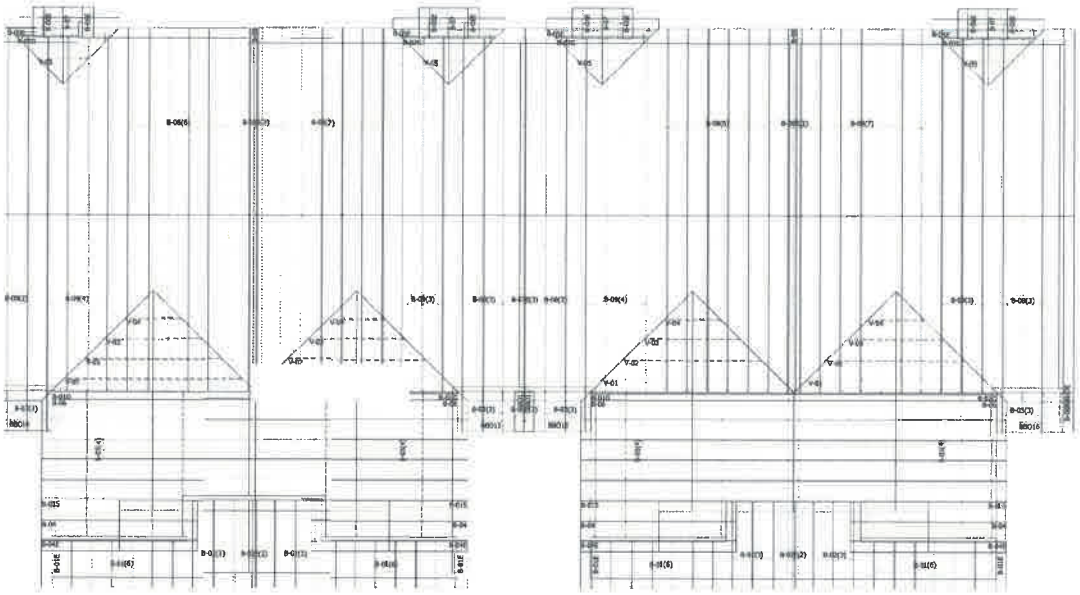
1. THE FOLLOWING INFORMATION PERTAINS TO THE EXISTING DESIGN CONDITIONS FOR WILL COUNTY, FOUND ON TABLE 301.2 FROM THE IRC (WILL COUNTY ORDINANCE):
   A. WINTER DESIGN DRY BULB: 0 DEGREES F
   B. SUMMER DESIGN DRY BULB: 90-91 DEGREES F
   C. SUMMER DESIGN WET BULB: 74-76 DEGREES F
   D. DEGREE DAYS HEATING: 6,155
   E. CLIMATE ZONE: 5
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING THAT DOES NOT OBSTRUCT VISIBILITY OF MAINTENANCE FUNCTIONS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES, AND RESULTS OF AIR LEAKAGE TESTING. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT (IECC R401.3)
3. BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR FILTRATION RATE LESS THAN 4 AIR CHANGES PER HOUR. A BLOWER DOOR TEST AT A PRESSURE OF 0.2 INCHES (50 PASCALS) SHALL BE CONDUCTION BY AN APPROVED THIRD PARTY WITH A WRITTEN REPORT IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 (IECC R402.4.1.2).
4. FENESTRATION AIR LEAKAGE SHALL NOT EXCEED AN AIR INFILTRATION RATE OF 0.3 CFM PER SQUARE FOOT FOR WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS AND 0.5 CFM PER SQUARE FOOT FOR SWINGING DOORS WHEN TESTED BY AN ACCREDITED, INDEPENDENT LAB AND LISTED AND LABELED BY THE MANUFACTURER. EXCEPTIONS INCLUDE SITE-BUILT WINDOWS, SKYLIGHTS AND DOORS (IECC R402.4.3).
5. THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE, WITH THE MARKERS AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS NOT LESS THAN 17 IN HEIGHT.
6. INSULATION REQUIREMENTS FOR BASEMENT WALLS ARE AS FOLLOWS (IECC TABLE 402.1.1): R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL, MEASURED FROM THE TOP OF THE FOUNDATION TO A POINT 48" BELOW FINISHED GRADE (1 AMENDMENT).
7. INSULATION REQUIREMENTS FOR FLOORS ARE AS FOLLOWS (IECC TABLE R402.1.1): FLOORS SHALL BE INSULATED WITH R-30 CAVITY INSULATION OR AN R-19 MINIMUM IF INSULATION IS SUFFICIENT TO FILL THE FRAMING CAVITY. FLOOR JOIST HEADS ARE INDICATED TO BE R21.
8. BUILDING FRAME CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (IECC R403.2.3).
9. EAVE BAFFLES SHALL BE INSTALLED FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, ADJACENT TO SOFFIT AND EAVE VENTS BUT WITH AT LEAST 1-INCH OF AIR-SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING TO NOT BLOCK THE FREE FLOW OF AIR (IECC R402.2.3 AND IRC R806.3). VERIFY MINIMUM 19 AIR SPACE.
10. INSULATION REQUIREMENTS FOR FENESTRATION ARE AS FOLLOWS (IECC TABLE 402.1.1 AND R402.3): A MAXIMUM INSULATION WITH U-VALUE OF 0.32, EXCEPT 15 SQUARE FEET OF GLAZING PER DWELLING UNIT AND ONE SIDE-HINGED OPAQUE DOOR WITH A MAXIMUM AREA OF 24 SQUARE FEET. SKYLIGHTS ARE NOT PART OF THE FENESTRATION CATEGORY AND HAVE THEIR OWN MAXIMUM INSULATION U-VALUE OF 0.55.
11. FLOOR JOIST HEADS MUST HAVE R30 INSULATION (IECC R402.1.2).

TYPICAL ROOF CONSTRUCTION:
30 YEAR WARRANTY ARCHITECTURAL FIBERGLASS SHINGLES CLASS C OR 30# ROOFING FELT OVER ½" EXTERIOR GRADE O.S.B. ROOF SHEATHING WITH "H" CLIPS ON WOOD TRUSSES AT 24" OC WITH FACED BATT INSULATION (R-49 AT CATHEDRAL CEILINGS, R-49 AT FLAT CEILINGS), AND ½" DRYWALL.
TYPICAL SOFFIT CONSTRUCTION:
PRE-FINISHED ALUMINUM "SOFFIT, VENTED EVERY THIRD PANEL.
TYPICAL BRICK VENEER WALL CONSTRUCTION:
4" BRICK VENEER WITH 1" METAL TIES AT 16" OC VERTICAL AND 32" OC HORIZONTAL AIRSPACE. "TYVEK" HOUSEWRAP, ½" INSULATING SHEATHING, 2X6 WOOD STUDS 16" OC WITH BATT INSULATION R-21, 4 MIL "MSQUEEN" VAPOR BARRIER, ½" GYPSUM BOARD. (PROVIDE ½" STRUCTURAL FIBERBOARD BRACING AT CORNERS)
TYPICAL SIDING WALL CONSTRUCTION:
HORIZONTAL SIDING WITH 8" EXPOSURE. ½" R-BOARD INSULATING SHEATHING (R=7.7). 2X4 OR 2X6 WOOD STUDS AT 16" OC WITH BATT INSULATION R-21,
4 MIL "MSQUEEN" VAPOR BARRIER, ½" DRYWALL. (PROVIDE ½" STRUCTURAL FIBERBOARD BRACING AT CORNERS)
TYPICAL WOOD FLOOR CONSTRUCTION:
¾" TONGUE AND GROOVE PLYWOOD GLUED AND RING-SHANK NAILED TO 2X10 OR 2X12 FLOOR JOISTS AT 16" OC WITH "H" BRIDGING AS REQUIR

ROOF INFO:

HIP LINES: 0 LN. FT.
HORIZONTAL O.H.'S: 458.46 LN. FT.
RAKE O.H.'S: 391.72 LN. FT.
RIDGES: 302.77 LN. FT.
ROOF AREA: 8268.2 SQ. FT.
VALLEY LINES: 243 LN. FT.

FOR REFERENCE ONLY



RICHCO STRUCTURES

QUOTE #:

JOB NAME:

PLAN DATE:

**** PRELIMINARY LAYOUT ****
NOT FOR CONSTRUCTION

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EXP. DATE:

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4-30-23

REVISIONS

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DATE:
04-06-21
DRAWN BY: PAP
PREVIOUS NO. -
PROJECT NO.
21037

SHEET NUMBER
TR-1

ELEVATION NOTES

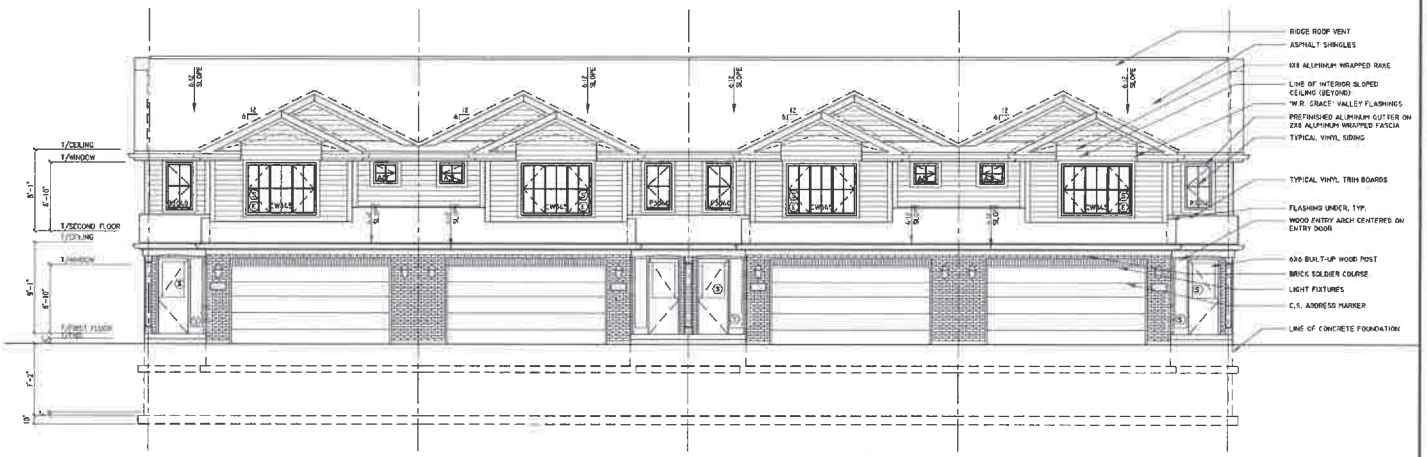
1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. (4) ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (5) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI's SPECS.
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.30. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
6. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
7. WRAP FAVE BELOWS WITH RAIN GUTTER AND FLASH AS SHOWN.
8. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0")
9. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
10. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
11. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/NWWDA 101/I.S.2. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE (DP) OF 30 LBS./PER SQ. FT.
12. PROVIDE DRIP CAP WHERE ROOF MEETS FASCIA
13. PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR WHEN HAVING A SINGLE PANE OF GLASS GREATER THAN 9 SQ. FT.

14. VENTILATION IS REQUIRED IN ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES APPLIED DIRECTLY OVER CEILINGS, WITH OPENINGS DIRECTLY TO THE OUTSIDE AIR BUT PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACES, UNLESS BETWEEN 40 AND 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE (WHEN THE UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3' BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE AND THE BALANCE OF THE REQUIRED VENTILATION SHALL COME FROM EAVE OR CORNICE VENTS). WHEN THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE (IRC R806.3. AND R806.2).

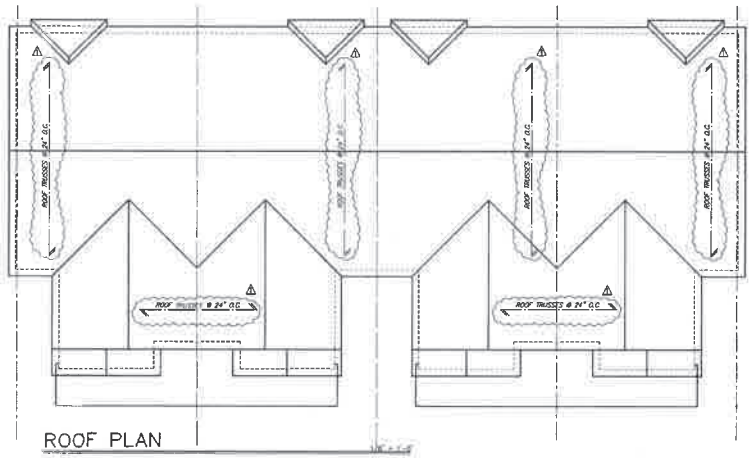
15. DRIP EDGED SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, OVERLAPPING EACH OTHER BY AT LEAST 2", EXTENDING AT LEAST 1/4" BELOW ROOF SHEATHING AND 2" UP THE ROOF DECK, AND INSTALLED DIRECTLY UNDER THE UNDERLAYMENT (IRC R905.2.8.5)

16. GUTTERS AND DOWNSPOUTS MUST BE PROVIDED ON ALL BUILDINGS, WITH PROTECTION FROM ROOF RUNOFF OF ALL EXTERIOR DOORS, UNLESS BUILDING OFFICIAL SPECIFICALLY PERMITS OMISSION

17. FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. FOR ROOF SLOPES OF 4:12 OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.



FRONT ELEVATION



ROOF PLAN

ROOF PLAN NOTES

GROUND SNOW LOAD: 30 PSF
DEAD LOAD: 10 PSF

1. USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)
   2"x6" @ 12" O.C. = 13'-8" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4"
   2"x6" @ 16" O.C. = 12'-11" 2"x8" @ 16" O.C. = 16'-11" 2"x10" @ 16" O.C. = 18'-5"
   HEM FIR
   2"x12" @ 12" O.C. = 24'-4"
   2"x12" @ 16" O.C. = 21'-1"
2. ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS. IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
3. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP
4. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER
5. IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN. THEN SUPPORTED BACK TO INTERIOR BEARING WALLS. ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
6. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
7. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL WHEN SPANS ON CEILING JOISTS EXCEED 12'-0" SPANS.
8. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHENEVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
9. RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION
10. THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10"s TO 2"x8"s BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS INSTALLED ON THE WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORRISION-RESISTANT MIRE MESH WITH 1/8-1/4 INCH OPENINGS.

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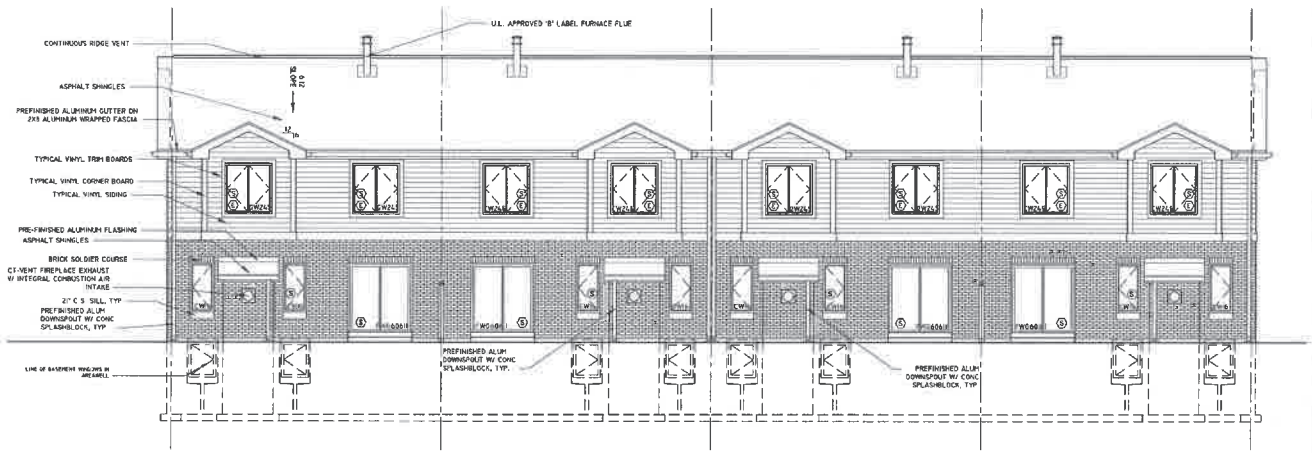


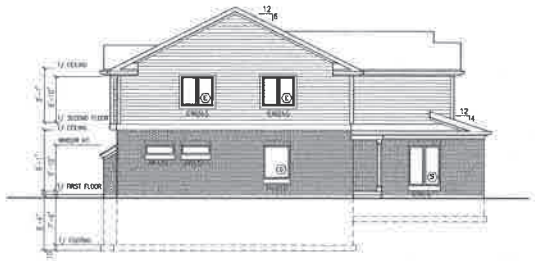
REAR ELEVATION

ELEVATION NOTES

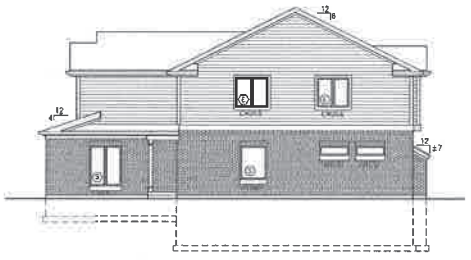
1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. (E) ALL BEDROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI-Z SPECS
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.30. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS
6. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
7. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
8. FIREPLACE FLUES TO BE MIN. (3'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
9. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR SIZE WITH OWNER FOR EXACT SIZES & TYPES.
10. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
11. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AMSI/AAMA/NWWDA 101/I.S.2. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE (DP) OF 30 LBS./PER SQ. FT.
12. PROVIDE DRIP CAP WHERE ROOF MEETS FASCIA.
13. PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR WHEN HAVING A SINGLE PANE OF GLASS GREATER THAN 9 SQ. FT.
14. VENTILATION IS REQUIRED IN ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES APPLIED DIRECTLY OVER CEILINGS, WITH OPENINGS DIRECTLY TO THE OUTSIDE AIR BUT PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACES, UNLESS BETWEEN 40 AND 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE (WHEN THE UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE AND THE BALANCE OF THE REQUIRED VENTILATION SHALL COME FROM EAVE OR CORNICE VENTS), THEN THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE (IRC R806.1 AND R806.2).
15. DRIP EDGES SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, OVERLAPPING EACH OTHER BY AT LEAST 2", EXTENDING AT LEAST 1/4" BELOW ROOF SHEATHING AND 2" UP THE ROOF DECK, AND INSTALLED DIRECTLY UNDER THE UNDERLAYMENT (IRC R905.2.8.5).
16. GUTTERS AND DOWNSPOUTS MUST BE PROVIDED ON ALL BUILDINGS, WITH PROTECTION FROM ROOF RUNOFF OF ALL EXTERIOR DOORS, UNLESS BUILDING OFFICIAL SPECIFICALLY PERMITS OMISSION

DOOR AND FRAME SCHEDULE

MARK	TYP.	DOOR		FRAME		REMARKS
		MTL.		MTL.	FINISH	
BASEMENT						
002 A	PAIR: (2) 3'-0" X 7'-0" X 1¾"	WD	ST/SL	WD	PNT	
003 A	PAIR: (2) 3'-0" X 7'-0" X 1¾"	WD	ST/SL	WD	PNT	
FIRST FLOOR						
100 A	3'-0" X 8'-8" X 1¾"	HM/GL	PNT	HM/GL	PNT	INSULATED DOOR W/ 14" TEMPERED SIDELIGHT
101 A	PAIR: (1) 6'-0" X 8'-0" X 1¾"	WD	ST/SL	WD	PNT	
102 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
102 B	1'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
103 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
103 B	2'-10" X 6'-6" X 1¾"	HM	PNT	HM	PNT	INSULATED (E) LABEL @ 3/8" THICK SOLID CORE - 20 MIN. FIRE RATED DOOR W/ SPRING HINGE)
104 A	PAIR: (1) 1'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
105 A	6'-0" X 6'-6" SLIDING GLASS DOOR WITH TWO LITE PANELS	WD	ST/SL	WD	PNT	
106 A	OVHD DOOR 16'-0" X 7'-0"	WD	PNT	WD	PNT	PROVIDE LOW HEADROOM HARDWARE WITH LIFTMASTER 8500 OPERATOR
SECOND FLOOR						
201 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
201A A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
202 A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
202A A	2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
203 A	2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
204 A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
205 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
206A A	PAIR: (2) 2'-6" X 8'-8" X 1¾"	WD	ST/SL	WD	PNT	
206 A	2'-6" X 6'-6" X 1¾"	WD	ST/SL	WD	PNT	
208A A	PAIR: (2) 2'-0" X 8'-8" X 1¾"	WD	ST/SL	WD	PNT	



RIGHT ELEVATION



LEFT ELEVATION

SAFETY GLASS REQUIREMENTS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.

2. GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

3. GLAZING IN STORM DOORS.

4. GLAZING IN ALL UNFRAMED DOORS.

5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM) ABOVE THE DRAIN INLET.

6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60"(1524MM) ABOVE THE FLOOR OF WALKING SURFACE.

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
   7.3 TOP EDGE GREATER THEN 36" ABOVE THE FLOOR
   7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.

8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILLS PANELS.

9. GLAZING IN WALLS AND FENCES ARE ENCLOSING INDOORS AND OUTDOORS SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE GLASS SIDE IS (1) LESS THAN 60" ABOVE A WALKING SURFACE AND (2) WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

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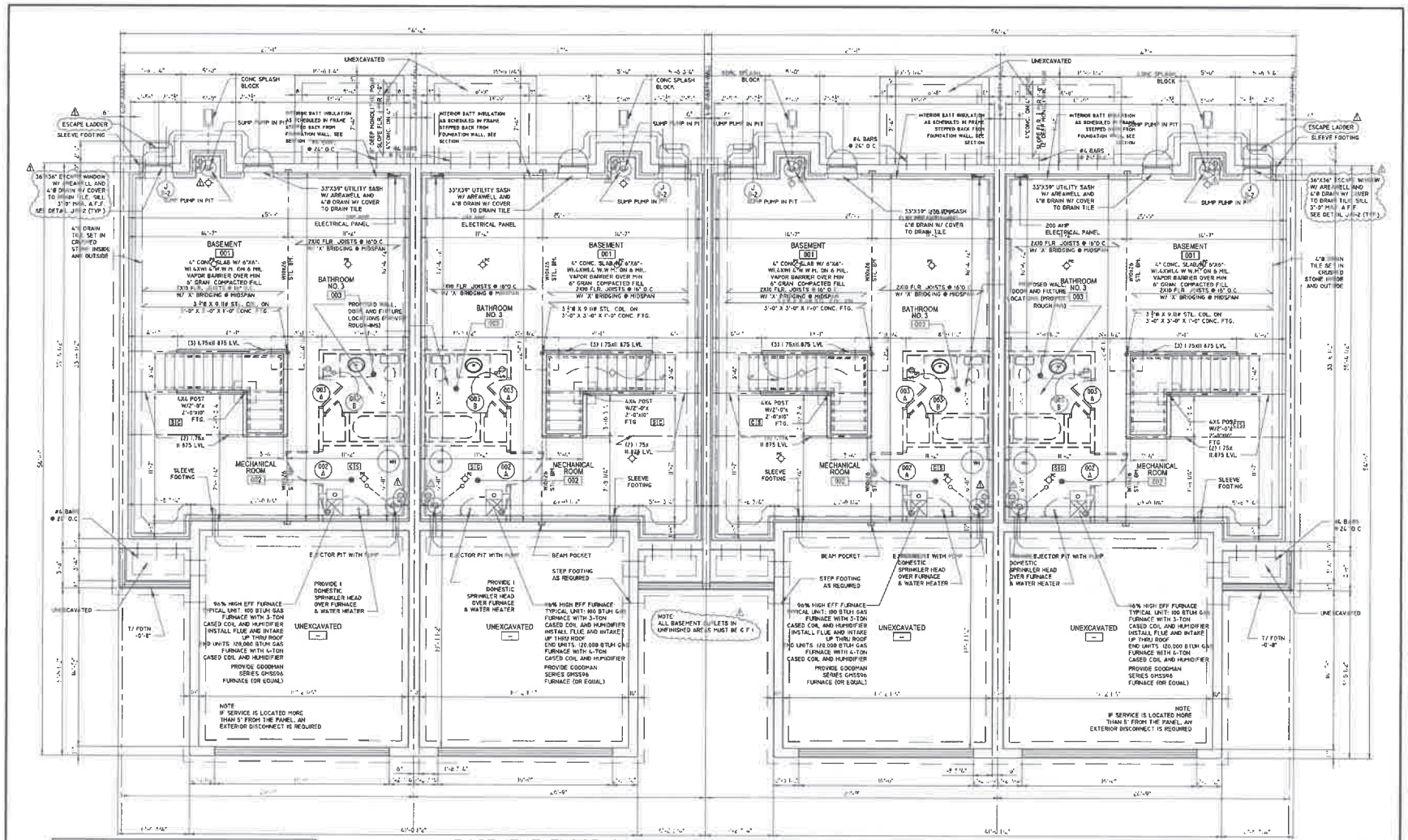

BASEMENT FLOOR PLAN

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-8"	18'-0"	22'-11"	33'-5"
16" O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD				
12" O.C.			18'-8"	22'-8"
16" O.C.			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD				
12" O.C.			17'-2"	20'-4"
16" O.C.			15'-5"	17'-7"

MICRO-LAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY " TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

NOTE:
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1, DETAIL E

FOR HEADER SIZING SEE SHEET D-1, DETAIL O

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

GENERAL NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1
2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNFINISHED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING
6. FOR PARTITION DETAILS SEE – M/D1 & N/D1
7. FOR HEADER SIZING SEE – O/D1
8. FOR STAIR DETAIL SEE – J/D1 & K/D1
9. FOR FIREPLACE DETAILS SEE – A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTLES TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY, THE SIGN SHALL READ: LIMITED ACCESS ONLY, FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC CONSTRUCTION ONLY ENTRY.

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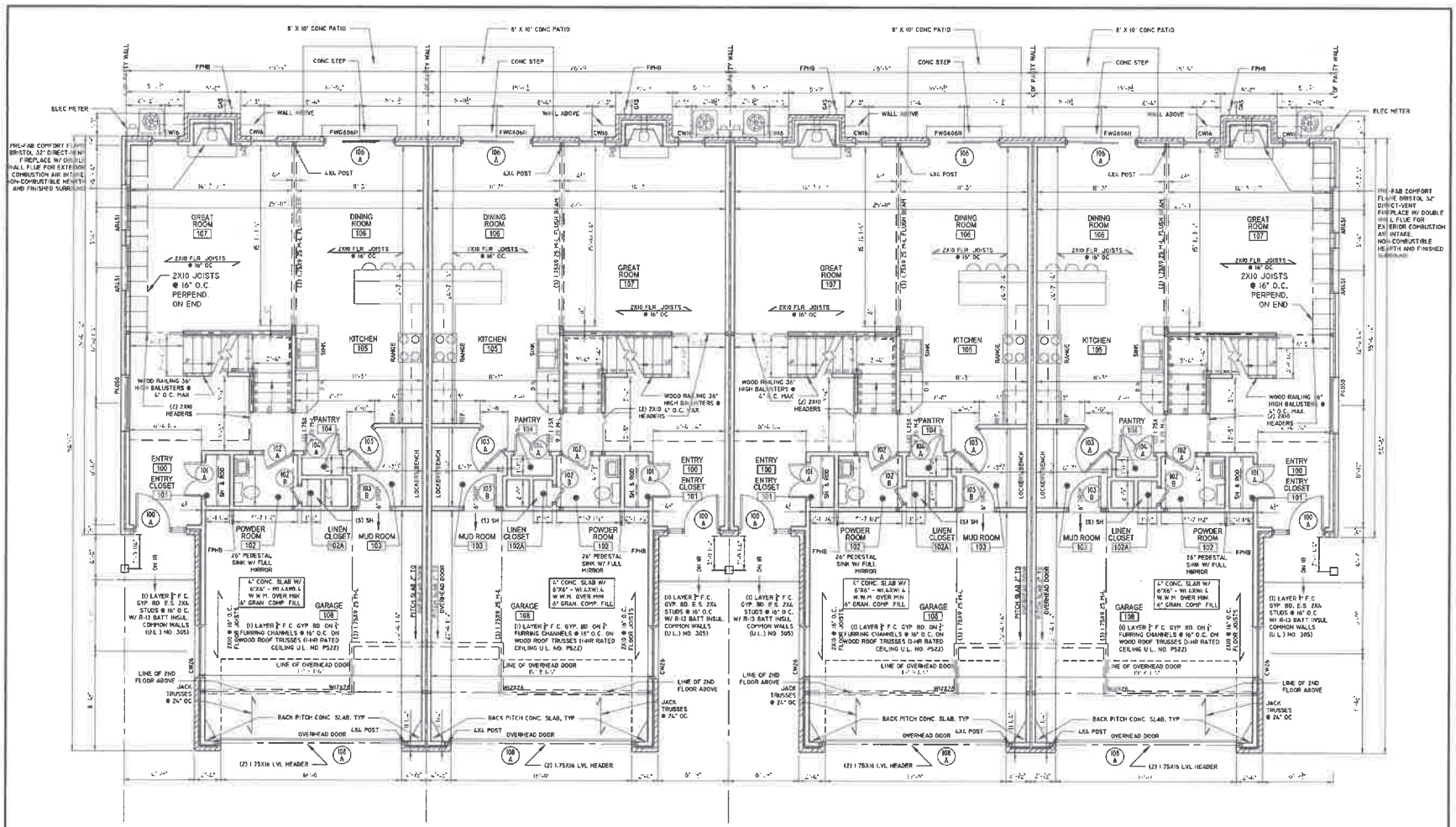

FIRST FLOOR PLAN

1/4"=1'-0"

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS, FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR

ALLOWABLE SPANS ARE AS FOLLOWS

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x8"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-9"	18'-9"	23'-11"	23'-8"
16" O.C.	12'-10"	16'-3"	20'-10"	21'-6"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD				
12" O.C.			18'-0"	22'-6"
16" O.C.			17'-3"	19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD				
12" O.C.			17'-3"	20'-4"
16" O.C.			15'-5"	17'-7"

MICRO-LAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAM" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY " TRUSS JOIST MAC MILLAM" OR APPROVED EQUAL

GENERAL NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1
2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR 4TH ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
6. FOR PARTITION DETAILS SEE - M/D1 & P/D1
7. FOR HEADER SIZING SEE - Q/D1
8. FOR STAIR DETAIL SEE - A/D1 & R/D1
9. FOR FIREPLACE DETAILS SEE - A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTLES TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY. THE SIGN SHALL READ: LIMITED ACCESS ONLY, FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC CONSTRUCTION AND SAFETY.

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

NOTE:
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1, DETAIL E

FOR HEADER SIZING SEE SHEET D-1, DETAIL Q

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

LIGHT AND VENTILATION SCHEDULE

NO.	ROOMS	FLOOR AREA	LIGHT 8% REQ'D	LIGHT 8% ACTUAL	VENT 4% REQ'D	VENT 4% ACTUAL	MECH. REQ'D	MECH. ACTUAL	REMARKS
001	BASEMENT	728 SF	0	36.0	0	18.0	-	-	
00.5	BATHROOM #3	62 SF	0	0	0	0	42	50 CFM	EXHAUST FAN
102	POWDER ROOM	28 SF	0	0	0	0	19	50 CFM	EXHAUST FAN
105	KITCHEN & DINETTE	231 SF	18.5	27.67	9.25	15.31	-	-	
107	GREAT ROOM	240 SF	19.2	43.7	9.6	18.6*	-	-	
201	MASTER BEDROOM	227 SF	22.3	28.8	11.15	14.3	-	-	
202	MASTER BATH	78 SF	0	0	0	0	43	75 CFM	EXHAUST FAN
204	BATHROOM #2	51 SF	0	0	0	0	34	50 CFM	EXHAUST FAN
205	BEDROOM #2	130 SF	10.4	18.3	5.2	17.3	-	-	
206	BEDROOM #3	204 SF	16.32	18.3	8.16	17.3	-	-	
207	LOFT	48 SF	3.84	10.05	1.92	5.0	-	-	

* SPACES ON END UNITS EXCEED THIS AMOUNT

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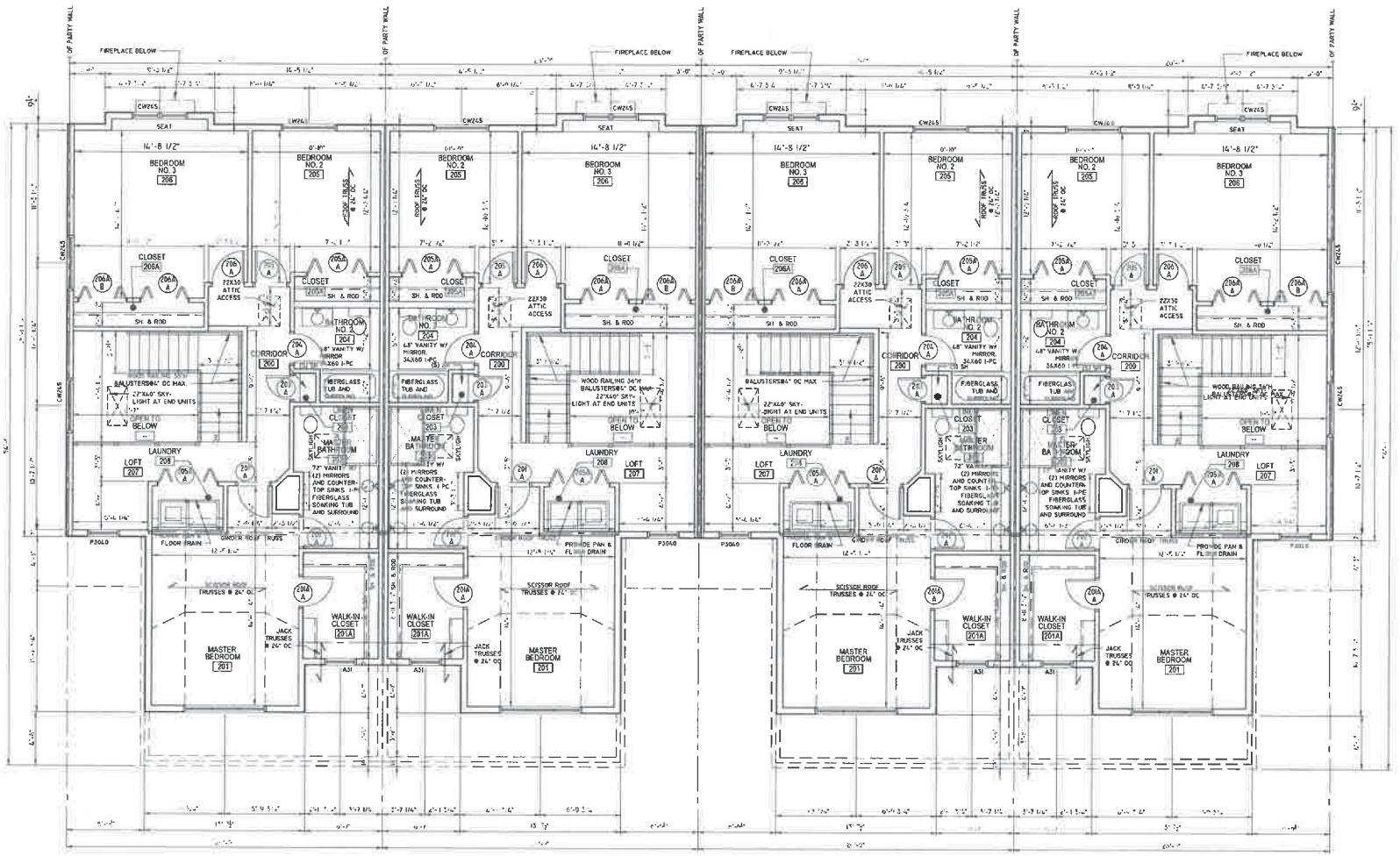

SECOND FLOOR PLAN

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-9"	18'-10"	23'-11"	27'-8"
16" O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD				
12" O.C.			19'-6"	22'-6"
16" O.C.			17'-2"	19'-5"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD				
12" O.C.			17'-3"	20'-4"
16" O.C.			15'-8"	17'-7"

MICRO LAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.
"I-JOISTS ARE MANUFACTURED BY " TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.

GENERAL NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1
2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING
6. FOR PARTITION DETAILS SEE – M/D1 & M/D1
7. FOR HEADER SIZING SEE – D/D1
8. FOR STAIR DETAIL SEE – J/D1 & K/D1
9. FOR FIREPLACE DETAILS SEE – A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTLES TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY. THE SIGN SHALL READ: LIMITED ACCESS ONLY. FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC [illegible]

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

NOTE:
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1, DETAIL E

FOR HEADER SIZING SEE SHEET D-1, DETAIL Q

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

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PLUMBING GENERAL NOTES

PLUMBING PIPING

1.01 DESCRIPTION
A. FURNISH AND INSTALL PLUMBING PIPING WHERE SHOWN ON DRAWINGS AND AS SPECIFIED

B. WASTE, VENT, DOMESTIC WATER

2.01 PIPING MATERIALS
A. OPTIONS
1. CAST IRON HUBLESS SANITARY PIPE AND FITTINGS CISPI STD. 301
2. CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT: ASTM A 74
3. CAST IRON SOIL PIPE AND FITTINGS, EXTRA HEAVY WEIGHT: ASTM A 74
4. STEEL PIPE: ASTM A 53
5. MALLEABLE IRON FITTINGS, 150 LB.: ASTM A 197
6. PIPE THREADS: ANSI B2.1
7. GASKETS, RING (FLANGED): FED SPEC. WW-H-361.
8. COPPER WATER TUBE: ASTM B 88
9. COPPER DRAIN TUBE: ASTM B 306
10. WROUGHT COPPER AND BRONZE SOLDER-JOINT PRESSURE FITTINGS: ANSI B16.22
11. WROUGHT COPPER AND WROUGHT COPPER ALLOY SOLDER-JOINT DRAINAGE FITTINGS: ANSI B16.29
12. CAULKING LEAD: FED SPEC. QQ-L-201
13. SHEET LEAD: FED. SPEC. QQ-L-201
14. SHEET COPPER: ASTM B 152.
15. NO-HUB STAINLESS STEEL COUPLINGS AND GASKETS: CISPI STD. B-301.
16. PVC AND ABS DWV PIPE FITTINGS: ASTM D 2665 FOR PVC AND ASTM D 3311 FOR ABS.
17. PVC AND ABS SOLVENT CEMENTS: ASTM D 2564 FOR PVC AND ASTM D 2235 FOR ABS.

2.02 JOINTS AND CONNECTIONS
A. OPTIONS
1. CAST IRON: HUB AND SPIGOT: PACKED WITH OAKUM AND FINISHED WITH LEAD NOT LESS THAN 1 INCH DEEP; WELL CAULKED
2. CAST IRON, NO-HUB: NEOPRENE GASKET AND STAINLESS STEEL RETAINING RING
3. BETWEEN LEAD AND BRASS: FERRULES OR SOLDERING NIPPLES WITH WIPED JOINTS 3/8" THICK AND 3/4" EACH SIDE OF JOINTS.
4. BETWEEN JOINTS: AMERICAN NATIONAL STANDARD WITH PIPE FIRST FROM CUTTING AND BURRS: THREE THREADS EXPOSED MAXIMUM
5. SOLDERED JOINTS: 95-5 TIN-ANTIMONY SOLDER, SLIP JOINTS: USE FOR PLUMBING TRAP DETAIL ON INLET SIDE ONLY.
6. BRASS: COPPER AND FERROUS MATERIALS: INSULATING DIELECTRIC UNION
7. FLANGED JOINTS: FURNISH WITH COMPANION FLANGE AND CLOTH INSERTED RUBBER GASKET.
8. FLANGE BOLTS: ASTM A 325, MINIMUM GRADE B/C, ALLOY STEEL WITH HEX NUTS IN COMPLIANCE WITH ANSI B18.22 AND STANDARD ROLLED STEEL WASHERS.
9. ASSEMBLY FOR THERMOPLASTIC PIPING AS RECOMMENDED BY THE MANUFACTURER
10. SOLVENT WELD, PVC: AS RECOMMENDED BY PIPE MANUFACTURER.
11. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCERS, BUSHINGS ON REDUCING FITTINGS. BUSHINGS WILL NOT BE PERMITTED

2.03 PIPE SLEEVES
A. SCHEDULE 30 BLACK STEEL, GALVANIZED 26 GAGE STEEL. PROVIDE FOR ALL PIPES THROUGH WALLS AND FLOORS.

2.04 PROTECTIVES
A. PROVIDE FOR ALL PIPING THROUGH WALLS, FLOORS AND CEILING WORK PIPING IS EXPOSED TO VIEW IN FINISHED AREA. ESCUTCHEONS SHALL BE CHROMIUM PLATED, TWO PIECE, HINGED WITH SET SCREWS.

2.05 SPROUTS
A. PROVIDE GROUND JOINT BRASS UNIONS OR FLANGES ON EACH PIPING CONNECTION TO EQUIPMENT

B. PROVIDE SELECTIVE UNIONS BETWEEN COPPER AND STEEL PIPING CONNECTION TO EQUIPMENT

2.06 VACUUM BREAKERS
A. SHALL CONFORM TO THE REQUIREMENTS OF THE REFERENCED PLUMBING CODE AND SHALL BE PROVIDED FOR HOSE BIBB, FLUSH-VALVES AND ANY FIXTURE OR EQUIPMENT WATER SUPPLY HAVING A THREADED OUTLET.

2.07 FLASHING
A. VENT FLASHING SHALL COMPLY WITH ROOFING MANUFACTURER'S WRITTEN SPECIFICATIONS

2.08 CLEAN OUTS
A. CLEAN OUTS ON NO-HUB PIPE SHALL BE STANDARD NO-HUB FITTINGS.

B. CLEAN OUTS ON CAST IRON HUB AND SPIGOT PIPING, SHALL BE CADMIUM PLATED.

C. APPROVED MANUFACTURERS: ZURN, JOSAM OR JOHNSPEC.

D. PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE FOR EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK CONNECTION.

3.01 INSTALLATION
A. BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER.

B. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING WITH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

C. EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE, BETWEEN STRUCTURES AND THROUGH JOIST SPACING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

G. PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

E. APPLY LUBRICANT TO SCREW JOINT MALE THREADS.

F. METAL TO BE SOLDERED SHALL BE CLEANED AND FLUXED AS SUITABLE FOR THE SOLDER USED.

G. NOTCHING OF COPPER TUBING ON PLASTIC PIPING FOR CONNECTIONS WILL NOT BE PERMITTED.

H. NO SCREW OR WATER PIPE SHALL BE ALLOWED UNDER THE SURFACE SLAB

3.02 INSULATION
A. PIPE SLEEVES
1. EXTEND SLEEVE 1/4 INCH BEYOND FINISHED SURFACE.
2. PROVIDE CLEARANCE BETWEEN SLEEVE AND PIPE OR BETWEEN SLEEVE AND INSULATION TO ALLOW FOR EXPANSION AND CONTRACTION DUE TO DIFFERENTIAL TEMPERATURE.
3. INSULATION SHALL BE CONTINUOUS THROUGH WALL SLEEVE.
4. CAULK BETWEEN SLEEVE AND PIPE OR SLEEVE AND INSULATION.
5. ESCUTCHEONS: FIT AROUND INSULATION WHERE PRESENT.
6. WATER HAMMER ARRESTERS: INSTALL AS REQUIRED.
7. CLEAN OUTS: INSTALL AS REQUIRED 50' O" MAX. PROVIDE ADDITIONAL CLEANOUTS WHERE REQUIRED BY LOCAL CODES AND FOR CONVENIENCE OF TESTING AND EXCEPT AT CONTRACTOR'S OPTION
8. FINISHED AND COVERED SHALL BE FLUSH WITH ADJOINING ARCHITECTURAL FINISH.

PLUMBING HANGERS AND SUPPORTS

1.01 DESCRIPTION
A. PROVIDE HANGERS FOR ALL PIPING NOT INDICATED BELOW GRADE, USE HANGERS CAPABLE OF ADJUSTMENT

2.01 HANGERS AND SUPPORTS
A. HANGERS FOR BLACK OR GALVANIZED STEEL PIPE SHALL BE GRINNELL, MODEL NO. 69 OR APPROVED EQUAL.

B. HANGERS FOR CAST IRON PIPE SHALL BE GRINNELL MODEL NO. 260 OR APPROVED EQUAL

C. HANGERS FOR COPPER TUBING SHALL BE GRINNELL, MODEL NO. 99 E OR APPROVED EQUAL.

D. TRAPEZE HANGERS OF A TYPE APPROVED BY THE OWNER'S REPRESENTATIVE MAY BE USED WHERE PIPES ARE DESIGNED TO RUN PARALLEL AT THE SAME ELEVATION.

E. PROVIDE INSULATION HANGER WITH PROTECTIVE SHIELD, GRINNELL MODEL NO. 300 OR APPROVED EQUAL, FOR ALL INSULATED PIPING AT HANGER POINTS. PROVIDE 8 INCH LONG SECTION OF 1/2 INCH THICK CALCIUM SILICATE SECTIONAL PIPE INSULATION WITH FACTORY LONGITUDINAL LAP. SEAL BUTT JOINTS WITH INSULATING CEMENT.

F. STRAP HANGERS: NOT PERMITTED.

G. INSERTS: IN CONCRETE, GRINNELL MODEL NO. 282 OR APPROVED EQUAL, HAVING ADJUSTMENT FROM 3/4 INCH THROUGH 1-1/4 INCH IN METAL DECKS: HEADHEAD SEX OR APPROVED EQUAL.

I. SIDE BEAM CLAMPS: PROVIDE WHEN SUPPORTING FROM STRUCTURAL STEEL MEMBERS, GRINNELL MODEL 225 OR APPROVED EQUAL

J. OTHER SUPPORTS: OBTAIN OWNER'S REPRESENTATIVE APPROVAL FOR OTHER METHODS OF SUPPORT.

3.01 SPACING OF HANGERS
A. PROVIDE HANGER AT EACH CHANGE OF DIRECTION.

B. SPACE HANGERS AND SUPPORTS TO PREVENT SAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES WITH SPACING NO GREATER THAN THAT SHOWN ON THE FOLLOWING TABLE. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

C. FERROUS PIPING AND COPPER TUBING.

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
1/2" THROUGH 1-1/2"	5 FT.	3/8"
2" THROUGH 3"	10 FT.	1/2"
4" THROUGH 5"	12 FT	5/8"
6" AND LARGER	16 FT	3/4"

D. CAST IRON PIPING

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
2" AND 3"	EACH JOINT	3/8"
4" AND 5"	EACH JOINT	1/2"
6" AND 8"	EACH JOINT	3/4"
10" THROUGH 15"	EACH JOINT (TWO HANGERS)	3/4"

PLUMBING FIXTURES, TRIM AND DRAINS

1.01 MANUFACTURER
A. MANUFACTURER SHALL BE AS SPECIFIED HEREIN OR APPROVED EQUAL

2.01 PIPING
A. PIPING TO SERVE FIXTURES AND EQUIPMENT AND EXPOSED TO VIEW IN FINISHED AREAS SHALL BE BRASS, CHROMIUM PLATED

2.02 SUPPORTS
A. PROVIDE ALL BRACKETS, PLATES, CARRIERS, ANCHORS AND FASTENING DEVICES REQUIRED FOR ANCHORING THE FIXTURES RIGIDLY IN PLACE.

2.03 FIXTURES
A. PROVIDE PLUMBING FIXTURES AS SCHEDULED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS. AMERICAN STANDARD, KOHLER, CLEAR OR APPROVED EQUAL.

B. WATER CLOSETS 2 1/2 GALLON PER FLUSH MAXIMUM, SHOWERS, LAVS AND SINKS 3 GALLON PER MINUTE FLOW CONTROL.

2.04 PLUMBING DRAINS
A. FURNISH WITH SEEPAGE FLANGE WHERE INSTALLED WITH PANS OR FLASHING, FURNISH CLAMPING

B. [illegible] GRAINS SHALL BE OF THE SAME MANUFACTURER.

C. PROVIDE FLOOR DRAINS WITH 4 INCH DEEP SEAL TRAPS.

D. PROVIDE ALL DRAINS AS SHOWN ON DRAWINGS OR AS REQUIRED

F. PROVIDE DRAIN BIB WITH BELL FAUCETS AND ONE STANDPIPE FOR CLOTHES WASHER AND 2" DRAIN.

3.01 INSTALLATION
A. DRAIN SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS, ACCESSIBLE AND LOCATED TO SUIT EQUIPMENT APPROVED FOR INSTALLATION. WHERE FLUSH VALVES ARE SPECIFIED WITH FIXTURES, THE SUPPLY TO THE VALVE IN EACH ROOM SHALL BE AT THE SAME HEIGHT FOR THE TYPE OF FIXTURE AND THE VALVE SHALL BE SET IN PLACE SO THAT THE CENTER LINE OF THE VALVE DISCHARGE IS DIRECTLY ABOVE THE CENTER LINE OF FIXTURE SPUD. BENDING OF AMPLE BETWEEN THE VALVE AND THE STUD TO ACHIEVE CONNECTION WILL NOT BE PERMITTED.

B. CONTRACTOR INSTALLS PIPING RETAINING THE USE OF KNOWN SHALL BE PROTECTED FROM DAMAGE.

GAS PIPING

1.01 PIPING
A. SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. PIPE SHALL BE SCHEDULE 40 BLACK STEEL, PIPE WITH MALLEABLE FITTINGS

2.01 INSTALLATION
A. PIPING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. INSTALL GAS SHUTOFF AND GAS MANIFOLDS AS INDICATED OR REQUIRED

C. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS PIPING TO ALL APPLIANCES, HEATING APPARATUS, HOT WATER HEATERS, FIREPLACES.

DOMESTIC HOT AND COLD WATER

1.01 DESCRIPTION
A. THE WORK INCLUDES FURNISHING AND INSTALLING HOT AND COLD WATER PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN OR AS REQUIRED

2.01 PIPING
A. HOT AND COLD WATER PIPING SHALL BE COPPER WATER TUBE HARD TEMPER, TYPE "L" WITH WROUGHT SOLDER FITTINGS ABOVE FLOOR AND SOFT TEMPER TYPE "K" WITH WROUGHT SOLDER FITTINGS BELOW GRADE.

2.02 GATE VALVES
A. SPECIFIED IN SECTION, PLUMBING VALVES.

B. PROVIDE FREEZE - PROOF HOSE BIBB WHERE INDICATED ON DRAWINGS WITH VACUUM BREAKERS

G. PROVIDE CHROME PLATED FIXTURE SUPPLIES AND STOPS FOR EVERY FIXTURE CONNECTION.

3.01 INSTALLATION
A. MITERING OF PIPE FOR CONNECTION NOT PERMITTED.

B. WHERE POSSIBILITY OF BACKFLOW FROM THE DRAIN TO THE SUPPLY FITTING EXISTS, INSTALL VACUUM BREAKERS

C. HOT WORK SINK ONE LAVATORY, SINK, OR SIMILAR FIXTURE SHALL BE SUPPLIED BY A 1/2 INCH BRANCH, SIMILAR DIMENSIONS NOT TO EXCEED 5 FEET.

D. MAKE CONNECTION TO EQUIPMENT AND FIXTURES INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.

E. HOT WATER BRANCH CONNECTIONS TO DISTRIBUTION MAINS SHALL BE TOP TAKE-OFF, SWING JOINT TYPE.

F. ALL PIPING INSTALLED BELOW GROUND SHALL RECEIVE TWO COATS OF HOPPERS NO. 30 OR APPROVED EQUAL.

G. PROVIDE A 12" AIR CHAMBER AT EVERY FIXTURE AND A 24" AIR CHAMBER AT TOP OF RISERS.

H. WATER METER SIZE SHALL BE 1" MIN. WITH 34" SPREAD OPENING.

PLUMBING INSULATION

1. INSULATE THE FOLLOWING PIPES WITH R-3 INSULATION – 403.4.1 (TABLE R – 403.4.2 IECC 2018 ****

A. PIPING LARGER THAN 3/4" NOMINAL DIAMETER
B. PIPING SERVING MORE THAN ONE DWELLING UNIT
C. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
D. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
E. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
F. PIPING LOCATED UNDER A FLOOR SLAB
G. BURIED PIPING.
H. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
I. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER (SEE BELOW)

3/8" PIPE R-3	1/2" PIPE R-3	3/4" PIPE R-3	3/4" OR LARGER PIPE R-3
30FT OR MORE	20FT OR MORE	10FT OR MORE	5FT OR MORE.

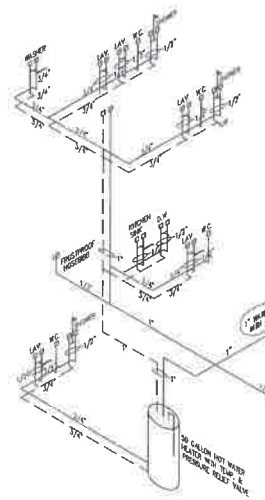
DOMESTIC WATER HEATER

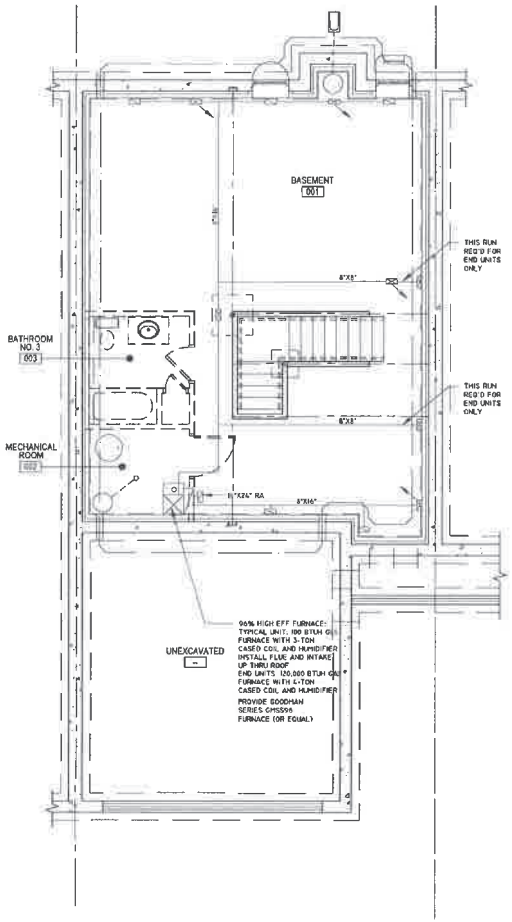
1. WATER HEATER TEMP WITH (120 DEG. F.)
2. EACH HAND SINK OR LAVATORY (MAX. 110 DEG. F.)
3. EACH SHOWER (MAX. 110 DEG. F.)
4. DISTRIBUTION SYSTEMS IN ANY OTHER OUTLETS NOT SPECIFICALLY NAMED (MAX. 120 DEG. F.)

ILLINOIS PLUMBING CODE PROHIBITS THE USE OF WATER HEATER SCALE-CONTROL SYSTEMS FOR ANTI-SCALE PURPOSES, AN ADEQUATE RESPONSE WILL DESERVE APPROPRIATE HARDNESS.

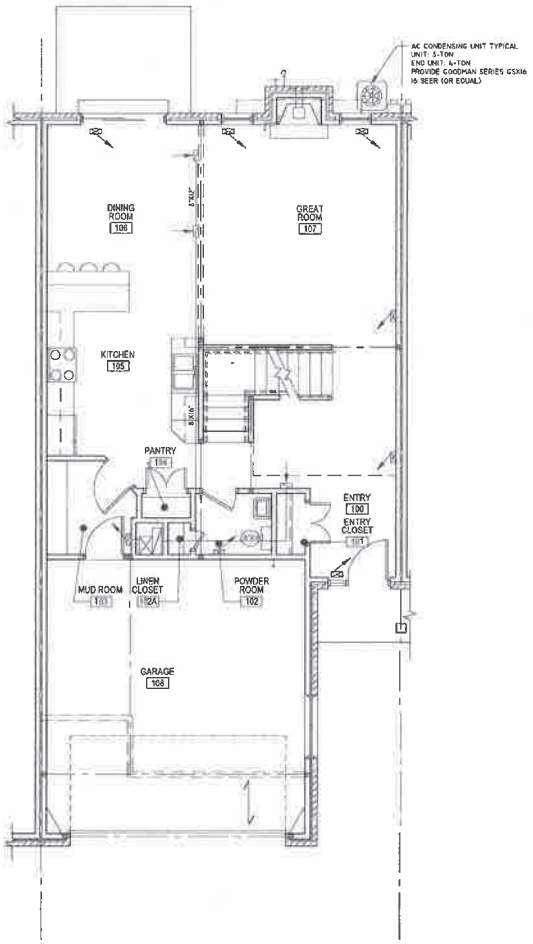
RESIDENTIAL – PLUMBING

1. PERFORM ALL WORK TO CONFORM TO THE 2018 ILLINOIS STATE PLUMBING CODE AND INSTALLED BY AN ILLINOIS STATE LICENSED PLUMBING CONTRACTOR.
2. HOT WATER PIPING FOR THE FOLLOWING SHALL BE INSULATED WITH A MINIMUM R-3 INSULATION (IECC R403.5.4)
A. PIPING LARGER THAN 3/4" NOMINAL DIAMETER.
B. PIPING SERVING MORE THAN ONE DWELLING UNIT.
C. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
D. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
E. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
F. PIPING LOCATED UNDER A FLOOR SLAB.
G. BURIED PIPING.
H. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
I. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER SHOWN IN IECC TABLE R403.5.5.

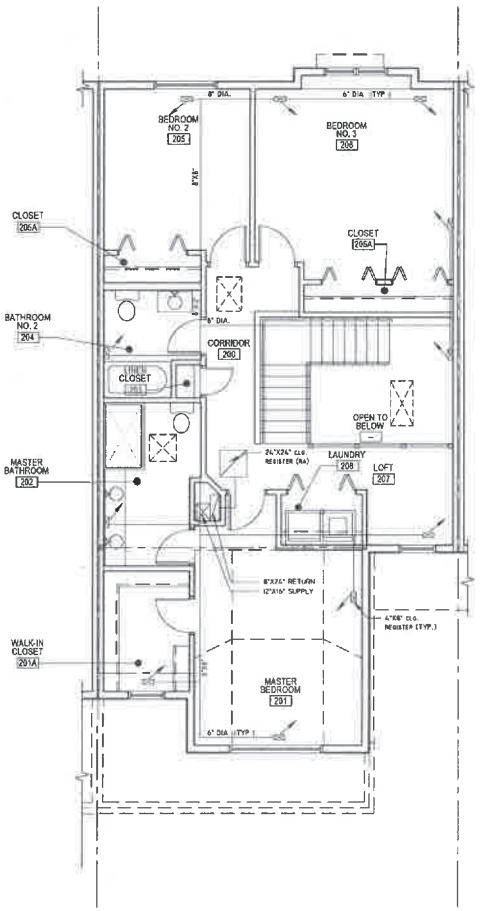

HEATER
T&P
3/4"
3/4"
LAV
WC
1/4"/1'-0"
3/4"
3/4"
3/4"
KITCHEN SINK
3/4"
FROST PROOF HOSE BIBB
3/4"
3/4"
1" INLET SERVICE LINE
METER
PUBLIC MAIN
FROST PROOF HOSE BIBB
3/4"
3/4"
LAV
WC
3/4"
3/4"
3/4"



BASEMENT FLOOR MECHANICAL PLAN



FIRST FLOOR MECHANICAL PLAN



SECOND FLOOR MECHANICAL PLAN

ideal DESIGNS
ARCHITECTS / DESIGNERS
20980 FRANKFORT SQ. RD.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.
184.006872
EXP. DATE
4-30-23

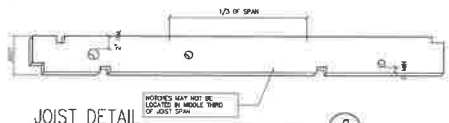
REVISIONS

REV #	DATE:	REV. PER:
1	5-10-21	PER BLDG. DEPT.

DATE:
04-06-21
DRAWN BY: PAP
PREVIOUS NO. -

PROJECT NO.
21037

SHEET NUMBER
M-2



JOIST DETAIL

NOT TO SCALE

9 E-2

SECTION 502.8.1

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

SECTION 502.8

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH

EXCEPTIONS:

1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION

SECTION 802.7

CUTTING AND NOTCHING STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION.

SECTION 802.7.1

GANG LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT IN TO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE NOTCH.

EXCEPTIONS: NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 4 INCH NOMINAL (102 mm) AND THE LENGTH OF THE CANTILEVERS DO NOT EXCEED 24 INCHES (610 mm).

SECTION 802.7.2

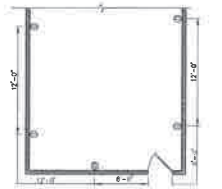
ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN LAMINATED VENEER LUMBER, I-JOIST, LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECT OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER

SECTION 802.10.4

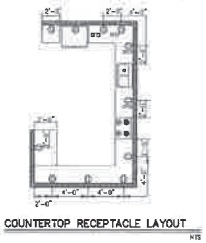
ALTERATIONS TO TRUSSES. TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, SPLILED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (e.g., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

ELECTRICAL NOTES

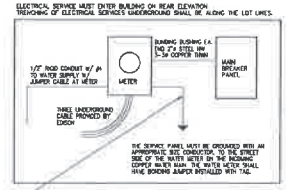
1 SEE CURRENT CHICAGO ELECTRICAL CODE



GENERAL ROOM RECEPTACLE LAYOUT



COUNTERTOP RECEPTACLE LAYOUT



AN ELECTRODE ENCASED BY AT LEAST 20 MM (3/4") OF CONCRETE, LOCATED WITHIN A HORIZONTAL OR VERTICAL FOOTING OR GRADE BEAM OR VERTICAL FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20') OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OR NOT LESS THAN 13 MM (1/2") IN DIAMETER OR CONSISTING OF AT LEAST 6.0 M (20') OF BARE COPPER CONDUCTOR NOT SMALLER THAN #7 AWG. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USUAL STEEL TIE WIRES OR OTHER EFFECTIVE MEANS. STEEL REINFORCEMENT SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM. WHERE THE CONCRETE ENCASED ELECTRODE CONSISTS OF TWO OR MORE BARS OR RODS, EACH BAR OR ROD SHALL BE BONDED TOGETHER WITH A #4 AWG COPPER CONDUCTOR. EXCEPTION: WHERE THE CONCRETE ENCASED ELECTRODE CONSISTS OF TWO OR MORE BARS OR RODS, EACH BAR OR ROD SHALL NOT BE REQUIRED TO BE BONDED TOGETHER.

Note:
Electrodes of rods of iron or steel shall be at least 5/8 in. (15.87 mm) in diameter. Stainless steel rods less than 5/8 in. (15.87 mm) in diameter, nonferrous rods, or their equivalent shall be listed and shall not be less than 1/2 in. (12.7 mm) diameter.

ELECTRICAL DEVICES A.F.F

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L
DIMMING SWITCHES	48" TO C.L
WALL OUTLETS	12" TO C.L
TOP SHELF BEDROOM CLOSETS	80" TO C.L
LT. ABOVE TOP OF MIRROR	
WATER SOFTENER AND SUMP OUTLETS	48" TO C.L
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
SMOKE GFI'S	48" TO C.L
BASEMENT WALL OUTLETS	48" TO C.L
FRONT DOOR COACH LIGHT	5'-6" A.F.F
GARAGE DOOR TRACK LIGHT ABOVE GARAGE FLOOR	7'-0" A.F.F
SMOKE AND BREAKFAST FIXTURE HEIGHT	84" TO BOTTOM OF FIXTURE
DYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "VENT"	66" TO C.L
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "SWIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DYER OUTLET	36" TO C.L

C.L = CENTER LINE
T= FIELD VERIFY
2=MASTER BATH: STANDARD 30" HIGH
VANITY TO BE RAISED 4"

NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLET, INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT

NOTE:
ALL RESIDENTIAL UNITS TO BE EQUIPPED W/ CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP

NOTE:
PROGRAMMABLE THERMOSTAT - WHERE THE PRIMARY HEATING IS FORCED-AIR-FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F

NOTE:
COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

NOTE:
ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION

NOTE
SEE FOUNDATION PLAN FOR BASEMENT ELECTRICAL LAYOUT AND FURTHER INFORMATION

NOTE:
1. 105 CFM IS REQUIRED PER TABLE M403.6(1) OF THE IECC ILLINOIS AMENDED CODE.
2. THE 105 CFM WILL BE SATISFIED WITH 3 CONTINUOUS RUN BATH FANS @ 35 CFM EACH.

NOTE:
DAMPER RESISTANT OUTLETS ARE REQUIRED

NOTE
LISTED TYPE AFCI (ARC FAULT PROTECTION) FOR ALL CIRCUITS IN ALL LIVING AREAS. FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS

NOTE:
AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 (IRC R309.4)

NOTE
INCANDESCENT LUMINARIES WITH OPEN (EXPOSED) LAMPS PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES OR PENDANT LAMPHOLDERS ARE NOT PERMITTED IN CLOTHES CLOSETS. USE OF A LAMPHOLDER IN A CLOTHES CLOSET WITH ANY OPEN LAMP IS A VIOLATION OF THE CODE.

- INSTALLING A COMPACT FLUORESCENT LAMP IN IN A LAMPHOLDER DOES NOT TURN THE LAMPHOLDER INTO A FLUORESCENT FIXTURE.
- A LUMINARIES INSTALLED IN A CLOTHES CLOSET IS PERMITTED TO BE ONLY OF THE SURFACE-MOUNTED OR RECESSED INCANDESCENT TYPE WITH ALL LAMPS COMPLETELY ENCLOSED, OR A SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES.
- SURFACE-MOUNTED INCANDESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCES OF 12 INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE.
- SURFACE-MOUNTED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN TOLERANCE OF 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.
- RECESSED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THERE IS A MIN 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

NOTE:
PROVIDE G.F.C.I. PROTECTED RECEPTACLE FOR WHIRLPOOL (HARDWIRED)

NOTE
ALL ELECTRICAL RACEWAYS SHALL BE CONDUIT ONLY, A MAXIMUM 6 FEET LENGTH OF APPROVED 1/2" FLEXIBLE METAL CONDUIT IS PERMITTED ONLY FOR UTILIZATION EQUIPMENT, AS PART OF A LISTED ASSEMBLY OR LIGHT FIXTURES.

RESIDENTIAL - ELECTRIC

1. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. UNUSED OPENINGS SHALL BE CLOSED TO AFFORD PROTECTION SUBSTANTIALLY EQUIVALENT TO THE WALL OF THE EQUIPMENT. INTERNAL PARTS OF ELECTRICAL EQUIPMENT SHALL NOT BE DAMAGED OR CONTAMINATED BY FOREIGN MATERIALS, AND THERE SHALL BE NO DAMAGED PARTS THAT MAY ADVERSELY AFFECT SAFE OPERATION OR MECHANICAL STRENGTH OF THE EQUIPMENT (CHICAGO ELECTRIC CODE)

2. ALL ELECTRICAL CONTRACTORS ENGAGED IN PERFORMANCE OF ELECTRICAL WORK SHALL BE LICENSED PER ILLINOIS MUNICIPAL CODE 11-33-1. THE CONTRACTOR SHALL FILE WITH THE MAIN COUNTY BUILDING DEPARTMENT A COPY OF THE VALID LICENSE AND SAID LICENSE SHALL REFLECT THE SCOPE OF THE WORK

3 PERMITS ARE REQUIRED FOR ALL ELECTRICAL WORK, AND THEY SHALL BE ISSUED ONLY WHEN A DULY LICENSED AND BONDED ELECTRICAL CONTRACTOR IS EMPLOYED ON THE PERMIT APPLICATION

4. CONDUCTORS SHALL BE IDENTIFIED BY THE FOLLOWING MEANS AND PROVISIONS (IRC E3307.1)

A INSULATED GROUNDED CONDUCTORS OF 4 AWG OR SMALLER:
1. CONTINUOUS WHITE OR GRAY OUTER FINISH.
2. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.

B INSULATED GROUNDED CONDUCTORS OF 4 AWG OR LARGER
1. CONTINUOUS WHITE OR GRAY OUTER FINISH
2. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
3. AT THE TIME OF INSTALLATION, A DISTINCTIVE WHITE OR GRAY MARKING AT THE TERMINATIONS, FOR WHICH SHALL ENCIRCLE THE CONDUCTOR OR INSULATION

5. AN ACCESSIBLE MEANS EXTERNAL TO THE SERVICE EQUIPMENT ENCLOSURE FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS IS REQUIRED BY THE CODE. BONDING OF LIMITED ENERGY SYSTEMS SUCH AS COMMUNICATION, RADIO AND TV, AND CATV CIRCUITS TOGETHER MUST BE PROVIDED BY AT LEAST ONE OF THE FOLLOWING MEANS (CHICAGO ELECTRIC CODE):
A. EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAYS.
B. EXPOSED METALLIC SERVICE GROUNDING ELECTRODE CONDUCTOR
C. APPROVED MEANS FOR EXTERNAL CONNECTION SUCH AS #6 AWG COPPER CONDUCTOR WITH SHORTEST PATH TO AND BONDED TO THE METALLIC SERVICE RACEWAY OR SERVICE EQUIPMENT ENCLOSURE WITH A LISTED AND IDENTIFIED FITTING. THE OTHER END OF THIS CONDUCTOR MUST BE ACCESSIBLE AND BE LOCATED ON THE EXTERIOR OUTSIDE WALL, SO THAT EXTERNAL CONNECTION OF THE INTERSYSTEM BONDING, OR GROUNDING CONDUCTOR, REQUIRED FOR COMMUNICATIONS, RADIO, TELEVISION, AND CATV CIRCUITS, CAN BE MADE.

6 RACEWAYS, CABLE TRAYS, CABLEBUS, AUXILIARY GUTTERS, CABLE ARMOR, BOXES, CABLE SHEATHING, CABINETS, ELBOWS, COUPLINGS, NIPPLES, FITTINGS, SUPPORTS, AND SUPPORT HARDWARE SHALL BE OF MATERIALS SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (CHICAGO ELECTRIC CODE).

7 WHEN A SERVICE RACEWAY ENTERS THE BUILDING IT MUST BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS FROM MOISTURE THAT MAY CONTACT LIVE PARTS. THE SEALANTS SHALL BE IDENTIFIED FOR USE WITH THE CABLE INSULATION, SHIELD, OR OTHER COMPONENTS (CHICAGO ELECTRIC CODE)

8. ALL ELECTRICAL WIRING ON RHE LOAD SIDE OF THE METER SHALL BE COPPER ADDITIONAL CONSIDERATION MAY BE GIVEN TO ALUMINUM SERVICE CONDUCTORS ON A CASE-BY-CASE BASIS

9. ELECTRICAL METAL TUBING (THIN WALL) SHALL BE REQUIRED THROUGHOUT ALL STRUCTURES, HOWEVER, IT SHALL NOT BE INSTALLED UNDERGROUND OR IN CONCRETE

10 ALL CUT ENDS OF EMT SHALL BE REAMED OR OTHERWISE FINISHED TO REMOVE ROUGH EDGES, BUT NOT THREADED. EMT SHALL BE INSTALLED AS A COMPLETE SYSTEM IN ACCORDANCE WITH (CHICAGO ELECTRIC CODE) AND SHALL BE SECURELY FASTENED IN PLACE AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS (CHICAGO ELECTRIC CODE).

A. EMT SHALL BE SECURELY FASTENED IN PLACE EVERY 10' AND EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED 3' OF EACH OUTLET BOX, DEVICE BOX, CABINET, CONDUIT BODY, AND OTHER TUBING TERMINATION. EXCEPTIONS INCLUDE CONCEALED WORK IN FINISHED BUILDINGS OR PREFINISHED WALL PANELS, WHERE SHORTER LENGTHS CAN BE FISHED, AND, ALSO IF STRUCTURAL MEMBERS DO NOT PERMIT FASTENING WITHIN 3', THE UNBROKEN LENGTH DISTANCE BETWEEN FASTENINGS CAN BE INCREASED FROM 3' TO 5'.

B. HORIZONTAL RUNS OF EMT SUPPORTED BY OPENING THROUGH FRAMING MEMBERS AT INTERVALS NOT GREATER THAN 10' AND SECURELY FASTENED WITHIN 3' OF TERMINATION POINTS SHALL BE PERMITTED.

11. THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC CHAPTER 9, TABLE 1

12. BOXES AND CONDUIT BODIES SHALL BE OF SUFFICIENT SIZE TO PROVIDE FREE SPACE FOR ALL ENCLOSED CONDUCTORS. THE MINIMUM VOLUME OF METAL BOXES AND CONDUIT BODIES SHALL BE CALCULATED IN (CHICAGO ELECTRIC CODE) THE BOX VOLUME CALCULATED FROM (CHICAGO ELECTRIC CODE) SHALL NOT BE LESS THAN THE BOX FILL CALCULATIONS FROM (CHICAGO ELECTRIC CODE)

13 EMT SHALL BE USED IN THE FOLLOWING CONDITIONS WHERE VULNERABLE TO PHYSICAL DAMAGE DURING AND AFTER INSTALLATION, WHERE SUBJECT TO SEVERE CORROSIVE CONDITIONS, WHERE PROTECTION FROM CORROSION, IN UNDER CONCRETE OR FILL SUBJECT TO MOISTURE UNLESS PROTECTED BY NON-METALLIC CONCRETE AT LEAST 2" THICK ON TUBING IS MINIMALLY 18" UNDER THE CONCRETE OR FILL. IN ANY HAZARDOUS LOCATION, SUPPORTING LUMINARIES, OR ORNAMENTAL METAL FACADES. EMT DOES NOT PROVIDE ALUMINUM ENCLOSURES AND FITTINGS WITH STEEL EMT AWAY FROM SEVERE CORROSIVE INFLUENCES (CHICAGO ELECTRIC CODE)

14. EVERY PANEL BOX MUST HAVE EACH CIRCUIT LABELED. ALL ELECTRICAL PANELS MUST BE LOCATED A MINIMUM OF 3' FROM SUMP PUMP OR EJECTOR PIT, LAUNDRY/MOP SINK, AND/OR LAUNDRY TUB THE ELECTRICAL PANEL MUST HAVE A CLEARANCE AREA (WORKING SPACE) OF 30" WIDTH EACH DOES NOT HAVE TO BE CENTERED ON THE PANEL ITSELF.), 3' DEPTH MEASURED OUT FROM THE PANEL, AND 6'-6"HIGH. THE HIGHT REQUIREMENT CAN BE LIMITED IF THE PANEL IS IN AN EXISTING DWELLING AND THE ELECTRICAL SERVICE IS MAXIMUM 200 AMPS (CHICAGO ELECTRIC CODE)

15. UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND ARE BURIED AT LEAST 18 BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12" ABOVE THE UNDERGROUND INSTALLATION (CHICAGO ELECTRIC CODE)

16 FOR BOTH UNDERGROUND SERVICE ENTRANCE (USE) AND SERVICE ENTRANCE (SE) CABLES, THE ALLOWABLE BENDING RADIUS OF THE CABLE (MEASURED FROM THE INNER EDGE), SHALL BE AT LEAST FIVE TIMES THE DIAMETER OF THE CABLE ITSELF, PROVIDED THAT THE CABLE WILL NOT BE DAMAGED BEFORE, DURING, AND AFTER INSTALLATION (CHICAGO ELECTRIC CODE)

17 CONTINUITY OF RHE GROUNDING PATH OR THE BONDING CONNECTION TO INTERIOR PIPING SHALL NOT RELY ON WATER METER, WATER SOFTENERS, WATER HEATERS, WATER FILTERING DEVICES OR OTHER SIMILAR EQUIPMENT (CHICAGO ELECTRIC CODE)

18 RECEPTACLE OUTLETS SHALL BE CALCULATED AT NOT LESS THAN 180 VOLT-AMPS FOR EACH SINGLE OR FOR EACH MULTIPLE RECEPTACLE ON ONE YOKE A SINGLE PIECE OF EQUIPMENT CONSISTING OF A MULTIPLE RECEPTACLE COMPRISED OF FOUR OR MORE RECEPTACLES SHALL BE CALCULATED AT NOT LESS THAN 90 VOLT-AMPS PER RECEPTACLE (EXCEPTIONS INCLUDE THE FOLLOWING (CHICAGO ELECTRIC CODE):

A GENERAL-USE RECEPTACLE OUTLETS OF 20-AMP RATINGS OR LESS.
B. RECEPTACLE OUTLETS SERVICING THE OUTDOOR AREAS OF A DWELLING UNIT, AS WELL AS GARAGES, ACCESSORY BUILDINGS, AND BASEMENTS.
C LIGHTING OUTLETS SERVICING THE PORTIONS OF DWELLING UNITS AS SPECIFIED IN (CHICAGO ELECTRIC CODE)

19. THE SUMP PUMP AND EJECTOR PUMP MUST BE EACH PROVIDED WITH A SINGLE DEDICATED RECEPTACLE OUTLET WITHOUT GFCI PROTECTION AND A RECEPTACLE OUTLET IN THE SAME VICINITY WITH GFCI PROTECTION
A. T OF A LUMINAIRE OR APPLIANCE

20 GFCI PROTECTION SHALL BE PROVIDED IN THE FOLLOWING AREAS BATHROOMS, OUTDOORS, GARAGES, CRAWL SPACES (AT OR BELOW GRADE LEVEL), UNFINISHED BASEMENTS, KITCHENS (TO SERVE THE COUNTERTOP SURFACES), WITHIN 6 FEET OF THE OUTER EDGE OF SINKS AND BATHTUBS AND SHOWER STALLS, AND LAUNDRY AREAS (WHERE THE OUTLET IS WITHIN 6 FEET FROM THE EDGE OF A SINK) (CHICAGO ELECTRIC CODE). WASHER BATHROOM HAS NON GFCI OUTLET

21 .FOR THE LAUNDRY AREA, PROVIDE AT LEAST ONE 20- AMP BRANCH CIRCUIT (IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION) TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK, BUT IT MUST HAVE GFCI PROTECTION (CHICAGO ELECTRIC CODE).

22 FOR THE KITCHEN AREA, PROVIDE AT LEAST TWO 20-AMP BRANCH CIRCUITS TO SUPPLY RECEPTACLE OUTLETS TO SERVE APPLIANCES IN THE KITCHEN, PANTRY, BREAKFAST NOOK, DINING ROOM, OR SIMILAR AREA IN A DWELLING NO BRANCH CIRCUIT CAN SERVE MORE THAN ONE KITCHEN (CHICAGO ELECTRIC CODE).

23. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL, AND ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKETS OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERING (ICC R402.4.4).

24 .FOR INTERIOR STAIRWAYS, AN ARTIFICIAL LIGHT SOURCE SHALL BE PROVIDED TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING THE TREADS AND LANDINGS AT A MINIMAL 1 FOOT-CANDLE. A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE SHALL BE PROVIDED WHERE THE STAIRWAY HAS SIX OR MORE RISERS, UNLESS REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED (IRC R303.7).

25. ALL GARAGES ATTACHED OR DETACHED (WITH ELECTRIC POWER) ARE REQUIRED TO BE ON A SEPARATE 20-AMP CIRCUIT, ONE FOR EACH CAR SPACE. GARAGE OUTLETS MUST HAVE GFCI PROTECTION AND BE RAISED MINIMALLY 18" ABOVE THE FLOOR, FOR THE VEHICLE IS CONSIDERED AN APPLIANCE WITH AN IGNITION SOURCE. SINCE THE DWELLING-GARAGE SEPARATION HAS A REQUIRED FIRE RATING, THE OUTLETS HAVE TO HAVE A HORIZONTAL SEPARATION OF AT LEAST 24"FROM ANY OPENING ON THE OTHER SIDE OF THE SEPARATION FIREWALL. (IRC R302.4.2 EXCEPTION 1.1, AND IRC M1307.3)

26. FOR SERVICING CEILING-SUPPORTED (PADDLE) FANS, AN OUTLET BOX SHALL SOLELY SERVE AND SUPPORT THIS FAN, PROVIDED THAT THE FAN ITSELF WEIGHS LESS THAN 70 POUNDS, OR THE REQUIRED MAXIMUM SUPPORT WEIGHT SHALL HAVE A REQUIRED MARKING ON THE OUTLET BOX OR BOX SYSTEM OF THE INFORMATION (CHICAGO ELECTRIC CODE)

27. SPACING OF ELECTRICAL OUTLETS.

A. GENERAL OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS (CHICAGO ELECTRIC CODE)
B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24"FROM A RECEPTACLE OUTLET IN THAT SPACE (ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES (CHICAGO ELECTRIC CODE).

28. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND THE FIRST STORY. THE DETECTORS SO THAT THE ACTUATION OF ONE ACTUATES ALL DETECTORS

29. A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY LAMPS WITH MINIMUM 60 LUMENS PER WATTS FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS 15-40 WATTS AND 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

30. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP

31 PROGRAMMABLE THERMOSTAT - WHERE THE PRIMARY HEATING IS FURCED AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PREPROGRAMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F

32 COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

33. ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

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21037

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E-1

ELECTRICAL NOTES:

** MULTIWIRE BRANCH CIRCUITS – 210.4 – DISCONNECTING MEANS – EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES

* GROUPING – THE UNGROUNDED AND GROUNDED CIRCUIT CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY CABLE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANEL BOARD OR OTHER POINT OF ORIGINATION.

* FOYERS THAT ARE NOT PART OF A HALLWAY IN ACCORDANCE WITH 210.52 (H) AND THAT HAVE AN AREA THAT IS GREATER THAN 5.6 SQ. METERS (60 SQ. FT.) SHALL HAVE A RECEPTACLE (S) LOCATED IN EACH WALL SPACE 900 MM (3 FT.) OR MORE IN WIDTH AND UNBROKEN BY DOORWAYS, FLOOR TO CEILING WINDOWS, AND SIMILAR OPENINGS.

* DWELLING UNITS – ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8 (A) (1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED BY PERSONNEL.

* GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, NO AREAS OF SIMILAR USE.

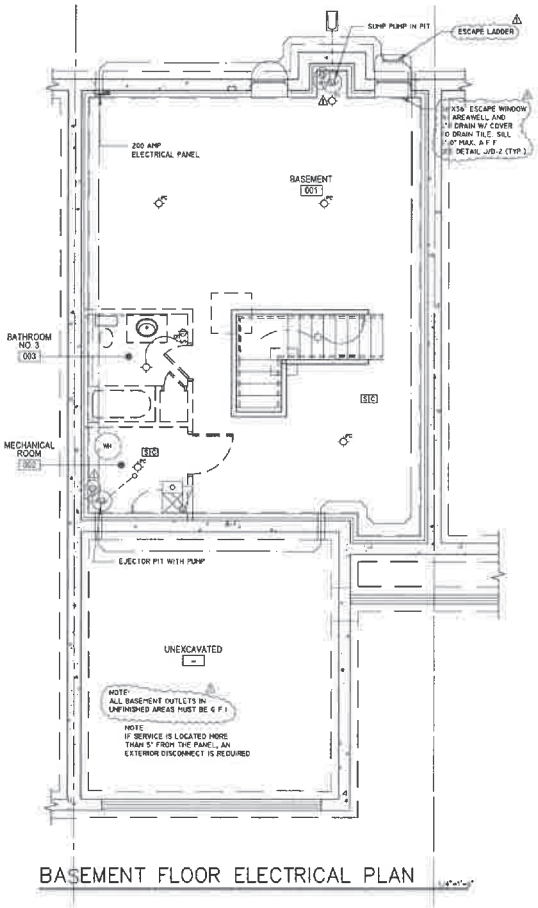
* UNFINISHED BASEMENTS – FOR PURPOSE OF THIS SECTION FINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE

* LIGHTING EQUIPMENT – R404.1 – NOT LESS THAN 75% OF ALL LAMPS IN PERMANENTLY INSTALL LIGHTING FIXTURES SHALL BE HIGH-EFFICANCY LAMPS

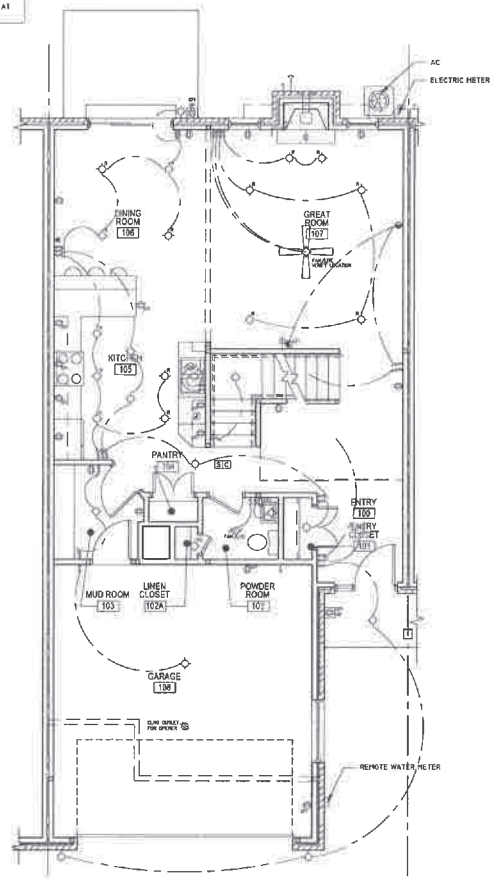
* POWER RECEPTACLES MUST BE AT LEAST 15" ABOVE FINISHED FLOOR. ALL SWITCHES MUST BE AT AT MAXIMUM 48" ABOVE FINISHED FLOORS.

ELECTRICAL SYMBOLS

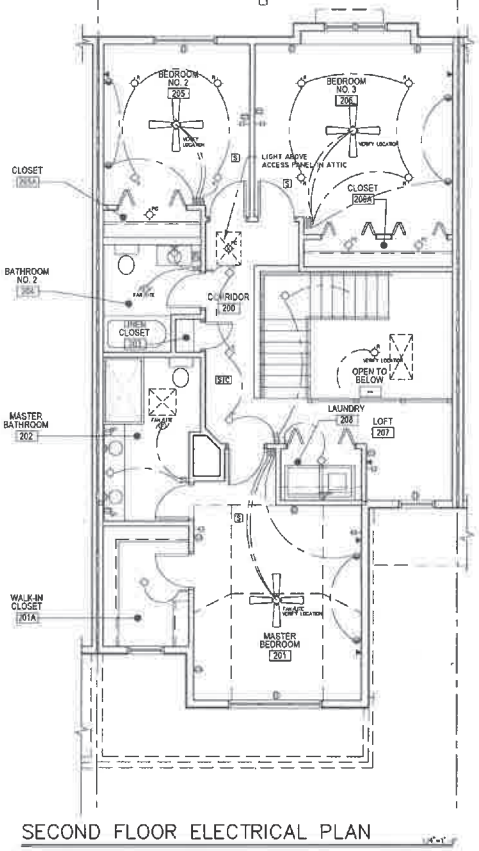
- WALL SWITCH
- DIMMER
- THREE WAY SWITCH
- FOUR WAY SWITCH
- OS AUTOMATIC DOOR SWITCH
- GARAGE DOOR PUSH BUTTON
- GARAGE DOOR KEYPAD
- GAS WALL HEATING UNIT
- WEATHERPROOF, GROUND FAULT INTERRUPTIER DUPLEX OUTLET
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ONE SIDE SWITCHED
- CABLE TELEVISION CONNECTION
- TELEPHONE JACK
- WALL SCONCE, TYPE AND STYLE PER OWNER / CONTRACTOR
- DOOR BELL TYPE AND STYLE PER OWNER / CONTRACTOR
- ELECTRICAL PANEL
- LV LOW VOLTAGE RECESSED
- R RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- 4" RECESSED LIGHT FIXTURE PER OWNER/ CONTRACTOR
- CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- P PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER
- MOTOR
- CEILING EXHAUST FAN PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED
- CONDUIT RUN CONCEALED ABOVE CEILING
- S SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP
- C CARBON MONOXIDE DETECTOR
- SURFACE MOUNTED 2'x4' FLUORESCENT LIGHT FIXTURE PER CONTR / OWNER
- SURFACE MOUNTED 2'x2' FLUORESCENT LIGHT FIXTURE PER CONTR / OWNER
- UNDER/ABOVE CABINET STRIP LIGHTING TYPE AND STYLE PER OWNER / CONTRACTOR
- TH THERMOSTAT
- PC LIGHT FIXTURE WITH PULL CHAIN
- FLOOD LT. W/MOTION DETECTOR
- CEILING FAN



BASEMENT FLOOR ELECTRICAL PLAN



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

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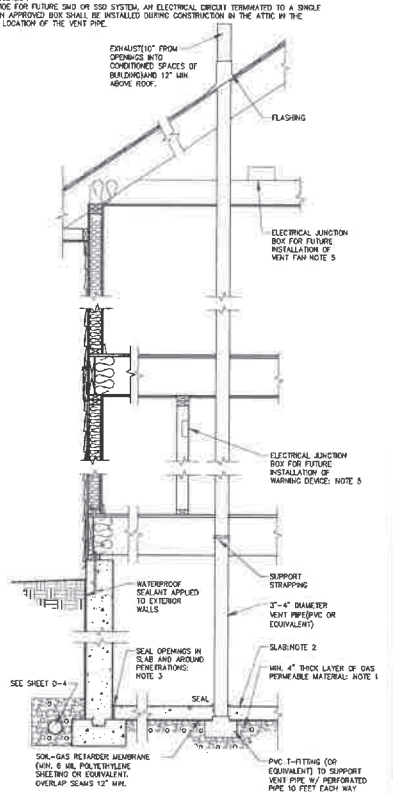
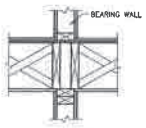
E-2

RADON REDUCTION SYSTEM

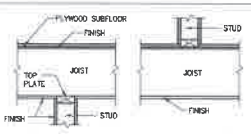
NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OFMANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS:AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" AND "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMETRIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.
6. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
7. SEAL SUMP PUMP COVERS.
8. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS.
9. ALL CONCRETE JOINTS MUST BE SEALED W/ POLYURETHANE CAULK OR OTHER ELASTOMETRIC SEALANT.
10. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
11. OVERLAP 6 MIL VAPOR BARRIER 12"
2. MIN. 3" DIAMETER SCHEDULE 40 PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE W/ A "T" FITTING. THE VENT PIPE SHALL BE EXTENDED UP THRU THE BUILDING AND TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION AT LEAST 2' ABOVE ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING AND 10' FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
13. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FAN INSTALLATION THRU AN ATTIC.
14. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM".
15. TO PROVIDE FOR FUTURE SMD OR SSD SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF THE VENT PIPE.



1 D-1 RADON DETAIL 3/4"=1'-0"



H D-1 DETAILS @ BEARING WALLS 1"=1'-0"



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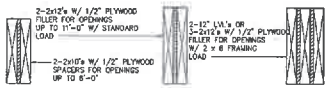
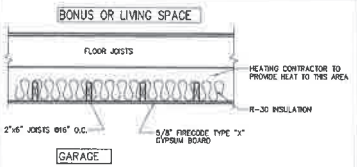
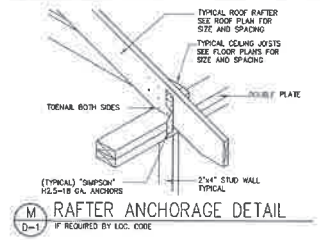


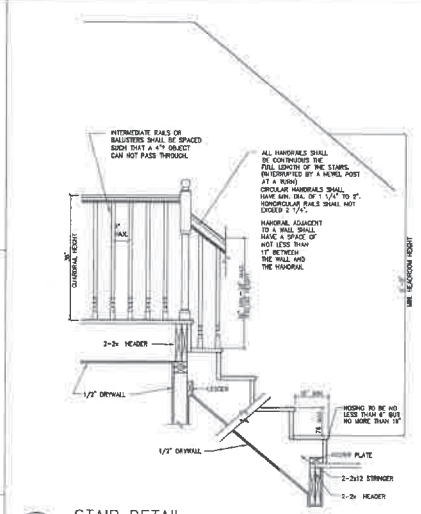
K D-1 HEADER DETAIL 3/4"=1'-0"



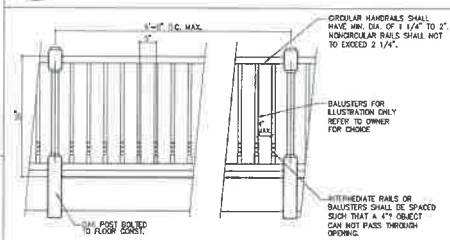
L D-1 DROPPED GARAGE CEILING 3/4"=1'-0"



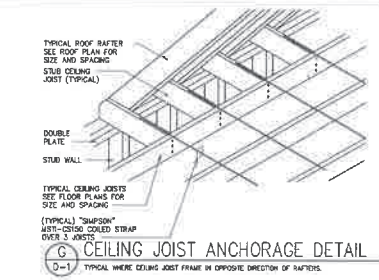
M D-1 RAFTER ANCHORAGE DETAIL
IF REQUIRED BY LOC. CODE



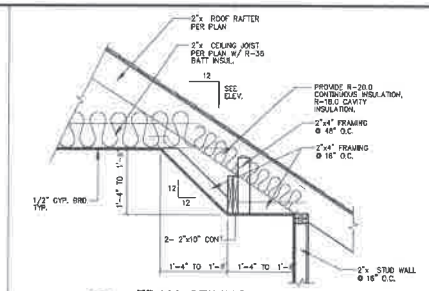
E D-1 STAIR DETAIL 3/4"=1'-0"



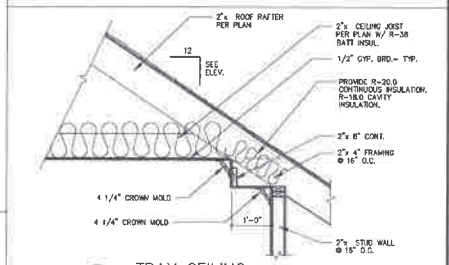
F D-1 TYP. RAILING ELEVATION 3/4"=1'-0"



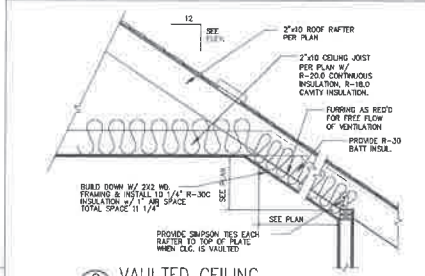
G D-1 CEILING JOIST ANCHORAGE DETAIL
TYPICAL WHERE CEILING JOIST FRAME IN OPPOSITE DIRECTION OF RAFTERS.



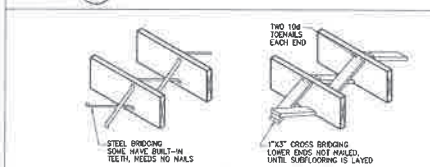
A D-1 TRAY CEILING 3/4"=1'-0"



B D-1 TRAY CEILING 3/4"=1'-0"



C D-1 VAULTED CEILING 3/4"=1'-0"



NOTE:
BRIDGING TO BE INSTALLED AT MID POINT BUT NOT TO EXCEED 8'-0" O/C. IF SPANS EXCEED 8'-0" THAN ANOTHER ROW MUST BE ADDED

D D-1 BRIDGING DETAILS 3/4"=1'-0"

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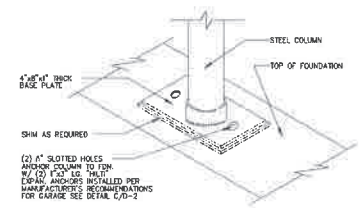
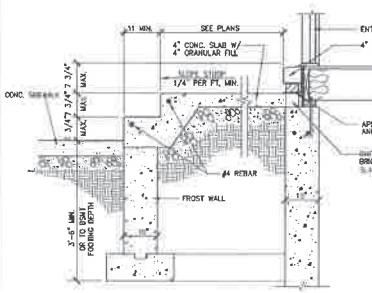
21037

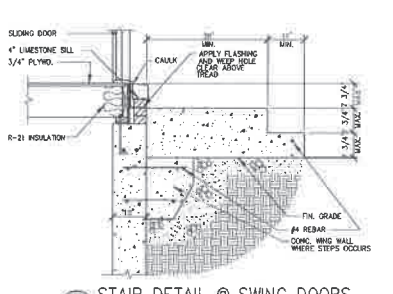
SHEET NUMBER
D-1



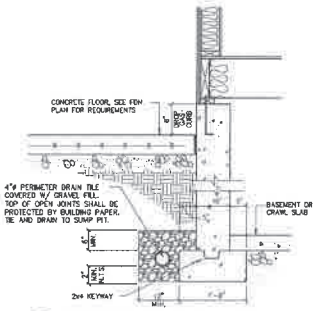
L D-2 COLUMN WITH STEEL PLATE AT GARAGE & FOUNDATION WALLS



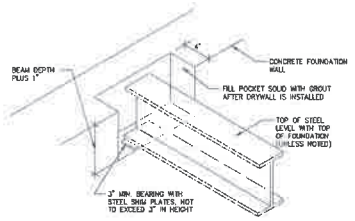
H D-2 DETAIL @ FRONT ENTRY 3/4"=1'-0"



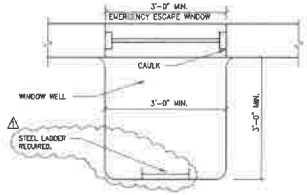
E D-2 STAIR DETAIL @ SWING DOORS 3/4"=1'-0"



A D-2 DROPPED GARAGE SLAB 3/4"=1'-0"



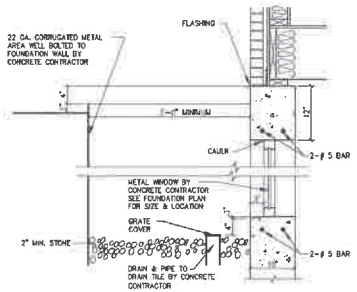
M D-2 BEAM POCKET FOR STEEL 1"=1'-0"



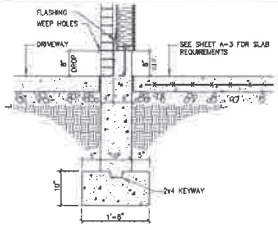
WINDOW WELL SHALL PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 3'-0".

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm), SHALL PROJECT AT LEAST 3 INCHES (76 mm) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 mm) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

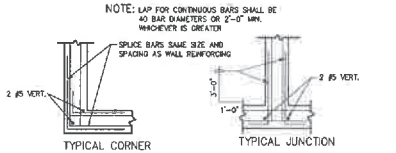
J D-2 BASEMENT EMERGENCY ESCAPE WELL 3/4"=1'-0"



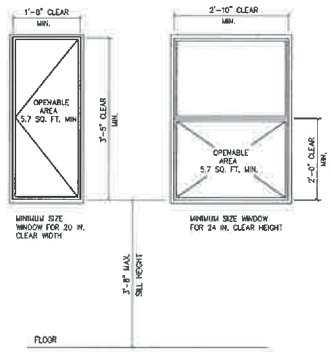
F D-2 BASEMENT WINDOW 1"=1'-0"



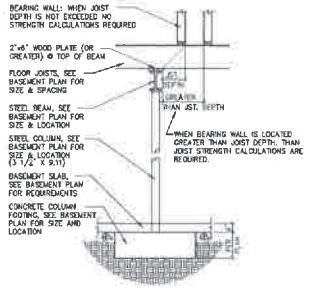
B D-2 BRICK LEDGE @ GARAGE 3/4"=1'-0"



N D-2 FOUNDATION REINF. DETAILS 1/2"=1'-0"



K D-2 EMERGENCY ESCAPE WINDOWS 3/4"=1'-0"



S D-2 STEEL COLUMN AND FOOTING DETAIL 1/2"=1'-0"

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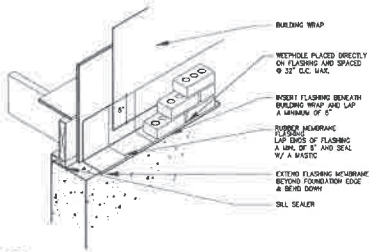
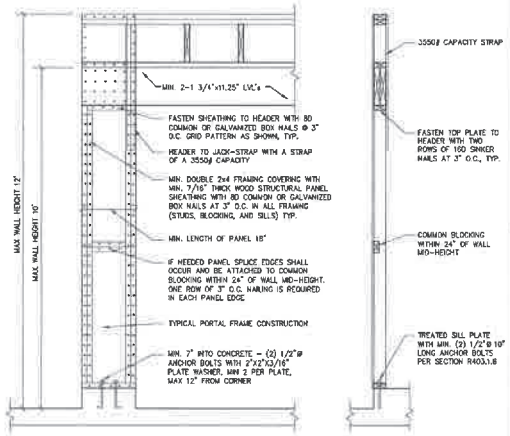


J D-3 FLASHING AT BRICK WALL BASE 1" = 1'-0"

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF L OR EQUAL REQUIRED (BACK TO BACK)
3 x 3 x 4	6'-0"	3'-6"	3'-0"	1
4 x 3 x 6	8'-0"	5'-6"	3'-0"	1
6 x 3 1/2 x 8	14'-0"	8'-0"	5'-6"	2

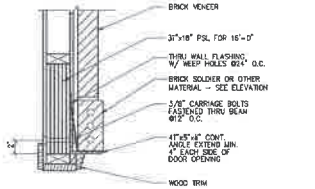
A LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
B. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

K D-3 LINTEL SCHEDULE 1/4" = 1'-0"

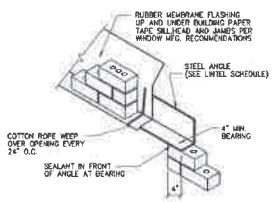


METHOD CS-PF- CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

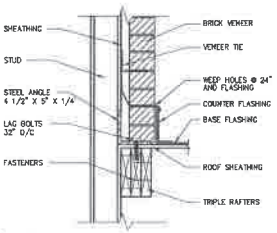
L D-3 (WHEN OPENING IS 8'-0" TO 16'-0" AND WALL NEXT TO OPENING IS LESS THAN 4'-0") (2012 IRC R602.10.6.2) NTS



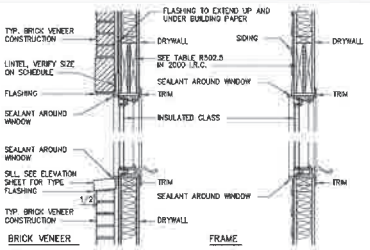
E D-3 BRICK SUPPORT AT GARAGE DOOR 1 1/2"=1'-0"



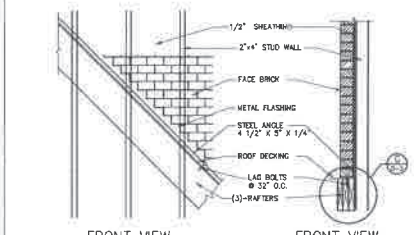
F D-3 LINTEL DETAIL 3/4"=1'-0"



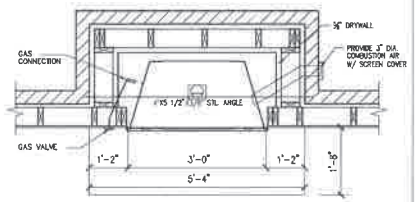
G D-3 TYPICAL BRICK SUPPORT WHEN RAFTERS SUPPORT STEEL ANGLE 1 1/2"=1'-0"



H D-3 WINDOW DETAIL 3/4"=1'-0"



B D-3 BRICK SUPPORT @ RAKE 3/4"=1'-0"



NOTE:
PLEASE CONSULT THE MANUFACTURERS INSTALLATION MANUAL FOR ALL DETAILS AND REQUIREMENTS BEFORE FINAL DESIGN LAYOUT

C D-3 FIREPLACE PLAN 3/4"=1'-0"

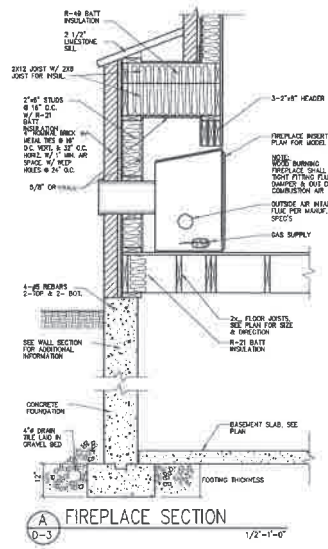
NOTE:
1. FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
— FACTORY-BUILT FIREPLACES CAN BE USED IF THEY ARE LISTED AND LABELED AND AREA INSTALLED FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. "LISTED" AND "LABELED" ARE DEFINED IN CHAPTER 2.

2. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. FACTORY-BUILT CHIMNEY INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT" AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY."

4. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

5. HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.



A D-3 FIREPLACE SECTION 1/2"=1'-0"

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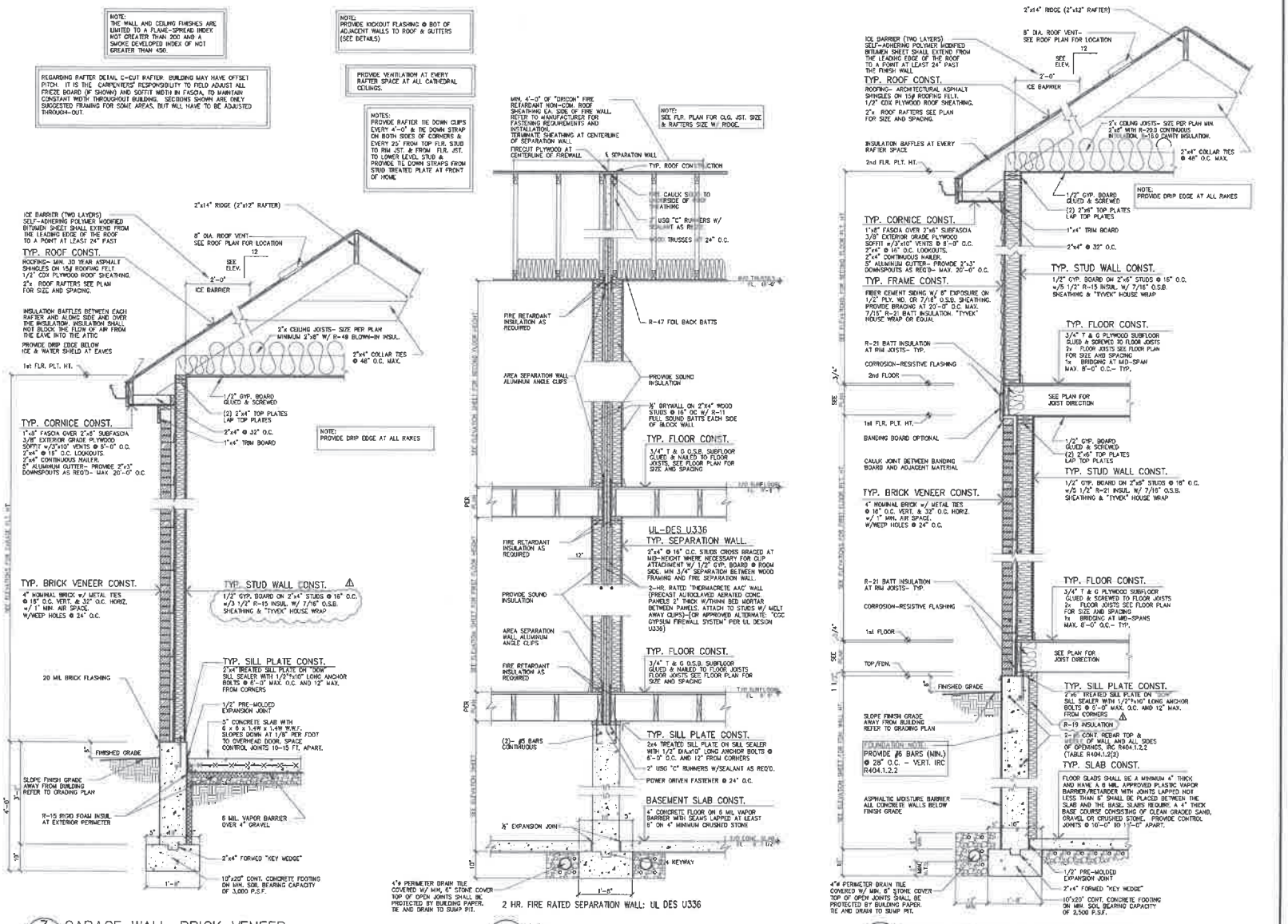

3 D-4 GARAGE WALL-BRICK VENEER 3/4"=1'-0"

2 D-4 WALL SECTION 3/4"=1'-0"

2 HR. FIRE RATED SEPARATION WALL: UL DES U336

1 D-4 BRICK VENEER & WOOD FRAME W/ CEDAR OR CEMENT SIDING 3/4"=1'-0"

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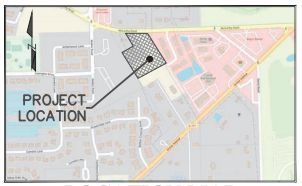
EXHIBIT M

Preliminary Plat of Subdivision dated April 22, 2025

PRELIMINARY PLAT
FOR
SEVEN OAKS II SUBDIVISION
LEMONT, ILLINOIS

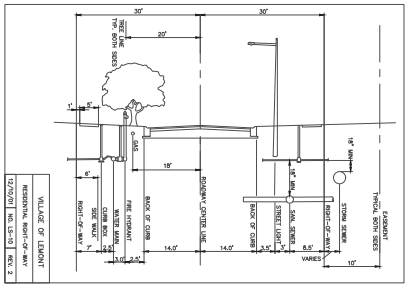
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX



SITE DATA

GROSS AREA:	191,656 S.F./4.40 AC.
R.O.W. AREA ON-SITE:	32,089 S.F./0.74 AC.
R.O.W. AREA OFF-SITE (STA. 7+00 +/-)	5,625 S.F./0.13 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,076 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,620 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	6 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,514 / 191,656 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,419 SF (MIN.)
LOT WIDTH (MIN.)	80'	128.16' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	19.9' (VARIANCE REQ.)
LOT COVERAGE	65%	38% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

LOT	AREA (SF)	AREA (AC)
1	17,372	0.40
2	14,419	0.33
3	16,024	0.37
4	15,374	0.35
5	14,419	0.33
6	17,637	0.40
OUTLOT 1	54,076	1.24
OUTLOT 2	10,246	0.24
R.O.W.	32,089	0.74
TOTAL	191,656	4.40

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

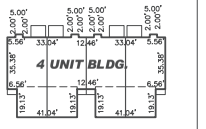
PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-029-0000
PARCEL THREE:	22-27-300-084-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,539 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12,50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 97.98 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2016 AS DOCUMENT 1610920968, IN COOK COUNTY, ILLINOIS.

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISICALL.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

PRELIMINARY PLAT
FOR
SEVEN OAKS II SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
ILL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1"=40'
Date: 04-22-2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

SEVEN OAKS II SUBDIVISION – PRELIMINARY PLAT

L:\Projects\2024\24-0022\Engineering\LDWG\Preliminary\24-0022 PE.dwg, Plot Date: 4/22/2025 8:57:38 PM, ByJmfred

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: An Ordinance Authorizing the Execution of an Annexation Agreement for the Property Commonly Known as 12100 Bell Road
DATE: April 28, 2025

SUMMARY/BACKGROUND
The attached annexation agreement pertains to the 15.9-acre property at 12100 Bell Road, owned by Raymond and Angel Wallin. The property is currently located in unincorporated Cook County and is not within the boundaries of any other municipality. The agreement outlines the terms under which the parcel will be annexed into the Village of Lemont.

Upon annexation, the property will be zoned R-5A Residential District. The agreement does not include any immediate development proposal. Any future development of the property will be required to comply with all Village ordinances, including the Unified Development Ordinance (UDO), building codes, and permitting procedures in effect at that time.

The Village has confirmed it has sufficient water and sanitary sewer capacity to support residential development on the property, although any future utility extensions or public improvements will be at the owner's expense. No variances or special considerations have been granted as part of this agreement. The agreement will be recorded with the Cook County Recorder of Deeds and will remain in effect for a period of twenty (20) years.

ANALYSIS
There are no unique development considerations or policy deviations in the agreement. The document follows the Village's standard annexation framework, establishing clear expectations for zoning, utility service, and future permitting. The proposed zoning aligns with the Lemont 2030 Comprehensive Plan and mirrors adjacent residential zoning patterns. No fiscal incentives or development guarantees are included.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends approval of the annexation agreement.

BOARD ACTION REQUESTED
Motion to approve the annexation agreement for 12100 Bell Road.

ATTACHMENTS
An Ordinance Authorizing the Execution of an Annexation Agreement for the Property Commonly Known as 12100 Bell Road

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-25

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 12100 BELL ROAD

(Raymond Wallin and Angel Wallin)

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on 4-28-25
Ancel Glink, Village Attorneys, 4544 West 103rd Street, Unit 2NE, Oak Lawn, Illinois 60453

ORDINANCE NO. O-___-25

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 12100 BELL ROAD

(Raymond Wallin and Angel Wallin)

WHEREAS, the Village Lemont desires to enter into an Annexation Agreement with Raymond Wallin and Angel Wallin for the territory described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, Raymond Wallin and Angel Wallin are the owners of record of the territory, which is the subject of the Annexation Agreement, are ready, willing and able to enter into the Annexation Agreement and to perform the obligations as required hereunder; and

WHEREAS, the statutory procedures provided for in the Illinois Municipal Code for the execution of the Annexation Agreement have been fully complied with.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage and Will, State of Illinois, as follows:

Section 1: The recitals set forth above are incorporated herein by reference and made a part hereof.

Section 2: The Annexation Agreement, a copy of which is attached hereto as Exhibit B and made a part hereof is approved subject to such amendments as may be approved by the Village Administrator. The Village President and Village Clerk are authorized to execute the Annexation Agreement on behalf of the Village.

Section 3: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this ordinance.

Section 4: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5: This ordinance shall be in full force and effect upon its passage, approval and publications as provided by law.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT – LEGAL DESCRIPTION

EXHIBIT A

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH ONE-HALF (1/2) THEREOF:

THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

EXHIBIT B – ANNEXATION AGREEMENT

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement") is made and entered into as of the _____ day of _____, 2025 (“Effective Date”, between the Village of Lemont, an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois ("Village") and Raymond Wallin and Angel Wallin ("Owner") individually “Party” and collectively "Parties."

WITNESSETH

WHEREAS, the Owner is the owner of the property commonly known as 12100 Bell Road and which is legally described on Exhibit A attached hereto and made a part hereof ("Property"), which property is the subject of this Agreement; and

WHEREAS, the Owner has submitted to the Village a petition for annexation of the Property as shown on the Plat of Annexation attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the Property is contiguous to the Village, and none of the Property is presently within the corporate limits of any other municipality; and

WHEREAS, the Parties hereto wish to enter into this Agreement with respect to the annexation of the Property to the Village, and to other related matters pursuant to 65 ILCS 5/11-15.1-1 *et seq.*, upon the terms and conditions contained in this Agreement; and

WHEREAS, all public hearings as required by law have been held by the appropriate departments, commissions, boards, and other governmental bodies of the Village; and

WHEREAS, the annexation of the Property to the Village will be beneficial to the Village, will properly and beneficially extend the corporate limits and the jurisdiction of the Village, and will otherwise promote the proper growth and general welfare of the Village; and

WHEREAS, the Village is a Municipal Corporation of the State of Illinois and has in full force and effect various ordinances and amendments thereto relating to the development and zoning of real estate including, but not limited to, the Village's Unified Development Ordinance ("UDO"); and

WHEREAS, the Village has agreed to zone the Property to R-5A Residential District upon annexation; and

WHEREAS, the Parties hereto desire the Property to be annexed to the Village on the terms and conditions hereinafter set forth;

NOW, THEREFORE, for and in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties hereto agree as follows:

1. RECITALS. The Recitals are incorporated herein and constitute a part of this Agreement.

2. LEGAL CONFORMANCE WITH LAW. This Agreement is made pursuant to, and in accordance with, the provisions of the Lemont Municipal Code and the applicable provisions of the Illinois Compiled Statutes.

3. PETITION TO ANNEX. The Owner has filed with the Village Clerk a duly executed petition pursuant to 65 ILCS 5/7-1-8 to annex the Property to the Village.

4. ANNEXATION. The Village hereby agrees to annex the Property upon the terms and conditions of this Agreement, and the Parties respectively agree to do all things necessary and appropriate to cause the Property to be annexed to the Village including the passage of necessary ordinances by the Village.

5. ZONING. Upon annexation, the Property shall be zoned R-5A Residential District in accordance with the Village's Unified Development Ordinance ("UDO"). No development is proposed at this time by the Owner. Any future development of the Property shall comply with all applicable Village ordinances and approval processes in place at the time of such development.

6. DEVELOPMENT STANDARDS. The Owner acknowledges that any future development of the Property will be subject to the Village's UDO, Building Code, and all other applicable ordinances, regulations, and requirements, and that no variations from these requirements have been requested or granted as part of this Agreement. The Village represents and warrants to the Owner that it has sufficient potable water and sanitary sewer capacity to serve the Property as an R-5A Residential District.

7. UTILITIES AND PUBLIC IMPROVEMENTS. The Village shall not be obligated to provide utilities or public improvements as part of this annexation. Any extension of utilities or construction of public improvements necessary for future development shall be at the sole cost of the Owner and subject to all applicable permitting, design, and approval standards of the Village and other applicable agencies.

8. FEES. The Owner shall be required to pay all applicable fees, including but not limited to permit, license, and inspection fees, at the time of future development of the Property, in accordance with Village ordinances in effect at that time.

9. RECORDING. This Agreement shall be recorded by the Village Clerk in the Office of the Recorder of Deeds of Cook County, Illinois, at the expense of the Owner.

10. TERM. This Agreement shall be binding upon the Parties for a full term of twenty (20) years from the date of execution.

11. INVALIDITY. If any provision of this Agreement is held invalid, the validity of the remainder shall not be affected.

12. BINDING EFFECT. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Owner and the Village.

13. APPROVAL. This Agreement shall not be effective until it is signed by all Parties and recorded.

14. HOLD HARMLESS. The Owner agrees to defend and hold harmless the Village from any claims or legal actions arising out of or related to this annexation.

15. NO LIABILITY OF VILLAGE OFFICIALS. No agreement or undertaking of the Village contained in this Agreement shall be deemed to be a personal covenant, agreement or undertaking of any officer, employee or agent of the Village and no officer, employee or agent of the Village shall be personally liable under this Agreement or be subject to any personal liability in connection with or arising out of the execution, delivery and performance or nonperformance of this Agreement.

For the Village:

John Egofske
Village President
418 Main Street
Lemont, IL 60439
jfhogdkr@lemont.il.us

George Schafer
Village Administrator
418 Main Street
Lemont, IL 60439
Email gschafer@lemont.il.us

Michael B. Stillman
Ancel Glink
4544 West 103rd Street, Unit 2NE
Oak Lawn, Illinois 60453
Email mstillman@ancelglink.com

For OWNER:

Raymond Wallin

_____

Angel Wallin

or such other address or addresses or to such other Party when any Party entitled to receive notice hereunder may designate for itself from time to time in a written notice served upon the other Parties hereto in accordance herewith. Any notice sent as hereinabove provided shall be deemed to have been received (i) on the date it is personally delivered, if delivered in person, (ii) on the date it is electronically transmitted by email, (iii) on the first business day after the date it is deposited with the overnight courier service, if delivered by overnight courier service, or (iv) on the third (3rd) business day following the postmark date which it bears, if delivered by United States registered or certified mail, return receipt requested, postage prepaid.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

VILLAGE OF LEMONT

_____
John Egofske
Mayor

Attest:

_____
Village Clerk

OWNER

_____
Raymond Wallin

_____
Angel Wallin

Exhibit A – Legal Description

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH ONE-HALF (1/2) THEREOF: THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Exhibit B – Plat of Annexation

PLAT OF ANNEXATION

PIN : 22-26-201-010

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SUBMITTED BY:

LEGAL DESCRIPTION

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH 1/2 THEREOF:

THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

TOGETHER WITH THAT PART OF BELL ROAD LYING EAST OF AND ADJOINING THE ABOVE DESCRIBED PARCEL;

ALL IN COOK COUNTY ILLINOIS.

EXCEPTION – THE NORTH 663'

663'

1127.61'
N87°53'37"E 1077.32'

250'

THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF 26-37-11

COMED RIGHT OF WAY

EXCEPTION – THE WEST 250'

N01°47'44"W 640.73'

16.670 ACRES
HEREBY DEDICATED TO THE VILLAGE OF LEMONT

BELL ROAD

EAST LINE OF NORTHEAST QUARTER OF SECTION 26-37-11

S01°48'36"E 647.04'

N01°46'50"W 647.34'

50'

1077.47'
N88°13'44"E 1127.43'

THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF 26-37-11 AS MONUMENTED AND OCCUPIED

LOT 38
DETENTION AREA
(P.U. & D.E. THROUGHOUT)

LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3

LOT 37
DETENTION AREA
(P.U. & D.E. THROUGHOUT)

50'

EQUESTRIAN MEADOWS P.U.D. PHASE I
DOCUMENT NO. 1620119106

EXCEPTION – THE SOUTH HALF

EXCEPTION – THE SOUTH 700'

MCCARTHY ROAD

GRID NORTH

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE

RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

EXISTING CORPORATE LIMITS OF THE VILLAGE LEMONT

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS INSTRUMENT NO._____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AFORESAID ON THIS_____ DAY OF_____A.D., 20____, _____ O'CLOCK _____.

BY:_____
RECORDER OF DEEDS

OWNER'S CERTIFICATION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS_____ DAY OF_____, A.D. 20____.

BY: _____

TITLE:_____
PRINT TITLE

OWNER: SCHOOL DIST _____

ADDRESS: _____

NOTARY'S CERTIFICATION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____

DAY OF_____, A.D. 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS AT A PUBLIC MEETING HELD:

THIS _____ DAY OF_____ , 20____.

BY:_____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF LEMONT, ILLINOIS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

GIVEN UNDER MY HAND AND SEAL

THIS_____DAY OF _____, A.D., 2024.

BY: _____
DAVID P. FILIPSKI
IL PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/22

NOTE: HEAVY BOUNDARY LINES DEPICT WRITTEN TITLE, OR DEED LINES – BUILDING AND EASEMENT LINES SHOWN PER RECORDED SUBDIVISION PLAT. REFER TO TITLE POLICY FOR SUBSEQUENT RESTRICTIONS.

NO.	DATE	PC	DRAWN BY	REVISIONS	CHECKED BY	DATE	BY
	05-31-24	NA	DN		MP	BOOK NA PG NA	

CLIENT
ADVANTAGE CONSULTING ENGINEERS
800 MIDWEST CENTER CT II
LEMONT, IL. 60439

PROJECT
LEMONT RESIDENTIAL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE (630) 820-9100 FAX (630) 820-7030 EMAIL ADMIN@CLSURVEYING.COM

SCALE: 1" = 50'

1 OF 1

PROJ. NO.: 24.0149

L:\PROJECTS\2024 PROJECTS\24.0149\24.0149-ANNEX.DWG

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Resolution No. O-___- 25 "AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 12100 BELL ROAD (Raymond Wallin and Angel Wallin)" adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on April 28, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois, this 28th day of April 2025.

_____
Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Annexing Property Located at 12100 Bell Road, Lemont, Illinois
DATE:	April 28, 2025

SUMMARY/BACKGROUND

The attached ordinance finalizes the annexation of the 15.9-acre property at 12100 Bell Road into the corporate limits of the Village of Lemont. This action follows the adoption of the annexation agreement ordinance on April 28, 2025, and complies with all statutory requirements for municipal annexation under Illinois law.

The property, previously located in unincorporated Cook County, is legally described in Exhibit A and depicted on the Plat of Annexation (Exhibit B). Following annexation, the parcel will become part of the Village and subject to all applicable municipal codes and ordinances.

ANALYSIS

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Annexing Property Located at 12100 Bell Road, Lemont, Illinois

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-25

AN ORDINANCE ANNEXING PROPERTY LOCATED AT 12100 BELL ROAD, LEMONT, ILLINOIS

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on 4-28-25
Ancel Glink, Village Attorneys, 4544 West 103rd Street, Unit 2NE, Oak Lawn, Illinois 60453

ORDINANCE NO. O-_____-25

AN ORDINANCE ANNEXING THE PROPERTY LOCATED AT 12100 BELL ROAD, LEMONT, ILLINOIS

WHEREAS the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, ("the Village") is a municipality in the state of Illinois with full powers to enact ordinances and adopt ordinances for the benefit of the residents of the Village; and

WHEREAS, on April 28, 2025, the President and Board of Trustees adopted Ordinance O-___-25 entitled "An Ordinance Authorizing the Execution of An Annexation Agreement For 12100 Bell Road, Lemont, Illinois; and

WHEREAS, pursuant to the Annexation Agreement, the Village agreed to annex the property described in the Annexation Agreement to the Village; and

WHEREAS, the Village has complied with the statutory requirements for annexing the Subject Property.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will County, Illinois as follows:

Section 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

Section 2: The property described in Exhibit A attached hereto and incorporated herein by reference is annexed to the Village.

Section 3: The Village Clerk is authorized and directed to record a certified copy of this ordinance and the Plat of Annexation in substantially in the form attached hereto as Exhibit B and incorporated herein by reference with the Cook County Clerk's Recording Division.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 5: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 6: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH ONE-HALF (1/2) THEREOF: THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

EXHIBIT B

PLAT OF ANNEXATION

PLAT OF ANNEXATION

PIN : 22-26-201-010

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SUBMITTED BY:

LEGAL DESCRIPTION

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH 1/2 THEREOF:

THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

TOGETHER WITH THAT PART OF BELL ROAD LYING EAST OF AND ADJOINING THE ABOVE DESCRIBED PARCEL;

ALL IN COOK COUNTY ILLINOIS.

EXCEPTION – THE NORTH 663'

663'

1127.61'
N87°53'37"E 1077.32'

250'

THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF 26-37-11

COMED RIGHT OF WAY

EXCEPTION – THE WEST 250'

N01°47'44"W 640.73'

16.670 ACRES
HEREBY DEDICATED TO THE VILLAGE OF LEMONT

BELL ROAD

EAST LINE OF NORTHEAST QUARTER OF SECTION 26-37-11

S01°48'36"E 647.04'

N01°46'50"W 647.34'

50'

1077.47'
N88°13'44"E 1127.43'

THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF 26-37-11 AS MONUMENTED AND OCCUPIED

LOT 38
DETENTION AREA
(P.U. & D.E. THROUGHOUT)

LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3

LOT 37
DETENTION AREA
(P.U. & D.E. THROUGHOUT)

50'

EQUESTRIAN MEADOWS P.U.D. PHASE I
DOCUMENT NO. 1620119106

EXCEPTION – THE SOUTH HALF

EXCEPTION – THE SOUTH 700'

MCCARTHY ROAD

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE

RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

EXISTING CORPORATE LIMITS OF THE VILLAGE LEMONT

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS INSTRUMENT NO._____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AFORESAID ON THIS_____ DAY OF_____A.D., 20____, _____ O'CLOCK _____.

BY:_____
RECORDER OF DEEDS

OWNER'S CERTIFICATION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES AS INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS_____ DAY OF_____, A.D. 20____.

BY: _____

TITLE:_____
PRINT TITLE

OWNER: SCHOOL DIST _____

ADDRESS: _____

NOTARY'S CERTIFICATION

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____

DAY OF_____, A.D. 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS AT A PUBLIC MEETING HELD:

THIS _____ DAY OF_____ , 20____.

BY:_____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF LEMONT, ILLINOIS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

GIVEN UNDER MY HAND AND SEAL

THIS_____DAY OF _____, A.D., 2024.

BY: _____
DAVID P. FILIPSKI
IL PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/22

NOTE: HEAVY BOUNDARY LINES DEPICT WRITTEN TITLE, OR DEED LINES – BUILDING AND EASEMENT LINES SHOWN PER RECORDED SUBDIVISION PLAT. REFER TO TITLE POLICY FOR SUBSEQUENT RESTRICTIONS.

NO.	DATE: 05-31-24	PIC NA	DRAWN BY DN	CHECKED BY MP	BOOK NA PG NA
	REVISIONS				DATE / BY

CLIENT
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, IL 60439

PROJECT
LEMONT RESIDENTIAL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 50'

1 OF 1

PROJ NO: 24.0149

J:\PROJECTS\24.0149\24.0149-ANNEX.DWG

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Resolution No. O-___- 25 "AN ORDINANCE ANNEXING THE PROPERTY LOCATED AT 12100 BELL ROAD, LEMONT, ILLINOIS" adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on April 28, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois, this 28th day of April 2025.

_____
Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Rezoning 15.9 Acres of Property Located at 12100 Bell Road in Lemont, IL (Wallin)
DATE:	April 28, 2025

SUMMARY/BACKGROUND
Richard Rymek of R/J Rymek is representing the owners of the 15.9-acre property at 12100 Bell Road, referred to as the Wallin Farm, requesting rezoning to R-5A, Single Family Detached and Attached Residential District, following annexation into the Village of Lemont. There are no development plans attached to the annexation and rezoning request, and any future development is subject to the Village's codes and procedures following annexation.

ANALYSIS
Comprehensive Plan
The future land use in the Comprehensive Plan is Conventional Neighborhood (Residential).

Planning & Zoning Commission (PZC)
A public hearing was held on March 5, 2025 to discuss the rezoning. The PZC voted (6-0) to recommend approval of the rezoning.

Committee of the Whole (COW)
The rezoning was discussed at the COW meeting on March 24, 2025.

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of the attached ordinance.

BOARD ACTION REQUESTED
A motion to approve the attached ordinance.

ATTACHMENTS
An Ordinance Rezoning 15.9-Acres of Property Located at 12100 Bell Road (Wallin)

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-25

AN ORDINANCE REZONING 15.9-ACRES OF PROPERTY LOCATED AT 12100 BELL ROAD IN LEMONT, ILLINOIS

(Wallin)

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on 4-___2025

ORDINANCE NO. O-_____-25

AN ORDINANCE REZONING 15.9-ACRES OF PROPERTY LOCATED AT 12100 BELL ROAD IN LEMONT, ILLINOIS

(Wallin)

WHEREAS Richard Rymek of R/J Rymek Co., representing Raymond Harley Wallin and Angela Jeane Wallin, (hereinafter referred to as the "Petitioners") are the owners of the subject property covering approximately 15.9-acres (PIN# 22-26-201-010-0000) located at 12100 Bell Road (hereinafter referred to as the "Subject Property") described in Exhibit A; and

WHEREAS the Petitioners applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from R-1, Single-Family Detached Residential District to R-5A, Single-Family Detached and Attached Residential District, for the Subject Property; and

WHEREAS the Planning & Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on March 5, 2025 for the rezoning request and voted 6-0 to recommend approval of the rezoning; and

WHEREAS the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, ("the Village") is a municipality in the state of Illinois with full powers to enact ordinances and adopt ordinances for the benefit of the residents of the Village; and

WHEREAS, the Village and applicant have complied with the statutory procedures and requirements for rezoning of the Subject Property, defined as the 15.9-acres included in this ordinance.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will County, Illinois as follows:

SECTION 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2: The subject property, described in Exhibit A, is rezoned from R-1 to R-5A District in conformance with Village's Unified Development Ordinance. The zoning map of the Village of Lemont is hereby amended in accordance with the provision of this Ordinance.

SECTION 3: General Conditions. Unless otherwise approved by the Village Board, the subject property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code, the Annexation Agreement, and this Ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 5: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 6: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

Exhibit A

Legal Description

EXHIBIT A

ALL OF THE FOLLOWING TRACT OF REAL PROPERTY EXCEPT THE SOUTH ONE-HALF (1/2) THEREOF:

THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 700 FEET THEREOF AND EXCEPT THE WEST 250 FEET THEREOF AND EXCEPT THE NORTH 663 FEET THEREOF) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Ordinance No. _____ "AN ORDINANCE REZONING 15.9 ACRES OF PROPERTY LOCATED AT 12100 BELL ROAD IN LEMONT, ILLINOIS (Wallin)," adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on April ___, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois this ___day of April 2025.

Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: An Ordinance Authorizing the Execution of an Amendment to an Annexation Agreement for the Property Commonly Known as 14306 and 14322 McCarthy Road
DATE: April 28, 2025

SUMMARY/BACKGROUND
The attached annexation agreement pertains to the 4-acre properties at 14306 and 14322 McCarthy Road, owned by Lemont LLC. The property is currently located in unincorporated Cook County and is not within the boundaries of any other municipality. The agreement outlines the terms under which the parcel will be annexed into the Village of Lemont. Following annexation, the property will be zoned R-5 Attached Single-Family Residential District. The agreement does not include any immediate development proposal independent of the companion Preliminary PUD application. Any future development or changes will be required to comply with all Village ordinances, including the Unified Development Ordinance (UDO), building codes, and permitting procedures in effect at that time.

The agreement will be recorded with the Cook County Recorder of Deeds and will remain in effect for a period of twenty (20) years.

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approval of the annexation agreement.

BOARD ACTION REQUESTED
A motion to approve the annexation agreement.

ATTACHMENTS
An Ordinance Authorizing the Execution of an Amendment to an Annexation Agreement for the Property Commonly Known as 14306 and 14322 McCarthy Road

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-25

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 14306 AND 14322 MCCARTHY ROAD

(Seven Oaks II)

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on 4-28-25
Ancel Glink, Village Attorneys, 4544 West 103rd Street, Unit 2NE, Oak Lawn, Illinois 60453

ORDINANCE NO. O-___-25

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 14306 AND 14322 MCCARTHY ROAD

(Seven Oaks II)

WHEREAS, the Village Lemont desires to enter into an Annexation Agreement with Lemont, LLC for the territory described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, Lemont, LLC are the owners of record of the territory, which is the subject of the Annexation Agreement, are ready, willing and able to enter into the Annexation Agreement and to perform the obligations as required hereunder; and

WHEREAS, the statutory procedures provided for in the Illinois Municipal Code for the execution of the Annexation Agreement have been fully complied with.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage and Will, State of Illinois, as follows:

Section 1: The recitals set forth above are incorporated herein by reference and made a part hereof.

Section 2: The Annexation Agreement, a copy of which is attached hereto as Exhibit B and made a part hereof is approved subject to such amendments as may be approved by the Village Administrator. The Village President and Village Clerk are authorized to execute the Annexation Agreement on behalf of the Village.

Section 3: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this ordinance.

Section 4: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5: This ordinance shall be in full force and effect upon its passage, approval and publications as provided by law.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT – LEGAL DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION OF THE ADDITIONAL TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG ALINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

EXHIBIT B – ANNEXATION AGREEMENT

AMENDMENT TO THE ANNEXATION AGREEMENT
SEVEN OAKS TOWNHOMES FOR PHASE II

This Amendment ("AMENDMENT") to the Annexation Agreement-Seven Oaks Townhomes dated June 22, 2015 ("AGREEMENT") is made and entered into as of the 28th day of April 2025 ("Effective Date"), between the Village of Lemont, a municipal corporation of the Counties of Cook, DuPage and Will, in the State of Illinois("VILLAGE") and Lemont, LLC (("OWNER") as with regard to the provisions of this AMENDMENT and not the provisions of the AGREEMENT). The VILLAGE and OWNER are hereinafter sometimes referred to individually as a "PARTY" and collectively as the "PARTIES;"

WHEREAS, the AGREEMENT was entered into by the VILLAGE with Seven Oaks Developers, LLC, which entity and its successors are not affected by or part of this AMENDMENT; and,

WHEREAS, pursuant to the AGREEMENT, 26 townhomes were built with all provisions of that AGREEMENT remaining in place for the territory defined in the AGREEMENT; and,

WHEREAS, the AGREEMENT provided for the construction of Lacey Drive including the annexation of a continuation of Lacey Drive proposed to be constructed to the west of the 26 townhomes that were built as part of the AGREEMENT; and,

WHEREAS, this AMENDMENT provides for the annexation of additional territory consisting of approximately 4.00 acres ("ADDITIONAL TERRITORY") which is legally described on **Exhibit A** attached hereto and incorporated herein and which with the previously annexed territory for the extension of Lacey Drive ("UNFINISHED LACEY DRIVE TERRITORY") consists of approximately 4.4 acres which is legally described on **Exhibit B** attached hereto and incorporated herein; and,

WHEREAS, the ADDITIONAL TERRITORY and the UNFINISHED LACEY DRIVE TERRITORY are collectively the referred to as "AMENDMENT TERRITORY") that is the subject of this AMENDMENT; and,

WHEREAS, this AMENDMENT is being made to extend the terms of the AGREEMENT to the ADDITIONAL TERRITORY as amended in this AMENDMENT; and,

WHEREAS, the OWNER is the owner of record of the AMENDMENT TERRITORY; and,

WHEREAS, the OWNER filed a Petition for Annexation of the ADDITIONAL TERRITORY to the VILLAGE which is attached hereto as **Exhibit C** ("Petition") that requested annexation of the ADDITIONAL TERRITORY subject to execution of an annexation agreement acceptable to the OWNER and the VILLAGE; and,

WHEREAS, the ADDITIONAL TERRITORY has not been annexed to any municipality; and,

WHEREAS, the ADDITIONAL TERRITORY constitutes an area that is contiguous to and may be annexed to the VILLAGE, as provided under the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et. seq*.; and,

WHEREAS, the OWNER and the VILLAGE agree that they will be bound by the terms of this AMENDMENT; and

WHEREAS, the VILLAGE would extend its zoning, building, health and other municipal regulations and ordinances over the ADDITIONAL TERRITORY, thereby protecting the VILLAGE from possible undesirable or inharmonious use and development of unincorporated areas surrounding the VILLAGE; and

WHEREAS, the new boundaries of the VILLAGE, resulting from this Annexation shall extend to the far side of every highway and shall include all of every highway not already annexed; and

WHEREAS, pursuant to the provisions of the Illinois Municipal Code (65 ILCS 5/1 et. *seq.*), the Corporate Authorities of the VILLAGE have taken all steps legally required in order to enter into this AMENDMENT and to annex the ADDITIONAL TERRITORY; and

WHEREAS, the Corporate Authorities of the VILLAGE have considered the Annexation of the ADDITIONAL TERRITORY described in the Petition and have determined that the best interests of the VILLAGE will be met if the ADDITIONAL TERRITORY is annexed to the VILLAGE and developed in accordance with the provisions of this AMENDMENT; and

WHEREAS, the OWNER desires that the AMENDMENT TERRITORY and development henceforth be known as "SEVEN OAKS PHASE II."

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter contained, the PARTIES agree as follows:

I

ADDITIONAL TERRITORY ANNEXATION AGREEMENT

1. The provisions set forth in the preamble above are incorporated into and made a part of this AMENDMENT. No portion of the ADDITIONAL TERRITORY shall be disconnected from the VILLAGE without the prior written consent of its Corporate Authorities.

2. The Plat of Annexation of said ADDITIONAL TERRITORY is attached hereto as **Exhibit D** and incorporated herein by reference. Said plat extends the new boundaries of the VILLAGE to the far side of any adjacent highway not already annexed and includes all of every highway within the ADDITIONAL TERRITORY so annexed. Upon adoption of an ordinance annexing the ADDITIONAL TERRITORY to the VILLAGE, the Village Clerk shall cause a copy of said ordinance and said plat to be duly recorded with the Cook County Clerk's Recording Division.

The Village Clerk shall also send notice of Annexation of the ADDITIONAL TERRITORY, by certified or registered mail to:

A. The Cook County Elections Department;
B. The U.S. Post Office branch serving the ADDITIONAL TERRITORY.

II

ZONING, LAND USE, AND DEVELOPMENT

1. **Zoning.** The AMENDMENT TERRITORY shall be zoned R-5 PUD and shall be developed exclusively for 24 single-family attached residences, as detailed in the attached exhibits. The Plat of Survey for the AMENDMENT TERRITORY is attached as **Exhibit E** and incorporated herein by reference.

2. **Development Plans.** The AMENDMENT TERRITORY shall be developed in substantial accordance with a PUD Final Plan/Plat that shall be submitted to and approved by the VILLAGE in accordance with the VILLAGE'S Unified Development Ordinance ("UDO"). Said PUD shall also provide for development in substantial accordance with Exhibits F-M, which are incorporated into this Agreement by reference.

3. **UDO Standards.** With respect to the development of the AMENDMENT TERRITORY, the PARTIES agree that in any case where the standards of the UDO now or hereafter conflict with the standards of this AMENDMENT, the standards of this AMENDMENT and the adopted PUD shall govern. The PARTIES agree that the standards of this AMENDMENT shall govern with the respect to the development of the AMENDMENT TERRITORY in any case in which there are no applicable standards provided in the UDO. In any case in which the UDO contains applicable standards that do not conflict with the standards of this AMENDMENT, the standards of the UDO shall govern with respect to the development of the AMENDMENT TERRITORY.

4. **UDO Exceptions.** Chapter 17.08 (Planned Unit Developments) of the UDO makes provision for exceptions to the requirements of the UDO in order to promote and allow innovation and flexibility of design in keeping with the public interest and welfare. It is understood that the subdivision will provide diversity to the existing housing stock and the residential design of the homes is a feature that is of public interest and welfare. As provided for in Chapter 17.08 (Planned Unit Developments) of the UDO, the VILLAGE has deemed it appropriate to approve selected exceptions as set forth in Exhibit F.

5. **Other Ordinances.** Except as otherwise provided for in this AMENDMENT, the AMENDMENT TERRITORY shall be developed pursuant to the terms and provisions of the UDO, the Village's Building Code and all applicable statutes, ordinances, rules regulations and laws. The PARTIES understand and agree that the UDO, the Village's Building Code, and all applicable statutes, ordinances, rules, regulations and laws of the VILLAGE shall remain applicable and in full force and effect during the term of this AMENDMENT. Furthermore, the PARTIES understand and agree that said ordinances may from time to time be amended or new

ordinances promulgated and that, except as otherwise provided for in this AMENDMENT AGREEMENT, such new ordinances or ordinance amendments shall apply to the AMENDMENT TERRITORY.

6. **Expiration of Terms.** The conditions of this AMENDMENT relating to the development of the AMENDMENT TERRITORY incorporated herein by reference and made a condition to the grant of the zoning for the PUD shall survive the expiration of this AMENDMENT and shall remain in effect unless or until the zoning of the AMENDMENT TERRITORY has been altered in accordance with law.

III

FEES, PERMITS, AND OCCUPANCY

1. **Fees.** No new fees other than those fees currently in existence and assessed by the VILLAGE, including but not limited to permit fees, plan review fees, inspection fees, utility fees, application fees, tap-on fees, and user fees, shall be imposed by the VILLAGE upon the OWNER or the AMENDMENT TERRITORY until five (5) years after the Effective Date. Thereafter, any such new fees of general applicability throughout the VILLAGE shall apply to the AMENDMENT TERRITORY as well. The PARTIES acknowledge and agree that the fees contained in the Cash Contribution Schedule, attached hereto and incorporated herein as **Exhibit G**, shall not be changed during the term of this AMENDMENT.

2. **Completion of Water Supply Improvements.** The OWNER shall have three (3) years from the date of the TERRITORY's initial connection to the Village water system to complete all water supply improvements.

3. **Detention Areas.** The OWNER shall construct and install at OWNER'S expense all detention areas, as identified on the attached exhibits as well as the appurtenant structures such as drains, inlets, and outlets.

4. **Sidewalks, Parkway Trees and Other Trees.** The OWNER shall be required to construct sidewalks and install parkway trees and other trees in the common areas as identified on the exhibits. Sidewalks and trees immediately adjacent or connected to a lot that is being constructed must be installed before the issuance of a Final Certificate of Occupancy. Sidewalks, parkway trees and trees in the common and unimproved areas shall be installed by the OWNER no later than four (4) years after the recording of the applicable Final Plat. Sidewalks and parkway trees shall be installed during the course of construction.

5. **Other Improvements.** The OWNER shall construct and install at OWNER'S expense all other improvements in accordance with the requirements of the UDO and the final engineering and final landscape plans approved by the VILLAGE.

IV

LAND AND CASH CONTRIBUTIONS

1. **Cash Contributions.** The OWNER, or any successors in interest as to any portion of the AMENDMENT TERRITORY, shall make cash contributions at the time of issuance of building permits, for each individual dwelling unit. Said fees shall be as indicated on the Cash Contribution Schedule, attached hereto and incorporated herein as **EXHIBIT G.**

V

DONATION AND ACCEPTANCE OF OPEN AREAS AND DETENTION AREAS

1. **Detention Area.** The detention area (hereinafter "detention area") and all appurtenant structures, and all native landscaping to said detention area, as identified as shown on the exhibits are to be owned and maintained by the Homeowners Association (HOA) to be formed for the AMENDMENT TERRITORY.

VI

NOTICES

Notices. Any and all notices, demands, requests and other communications necessary or desirable to be served under this Agreement shall be in writing and shall be either personally delivered or delivered to the Party or the Party's attorney by (i) email, (ii) prepaid same-day or overnight delivery service (such as Federal Express or UPS), with proof of delivery requested, or (iii) United States registered or certified mail, return receipt requested, postage prepaid, in each case addressed as follows:

For the Village:

Village President
418 Main Street
Lemont, IL 60439
Email jegofske@lemont.il.us

Village Clerk
418 Main Street
Lemont, IL 60439
Email csmollen@lemont.il.us

Village Administrator
418 Main Street
Lemont, IL 60439
Email gschafer@lemont.il.us

Michael B. Stillman
Ancel Glink
4544 West 103rd Street, Unit 2NE
Oak Lawn, Illinois 60453
Email mstillman@ancelglink.com

For OWNER:

Bernard Cyril Regan and Michael Zemaitis
Lemont, LLC
8200 South 86th Court
Justice IL 60458
Email

Alexander R. Domanskis
Boodell & Domanskis, LLC
One North Franklin Street, #1200
Chicago, IL 60606
Email domanskis@boodlaw.com

or such other address or addresses or to such other Party when any Party entitled to receive notice hereunder may designate for itself from time to time in a written notice served upon the other Parties hereto in accordance herewith. Any notice sent as hereinabove provided shall be deemed to have been received (i) on the date it is personally delivered, if delivered in person, (ii) on the date it is electronically transmitted by email, (iii) on the first business day after the date it is deposited with the overnight courier service, if delivered by overnight courier service, or (iv) on the third (3rd) business day following the postmark date which it bears, if delivered by United States registered or certified mail, return receipt requested, postage prepaid.

VII

CONTINUED APPLICATION OF THE AGREEMENT

The following sections of the AGREEMENT are incorporated into the AMENDMENT by reference as if set forth verbatim herein, except that AMENDMENT is substituted for AGREEMENT, AMENDMENT TERRITORY is substituted for TERRITORY, and the PARTIES and OWNER in this AMENDMENT are substituted for the PARTIES in the AGREEMENT: I, IV (Building permits and Temporary Certificates of Occupancy subsections), V, VI (Water Supply, Sanitary and Storm Sewers, and Mutual Assistance subsections), VII, VIII, IX, X, XIII, XIV, XVI, XVII, XVIII, XX, XXI, XXII, XXIII, XXIV, XXV, XXVI, XXVII, XXVIII, XXIX, XXX, XXXI, XXXII, XXXIII, XXXIV.

VIII
NO LIABILITY OF VILLAGE OFFICIALS

No agreement or undertaking of the VILLAGE contained in this AMENDMENT shall be deemed to be a personal covenant, agreement or undertaking of any officer, employee or agent of the VILLAGE and no officer, employee or agent of the VILLAGE shall be personally liable under this AMENDMENT or be subject to any personal liability in connection with or arising out of the execution, delivery and performance or nonperformance of this AMENDMENT.

IN WITNESS WHEREOF, the PARTIES have caused this AMENDMENT to be executed as of the Effective Date.

VILLAGE OF LEMONT,
an Illinois Municipal Corporation

By:_____
Village President

ATTEST:

By:_____
Village Clerk

OWNER:

Lemont, LLC, an Illinois Limited Liability Company

By:_____
Bernard Cyril Regan, Its Manager

By:_____
Michael Zemaitis, Its Manager

NOTARY CERTIFICATES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **JOHN EGOFSKE,** personally known to me to be the President of the Village of Lemont, and **CHARLENE E. SMOLLEN**, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my and official seal, this _____ day of _____, 2025

_____
Notary Public

My commission expires on _____

STATE OF ILLINOIS)
) SS
COUNTY OF ILLINOIS)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named **BERNARD CYRIL REGAN**, personally known to me to be a Manager of the OWNER of the AMENDMENT TERRITORY and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2025

My commission expires on _____

_____
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named **MICHAEL ZEMAITIS**, personally known to me to be a Manager of the AMENDMENT TERRITORY and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2025

My commission expires on _____

_____
Notary Public

EXHIBIT	TITLE
Exhibit A	Legal Description of the Additional Territory
Exhibit B	Legal Description of the Amendment Territory
Exhibit C	Petition for Annexation
Exhibit D	Plat of Annexation dated January 29, 2025
Exhibit E	Plat of Survey dated October 23, 2024
Exhibit F	UDO Exceptions
Exhibit G	Cash Contribution Schedule
Exhibit H	Site Plan for Seven Oaks Subdivision dated March 27, 2025
Exhibit I	Preliminary Engineering Plan for Seven Oaks Subdivision dated March 27, 2025
Exhibit J	Landscaping Plan for Seven Oaks Subdivision dated April 1, 2025
Exhibit K	Tree Survey for Seven Oaks Subdivision dated February 17, 2025
Exhibit L	Building Plans Seven Oaks Subdivision Phase II 4-Unit Townhomes for Lemont, LLC Dated January 10, 2025
Exhibit M	Preliminary Plat of Subdivision dated April 22, 2025

EXHIBIT A
LEGAL DESCRIPTION OF THE ADDITIONAL TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG ALINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

EXHIBIT B
LEGAL DESCRIPTION OF THE AMENDMENT TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG ALINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 3:

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS SUBDIVISION PART OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 18TH, 2016, AS DOCUMENT NUMBER 1610929068 IN COOK COUNTY, ILLINOIS.

EXHIBIT C

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IRREVOCABLE PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF LEMONT

TO: THE VILLAGE CLERK, VILLAGE OF LEMONT, ILLINOIS

We, the undersigned Petitioners, owners of record of all of the land herein requesting to be annexed, respectfully represent, under oath, that all conditions required for annexation to the Village of Lemont pursuant to and in accordance with Illinois Municipal Code Chapter 65 Illinois Compiled Statutes Section 5/7-1-8 do hereby state under oath to wit:

1. That the territory requested to be annexed is described as follows:

(See legal description attached hereto on Exhibit A and made a part hereof)

2. That the described territory is not within the corporate limits of any municipality but is contiguous to the Village of Lemont, a municipality organized and existing under the laws of the State of Illinois.

3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition or will be provided prior to adoption of the Ordinance annexing said territory.

4. That this Petition is signed by all of the owners of record of all land in the described territory and at least 51% of the electors residing in the described territory.

5. That this Petition is irrevocable once signed and submitted to the Village of Lemont by the owner(s) of record.

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Lemont to annex the above described territory to the Village of Lemont.

NAME (Printed & Signed)	ADDRESS	OWNER (Check all that apply)	ELECTOR (Check all that apply)
LEMONT LLC By: _____ Bernard Cyril Regan, its Manager	1 N. FRANKLIN STREET, SUITE 1200 CHICAGO, IL 60606	X	

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that BERNARD CYRIL REGAN, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of February, 2025.

Athena M. Wilson
Notary Public

STATE OF ILLINOIS)
)
COUNTY OF ____)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that Bernard Cyril Regan, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of February, 2025.

Athena M. Wilson
Notary Public

OFFICIAL SEAL
ATHENA M WILSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/24/2026

EXHIBIT A
LEGAL DESCRIPTION OF THE ADDITIONAL TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG ALINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

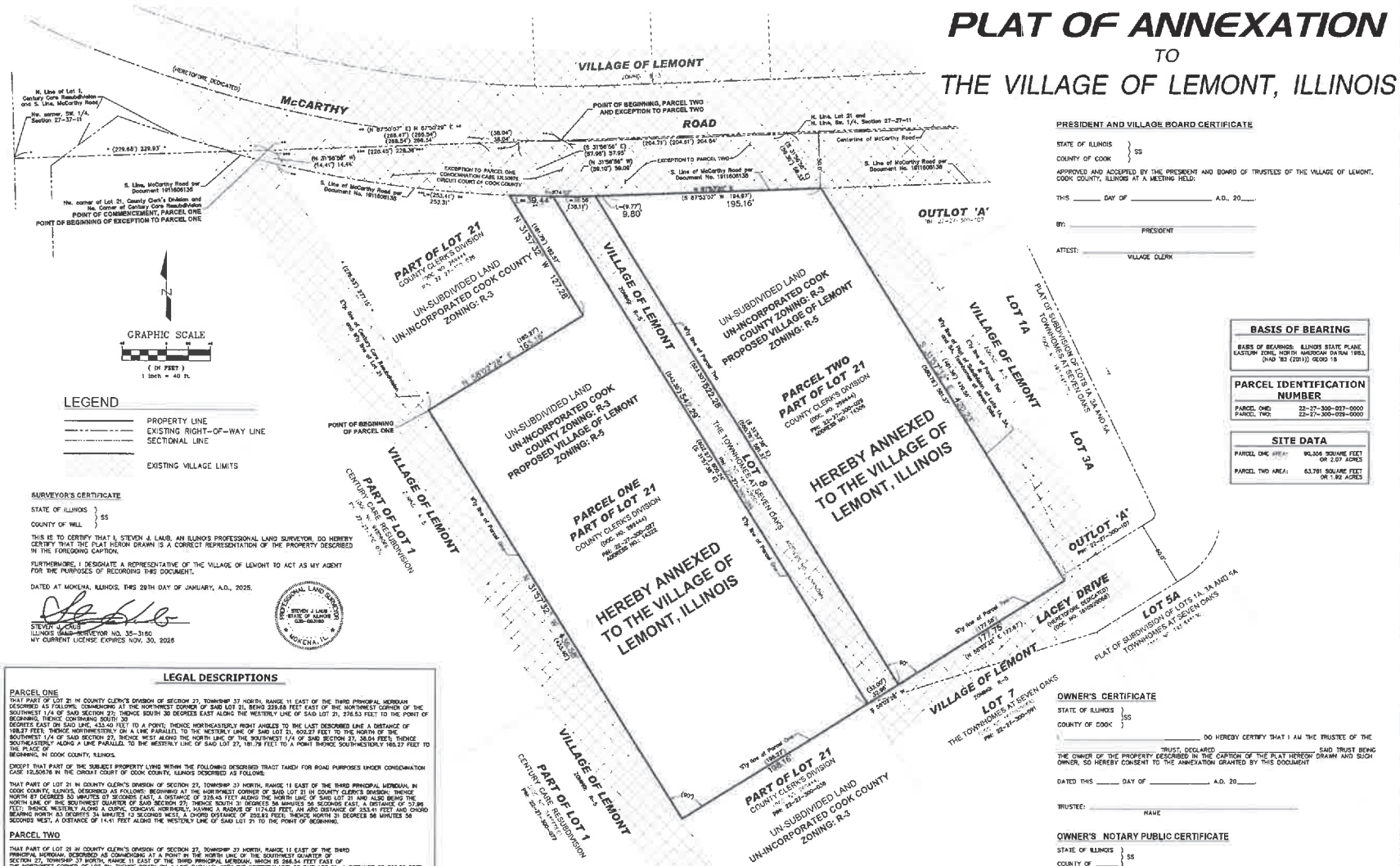
EXHIBIT D

Plat of Annexation dated January 29, 2025

PLAT OF ANNEXATION

TO

THE VILLAGE OF LEMONT, ILLINOIS



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTIONAL LINE
- EXISTING VILLAGE LIMITS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

FURTHERMORE, I DESIGNATE A REPRESENTATIVE OF THE VILLAGE OF LEMONT TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED AT MOKENA, ILLINOIS, THIS 29TH DAY OF JANUARY, A.D., 2025.

STEVEN J. LAUB
ILLINOIS LAND SURVEYOR NO. 35-3150
MY CURRENT LICENSE EXPIRES NOV. 30, 2026

PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS STEVEN J. LAUB 035-003760 MOKENA, IL

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 376.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 168.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 13L50678 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 229.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.86 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.03 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.82 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 268.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 660.75 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.50 FEET; THENCE NORTHWESTERLY ALONG A LINE, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 268.47 FEET (268.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.03 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 29 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

"ACCORDING TO 65 ILCS 5/7-1-1 THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAYS SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION."

SUBMITTED BY	RETURN TO
The Village of Lemont 418 Main Street Lemont, Illinois 60439	The Village of Lemont 418 Main Street Lemont, Illinois 60439

PRESIDENT AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A MEETING HELD:

THIS _____ DAY OF _____ A.D., 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 22-27-300-027-0000
PARCEL TWO: 22-27-300-029-0000

SITE DATA

PARCEL ONE AREA: 90,306 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA: 63,781 SQUARE FEET OR 1.92 ACRES

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

_____ DO HEREBY CERTIFY THAT I AM THE TRUSTEE OF THE _____ TRUST, DECLARED _____ SAID TRUST BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION OF THE PLAT HEREON DRAWN AND SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT

DATED THIS _____ DAY OF _____ A.D. 20____.

TRUSTEE: _____
NAME

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TRUSTEE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT _____ (HE/SHE/THEY) SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS ____ DAY OF _____ A.D., 20____.

BY: _____
NOTARY PUBLIC

REVISIONS

Z & R PROPERTIES 6C, LLC
8200 S. 86TH COURT
JUSTICE, ILLINOIS 60458
(708) 237-0000

PLAT OF ANNEXATION
FOR
PROPOSED TOWNHOMES AT
SEVEN OAKS, PH. 2
LEMONT, IL

DESIGNTEK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
9330 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 01/28/2025
Field Date:
Drawn By: SJL
Checked By: MJF

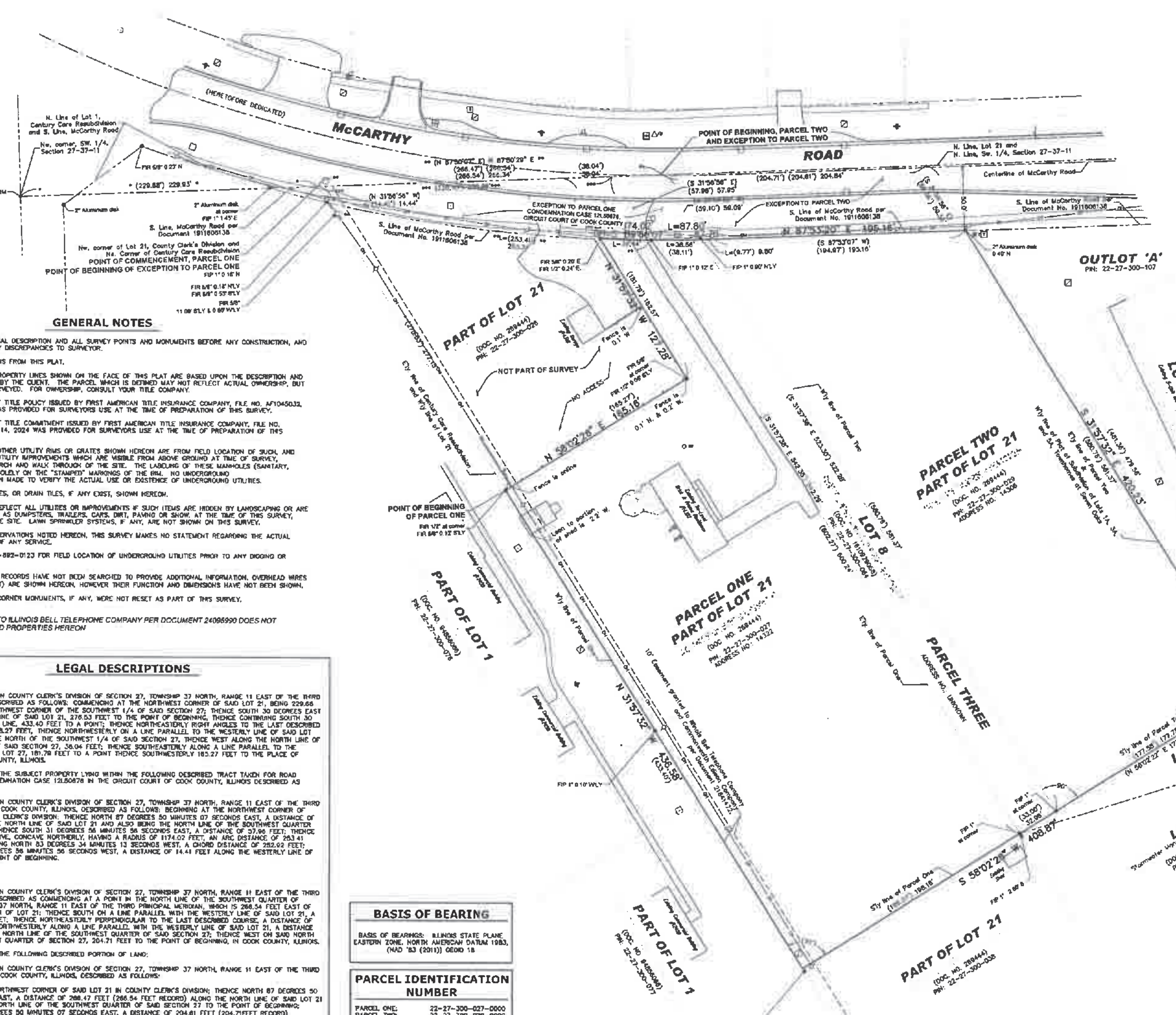
1 OF 1

ANNEXATION

EXHIBIT E

Plat of Survey dated October 23, 2024

PLAT OF SURVEY



LEGEND

- ANCHOR
- B-BOX
- MAILBOX
- POWER POLE
- SIGN
- SPRINKLER CONTROL VALVE
- HANDHOLD
- TRAFFIC CONTROL VAULT
- TRANSFORMER PAD
- CATCH BASIN
- STORM INLET
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- HYDRANT
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- TELEPHONE MANHOLE
- FIR FOUND IRON REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT
- LIGHT POLE W/MAST ARM

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- SECTION/QUARTER LINE
- WOOD FENCE
- OVERHEAD WIRES
- CURB & GUTTER
- DEPRESSED CURB & GUTTER

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
(###) RECORD/DEED
MEASURED

HATCHING

- ASPHALT SURFACE
- BUILDING LIMITS
- CONCRETE SURFACE
- WOOD DECK

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

PARCEL ONE: A CURRENT TITLE POLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. AF1045032, DATED JULY 23, 2024 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

PARCEL TWO: A CURRENT TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. AF1045033, DATED JUNE 14, 2024 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

OBLITERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.

EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT 24095990 DOES NOT AFFECT THE SURVEYED PROPERTIES HEREON

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.66 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET, THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.78 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL TWO

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PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2018 AS DOCUMENT 1810829068, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-029-0000
PARCEL THREE:	22-27-300-084-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,539 OR 0.40 ACRE

SEE SHEET 2 OF 2 FOR TOPOGRAPHY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATE: OCTOBER 23, 2024

STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3180
MY CURRENT LICENSE RENEWS NOV. 30, 2024

PROFESSIONAL LAND SURVEYOR STEVEN J. LAUB STATE OF ILLINOIS 035-003180 MOKENA, IL

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

REVISIONS

NO.	DATE	DESCRIPTION	BY

REGAN HEATING
312-617-4396

PLAT/TOPOGRAPHIC SURVEY
FOR
PROPOSED TOWNHOMES AT
SEVEN OAKS, PH. 2
LEMONT, IL

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 10/23/2024
Field Date: 10/16/2024
Drawn By: SJL
Checked By: SDS

BOUNDARY

EXHIBIT F

UDO EXCEPTIONS

The following deviations from the Unified Development Ordinance are granted as a part of the proposed development:

- Reduction of the minimum side yard setbacks from 15-feet to 10.25-feet.
- Reduction of the corner side setback from 25-feet to 19.9-feet for the corner side on Lacey Drive.
- Reduction in minimum residential street right-of-way of 66-feet to 60-feet.
- Reduction in minimum 10% open space requirement. Outlot 2 is 10,246 square-feet and the property would require 19,166 square-feet of open space. The UDO reduction in open space is allowed as the project provides additional landscaping and is close to Covington Knolls Park within ¼ mile and the gazebo is a usable amenity.

EXHIBIT G - Cash Contribution Schedule

Number of Units	Detached		Attached		Apartments	
	2 Bedroom	0	1 Bedroom	0	Efficiency	0
	3 Bedroom	0	2 Bedroom	0	1 Bedroom	0
	4 Bedroom	0	3 Bedroom	24	2 Bedroom	0
	5 Bedroom	0	4 Bedroom	0	3 Bedroom	0
	Total Units	0	Total Units	24	Total Units	0

1. **Based on Table 17-18-03, a three-bedroom attached single family home would expect to have the following population, further broken down by age of resident:**
    - 0.212 Pre-school students
    - 0.234 Elementary students
    - 0.058 Junior High students
    - 0.059 High School students
    - 1.829 Adults
    - 2.392 total per dwelling unit

2. **Park District**
    - (10 × 2.392)/1,000 = 0.02392 acres
    - Park District Contribution: 0.02392 x $150,000 = $3,588

3. **Elementary School**
    - (15 × 0.234)/650 = 0.0054 acres
    - Elementary School Contribution: 0.0054 x $150,000 = $810

4. **Junior High School**
    - (25 × 0.058)/1,200 = 0.0012083
    - Junior High School Contribution: 0.0012083 x $150,000 = $181.25

5. **High School Contribution**
    - (80 × 0.059)/3,000 = 0.001573
    - High School Contribution: 0.001573 x $150,000 = $236

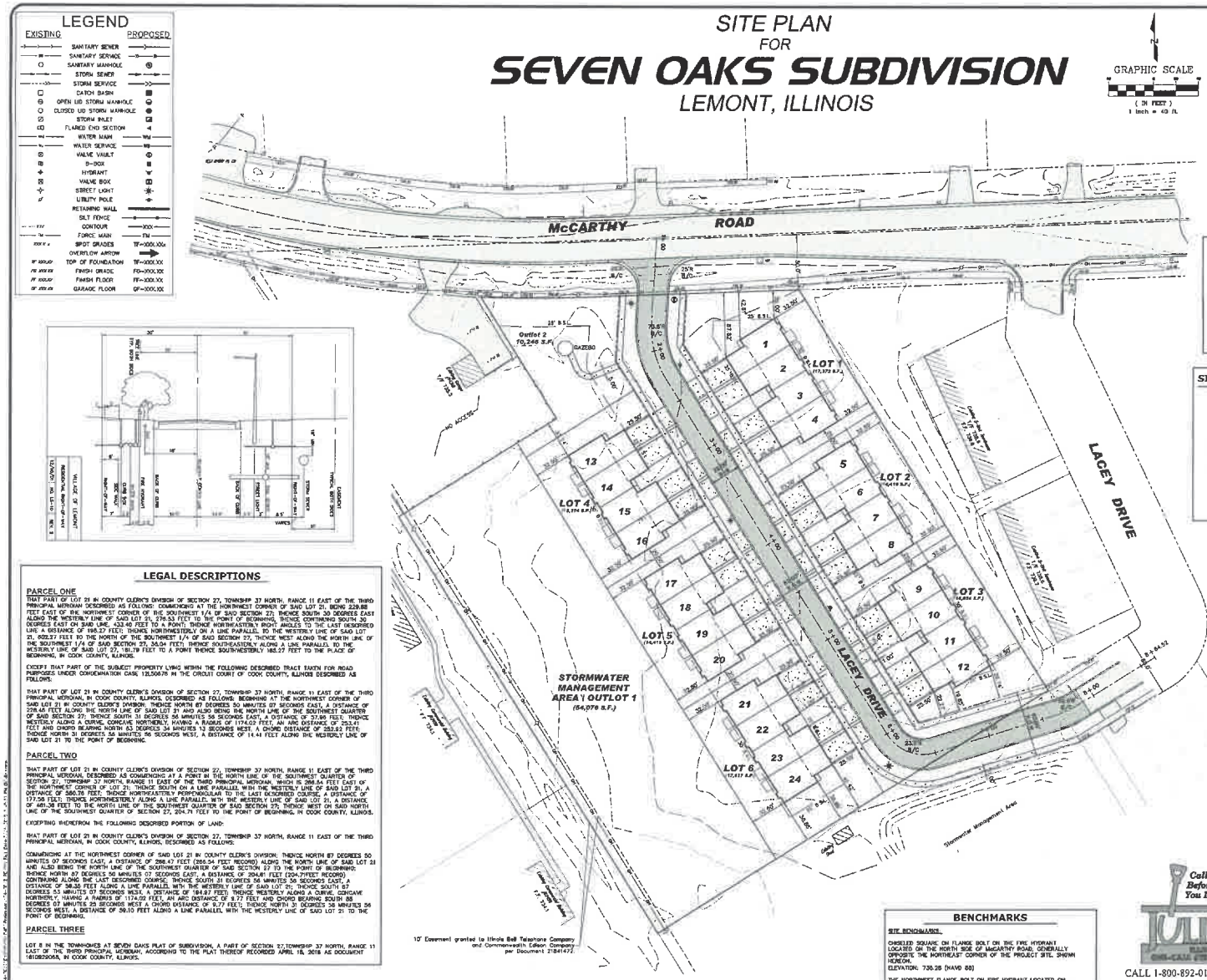
6. **Total Cash Contribution for one three-bedroom attached single family home**
    - $3,588 + $810 + $181.25 + $236 = $4,815.25

7. **Total Cash Contribution for 24 three-bedroom attached single family homes**
    - 24 x $4,815.25 = $115,566

EXHIBIT H

Site Plan for Seven Oaks Subdivision dated March 27, 2025

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	WATER MAIN	
	WATER SERVICE	
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
	CONTOUR	
	FORCE MAIN	
	SPOT GRADES	
	OVERFLOW ARROW	
	TOP OF FOUNDATION	
	FINISH GRADE	
	FINISH FLOOR	
	GARAGE FLOOR	

SITE DATA

GROSS AREA:	191,856 S.F./4.40 AC.
R.O.W. AREA:	37,714 S.F./0.87 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,076 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,820 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	6 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,314 / 191,856 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,449 SF (MIN.)
LOT WIDTH (MIN.)	80'	128.16' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	18.9' (VARIANCE REQ.)
LOT COVERAGE	65%	38% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.88 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 278.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 609.37 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 56.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50678 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.48 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.99 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.44 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 288.84 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.06 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 288.47 FEET (288.84 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.81 FEET (204.71FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 38.35 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 57 DEGREES 07 MINUTES 03 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 8.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 8.77 FEET; THENCE NORTH 31 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2018 AS DOCUMENT 1810829068, IN COOK COUNTY, ILLINOIS.

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE. SHOWN HEREON.
ELEVATION: 730.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE. SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

Call Before You Dig
JULIE
ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

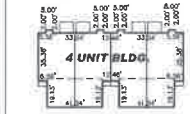
PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-028-0000
PARCEL THREE:	22-27-300-084-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,538 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

REVISIONS

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1"=40'
Date: 02-05-2025
Design By: MJF
Drawn By: DJD
Checked By: MJF

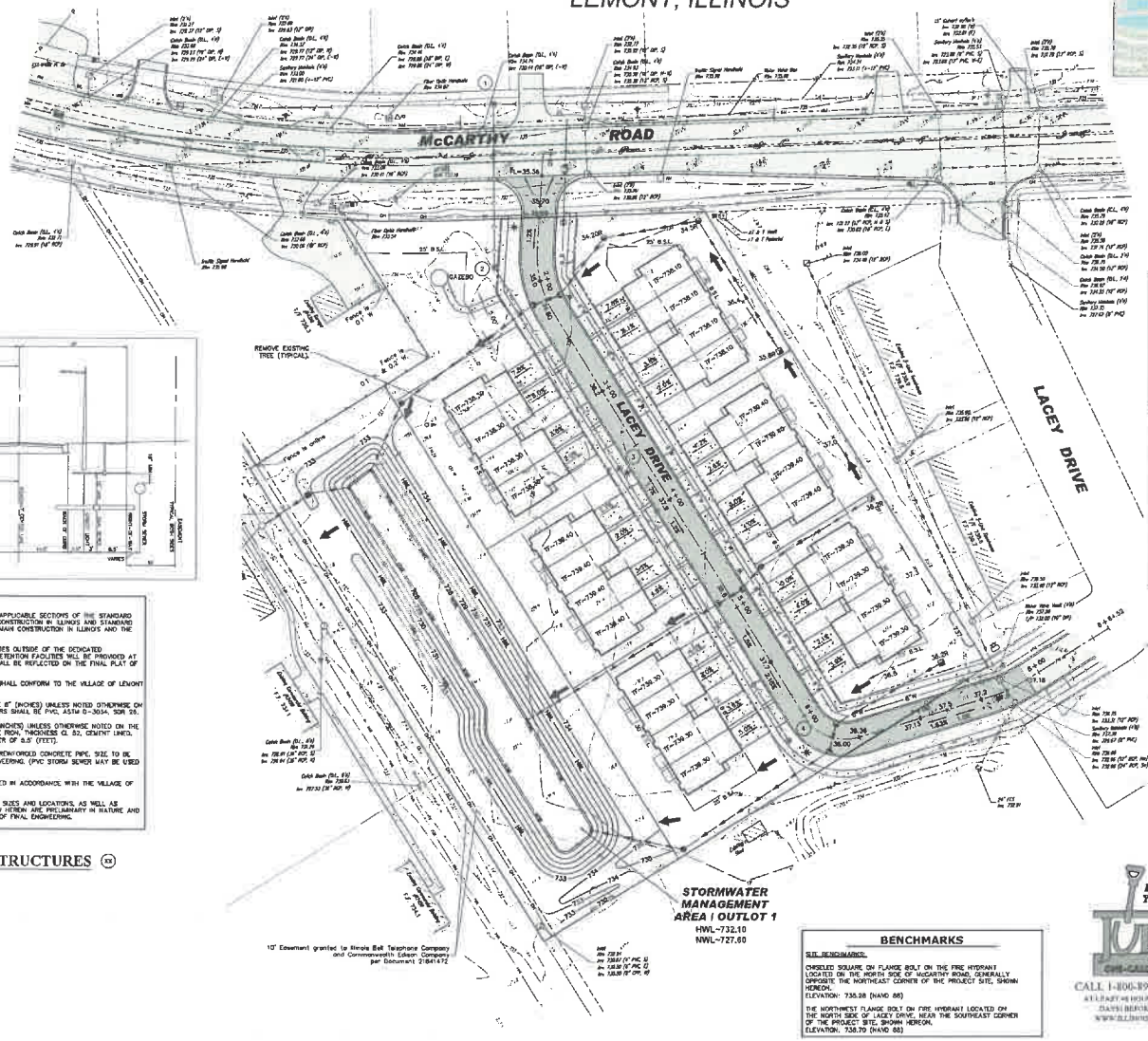
1 OF 1

SEVEN OAK SUBDIVISION -- SITE PLAN

EXHIBIT I

Preliminary Engineering Plan for Seven Oaks Subdivision dated March 27, 2025

PRELIMINARY ENGINEERING PLAN
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS





LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

EXISTING	PROPOSED
SANITARY SEWER	
SANITARY SERVICE	
SANITARY MANHOLE	
STORM SEWER	
STORM SERVICE	
CATCH BASIN	
OPEN LID STORM MANHOLE	
CLOSED LID STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
WATER MAIN	WM
WATER SERVICE	WS
VALVE VAULT	
B-BOX	
HYDRANT	
VALVE BOX	
STREET LIGHT	
UTILITY POLE	
RETAINING WALL	
SILT FENCE	
CONTOUR	XXX
FORCE MAIN	FM
SPOT GRADES	TF=XXX.XXx
OVERFLOW ARROW	
TOP OF FOUNDATION	TF=XXX.XX
FINISH GRADE	FG=XXX.XX
FINISH FLOOR	FF=XXX.XX
GARAGE FLOOR	GF=XXX.XX

PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT SUBDIVISION CODE.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREON ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

SANITARY STRUCTURES (XX)

(1) 48" M.H., C.L.
RIM 733.90
INV 723.78 (S)
INV 723.98 (E,W)

(2) 48" M.H., C.L.
RIM 733.10
INV 724.33

(3) 48" M.H., C.L.
RIM 737.40
INV 725.15

(4) 48" M.H., C.L.
RIM 736.85
INV 727.65

SITE DATA

GROSS AREA:	191,656 S.F./4.40 AC.
R.O.W. AREA:	37,714 S.F./0.87 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,075 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,620 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	8 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,514 / 191,656 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,418 SF (MIN.)
LOT WIDTH (MIN.)	90'	126.18' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	19.8' (VARIANCE REQ.)
LOT COVERAGE	65%	35% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 22-27-300-027-0000
PARCEL TWO: 22-27-300-028-0000
PARCEL THREE: 22-27-300-084-0000

SITE DATA

PARCEL ONE AREA: 80,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA: 83,781 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA: 17,539 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME, REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

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REVISIONS

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION	
Project No.:	24-0022
Scale:	1"=40'
Date:	02-05-2025
Design By:	MJF
Drawn By:	DJB
Checked By:	MJF

1 OF 1

PRELIMINARY ENGINEERING PLAN

EXHIBIT J

Landscaping Plan for Seven Oaks Subdivision dated April 1, 2025

LANDSCAPE PLAN

for

Seven Oaks Subdivision

14306 McCarthy Road, Lemont, IL

Site Location Map



SHEET INDEX

CS-1 COVER SHEET

L-1 NORTH HALF LANDSCAPE PLAN PLAN

L-2 SOUTH HALF LANDSCAPE PLAN

L-3 PROTOTYPICAL FOUNDATION LANDSCAPE PLAN & PLANTING DETAILS

L-4 LANDSCAPE SPECIFICATIONS & GENERAL NOTES

811 Know what's below. Call before you dig.

SCALE Not To Scale

0 0 0

CAUTION: IF THIS SHEET IS NOT 24" x 36", THEN IT IS NOT TO THE SCALE NOTED.

© 2025 Heritage Oak Studios, LLC
This drawing, plan, specification, design, idea and all other information contained within or prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect and/or Land Planner's service for use solely with respect to this project and, unless otherwise agreed to, the Landscape Architect and/or Land Planner shall remain the author of these documents and shall retain all common law, statutory and other reserved rights, including copyright. These documents shall not be used by any person for any purpose other than as agreed to by the author. © 2025 Heritage Oak Studios, LLC

REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
157.000117

Expires: 2025-08-31

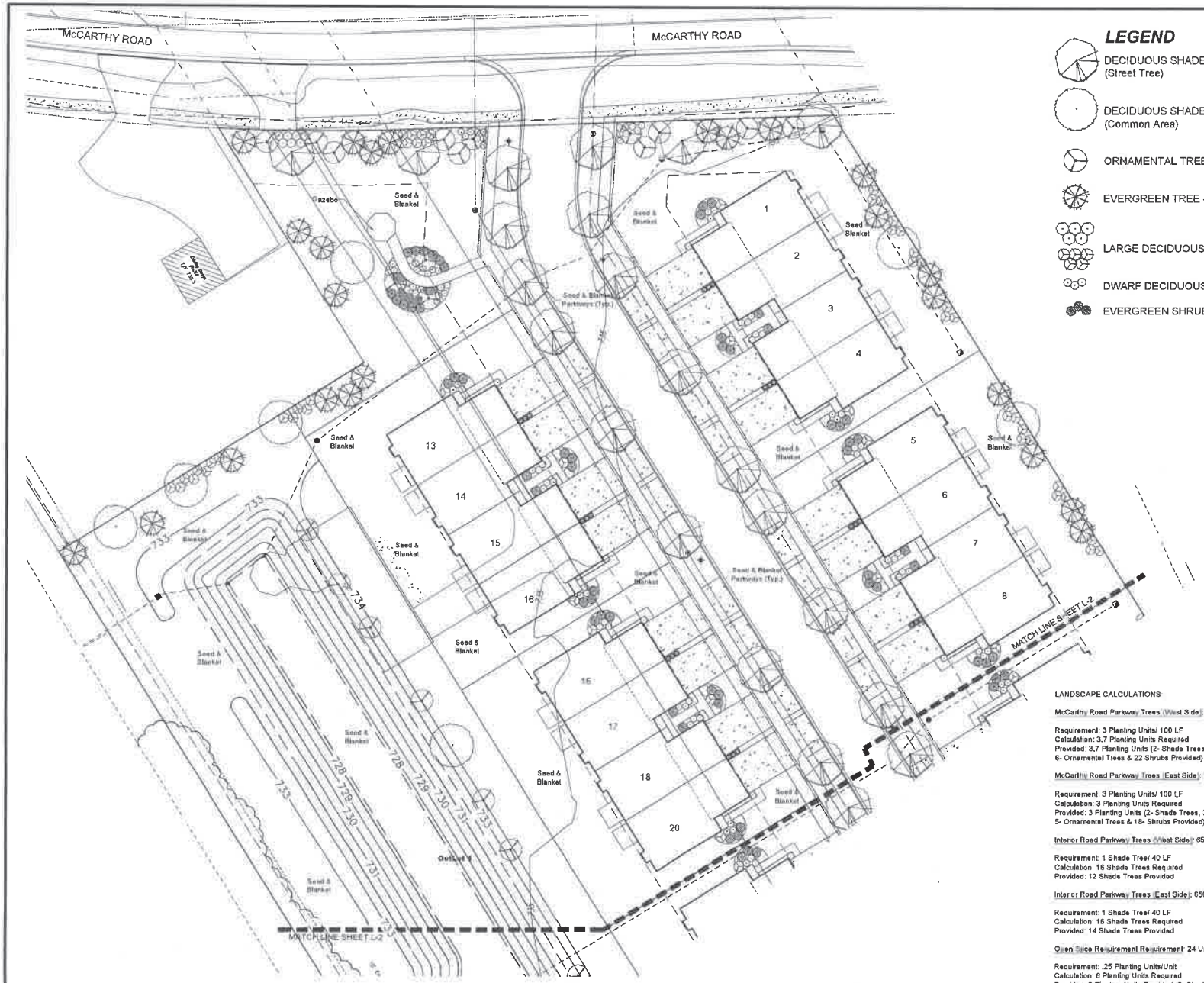
HERITAGE OAK STUDIOS, LLC
Landscape Architects
14301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-514-4415

COVER SHEET

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
CS-1

PROJECT NO.: 0425 - 2441



LEGEND

- DECIDUOUS SHADE TREE - 3.0" BB (Street Tree)
- DECIDUOUS SHADE TREE - 2.5" BB (Common Area)
- ORNAMENTAL TREE - 2.0"/6' cl. BB
- EVERGREEN TREE - 8' BB
- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"

LANDSCAPE CALCULATIONS

McCarthy Road Parkway Trees (West Side): 123 LF

Requirement: 3 Planting Units/ 100 LF
Calculation: 3.7 Planting Units Required
Provided: 3.7 Planting Units (2- Shade Trees, 4- Evergreen Trees, 6- Ornamental Trees & 22 Shrubs Provided)

McCarthy Road Parkway Trees (East Side): 100 LF

Requirement: 3 Planting Units/ 100 LF
Calculation: 3 Planting Units Required
Provided: 3 Planting Units (2- Shade Trees, 3- Evergreen Trees, 5- Ornamental Trees & 18- Shrubs Provided)

Interior Road Parkway Trees (West Side): 650 LF

Requirement: 1 Shade Tree/ 40 LF
Calculation: 16 Shade Trees Required
Provided: 12 Shade Trees Provided

Interior Road Parkway Trees (East Side): 650 LF

Requirement: 1 Shade Tree/ 40 LF
Calculation: 16 Shade Trees Required
Provided: 14 Shade Trees Provided

Open Space Requirement Requirement: 24 Units

Requirement: .25 Planting Units/Unit
Calculation: 6 Planting Units Required
Provided: 8 Planting Units Provided (3- Shade Trees, 6- Evergreen Trees, 9- Ornamental Trees & 39- Shrubs Provided)

811 Know what's below. Call before you dig.

SCALE 1" = 20'
0 20 40

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The drawings, specifications, plans, ideas, and other information contained within, and prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect and/or Land Planner's service for use solely with respect to this project and, unless or until the Landscape Architect and/or Land Planner shall have executed the author of these instruments and shall retain all common law, statutory and other rights, including copyright. This drawing or any portion thereof may not be reproduced without the written consent of Heritage Oak Studio's, LLC

REVISIONS

1 - For Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-006717
LANDSCAPE ARCHITECT
Expires: 2025-08-31

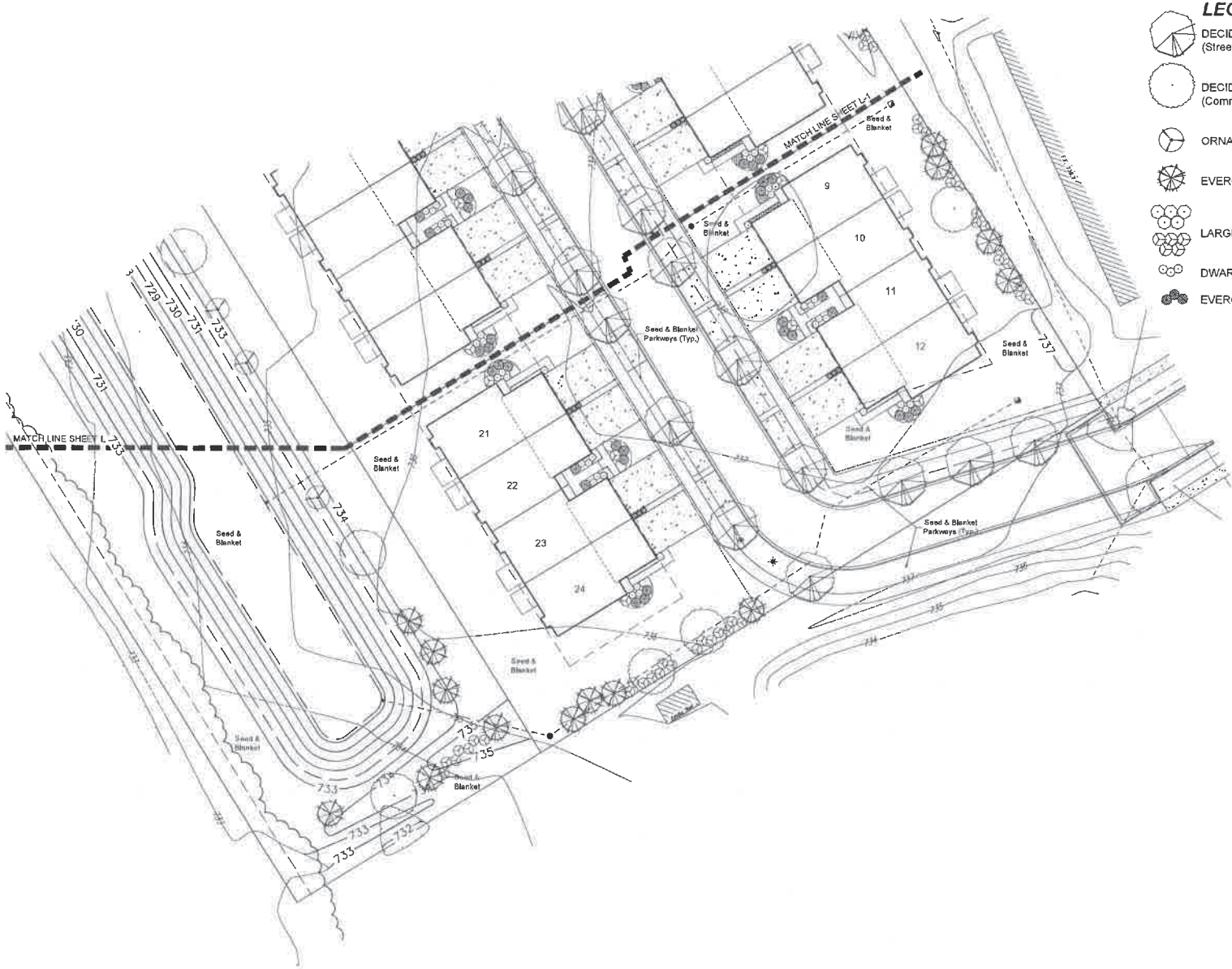
HERITAGE OAK STUDIOS, LLC
Landscape Architects
14361 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

NORTH HALF PRELIMINARY LANDSCAPE PLAN

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET L-1

PROJECT NO.: 0425 - 2441



LEGEND

- DECIDUOUS SHADE TREE - 3.0" BB (Street Tree)
- DECIDUOUS SHADE TREE - 2.5" BB (Common Area)
- ORNAMENTAL TREE - 2.0"/6' cl. BB
- EVERGREEN TREE - 8' BB
- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"

811 Know what's below. Call before you dig.

SCALE 1" = 20'
0 20 40

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REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14305 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
DONALD PLOWES
No. 157.000717
REGISTERED LANDSCAPE ARCHITECT
Expires: 2025-08-31

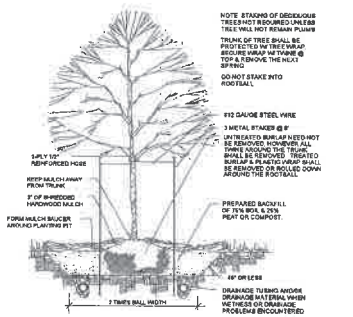
HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 Wolfe Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4413

SOUTH HALF PRELIMINARY LANDSCAPE PLAN

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

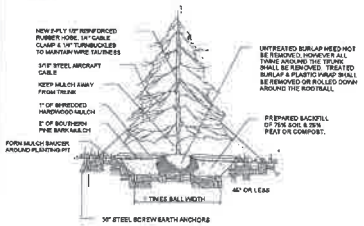
SHEET L-2

PROJECT NO.: 0425 - Z441



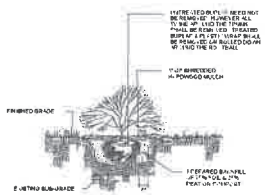
DECIDUOUS TREE

NTS



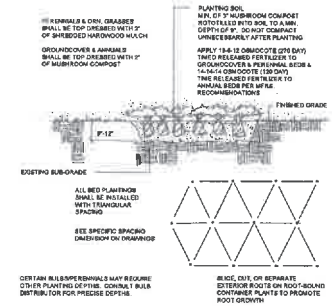
EVERGREEN TREE

NTS



SHRUBS

NTS



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS



LEGEND

- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"
- PERENNIALS & GROUNDCOVERS - 1 Gal. & 24 Flats
- ORNAMENTAL GRASSES - 1 Gal.

Know what's below. Call before you dig.

SCALE 1" = 10'

0 10 20

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REVISIONS

1 - Per Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157-000717
Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
34361 White Oak Drive
Prairieville, IL 60585
PHONE: 815-534-4415

PROTOTYPICAL FOUNDATION LANDSCAPE PLAN & PLANTING DETAILS

DATE: 2025-02-07
SCALE: 1"=10'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-3

PROJECT NO.: 0425 - 2441

CAUTION: IF THIS SHEET IS NOT 11" x 17" THEN IT IS NOT A TRUE SCALE INDICATED

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in total conformance with the project specifications and applicable drawings which are advised to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to the effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, D.C. 20005.
C. Norton Trees, The Staff of the L.J. Bailey Hortorium, 1976. MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and visual or scored the measurements specified in the plant list. They shall be measured before pruning with branches in normal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the cost of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and bulbspring of plants on the plant list shall follow the Code of Standards (260 format current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, heeled-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and heeled in with wetted, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in areas designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries located in the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, trash, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet the specification.

The soil, to be acceptable topsoil, shall meet the following criteria.
A. ORGANIC MATTER: Not less than 1.5 percent nor more than 10.0 percent
B. pH: No lower than 6.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1800 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil amended recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and lime assay.

NOTE: All deciduous beams specified to be planted with native emergent plugs and/or native seed mixes shall be improved with bushy brittle (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH
Mulch shall consist of the following

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processed locally sourced hardwood logs and bark free of stems and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum

Additionally, all compost materials shall meet the following
1. 35-55% minimum organic matter
2. soluble salts under 6 dS/m maximum (under 2 dS/m best)
3. Moisture content = 35-55%
4. pH range 6.5-8.0
5. Nitrogen = >0.5

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis.

A. Shrubs
Vibrastart (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Vibrastart (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 9-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (5-8-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dowell Company, Inc., Sikeston, MO, or approved equal. Submit manufacturer literature for approval
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered on a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stockpiled. The Contractor shall be responsible for the restoration of all damaged adjoining turf. All restoration shall be sodded.

3.1 BASE SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unfavorable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner as relating as to the time of week and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable in June 15 with the following exception
1) Bare root materials of any shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to ten (5) additional waterings shall be performed as needed. The use of drip irrigation tree bags are encouraged (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to five (5) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure sometimes with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under the Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance ends solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantees period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the replacement of dead guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for the portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing of the completion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine whether any work required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the request replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any purchased plant which has died, or is in a dying condition or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following

A. ONE YEAR PERIOD
This one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanships and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by stolen components, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removed by others, by Acts of God, by vandalism or by bottoming.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with the interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an offsite source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, trash, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet that specification.

The soil, to be acceptable topsoil, shall meet the following criteria

1. ORGANIC MATTER: Not less than 1.5 percent nor more than 10.0 percent.
2. pH: No lower than 6.0 nor higher than 8.0
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1800 ppm
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil amended recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and lime assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in prepurchased, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum total percentage by weight of the following
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen 10%
Phosphorus 0%
Potash 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen 26%
Phosphorus 0%
Potash 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris/trends usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT	TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)	
60%	KENTUCKY BLUEGRASS (blend of 3 cultivars)
30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
10%	CREEPING RED FESCUE
	(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)	
40%	"FULTA" ALKALI GRASS (PUCCINELLIA DISTANS)
30%	CREEPING RED FESCUE
20%	KENTUCKY BLUEGRASS
10%	PERENNIAL RYEGRASS
	(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 24 pounds to the heaped measured bushel. Wheat seed content shall not exceed 0.25%

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS that lists the maximum allowable percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. NET Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. NET Premier Straw/Coconut Blanket (American Excelsior Company)
c. or equivalent

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. Where water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinance as concerning the use of fire water source. If a meter is required, it is the Contractor's responsibility to obtain, carry and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is not on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for the additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be held responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in item areas shall be defined as follows

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1* to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and is workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All seeding of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as those areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

B. MOWING

1. The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-1/2". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. Seeded areas after completion of the second (second) mowing, the Contractor shall apply an 18-6-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the grass seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon performance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall be held liable for damage incurred to the seed areas caused by staining components, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

B. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

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REVISIONS

1 - Pre Village Review	2025-06-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

DONALD W. FLOWERS
157-007117
Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
3401 White Oak Drive
Plainfield, IL 60585
PHONE: 815-921-4415

LANDSCAPE SPECIFICATIONS & GENERAL NOTES

DATE: 2025-02-07
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

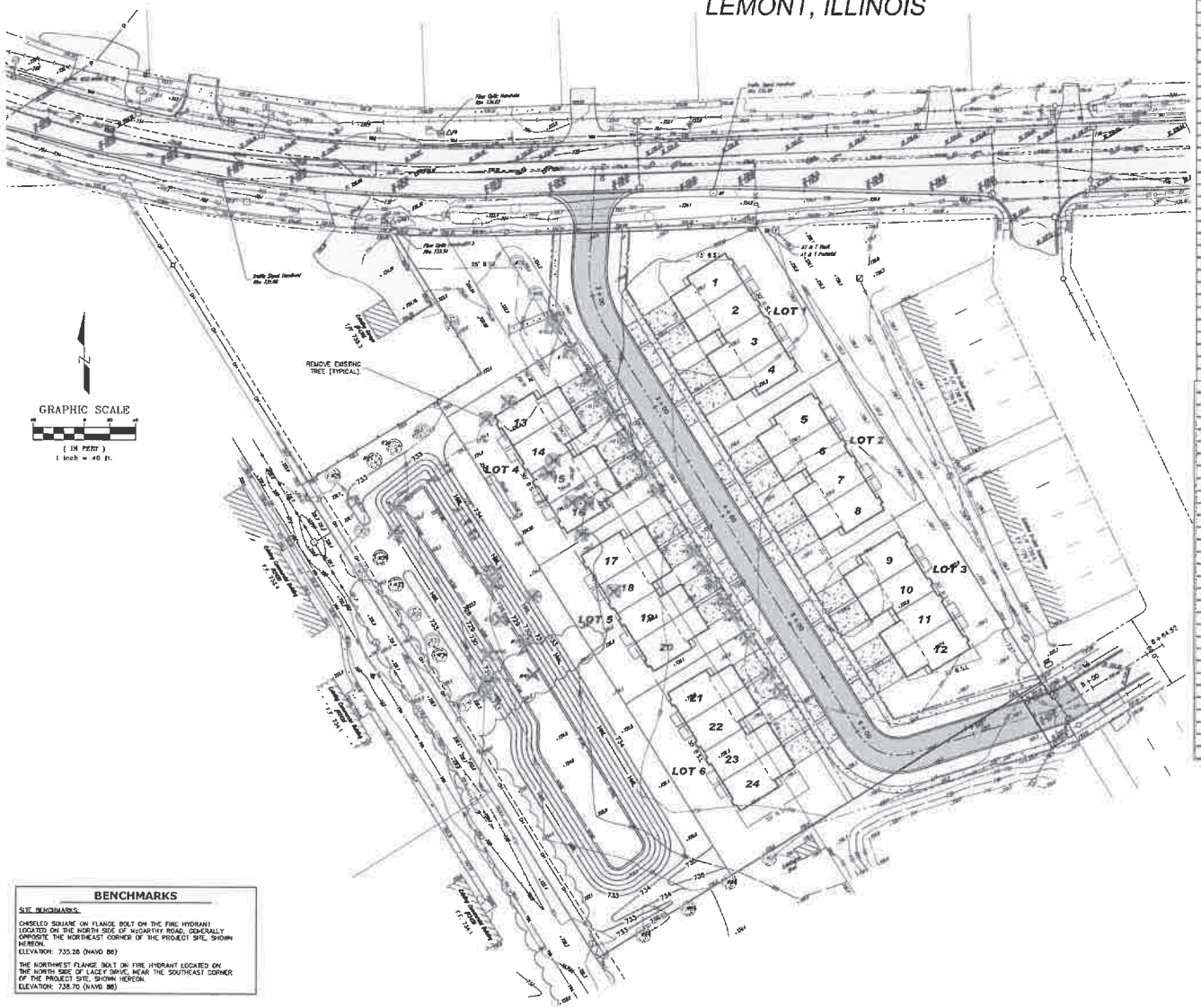
SHEET
L-4

PROJECT NO.: 0425 - 2441

EXHIBIT K

Tree Survey for Seven Oaks Subdivision dated February 17, 2025

TREE SURVEY
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS



BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

TREE ACTION PLAN: 2025-02-13

Tree Number	Common Name	DBH (in.) Height (ft)	Condition (1 - 5) 5 = Best	Remove	Remain
1	Maple	14	2	X	
2	Maple	16	1	X	
3	Maple	10	2	X	
4	Oak	22	1	X	
5	Maple	10	0	X	
6	Maple	10	1	X	
7	Maple	16	2	X	
8	Maple	12	2	X	
9	Maple	16	1	X	
10	Maple	18	2	X	
11	Maple	18	2	X	
12	Maple	18	2	X	
13	Maple	16	2	X	
14	Maple	22	3	X	
15	Maple	24	3	X	
16	Maple	24	2	X	
17	Maple	16	2	X	
18	Willow	24	2		X
19	Maple	24	2		X
20	Flowering Crab	10	1		X
21	Pear	26	3	X	
22	Maple	40	2	X	
23	Maple	14	3		X
24	Maple	10	2		X
25	Maple	18	3		X
26	Maple	14	3		X
27	Maple	8	3	X	
28	Elm	12	4	X	
29	Maple	18	3		X
30	Maple	12	3		X
31	Maple	14	3		X
32	Maple	12	3		X
33	Willow	40	2		X
34	Birch	25' Clump	2		X
35	Birch	30' Clump	3		X
36	Birch	20' Clump	2	X	
37	Birch	30' Clump	2	X	
38	Maple	20	3	X	
39	Maple	24	4	X	
41	Maple	14	3	X	
42	Maple	12	3	X	
43	Maple	22	3	X	
44	Maple	36	3		X
45	Maple	36	3		X
46	Maple	36	3		X
47	Maple	24	2		X
48	Maple	16	2	X	
49	Spruce	24' (H)	4	X	
50	Spruce	24' (H)	2	X	
51	Spruce	24' (H)	2	X	
52	Spruce	24' (H)	2	X	
53	Spruce	30' (H)	3	X	
54	Spruce	30' (H)	3	X	
55	Spruce	30' (H)	3	X	
56	Spruce	30' (H)	3	X	
57	Spruce	24' (H)	3	X	
58	Spruce	24' (H)	3	X	
59	Willow	12	2	X	
60	Redbud	20' Clump	2	X	
61	Arborvitae	24' (H)	4	X	
62	Arborvitae	24' (H)	4	X	
63	Arborvitae	24' (H)	4	X	
64	Arborvitae	24' (H)	4	X	

REVISIONS
NO. DATE DESCRIPTION

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

TREE SURVEY
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4652
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 02/17/2025
Field Date: 10/16/2024
Drawn By: SJL
Checked By: SDS

TREE SURVEY

EXHIBIT L

Building Plans Seven Oaks Subdivision Phase II 4-Unit Townhomes for Lemont, LLC
Dated January 10, 2025

Seven Oaks Subdivision PHASE II
4 Unit Townhomes for Lemont, LLC

DESIGN CRITERIA

GROUND SNOW LOAD		30 LB/FT²
WIND DESIGN		90 MPH
SEISMIC DESIGN CATEGORY		B
WIND EXPOSURE CATEGORY		B
SUBJECT TO DAMAGE FROM:	WEATHERING	SEVERE
	FROST LINE DEPTH	42"
	TERMITE	MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE		0°F
SUMMER DESIGN TEMPERATURE		90-91°F, DRY BULB 74-78°F, WET BULB
ICE BARRIER UNDERLAYMENT		REQUIRED
FLOOD HAZARDS		FIRM # 170214 PANELS 0609H-0609H 12/18/2004
AIR FREEZING INDEX		1543° (F-DAYS)
ANNUAL MEAN TEMPERATURE		49.4°F
HEATING DEGREE DAYS (HDD)		6,155
COOLING DEGREE DAYS (CDD)		942
CLIMATE ZONE		5
INDOOR DESIGN CONDITIONS		MAX. 72°F - HEATING MAX. 75°F - COOLING
100 - YEAR HOURLY RAINFALL RATE		4"

DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR) & DECKS	40 psf	7
ROOF LIVE LOAD	30 psf	10
ROOF RAFTERS	30 psf	10
ROOF RAFTERS W/ CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS (HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30 psf	17
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS (LIMITED ATTIC STORAGE)	20 psf	10
FIRE ESCAPES	40 psf	10
ATTICS (LIMITED ATTIC STORAGE)	20 psf	10
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30 psf	10
FLOORS (EXCEPT SLEEPING ROOMS	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
ENGINEERED FLOOR JOISTS - 16" O.C. LIVE LOAD DEFLECTION L/480	40 psf	10
STAIRS	40 psf	10
GUARDRAIL IN-FILL COMPONENTS	50 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200 psf	
WALLS-STUD	5 psf	
WALLS-BRICK	40 psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) < 30'	15 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	
FOR SI: 1 PSF=0.0479 kN/m², 1 SQUARE INCH=645 mm²		

SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(4 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALLOWABLE DEFLECTION STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 W/ NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS & PARTITIONS	H/180
FLOORS/CEILING W/ PLASTER OR STUCCO FINISH	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS W/ FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600
L = SPAN LENGTH, H = SPAN HEIGHT	

ALLOWABLE FRAMING SPANS:

FLOOR AND CEILING JOIST:
CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS..

ALLOWABLE SPANS ARE AS FOLLOWS	SPRUCE-PINE-FIR #2		HEM-FIR #2	
	2"x8"	2"x8"	2"x10"	2"x12"
CEILING JOISTS - 20lbs LIVE LOAD 10lbs DEAD LOAD	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD 10lbs DEAD LOAD			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD 10lbs DEAD LOAD			15'-5"	17'-7"

ENGINEERED FLOOR JOISTS - 16" O.C. - 40lbs LIVE LOAD - 10lbs DEAD LOAD
LIVE LOAD DEFLECTION L/480

ROOF RAFTERS:
USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10".
CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"
- 2"x8" @ 16" O.C. = 15'-1"
HEM FIR
- 2"x12" @ 16" O.C. = 21'-1" - 2"x10" @ 16" O.C. = 18'-5"



BUILDING DATA:

- TWO STORY FAMILY DWELLING
- BUILDING HEIGHT, GRADE TO RIDGE: 28'-4 1/4"
- BUILDING HEIGHT, GRADE TO MEANS AT RIDGE: 23'-3 1/4"
- BASEMENT = 834 SQ. FT.
- FIRST FLOOR = 904 SQ. FT.
- SECOND FLOOR = 1,078 SQ. FT.
- TOTAL (1ST. & 2ND.) = 1,979 SQ. FT.

FIRE PROTECTION SYSTEMS:
BUILDINGS REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13R

BUILDING CODE INFORMATION

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE CODE
- 2018 ILLINOIS ENERGY CONSERVATION CODE
- CURRENT CHICAGO ELECTRICAL CODE
- CURRENT ILLINOIS STATE PLUMBING CODE
- ADA ILLINOIS ACCESSIBLE CODE
- 2018 FIRE SPRINKLER CODE

PRESCRIPTIVE METHOD - 2018 I.E.C.C.

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & MARINE 4	.30	.55	N/A	49	20 + 13+5 [a]	13/17	30 [b]	15/19	10, 2 FT.	15/19

* R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE

a. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SHEATHING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 60 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

ABBREVIATIONS

A.F.F.	ABOVE FIN. FLOOR	H.P.	HIGH POINT	OPN'G.	OPENING
ALUM	ALUMINUM	INSUL.	INSULATION	OPP.	OPPOSITE
BD.	BOARD	INT.	INTERIOR	PL.	PLATE
BLK.	BLOCK	JAN.	JANITOR	PLAS. LAM.	PLASTIC LAMINATE
BLK'G.	BLOCKING	LAV.	LAVATORY	PLYWD.	PLYWOOD
BM.	BEAM	L.P.	LOW POINT	Q.T.	QUARRY TILE
B/	BOTTOM OF	MAX.	MAXIMUM	R.D.	ROOF DRAIN
CAB.	CABINET	M.C.	MEDICINE CABINET	REF.	REFERENCE
C.L.	CENTER LINE	MECH.	MECHANICAL	REFRIG	REFRIGERATOR
CER	CERAMIC	MTL.	METAL, MATERIAL	REINF.	REINFORCED
CLR.	CLEAR	MIN.	MINIMUM	REQ'D	REQUIRED
CO.	COLUMN	M.O.	MASONRY OPENING	R.O.	ROUGH OPENING
CONST.	CONSTRUCTION	N.T.S	NOT TO SCALE	SCHED.	SCHEDULE
CONT.	CONTINUOUS	O.C.	ON CENTER	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISH	SIM.	SIMILAR
ø	DIAMETER	FLR.	FLOOR	SPEC	SPECIFICATION
DET.	DETAIL	FLASH.	FLASHING	ST. STL.	STAINLESS STEEL
DN.	DOWN	FT.	FOOT	STD.	STANDARD
D.W.	DISHWASHER	FTG.	FOOTING	T/	TOP OF
DWG.	DRAWING	GA.	GAUGE		TREAD
EXIST.	EXISTING	GALV.	GALVANIZED	TEL.	TELEPHONE
EA.	EACH	GL.	GLASS	THK.	THICK
EXP. JT.	EXPANSION JOINT	GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
ELEV.	ELEVATION	HDCP.	HANDICAPPED	VERT.	VERTICAL
EQ.	EQUAL	HDWR.	HARDWARE	w/	WITH
EXT.	EXTERIOR	H.M.	HOLLOW METAL	WD.	WOOD
F.D.	FLOOR DRAIN	HORIZ.	HORIZONTAL	WP.	WATERPROOF
FDN.	FOUNDATION	HGT.	HEIGHT	W.M.F.	WIRE MOLDED FABRIC

SYMBOLS

- SECTION NUMBER / SHEET NUMBER
- DETAIL LETTER / SHEET NUMBER
- ROOF PITCH RATIO
- LEVEL LINE
- REVISION
- CEILING PATTERN DETAIL w/ HEIGHT

- WOOD FRAME WALL
- BRICK VENEER
- E.I.F.S.
- EARTH
- CONCRETE
- GRAVEL FILL
- BATT INSULATION
- CONCRETE BLOCK
- MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED
- SILLCOCK

MECHANICAL CONTRACTOR

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AS PER TABLE M1507.3.3(1)

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOM				
	0 - 1	2 - 3	4 - 5	6 - 7	>7
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 M.², 1 CUBIC FOOT PER MINUTE = 0.0004719 M ³/S

1. 105 CFM IS REQUIRED PER TABLE R403.6.6(1) OF THE IECC ILLINOIS AMENDED CODE
2. THE 105 CFM WILL BE SATISFIED WITH 3 CONTINUOUS RUN BATH FANS @ 35 CFM EACH.

NOTE:

THE ARCHITECT SHALL NOT HAVE A CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

DRAWING INDEX

T-1	TITLE SHEET
SP-1	SPECIFICATION SHEET
S-1	SITE PLAN
TR-1	ROOF TRUSS DRAWINGS
A-1	ELEVATIONS & ROOF PLAN
A-2	ELEVATIONS & NOTES
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLANS
A-5	SECOND FLOOR PLANS
M-1	MECHANICAL/PLUMBING NOTES
M-2	TYPICAL UNIT MECHANICAL PLANS
E-1	ELECTRICAL FLOOR PLAN/NOTES
E-2	TYPICAL UNIT ELECTRICAL PLANS
D-1	DETAILS
D-2	FOUNDATION DETAILS
D-3	BRICK DETAILS
D-4	WALL SECTIONS

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF HICKORY HILLS, ILLINOIS

MICHAEL J. ROOT ARCHITECT
LICENSE NO. 001-006715 ARCHITECT LICENSE EXPIRES: 11-30-22

OWNER:
Z. & R. PROPERTIES, INC.
8200 S. 86TH. CT.
JUSTICE, IL
Tel: 708.237.0000
Tel: 312.617.4397
E-mail: zandrproperties@yahoo.com

7

ideal DESIGNS
ARCHITECTS / DESIGNERS
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T: (708) 407-8028
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qobe@idealcustomdesigns.com
www.idealcustomdesigns.com

5/10/21
DATE:
MICHAEL J. ROOT No. 001-006715 LICENSED ARCHITECT STATE OF ILLINOIS
11/30/22
EXP. DATE:

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:
1	5-10-21	PER BLDG. DEPT.

DATE:
04-06-21
DRAWN BY: PAP
PREVIOUS NO. -
PROJECT NO.
21037

SHEET NUMBER
T-1

SOIL CONDITIONS

ASSUMED 2,000 P.S.F.

CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING ACI 301 LATEST ADDITION UNLESS OTHERWISE SHOWN OR NOTED. ALL CONCRETE WORK SHALL CONTAIN MIN. REINFORCEMENT AS REQUIRED BY ACI 318. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 18 ACI 301 SPECIFICATIONS.

CONCRETE STRESSES USED IN DESIGN

ALL INTERIOR CONCRETE SHALL ATTAIN 3,000 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE A 5 SAG 6½ MIX. PRIOR TO BACKFILL FOUNDATION WALL SHALL BE BRACED EXTERIOR CONCRETE (FLAT WORK, PATIO, SIDEWALK, STOOPS, AND DRIVEWAY) SHALL ATTAIN 3500 PSI ULTIMATE COMPRESSIVE STRENGTH.

REINFORCEMENT GRADES

BAR REINFORCEMENT SHALL CONFORM TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, DETAIL BAR REINFORCEMENT ACCORDING TO ACI 315 DETAILING MANUAL, LATEST ADDITION DETAIL WELDED WIRE FABRIC IN ACCORDANCE WITH THE WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE WIR MANUAL WIM-2000, LATEST EDITION. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR THE GOVERNING ORDINANCE, WHICHEVER IS MORE CRITICAL. ALL EMBEDDED LENGTHS AND LAPS TO BE AS REQUIRED BY ACI 318 UNLESS OTHERWISE NOTED. MINIMUM LAP TO BE 30 BAR DIAMETER. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCING PLACE 3- #5 1 EACH FACE WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS OTHERWISE SHOWN ON NOTED.
CONTROL CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE 144 SQUARE PATTERN AND BE NOT MORE THAN 20 FEET x 20 FEET UNLESS NOTED OTHERWISE.
ALL CONCRETE SLABS, FILL CONCRETE AND SIDEWALKS SHALL BE MIN. 4" THICK. CONCRETE FOR THE ABOVE AND FOR CURBS AND GUTTERS SHALL CONTAIN 6% AIR-ENTRAINMENT WITH 6 BAGS OF CEMENT MIN. AND 0.55 MAX. WATER CEMENT RATIO, PROPERLY CURED FOR A MIN. OF 7 DAYS.
EXPANSION JOINTS OF 1/2" THICKNESS SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THEN 40 FEET AND WHERE CONCRETE ABUTS BUILDING ELEMENTS.
CONTROL JOINTS AT LEAST 1 1/2" DEEP MIN. 1/4" WIDE PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MINIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SQUARE FEET AS FEASIBLE. PROVIDE 6x6-W1.4xW1.4WELDED WIRE FABRIC PLACED 1 1/2" CLEAR OF TOP OF CONCRETE.
SUB GRADE TO BE MIN. 8" GRANULAR FILL COMPACTED TO 75% RELATIVE DENSITY ATTAINED IN ACCORDANCE ASTM D 4253 & D 4254 COHESIVE SOILS LIMIT, FINAL GRADE IS ATTAINED SEE ARCHITECTURAL DRAWINGS FOR DETAILS, EXTENT AND FINISHES OF THE ARCHITECTURE(R).

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN CONCRETE WORK. WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.

ALL REINFORCING SHALL BE BENT COLD. DO NOT APPLY HEAT. CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS THAT CONFORM TO TABLE 11 OF THE AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
PROVIDE DOWEL BAR ANCHORS FOR BEAM BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGE'S AREA NOT SPECIFIED.
WELDERS SHALL EVIDENCE THAT THEY HAVE PASSED THE AWS STANDARD QUALIFICATION TESTS

STRUCTURAL STEEL

ALL STRUCTURAL STEEL WORK TO CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS 1989
ALL STRUCTURAL TUBES ASTM A36 (F_y= 48 KSI)
ALL STRUCTURAL STEEL ASTM A500 GRADE B (F_y= 46 KSI)
ALL STRUCTURAL PIPES ASTM A53 GRADE B (F_y= 35 KSI)
ALL WELDING TO CONFORM AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE AWS D1.1".
ALL MILD ELECTRODES SHALL BE E 10XX AND ALL WELDING TO PERFORMED BY CERTIFIED WELDERS
ALL WELDING TO CLEAN BARE STEEL, ALL BOLTING WITH 3/4" DIAMETER A325 (BEARING TYPE) HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE. ALL CONNECTIONS TO CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION" NINTH EDITION, TABLE II OR III MINIMUM CONNECTION CAPACITY TO BE ONE-HALF OF TOTAL UNIFORM LOAD CAPACITY SHOWN IN TABLES OF "UNIFORM LOAD CONSTANTS" IN PART 2 OF THE MANUAL. UNLESS LARGER REACTIONS ARE SHOWN ON THE DRAWINGS.
PROVIDE FULL SIZE 1/4" SETTING PLATES OF A500 GR B NON-SHRINK GROUT FOR ALL COLUMNS AND 2-3/4" DIAMETER ASTM A307 ANSHOR BOLTS, UNLESS NOTED OTHERWISE.
PROVIDE SUB-FRAMING FOR EQUIPMENT SUPPORTED ON SUSPENDED FROM THE STRUCTURE.
ALL STRUCTURE TO BE SHOP COATED WITH PRIME PAINT AS SPECIFIED MASK SURFACES TO BE WELDED AND AT BOLT HOLES IN FACING SURFACES IN FRICTION CONNECTIONS.

STRUCTURAL STABILITY AND CONSTRUCTION

INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.
PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE ITS PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILING AND DEVICES DURING ENTIRE PERIOD OF CONSTRUCTION

LUMBER

ALL STUDS ARE TO BE #2 STANDARD OR STUD GRADE LUMBER. FASTENERS LESS THEN 1/2" DIAMETER THAT IS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE OR EQUAL CORROSION RESISTANCE

MACHINE STRESS RATED LUMBER SHALL BE USED WHICH EQUAL OR EXCEED THE FOLLOWING SPECIFICATIONS IF LOWER GRADE IS USED EXCESSIVE DEFLECTION MAY OCCUR. ALLOWABLE UNIT STRESSES AND LOADING IN ACCORDANCE WITH THE LOCAL BUILDING CODE, LATEST ADDITION

FOR MINIMUM LUMBER STRESS GRADES, SEE DESIGN CRITERIA
MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%
PROVIDE 1"x2" OR METAL CROSS BRIDGING NOT OVER 8 FEET ON CENTER FOR ALL WOOD JOISTS.
PROVIDE BRACING AND BRIDGING BOTH TEMPORARY AND PERMANENT FOR ALL WOOD JOISTS.
PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.
MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE AS OUTLINED BELOW UNLESS NOTED ON THE DRAWINGS OTHERWISE

BUILDING ELEMENTS	NAIL TYPE	AND AND DISTANCE
STUDS AND PLATES		
STUD TO SOLE PLATE	TOE NAIL	4-8d OR 2-16d (DIRECT)
STUD TO CAP PLATE	TOE NAIL	2-16d
DOUBLE STUDS	DIRECT	10d 12" O.C. OR 16d 24" O.C.
CORNER STUDS	DIRECT	16d 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING	DIRECT	16d 16" O.C.
DOUBLE CAP PLATE	DIRECT	16d 16" O.C.
CAP PLATE LAPS	DIRECT	2-16d
JOIST/RAFTERS		
ROOF RAFTERS TO PLATE	TOE NAIL	2-16d
ROOF RAFTERS TO RIDGE	TOE NAIL	4-16d
FLOOR JOIST TO SILL OR GIRDER	TOE NAIL	3-8d
CEILING JOIST TO PLATE	TOE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTERS	DIRECT	3-16d
CEILING JOISTS (LAP OVER PARTITION)	DIRECT	3-16d
BRIDGING TO JOISTS	DIRECT	2-8d EACH END

HEADERS AND GIRDERS

SPECIFICALLY NOTED OTHERWISE ON PLANS, ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS FOR DOORS, WINDOWS AND OTHER OPENINGS SHALL BE AS FOLLOWS:

MATERIAL: HEM FIR #2 OR BETTER

CONFIGURATION: (2) 2x12's FOR 2x4 WALLS, (3) 2x12's FOR 2x6 WALLS

NAILING: MINIMUM OF 2 ROWS 16d NAILS @ 12" O.C.

LOCATION: ALL HEADERS SHALL BE DROPPED BELOW THE FRAMING BEING SUPPORTED UNLESS SPECIFICALLY NOTED AS BEING INSTALLED FLUSH WITH HANGERS.

CAUTION: WHERE MICRO-LAM OR PARTITION HEADERS HAVE BEEN INDICATED, SHALL BE CLOSELY UNDERSTOOD THAT NO SUBSTITUTIONS SHALL BE PERMITTED.

REQUIRED CRIPPLES	CONVENTIONAL	MICRO-LAM/ FLITCH
SPANS LESS THAT 6 FEET	2 CRIPPLE	2 CRIPPLE
SPANS GREATER THAN 6 FEET	2 CRIPPLE	3 CRIPPLE
OR OTHERWISE NOTED ON PLANS		

NOTE:
PLEASE INDICATE THAT THE HEADER SPANS MEET THE MAX. SPAN REQUIREMENTS FROM TABLES R602.7 (1), R802.7 (2), AND 602.7 (3) FROM THE IRC STRUCTURAL COMPOSITE LUMBER STRUCTURAL CAPCITIES MUST BE ESTABLISHED PER ASTM D 5456 (IRC R502.1.7).

PLYWOOD SHEATHING

ALL PLYWOOD SHEATHING SHALL CONFORM TO DOC PS OR DOC PS2 THE SPECIES GROUP OF THE SHEATHING & THAT IT SHALL BE GRADE STAMPED BY AN APPROVED AGENCY

LOCATION	SIZE	SPACING OF JOIST OR STUDS	SPECIES GROUP	SPAN RATING	FASTENING DESCRIPTION OF FASTENING	FASTENING SPACING EDGE	FASTENING SPACING M-I SPACE
ROOF	7/16"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"g
EXT. WALL	1/2"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"g
FLOOR	3/4"	16" O.C.	4	48/24	8d COMMON NAIL	6"	12"g

ALL PLYWOOD SHEATHING SHOWN FOR FLOOR/ ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN OF THE STRUCTURAL DRAWINGS AND SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARDS PS 1, LATEST EDITION FOR STRUCTURAL 1 GRADE MATERIAL.
STANDARDS H-CLIPS ARE REQUIRED AND SPAN AT BUTT JOINTS OF 3/4" PLYWOOD ROOF DECK.

GLAZING

SAFETY GLAZING IS REQUIRED IN SIDELIGHTS AT THE FRONT DOOR, WITHIN ALL DOORS AND IN ANY FIXED ARCH OF AN OPERABLE DOOR, AROUND THE TUBS, SHOWERS AND ALL LOCATIONS LISTED UNDER HAZARDOUS LOCATION.

SAFETY GLAZING TO BE PROVIDED IN ALL HAZARDOUS LOCATIONS.

SAFETY GLAZING SHALL PASS THE TEST REQUIREMENTS OF SPCS 16 (CPSC 16 CFR PART 1201 AND SHALL CONTAIN MARK LABEL EVIDENCE OF THE SAME MUST BE SUBMITTED TO THE BUILDING OFFICIAL.

HAZARDOUS LOCATIONS:
THE FOLLOW SHALL BE CONSIDERED HAZARDOUS LOCATIONS FOR THE PURPOSES OF SIZING
1. GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN ALL ENCLOSED SHOWERS DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THOSE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THEN 60 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24" (610 mm) ARC OF A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THEN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN 5 AND 6 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 m)
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 mm)
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) HORIZONTALLY
   7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTAL OF THE GLAZING
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES AND ENCLOSURE INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND PANES IN MULTIPLE GLAZING.
10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 mm) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE WALKING SURFACE.

FLASHING NOTES

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN A SUCH MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED AT THE TOP OF THE FOLLOWING LOCATIONS.
1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN A SUCH MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LIP OF NOT LESS THAN 1 1/8 INCHES (28 mm) OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPING
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPING.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIR ATTACH TO WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
6. AT WALL AND ROOF INTERSECTIONS.

FIRE BLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF CONCEALED DRAFT OPENINGS VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN THE WOOD FRAME CONSTRUCTION IN FOLLOWING LOCATIONS.
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL AND AT 10 FEET (3048 mm) INTERVALS BOTH VERTICAL AND HORIZONTAL.
BATTS OR BLANKETS OF MINERAL FIBER OR OTHER APPROVED NON COMBUSTIBLE MATERIALS SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING PARALLEL OF STUDS OR STAGGERED STUDS.
2. BY ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. BY CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R314.8
4. AT OPENING AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST TO FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION R1001.16.

FRAME SPREAD AND SMOKE DENSITY NOTES

WALL AND CEILING: WALL AND CEILING FINISHES SHALL HAVE FLAME-SPREAD CLASSIFICATIONS OF NOT GREATER THAN 200. EXCEPTION: FLAME-SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS, TO DOORS AND WINDOWS OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1/28" (0.907 mm) IN THICKNESS CEMENTED TO SURFACE OF WALLS OR CEILINGS IF THOSE MATERIAL HAVE FLAME/SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING.
SMOKE DEVELOPED INDEX: WALL AND CEILINGS FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450
TESTING: TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E84

NOTES:
INSULATION
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED BETWEEN FLOORS/ CEILINGS ASSEMBLIES, ROOF/ CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE FLAME/SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE – DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84

EXCEPTIONS:
1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE – DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH REQUIREMENTS OF SECTION R328.3. SHALL ONLY BE REQUIRED TO MEET THE SMOKE – DEVELOPED INDEX OF NOT MORE THAN 450.

LOOSE-FILL INSULATION
CELLULOSE LOOSE-FILL INSULATION MATERIALS THAT CAN NOT BE MOUNTED IN THE ASTM E84 APPARATUS WITHOUT SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 20 WITH AN ACCOMPANYING SMOKE – DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CAN/ ULC S102.2.

EXCEPTIONS:
CELLULOSE LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THIS TEST METHOD PROVIDED THAT SUCH INSULATION COMPLIES WITH THE REQUIREMENTS SECTION R320.3.

CELLULOSE LOOSE-FILL INSULATION: CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH EPSIC 16 CFR PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATION MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH EPSIC 16 CFR, PARTS 1209 AND 1404.

TESTING: TEST FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E970

COLUMNS

1. WOOD COLUMN PROTECTION:
   WOOD COLUMNS SHALL BE PROTECTED AGAINST DECAY AS SET FORTH IN SECTION R317.
2. STEEL COLUMN PROTECTION:
   ALL SURFACES (WHERE " OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST-INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL & STEEL TREATED W/ COATINGS TO PROVIDE CORROSION RESISTANCE.
3. STRUCTURAL REQUIREMENTS:
   THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END.
   WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" BY 4". STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE W/ ASTM A 53 GRADE B OR APPROVED EQUIVALENT.

CEILING

DEFLECTION OF A PLASTERED CEILING (L/360) OR GYPSUM BOARD CEILING (L/240) DOES NOT EXCEED THE ALLOWABLE DEFLECTION PROVIDED BY TABLE R301.7 FROM THE IRC

DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR)	100 psf	7
DECKS	100 psf	7
ROOF LIVE LOAD	30 psf	7
ROOF RAFTERS	30 psf	7
ROOF RAFTERS W/CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS(HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30psf	17
ATTICS/NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
FLOORS (EXCEPT SLEEPING ROOMS)	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
STAIRS	40 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200psf	
WALLS-STUD	5 psf	
WALLS-BRICK(STD)	40psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) < 30 '	15 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	

TOP TO 1 TOP-CENTER SPAN, 1 DEFLECTION RATIO=L/240 MIN .

SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL.

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(1 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALL JOISTS AND RAFTERS TO BE S.P.F. #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.

ALL HEADERS TO BE (2)2X12 S.P.F. #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.

ALL STEEL LINTELS & BEAMS SHALL BE SHOP PRIMED.

INSTALL WOOD FLASHING, END DAMS, AND WEEP ROPE AT ALL STEEL LINTELS. TERMINATED FLUSH WITH MASONRY FACE.

RESIDENTIAL – 2018 INTERNATIONAL ENERGY CONSERVATION CODE

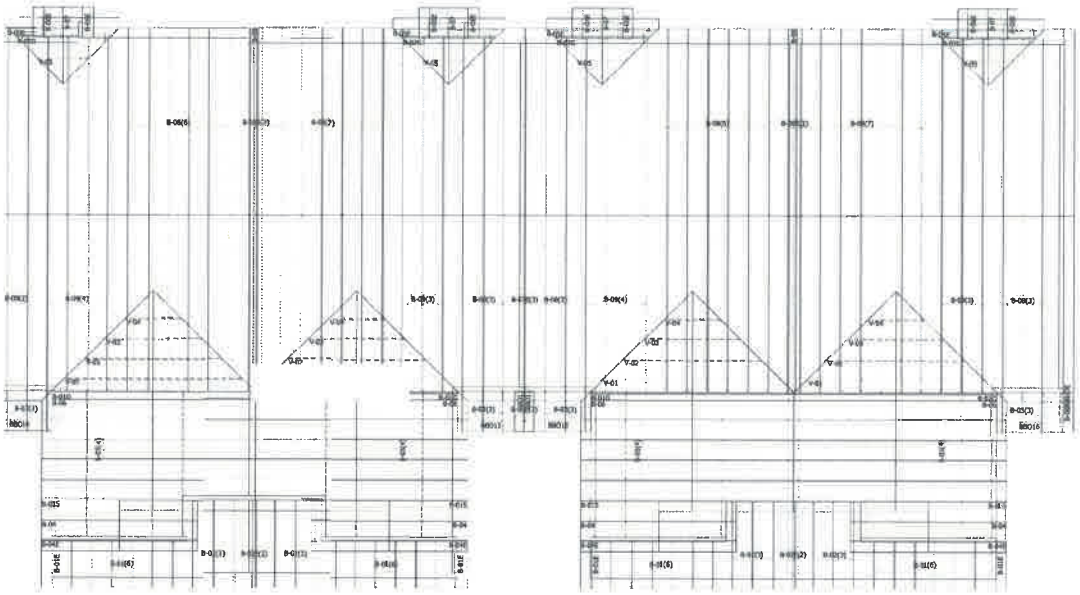
1. THE FOLLOWING INFORMATION PERTAINS TO THE EXISTING DESIGN CONDITIONS FOR WILL COUNTY, FOUND ON TABLE 301.2 FROM THE IRC (WILL COUNTY ORDINANCE):
   A. WINTER DESIGN DRY BULB: 0 DEGREES F
   B. SUMMER DESIGN DRY BULB: 90-91 DEGREES F
   C. SUMMER DESIGN WET BULB: 74-76 DEGREES F
   D. DEGREE DAYS HEATING: 6,155
   E. CLIMATE ZONE: 5
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING THAT DOES NOT OBSTRUCT VISIBILITY OF MAINTENANCE FUNCTIONS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES, AND RESULTS OF AIR LEAKAGE TESTING. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT (IECC R401.3)
3. BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR FILTRATION RATE LESS THAN 4 AIR CHANGES PER HOUR. A BLOWER DOOR TEST AT A PRESSURE OF 0.2 INCHES (50 PASCALS) SHALL BE CONDUCTION BY AN APPROVED THIRD PARTY WITH A WRITTEN REPORT IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 (IECC R402.4.1.2).
4. FENESTRATION AIR LEAKAGE SHALL NOT EXCEED AN AIR INFILTRATION RATE OF 0.3 CFM PER SQUARE FOOT FOR WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS AND 0.5 CFM PER SQUARE FOOT FOR SWINGING DOORS WHEN TESTED BY AN ACCREDITED, INDEPENDENT LAB AND LISTED AND LABELED BY THE MANUFACTURER. EXCEPTIONS INCLUDE SITE-BUILT WINDOWS, SKYLIGHTS AND DOORS (IECC R402.4.3).
5. THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE, WITH THE MARKERS AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS NOT LESS THAN 17 IN HEIGHT.
6. INSULATION REQUIREMENTS FOR BASEMENT WALLS ARE AS FOLLOWS (IECC TABLE 402.1.1): R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL, MEASURED FROM THE TOP OF THE FOUNDATION TO A POINT 48" BELOW FINISHED GRADE (1 AMENDMENT).
7. INSULATION REQUIREMENTS FOR FLOORS ARE AS FOLLOWS (IECC TABLE R402.1.1): FLOORS SHALL BE INSULATED WITH R-30 CAVITY INSULATION OR AN R-19 MINIMUM IF INSULATION IS SUFFICIENT TO FILL THE FRAMING CAVITY. FLOOR JOIST HEADS ARE INDICATED TO BE R21.
8. BUILDING FRAME CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (IECC R403.2.3).
9. EAVE BAFFLES SHALL BE INSTALLED FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, ADJACENT TO SOFFIT AND EAVE VENTS BUT WITH AT LEAST 1-INCH OF AIR-SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING TO NOT BLOCK THE FREE FLOW OF AIR (IECC R402.2.3 AND IRC R806.3). VERIFY MINIMUM 19 AIR SPACE.
10. INSULATION REQUIREMENTS FOR FENESTRATION ARE AS FOLLOWS (IECC TABLE 402.1.1 AND R402.3): A MAXIMUM INSULATION WITH U-VALUE OF 0.32, EXCEPT 15 SQUARE FEET OF GLAZING PER DWELLING UNIT AND ONE SIDE-HINGED OPAQUE DOOR WITH A MAXIMUM AREA OF 24 SQUARE FEET. SKYLIGHTS ARE NOT PART OF THE FENESTRATION CATEGORY AND HAVE THEIR OWN MAXIMUM INSULATION U-VALUE OF 0.55.
11. FLOOR JOIST HEADS MUST HAVE R30 INSULATION (IECC R402.1.2).

TYPICAL ROOF CONSTRUCTION:
30 YEAR WARRANTY ARCHITECTURAL FIBERGLASS SHINGLES CLASS C OR 30# ROOFING FELT OVER ½" EXTERIOR GRADE O.S.B. ROOF SHEATHING WITH "H" CLIPS ON WOOD TRUSSES AT 24" OC WITH FACED BATT INSULATION (R-49 AT CATHEDRAL CEILINGS, R-49 AT FLAT CEILINGS), AND ½" DRYWALL.
TYPICAL SOFFIT CONSTRUCTION:
PRE-FINISHED ALUMINUM "SOFFIT, VENTED EVERY THIRD PANEL.
TYPICAL BRICK VENEER WALL CONSTRUCTION:
4" BRICK VENEER WITH 1" METAL TIES AT 16" OC VERTICAL AND 32" OC HORIZONTAL AIRSPACE. "TYVEK" HOUSEWRAP, ½" INSULATING SHEATHING, 2X6 WOOD STUDS 16" OC WITH BATT INSULATION R-21, 4 MIL "MSQUEEN" VAPOR BARRIER, ½" GYPSUM BOARD. (PROVIDE ½" STRUCTURAL FIBERBOARD BRACING AT CORNERS)
TYPICAL SIDING WALL CONSTRUCTION:
HORIZONTAL SIDING WITH 8" EXPOSURE. ½" R-BOARD INSULATING SHEATHING (R=7.7). 2X4 OR 2X6 WOOD STUDS AT 16" OC WITH BATT INSULATION R-21,
4 MIL "MSQUEEN" VAPOR BARRIER, ½" DRYWALL. (PROVIDE ½" STRUCTURAL FIBERBOARD BRACING AT CORNERS)
TYPICAL WOOD FLOOR CONSTRUCTION:
¾" TONGUE AND GROOVE PLYWOOD GLUED AND RING-SHANK NAILED TO 2X10 OR 2X12 FLOOR JOISTS AT 16" OC WITH "H" BRIDGING AS REQUIR

ROOF INFO:

HIP LINES: 0 LN. FT.
HORIZONTAL O.H.'S: 458.46 LN. FT.
RAKE O.H.'S: 391.72 LN. FT.
RIDGES: 302.77 LN. FT.
ROOF AREA: 8268.2 SQ. FT.
VALLEY LINES: 243 LN. FT.

FOR REFERENCE ONLY



RICHCO STRUCTURES

QUOTE #:

JOB NAME:

PLAN DATE:

**** PRELIMINARY LAYOUT ****
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DATE:
04-06-21
DRAWN BY: PAP
PREVIOUS NO. -
PROJECT NO.
21037

SHEET NUMBER
TR-1

ELEVATION NOTES

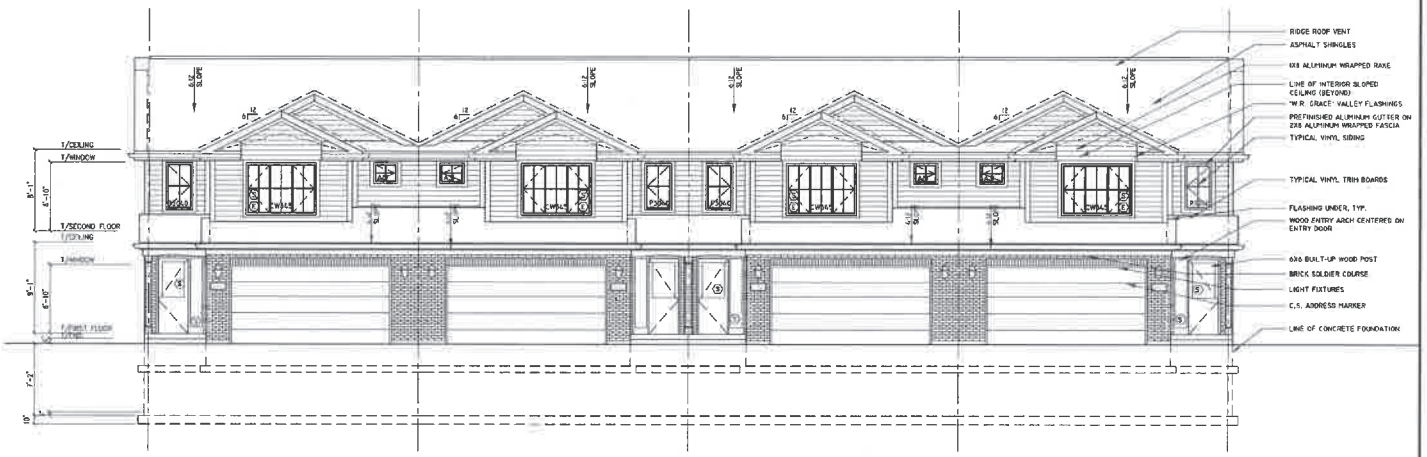
1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. (4) ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (5) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI's SPECS.
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.30. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
6. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
7. WRAP FAVE BELOWS WITH RAIN GUTTER AND FLASH AS SHOWN.
8. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0")
9. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
10. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
11. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/NWWDA 101/I.S.2. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE (DP) OF 30 LBS./PER SQ. FT.
12. PROVIDE DRIP CAP WHERE ROOF MEETS FASCIA
13. PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR WHEN HAVING A SINGLE PANE OF GLASS GREATER THAN 9 SQ. FT.

14. VENTILATION IS REQUIRED IN ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES APPLIED DIRECTLY OVER CEILINGS, WITH OPENINGS DIRECTLY TO THE OUTSIDE AIR BUT PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACES, UNLESS BETWEEN 40 AND 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE (WHEN THE UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3' BELOW THE RIDGE OF HIGHEST POINT OF THE SPACE AND THE BALANCE OF THE REQUIRED VENTILATION SHALL COME FROM EAVE OR CORNICE VENTS). WHEN THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE (IRC R806.3. AND R806.2).

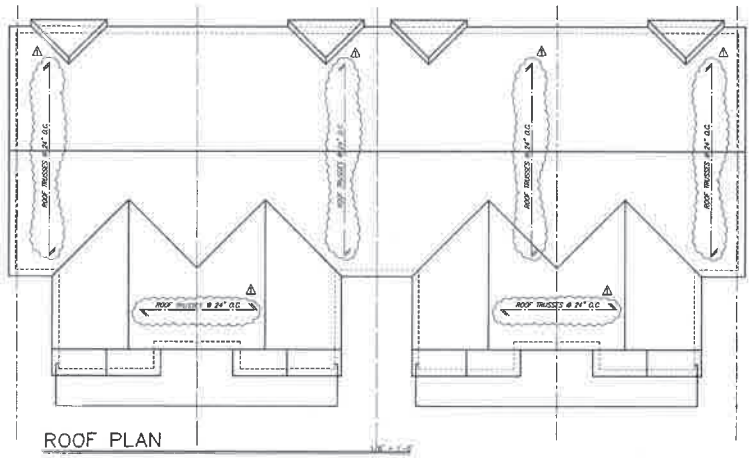
15. DRIP EDGED SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, OVERLAPPING EACH OTHER BY AT LEAST 2", EXTENDING AT LEAST 1/4" BELOW ROOF SHEATHING AND 2" UP THE ROOF DECK, AND INSTALLED DIRECTLY UNDER THE UNDERLAYMENT (IRC R905.2.8.5)

16. GUTTERS AND DOWNSPOUTS MUST BE PROVIDED ON ALL BUILDINGS, WITH PROTECTION FROM ROOF RUNOFF OF ALL EXTERIOR DOORS, UNLESS BUILDING OFFICIAL SPECIFICALLY PERMITS OMISSION

17. FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. FOR ROOF SLOPES OF 4:12 OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.



FRONT ELEVATION



ROOF PLAN

ROOF PLAN NOTES

GROUND SNOW LOAD: 30 PSF
DEAD LOAD: 10 PSF

1. USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)
   2"x6" @ 12" O.C. = 13'-8" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4"
   2"x6" @ 16" O.C. = 12'-11" 2"x8" @ 16" O.C. = 16'-11" 2"x10" @ 16" O.C. = 18'-5"
   HEM FIR
   2"x12" @ 12" O.C. = 24'-4"
   2"x12" @ 16" O.C. = 21'-1"
2. ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS. IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
3. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP
4. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER
5. IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN. THEN SUPPORTED BACK TO INTERIOR BEARING WALLS. ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
6. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
7. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL WHEN SPANS ON CEILING JOISTS EXCEED 12'-0" SPANS.
8. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHENEVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
9. RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION
10. THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10"s TO 2"x8"s BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS INSTALLED ON THE WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORRISION-RESISTANT MIRE MESH WITH 1/8-1/4 INCH OPENINGS.

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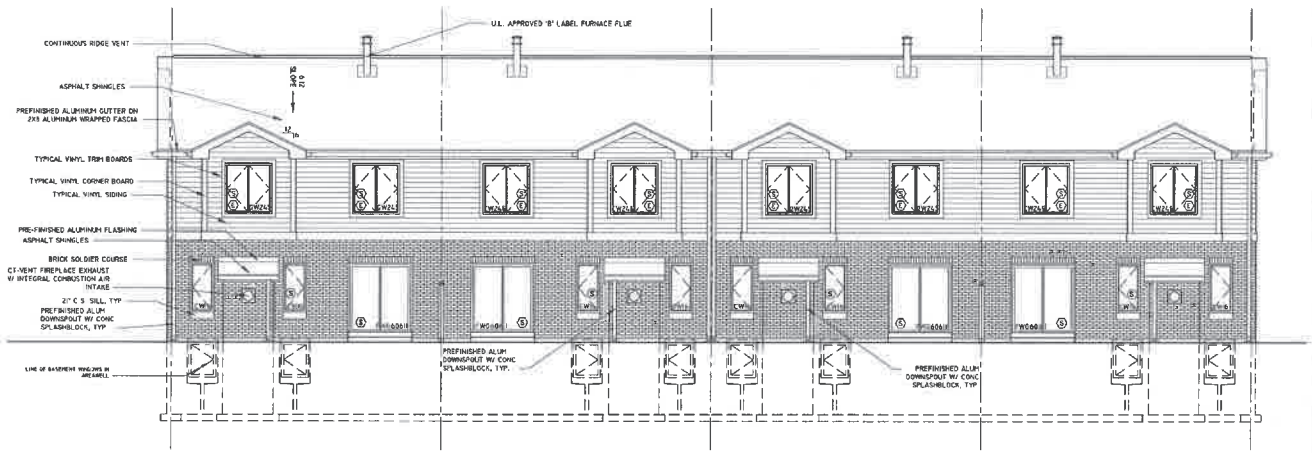

REAR ELEVATION

ELEVATION NOTES

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2. (E) ALL BEDROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI-Z SPECS
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.30. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS
6. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
7. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
8. FIREPLACE FLUES TO BE MIN. (3'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
9. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR SIZE WITH OWNER FOR EXACT SIZES & TYPES.
10. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
11. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AMSI/AAMA/NWWDA 101/I.S.2. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE (DP) OF 30 LBS./PER SQ. FT.
12. PROVIDE DRIP CAP WHERE ROOF MEETS FASCIA.
13. PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR WHEN HAVING A SINGLE PANE OF GLASS GREATER THAN 9 SQ. FT.
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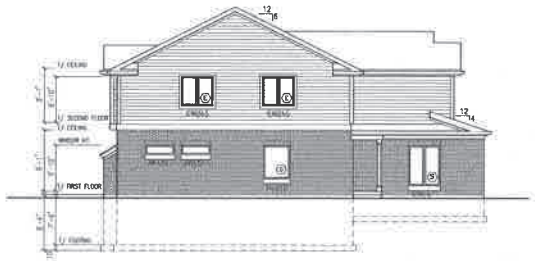
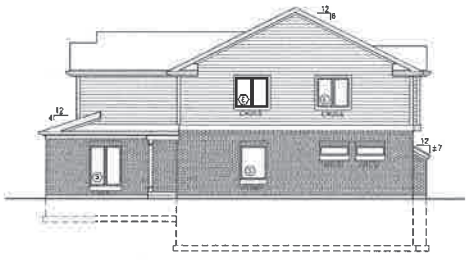
15. DRIP EDGES SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, OVERLAPPING EACH OTHER BY AT LEAST 2", EXTENDING AT LEAST 1/4" BELOW ROOF SHEATHING AND 2" UP THE ROOF DECK, AND INSTALLED DIRECTLY UNDER THE UNDERLAYMENT (IRC R905.2.8.5).
16. GUTTERS AND DOWNSPOUTS MUST BE PROVIDED ON ALL BUILDINGS, WITH PROTECTION FROM ROOF RUNOFF OF ALL EXTERIOR DOORS, UNLESS BUILDING OFFICIAL SPECIFICALLY PERMITS OMISSION

DOOR AND FRAME SCHEDULE

MARK	TYP.	DOOR		FRAME		REMARKS
		MTL.		MTL.	FINISH	
BASEMENT						
002 A	PAIR: (2) 3'-0" X 7'-0" X 1¾"	WD	ST/SL	WD	PNT	
003 A	PAIR: (2) 3'-0" X 7'-0" X 1¾"	WD	ST/SL	WD	PNT	
FIRST FLOOR						
100 A	3'-0" X 8'-8" X 1¾"	HM/GL	PNT	HM/GL	PNT	INSULATED DOOR W/ 14" TEMPERED SIDELIGHT
101 A	PAIR: (1) 6'-0" X 8'-0" X 1¾"	WD	ST/SL	WD	PNT	
102 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
102 B	1'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
103 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
103 B	2'-10" X 6'-6" X 1¾"	HM	PNT	HM	PNT	INSULATED (E) LABEL @ 3/8" THICK SOLID CORE - 20 MIN. FIRE RATED DOOR W/ SPRING HINGE)
104 A	PAIR: (1) 1'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
105 A	6'-0" X 6'-6" SLIDING GLASS DOOR WITH TWO LITE PANELS	WD	ST/SL	WD	PNT	
106 A	OVHD DOOR 16'-0" X 7'-0"	WD	PNT	WD	PNT	PROVIDE LOW HEADROOM HARDWARE WITH LIFTMASTER 8500 OPERATOR
SECOND FLOOR						
201 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
201A A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
202 A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
202A A	2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
203 A	2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
204 A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
205 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
206A A	PAIR: (2) 2'-6" X 8'-8" X 1¾"	WD	ST/SL	WD	PNT	
206 A	2'-6" X 6'-6" X 1¾"	WD	ST/SL	WD	PNT	
208A A	PAIR: (2) 2'-0" X 8'-8" X 1¾"	WD	ST/SL	WD	PNT	



RIGHT ELEVATION



LEFT ELEVATION

SAFETY GLASS REQUIREMENTS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.

2. GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

3. GLAZING IN STORM DOORS.

4. GLAZING IN ALL UNFRAMED DOORS.

5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM) ABOVE THE DRAIN INLET.

6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60"(1524MM) ABOVE THE FLOOR OF WALKING SURFACE.

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
   7.3 TOP EDGE GREATER THEN 36" ABOVE THE FLOOR
   7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.

8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILLS PANELS.

9. GLAZING IN WALLS AND FENCES ARE ENCLOSING INDOORS AND OUTDOORS SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE GLASS SIDE IS (1) LESS THAN 60" ABOVE A WALKING SURFACE AND (2) WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

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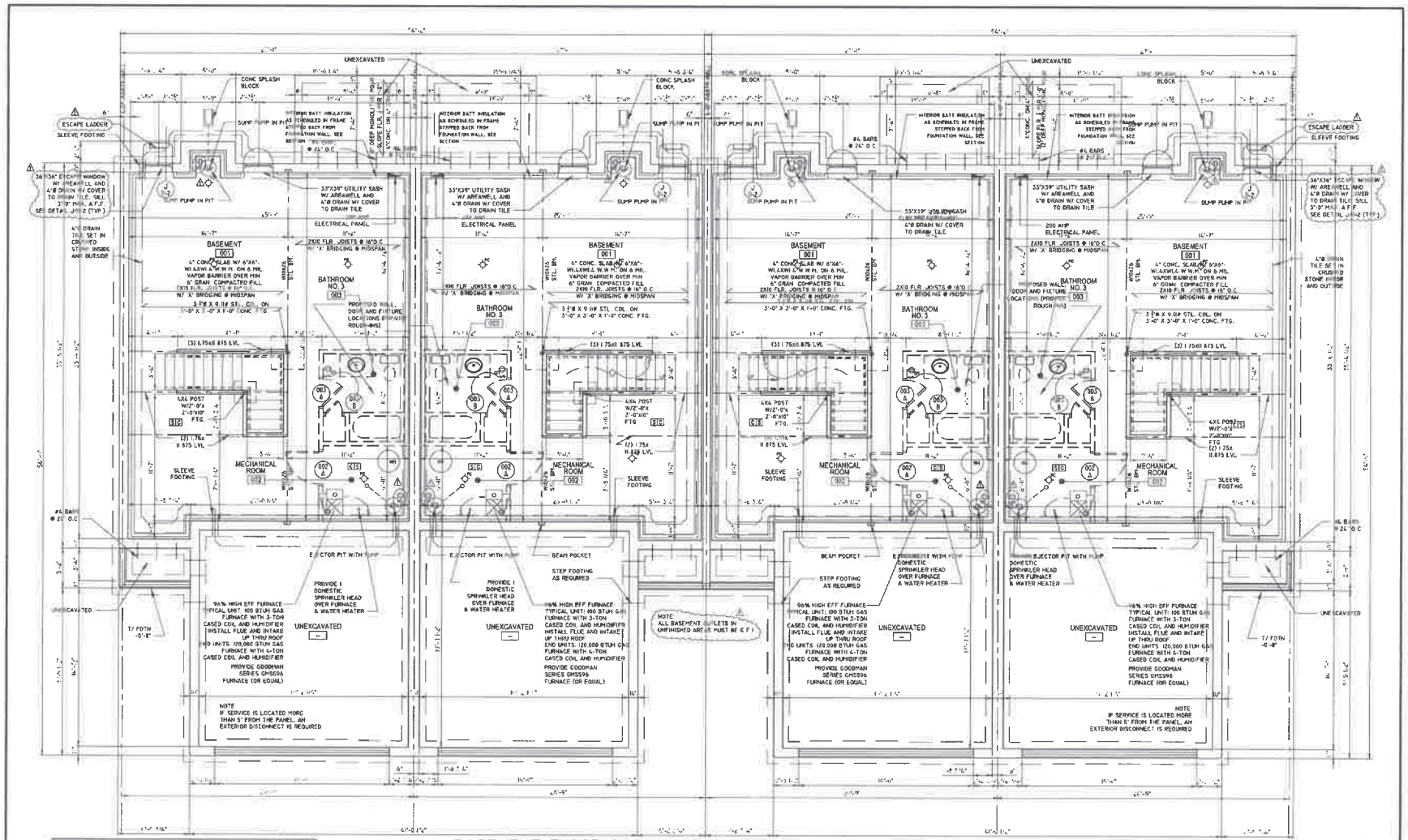

BASEMENT FLOOR PLAN

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-8"	18'-0"	22'-11"	33'-5"
16" O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD				
12" O.C.			18'-8"	22'-8"
16" O.C.			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD				
12" O.C.			17'-2"	20'-4"
16" O.C.			15'-5"	17'-7"

MICRO-LAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY " TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

NOTE:
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1, DETAIL E

FOR HEADER SIZING SEE SHEET D-1, DETAIL O

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

GENERAL NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1
2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNFINISHED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING
6. FOR PARTITION DETAILS SEE – M/D1 & N/D1
7. FOR HEADER SIZING SEE – O/D1
8. FOR STAIR DETAIL SEE – J/D1 & K/D1
9. FOR FIREPLACE DETAILS SEE – A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTLES TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY, THE SIGN SHALL READ: LIMITED ACCESS ONLY, FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC CONSTRUCTION ONLY ENTRY.

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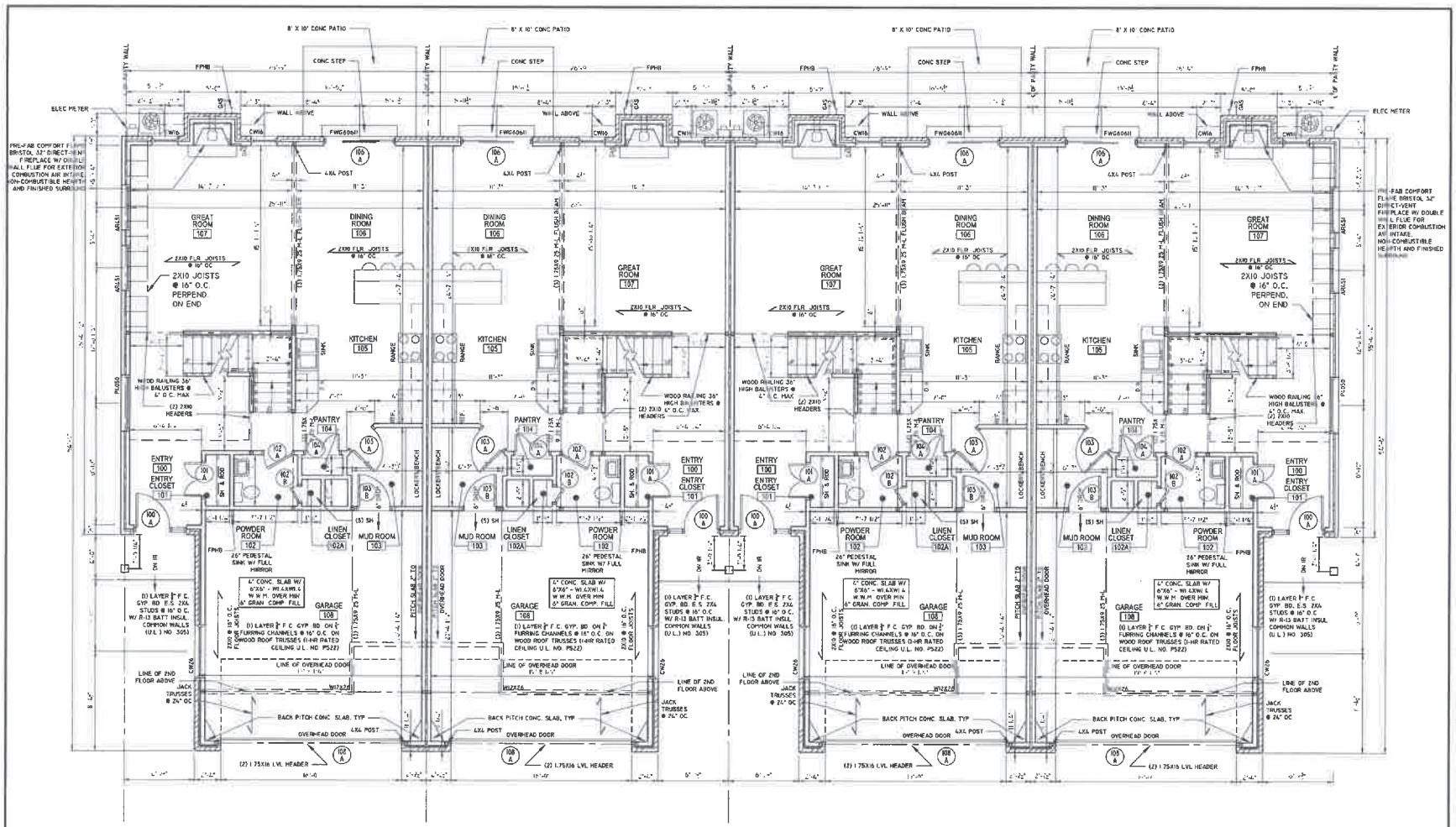

FIRST FLOOR PLAN

1/4"=1'-0"

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS, FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR

ALLOWABLE SPANS ARE AS FOLLOWS

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x8"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-9"	18'-9"	23'-11"	23'-8"
16" O.C.	12'-10"	16'-3"	20'-10"	21'-6"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD				
12" O.C.			18'-0"	22'-6"
16" O.C.			17'-3"	19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD				
12" O.C.			17'-3"	20'-4"
16" O.C.			15'-5"	17'-7"

MICRO-LAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAM" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY " TRUSS JOIST MAC MILLAM" OR APPROVED EQUAL

GENERAL NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1
2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR 4TH ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
6. FOR PARTITION DETAILS SEE - M/D1 & P/D1
7. FOR HEADER SIZING SEE - Q/D1
8. FOR STAIR DETAIL SEE - A/D1 & R/D1
9. FOR FIREPLACE DETAILS SEE - A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTLES TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY. THE SIGN SHALL READ: LIMITED ACCESS ONLY, FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC CONSTRUCTION AND SAFETY.

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

NOTE:
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1, DETAIL E

FOR HEADER SIZING SEE SHEET D-1, DETAIL Q

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

LIGHT AND VENTILATION SCHEDULE

NO.	ROOMS	FLOOR AREA	LIGHT 8% REQ'D	LIGHT 8% ACTUAL	VENT 4% REQ'D	VENT 4% ACTUAL	MECH. REQ'D	MECH. ACTUAL	REMARKS
001	BASEMENT	728 SF	0	36.0	0	18.0	-	-	
00.5	BATHROOM #3	62 SF	0	0	0	0	42	50 CFM	EXHAUST FAN
102	POWDER ROOM	28 SF	0	0	0	0	19	50 CFM	EXHAUST FAN
105	KITCHEN & DINETTE	231 SF	18.5	27.67	9.25	15.31	-	-	
107	GREAT ROOM	240 SF	19.2	43.7	9.6	18.6*	-	-	
201	MASTER BEDROOM	227 SF	22.3	28.8	11.15	14.3	-	-	
202	MASTER BATH	78 SF	0	0	0	0	43	75 CFM	EXHAUST FAN
204	BATHROOM #2	51 SF	0	0	0	0	34	50 CFM	EXHAUST FAN
205	BEDROOM #2	130 SF	10.4	18.3	5.2	17.3	-	-	
206	BEDROOM #3	204 SF	16.32	18.3	8.16	17.3	-	-	
207	LOFT	48 SF	3.84	10.05	1.92	5.0	-	-	

* SPACES ON END UNITS EXCEED THIS AMOUNT

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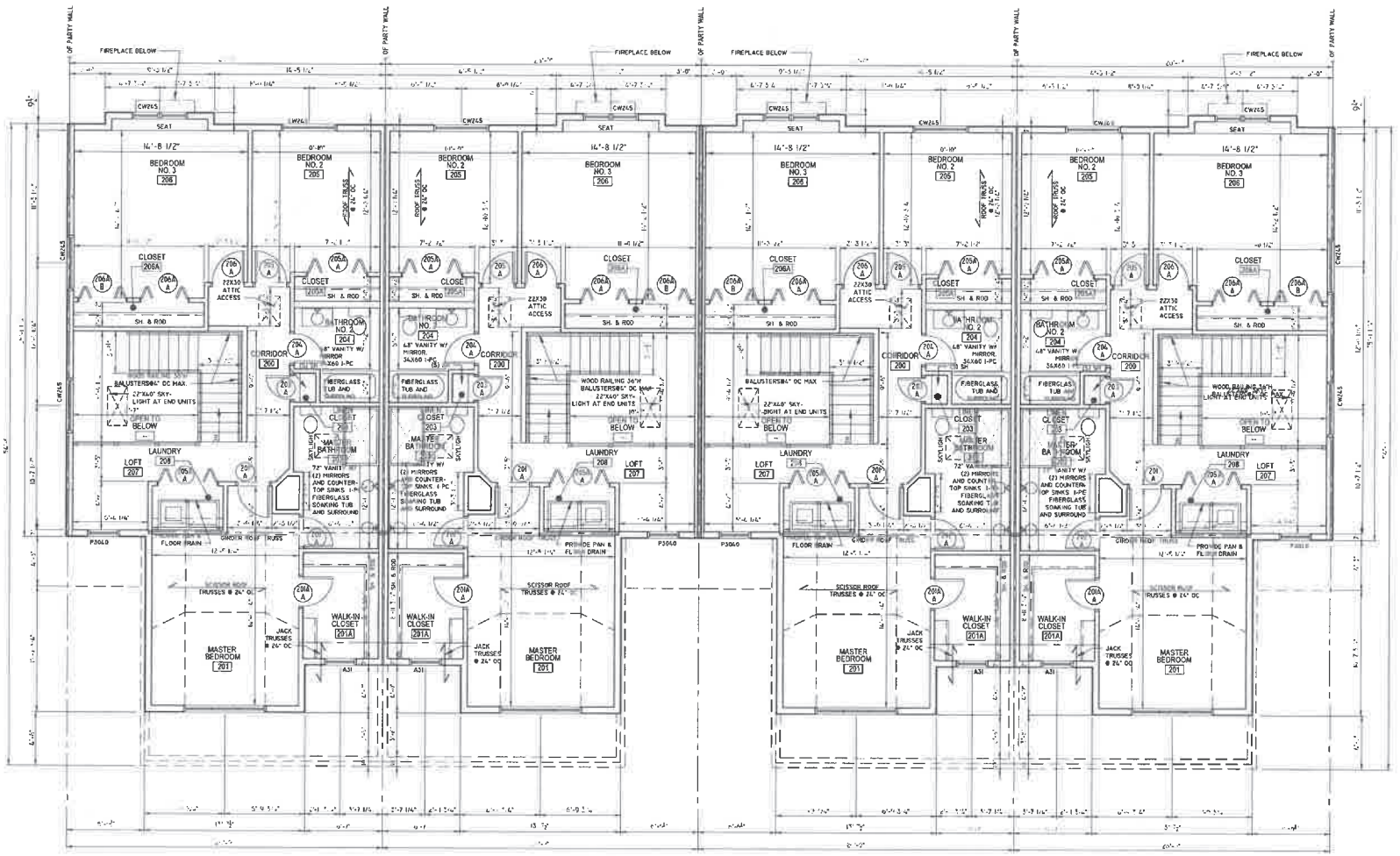

SECOND FLOOR PLAN

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-9"	18'-10"	23'-11"	27'-8"
16" O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD				
12" O.C.			19'-6"	22'-6"
16" O.C.			17'-2"	19'-5"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD				
12" O.C.			17'-3"	20'-4"
16" O.C.			15'-8"	17'-7"

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GENERAL NOTES

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2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING
6. FOR PARTITION DETAILS SEE – M/D1 & M/D1
7. FOR HEADER SIZING SEE – D/D1
8. FOR STAIR DETAIL SEE – J/D1 & K/D1
9. FOR FIREPLACE DETAILS SEE – A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTLES TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY. THE SIGN SHALL READ: LIMITED ACCESS ONLY. FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC [illegible]

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FOR STAIRS SEE SHEET D-1, DETAIL E

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PLUMBING GENERAL NOTES

PLUMBING PIPING

1.01 DESCRIPTION
A. FURNISH AND INSTALL PLUMBING PIPING WHERE SHOWN ON DRAWINGS AND AS SPECIFIED

B. WASTE, VENT, DOMESTIC WATER

2.01 PIPING MATERIALS
A. OPTIONS
1. CAST IRON HUBLESS SANITARY PIPE AND FITTINGS CISPI STD. 301
2. CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT: ASTM A 74
3. CAST IRON SOIL PIPE AND FITTINGS, EXTRA HEAVY WEIGHT: ASTM A 74
4. STEEL PIPE: ASTM A 53
5. MALLEABLE IRON FITTINGS, 150 LB.: ASTM A 197
6. PIPE THREADS: ANSI B2.1
7. GASKETS, RING (FLANGED): FED SPEC. WW-H-361.
8. COPPER WATER TUBE: ASTM B 88
9. COPPER DRAIN TUBE: ASTM B 306
10. WROUGHT COPPER AND BRONZE SOLDER-JOINT PRESSURE FITTINGS: ANSI B16.22
11. WROUGHT COPPER AND WROUGHT COPPER ALLOY SOLDER-JOINT DRAINAGE FITTINGS: ANSI B16.29
12. CAULKING LEAD: FED SPEC. QQ-L-201
13. SHEET LEAD: FED. SPEC. QQ-L-201
14. SHEET COPPER: ASTM B 152.
15. NO-HUB STAINLESS STEEL COUPLINGS AND GASKETS: CISPI STD. B-301.
16. PVC AND ABS DWV PIPE FITTINGS: ASTM D 2665 FOR PVC AND ASTM D 3311 FOR ABS.
17. PVC AND ABS SOLVENT CEMENTS: ASTM D 2564 FOR PVC AND ASTM D 2235 FOR ABS.

2.02 JOINTS AND CONNECTIONS
A. OPTIONS
1. CAST IRON: HUB AND SPIGOT: PACKED WITH OAKUM AND FINISHED WITH LEAD NOT LESS THAN 1 INCH DEEP; WELL CAULKED
2. CAST IRON, NO-HUB: NEOPRENE GASKET AND STAINLESS STEEL RETAINING RING
3. BETWEEN LEAD AND BRASS: FERRULES OR SOLDERING NIPPLES WITH WIPED JOINTS 3/8" THICK AND 3/4" EACH SIDE OF JOINTS.
4. BETWEEN JOINTS: AMERICAN NATIONAL STANDARD WITH PIPE FIRST FROM CUTTING AND BURRS: THREE THREADS EXPOSED MAXIMUM
5. SOLDERED JOINTS: 95-5 TIN-ANTIMONY SOLDER, SLIP JOINTS: USE FOR PLUMBING TRAP DETAIL ON INLET SIDE ONLY.
6. BRASS: COPPER AND FERROUS MATERIALS: INSULATING DIELECTRIC UNION
7. FLANGED JOINTS: FURNISH WITH COMPANION FLANGE AND CLOTH INSERTED RUBBER GASKET.
8. FLANGE BOLTS: ASTM A 325, MINIMUM GRADE B/C, ALLOY STEEL WITH HEX NUTS IN COMPLIANCE WITH ANSI B18.22 AND STANDARD ROLLED STEEL WASHERS.
9. ASSEMBLY FOR THERMOPLASTIC PIPING AS RECOMMENDED BY THE MANUFACTURER
10. SOLVENT WELD, PVC: AS RECOMMENDED BY PIPE MANUFACTURER.
11. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCERS, BUSHINGS ON REDUCING FITTINGS. BUSHINGS WILL NOT BE PERMITTED

2.03 PIPE SLEEVES
A. SCHEDULE 30 BLACK STEEL, GALVANIZED 26 GAGE STEEL. PROVIDE FOR ALL PIPES THROUGH WALLS AND FLOORS.

2.04 PROTECTIVES
A. PROVIDE FOR ALL PIPING THROUGH WALLS, FLOORS AND CEILING WORK PIPING IS EXPOSED TO VIEW IN FINISHED AREA. ESCUTCHEONS SHALL BE CHROMIUM PLATED, TWO PIECE, HINGED WITH SET SCREWS.

2.05 SPROUTS
A. PROVIDE GROUND JOINT BRASS UNIONS OR FLANGES ON EACH PIPING CONNECTION TO EQUIPMENT

B. PROVIDE SELECTIVE UNIONS BETWEEN COPPER AND STEEL PIPING CONNECTION TO EQUIPMENT

2.06 VACUUM BREAKERS
A. SHALL CONFORM TO THE REQUIREMENTS OF THE REFERENCED PLUMBING CODE AND SHALL BE PROVIDED FOR HOSE BIBB, FLUSH-VALVES AND ANY FIXTURE OR EQUIPMENT WATER SUPPLY HAVING A THREADED OUTLET.

2.07 FLASHING
A. VENT FLASHING SHALL COMPLY WITH ROOFING MANUFACTURER'S WRITTEN SPECIFICATIONS

2.08 CLEAN OUTS
A. CLEAN OUTS ON NO-HUB PIPE SHALL BE STANDARD NO-HUB FITTINGS.

B. CLEAN OUTS ON CAST IRON HUB AND SPIGOT PIPING, SHALL BE CADMIUM PLATED.

C. APPROVED MANUFACTURERS: ZURN, JOSAM OR JOHNSPEC.

D. PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE FOR EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK CONNECTION.

3.01 INSTALLATION
A. BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER.

B. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING WITH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

C. EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE, BETWEEN STRUCTURES AND THROUGH JOIST SPACING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

G. PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

E. APPLY LUBRICANT TO SCREW JOINT MALE THREADS.

F. METAL TO BE SOLDERED SHALL BE CLEANED AND FLUXED AS SUITABLE FOR THE SOLDER USED.

G. NOTCHING OF COPPER TUBING ON PLASTIC PIPING FOR CONNECTIONS WILL NOT BE PERMITTED.

H. NO SCREW OR WATER PIPE SHALL BE ALLOWED UNDER THE SURFACE SLAB

3.02 INSULATION
A. PIPE SLEEVES
1. EXTEND SLEEVE 1/4 INCH BEYOND FINISHED SURFACE.
2. PROVIDE CLEARANCE BETWEEN SLEEVE AND PIPE OR BETWEEN SLEEVE AND INSULATION TO ALLOW FOR EXPANSION AND CONTRACTION DUE TO DIFFERENTIAL TEMPERATURE.
3. INSULATION SHALL BE CONTINUOUS THROUGH WALL SLEEVE.
4. CAULK BETWEEN SLEEVE AND PIPE OR SLEEVE AND INSULATION.
5. ESCUTCHEONS: FIT AROUND INSULATION WHERE PRESENT.
6. WATER HAMMER ARRESTERS: INSTALL AS REQUIRED.
7. CLEAN OUTS: INSTALL AS REQUIRED 50' O" MAX. PROVIDE ADDITIONAL CLEANOUTS WHERE REQUIRED BY LOCAL CODES AND FOR CONVENIENCE OF TESTING AND EXCEPT AT CONTRACTOR'S OPTION
8. FINISHED AND COVERED SHALL BE FLUSH WITH ADJOINING ARCHITECTURAL FINISH.

PLUMBING HANGERS AND SUPPORTS

1.01 DESCRIPTION
A. PROVIDE HANGERS FOR ALL PIPING NOT INDICATED BELOW GRADE, USE HANGERS CAPABLE OF ADJUSTMENT

2.01 HANGERS AND SUPPORTS
A. HANGERS FOR BLACK OR GALVANIZED STEEL PIPE SHALL BE GRINNELL, MODEL NO. 69 OR APPROVED EQUAL.

B. HANGERS FOR CAST IRON PIPE SHALL BE GRINNELL MODEL NO. 260 OR APPROVED EQUAL

C. HANGERS FOR COPPER TUBING SHALL BE GRINNELL, MODEL NO. 99 E OR APPROVED EQUAL.

D. TRAPEZE HANGERS OF A TYPE APPROVED BY THE OWNER'S REPRESENTATIVE MAY BE USED WHERE PIPES ARE DESIGNED TO RUN PARALLEL AT THE SAME ELEVATION.

E. PROVIDE INSULATION HANGER WITH PROTECTIVE SHIELD, GRINNELL MODEL NO. 300 OR APPROVED EQUAL, FOR ALL INSULATED PIPING AT HANGER POINTS. PROVIDE 8 INCH LONG SECTION OF 1/2 INCH THICK CALCIUM SILICATE SECTIONAL PIPE INSULATION WITH FACTORY LONGITUDINAL LAP. SEAL BUTT JOINTS WITH INSULATING CEMENT.

F. STRAP HANGERS: NOT PERMITTED.

G. INSERTS: IN CONCRETE, GRINNELL MODEL NO. 282 OR APPROVED EQUAL, HAVING ADJUSTMENT FROM 3/4 INCH THROUGH 1-1/4 INCH IN METAL DECKS: HEADHEAD SEX OR APPROVED EQUAL.

I. SIDE BEAM CLAMPS: PROVIDE WHEN SUPPORTING FROM STRUCTURAL STEEL MEMBERS, GRINNELL MODEL 225 OR APPROVED EQUAL

J. OTHER SUPPORTS: OBTAIN OWNER'S REPRESENTATIVE APPROVAL FOR OTHER METHODS OF SUPPORT.

3.01 SPACING OF HANGERS
A. PROVIDE HANGER AT EACH CHANGE OF DIRECTION.

B. SPACE HANGERS AND SUPPORTS TO PREVENT SAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES WITH SPACING NO GREATER THAN THAT SHOWN ON THE FOLLOWING TABLE. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

C. FERROUS PIPING AND COPPER TUBING.

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
1/2" THROUGH 1-1/2"	5 FT.	3/8"
2" THROUGH 3"	10 FT.	1/2"
4" THROUGH 5"	12 FT	5/8"
6" AND LARGER	16 FT	3/4"

D. CAST IRON PIPING

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
2" AND 3"	EACH JOINT	3/8"
4" AND 5"	EACH JOINT	1/2"
6" AND 8"	EACH JOINT	3/4"
10" THROUGH 15"	EACH JOINT (TWO HANGERS)	3/4"

PLUMBING FIXTURES, TRIM AND DRAINS

1.01 MANUFACTURER
A. MANUFACTURER SHALL BE AS SPECIFIED HEREIN OR APPROVED EQUAL

2.01 PIPING
A. PIPING TO SERVE FIXTURES AND EQUIPMENT AND EXPOSED TO VIEW IN FINISHED AREAS SHALL BE BRASS, CHROMIUM PLATED

2.02 SUPPORTS
A. PROVIDE ALL BRACKETS, PLATES, CARRIERS, ANCHORS AND FASTENING DEVICES REQUIRED FOR ANCHORING THE FIXTURES RIGIDLY IN PLACE.

2.03 FIXTURES
A. PROVIDE PLUMBING FIXTURES AS SCHEDULED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS. AMERICAN STANDARD, KOHLER, CLEAR OR APPROVED EQUAL.

B. WATER CLOSETS 2 1/2 GALLON PER FLUSH MAXIMUM, SHOWERS, LAVS AND SINKS 3 GALLON PER MINUTE FLOW CONTROL.

2.04 PLUMBING DRAINS
A. FURNISH WITH SEEPAGE FLANGE WHERE INSTALLED WITH PANS OR FLASHING, FURNISH CLAMPING

B. [illegible] GRAINS SHALL BE OF THE SAME MANUFACTURER.

C. PROVIDE FLOOR DRAINS WITH 4 INCH DEEP SEAL TRAPS.

D. PROVIDE ALL DRAINS AS SHOWN ON DRAWINGS OR AS REQUIRED

F. PROVIDE DRAIN BIB WITH BELL FAUCETS AND ONE STANDPIPE FOR CLOTHES WASHER AND 2" DRAIN.

3.01 INSTALLATION
A. DRAIN SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS, ACCESSIBLE AND LOCATED TO SUIT EQUIPMENT APPROVED FOR INSTALLATION. WHERE FLUSH VALVES ARE SPECIFIED WITH FIXTURES, THE SUPPLY TO THE VALVE IN EACH ROOM SHALL BE AT THE SAME HEIGHT FOR THE TYPE OF FIXTURE AND THE VALVE SHALL BE SET IN PLACE SO THAT THE CENTER LINE OF THE VALVE DISCHARGE IS DIRECTLY ABOVE THE CENTER LINE OF FIXTURE SPUD. BENDING OF AMPLE BETWEEN THE VALVE AND THE STUD TO ACHIEVE CONNECTION WILL NOT BE PERMITTED.

B. CONTRACTOR INSTALLS PIPING RETAINING THE USE OF KNOWN SHALL BE PROTECTED FROM DAMAGE.

GAS PIPING

1.01 PIPING
A. SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. PIPE SHALL BE SCHEDULE 40 BLACK STEEL, PIPE WITH MALLEABLE FITTINGS

2.01 INSTALLATION
A. PIPING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. INSTALL GAS SHUTOFF AND GAS MANIFOLDS AS INDICATED OR REQUIRED

C. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS PIPING TO ALL APPLIANCES, HEATING APPARATUS, HOT WATER HEATERS, FIREPLACES.

DOMESTIC HOT AND COLD WATER

1.01 DESCRIPTION
A. THE WORK INCLUDES FURNISHING AND INSTALLING HOT AND COLD WATER PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN OR AS REQUIRED

2.01 PIPING
A. HOT AND COLD WATER PIPING SHALL BE COPPER WATER TUBE HARD TEMPER, TYPE "L" WITH WROUGHT SOLDER FITTINGS ABOVE FLOOR AND SOFT TEMPER TYPE "K" WITH WROUGHT SOLDER FITTINGS BELOW GRADE.

2.02 GATE VALVES
A. SPECIFIED IN SECTION, PLUMBING VALVES.

B. PROVIDE FREEZE - PROOF HOSE BIBB WHERE INDICATED ON DRAWINGS WITH VACUUM BREAKERS

G. PROVIDE CHROME PLATED FIXTURE SUPPLIES AND STOPS FOR EVERY FIXTURE CONNECTION.

3.01 INSTALLATION
A. MITERING OF PIPE FOR CONNECTION NOT PERMITTED.

B. WHERE POSSIBILITY OF BACKFLOW FROM THE DRAIN TO THE SUPPLY FITTING EXISTS, INSTALL VACUUM BREAKERS

C. HOT WORK SINK ONE LAVATORY, SINK, OR SIMILAR FIXTURE SHALL BE SUPPLIED BY A 1/2 INCH BRANCH, SIMILAR DIMENSIONS NOT TO EXCEED 5 FEET.

D. MAKE CONNECTION TO EQUIPMENT AND FIXTURES INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.

E. HOT WATER BRANCH CONNECTIONS TO DISTRIBUTION MAINS SHALL BE TOP TAKE-OFF, SWING JOINT TYPE.

F. ALL PIPING INSTALLED BELOW GROUND SHALL RECEIVE TWO COATS OF HOPPERS NO. 30 OR APPROVED EQUAL.

G. PROVIDE A 12" AIR CHAMBER AT EVERY FIXTURE AND A 24" AIR CHAMBER AT TOP OF RISERS.

H. WATER METER SIZE SHALL BE 1" MIN. WITH 34" SPREAD OPENING.

PLUMBING INSULATION

1. INSULATE THE FOLLOWING PIPES WITH R-3 INSULATION – 403.4.1 (TABLE R – 403.4.2 IECC 2018 ****

A. PIPING LARGER THAN 3/4" NOMINAL DIAMETER
B. PIPING SERVING MORE THAN ONE DWELLING UNIT
C. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
D. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
E. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
F. PIPING LOCATED UNDER A FLOOR SLAB
G. BURIED PIPING.
H. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
I. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER (SEE BELOW)

3/8" PIPE R-3	1/2" PIPE R-3	3/4" PIPE R-3	3/4" OR LARGER PIPE R-3
30FT OR MORE	20FT OR MORE	10FT OR MORE	5FT OR MORE.

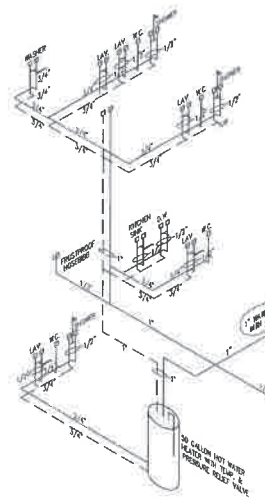
DOMESTIC WATER HEATER

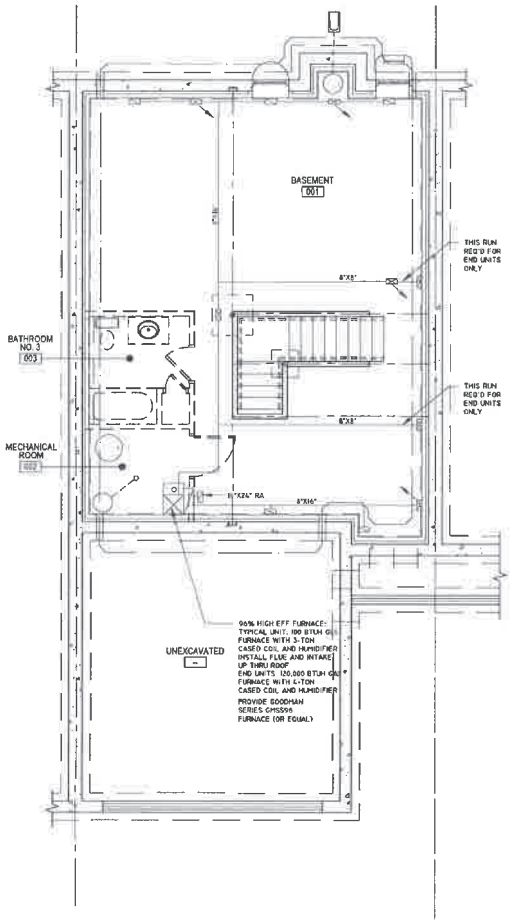
1. WATER HEATER TEMP WITH (120 DEG. F.)
2. EACH HAND SINK OR LAVATORY (MAX. 110 DEG. F.)
3. EACH SHOWER (MAX. 110 DEG. F.)
4. DISTRIBUTION SYSTEMS IN ANY OTHER OUTLETS NOT SPECIFICALLY NAMED (MAX. 120 DEG. F.)

ILLINOIS PLUMBING CODE PROHIBITS THE USE OF WATER HEATER SCALE-CONTROL SYSTEMS FOR ANTI-SCALE PURPOSES, AN ADEQUATE RESPONSE WILL DESERVE APPROPRIATE HARDNESS.

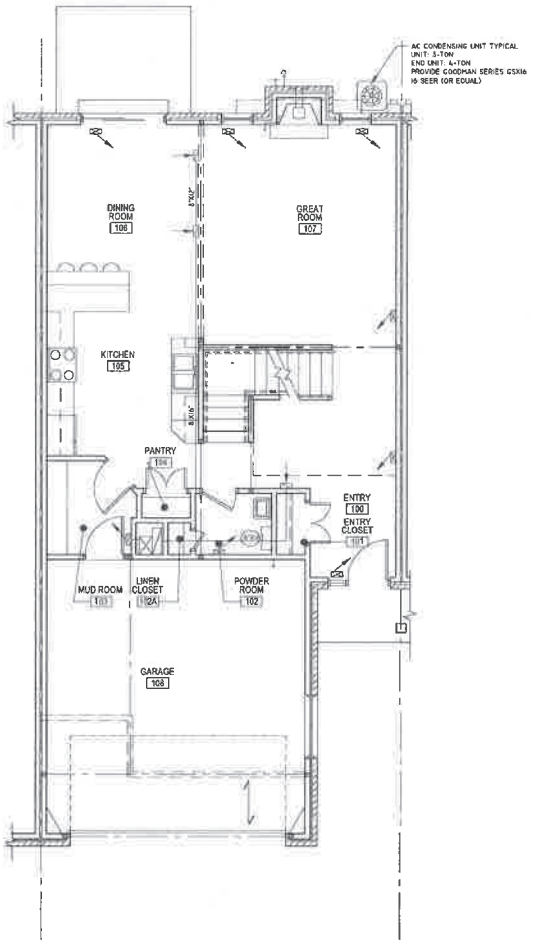
RESIDENTIAL – PLUMBING

1. PERFORM ALL WORK TO CONFORM TO THE 2018 ILLINOIS STATE PLUMBING CODE AND INSTALLED BY AN ILLINOIS STATE LICENSED PLUMBING CONTRACTOR.
2. HOT WATER PIPING FOR THE FOLLOWING SHALL BE INSULATED WITH A MINIMUM R-3 INSULATION (IECC R403.5.4)
A. PIPING LARGER THAN 3/4" NOMINAL DIAMETER.
B. PIPING SERVING MORE THAN ONE DWELLING UNIT.
C. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
D. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
E. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
F. PIPING LOCATED UNDER A FLOOR SLAB.
G. BURIED PIPING.
H. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
I. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER SHOWN IN IECC TABLE R403.5.5.

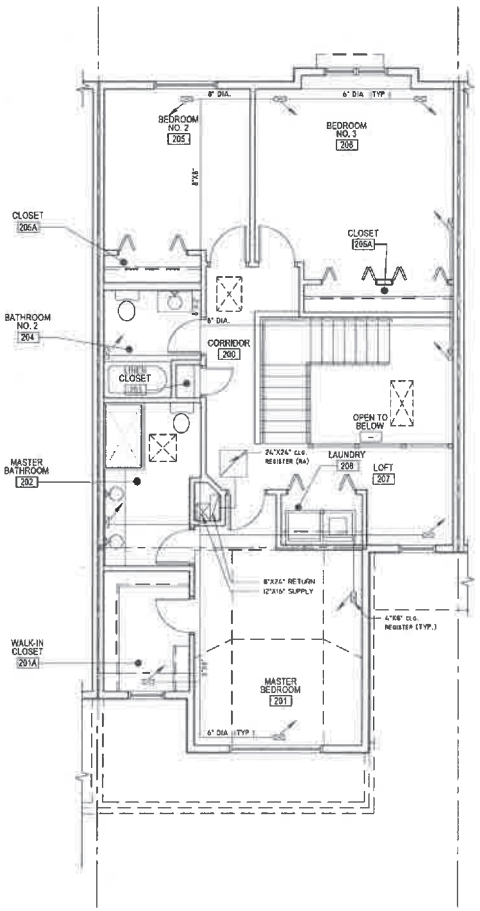

HEATER
T&P
3/4"
3/4"
LAV
WC
1/4"/1'-0"
3/4"
3/4"
3/4"
KITCHEN SINK
3/4"
FROST PROOF HOSE BIBB
3/4"
3/4"
1" INLET SERVICE LINE
METER
PUBLIC MAIN
FROST PROOF HOSE BIBB
3/4"
3/4"
LAV
WC
3/4"
3/4"
3/4"



BASEMENT FLOOR MECHANICAL PLAN



FIRST FLOOR MECHANICAL PLAN



SECOND FLOOR MECHANICAL PLAN

ideal DESIGNS
ARCHITECTS / DESIGNERS
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SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.
184.006872
EXP. DATE
4-30-23

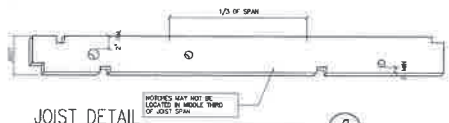
REVISIONS

REV #	DATE:	REV. PER:
1	5-10-21	PER BLDG. DEPT.

DATE:
04-06-21
DRAWN BY: PAP
PREVIOUS NO. -

PROJECT NO.
21037

SHEET NUMBER
M-2



JOIST DETAIL

NOT TO SCALE

9 E-2

SECTION 502.8.1

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

SECTION 502.8

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH

EXCEPTIONS:

1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION

SECTION 802.7

CUTTING AND NOTCHING STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION.

SECTION 802.7.1

GANG LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT IN TO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE NOTCH.

EXCEPTIONS: NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 4 INCH NOMINAL (102 mm) AND THE LENGTH OF THE CANTILEVERS DO NOT EXCEED 24 INCHES (610 mm).

SECTION 802.7.2

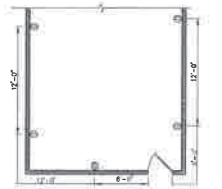
ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN LAMINATED VENEER LUMBER, I-JOIST, LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECT OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER

SECTION 802.10.4

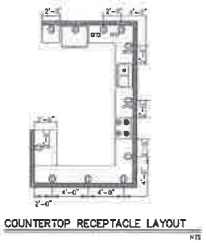
ALTERATIONS TO TRUSSES. TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, SPLILED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (e.g., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

ELECTRICAL NOTES

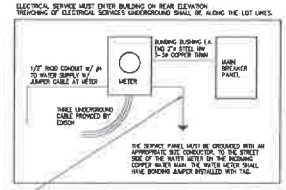
1 SEE CURRENT CHICAGO ELECTRICAL CODE



GENERAL ROOM RECEPTACLE LAYOUT



COUNTERTOP RECEPTACLE LAYOUT



AN ELECTRODE ENCASED BY AT LEAST 20 MM (3/4") OF CONCRETE, LOCATED WITHIN A HORIZONTAL OR VERTICAL FOOTING OR GRADE BEAM OR VERTICAL FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20') OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OR NOT LESS THAN 13 MM (1/2") IN DIAMETER OR CONSISTING OF AT LEAST 6.0 M (20') OF BARE COPPER CONDUCTOR NOT SMALLER THAN #7 AWG. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USUAL STEEL TIE WIRES OR OTHER EFFECTIVE MEANS. STEEL REINFORCEMENT SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM. WHERE THE CONCRETE ENCASED ELECTRODE CONSISTS OF TWO OR MORE BARS OR RODS, EACH BAR OR ROD SHALL BE BONDED TOGETHER WITH A #4 AWG COPPER CONDUCTOR. EXCEPTION: WHERE THE CONCRETE ENCASED ELECTRODE CONSISTS OF TWO OR MORE BARS OR RODS, EACH BAR OR ROD SHALL NOT BE REQUIRED TO BE BONDED TOGETHER.

Note:
Electrodes of rods of iron or steel shall be at least 5/8 in. (15.87 mm) in diameter. Stainless steel rods less than 5/8 in. (15.87 mm) in diameter, nonferrous rods, or their equivalent shall be listed and shall not be less than 1/2 in. (12.7 mm) diameter.

ELECTRICAL DEVICES A.F.F

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L
DIMMING SWITCHES	48" TO C.L
WALL OUTLETS	12" TO C.L
TOP SHELF BEDROOM CLOSETS	80" TO C.L
LT. ABOVE TOP OF MIRROR	
WATER SOFTENER AND SUMP OUTLETS	48" TO C.L
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
SMOKE GFI'S	48" TO C.L
BASEMENT WALL OUTLETS	48" TO C.L
FRONT DOOR COACH LIGHT	5'-6" A.F.F
GARAGE DOOR TRACK LIGHT ABOVE GARAGE FLOOR	7'-0" A.F.F
SMOKE AND BREAKFAST FIXTURE HEIGHT	84" TO BOTTOM OF FIXTURE
DYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "VENT"	66" TO C.L
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "SWIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L
KITCHEN REFRIGERATOR	48" TO C.L.
WASHER/DYER OUTLET	36" TO C.L

C.L = CENTER LINE
T= FIELD VERIFY
2=MASTER BATH: STANDARD 30" HIGH
VANITY TO BE RAISED 4"

NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLET, INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT

NOTE:
ALL RESIDENTIAL UNITS TO BE EQUIPPED W/ CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP

NOTE:
PROGRAMMABLE THERMOSTAT - WHERE THE PRIMARY HEATING IS FORCED-AIR-FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F

NOTE:
COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

NOTE:
ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION

NOTE
SEE FOUNDATION PLAN FOR BASEMENT ELECTRICAL LAYOUT AND FURTHER INFORMATION

NOTE:
1. 105 CFM IS REQUIRED PER TABLE M403.6(1) OF THE IECC ILLINOIS AMENDED CODE.
2. THE 105 CFM WILL BE SATISFIED WITH 3 CONTINUOUS RUN BATH FANS @ 35 CFM EACH.

NOTE:
DAMPER RESISTANT OUTLETS ARE REQUIRED

NOTE
LISTED TYPE AFCI (ARC FAULT PROTECTION) FOR ALL CIRCUITS IN ALL LIVING AREAS. FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS

NOTE:
AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 (IRC R309.4)

NOTE
INCANDESCENT LUMINARIES WITH OPEN (EXPOSED) LAMPS PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES OR PENDANT LAMPHOLDERS ARE NOT PERMITTED IN CLOTHES CLOSETS. USE OF A LAMPHOLDER IN A CLOTHES CLOSET WITH ANY OPEN LAMP IS A VIOLATION OF THE CODE.

- INSTALLING A COMPACT FLUORESCENT LAMP IN IN A LAMPHOLDER DOES NOT TURN THE LAMPHOLDER INTO A FLUORESCENT FIXTURE.
- A LUMINARIES INSTALLED IN A CLOTHES CLOSET IS PERMITTED TO BE ONLY OF THE SURFACE-MOUNTED OR RECESSED INCANDESCENT TYPE WITH ALL LAMPS COMPLETELY ENCLOSED, OR A SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES.
- SURFACE-MOUNTED INCANDESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCES OF 12 INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE.
- SURFACE-MOUNTED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN TOLERANCE OF 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.
- RECESSED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THERE IS A MIN 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

NOTE:
PROVIDE G.F.C.I. PROTECTED RECEPTACLE FOR WHIRLPOOL (HARDWIRED)

NOTE
ALL ELECTRICAL RACEWAYS SHALL BE CONDUIT ONLY, A MAXIMUM 6 FEET LENGTH OF APPROVED 1/2" FLEXIBLE METAL CONDUIT IS PERMITTED ONLY FOR UTILIZATION EQUIPMENT, AS PART OF A LISTED ASSEMBLY OR LIGHT FIXTURES.

RESIDENTIAL - ELECTRIC

1. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. UNUSED OPENINGS SHALL BE CLOSED TO AFFORD PROTECTION SUBSTANTIALLY EQUIVALENT TO THE WALL OF THE EQUIPMENT. INTERNAL PARTS OF ELECTRICAL EQUIPMENT SHALL NOT BE DAMAGED OR CONTAMINATED BY FOREIGN MATERIALS, AND THERE SHALL BE NO DAMAGED PARTS THAT MAY ADVERSELY AFFECT SAFE OPERATION OR MECHANICAL STRENGTH OF THE EQUIPMENT (CHICAGO ELECTRIC CODE)

2. ALL ELECTRICAL CONTRACTORS ENGAGED IN PERFORMANCE OF ELECTRICAL WORK SHALL BE LICENSED PER ILLINOIS MUNICIPAL CODE 11-33-1. THE CONTRACTOR SHALL FILE WITH THE MAIN COUNTY BUILDING DEPARTMENT A COPY OF THE VALID LICENSE AND SAID LICENSE SHALL REFLECT THE SCOPE OF THE WORK

3 PERMITS ARE REQUIRED FOR ALL ELECTRICAL WORK, AND THEY SHALL BE ISSUED ONLY WHEN A DULY LICENSED AND BONDED ELECTRICAL CONTRACTOR IS EMPLOYED ON THE PERMIT APPLICATION

4. CONDUCTORS SHALL BE IDENTIFIED BY THE FOLLOWING MEANS AND PROVISIONS (IRC E3307.1)

A INSULATED GROUNDED CONDUCTORS OF 4 AWG OR SMALLER:
1. CONTINUOUS WHITE OR GRAY OUTER FINISH.
2. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.

B INSULATED GROUNDED CONDUCTORS OF 4 AWG OR LARGER
1. CONTINUOUS WHITE OR GRAY OUTER FINISH
2. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
3. AT THE TIME OF INSTALLATION, A DISTINCTIVE WHITE OR GRAY MARKING AT THE TERMINATIONS, FOR WHICH SHALL ENCIRCLE THE CONDUCTOR OR INSULATION

5. AN ACCESSIBLE MEANS EXTERNAL TO THE SERVICE EQUIPMENT ENCLOSURE FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS IS REQUIRED BY THE CODE. BONDING OF LIMITED ENERGY SYSTEMS SUCH AS COMMUNICATION, RADIO AND TV, AND CATV CIRCUITS TOGETHER MUST BE PROVIDED BY AT LEAST ONE OF THE FOLLOWING MEANS (CHICAGO ELECTRIC CODE):
A. EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAYS.
B. EXPOSED METALLIC SERVICE GROUNDING ELECTRODE CONDUCTOR
C. APPROVED MEANS FOR EXTERNAL CONNECTION SUCH AS #6 AWG COPPER CONDUCTOR WITH SHORTEST PATH TO AND BONDED TO THE METALLIC SERVICE RACEWAY OR SERVICE EQUIPMENT ENCLOSURE WITH A LISTED AND IDENTIFIED FITTING. THE OTHER END OF THIS CONDUCTOR MUST BE ACCESSIBLE AND BE LOCATED ON THE EXTERIOR OUTSIDE WALL, SO THAT EXTERNAL CONNECTION OF THE INTERSYSTEM BONDING, OR GROUNDING CONDUCTOR, REQUIRED FOR COMMUNICATIONS, RADIO, TELEVISION, AND CATV CIRCUITS, CAN BE MADE.

6 RACEWAYS, CABLE TRAYS, CABLEBUS, AUXILIARY GUTTERS, CABLE ARMOR, BOXES, CABLE SHEATHING, CABINETS, ELBOWS, COUPLINGS, NIPPLES, FITTINGS, SUPPORTS, AND SUPPORT HARDWARE SHALL BE OF MATERIALS SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (CHICAGO ELECTRIC CODE).

7 WHEN A SERVICE RACEWAY ENTERS THE BUILDING IT MUST BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS FROM MOISTURE THAT MAY CONTACT LIVE PARTS. THE SEALANTS SHALL BE IDENTIFIED FOR USE WITH THE CABLE INSULATION, SHIELD, OR OTHER COMPONENTS (CHICAGO ELECTRIC CODE)

8. ALL ELECTRICAL WIRING ON RHE LOAD SIDE OF THE METER SHALL BE COPPER ADDITIONAL CONSIDERATION MAY BE GIVEN TO ALUMINUM SERVICE CONDUCTORS ON A CASE-BY-CASE BASIS

9. ELECTRICAL METAL TUBING (THIN WALL) SHALL BE REQUIRED THROUGHOUT ALL STRUCTURES, HOWEVER, IT SHALL NOT BE INSTALLED UNDERGROUND OR IN CONCRETE

10 ALL CUT ENDS OF EMT SHALL BE REAMED OR OTHERWISE FINISHED TO REMOVE ROUGH EDGES, BUT NOT THREADED. EMT SHALL BE INSTALLED AS A COMPLETE SYSTEM IN ACCORDANCE WITH (CHICAGO ELECTRIC CODE) AND SHALL BE SECURELY FASTENED IN PLACE AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS (CHICAGO ELECTRIC CODE).

A. EMT SHALL BE SECURELY FASTENED IN PLACE EVERY 10' AND EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED 3' OF EACH OUTLET BOX, DEVICE BOX, CABINET, CONDUIT BODY, AND OTHER TUBING TERMINATION. EXCEPTIONS INCLUDE CONCEALED WORK IN FINISHED BUILDINGS OR PREFINISHED WALL PANELS, WHERE SHORTER LENGTHS CAN BE FISHED, AND, ALSO IF STRUCTURAL MEMBERS DO NOT PERMIT FASTENING WITHIN 3', THE UNBROKEN LENGTH DISTANCE BETWEEN FASTENINGS CAN BE INCREASED FROM 3' TO 5'.

B. HORIZONTAL RUNS OF EMT SUPPORTED BY OPENING THROUGH FRAMING MEMBERS AT INTERVALS NOT GREATER THAN 10' AND SECURELY FASTENED WITHIN 3' OF TERMINATION POINTS SHALL BE PERMITTED.

11. THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC CHAPTER 9, TABLE 1

12. BOXES AND CONDUIT BODIES SHALL BE OF SUFFICIENT SIZE TO PROVIDE FREE SPACE FOR ALL ENCLOSED CONDUCTORS. THE MINIMUM VOLUME OF METAL BOXES AND CONDUIT BODIES SHALL BE CALCULATED IN (CHICAGO ELECTRIC CODE) THE BOX VOLUME CALCULATED FROM (CHICAGO ELECTRIC CODE) SHALL NOT BE LESS THAN THE BOX FILL CALCULATIONS FROM (CHICAGO ELECTRIC CODE)

13 EMT SHALL BE USED IN THE FOLLOWING CONDITIONS WHERE VULNERABLE TO PHYSICAL DAMAGE DURING AND AFTER INSTALLATION, WHERE SUBJECT TO SEVERE CORROSIVE CONDITIONS, WHERE PROTECTION FROM CORROSION, IN UNDER CONCRETE OR FILL SUBJECT TO MOISTURE UNLESS PROTECTED BY NON-CORROSIVE COATING OF AT LEAST 2 THICK ON TUBING IS MINIMALLY 18"UNDER THE CONCRETE FILL. IN ANY HAZARDOUS LOCATION, SUPPORTING LUMINARIES, OR ORNAMENTAL METAL FITTINGS WHERE IT DOES NOT PROVIDE ALUMINUM ENCLOSURES AND FITTINGS WITH STEEL EMT AWAY FROM SEVERE CORROSIVE INFLUENCES (CHICAGO ELECTRIC CODE)

14. EVERY PANEL BOX MUST HAVE EACH CIRCUIT LABELED. ALL ELECTRICAL PANELS MUST BE LOCATED A MINIMUM OF 3' FROM SUMP PUMP OR EJECTOR PIT, LAUNDRY/WASH SINK, AND/OR LAUNDRY TUB THE ELECTRICAL PANEL MUST HAVE A CLEARANCE AREA (WORKING SPACE) OF 30" WIDTH EACH DOES NOT HAVE TO BE CENTERED ON THE PANEL ITSELF.), 3' DEPTH MEASURED OUT FROM THE PANEL, AND 6'-6"HIGH. THE HIGHT REQUIREMENT CAN BE LIMITED IF THE PANEL IS IN AN EXISTING DWELLING AND THE ELECTRICAL SERVICE IS MAXIMUM 200 AMPS (CHICAGO ELECTRIC CODE)

15. UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND ARE BURIED AT LEAST 18 BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12" ABOVE THE UNDERGROUND INSTALLATION (CHICAGO ELECTRIC CODE)

16 FOR BOTH UNDERGROUND SERVICE ENTRANCE (USE) AND SERVICE ENTRANCE (SE) CABLES, THE ALLOWABLE BENDING RADIUS OF THE CABLE (MEASURED FROM THE INNER EDGE), SHALL BE AT LEAST FIVE TIMES THE DIAMETER OF THE CABLE ITSELF, PROVIDED THAT THE CABLE WILL NOT BE DAMAGED BEFORE, DURING, AND AFTER INSTALLATION (CHICAGO ELECTRIC CODE)

17 CONTINUITY OF RHE GROUNDING PATH OR THE BONDING CONNECTION TO INTERIOR PIPING SHALL NOT RELY ON WATER METER, WATER SOFTENERS, WATER HEATERS, WATER FILTERING DEVICES OR OTHER SIMILAR EQUIPMENT (CHICAGO ELECTRIC CODE)

18 RECEPTACLE OUTLETS SHALL BE CALCULATED AT NOT LESS THAN 180 VOLT-AMPS FOR EACH SINGLE OR FOR EACH MULTIPLE RECEPTACLE ON ONE YOKE A SINGLE PIECE OF EQUIPMENT CONSISTING OF A MULTIPLE RECEPTACLE COMPRISED OF FOUR OR MORE RECEPTACLES SHALL BE CALCULATED AT NOT LESS THAN 90 VOLT-AMPS PER RECEPTACLE (EXCEPTIONS INCLUDE THE FOLLOWING (CHICAGO ELECTRIC CODE):

A GENERAL-USE RECEPTACLE OUTLETS OF 20-AMP RATINGS OR LESS.
B. RECEPTACLE OUTLETS SERVICING THE OUTDOOR AREAS OF A DWELLING UNIT, AS WELL AS GARAGES, ACCESSORY BUILDINGS, AND BASEMENTS.
C LIGHTING OUTLETS SERVICING THE PORTIONS OF DWELLING UNITS AS SPECIFIED IN (CHICAGO ELECTRIC CODE)

19. THE SUMP PUMP AND EJECTOR PUMP MUST BE EACH PROVIDED WITH A SINGLE DEDICATED RECEPTACLE OUTLET WITHOUT GFCI PROTECTION AND A RECEPTACLE OUTLET IN THE SAME VICINITY WITH GFCI PROTECTION
A. T OF A LUMINAIRE OR APPLIANCE

20 GFCI PROTECTION SHALL BE PROVIDED IN THE FOLLOWING AREAS BATHROOMS, OUTDOORS, GARAGES, CRAWL SPACES (AT OR BELOW GRADE LEVEL), UNFINISHED BASEMENTS, KITCHENS (TO SERVE THE COUNTERTOP SURFACES), WITHIN 6 FEET OF THE OUTER EDGE OF SINKS AND BATHTUBS AND SHOWER STALLS, AND LAUNDRY AREAS (WHERE THE OUTLET IS WITHIN 6 FEET FROM THE EDGE OF A SINK) (CHICAGO ELECTRIC CODE). WASHER BATHROOM HAS NON GFCI OUTLET

21 .FOR THE LAUNDRY AREA, PROVIDE AT LEAST ONE 20- AMP BRANCH CIRCUIT (IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION) TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK, BUT IT MUST HAVE GFCI PROTECTION (CHICAGO ELECTRIC CODE).

22 FOR THE KITCHEN AREA, PROVIDE AT LEAST TWO 20-AMP BRANCH CIRCUITS TO SUPPLY RECEPTACLE OUTLETS TO SERVE APPLIANCES IN THE KITCHEN, PANTRY, BREAKFAST NOOK, DINING ROOM, OR SIMILAR AREA IN A DWELLING NO BRANCH CIRCUIT CAN SERVE MORE THAN ONE KITCHEN (CHICAGO ELECTRIC CODE).

23. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL, AND ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKETS OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERING (ICC R402.4.4).

24 .FOR INTERIOR STAIRWAYS, AN ARTIFICIAL LIGHT SOURCE SHALL BE PROVIDED TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING THE TREADS AND LANDINGS AT A MINIMAL 1 FOOT-CANDLE. A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE SHALL BE PROVIDED WHERE THE STAIRWAY HAS SIX OR MORE RISERS, UNLESS REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED (IRC R303.7).

25. ALL GARAGES ATTACHED OR DETACHED (WITH ELECTRIC POWER) ARE REQUIRED TO BE ON A SEPARATE 20-AMP CIRCUIT, ONE FOR EACH CAR SPACE. GARAGE OUTLETS MUST HAVE GFCI PROTECTION AND BE RAISED MINIMALLY 18" ABOVE THE FLOOR, FOR THE VEHICLE IS CONSIDERED AN APPLIANCE WITH AN IGNITION SOURCE. SINCE THE DWELLING-GARAGE SEPARATION HAS A REQUIRED FIRE RATING, THE OUTLETS HAVE TO HAVE A HORIZONTAL SEPARATION OF AT LEAST 24"FROM ANY OPENING ON THE OTHER SIDE OF THE SEPARATION FIREWALL. (IRC R302.4.2 EXCEPTION 1.1, AND IRC M1307.3)

26. FOR SERVICING CEILING-SUPPORTED (PADDLE) FANS, AN OUTLET BOX SHALL SOLELY SERVE AND SUPPORT THIS FAN, PROVIDED THAT THE FAN ITSELF WEIGHS LESS THAN 70 POUNDS, OR THE REQUIRED MAXIMUM SUPPORT WEIGHT SHALL HAVE A REQUIRED MARKING ON THE OUTLET BOX OR BOX SYSTEM OF THE INFORMATION (CHICAGO ELECTRIC CODE)

27. SPACING OF ELECTRICAL OUTLETS.

A. GENERAL OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS (CHICAGO ELECTRIC CODE)
B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24"FROM A RECEPTACLE OUTLET IN THAT SPACE (ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES (CHICAGO ELECTRIC CODE).

28. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH MULTIPLE SMOKE DETECTORS, THE DETECTORS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OTHER DETECTORS (IRC R314.3.1)

29. A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY LAMPS WITH MINIMUM 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS 15-40 WATTS AND 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

30. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP

31 PROGRAMMABLE THERMOSTAT - WHERE THE PRIMARY HEATING IS FURCED AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PREPROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F

32 COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

33. ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

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ELECTRICAL NOTES:

** MULTIWIRE BRANCH CIRCUITS – 210.4 – DISCONNECTING MEANS – EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES

* GROUPING – THE UNGROUNDED AND GROUNDED CIRCUIT CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY CABLE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANEL BOARD OR OTHER POINT OF ORIGINATION.

* FOYERS THAT ARE NOT PART OF A HALLWAY IN ACCORDANCE WITH 210.52 (H) AND THAT HAVE AN AREA THAT IS GREATER THAN 5.6 SQ. METERS (60 SQ. FT.) SHALL HAVE A RECEPTACLE (S) LOCATED IN EACH WALL SPACE 900 MM (3 FT.) OR MORE IN WIDTH AND UNBROKEN BY DOORWAYS, FLOOR TO CEILING WINDOWS, AND SIMILAR OPENINGS.

* DWELLING UNITS – ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8 (A) (1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED BY PERSONNEL.

* GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, NO AREAS OF SIMILAR USE.

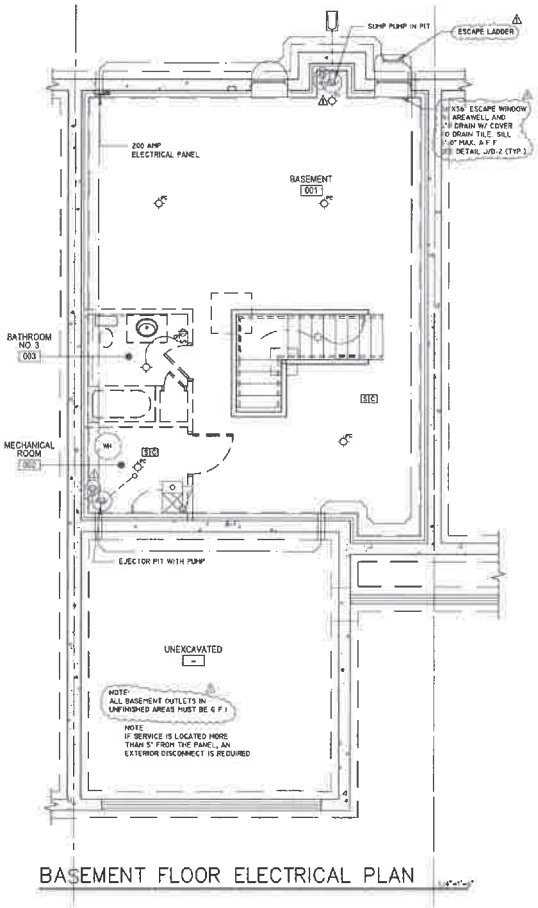
* UNFINISHED BASEMENTS – FOR PURPOSE OF THIS SECTION FINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE

* LIGHTING EQUIPMENT – R404.1 – NOT LESS THAN 75% OF ALL LAMPS IN PERMANENTLY INSTALL LIGHTING FIXTURES SHALL BE HIGH-EFFICANCY LAMPS

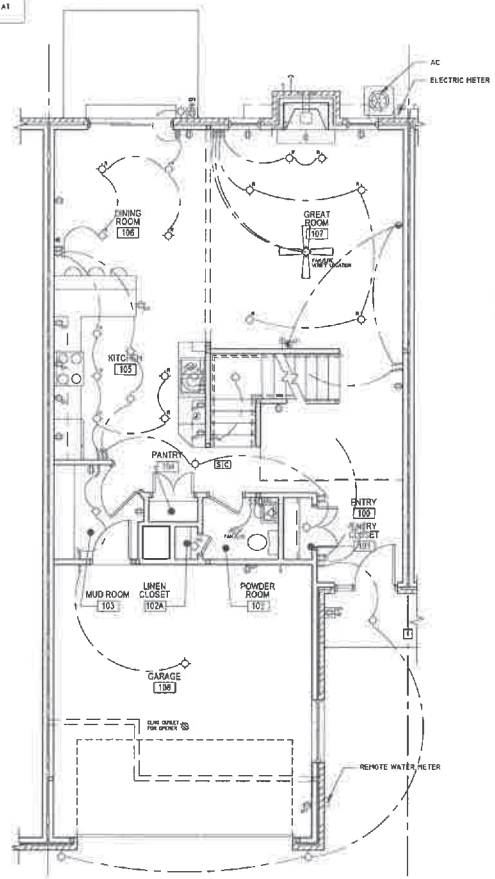
* POWER RECEPTACLES MUST BE AT LEAST 15" ABOVE FINISHED FLOOR. ALL SWITCHES MUST BE AT AT MAXIMUM 48" ABOVE FINISHED FLOORS.

ELECTRICAL SYMBOLS

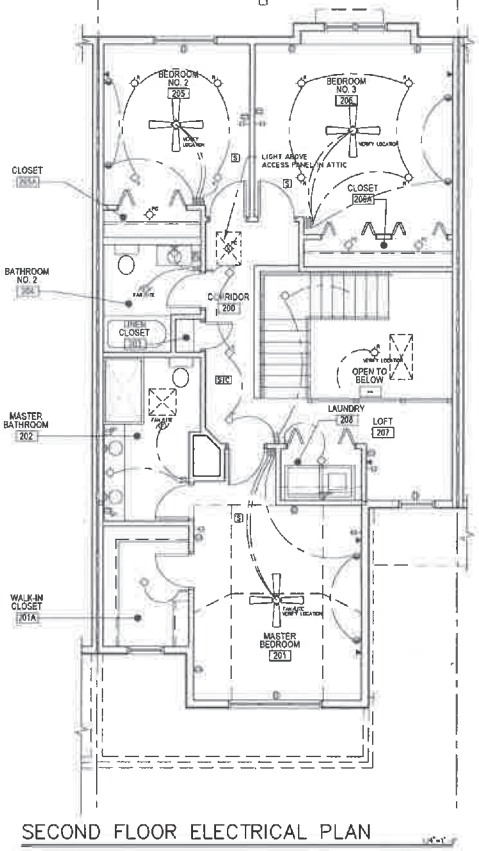
- WALL SWITCH
- DIMMER
- THREE WAY SWITCH
- FOUR WAY SWITCH
- OS AUTOMATIC DOOR SWITCH
- GARAGE DOOR PUSH BUTTON
- GARAGE DOOR KEYPAD
- GAS WALL HEATING UNIT
- WEATHERPROOF, GROUND FAULT INTERRUPTIER DUPLEX OUTLET
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ONE SIDE SWITCHED
- CABLE TELEVISION CONNECTION
- TELEPHONE JACK
- WALL SCONCE, TYPE AND STYLE PER OWNER / CONTRACTOR
- DOOR BELL TYPE AND STYLE PER OWNER / CONTRACTOR
- ELECTRICAL PANEL
- LV LOW VOLTAGE RECESSED
- R RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- 4" RECESSED LIGHT FIXTURE PER OWNER/ CONTRACTOR
- CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- P PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER
- MOTOR
- CEILING EXHAUST FAN PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED
- CONDUIT RUN CONCEALED ABOVE CEILING
- S SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP
- C CARBON MONOXIDE DETECTOR
- SURFACE MOUNTED 2'x4' FLUORESCENT LIGHT FIXTURE PER CONTR / OWNER
- SURFACE MOUNTED 2'x2' FLUORESCENT LIGHT FIXTURE PER CONTR / OWNER
- UNDER/ABOVE CABINET STRIP LIGHTING TYPE AND STYLE PER OWNER / CONTRACTOR
- TH THERMOSTAT
- PC LIGHT FIXTURE WITH PULL CHAIN
- FLOOD LT. W/MOTION DETECTOR
- CEILING FAN



BASEMENT FLOOR ELECTRICAL PLAN



FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

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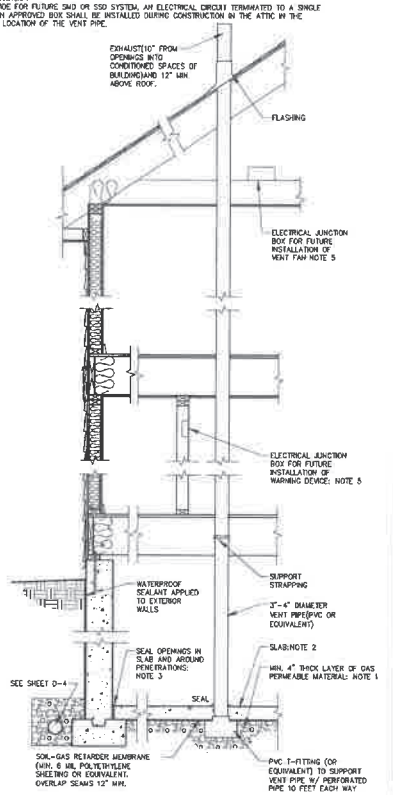
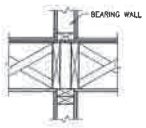
RADON REDUCTION SYSTEM

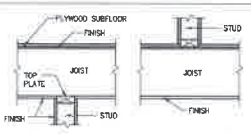
NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OFMANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS:AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" AND "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMETRIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.
6. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
7. SEAL SUMP PUMP COVERS.
8. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS.
9. ALL CONCRETE JOINTS MUST BE SEALED W/ POLYURETHANE CAULK OR OTHER ELASTOMETRIC SEALANT.
10. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
11. OVERLAP 6 MIL VAPOR BARRIER 12"
2. MIN. 3" DIAMETER SCHEDULE 40 PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE W/ A "T" FITTING. THE VENT PIPE SHALL BE EXTENDED UP THRU THE BUILDING AND TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION AT LEAST 2' ABOVE ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING AND 10' FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
13. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FAN INSTALLATION THRU AN ATTIC.
14. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM".
15. TO PROVIDE FOR FUTURE SMD OR SSD SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF THE VENT PIPE.



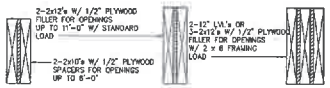
1 D-1 RADON DETAIL 3/4"=1'-0"



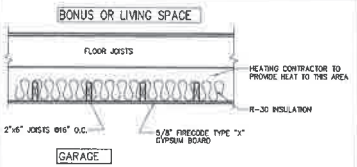
H D-1 DETAILS @ BEARING WALLS 1"=1'-0"



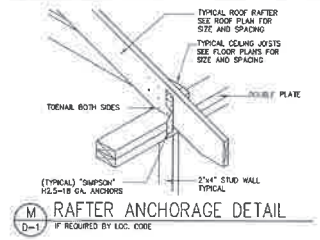
J D-1 PARTITION WALL DETAILS 1"=1'-0"



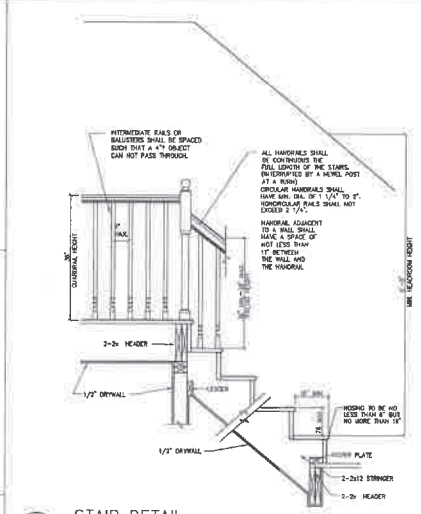
K D-1 HEADER DETAIL 3/4"=1'-0"



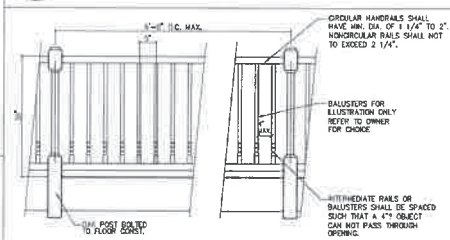
L D-1 DROPPED GARAGE CEILING 3/4"=1'-0"



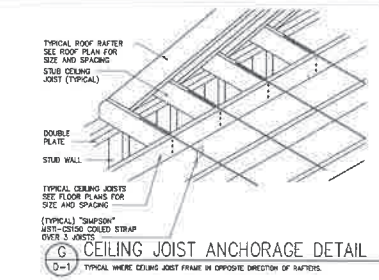
M D-1 RAFTER ANCHORAGE DETAIL
IF REQUIRED BY LOC. CODE



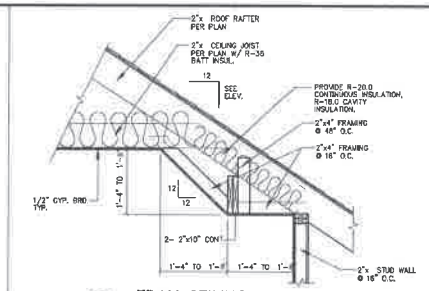
E D-1 STAIR DETAIL 3/4"=1'-0"



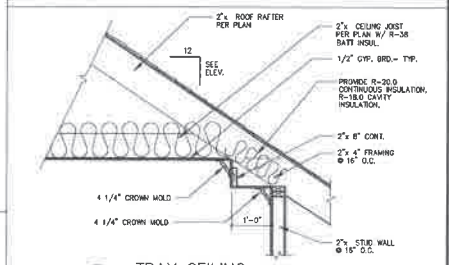
F D-1 TYP. RAILING ELEVATION 3/4"=1'-0"



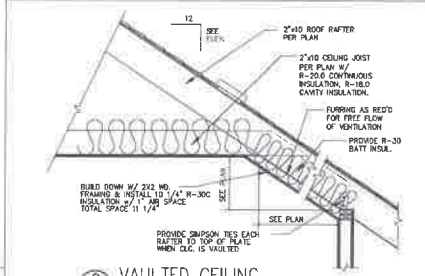
G D-1 CEILING JOIST ANCHORAGE DETAIL
TYPICAL WHERE CEILING JOIST FRAME IN OPPOSITE DIRECTION OF RAFTERS.



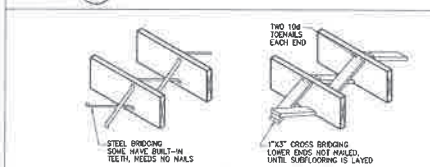
A D-1 TRAY CEILING 3/4"=1'-0"



B D-1 TRAY CEILING 3/4"=1'-0"



C D-1 VAULTED CEILING 3/4"=1'-0"



NOTE:
BRIDGING TO BE INSTALLED AT MID POINT BUT NOT TO EXCEED 8'-0" O/C. IF SPANS EXCEED 8'-0" THAN ANOTHER ROW MUST BE ADDED

D D-1 BRIDGING DETAILS 3/4"=1'-0"

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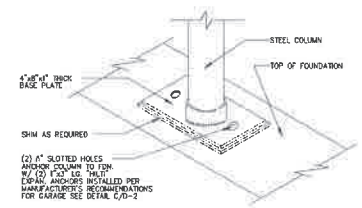
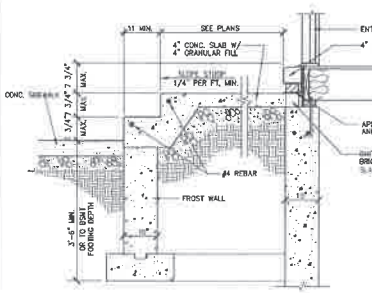
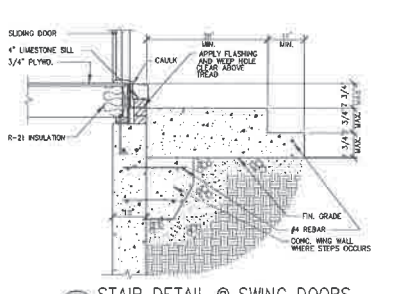


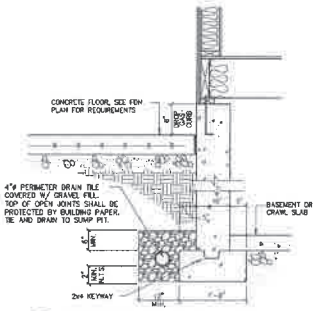
L D-2 COLUMN WITH STEEL PLATE AT GARAGE & FOUNDATION WALLS



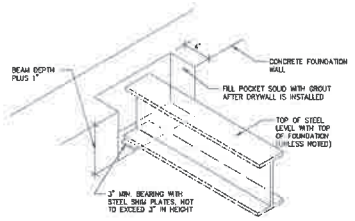
H D-2 DETAIL @ FRONT ENTRY 3/4"=1'-0"



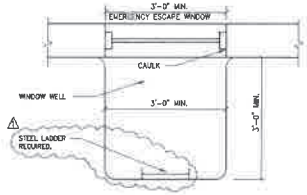
E D-2 STAIR DETAIL @ SWING DOORS 3/4"=1'-0"



A D-2 DROPPED GARAGE SLAB 3/4"=1'-0"



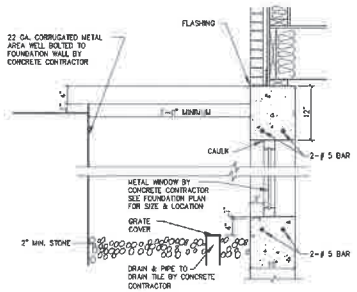
M D-2 BEAM POCKET FOR STEEL 1"=1'-0"



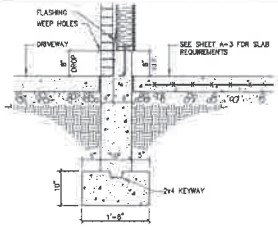
WINDOW WELL SHALL PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 3'-0".

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm), SHALL PROJECT AT LEAST 3 INCHES (76 mm) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 mm) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

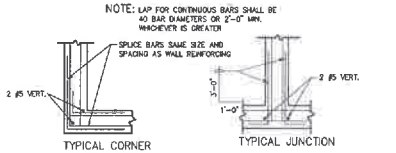
J D-2 BASEMENT EMERGENCY ESCAPE WELL 3/4"=1'-0"



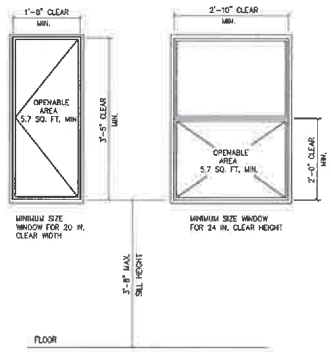
F D-2 BASEMENT WINDOW 1"=1'-0"



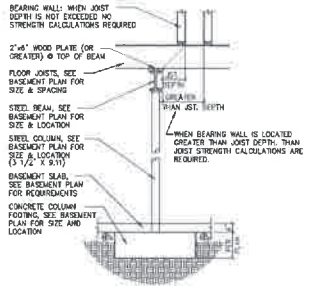
B D-2 BRICK LEDGE @ GARAGE 3/4"=1'-0"



N D-2 FOUNDATION REINF. DETAILS 1/2"=1'-0"



K D-2 EMERGENCY ESCAPE WINDOWS 3/4"=1'-0"



S D-2 STEEL COLUMN AND FOOTING DETAIL 1/2"=1'-0"

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1	5-10-21	PER BLDG. DEPT.

DATE: 04-06-21

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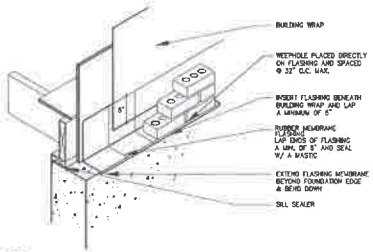
PREVIOUS NO. -

PROJECT NO. 21037

SHEET NUMBER D-2

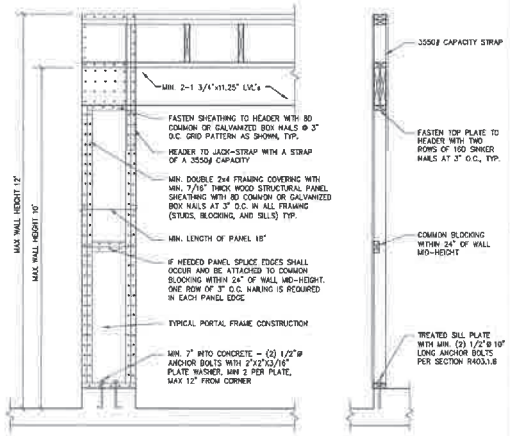


J D-3 FLASHING AT BRICK WALL BASE 1" = 1'-0"

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF L OR EQUAL REQUIRED (BACK TO BACK)
3 x 3 x 4	6'-0"	3'-6"	3'-0"	1
4 x 3 x 6	8'-0"	5'-6"	3'-0"	1
6 x 3 1/2 x 8	14'-0"	8'-0"	5'-6"	2

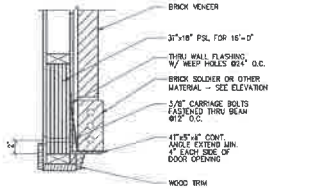
A LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
B. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

K D-3 LINTEL SCHEDULE 1/4" = 1'-0"

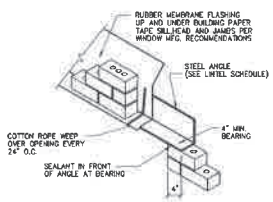


METHOD CS-PF- CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

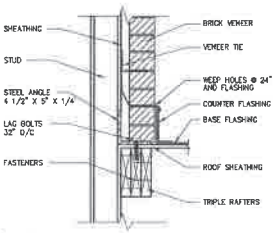
L D-3 (WHEN OPENING IS 8'-0" TO 16'-0" AND WALL NEXT TO OPENING IS LESS THAN 4'-0") (2012 IRC R602.10.6.2) NTS



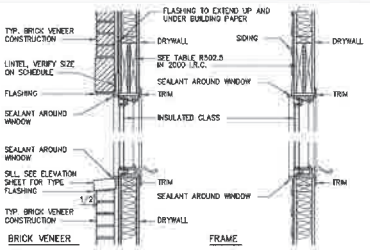
E D-3 BRICK SUPPORT AT GARAGE DOOR 1 1/2"=1'-0"



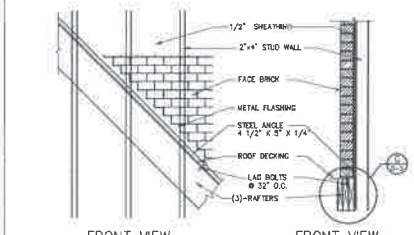
F D-3 LINTEL DETAIL 3/4"=1'-0"



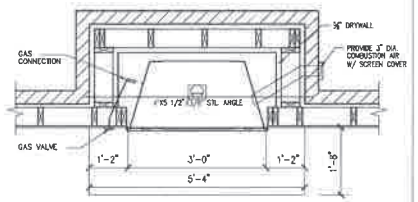
G D-3 TYPICAL BRICK SUPPORT WHEN RAFTERS SUPPORT STEEL ANGLE 1 1/2"=1'-0"



H D-3 WINDOW DETAIL 3/4"=1'-0"



B D-3 BRICK SUPPORT @ RAKE 3/4"=1'-0"



NOTE:
PLEASE CONSULT THE MANUFACTURERS INSTALLATION MANUAL FOR ALL DETAILS AND REQUIREMENTS BEFORE FINAL DESIGN LAYOUT

C D-3 FIREPLACE PLAN 3/4"=1'-0"

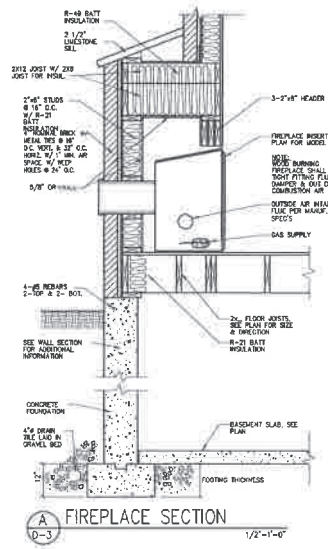
NOTE:
1. FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
— FACTORY-BUILT FIREPLACES CAN BE USED IF THEY ARE LISTED AND LABELED AND AREA INSTALLED FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. "LISTED" AND "LABELED" ARE DEFINED IN CHAPTER 2.

2. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. FACTORY-BUILT CHIMNEY INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT" AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY."

4. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

5. HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.



A D-3 FIREPLACE SECTION 1/2"=1'-0"

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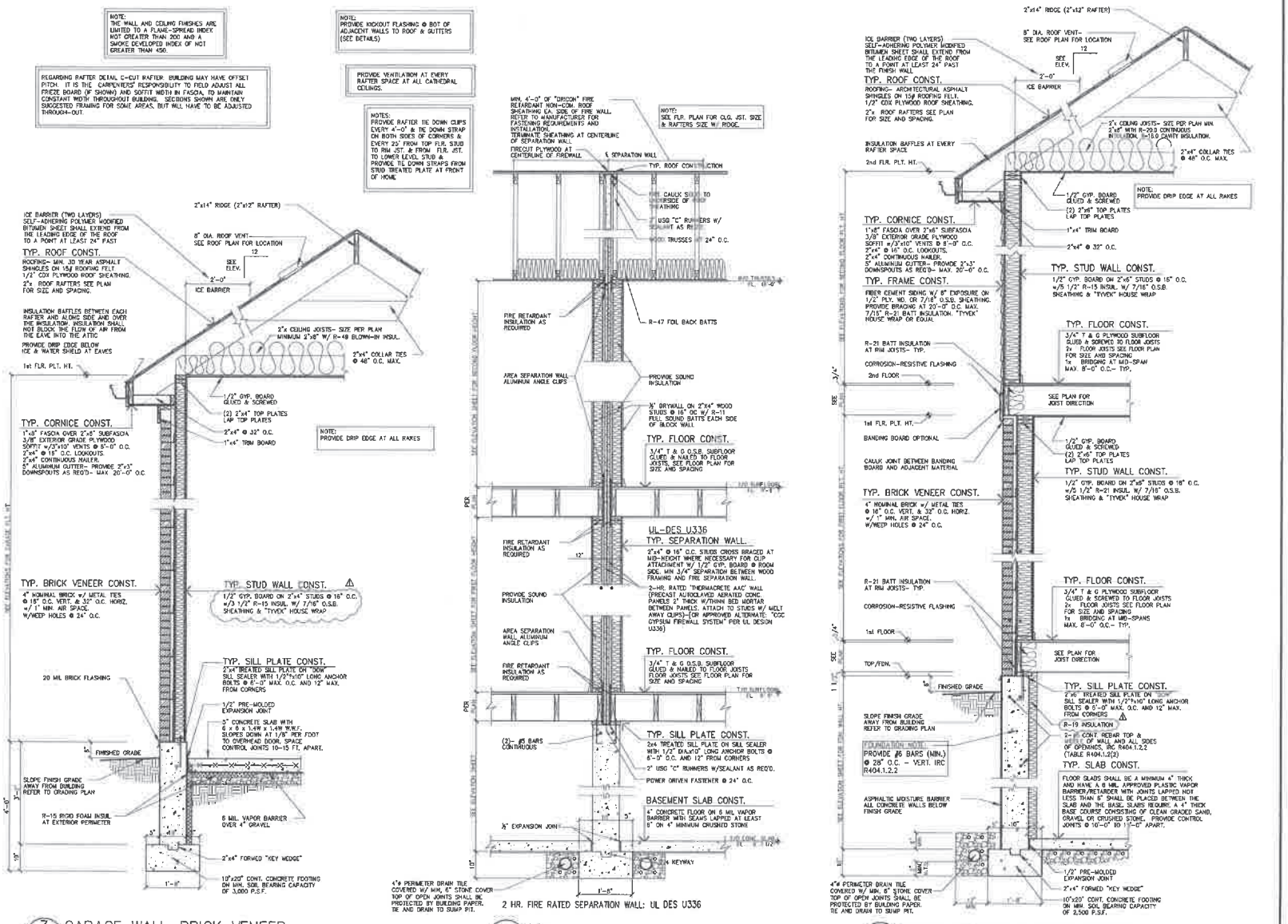
PREVIOUS NO. -

PROJECT NO. 21037

SHEET NUMBER D-3



3 D-4 GARAGE WALL-BRICK VENEER 3/4"=1'-0"

2 D-4 WALL SECTION 3/4"=1'-0"

2 HR. FIRE RATED SEPARATION WALL: UL DES U336

1 D-4 BRICK VENEER & WOOD FRAME W/ CEDAR OR CEMENT SIDING 3/4"=1'-0"

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PROJECT NO. 21037

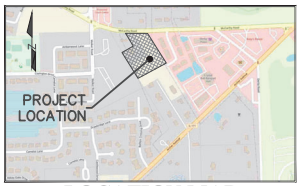
SHEET NUMBER D-4

EXHIBIT M

Preliminary Plat of Subdivision dated April 22, 2025

PRELIMINARY PLAT
FOR
SEVEN OAKS II SUBDIVISION
LEMONT, ILLINOIS

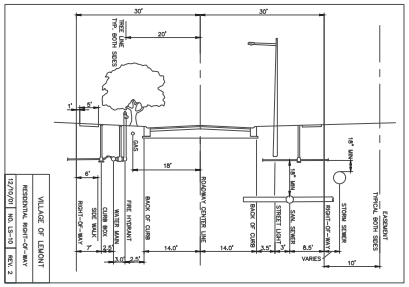
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX



SITE DATA

GROSS AREA:	191,656 S.F./4.40 AC.
R.O.W. AREA ON-SITE:	32,089 S.F./0.74 AC.
R.O.W. AREA OFF-SITE (STA. 7+00 +/-)	5,625 S.F./0.13 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,076 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,620 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	6 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,514 / 191,656 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,419 SF (MIN.)
LOT WIDTH (MIN.)	80'	128.16' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	19.9' (VARIANCE REQ.)
LOT COVERAGE	65%	38% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

LOT	AREA (SF)	AREA (AC)
1	17,372	0.40
2	14,419	0.33
3	16,024	0.37
4	15,374	0.35
5	14,419	0.33
6	17,637	0.40
OUTLOT 1	54,076	1.24
OUTLOT 2	10,246	0.24
R.O.W.	32,089	0.74
TOTAL	191,656	4.40

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

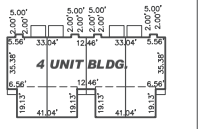
PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-029-0000
PARCEL THREE:	22-27-300-084-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,539 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12,50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 97.98 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2016 AS DOCUMENT 1610920968, IN COOK COUNTY, ILLINOIS.

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

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NO.	DATE	DESCRIPTION	BY

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JUSTICE, ILLINOIS 60458
(312) 617-4396

PRELIMINARY PLAT
FOR
SEVEN OAKS II SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
ILL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1"=40'
Date: 04-22-2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

SEVEN OAKS II SUBDIVISION – PRELIMINARY PLAT

L:\Projects\2024\24-0022\Engineering\LDWG\Preliminary\24-0022 PE.dwg, Plot Date: 4/22/2025 8:57:38 PM, ByJmfred

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Resolution No. O-___- 25 "AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 12100 BELL ROAD (Raymond Wallin and Angel Wallin)" adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on April 28, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois, this 28th day of April 2025.

_____

Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: An Ordinance Annexing Property Located at 14306 and 14322 McCarthy Road in Lemont, Illinois
DATE: April 28, 2025

SUMMARY/BACKGROUND
The attached ordinance approves the Plat of Annexation for the properties located at 14306 and 14322 McCarthy Road, totaling approximately 4 acres. These parcels are currently situated in unincorporated Cook County and are proposed for annexation into the corporate limits of the Village of Lemont in conjunction with the Seven Oaks II development.

The Plat of Annexation is consistent with the boundaries described in the corresponding annexation agreement and has been reviewed by Village staff. Upon approval, the plat will be recorded with the Cook County Recorder of Deeds as part of the formal annexation process.

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approval of the ordinance.

BOARD ACTION REQUESTED
A motion to approve an ordinance.

ATTACHMENTS
An Ordinance Annexing Property Located at 14306 and 14322 McCarthy Road in Lemont, Illinois

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-25

AN ORDINANCE ANNEXING PROPERTY LOCATED AT 14306 AND 14322 MCCARTHY ROAD IN LEMONT, ILLINOIS

(Seven Oaks II)

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on 4-___2025

ORDINANCE NO. O-_____-25

AN ORDINANCE ANNEXING PROPERTY LOCATED AT 14306 AND 14322 MCCARTHY ROAD IN LEMONT, ILLINOIS

(Seven Oaks II)

WHEREAS the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, ("the Village") is a municipality in the state of Illinois with full powers to enact ordinances and adopt ordinances for the benefit of the residents of the Village; and

WHEREAS, on April 28, 2025, the President and Board of Trustees adopted Ordinance O-___-25 entitled "An Ordinance Authorizing the Execution of an Amendment to an Annexation Agreement for the Property Commonly Known as 14306 and 14322 McCarthy Road"; and

WHEREAS, pursuant to the Annexation Agreement, the Village agreed to annex the property described in the Annexation Agreement to the Village; and

WHEREAS, the Village has complied with the statutory requirements for annexing the Subject Property.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will County, Illinois as follows:

Section 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

Section 2: The property described in Exhibit A attached hereto and incorporated herein by reference is annexed to the Village.

Section 3: The Village Clerk is authorized and directed to record a certified copy of this ordinance and the Plat of Annexation in substantially in the form attached hereto as Exhibit B and incorporated herein by reference with the Cook County Clerk's Recording Division.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 5: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 6: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION OF THE ADDITIONAL TERRITORY

Parcel 1:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12L50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS.COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71 FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG ALINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

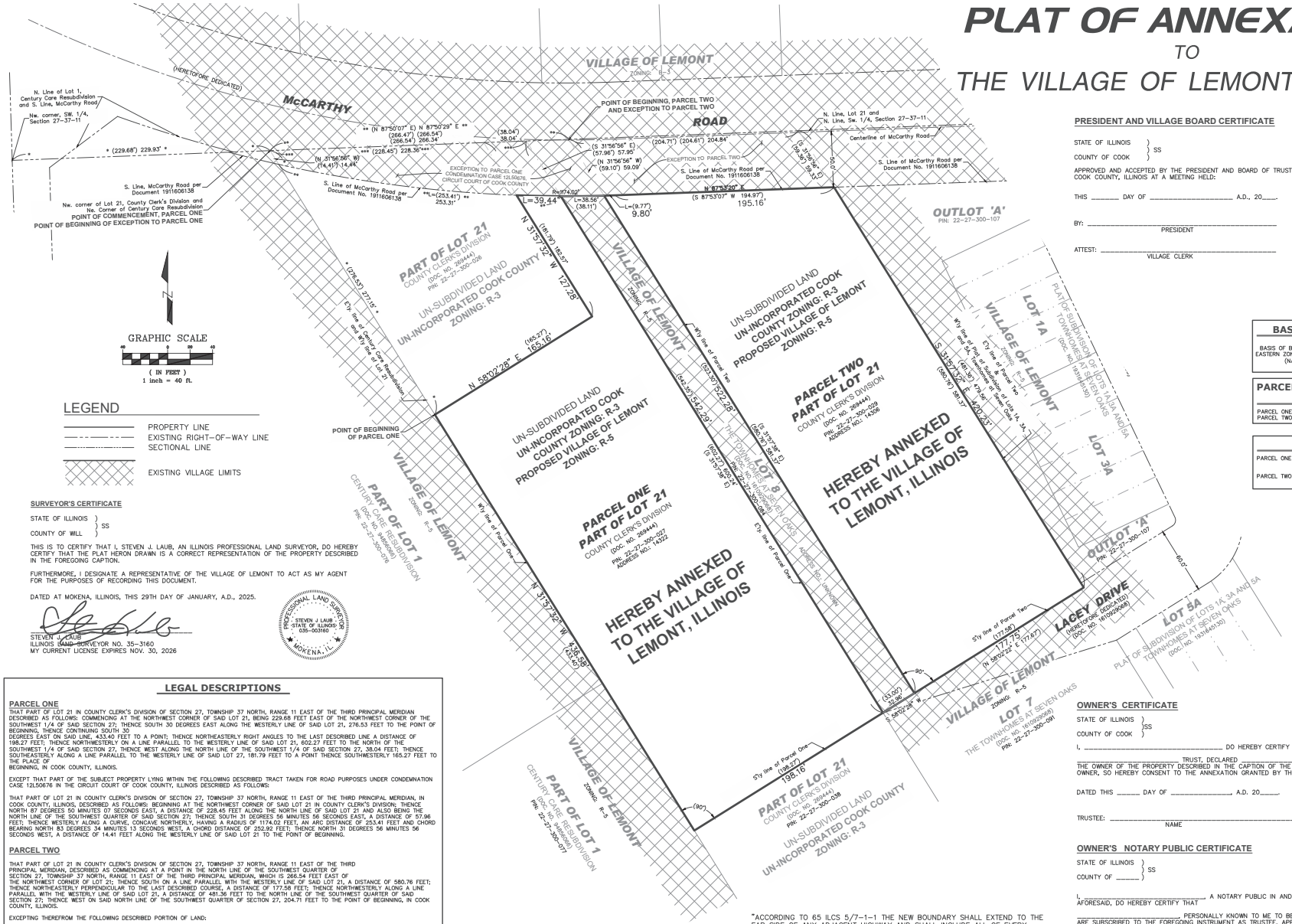
EXHIBIT B

PLAT OF ANNEXATION

PLAT OF ANNEXATION

TO

THE VILLAGE OF LEMONT, ILLINOIS



LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTIONAL LINE
- EXISTING VILLAGE LIMITS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HERON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

FURTHERMORE, I DESIGNATE A REPRESENTATIVE OF THE VILLAGE OF LEMONT TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED AT MOKENA, ILLINOIS, THIS 29TH DAY OF JANUARY, A.D., 2025.

STEVEN J. LAUB
ILLINOIS LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE EXPIRES NOV. 30, 2026

PROFESSIONAL LAND SURVEYOR · STEVEN J LAUB · STATE OF ILLINOIS · 35-003160 · MOKENA, IL

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF
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PARCEL TWO

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SUBMITTED BY:
The Village of Lemont
418 Main Street
Lemont, Illinois 60439

RETURN TO:
The Village of Lemont
418 Main Street
Lemont, Illinois 60439

"ACCORDING TO 65 ILCS 5/7-1-1 THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAYS SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION."

PRESIDENT AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A MEETING HELD:

THIS _____ DAY OF _____ A.D., 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____ DO HEREBY CERTIFY THAT I AM THE TRUSTEE OF THE _____ TRUST, DECLARED _____, SAID TRUST BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION OF THE PLAT HEREON DRAWN AND SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT

DATED THIS _____ DAY OF _____, A.D. 20____.

TRUSTEE: _____
NAME

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TRUSTEE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT _____ (HE/SHE/THEY) SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____, A.D., 20____.

BY: _____
NOTARY PUBLIC

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 22-27-300-027-0000
PARCEL TWO: 22-27-300-029-0000

SITE DATA

PARCEL ONE AREA: 90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA: 83,761 SQUARE FEET OR 1.92 ACRES

NO.	DATE	REVISIONS DESCRIPTION	BY

Z & R PROPERTIES 6C, LLC
8200 S. 86TH COURT
JUSTICE, ILLINOIS 60458
(708) 237-0000

PLAT OF ANNEXATION
FOR
PROPOSED TOWNHOMES AT
SEVEN OAKS, PH. 2
LEMONT, IL

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING AND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL Prof. Lic. No.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 01/29/2025
Field Date:
Drawn By: SJL
Checked By: MJF

1 OF 1

ANNEXATION

L:\Projects\2024\24-0022\Survey\dwg\Annexation\24-0022 Annexation.dwg Plot Date: 1/29/2025 8:05:36 AM By: SJL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Resolution No. O-___- 25 "AN ORDINANCE ANNEXING THE PROPERTY LOCATED AT 14306 & 14322 MCCARTHY ROAD, LEMONT, ILLINOIS" adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on April 28, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois, this 28th day of April 2025.

Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: An Ordinance Rezoning 3.99 Acres of Property at 14306 McCarthy Road and 14322 McCarthy Road in Lemont, IL (Seven Oaks II)
DATE: April 28, 2025

SUMMARY/BACKGROUND
Lemont LLC, represented by attorney Alexander Domanskis, is requesting approval of an ordinance to rezone approximately 3.99 acres at 14306 and 14322 McCarthy Road to R-5 Attached Single-Family Residential District. The rezoning supports the proposed Seven Oaks II townhome subdivision and applies to the two parcels just annexed, joining the 0.4-acre parcel already zoned R-5 and annexed in 2015 as part of the original Seven Oaks development.

ANALYSIS
Comprehensive Plan
The Lemont 2030 Comprehensive Plan envisioned the future land use as Multi-Family Mid-Rise, a residential land use designation. The proposed rezoning and associated subdivision are supported by the Comprehensive Plan.

Planning & Zoning Commission (PZC)
A public hearing was held on March 5, 2025 to discuss the annexation and rezoning to R-5 for the purpose of a 24-unit townhome subdivision. The PZC voted (7-0) to approve the rezoning with conditions that have been incorporated into the forthcoming PUD ordinance.

Committee of the Whole (COW)
The rezoning was discussed at the COW meeting held on March 24, 2025. Comments have been incorporated into the forthcoming PUD ordinance.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approval of the attached ordinance.

BOARD ACTION REQUESTED
A motion to approve the attached ordinance.

ATTACHMENTS
An Ordinance Rezoning 3.99 Acres Located at 14306 & 14322 McCarthy Road in Lemont IL (Seven Oaks II)

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-25

AN ORDINANCE REZONING 3.99 ACRES OF PROPERTY LOCATED AT 14306 & 14322 MCCARTHY ROAD IN LEMONT, ILLINOIS

(Seven Oaks II)

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on 4-___2025

ORDINANCE NO. O-_____-25

AN ORDINANCE REZONING 3.99 ACRES OF PROPERTY LOCATED AT 14306 & 14322 MCCARTHY ROAD IN LEMONT, ILLINOIS

(Seven Oaks II)

WHEREAS Lemont LLC, represented by Attorney Alexander Domanskis, (hereinafter referred to as the "Petitioners") is the owner of the subject property covering approximately 3.99-acres (PINS# 22-27-300-029-0000 & 22-27-300-027-0000) located 14306 & 14322 McCarthy Road (hereinafter referred to as the "Subject Property") described and depicted in Exhibit A; and

WHEREAS the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from R-1, the default zoning district following annexation into the Village of Lemont, to R-5 for the Subject Property; and

WHEREAS the Planning & Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on March 5, 2025 for the rezoning request and voted 7-0 to recommend approval of the rezoning; and

WHEREAS the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, ("the Village") is a municipality in the state of Illinois with full powers to enact ordinances and adopt ordinances for the benefit of the residents of the Village; and

WHEREAS, the Village and applicant have complied with the statutory procedures and requirements for rezoning of the Subject Property, defined as the 3.99 acres included in this ordinance.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will County, Illinois as follows:

SECTION 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2: The subject property, described in Exhibit A, is rezoned from R-1 to R-5 District in conformance with Village's Unified Development Ordinance. The zoning map of the Village of Lemont is hereby amended in accordance with the provision of this Ordinance.

SECTION 3: General Conditions. Unless otherwise approved by the Village Board, the subject property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code, Annexation Agreement, Seven Oaks II Planned Unit Development Ordinance, and this Ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 5: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 6: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

Exhibit A

Legal Description

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30
DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF
BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL TWO

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L:\Projects\2024\24-0022\Survey\dwg\Annexation\24-0022 Annexation.dwg Plot Date:1/30/2025 8:05:36 AM By: SJL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Ordinance No. _____ "AN ORDINANCE REZONING 3.99 ACRES OF PROPERTY LOCATED AT 14306 & 14322 MCCARTHY ROAD IN LEMONT, ILLINOIS (Seven Oaks II)," adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on April ___, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois this ___day of April 2025.

Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	Jason Berry CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) Plan and Plat for a 24-Unit Townhome Development on 4.39-Acres at 14306 & 14322 McCarthy Road and 12514 Archer Avenue In Lemont, IL (Seven Oaks II)
DATE:	April 28, 2025

SUMMARY/BACKGROUND

Lemont LLC, represented by attorney Alexander Domanskis, is requesting approval of an ordinance granting Preliminary Planned Unit Development (PUD) approval for a 24-unit townhome development at 14306 and 14322 McCarthy Road and 12514 Archer Avenue. While the project—referred to as Seven Oaks II—completes the extension of Lacey Drive and features architectural elements consistent with the original Seven Oaks subdivision, it is a separate development with different ownership.The PUD includes stormwater detention, open space amenities, required concrete driveways, and durable construction materials.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan envisioned the future land use as Multi-Family Mid-Rise, a residential land use designation.

Planning & Zoning Commission (PZC)

A public hearing was held on March 5, 2025 and the PZC voted (7-0) to approve the PUD with conditions that have been incorporated into the ordinance.

Committee of the Whole (COW)

The PUD was discussed at the COW meeting held on March 24, 2025. Comments from this meeting have been incorporated into the ordinance.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Approval of attached ordinance.

BOARD ACTION REQUESTED

Motion to approve attached ordinance.

ATTACHMENTS

An Ordinance Granting a Special Use for a Preliminary Planned Unit Development and Plat for a 24-Unit Townhome Subdivision on 4.39 Acres at 14302 & 14322 McCarthy Road and 12514 Archer Ave in Lemont IL (Seven Oaks II)

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) AND PLAT FOR A 24-UNIT TOWNHOME SUBDIVISION ON 4.39-ACRES LOCATED AT 14306 & 14322 MCCARTHY ROAD AND 12514 ARCHER AVENUE IN LEMONT, ILLINOIS

(Seven Oaks II)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF APRIL, 2025

Published in pamphlet form by Authority of the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, this 28th day of April, 2025.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) AND PLAT FOR A 24-UNIT TOWNHOME SUBDIVISION ON 4.39-ACRES LOCATED AT 14306 & 14322 MCCARTHY ROAD AND 12514 S ARCHER AVENUE IN LEMONT, ILLINOIS

(Seven Oaks II)

WHEREAS, Lemont LLC, represented by attorney Alexander Domanskis, (hereinafter referred to as "the Petitioner") is the owner of the 4.39-acre property on three parcels located at 14306 and 14322 McCarthy Road, and 12514 S Archer Avenue (PINS# 22-27-300-029-0000, 22-27-300-027-0000, 22-27-300-084-0000) (hereinafter referred to as the "Subject Property"), legally described and depicted in Exhibit A; and

WHEREAS, the 0.4-acre parcel (PIN#) was annexed and zoned R-5 in 2015, included in the Final Planned Unit Development (PUD) and Final Plat of Subdivision for Seven Oaks Townhomes, approved as O-20-15; and

WHEREAS, the 0.4-acre parcel is now incorporated into this PUD ordinance and Plat of Subdivision, granting authority over its development and voiding its role in the Seven Oaks PUD (O-20-15); and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking a preliminary plat of subdivision and a special use for a preliminary planned unit development, consisting of the following (hereinafter referred to as "Seven Oaks II Preliminary PUD");

1. Site Plan for Seven Oaks II Subdivision by Design Tek Engineering Inc., dated 2-05-2025 with a final revision date of 3-27-2025, attached hereto and incorporated herein as Exhibit B; and
2. Preliminary Engineering Plan for Seven Oaks II prepared by DesignTek Engineering, Inc. dated 2-05-2025 and a final revision date of 3-27-2025, attached hereto and incorporated herein as Exhibit C; and
3. Preliminary Landscape Plan for Seven Oaks II Subdivision by Heritage Oak Studios, LLC dated 2-07-2025 and revised 4-01-2025, attached hereto and incorporated herein as Exhibit D; and
4. Tree Survey for Seven Oaks II by Design Tek Engineering Inc., dated 2/17/2025, attached hereto and incorporated herein as Exhibit E; and
5. Seven Oaks Subdivision Phase II 4-Unit Townhomes for Lemont, LLC by Ideal Designs Architects dated 4-06-2021 and revised 5-10-21, attached hereto and incorporated herein as Exhibit F.
6. Preliminary Plat for Seven Oaks II Subdivision by Design Tek Engineering Inc., dated

4/22/2025, attached hereto and incorporated herein as Exhibit G.

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on March 7, 2025 for the annexation, rezoning, Preliminary Planned Unit Development and Preliminary Plat Approval request for the Seven Oaks II Subdivision and voted 7-0 to recommend approval of the requested rezoning to R-5 with associated Planned Unit Development (PUD) and Preliminary Plat with conditions either remediated or incorporated into this ordinance; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested Preliminary PUD and Plat are in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit H.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: Incorporation of Recitals. The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: Special Use. A special use for a planned unit development is granted as provided and conditioned in this Ordinance.

SECTION THREE: Conditions. The special use for a planned unit development shall have the following conditions:

1. **General Conditions**. Unless otherwise approved by the Village Board the Subject Property shall be developed and maintained in accordance with Village Code, the approved plans, the Annexation Agreement and Amendment to Annexation Agreement, pertaining to the Subject Property and the exhibits to this Ordinance.

2. Prior to final plat approval the following plans/permits shall be applied for and submitted for approval to the Village:

   a) final engineering plan,
   b) tree protection and preservation plan,
   c) final landscape plan, and
   d) subdivision plat/plans.

3. **Specific Conditions**. The following specific conditions shall apply:

   a) **Submit Final PUD Plat/Plan**; and

b) **Departures from Zoning Standards**. The following departures from the Unified Development Ordinance are a part of this PUD:
    i. §17.07.010 and Table 17-07-0. The interior side yard setbacks are 10.25-feet and 20.5-feet between buildings. The Lacey Drive corner side yard setback is 19.85-feet at the closest point, as depicted in Exhibit B.
    ii. §17.08.030 D. There is less than 10% open space as defined by the UDO. This is supported by §17.08.030 E. with the addition of a gazebo, benches and increased landscaping on Outlot 2.
    iii. §17.26 The right-of-way width is 60-feet.
c) **Homeowner's Association Establishment**. The Petitioner shall establish a Homeowner's Association (HOA) for the subdivision prior to the issuance of a site development permit, which shall be binding upon the Subject Property, recorded against the Subject Property, and in accord with the provisions of this ordinance. The HOA shall have the obligation and responsibility at its own sole cost and expense to ensure the upkeep, landscaping and maintenance of the common areas that are not dedicated and accepted by the Village in a first-rate condition at all times. The common areas, include but are not limited to Outlot 1 and Outlot 2. The HOA declarations shall include the following statements:
    i. All driveways shall be constructed of concrete and replaced with only concrete in the future.
    ii. Vinyl siding is prohibited at the time of construction and for future replacement.
    iii. Patios or decks cannot be enlarged beyond the size at time of initial construction.
d) **Open Space Amenities**. The Petitioner is hereby required to install benches with gazebo on Outlot 2 as indicated in the Preliminary Landscape Plans shown in Exhibit D; and
e) **Outstanding Comments**. The Petitioner must address and remediate all comments and issues as noted by the Consulting Planner, Village Engineer, Village Arborist, Village Ecologist, Village Plumber, Village Traffic Consultant and Fire Marshal prior to final PUD approval; and
f) **Townhome Design**. Vinyl siding is prohibited. Driveways shall be constructed of concrete. Final architectural plans shall be provided with the Final PUD.

SECTION FOUR: The planned unit development (PUD) approval shall lapse in the event the Petitioner does not file a complete application for Final PUD approval within two (2) years of the effective date of this ordinance, unless otherwise extended by the President and Board of Trustees of the Village.

SECTION FIVE: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 28th day of April, 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOSKE, Village President

Attest:

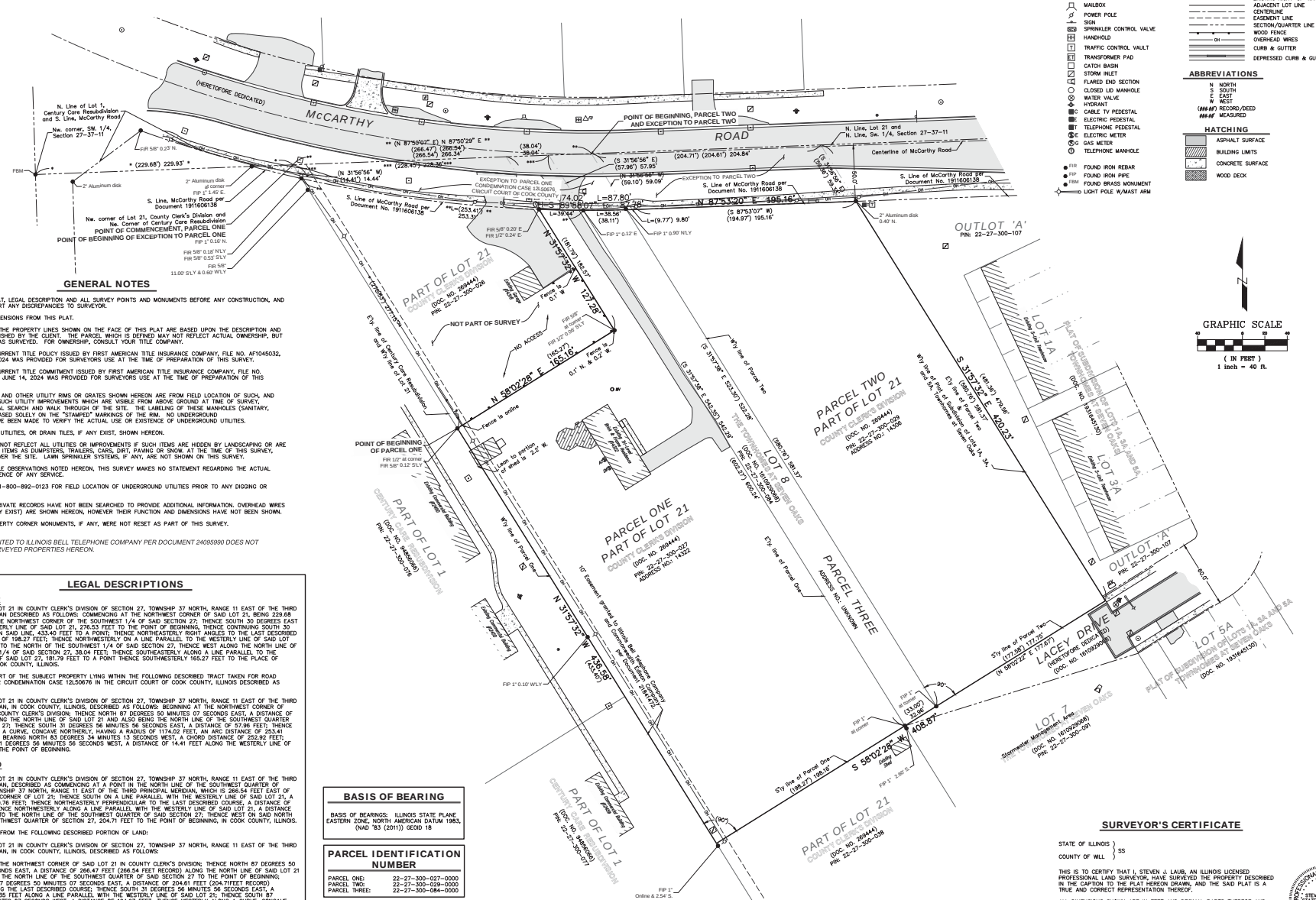
_____

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Plat of Survey

PLAT OF SURVEY



LEGEND

- ANCHOR
- B-BOX
- MAILBOX
- POWER POLE
- SIGN
- SPRINKLER CONTROL VALVE
- HANDHOLD
- TRAFFIC CONTROL VAULT
- TRANSFORMER PAD
- CATCH BASIN
- STORM INLET
- FLARED END SECTION
- CLOSED LID MANHOLE
- WATER VALVE
- HYDRANT
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- TELEPHONE MANHOLE
- FIR FOUND IRON REBAR
- FIP FOUND IRON PIPE
- FBM FOUND BRASS MONUMENT
- LIGHT POLE W/MAST ARM

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- SECTION/QUARTER LINE
- WOOD FENCE
- OVERHEAD WIRES
- CURB & GUTTER
- DEPRESSED CURB & GUTTER

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (###.##') RECORD/DEED
- ###.##' MEASURED

HATCHING

- ASPHALT SURFACE
- BUILDING LIMITS
- CONCRETE SURFACE
- WOOD DECK

GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

PARCEL ONE: A CURRENT TITLE POLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. AF1045032, DATED JULY 23, 2024 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

PARCEL TWO: A CURRENT TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. AF1045033, DATED JUNE 14, 2024 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

OBLITERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.

EASEMENT GRANTED TO ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT 24095990 DOES NOT AFFECT THE SURVEYED PROPERTIES HEREON.

LEGAL DESCRIPTIONS

PARCEL ONE

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PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2016 AS DOCUMENT 1610920068, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-029-0000
PARCEL THREE:	22-27-300-084-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,539 OR 0.40 ACRE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATE : OCTOBER 23, 2024

STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE RENEWS NOV. 30, 2024

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

SEE SHEET 2 OF 2 FOR TOPOGRAPHY

NO.	DATE	REVISIONS DESCRIPTION	BY

REGAN HEATING
312-617-4396

PLAT/TOPOGRAPHIC SURVEY
FOR
PROPOSED TOWNHOMES AT
SEVEN OAKS, PH. 2
LEMONT, IL

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1" = 40'
Date: 10/23/2024
Field Date: 10/16/2024
Drawn By: SJL
Checked By: SDS

1 OF 2

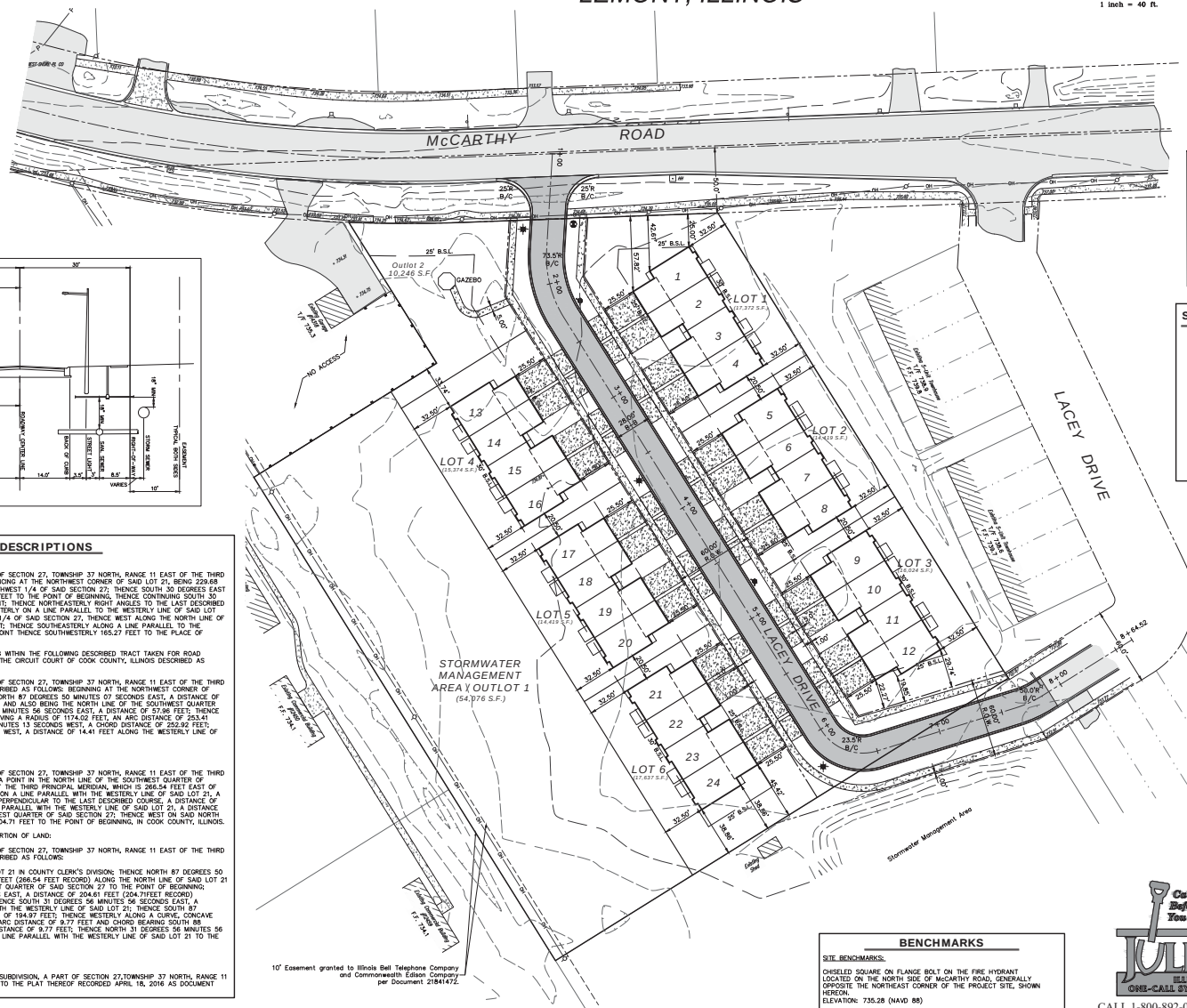
BOUNDARY

L:\Projects\2024\24-0022\Survey\Dwg\Topography\24-0022 Topo.dwg Plotted: October 23, 2024 @ 4:45:43 PM By: SJL

EXHIBIT B

Preliminary Site Plan

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS



LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF-XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF-XXX.XX
FG XXX.XX	FINISH GRADE	FG-XXX.XX
FF XXX.XX	FINISH FLOOR	FF-XXX.XX
GF XXX.XX	GARAGE FLOOR	GF-XXX.XX

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12,500676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 57.98 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

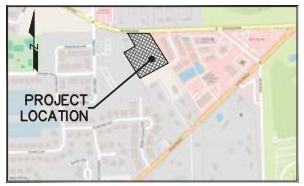
THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2016 AS DOCUMENT 1610929068, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



LOCATION MAP
NOT TO SCALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03-13-25	PER VILLAGE PLANNING COMM.	MJF
2	03-27-25	PER VILLAGE COM REVIEW	MJF

SITE DATA

GROSS AREA:	191,656 S.F./4.40 AC.
R.O.W. AREA:	37,714 S.F./0.87 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,076 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,620 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	6 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,514 / 191,656 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,419 SF (MIN.)
LOT WIDTH (MIN.)	80'	128.16' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	19.9' (VARIANCE REQ.)
LOT COVERAGE	65%	38% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

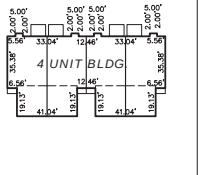
PARCEL IDENTIFICATION NUMBER

PARCEL ONE:	22-27-300-027-0000
PARCEL TWO:	22-27-300-029-0000
PARCEL THREE:	22-27-300-084-0000

SITE DATA

PARCEL ONE AREA:	90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA:	83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA:	17,539 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

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LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1"=40'
Date: 02-05-2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

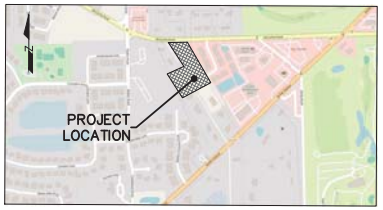
SEVEN OAK SUBDIVISION - SITE PLAN

L:\Projects\2024\24-0022\Engineering\GIS\Preliminary\24-0022 PE.dwg, Plot Date: 2/28/2025 3:45:51 PM, By: dbassano

EXHIBIT C

Preliminary Engineering Plan

PRELIMINARY ENGINEERING PLAN
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS

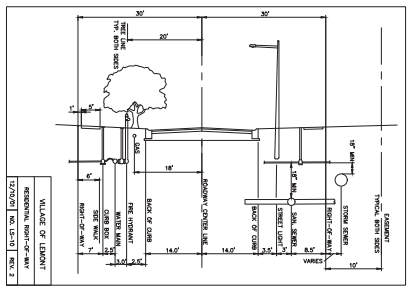


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX



PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF LEMONT SUBDIVISION CODE.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF LEMONT APPROVED STANDARDS.
4. ALL MAINLINE SANITARY SEWER SHALL BE 8" (INCHES) UNLESS NOTED OTHERWISE ON THE PLAN. ALL MAINLINE SANITARY SEWERS SHALL BE PVC, ASTM D-3034, SDR 26.
5. ALL MAINLINE WATERMAIN SHALL BE 8" (INCHES) UNLESS OTHERWISE NOTED ON THE PLAN. ALL WATERMAIN SHALL BE DUCTILE IRON, THICKNESS CL 52, CEMENT LINED. WATERMAIN SHALL HAVE A MINIMUM COVER OF 5.5' (FEET).
6. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
7. PUBLIC STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE VILLAGE OF LEMONT STANDARDS.
8. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

SANITARY STRUCTURES (XX)

(1) 48" M.H., C.L.
RIM 733.90
INV 723.76 (S)
INV 721.96 (E,W)

(2) 48" M.H., C.L.
RIM 733.10
INV 724.33

(3) 48" M.H., C.L.
RIM 737.40
INV 725.15

(4) 48" M.H., C.L.
RIM 736.65
INV 727.65

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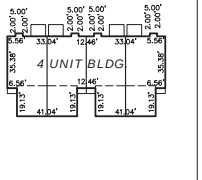

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BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

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SITE PLAN
FOR
SEVEN OAKS SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

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DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1"=40'
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Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

PRELIMINARY ENGINEERING PLAN

L:\Projects\2024\24-0022\Civil\Preliminary\24-0022 PE.dwg, Plot Date: 2/28/2025 3:45:48 PM, By: dbussema

EXHIBIT D

Landscape Plan

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

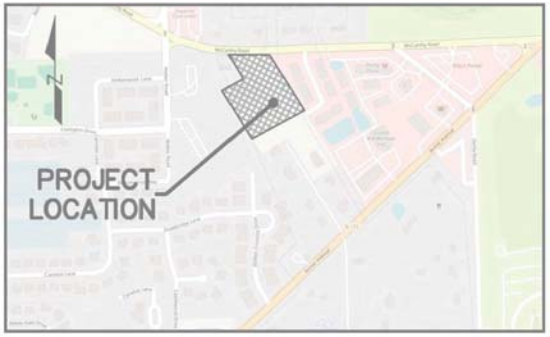
LANDSCAPE PLAN

for

Seven Oaks Subdivision

14306 McCarthy Road, Lemont, IL

Site Location Map



SHEET INDEX

CS-1 COVER SHEET

L-1 NORTH HALF LANDSCAPE PLAN PLAN

L-2 SOUTH HALF LANDSCAPE PLAN

L-3 PROTOTYPICAL FOUNDATION LANDSCAPE PLAN & PLANTING DETAILS

L-4 LANDSCAPE SPECIFICATIONS & GENERAL NOTES

811 Know what's below. Call before you dig.

SCALE Not To Scale

0 0 0

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157.000217
REGISTERED LANDSCAPE ARCHITECT

Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

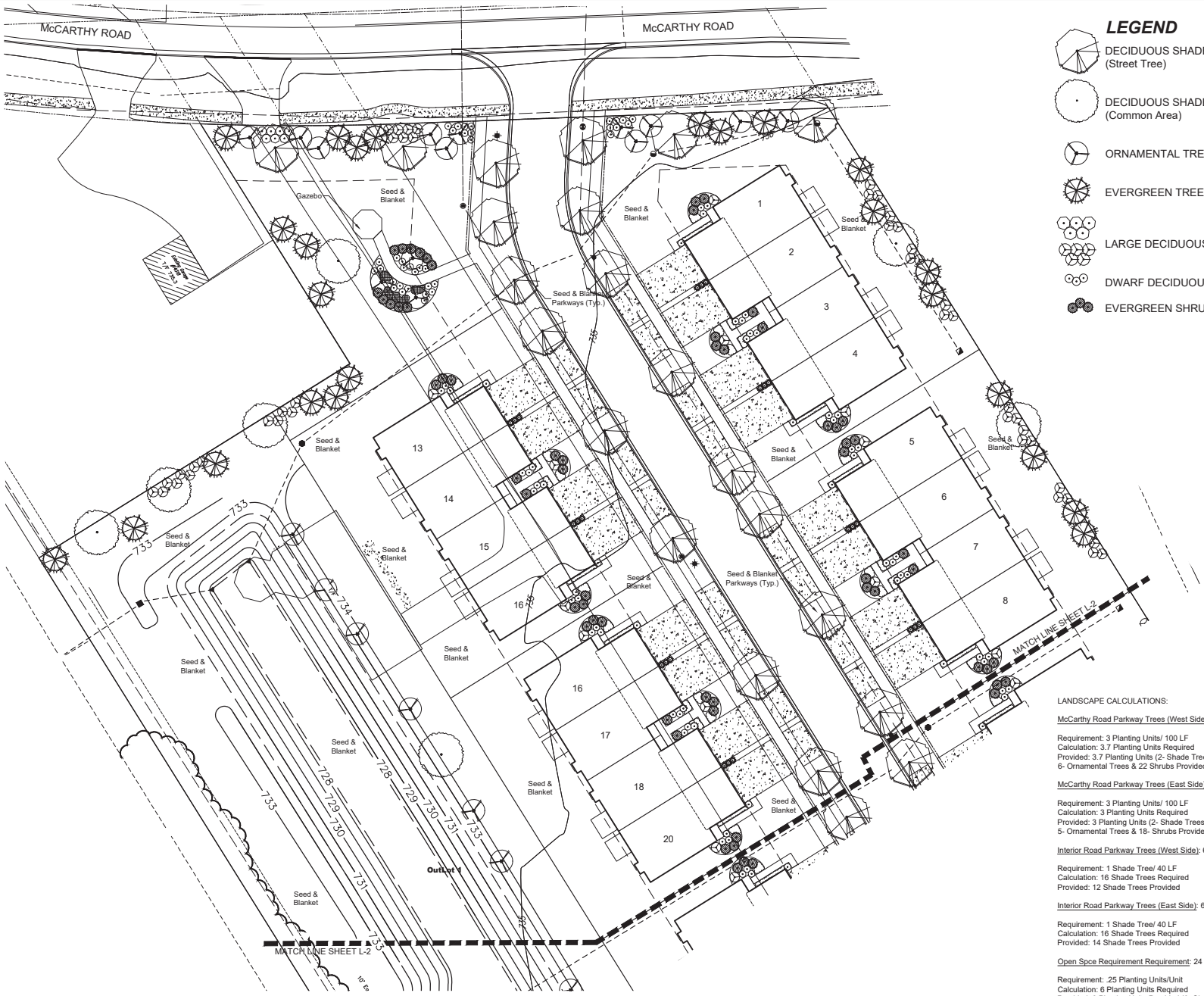
COVER SHEET

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
CS-1

PROJECT NO.: 0425 - 2441

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



LEGEND

- DECIDUOUS SHADE TREE - 3.0" BB (Street Tree)
- DECIDUOUS SHADE TREE - 2.5" BB (Common Area)
- ORNAMENTAL TREE - 2.0"/6' cl. BB
- EVERGREEN TREE - 8' BB
- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"

LANDSCAPE CALCULATIONS:

McCarthy Road Parkway Trees (West Side): 123 LF

Requirement: 3 Planting Units/ 100 LF
Calculation: 3.7 Planting Units Required
Provided: 3.7 Planting Units (2- Shade Trees, 4- Evergreen Trees, 6- Ornamental Trees & 22 Shrubs Provided)

McCarthy Road Parkway Trees (East Side): 100 LF

Requirement: 3 Planting Units/ 100 LF
Calculation: 3 Planting Units Required
Provided: 3 Planting Units (2- Shade Trees, 3- Evergreen Trees, 5- Ornamental Trees & 18- Shrubs Provided)

Interior Road Parkway Trees (West Side): 650 LF

Requirement: 1 Shade Tree/ 40 LF
Calculation: 16 Shade Trees Required
Provided: 12 Shade Trees Provided

Interior Road Parkway Trees (East Side): 650 LF

Requirement: 1 Shade Tree/ 40 LF
Calculation: 16 Shade Trees Required
Provided: 14 Shade Trees Provided

Open Spce Requirement Requirement: 24 Units

Requirement: .25 Planting Units/Unit
Calculation: 6 Planting Units Required
Provided: 6 Planting Units Provided (3- Shade Trees, 6- Evergreen Trees, 9- Ornamental Trees & 39- Shrubs Provided)

811 Know what's below. Call before you dig.

SCALE 1" = 20'
0 20 40

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REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157.002217
REGISTERED LANDSCAPE ARCHITECT

Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

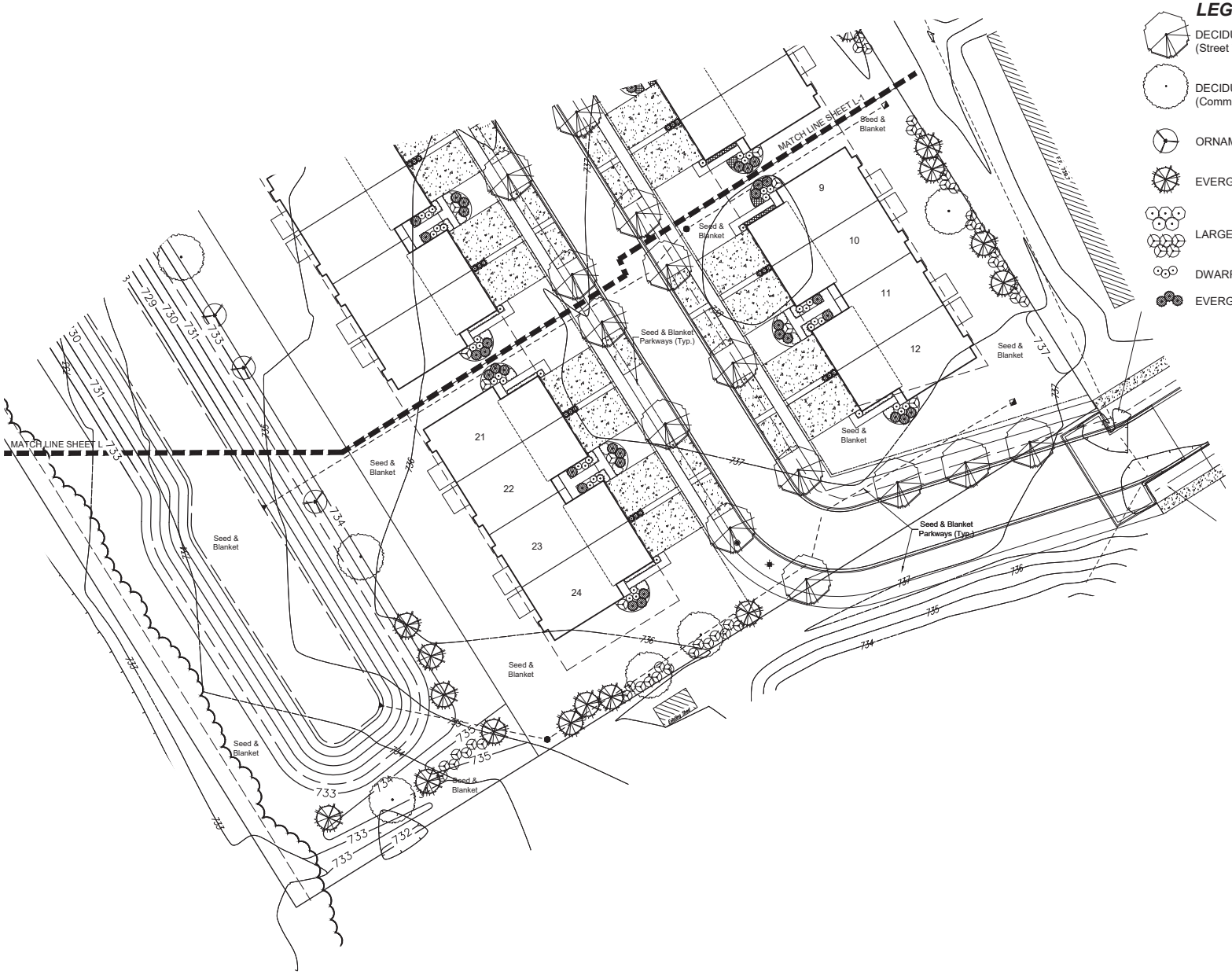
NORTH HALF PRELIMINARY LANDSCAPE PLAN

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-1

PROJECT NO.: 0425 - 2441

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



LEGEND

- DECIDUOUS SHADE TREE - 3.0" BB (Street Tree)
- DECIDUOUS SHADE TREE - 2.5" BB (Common Area)
- ORNAMENTAL TREE - 2.0"/6' cl. BB
- EVERGREEN TREE - 8' BB
- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"

Know what's below. Call before you dig.

SCALE 1" = 20'
0 20 40

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REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157.000217
REGISTERED LANDSCAPE ARCHITECT

Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

SOUTH HALF PRELIMINARY LANDSCAPE PLAN

DATE: 2025-02-07
SCALE: 1"=20'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-2

PROJECT NO.: 0425 - 2441

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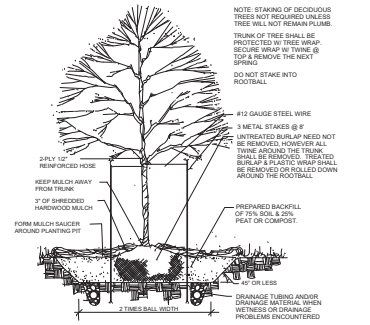
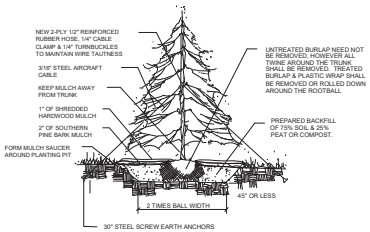
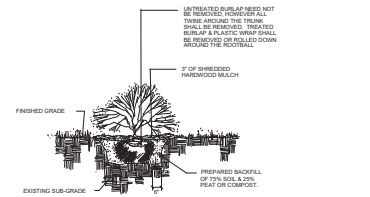


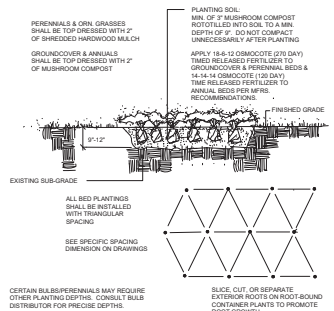
DECIDUOUS TREE
NTS



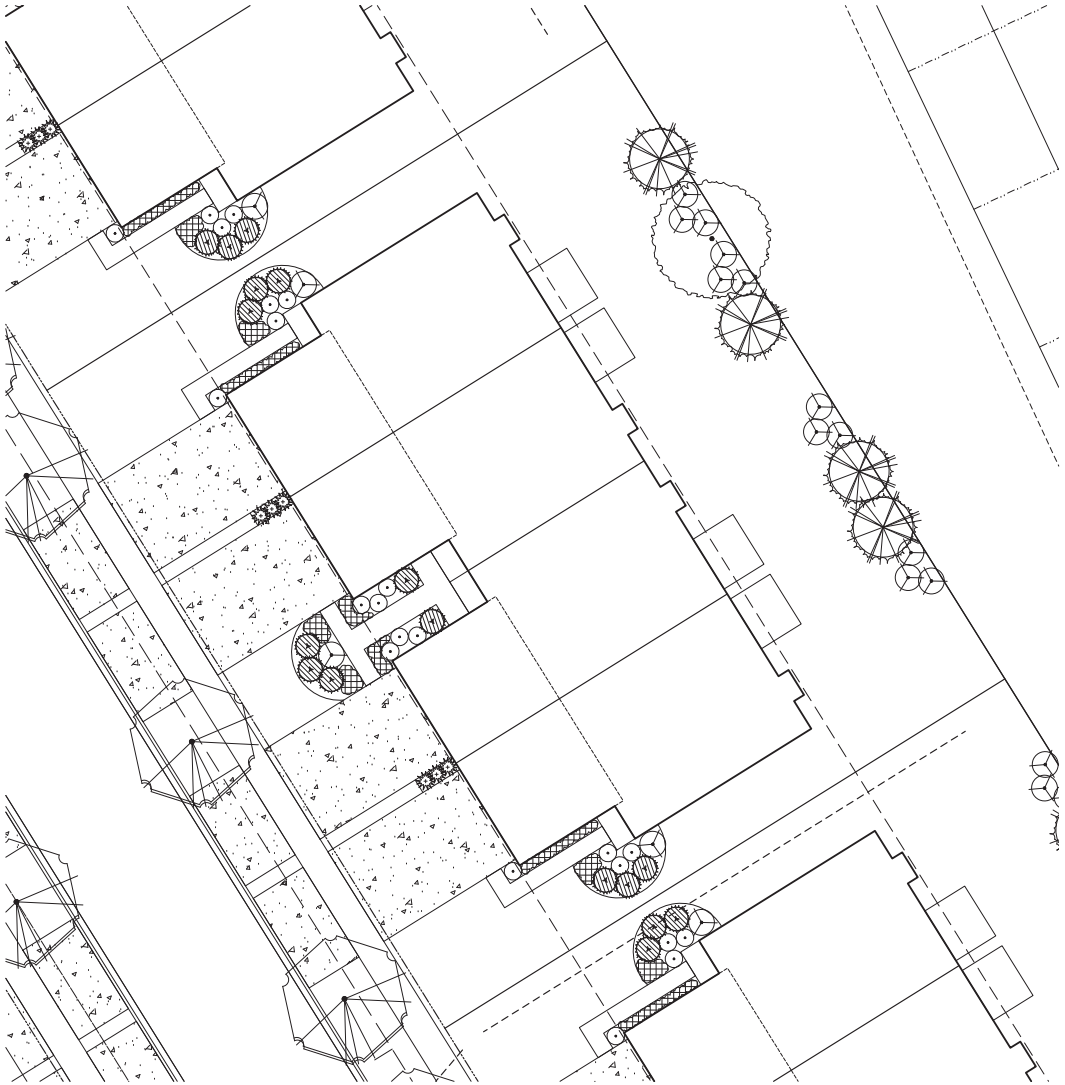
EVERGREEN TREE
NTS



SHRUBS
NTS



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)
NTS



LEGEND

- LARGE DECIDUOUS SHRUB - 5 Gal. & 3 Gal./24"
- DWARF DECIDUOUS SHRUB - 5 Gal. & 3 Gal./18"
- EVERGREEN SHRUB - 5 Gal. & 3 Gal./18"
- PERENNIALS & GROUNDCOVERS - 1 Gal. & 24 Flats
- ORNAMENTAL GRASSES - 1 Gal.

811 Know what's below. Call before you dig.

SCALE 1" = 10'
0 10 20

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REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157.002217
LICENSED LANDSCAPE ARCHITECT
Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

PROTOTYPICAL FOUNDATION LANDSCAPE PLAN & PLANTING DETAILS

DATE: 2025-02-07
SCALE: 1"=10'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-3

PROJECT NO.: 0425 - 2441

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, heeled-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 ds/m minimum (under 2 ds/m best)
3. Moisture content = 35-55%
4. ph range 6.1-8.4
5. Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his intenede or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
10% ..... CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
40% ..... "FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30% ..... CREEPING RED FESCUE
20% ..... KENTUCKY BLUEGRASS
10% ..... PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Coonut Blanket (American Excelsior Company)
c. or equivalent

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be compatible with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

B. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

1 - Per Village Review 2025-04-01

SEVEN OAKS SUBDIVISION

14306 McCarthy Road
Lemont, Illinois

STATE OF ILLINOIS
RONALD PLONKA
No. 157.002217
PROFESSIONAL ENGINEER
Expires: 2025-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE SPECIFICATIONS & GENERAL NOTES

DATE: 2025-02-07
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-4

PROJECT NO.: 0425 - 2441

EXHIBIT E

Tree Survey

TREE SURVEY
FOR
SEVEN OAKS SUBDIVISION
LEMONT, ILLINOIS

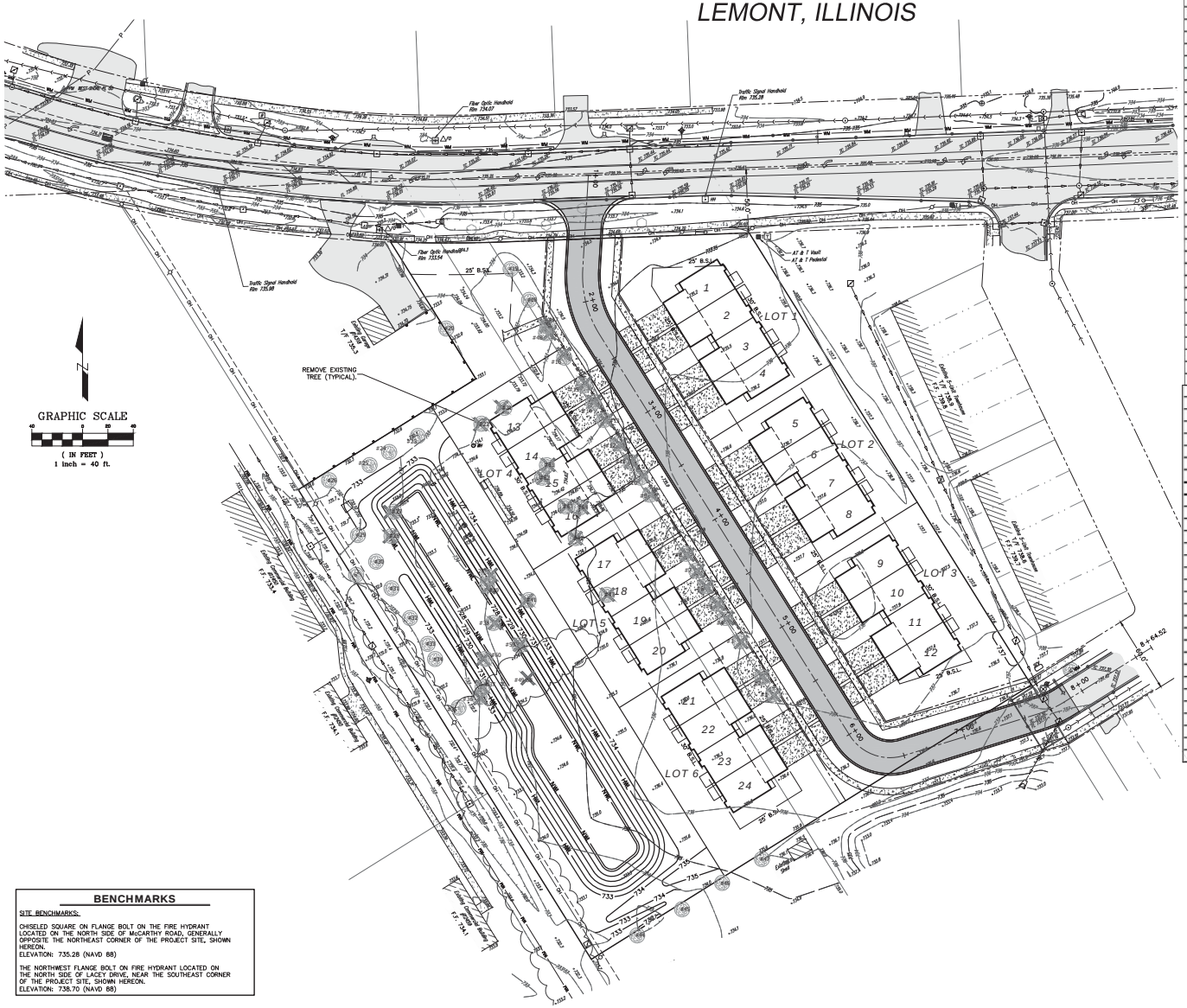
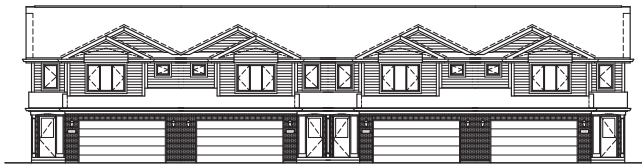

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.
REMOVE EXISTING TREE (TYPICAL).
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
25' B.S.L.
Fiber Optic Handhold Rim 734.07
Traffic Signal Handhold Rim 735.28
Traffic Signal Handhold Rim 735.98
Fiber Optic Handhold Rim 733.54
Cable TV Pedestal Rim 735.5
AT & T Vault
AT & T Pedestal
Cable TV Pedestal Rim 736.1
Cable TV Pedestal Rim 734.1
Cable TV Pedestal Rim 734.1
Cable TV Pedestal Rim 734.1
Electric Pedestal
Electric Pedestal
Electric Pedestal

EXHIBIT F

Architectural Plans

Seven Oaks Subdivision PHASE II
4 Unit Townhomes for Lemont, LLC

No Vinyl Siding per Seven Oaks II PUD



DESIGN CRITERIA

GROUND SNOW LOAD		30 LB/FT²
WIND DESIGN		90 MPH
SEISMIC DESIGN CATEGORY		B
WIND EXPOSURE CATEGORY		B
SUBJECT TO DAMAGE FROM:	WEATHERING	SEVERE
	FROST LINE DEPTH	42"
	TERMITE	MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE		0°F
SUMMER DESIGN TEMPERATURE		90–91°F, DRY BULB
		74–76°F, WET BULB
ICE BARRIER UNDERLAYMENT		REQUIRED
FLOOD HAZARDS		FIRM # 170214 PANELS 0606H–0609H 12/16/2004
AIR FREEZING INDEX		1543° (F–DAYS)
ANNUAL MEAN TEMPERATURE		49.4°F
HEATING DEGREE DAYS (HDD)		6,155
COOLING DEGREE DAYS (CDD)		942
CLIMATE ZONE		5
INDOOR DESIGN CONDITIONS		MAX. 72°F – HEATING MAX. 75°F – COOLING
100 – YEAR HOURLY RAINFALL RATE		4"

DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR) & DECKS	40 psf	7
ROOF LIVE LOAD	30 psf	10
ROOF RAFTERS	30 psf	10
ROOF RAFTERS W/ CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS (HEAVY ROOF)–EX. CLAY, TILE, CEMENT, SLATE	30 psf	17
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
FIRE ESCAPES	40 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30 psf	10
FLOORS (EXCEPT SLEEPING ROOMS	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
ENGINEERED FLOOR JOISTS – 16" O.C. LIVE LOAD DEFLECTION L/480	40 psf	10
STAIRS	40 psf	10
GUARDRAIL IN–FILL COMPONENTS	50 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200 psf	
WALLS–STUD	5 psf	
WALLS–BRICK(STD)	40 psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3–SEC GUST) < 30 '	15 psf	
HORIZONTAL WIND LOAD (90 mph 3–SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	
FOR SI: 1 PSF=0.0479 kN/m², 1 SQUARE INCH=645 mm²		

SEE SHEET SP–1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL.

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(4 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALLOWABLE DEFLECTION STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 W/ NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS & PARTITIONS	H/180
FLOORS/CEILING W/ PLASTER OR STUCCO FINISH	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS – WIND LOADS W/ PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS W/ FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600
L = SPAN LENGTH, H = SPAN HEIGHT	

ALLOWABLE FRAMING SPANS:

FLOOR AND CEILING JOIST:
CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS..

ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE–PINE–FIR #2		HEM–FIR #2	
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
16"O.C.	12'–10"	16'–3"	19'–10"	21'–0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD				
16" O.C.			17'–2"	19'–8"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD				
16" O.C.			15'–5"	17'–7"

ENGINEERED FLOOR JOISTS – 16" O.C. – 40lbs LIVE LOAD – 10lbs DEAD LOAD
LIVE LOAD DEFLECTION L/480

ROOF RAFTERS:

USE CANADIAN SPRUCE–PINE–FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10".
CANADIAN HEM–FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"
– 2"x8" @ 16" O.C. = 15'–1"

HEM FIR
– 2"x12" @ 16" O.C. = 21'–1" – 2"x10" @ 16" O.C. = 18'–5"

ABBREVIATIONS

A.F.F.	ABOVE FIN. FLOOR	H.P.	HIGH POINT	OPN'G.	OPENING
ALUM	ALUMINUM	INSUL.	INSULATION	OPP.	OPPOSITE
BD.	BOARD	INT.	INTERIOR	PL.	PLATE
BLK.	BLOCK	JAN.	JANITOR	PLAS. LAM.	PLASTIC LAMINATE
BLK'G	BLOCKING	LAV.	LAVATORY	PLYWD.	PLYWOOD
BM.	BEAM	L.P.	LOW POINT	Q.T.	QUARRY TILE
B/	BOTTOM OF	MAX.	MAXIMUM	R.D.	ROOF DRAIN
CAB.	CABINET	M.C.	MEDICINE CABINET	REF.	REFERENCE
C.L.	CENTER LINE	MECH.	MECHANICAL	REFRIG.	REFRIGERATOR
CER.	CERAMIC	MTL.	METAL, MATERIAL	REIN.	REINFORCED
CLR.	CLEAR	MIN.	MINIMUM	REQ'D.	REQUIRED
COL.	COLUMN	M.O.	MASONRY OPENING	R.O.	ROUGH OPENING
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE	SCHED.	SCHEDULE
CONT.	CONTINUOUS	O.C.	ON CENTER	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISH	SIM.	SIMILAR
ø	DIAMETER	FLR.	FLOOR	SPEC.	SPECIFICATION
DET.	DETAIL	FLASH.	FLASHING	ST. STL.	STAINLESS STEEL
DN.	DOWN	FT.	FOOT	STD.	STANDARD
D.W.	DISHWASHER	FTG.	FOOTING	T/	TOP OFF
DWG.	DRAWING	GA.	GAUGE	T	TREAD
EXIST.	EXISTING	GALV.	GALVANIZED	TEL.	TELEPHONE
EA.	EACH	GL.	GLASS	THK.	THICK
EXP. JT.	EXPANSION JOINT	GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
ELEV.	ELEVATION	HDCP.	HANDICAPPED	VERT.	VERTICAL
EX.	EQUAL	HDWR.	HARDWARE	W/	WITH
EXT.	EXTERIOR	H.M.	HOLLOW METAL	WD.	WOOD
F.D.	FLOOR DRAIN	HORIZ.	HORIZONTAL	WP.	WATERPROOF
FDN.	FOUNDATION	HGT.	HEIGHT	W.W.F.	WIRE WELDED FABRIC

SYMBOLS

- SECTION NUMBER / SHEET NUMBER (2 / D–1)
- DETAIL LETTER / SHEET NUMBER (A / D–1)
- ROOF PITCH RATIO (12 / 8 OR 8:12)
- LEVEL LINE
- REVISION (1)
- CEILING PATTERN DETAIL W/ HEIGHT
- WOOD FRAME WALL
- BRICK VENEER
- E.I.F.S.
- EARTH
- CONCRETE
- GRAVEL FILL
- BATT INSULATION
- CONCRETE BLOCK
- MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED
- SILLCOCK

OWNER:
Z & R PROPERTIES, INC.
8200 S. 86TH. CT.
JUSTICE, IL
Tel: 708.237.0000
Tel: 312.617.4397
E–mail: zandrproperties@yahoo.com

7

BUILDING DATA:

- TWO STORY FAMILY DWELLING
- BUILDING HEIGHT, GRADE TO RIDGE: 28'–4 1/4"
- BUILDING HEIGHT, GRADE TO MEANS AT RIDGE: 23'–3 1/4"
- BASEMENT = 834 SQ. FT.
- FIRST FLOOR = 904 SQ. FT.
- SECOND FLOOR = 1,075 SQ. FT.
- TOTAL (1ST. & 2ND.) = 1,979 SQ. FT.

FIRE PROTECTION SYSTEMS:
BUILDINGS REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM CONFORMING TO THE REQUIREMENTS OF NFPA 13R

BUILDING CODE INFORMATION

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE CODE
- 2018 ILLINOIS ENERGY CONSERVATION CODE
- CURRENT CHICAGO ELECTRICAL CODE
- CURRENT ILLINOIS STATE PLUMBING CODE
- ADA ILLINOIS ACCESSIBLE CODE
- 2018 FIRE SPRINKLER CODE

PRESCRIPTIVE METHOD – 2018 I.E.C.C.

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT

CLIMATE ZONE	FENESTRATION U–FACTOR	SKYLIGHT U–FACTOR	GLAZED FENESTRATION SHGC	CEILING R–VALUE	WOOD FRAME WALL R–VALUE	MASS FRAME WALL R–VALUE	FLOOR R–VALUE	BASEMENT WALL R–VALUE	SLAB R–VALUE & DEPTH	CRAWL SPACE WALL R–VALUE
5 & MARINE 4	.30	.55	N/A	49	20 + 13+5	13/17	30 g	15/19	10, 2 FT.	15/19

* R–38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R–38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IECC)

h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SIDING, SO "13+5" MEANS R–13 CAVITY INSULATION PLUS R–5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R–VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R–3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED – TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

MECHANICAL CONTRACTOR CONTINUOUS WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM AS PER TABLE M1507.3.3(1)

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOM				
	0 – 1	2 – 3	4 – 5	6 – 7	>7
< 1,500	30	45	60	75	90
1,501 – 3,000	45	60	75	90	105
3,001 – 4,500	60	75	90	105	120
4,501 – 6,000	75	90	105	120	135
6,001 – 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 M², 1 CUBIC FOOT PER MINUTE = 0.0004719 M³/S

1. 105 CFM IS REQUIRED PER TABLE R403.6.6(1) OF THE IECC ILLINOIS AMENDED CODE
2. THE 105 CFM WILL BE SATISFIED WITH 3 CONTINUOUS RUN BATH FANS @ 35 CFM EACH.

NOTE:

THE ARCHITECT SHALL NOT HAVE A CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

DRAWING INDEX

T-1	TITLE SHEET
SP-1	SPECIFICATION SHEET
S-1	SITE PLAN
TR-1	ROOF TRUSS DRAWINGS
A-1	ELEVATIONS & ROOF PLAN
A-2	ELEVATIONS & NOTES
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLANS
A-5	SECOND FLOOR PLANS
M-1	MECHANICAL/PLUMBING NOTES
M-2	TYPICAL UNIT MECHANICAL PLANS
E-1	ELECTRICAL FLOOR PLAN/NOTES
E-2	TYPICAL UNIT ELECTRICAL PLANS
D-1	DETAILS
D-2	FOUNDATION DETAILS
D-3	BRICK DETAILS
D-4	WALL SECTIONS

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR FROM UNDER MY DIRECT SUPERVISION AND TO TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF HICKORY HILLS, ILLINOIS

MICHAEL J. ROOT ARCHITECT
LICENSE NO. 001–006715 ARCHITECT LICENSE EXPIRES: 11–30–22

ideal DESIGNS
ARCHITECTS / DESIGNERS
20960 FRANKFORT SQ. RD.
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F: (779) 333–7960
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

5/10/21
DATE:

REGISTERED ARCHITECT MICHAEL J. ROOT No. 001-006715 STATE OF ILLINOIS

11/30/22
EXP. DATE:

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4–30–23

REVISIONS

REV #	DATE:	REV. PER:
1	5–10–21	PER BLDG. DEPT.

DATE:
04-06-21
DRAWN BY: PAP
PREVIOUS NO. –

PROJECT NO.
21037

SHEET NUMBER
T-1

SOIL CONDITIONS

ASSUMED 2,000 P.S.F.

CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING ACI 301 LATEST ADDITION UNLESS OTHERWISE SHOWN OR NOTED. ALL CONCRETE WORK SHALL CONTAIN MIN. REINFORCEMENT AS REQUIRED BY ACI 318. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 ACI 301 SPECIFICATIONS.

CONCRETE STRESSES USED IN DESIGN

ALL INTERIOR CONCRETE SHALL ATTAIN 3,000 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE A 6 BAG MIX MIN. PRIOR TO BACKFILL FOUNDATION WALL SHALL BE BRACED. EXTERIOR CONCRETE (FLAT WORK; PATIO, SIDEWALK, STOOPS, AND DRIVEWAY) SHALL ATTAIN 3500 PSI ULTIMATE COMPRESSIVE STRENGTH.

REINFORCEMENT GRADES

BAR REINFORCEMENT SHALL CONFORM TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, DETAIL BAR REINFORCEMENT ACCORDING TO ACI 315 DETAILING MANUAL, LATEST ADDITION. DETAIL WELDED WIRE FABRIC IN ACCORDANCE WITH THE WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE WRI MANUAL WMF-500, LATEST EDITION. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR THE GOVERNING ORDINANCE, WHICHEVER IS MOST CRITICAL. ALL EMBEDDED LENGTHS AND LAPS TO BE AS REQUIRED BY ACI 318 UNLESS OTHERWISE NOTED. MINIMUM LAP TO BE 36 BAR DIAMETER. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT. PLACE 2– #5 1 EACH FACE WITH 2'–0" PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS OTHERWISE SHOWN OR NOTED.
CONTROL CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE IN SQUARE PATTERN AND BE NOT MORE THAN 20 FEET x 20 FEET UNLESS NOTED OTHERWISE.
ALL CONCRETE SLABS, FILL CONCRETE AND SIDEWALKS SHALL BE MIN. 4" THICK. CONCRETE FOR THE ABOVE AND FOR CURBS AND GUTTERS SHALL CONTAIN 6% AIR–ENTRAINMENT WITH 6 BAGS OF CEMENT MIN. AND 0.55 MAX. WATER CEMENT RATIO, PROPERLY CURED FOR A MIN. OF 7 DAYS.
EXPANSION JOINTS OF 1/2" THICKNESS SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THEN 40 FEET AND WHERE CONCRETE ABUTS DIFFERING ELEMENTS.
CONTROL JOINTS AT LEAST 1 1/2" DEEP MIN. 1/4" WIDE PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MINIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT. FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SQUARE FEET AS FAR AS FEASIBLE. PROVIDE 6x6–W1.4xW1.4WELDED WIRE FABRIC PLACED 1 1/2" CLEAR OF TOP OF CONCRETE.
SUB GRADE TO BE MIN. 4" GRANULAR FILL COMPACTED TO 75% RELATIVE DENSITY ATTAINED IN ACCORDANCE ASTM D 4253 & D 4254 COHESIVE SOILS UNTIL FINAL GRADE IS ATTAINED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS, EXTENT AND FINISHES OF THE AFOREMENTIONED.

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN CONCRETE WORK. WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.

ALL REINFORCING SHALL BE BENT COLD. DO NOT APPLY HEAT. CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS THAT CONFORM TO TABLE 11 OF THE AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION.
PROVIDE GOVERNMENT ANCHORS FOR BEAM BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGE'S AREA NOT SPECIFIED.
WELDERS SHALL EVIDENCE THAT THEY HAVE PASSED THE AWS STANDARD QUALIFICATION TESTS.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL WORK TO CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS: 1989.
ALL STRUCTURAL TUBES ASTM A36 (Fy= 46 KSI)
ALL STRUCTURAL STEEL ASTM A500 GRADE B (Fy= 46 KSI)
ALL STRUCTURAL PIPES ASTM A53 GRADE B (Fy= 35 KSI)
ALL WELDING TO CONFORM AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE AWS D1.1"
ALL WELD ELECTRODES SHALL BE E 10XX AND ALL WELDING TO PERFORMED BY CERTIFIED WELDERS.
ALL WELDING TO CLEAN BARE STEEL, ALL BOLTING WITH 3/4" DIAMETER A3.25 (BEARING TYPE) HIGH STRENGTH BOLTS
UNLESS NOTED OTHERWISE. ALL CONNECTIONS TO CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION" NINTH EDITION, TABLE II OR III. MINIMUM CONNECTION CAPACITY TO BE ONE–HALF OF TOTAL UNIFORM LOAD CAPACITY SHOWN IN TABLES OF "UNIFORM LOAD CONSTANTS" IN PART 2 OF THE MANUAL, UNLESS LARGER REACTIONS ARE SHOWN ON THE DRAWINGS.
PROVIDE FULL SIZE 1/4" SETTING PLATES ON 4,000 PSI NON–SHRINK GROUT FOR ALL COLUMNS AND 2–3/4" DIAMETER ASTM A307 ANCHOR BOLTS, UNLESS NOTED OTHERWISE.
PROVIDE SUB–FRAMING FOR EQUIPMENT SUPPORTED ON SUSPENDED FROM THE STRUCTURE.
ALL STRUCTURE TO BE SHOP COATED WITH PRIME PAINT AS SPECIFIED. MASK SURFACES TO BE WELDED AND AT BOLT HOLES IN FACING SURFACES IN FRICTION CONNECTIONS.

STRUCTURAL STABILITY AND CONSTRUCTION

INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINAL ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE.
PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE ,IT'S PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILING AND DEVICES DURING ENTIRE PERIOD OF CONSTRUCTION.

LUMBER

ALL STUDS ARE TO BE #2 STANDARD OR STUD GRADE LUMBER. FASTENERS LESS THEN 1/2" DIAMETER THAT IS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE OR EQUAL CORROSION RESISTANCE.

MACHINE STRESS RATED LUMBER SHALL BE USED WHICH EQUAL OR EXCEED THE FOLLOWING SPECIFICATIONS. IF LOWER GRADE IS USED EXCESSIVE DEFLECTION MAY OCCUR. ALLOWABLE UNIT STRESSES AND LOADING IN ACCORDANCE WITH THE LOCAL BUILDING CODE, LATEST ADDITION.

FOR MINIMUM LUMBER STRESS GRADES, SEE DESIGN CRITERIA.
MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%.
PROVIDE 1"x3" OR METAL CROSS BRIDGING NOT OVER 8 FEET ON CENTER FOR ALL WOOD JOISTS.
PROVIDE BRACING AND BRIDGING BOTH TEMPORARY AND PERMANENT FOR ALL WOOD JOISTS.
PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.
MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE AS OUTLINED BELOW UNLESS NOTED ON THE DRAWINGS OTHERWISE.

BUILDING ELEMENTS	NAIL TYPE	NO AND DISTANCE
STUDS AND PLATES		
STUD TO SOLE PLATE	TOE NAIL	4–8d OR 2–16d (DIRECT)
STUD TO CAP PLATE	TOE NAIL	2–16d
DOUBLE STUDS	DIRECT	10d 12" O.C. OR 16d 24" O.C.
CORNER STUDS	DIRECT	16d 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING	DIRECT	16d 16" O.C.
DOUBLE CAP PLATE	DIRECT	16d 16" O.C.
CAP PLATE LAPS	DIRECT	2–16d
JOIST/ RAFTERS		
ROOF RAFTERS TO PLATE	TOE NAIL	2–16d
ROOF RAFTERS TO RIDGE	TOE NAIL	4–16d
FLOOR JOIST TO SILL OR GIRDER	TOE NAIL	3–8d
CEILING JOIST TO PLATE	TOE NAIL	3–16d
CEILING JOIST TO PARALLEL RAFTERS	DIRECT	3–16d
CEILING JOISTS (LAP OVER PARTITION)	DIRECT	3–16d
BRIDGING TO JOISTS	DIRECT	2–8d EACH END

HEADERS AND GIRDERS

SPECIFICALLY NOTED OTHERWISE ON PLANS, ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS FOR DOORS, WINDOWS AND OTHER OPENINGS SHALL BE AS FOLLOWS:

MATERIAL: HEM FIR #2 OR BETTER

CONFIGURATION (2) 2x12's FOR 2x4 WALLS, (3) 2x12's FOR 2x6 WALLS

NAILING MINIMUM OF 2 ROWS 16d NAILS @ 12" O.C.

LOCATION ALL HEADERS SHALL BE DROPPED BELOW THE FRAMING BEING SUPPORTED UNLESS SPECIFICALLY NOTED AS BEING INSTALLED FLUSH WITH HANGERS.

CAUTION WHERE MICRO–LAM OR PARTITION HEADERS HAVE BEEN INDICATED, SHALL BE CLOSELY UNDERSTOOD THAT NO SUBSTITUTIONS SHALL BE PERMITTED.

REQUIRED CRIPPLES	CONVENTIONAL	MICRO–LAM/ FLITCH
SPANS LESS THAT 6 FEET	2 CRIPPLE	2 CRIPPLE
SPANS GREATER THAN 6 FEET	2 CRIPPLE	3 CRIPPLE
OR OTHERWISE NOTED ON PLANS		

NOTE:
PLEASE INDICATE THAT THE HEADER SPANS MEET THE MAX. SPAN REQUIREMENTS FROM TABLES R602.7 (1), R602.7 (2), AND 602.7 (3) FROM THE IRC. STYRUCTURAL COMPOSITE LUMBER STRUCTURAL CAPCITIES MUST BE ESTABLISHED PER ASTM D 5456 (IRC R502.1.7).

PLYWOOD SHEATHING

ALL PLYWOOD SHEATHING SHALL CONFORM TO DOC SI OR DOC PS2 THE SPECIES GROUP OR THE SHEATHING & THAT IT SHALL BE GRADE STAMPED BY AN APPROVED AGENCY.

LOCATION	SIZE	SPACING OF JOIST OR STUDS	SPECIES GROUP	SPAN RATING	FASTENING		
					DESCRIPTION OF FASTENING	SPACING EDGE	FASTENING INT. SPACE
ROOF	1/2"	16" O.C.	1	32/16	8d COMMON NAIL	6"	12"g
EXT. WALL	1/2"	16" O.C.	1	32/16	6d COMMON NAIL	6"	12"g
FLOOR	3/4"	16" O.C.	4	48/24	8d COMMON NAIL	6"	12"g

ALL PLYWOOD SHEATHING SHOWN FOR FLOOR/ ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARDS PS 1, LATEST EDITION FOR STRUCTURAL 1 GRADE MATERIAL.
STANDARDS H–CLIPS ARE REQUIRED MID SPAN AT BUTT JOINTS OF 3/4" PLYWOOD ROOF DECK.

GLAZING

SAFETY GLAZING IS REQUIRED IN SIDELIGHTS AT THE FRONT DOOR, WITHIN ALL DOORS AND IN ANY FIXED ARCH OF AN OPERABLE DOOR, AROUND THE TUBS, SHOWERS AND ALL LOCATIONS LISTED UNDER HAZARDOUS LOCATION.

SAFETY GLAZING TO BE PROVIDED IN ALL HAZARDOUS LOCATIONS.

SAFETY GLAZING SHALL PASS THE TEST REQUIREMENTS OF SPCS 16 CFR PART 1201 AND SHALL CONTAIN MAGN. LABEL. EVIDENCE OF THE SAME MUST BE SUBMITTED TO THE BUILDING OFFICIAL.

HAZARDOUS LOCATIONS:
THE FOLLOW SHALL BE CONSIDERED HAZARDOUS LOCATIONS FOR THE PURPOSES OF SIZING
1. GLAZING IN SIDE–HINGED DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THEN 60 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WHINE 24" (610 mm) ARC OF A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THEN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESORIBED IN 5 AND 6 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 m)
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 mm)
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) HORIZONTALLY
   7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTAL OF THE GLAZING
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN–FILL PANELS.
9. GLAZING IN WALLS AND FENCES AND ENCLOSURE INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE GRADE OR A WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND PANES IN MULTIPLE GLAZING.
10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 mm) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE WALKING SURFACE.

FLASHING NOTES

APPROVED CORROSION–RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN A SUCH MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION–RESISTIVE FLASHING SHALL BE INSTALLED AT THE TOP OF THE FOLLOWING LOCATIONS:
1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN A SUCH MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF–FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/8 INCHES (28 mm) OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPING.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPING.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIR ATTACH TO WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.

FIRE BLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF CONCEALED DRAFT OPENINGS VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN THE WOOD FRAME CONSTRUCTION IN FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL AND AT 10 FEET (3046 mm) INTERVALS BOTH VERTICAL AND HORIZONTAL.
BATTS OR BLANKETS OF MINERAL FIBER OR OTHER APPROVED NON COMBUSTIBLE MATERIALS SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS CONSTRUCTED USING PARALLEL OF STUDS OR STAGGERED STUDS.
2. IN ALL INTERCONNECTING BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R314.8.
4. AT OPENING AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST TO FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION R1001.16.

FRAME SPREAD AND SMOKE DENSITY NOTES

WALL AND CEILING, WALL AND CEILING FINISHES SHALL HAVE FLAME–SPREAD CLASSIFICATIONS OF NOT GREATER THAN 200. EXCEPTION: FLAME–SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS; TO DOORS AND WINDOWS OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1/28" (0.907 mm) IN THICKNESS CEMENTED TO SURFACE OF WALLS OR CEILINGS IF THESE MATERIAL HAVE FLAME/SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING.
SMOKE DEVELOPED INDEX: WALL AND CEILINGS FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
TESTING: TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM E84.

NOTES:

INSULATION:
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED BETWEEN FLOORS/ CEILINGS ASSEMBLIES, ROOF/ CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE FLAME/SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE – DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

EXCEPTIONS:
1. WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME–SPREAD AND SMOKE – DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE LOOSE–FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH REQUIREMENTS OF SECTION R3203.3 SHALL ONLY BE REQUIRED TO MEET THE SMOKE – DEVELOPED INDEX OF NOT MORE THAN 450.

LOOSE–FILL INSULATION:
CELLULOSE LOOSE–FILL INSULATION MATERIALS THAT CAN NOT BE MOUNTED IN THE ASTM E84 APPARATUS WITHOUT SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME–SPREAD RATING NOT TO EXCEED 28 WITH AN ACCOMPANYING SMOKE – DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH CAN/ ULC S102.2.

EXCEPTIONS:
CELLULOSE LOOSE–FILL INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THIS TEST METHOD PROVIDED THAT SUCH INSULATION COMPLIES WITH THE REQUIREMENTS SECTION R3203.3.

CELLULOSE LOOSE–FILL INSULATION: CELLULOSE LOOSE–FILL INSULATION SHALL COMPLY WITH CPSC 16 CPR, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATION MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CPR, PARTS 1209 AND 1404.

EXPOSED ATTIC INSULATION: ALL EXPOSE INSULATION MATERIAL INSTALLED ON ATTIC FLOORS SHALL HAVW A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

TESTING: TEST FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E970.

COLUMNS

1. WOOD COLUMN PROTECTION:
   WOOD COLUMNS SHALL BE PROTECTED AGAINST DECAY AS SET FORTH IN SECTION R317.
2. STEEL COLUMN PROTECTION:
   ALL SURFACES (INSIDE * OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST–INHIBITIVE PAINT, EXCEPT FOR CORROSION–RESISTANT STEEL & STEEL TREATED W/ COATINGS TO PROVIDE CORROSION RESISTANCE,
3. STRUCTURAL REQUIREMENTS:
   THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END.
   WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" BY 4". STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE W/ ASTM A 53 GRADE B OR APPROVED EQUIVALENT.

CEILING

DEFLECTION OF A PLASTERED CEILING (L/360) OR GYPSUM BOARD CEILING (L/240) DOES NOT EXCEED THE ALLOWABLE DEFLECTION PROVIDED BY TABLE R301.7 FROM THE IRC.

DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR)	100 psf	7
DECKS	100 psf	7
ROOF LIVE LOAD	30 psf	7
ROOF RAFTERS	30 psf	7
ROOF RAFTERS W/CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS(HEAVY ROOF)–EX. CLAY, TILE, CEMENT, SLATE	30psf	17
ATTICS(NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
FLOORS (EXCEPT SLEEPING ROOMS	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
STAIRS	40 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200psf	
WALLS–STUD	5 psf	
WALLS–BRICK(STD)	40psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3–SEC GUST) < 30 '	15 psf	
HORIZONTAL WIND LOAD (90 mph 3–SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONL;Y)	50 psf	

FOR SI: 1 PSF=0.0479 kN/m^2 , 1 SQUARE INCH=645 mm .

SEE SHEET SP–1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL.

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(4 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

ALL JOISTS AND RAFTERS TO BE S.P.F. #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.

ALL HEADERS TO BE (2)2X12 S.P.F. #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.

ALL STEEL LINTELS & BEAMS SHALL BE SHOP PRIMED.

INSTALL #CO FLASHING, END DAMS, AND WEEP ROPE AT ALL STEEL LINTELS. TERMINATED FLUSH WITH MASONRY FACE.

RESIDENTIAL – 2018 INTERNATIONAL ENERGY CONSERVATION CODE

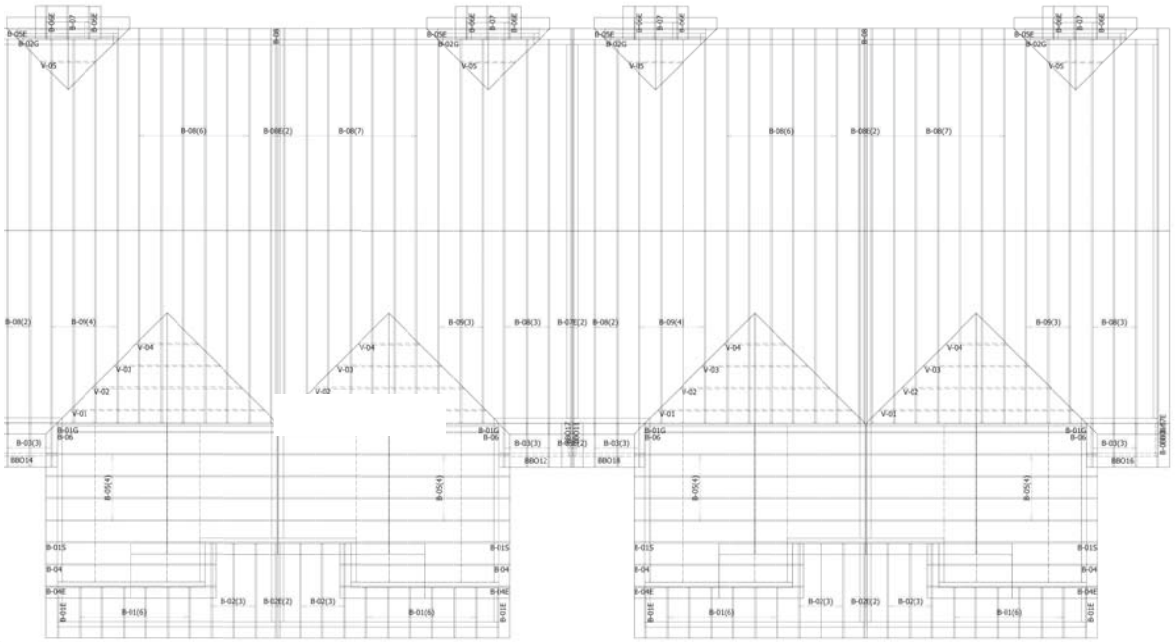
1. THE FOLLOWING INFORMATION PERTAINS TO THE EXISTING DESIGN CONDITIONS FOR WILL COUNTY, FOUND ON TABLE 301.2 FROM THE IRC (WILL COUNTY ORDINANCE):
   A. WINTER DESIGN DRY BULB: 0 DEGREES F
   B. SUMMER DESIGN DRY BULB: 90–91 DEGREES F
   C. SUMMER DESIGN WET BULB: 74–76 DEGREES F
   D. DEGREE DAYS HEATING: 6,155
   E. CLIMATE ZONE: 5
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING THAT DOES NOT OBSTRUCT VISIBILITY OF MAINTENANCE FUNCTIONS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R–VALUES, AND RESULTS OF AIR LEAKAGE TESTING. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT (IECC R401.3).
3. BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR FILTRATION RATE LESS THAN 4 AIR CHANGES PER HOUR. A BLOWER DOOR TEST AT A PRESSURE OF 0.2 INCHES (50 PASCALS) SHALL BE CONDUCTION BY AN APPROVED THIRD PARTY WITH A WRITTEN REPORT IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 (IECC R402.4.1.2).
4. FENESTRATION AIR LEAKAGE SHALL NOT EXCEED AN AIR INFILTRATION RATE OF 0.3 CFM PER SQUARE FOOT FOR WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS AND 0.5 CFM PER SQUARE FOOT FOR SWINGING DOORS WHEN TESTED BY AN ACCREDITED, INDEPENDENT LAB AND LISTED AND LABELED BY THE MANUFACTURER. EXCEPTIONS INCLUDE SITE–BUILT WINDOWS, SKYLIGHTS AND DOORS (IECC R402.4.3).
5. THE THICKNESS OF BLOWN–IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET THROUGHOUT THE ATTIC SPACE, WITH THE MARKERS AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS NOT LESS THAN 1? IN HEIGHT.
6. INSULATION REQUIREMENTS FOR BASEMENT WALLS ARE AS FOLLOWS (IECC TABLE 402.1.1): R–15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME ON R–19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL, MEASURED FROM THE TOP OF THE FOUNDATION TO A POINT 48? BELOW FINISHED GRADE (IL AMENDMENT).
7. INSULATION REQUIREMENTS FOR FLOORS ARE AS FOLLOWS (IECC TABLE R402.1.1): FLOORS SHALL BE INSULATED WITH R–30 CAVITY INSULATION OR AN R–19 MINIMUM IF INSULATION IS SUFFICIENT TO FILL THE FRAMING CAVITY. FLOOR JOIST HEADS ARE INDICATED TO BE R21.
8. BUILDING FRAME CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS (IECC R403.2.3).
9. EAVE BAFFLES SHALL BE INSTALLED FOR AIR–PERMEABLE INSULATIONS IN VENTED ATTICS, ADJACENT TO SOFFIT AND EAVE VENTS BUT WITH AT LEAST 1–INCH OF AIR–SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING TO NOT BLOCK THE FREE FLOW OF AIR (ECC R402.2.3 AND IRC R806.3). VERIFY MINIMUM 1? AIR SPACE.
10. INSULATION REQUIREMENTS FOR FENESTRATION ARE AS FOLLOWS (IECC TABLE 402.1.1 AND R402.3): A MAXIMUM INSULATION WITH U–VALUE OF 0.32, EXCEPT 15 SQUARE FEET OF GLAZING PER DWELLING UNIT AND ONE SIDE–HINGED OPAQUE DOOR WITH A MAXIMUM AREA OF 24 SQUARE FEET. SKYLIGHTS ARE NOT PART OF THE FENESTRATION CATEGORY AND HAVE THEIR OWN MAXIMUM INSULATION U–VALUE OF 0.55.
11. FLOOR JOIST HEADS MUST HAVE R30 INSULATION (IECC R402.1.1.2).

TYPICAL ROOF CONSTRUCTION:
30 YEAR WARRANTY ARCHITECTURAL FIBERGLASS SHINGLES CLASS C ON 30# ROOFING FELT OVER 1/2" EXTERIOR GRADE O.S.B. ROOF SHEATHING WITH "H" CLIPS ON WOOD TRUSSES AT 24" OC WITH FACED BATT INSULATION (R–49 AT CATHEDRAL CEILINGS, R–49 AT FLAT CEILINGS), AND 1/2" DRYWALL.
TYPICAL SOFFIT CONSTRUCTION:
PRE–FINISHED ALUMINUM SOFFIT, VENTED EVERY THIRD PANEL.
TYPICAL BRICK VENEER WALL CONSTRUCTION:
4" BRICK VENEER WITH G.I. METAL TIES AT 16" OC VERTICAL AND 32" OC HORIZONTAL, AIRSPACE, "TYVEK" HOUSEWRAP, 1/2" INSULATING SHEATHING, 2X6 WOOD STUDS AT 16" OC WITH BATT INSULATION R–21, 4 MIL "VISQUEEN" VAPOR BARRIER, 1/2" GYPSUM BOARD. (PROVIDE 1" STRUCTURAL FIBERBOARD BRACING AT CORNERS).
TYPICAL SIDING WALL CONSTRUCTION:
HORIZONTAL SIDING WITH 6" EXPOSURE, 1/2" R–BOARD INSULATING SHEATHING (R=7.7), 2X4 OR 2X6 WOOD STUDS AT 16" OC WITH BATT INSULATION R–21,
4 MIL "VISQUEEN" VAPOR BARRIER, 1/2

ROOF INFO:

HIP LINES: 0 LN. FT.
HORIZONTAL O.H.'S: 458.46 LN. FT.
RAKE O.H.'S: 391.72 LN. FT.
RIDGES: 302.77 LN. FT.
ROOF AREA: 8268.2 SQ. FT.
VALLEY LINES: 243 LN. FT.

FOR REFERENCE ONLY



RICHCO STRUCTURES

QUOTE #:

JOB NAME:

PLAN DATE:

**** PRELIMINARY LAYOUT ****
NOT FOR CONSTRUCTION

ideal DESIGNS
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EXP. DATE:

DESIGN FIRM REG. NO.
184.006972

EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:
1	5-10-21	PER BLDG. DEPT.

DATE:
04-06-21

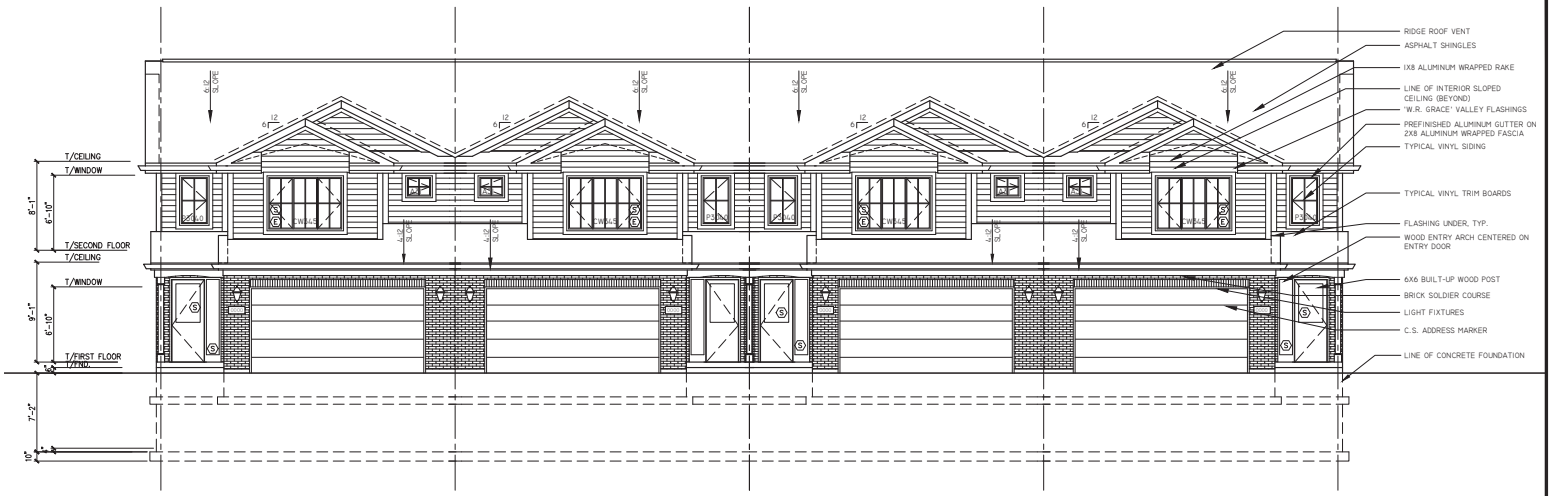
DRAWN BY: PAP
PREVIOUS NO. –

PROJECT NO.
21037

SHEET NUMBER
TR-1

ELEVATION NOTES

1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. (E) ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI's SPECS.
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.30. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
6. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
7. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
8. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
9. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
10. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
11. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH ANSI/AAMA/NWWDA 101/I.S.2. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE (DP) OF 30 LBS./PER SQ. FT.
12. PROVIDE DRIP CAP WHERE ROOF MEETS FASCIA.
13. PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR WHEN HAVING A SINGLE PANE OF GLASS GREATER THAN 9 SQ. FT.
14. VENTILATION IS REQUIRED IN ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES APPLIED DIRECTLY OVER CEILINGS, WITH OPENINGS DIRECTLY TO THE OUTSIDE AIR BUT PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACES, UNLESS BETWEEN 40 AND 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE (WHEN THE UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE AND THE BALANCE OF THE REQUIRED VENTILATION SHALL COME FROM EAVE OR CORNICE VENTS), THEN THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE (IRC R806.1. AND R806.2).
15. DRIP EDGED SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, OVERLAPPING EACH OTHER BY AT LEAST 2", EXTENDING AT LEAST 1/4" BELOW ROOF SHEATHING AND 2" UP THE ROOF DECK, AND INSTALLED DIRECTLY UNDER THE UNDERLAYMENT (IRC R905.2.8.5).
16. GUTTERS AND DOWNSPOUTS MUST BE PROVIDED ON ALL BUILDINGS, WITH PROTECTION FROM ROOF RUNOFF OF ALL EXTERIOR DOORS, UNLESS BUILDING OFFICIAL SPECIFICALLY PERMITS OMISSION
17. FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. FOR ROOF SLOPES OF 4:12 OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.



FRONT ELEVATION 3/16" = 1'-0"

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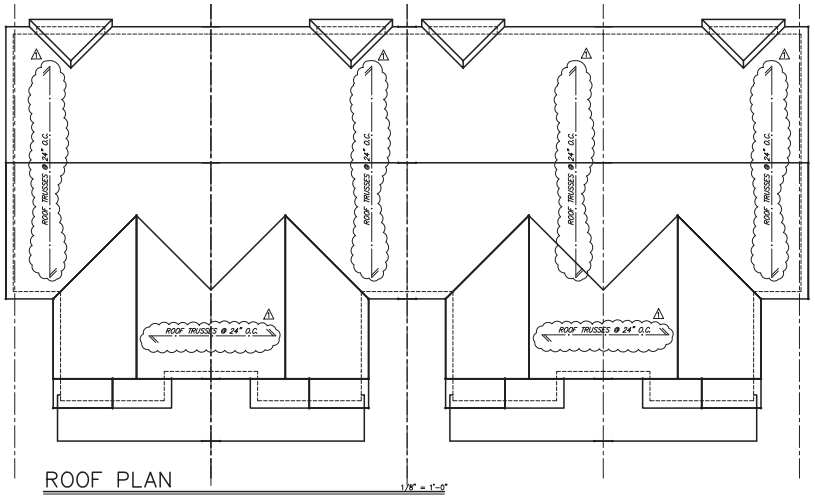

ROOF PLAN 1/8" = 1'-0"

ROOF PLAN NOTES

GROUND SNOW LOAD: 30 PSF
DEAD LOAD: 10 PSF

1. USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)
   2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4"
   2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"
   HEM FIR
   2"x12" @ 12" O.C. = 24'-4"
   2"x12" @ 16" O.C. = 21'-1"
2. ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS, IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
3. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
4. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
5. IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS. ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
6. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
7. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 12'-0" SPANS.
8. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
9. RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
10. THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10"s TO 2"x8"s BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS INSTALLED ON THE WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORRISION-RESISTANT WIRE MESH WITH 1/8-1/4 INCH OPENINGS.

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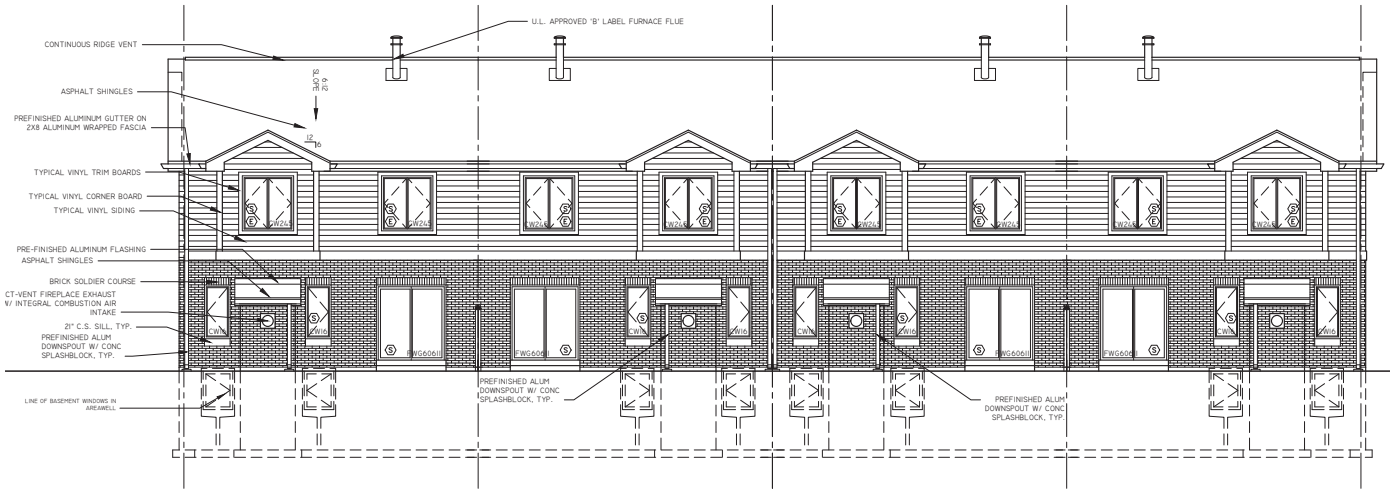

REAR ELEVATION

3/16" = 1'-0"

ELEVATION NOTES

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2. (E) ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS" WINDOW WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI-X SPECS.
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.30. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
6. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
7. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
8. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
9. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
10. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
11. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH ANSI/AAMA/NWWDA 101/I.S.2. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE (DP) OF 30 LBS./PER SQ. FT.
12. PROVIDE DRIP CAP WHERE ROOF MEETS FASCIA.
13. PROVIDE SAFETY GLAZING FOR ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR WHEN HAVING A SINGLE PANE OF GLASS GREATER THAN 9 SQ. FT.
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16. GUTTERS AND DOWNSPOUTS MUST BE PROVIDED ON ALL BUILDINGS, WITH PROTECTION FROM ROOF RUNOFF OF ALL EXTERIOR DOORS, UNLESS BUILDING OFFICIAL SPECIFICALLY PERMITS OMISSION

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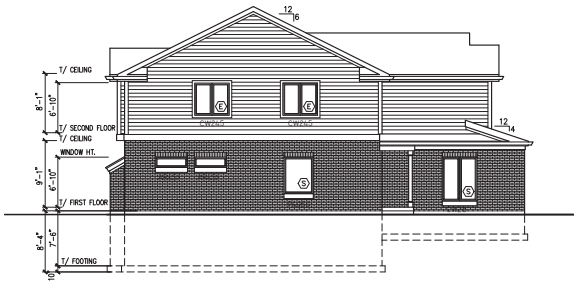
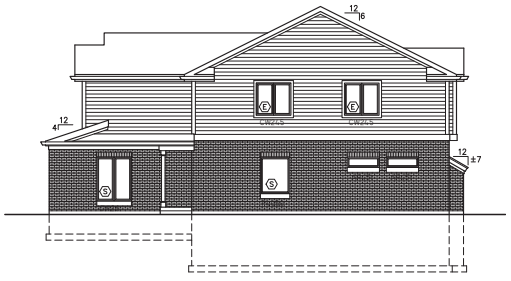
DOOR AND FRAME SCHEDULE

MARK	SIZE	DOOR		FRAME		REMARKS
		MTL	FINISH	MTL	FINISH	
BASEMENT						
002 A	PAIR: (2) 3'-0" X 7'-0" X 1¾"	WD	ST/SL	WD	PNT	
003 A	PAIR: (2) 3'-0" X 7'-0" X 1¾"	WD	ST/SL	WD	PNT	
FIRST FLOOR						
100 A	3'-0" X 6'-8" X 1¾"	HM/GL	PNT	HM/GL	PNT	INSULATED DOOR W/ 14" TEMPERED SIDELIGHT
101 A	PAIR: (2) 1'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
102 A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
102 B	1'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
103 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
103 B	2'-10" X 6'-8" X 1¾"	HM	PNT	HM	PNT	INSULATED 'B' LABEL (1 3/8" THICK SOLID CORE – 20 MIN. FIRE RATED DOOR W/ SPRING HINGE)
104 A	PAIR: (2) 1'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
106 A	6'-0" X 6'-8" SLIDING GLASS DOOR WITH TWO LITE PANELS	WD	ST/SL	WD	PNT	
108 A	OVHD DOOR 16'-0" X 7'-0"	WD	PNT	WD	PNT	PROVIDE LOW HEADROOM HARDWARE WITH LIFTMASTER 8500 OPERATOR
SECOND FLOOR						
201 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
201A A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
202 A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
202A A	2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
203 A	2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
204 A	2'-6" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
205 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
205A A	PAIR: (2) 2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
206 A	2'-8" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	
206A A	PAIR: (2) 2'-0" X 6'-8" X 1¾"	WD	ST/SL	WD	PNT	



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

SAFETY GLASS REQUIREMENTS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.
2. GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM)ABOVE THE DRAIN INLET.
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60"(1524MM) ABOVE THE FLOOR OF WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
   7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
   7.3 TOP EDGE GREATER THEN 36" ABOVE THE FLOOR.
   7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILLS PANELS.
9. GLAZING IN WALLS AND FENCES ARE ENCLOSING INDOORS AND OUTDOORS SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE POOL SIDE IS (1)LESS THAN 60" ABOVE A WALKING SURFACE AND (2)WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

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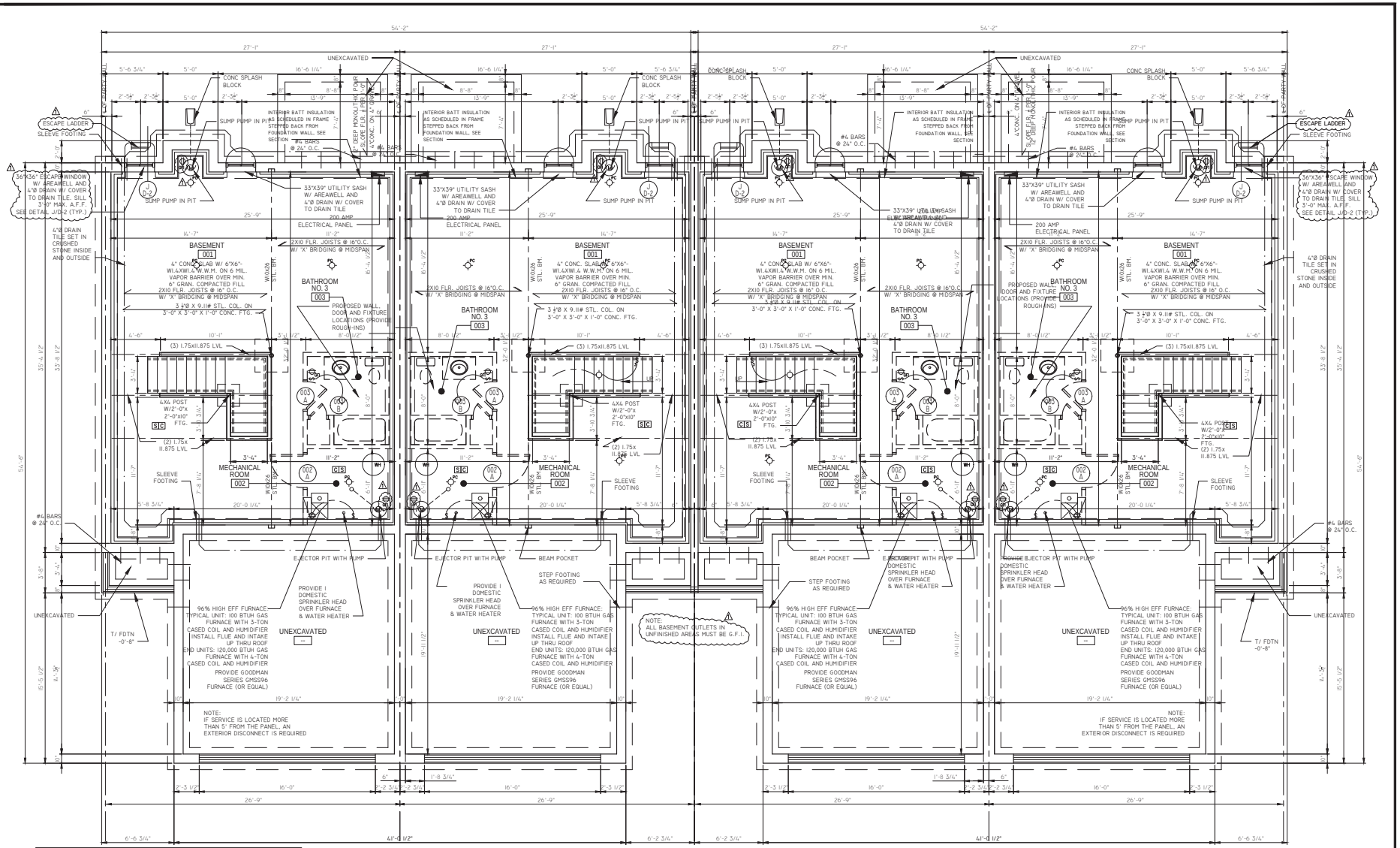

BASEMENT FLOOR PLAN

1/4"=1'-0"

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS; FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2			HEM-FIR #2
	2"x8"	2"x8"	2"x10"	2"x12"
CEILING JOISTS – 20lbs LIVE LOAD 12" O.C.	14'-9"	18'-9"	22'-11"	23'-6"
16"O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD 12" O.C.			19'-0"	22'-6"
16" O.C.			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD 12" O.C.			17'-3"	20'-4"
16" O.C.			15'-5"	17'-7"

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY " TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

NOTE:
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1, DETAIL E

FOR HEADER SIZING SEE SHEET D-1, DETAIL Q

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

GENERAL NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1
2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
6. FOR PARTITION DETAILS SEE – M/D1 & N/D1
7. FOR HEADER SIZING SEE – O/D1
8. FOR STAIR DETAIL SEE – J/D1 & K/D1
9. FOR FIREPLACE DETAILS SEE – A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION.
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTERS TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY. THE SIGN SHALL READ: LIMITED ACCESS ONLY, FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC CONSTRUCTION AND DANGERS.

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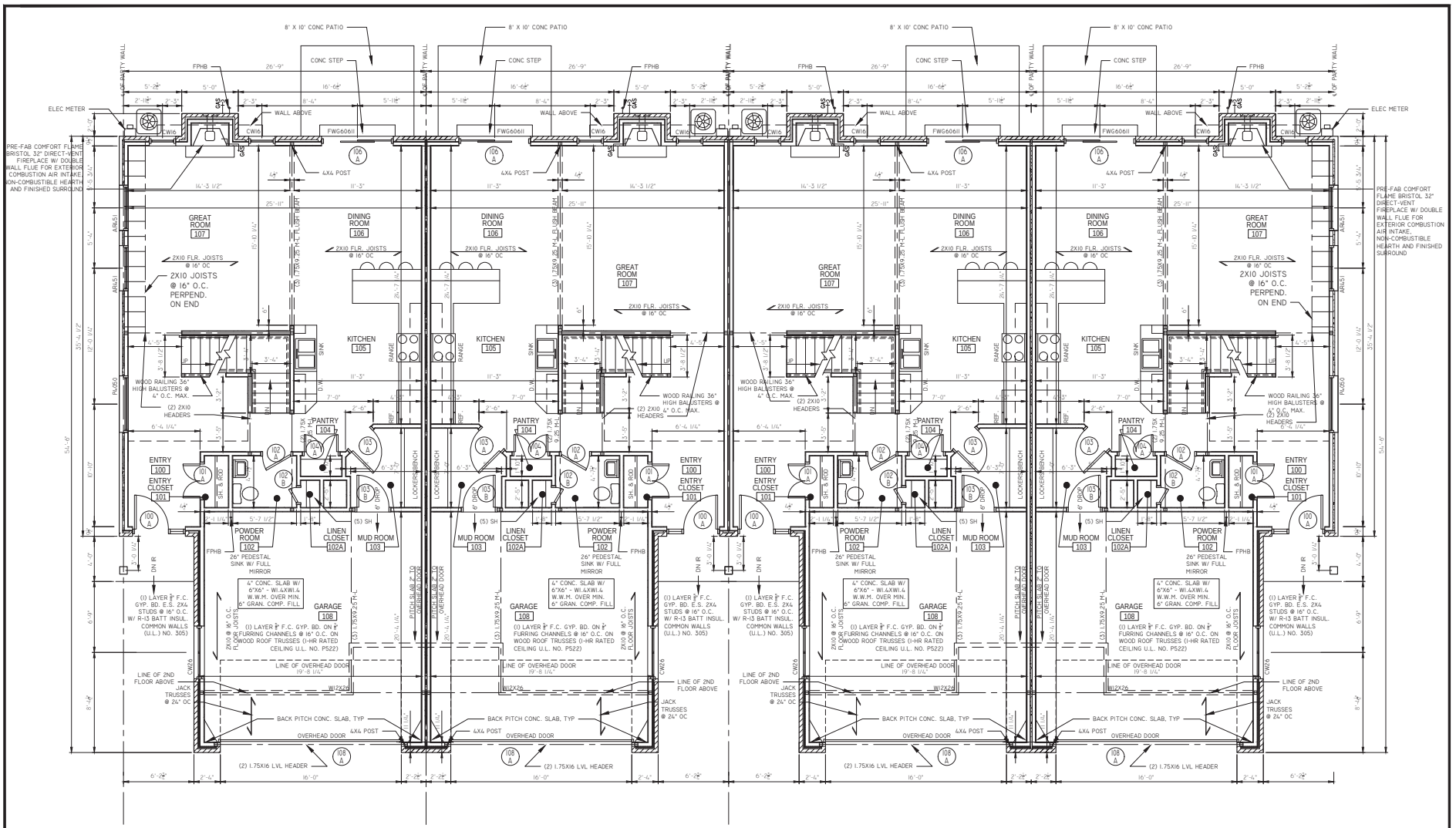

FIRST FLOOR PLAN

1/4"=1'-0"

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS, FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-9"	18'-9"	22'-11"	23'-8"
16"O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD				
12" O.C.			19'-0"	22'-6"
16" O.C.			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD				
12" O.C.			17'-3"	20'-4"
16" O.C.			15'-5"	17'-7"

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY " TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.

GENERAL NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1
2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
6. FOR PARTITION DETAILS SEE – M/D1 & N/D1
7. FOR HEADER SIZING SEE – Q/D1
8. FOR STAIR DETAIL SEE – J/D1 & K/D1
9. FOR FIREPLACE DETAILS SEE – A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION.
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTERS TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY. THE SIGN SHALL READ: LIMITED ACCESS ONLY, FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC CONSTRUCTION AND DANGERS.

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

NOTE:
ALL ANGLES WALLS TO BE 45 DEG. UNLESS NOTED OTHERWISE

FOR PARTITION AND BEARING WALL DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1, DETAIL E

FOR HEADER SIZING SEE SHEET D-1, DETAIL Q

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER SPACE AT ALL CATHEDRAL CEILINGS.

LIGHT AND VENTILATION SCHEDULE

NO.	ROOMS	FLOOR AREA	LIGHT 8% REQ'D	LIGHT 8% ACTUAL	VENT. 4% REQ'D	VENT. 4% ACTUAL	MECH. REQ'D	MECH. ACTUAL	REMARKS
001	BASEMENT	726 SF	0	36.0	0	18.0	–	–	
003	BATHROOM #3	62 SF	0	0	0	0	42	50 CFM	EXHAUST FAN
102	POWDER ROOM	28 SF	0	0	0	0	19	50 CFM	EXHAUST FAN
105	KITCHEN & DINETTE	231 SF	18.5	27.67	9.25	15.31	–	–	
107	GREAT ROOM	240 SF	19.2	43.7	9.6	16.8*	–	–	
201	MASTER BEDROOM	227 SF	22.3	26.8	11.15	14.3	–	–	
202	MASTER BATH	76 SF	0	0	0	0	43	75 CFM	EXHAUST FAN
204	BATHROOM #2	51 SF	0	0	0	0	34	50 CFM	EXHAUST FAN
205	BEDROOM #2	130 SF	10.4	18.3	5.2	17.3	–	–	
206	BEDROOM #3	204 SF	16.32	18.3	8.16	17.3	–	–	
207	LOFT	48 SF	3.84	10.05	1.92	5.0	–	–	

* SPACES ON END UNITS EXCEED THIS AMOUNT

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EXP. DATE:

DESIGN FIRM REG. NO.
184.006972

EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:
1	5-10-21	PER BLDG. DEPT.

DATE:
04-06-21

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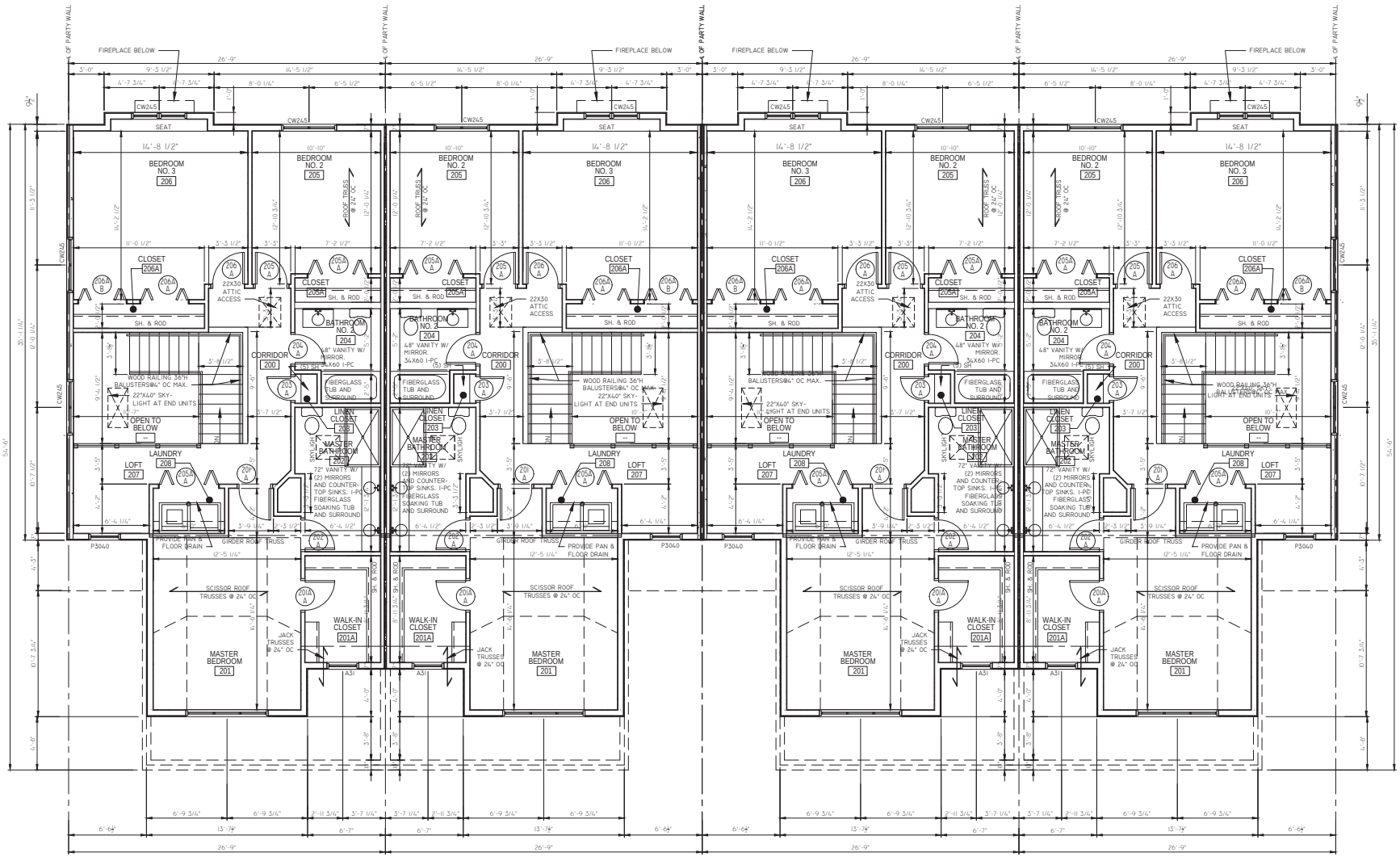
PREVIOUS NO. –

PROJECT NO.
21037

SHEET NUMBER
A-4



SECOND FLOOR PLAN

1/4"=1'-0"

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS, FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

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GENERAL NOTES

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3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
6. FOR PARTITION DETAILS SEE – M/D1 & N/D1
7. FOR HEADER SIZING SEE – Q/D1
8. FOR STAIR DETAIL SEE – J/D1 & K/D1
9. FOR FIREPLACE DETAILS SEE – A/D3 & C/D3
10. PROVIDE RADON JUNCTION BOX ABOVE INSULATION.
11. ALL PULL DOWN STAIRS, ACCESS PANELS, SCUTTERS TO ATTIC SPACES SHALL HAVE A SIGN AT THE POINT OF ENTRY. THE SIGN SHALL READ: LIMITED ACCESS ONLY, FOR FIRE DEPARTMENT AND EXPERIENCED WORKMAN KNOWLEDGEABLE IN ATTIC CONSTRUCTION AND DANGERS.

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NOTE:
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PREVIOUS NO. –

PROJECT NO.
21037

SHEET NUMBER
A-5

PLUMBING GENERAL NOTES

PLUMBING PIPING

1.01 DESCRIPTION
A. FURNISH AND INSTALL PLUMBING PIPING WHERE SHOWN ON DRAWINGS AND AS SPECIFIED.

B. WASTE, VENT, DOMESTIC WATER.

2.01 PIPING MATERIALS
A. OPTIONS
1. CAST IRON HUBLESS SANITARY PIPE AND FITTINGS: CISPI STD. 301.
2. CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT: ASTM A 74.
3. CAST IRON SOIL PIPE AND FITTINGS, EXTRA HEAVY WEIGHT: ASTM A 74.
4. STEEL PIPE: ASTM A 53.
5. MALLEABLE IRON FITTINGS, 150 LB.: ASTM A 197.
6. PIPE THREADS: ANSI B2.1.
7. NIPPLES, PIPE (THREADED): FED SPEC. WW-N-351.
8. COPPER WATER TUBE: ASTM B 88.
9. COPPER DRAINAGE TUBE (DWV): ASTM B 306.
10. WROUGHT COPPER AND BRONZE SOLDER-JOINT PRESSURE FITTINGS: ANSI B16.29.
11. WROUGHT COPPER AND WROUGHT COPPER ALLOY SOLDER-JOINT DRAINAGE FITTINGS: ANSI B16.22.
12. CAULKING LEAD: FED. SPEC. QQ-L-40 (2).
13. SHEET LEAD: FED. SPEC. QQ-L-201.
14. SHEET COPPER: ASTM B 152.
15. NO-HUB STAINLESS STEEL COUPLING AND GASKETS: CISPI STD. S-301.
16. PVC AND ABS DWV PIPE FITTINGS: ASTM D 2665 FOR PVC AND ASTM D 2661 FOR ABS.
17. PVC AND ABS SOLVENT CEMENTS: ASTM D 2564 FOR PVC AND ASTM D 2235 FOR ABS.

2.02 JOINTS AND CONNECTIONS
A. OPTIONS
1. CAST IRON, HUB AND SPIGOT: PACKED WITH OAKUM AND FINISHED WITH LEAD NOT LESS THAN 1 INCH DEEP; WELL CAULKED.
2. CAST IRON, NO-HUB: NEOPRENE GASKET AND STAINLESS STEEL RETAINING RING.
3. BETWEEN LEAD AND BRASS: FERRULES OR SOLDERING NIPPLES WITH WIPED JOINTS 3/8" THICK AND 3/4" EACH SIDE OF JOINTS.
4. SCREWED JOINTS: AMERICAN NATIONAL STANDARD WITH PIPE FREE FROM CUTTING AND BURRS. THREE THREADS EXPOSED MAXIMUM.
5. SOLDERED JOINTS: 95-5 TIN-ANTIMONY SOLDER. SLIP JOINTS: USE FOR PLUMBING TRAP SEALS ON INLET SIDE ONLY.
6. BETWEEN COPPER AND FERROUS MATERIALS: INSULATING DIELECTRIC UNION.
7. FLANGED JOINTS: FURNISH WITH COMPANION FLANGE AND CLOTH INSERTED RUBBER GASKET.
8. FLANGED BOLTS: ASTM A 354, MINIMUM GRADE BD, ALLOY STEEL WITH HEX NUTS IN COMPLIANCE WITH ANSI B18.22 AND STANDARD ROLLED STEEL WASHERS.
9. ASSEMBLY FOR HUBLESS PIPING: AS RECOMMENDED BY THE MANUFACTURER.
10. SOLVENT WELD, PVC: AS RECOMMENDED BY PIPE MANUFACTURER.
11. CHANGES IN PIPE SIZE: SHALL BE MADE WITH REDUCERS, INCREASERS OR REDUCING FITTINGS. BUSHINGS WILL NOT BE PERMITTED.

2.03 PIPE SLEEVES
A. SCHEDULE 40 BLACK STEEL, GALVANIZED 26 GAGE STEEL, PROVIDE FOR ALL PIPES THROUGH WALLS AND FLOORS.

2.04 ESCUTCHEONS
A. PROVIDE FOR ALL PIPING THROUGH WALLS, FLOORS AND CEILING WERE PIPING IS EXPOSED TO VIEW IN FINISHED AREA. ESCUTCHEONS SHALL BE CHROMIUM PLATED, TWO PIECE, HINGED WITH SET SCREWS.

2.05 UNIONS
A. PROVIDE GROUND JOINT BRASS UNIONS OR FLANGES ON EACH PIPING CONNECTION TO EQUIPMENT.

B. PROVIDE DIELECTRIC UNIONS BETWEEN COPPER AND STEEL PIPING CONNECTION TO EQUIPMENT.

2.06 VACUUM BREAKERS
A. SHALL CONFORM TO THE REQUIREMENTS OF THE REFERENCED PLUMBING CODE AND SHALL BE PROVIDED FOR HOSE BIBS, FLUSHOMETERS AND ANY FIXTURE OR EQUIPMENT WATER SUPPLY HAVING A THREADED OUTLET.

2.07 FLASHING
A. VENT FLASHING SHALL COMPLY WITH ROOFING MANUFACTURER'S WRITTEN SPECIFICATIONS

2.08 CLEAN OUTS
A. CLEAN OUTS ON NO-HUB PIPE SHALL BE STANDARD NO-HUB FITTINGS.

B. CLEAN OUTS ON CAST IRON HUB AND SPIGOT PIPING, SHALL BE CADMIUM PLATED.

C. APPROVED MANUFACTURERS: ZURN, JOSAM OR JONESPEC.

D. PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE FOR EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK.

3.01 INSTALLATION
A. BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER.

B. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING. PITCH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

C. EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE, BETWEEN STRUCTURES AND THROUGH JOIST WEBBING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

D. PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

E. APPLY LUBRICANT TO SCREW JOINT MALE THREADS.

F. METAL TO BE SOLDERED SHALL BE CLEANED AND FLUXED AS SUITABLE FOR THE SOLDER USED.

G. NOTCHING OF COPPER TUBING OR PLASTIC PIPING FOR CONNECTIONS WILL NOT BE PERMITTED.

H. NO SEWER OR WATER PIPE SHALL BE ALLOWED UNDER THE GARAGE SLAB.

3.02 INSTALLATION
A. PIPE SLEEVES:
1. EXTEND SLEEVE 1/4 INCH BEYOND FINISHED SURFACE.
2. PROVIDE CLEARANCE BETWEEN SLEEVE AND PIPE OR BETWEEN SLEEVE AND INSULATION TO ALLOW FOR PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION.
3. INSULATION SHALL PASS CONTINUOUS THROUGH THE SLEEVE.
4. CAULK BETWEEN SLEEVE AND PIPE OR SLEEVE AND INSULATION.
5. ESCUTCHEONS: FIT AROUND INSULATION WHERE PRESENT.
6. WATER HAMMER ARRESTERS: INSTALL AS REQUIRED.
7. CLEAN OUTS: INSTALL AS REQUIRED 50'-0" MAX. PROVIDE ADDITIONAL CLEANOUTS WHERE REQUIRED BY LOCAL CODES AND FOR CONVENIENCE OF TESTING AND DIRECTION AT CONTRACTOR'S OPTION.
8. FRAMES AND COVERS SHALL BE FLUSH WITH ADJOINING ARCHITECTURAL FINISH.

PLUMBING HANGERS AND SUPPORTS

1.01 DESCRIPTION
A. PROVIDE HANGERS FOR ALL PIPING NOT INDICATED BELOW GRADE. USE HANGERS CAPABLE OF ADJUSTMENT.

2.01 HANGERS AND SUPPORTS
A. HANGERS FOR BLACK OR GALVANIZED STEEL PIPE SHALL BE GRINNELL, MODEL NO. 65 OR APPROVED EQUAL.

B. HANGERS FOR CAST IRON PIPE SHALL BE GRINNELL, MODEL NO. 260 OR APPROVED EQUAL.

C. HANGERS FOR COPPER TUBING SHALL BE GRINNELL, MODEL NO. 97 C OR APPROVED EQUAL.

D. TRAPEZE HANGERS OF A TYPE APPROVED BY THE OWNER'S REPRESENTATIVE MAY BE USED WHERE PIPES ARE DESIGNED TO RUN PARALLEL AT THE SAME ELEVATION.

E. PROVIDE ISOLATION HANGER WITH PROTECTIVE SHIELD, GRINNELL, MODEL NO. 300 103 OR APPROVED EQUAL, FOR ALL INSULATED PIPING. AT CLEVIS POINTS, PROVIDE 6 INCH LONG SECTION OF 1/2 INCH THICK CALCIUM SILICATE SECTIONAL PIPE INSULATION WITH FACTORY LONGITUDINAL LAP. SEAL BUTT JOINTS WITH INSULATING CEMENT.

F. STRAP HANGERS: NOT PERMITTED.

G. INSERTS: IN CONCRETE, GRINNEL MODEL NO. 285 OR APPROVED EQUAL, HAVING ADJUSTMENT FROM 3/4 INCH THROUGH 1-1/4 INCH. IN METAL DECKS READHEAD SDI OR APPROVED EQUAL.

I. SIDE BEAM CLAMPS: PROVIDE WHEN SUPPORTING FROM STRUCTURAL STEEL MEMBERS, GRINNELL, MODEL 225 OR APPROVED EQUAL.

J. OTHER SUPPORTS: OBTAIN OWNER'S REPRESENTATIVE APPROVAL FOR OTHER METHODS OF SUPPORT.

3.01 SPACING OF HANGERS
A. PROVIDE HANGER AT EACH CHANGE OF DIRECTION.

B. SPACE HANGERS AND SUPPORTS TO PREVENT SAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES WITH SPACING NO GREATER AND ROD NO SMALLER THAN SHOWN ON THE FOLLOWING TABLE. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

C. FERROUS PIPING AND COPPER TUBING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
1/2" THROUGH 1-1/2"	6 FT.	3/8"
2" THROUGH 3"	10 FT.	1/2"
4" THROUGH 5"	12 FT.	5/8"
6" AND LARGER	16 FT.	3/4"

D. CAST IRON PIPING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
2" AND 3"	EACH JOINT	3/8"
4" AND 5"	EACH JOINT	1/2"
6" AND 8"	EACH JOINT	3/4"
10" THROUGH 15"	EACH JOINT (TWO HANGERS)	3/4"

PLUMBING, FIXTURES, TRIM AND DRAINS

1.01 MANUFACTURER
A. MANUFACTURER SHALL BE AS SPECIFIED HEREIN OR APPROVED EQUAL.

2.01 PIPING
A. PIPING TO SERVE FIXTURES AND EQUIPMENT AND EXPOSED TO VIEW IN FINISHED AREAS SHALL BE BRASS, CHROMIUM PLATED.

2.02 SUPPORTS
A. PROVIDE ALL BRACKETS, PLATES, CARRIERS, ANCHORS AND FASTENING DEVICES REQUIRED FOR ANCHORING THE FIXTURES RIGIDLY IN PLACE.

2.03 FIXTURES
A. PROVIDE PLUMBING FIXTURES AS SCHEDULED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS, AMERICAN STANDARD, KOHLER, ELJER OR APPROVED EQUAL.
B. WATER CLOSETS 3 1/2 GALLON PER FLUSH MAXIMUM, SHOWERS, LAVS AND SINKS 3 GALLON PER MINUTE FLOW CONTROL.

2.04 PLUMBING DRAINS

A. FURNISH WITH SEEPAGE FLANGE WHERE INSTALLED WITH PANS OR FLASHING, FURNISH CLAMPING

B. ALL DRAINS SHALL BE OF THE SAME MANUFACTURER.

C. PROVIDE FLOOR DRAINS WITH 4 INCH DEEP SEAL TRAPS.

D. PROVIDE ALL DRAINS AS SHOWN ON DRAWINGS OR AS REQUIRED.

E. PROVIDE GRAY BOX WITH SILL FAUCETS AND ONE STANDPIPE FOR CLOTHES WASHER AND 2" DRAIN.

3.01 INSTALLATION
A. DRAIN SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS; ACCESSIBLE AND LOCATED TO SUIT EQUIPMENT APPROVED FOR INSTALLATION. WHERE FLUSH VALVES ARE SPECIFIED WITH FIXTURES, THE SUPPLY TO THE VALVE IN EACH ROOM SHALL BE AT THE SAME HEIGHT FOR THE TYPE OF FIXTURE AND THE VALVE SHALL BE SET IN PLACE SO THAT THE CENTER LINE OF THE VALVE DISCHARGE IS DIRECTLY ABOVE THE CENTER LINE OF FIXTURE STUD. BENDING OF NIPPLE BETWEEN THE VALVE AND THE STUD TO ACHIEVE CONNECTION WILL NOT BE PERMITTED.

B. CHROME PLATED PIPING REQUIRING THE USE OF WRENCH SHALL BE PROTECTED FROM DAMAGE.

GAS PIPING

1.01 PIPING
A. SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. PIPE SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE FITTINGS

2.01 INSTALLATION
A. PIPING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. INSTALL GAS SHUTOFF AND GAS MANIFOLDS AS INDICATED OR REQUIRED.

C. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS PIPING TO ALL APPLIANCES, HEATING APPARATUS, HOT WATER HEATERS FIREPLACES.

DOMESTIC HOT AND COLD WATER

1.01 DESCRIPTION
A. THE WORK INCLUDES FURNISHING AND INSTALLING HOT AND COLD WATER PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN OR AS REQUIRED.

2.01 PIPING
A. HOT AND COLD WATER PIPING SHALL BE COPPER WATER TUBE HARD TEMPER, TYPE "L" WITH WROUGHT SOLDER FITTINGS ABOVE FLOOR AND SOFT TEMPER TYPE "K" WITH WROUGHT SOLDER FITTINGS BELOW GRADE.

2.02 GATE VALVES
A. SPECIFIED IN SECTION, PLUMBING VALVES .

B. PROVIDE FREEZE-PROOF HOSE BIBS WHERE INDICATED ON DRAWINGS WITH VACUUM BREAKERS.

C. PROVIDE CHROME PLATED FIXTURE SUPPLIES AND STOPS FOR EVERY FIXTURE CONNECTION.

3.01 INSTALLATION
A. NOTCHING OF PIPE FOR CONNECTION NOT PERMITTED.

B. WHERE POSSIBILITY OF BACKFLOW FROM THE DRAIN TO THE SUPPLY FITTING EXISTS, INSTALL VACUUM BREAKERS.

C. NOT MORE THAN ONE LAVATORY, SINK, OR SIMILAR FIXTURE SHALL BE SUPPLIED BY A 1/2 INCH BRANCH. LINEAR DIMENSIONS NOT TO EXCEED 5 FEET.

D. MAKE CONNECTION TO EQUIPMENT AND FIXTURES INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.

E. HOT WATER BRANCH CONNECTIONS TO DISTRIBUTION MAINS SHALL BE TOP TAKE-OFF, SWING JOINT TYPE.

F. ALL PIPING INSTALLED BELOW GROUND SHALL RECEIVE TWO COATS OF KOPPERS NO. 50 OR APPROVED EQUAL.

G. PROVIDE A 12" AIR CHAMBER AT EVERY FIXTURE AND A 24" AIR CHAMBER AT TOP OF RISERS.

H. WATER METER SIZE SHALL BE 1" MIN. WITH 14" SPREAD OPENING.

PLUMBING INSULATION

1. INSULATE THE FOLLOWING PIPES WITH R-3 INSULATION – –403.4.2 &TABLE R – –403.4.2 IECC 2018 ****

A. PIPING LARGER THAN 3/4" NOMINAL DIAMETER
B. PIPING SERVING MORE THAN ONE DWELLING UNIT.
C. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
D. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
E. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
F. PIPING LOCATED UNDER A FLOOR SLAB
G. BURIED PIPING.
H. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
I. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER (SEE BELOW)

3/8" PIPE R-3	1/2" PIPE R-3	3/4" PIPE R-3	3/4" OR LARGER PIPE R-3
30FT OR MORE	20FT OR MORE	10FT OR MORE	5FT OR MORE.

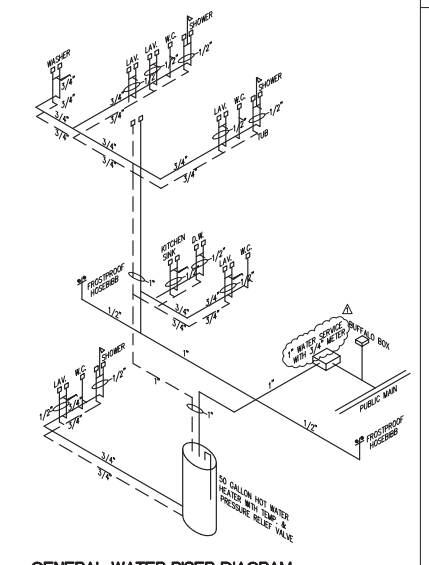
DOMESTIC WATER HEATER

1. WATER HEATER (MIN 120 DEG. F.)
2. EACH HAND SINK OR LAVATORY (MAX. 110 DEG. F.)
3. EACH SHOWER (MAX. 115 DEG. F.)
4. DISTRIBUTION SYSTEM TO ANY OTHER OUTLETS NOT SPECIFICALLY NAMED (MIN. 120 DEG. F.)

ILLINOIS PLUMBING CODE PROHIBITS THE USE OF WATER HEATER TEMPERATURE CONTROLS FOR ANTI-SCALD PURPOSES, AN ADEQUATE RESPONSE WILL IDENTIFY APPROPRIATE HARDWARE

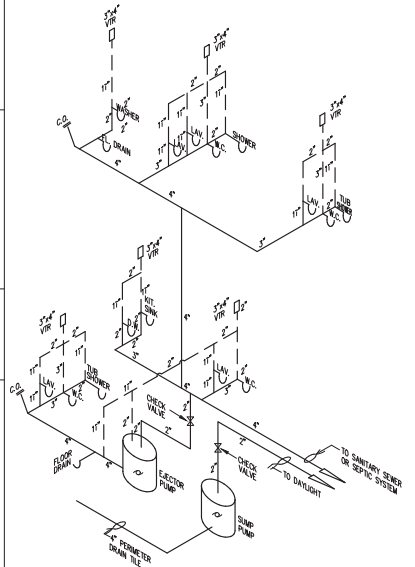
RESIDENTIAL – PLUMBING

1. INDICATE ALL WORK TO CONFORM TO THE 2014 ILLINOIS STATE PLUMBING CODE AND INSTALLED BY AN ILLINOIS STATE LICENSED PLUMBER (SEC.)
2. HOT WATER PIPING FOR THE FOLLOWING SHALL BE INSULATED WITH A MINIMUM R-3 INSULATION (IECC R403.4.2.3):
A. PIPING LARGER THAN 1" NOMINAL DIAMETER.
B. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
C. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
D. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
E. PIPING LOCATED UNDER A FLOOR SLAB.
F. BURIED PIPING.
G. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
H. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER GIVEN IN ECC TABLE R403.4.2.



GENERAL WATER RISER DIAGRAM

SUPPLY PIPES= COPPER
TYPE K WATER PIPE BELOW GRADE, TYPE L COPPER ABOVE GRADE.
12" AIR CHAMBER AT EACH FIXTURE
24" AIR CHAMBER AT EACH RISER
SHUT OFF VALVE AT EACH FIXTURE



GENERAL SOIL WASTE AND VENT DIAGRAM

RETURN PIPES= PVC

HVAC GENERAL NOTES

RESIDENTIAL – MECHANICAL

1. APPLIANCE WITH AN IGNITION SOURCE SHALL BE ELEVATED A MINIMUM OF 18 INCHES ABOVE THE FLOOR IN GARAGES, EXCEPT APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT (IRC M1307.3).
2. ALL VENTS FOR COMBUSTIBLE FUEL APPLIANCES SHALL TERMINATE A MINIMUM OF 350 ABOVE GRADE (COOK COUNTY ORDINANCE 150.075 (B)).
3. ALL INTERIOR INSTALLATIONS SHALL BE RAISED A MINIMUM OF 3? ABOVE THE ADJOINING FLOOR OR HAVE AN 8? GROUND CLEARANCE IF INSTALLATION IS SUSPENDED FROM THE FLOOR (WILL COUNTY ORDINANCE 150.074 (C)).
4. EQUIPMENT WITH COOLING OR EVAPORATOR COILS SHALL BE REQUIRED TO HAVE A SECONDARY DRAIN OR DRAIN PAN IN ADDITION TO THE PRIMARY DRAIN PAN OUTLET OR A DRAIN PAN WITH A WATER LEVEL DETECTION DEVICE CONFORMING TO UL 508 (IRC M1411.3.1).
5. A SAFE PAN SHALL BE INSTALLED UNDER WATER HEATERS, WASHING MACHINES, PLUMBING FIXTURES, FURNACES AND OTHER APPURTENANCES USED TO RECEIVE AND DISPOSE WASTE AND OTHER FLUIDS, WHICH SHALL BE CONNECTED TO A PROPERLY INSTALLED DRAINAGE SYSTEM OR A WATER LEVEL DETECTION DEVICE CONFORMING TO UL 508 WHEN INSTALLED OVER HABITABLE/OCCUPIABLE SPACE (WILL COUNTY ORDINANCE 150.090 (V)).
6. CLOTHES DRYER VENTS SHALL BE A MINIMUM 0.0187 THICK RIGID METAL DUCT AND SEALED WITH APPROVED METALLIC TAPE. FLEXIBLE VENTS AND VENT CONNECTORS ARE NOT PERMITTED IN WALLS, AND VENT CONNECTORS ARE NOT TO EXCEED 6' IN LENGTH (WILL COUNTY ORDINANCE 150.073 (W)).
7. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED METHODOLOGIES (IECC R403.7).
8. KITCHEN EXHAUST MAKEUP AIR SYSTEMS SHALL BE PROVIDED IF THE KITCHEN EXHAUST HOOD SYSTEMS ARE CAPABLE OF EXHAUSTING MORE THAN 400 CUBIC FEET PER MINUTE: THE MAKEUP AIR SYSTEM IS TO HAVE AT LEAST ONE DAMPER (ACCESSIBLE FOR REPAIR AND INSPECTION), IS TO HAVE ONE OPENING FUNCTION THROUGH GRAVITY OR AUTOMATIC SENSOR, AND IS TO APPROXIMATELY EQUAL THE RATE OF THE EXHAUST SYSTEM WHILE ALSO STARTING TO OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM (IRC M1503.4).
9. DUCT SYSTEMS ARE TO BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL D AND IRC M1601 OR OTHER APPROVED METHODS, EXCEPT WHERE A MECHANICAL SYSTEM ALREADY EXISTS (IF PROJECT IS AN ADDITION, ALTERATION OR REPAIR) (IRC M1601.1 AND IRC M1202.2).
10. DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS OF DUCT SYSTEMS SHALL BE MADE AIRTIGHT BY MEANS OF SHEET METAL TAPES, MASTICS, GASKETS OR OTHER APPROVED CLOSURE SYSTEMS (IECC R403.2.2 AND IRC M1601.4.1). EXCEPTIONS INCLUDE:
A. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS WITHOUT JOINT SEALS CAN BE APPLIED.
B. FOR PARTIALLY INACCESSIBLE DUCT CONNECTIONS, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT TO PREVENT A HINGE EFFECT.
C. CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 900 PA PRESSURE.
11. DUCTS THAT ARE NOT ENTIRELY LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS (IECC R403.3.3):
A. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 W.G (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. TOTAL LEAKAGE SHALL BE 4.0 CFM OR LESS PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. IF THE AIR HANDLER ENCLOSURE IS NOT INSTALLED AT THE TIME OF THE TEST, THEN THE TOTAL LEAKAGE SHALL BE 3.0 CFM OR LESS PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
B. POST-CONSTRUCTION TESTS: THE SAME PROVISIONS APPLY AS THE ROUGH-IN TEST, BUT IT IS ASSUMED THAT THE AIR HANDLER IS ALREADY INSTALLED BY THE TIME OF THE TEST.
12. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING (IECC R403.6).

WATER SUPPLY FIXTURE UNITS

FIXTURE / OCCUPANCY	CONTROL	LOAD VALUE	AMOUNT	TOTAL
LAVATORY/PRIVATE	FAUCET	1	5	5
WATER CLOSET/PRIVATE	FLUSH TANK	3	4	12
BATHTUB/PRIVATE	FAUCET	2	2	4
SHOWER/PRIVATE	MIXING VALVE	1	2	2
KITCHEN/PRIVATE	FAUCET	2	1	2
BAR SINK/PRIVATE	FAUCET	1	0	0
LAUNDRY TRAY/PRIVATE	FAUCET	3	0	0
LAUNDRY WASHER/PRIVATE	AUTOMATIC	2	1	2
DISHWASHER/PRIVATE	AUTOMATIC	1	1	1
TOTAL WATER SUPPLY FIXTURE UNITS				28

SECTION 890, APPENDIX A – TABLE N
WATER SUPPLY FIXTURE UNITS (W.S.F.U.) FOR A SUPPLY SYSTEM WITH FLUSH TANKS W.S.F.U. = 28 WITH MINIMUM 34 GPM DEMAND REQUIRES 1" WATER SUPPLY WITH 8.6 PSI PRESSURE LOSS, 5.5 VELOCITY (ft./sec.) AND 1" METER SIZE

NOTE:
– ALL FLOOR DRAINS TO BE PROPERLY VENTED.
– ALL NEW PLUMBING FIXTURES MUST BEAR THE WATER SENSE LABEL. DO NOT REMOVE THE WATER SENSE LABEL PRIOR TO PASSING THE FINAL INSPECTION AND HAVE FIXTURE CUT SHEETS ONSITE FOR FINAL INSPECTION.
– STACK TEST REQUIRED ON WASTE AND VENT PIPING AT TIME OF ROUGH AND UNDERGROUND INSPECTIONS.
– 75 PSI AIR TEST OR WATER TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.
– 25 PSI AIR TEST REQUIRED ON GAS AT TIME OF ROUGH INSPECTION.
– FUTURE WATER LINES FOR THE BASEMENT BATHROOM MUST BE CUT AND CAPPED WITHIN 24" OF THE NEAREST ACTIVE MAIN TO PREVENT DEAD ENDS

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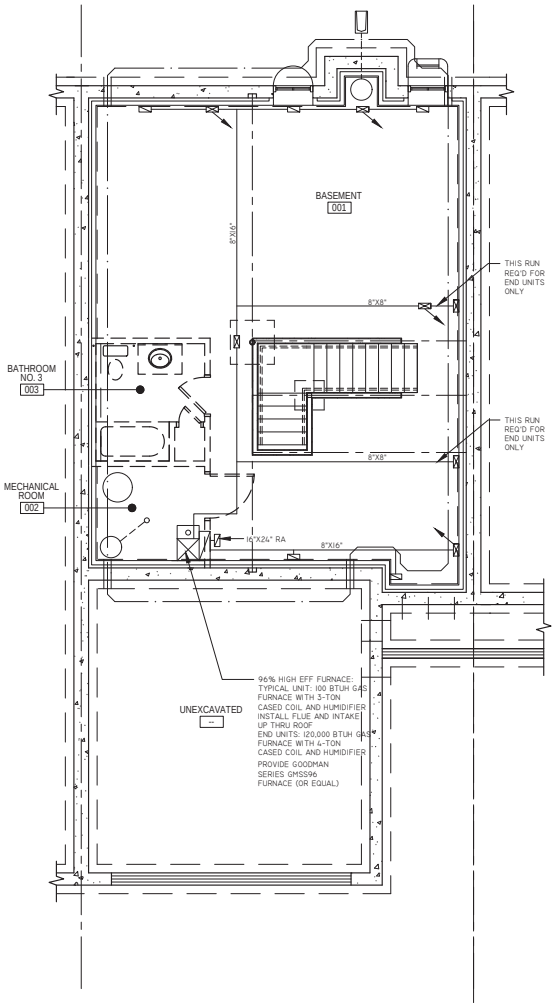
1	5-10-21	PER BLDG. DEPT.

DATE:
04-06-21

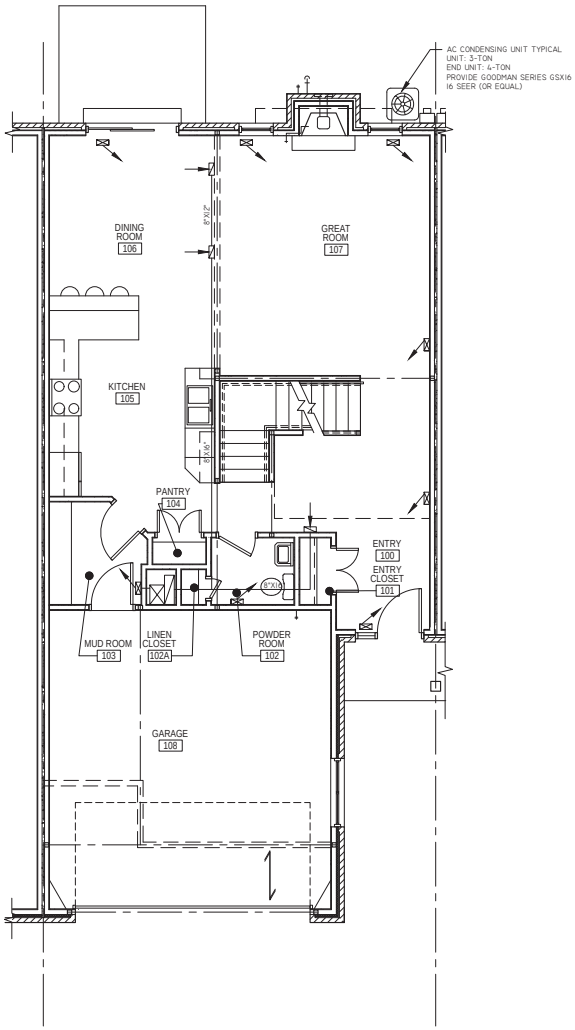
DRAWN BY: PAP
PREVIOUS NO. –

PROJECT NO.
21037

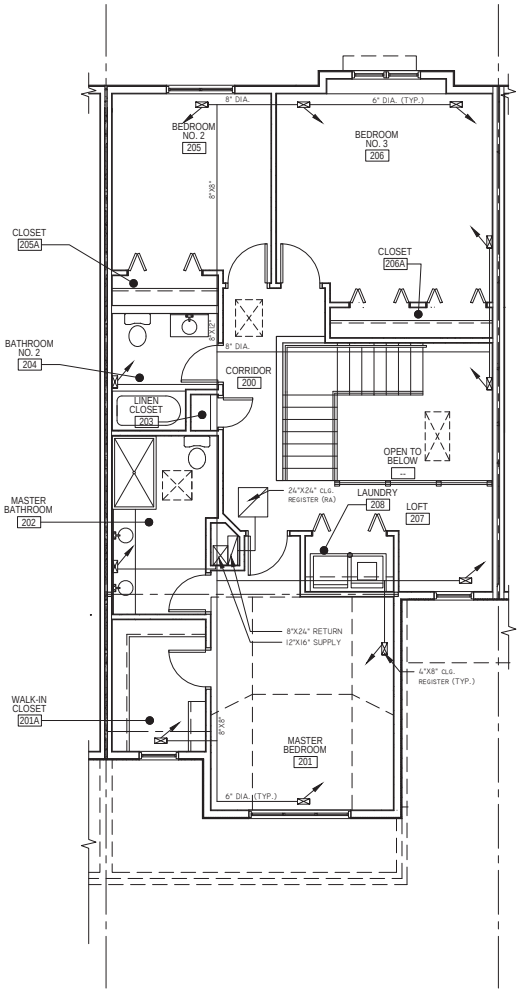
SHEET NUMBER
M-1



BASEMENT FLOOR MECHANICAL PLAN 1/4"=1'-0"



FIRST FLOOR MECHANICAL PLAN 1/4"=1'-0"



SECOND FLOOR MECHANICAL PLAN 1/4"=1'-0"

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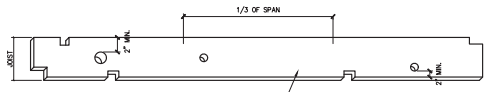
PROJECT NO.
21037

SHEET NUMBER
M-2



JOIST DETAIL

NOT TO SCALE

a
E-2

SECTION 502.8.1

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OF CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

SECTION 602.6

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TH THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

EXCEPTIONS:

1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

SECTION 802.7

CUTTING AND NOTCHING: STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION.

SECTION 802.7.1

SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT IN TO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (15 mm) TO THE NOTCH.

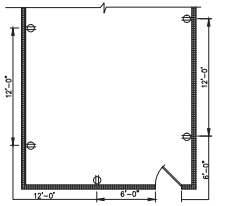
EXCEPTIONS: NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 4 INCH NOMINAL (102 mm) AND THE LENGTH OF THE CANTILEVERS DO NOT EXCEED 24 INCHES (610 mm).

SECTION 802.7.2

ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECT OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.

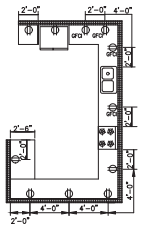
SECTION 802.10.4

ALTERATIONS TO TRUSSES: TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN ADDITIONAL LOAD (e.g., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.



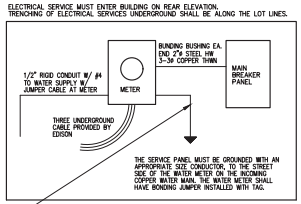
GENERAL ROOM RECEPTACLE LAYOUT

NTS



COUNTERTOP RECEPTACLE LAYOUT

NTS



Note:
Electrodes of rods of iron or steel shall be at least 5/8 in. (15.87 mm) in diameter. Stainless steel rods less than 5/8 in. (15.87 mm) in diameter, nonferrous rods, or their equivalent shall be listed and shall not be less than 1/2 in. (12.7 mm) diameter.

ELECTRICAL NOTES

1. SEE CURRENT CHICAGO ELECTRICAL CODE

ELECTRICAL DEVICES A.F.F.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C..L
WALL OUTLETS	12" TO C.L.
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO C.L.
WATER SOFTENER AND SUMP OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S	48" TO C.L.
BASEMENT WALL OUTLETS	48" TO C.L.
FRONT DOOR COACH LIGHT	5'-6" A.F.F.
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	7'-0" ABOVE GRADE
DINING AND BREAKFAST FIXTURE HEIGHT	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "WHP"	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WAHER/DRYER OUTLET	36" TO C.L.

C.L.= CENTER LINE
1= FIELD VERIFY
2=MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"

NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLET. INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARCFAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT

NOTE:
ALL RESIDENTIAL UNITS TO BE EQUIPPED W/ CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.

NOTE:
PROGRAMMABLE THERMOSTAT – WHERE THE PRIMARY HEATING IS FORCED-AIR-FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.

NOTE:
COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

NOTE:
ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

NOTE:
SEE FOUNDATION PLAN FOR BASEMENT ELECTRICAL LAYOUT AND FURTHER INFORMATION

NOTE:
1. 105 CFM IS REQUIRED PER TABLE R403.6.6(1) OF THE ICCC ILLINOIS AMENDED CODE
2. THE 105 CFM WILL BE SATISFIED WITH 3 CONTINUOUS RUN BATH FANS @ 35 CFM EACH.

NOTE:
TAMPER RESISTANT OUTLETS ARE REQUIRED

NOTE:
LISTED TYPE AFCI (ARC FAULT PROTECTION) FOR ALL CIRCUITS IN ALL LIVING AREAS. FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS.

NOTE:
AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 (IRC R309.4)

NOTE:
INCANDESCENT LUMINARIES WITH OPEN (EXPOSED) LAMPS PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES OR PENDANT LAMPHOLDERS ARE NOT PERMITTED IN CLOTHES CLOSETS. USE OF A LAMPHOLDER IN A CLOTHES CLOSET WITH ANY OPEN LAMP IS A VIOLATION OF THE CODE.
– INSTALLING A COMPACT FLUORESCENT LAMP IN A LAMPHOLDER DOES NOT TURN THE LAMPHOLDER INTO A FLUORESCENT FIXTURE.
– A LUMINARIES INSTALLED IN A CLOTHES CLOSET IS PERMITTED TO BE ONLY OF THE SURFACE-MOUNTED OR RECESSED INCANDESCENT TYPE WITH ALL LAMPS COMPLETELY ENCLOSED, OR A SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES.
– SURFACE-MOUNTED INCANDESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCE OF 12 INCHES BETWEEN THE LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE.
– SURFACE-MOUNTED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCE OF 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.
– RECESSED FLUORESCENT LUMINARIES (FIXTURES) INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THERE IS A MIN. 6 INCHES BETWEEN THE LUMINARIES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

NOTE:
PROVIDE G.F.C.I. PROTECTED RECEPTACLE FOR WHIRLPOOL (HARDWIRED)

NOTE:
ALL ELECTRICAL RACEWAYS SHALL BE CONDUIT ONLY. A MAXIMUM 6 FEET LENGTH OF APPROVED 1/2" FLEXIBLE METAL CONDUIT IS PERMITTED ONLY FOR UTILIZATION EQUIPMENT, AS PART OF A LISTED ASSEMBLY OR LIGHT FIXTURES.

RESIDENTIAL - ELECTRIC

1. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. UNUSED OPENINGS SHALL BE CLOSED TO AFFORD PROTECTION SUBSTANTIALLY EQUIVALENT TO THE WALL OF THE EQUIPMENT. INTERNAL PARTS OF ELECTRICAL EQUIPMENT SHALL NOT BE DAMAGED OR CONTAMINATED BY FOREIGN MATERIALS, AND THERE SHALL BE NO DAMAGED PARTS THAT MAY ADVERSELY AFFECT SAFE OPERATION OR MECHANICAL STRENGTH OF THE EQUIPMENT (CHICAGO ELECTRIC CODE).

2. ALL ELECTRICAL CONTRACTORS ENGAGED IN PERFORMANCE OF ELECTRICAL WORK SHALL BE LICENSED PER ILLINOIS MUNICIPAL CODE 11-33-1. THE CONTRACTOR SHALL FILE WITH THE WILL COUNTY BUILDING DEPARTMENT A COPY OF THE VALID LICENSE AND SAID LICENSE SHALL REFLECT THE SCOPE OF THE WORK

3. PERMITS ARE REQUIRED FOR ALL ELECTRICAL WORK, AND THEY SHALL BE ISSUED ONLY WHEN A DULY LICENSED AND BONDED ELECTRICAL CONTRACTOR IS LISTED ON THE PERMIT APPLICATION

4. CONDUCTORS SHALL BE IDENTIFIED BY THE FOLLOWING MEANS AND PROVISIONS (IRC E3307.1):
   A. INSULATED GROUNDED CONDUCTORS OF 4 AWG OR SMALLER:
      i. CONTINUOUS WHITE OR GRAY OUTER FINISH.
      ii. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
   B. INSULATED GROUNDED CONDUCTORS OF 4 AWG OR LARGER:
      i. CONTINUOUS WHITE OR GRAY OUTER FINISH.
      ii. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
      iii. AT THE TIME OF INSULATION, A DISTINCTIVE WHITE OR GRAY MARKING AT THE TERMINATIONS, FOR WHICH SHALL ENORCLE THE CONDUCTOR OR INSULATION.

5. AN ACCESSIBLE MEANS EXTERNAL TO THE SERVICE EQUIPMENT ENCLOSURE FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS IS REQUIRED BY THE CODE. BONDING OF LIMITED ENERGY SYSTEMS SUCH AS COMMUNICATION, RADIO, AND TV, AND CATV CIRCUITS TOGETHER MUST BE PROVIDED BY AT LEAST ONE OF THE FOLLOWING MEANS (CHICAGO ELECTRIC CODE):
   A. EXPOSED NONFLEXIBLE METALLIC CONDUIT RACEWAYS.
   B. EXPOSED GROUNDING ELECTRODE CONDUCTOR.
   C. APPROVED MEANS FOR EXTERNAL CONNECTION SUCH AS 6 AWG COPPER CONDUCTOR NOT SHORTER THAN 6' AND BONDED TO THE METALLIC SERVICE RACEWAY OR SERVICE EQUIPMENT ENCLOSURE WITH A LISTED AND IDENTIFIED FITTING. THE OTHER END OF THIS CONDUCTOR MUST BE ACCESSIBLE AND BE LOCATED ON THE EXTERIOR OUTSIDE WALL SO THAT EXTERNAL CONNECTION OF THE INTERSYSTEM BONDING, OR GROUNDING CONDUCTOR, REQUIRED FOR COMMUNICATIONS, RADIO, TELEVISION, AND CATV CIRCUITS, CAN BE MADE.

6. RACEWAYS, CABLE TRAYS, CABLEBUS, AUXILIARY GUTTERS, CABLE ARMOR, BOXES, CABLE SHEATHING, CABINETS, ELBOWS, COUPLINGS, NIPPLES, FITTINGS, SUPPORTS, AND SUPPORT HARDWARE SHALL BE OF MATERIALS SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (CHICAGO ELECTRIC CODE).

7. WHEN A SERVICE RACEWAY ENTERS THE BUILDING IT MUST BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS FROM MOISTURE THAT MAY CONTACT LIVE PARTS. THE SEALANTS SHALL BE IDENTIFIED FOR USE WITH THE CABLE INSULATION, SHIELD, OR OTHER COMPONENTS (CHICAGO ELECTRIC CODE).

8. ALL ELECTRICAL WIRING ON THE LOAD SIDE OF THE METER SHALL BE COPPER. ADDITIONAL CONSIDERATION MAY BE GIVEN TO ALUMINUM SERVICE CONDUCTORS ON A CASE-BY-CASE BASIS

9. ELECTRICAL METAL TUBING (THIN WALL) SHALL BE REQUIRED THROUGHOUT ALL STRUCTURES, HOWEVER, IT SHALL NOT BE INSTALLED UNDERGROUND OR IN CONCRETE

10. ALL CUT ENDS OF EMT SHALL BE REAMED OR OTHERWISE FINISHED TO REMOVE ROUGH EDGES, BUT NOT THREADED. EMT SHALL BE INSTALLED AS A COMPLETE SYSTEM IN ACCORDANCE WITH (CHICAGO ELECTRIC CODE), AND SHALL BE SECURELY FASTENED IN PLACE AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS (CHICAGO ELECTRIC CODE).
   A. EMT SHALL BE SECURELY FASTENED IN PLACE EVERY 10' AND EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED 3' OF EACH OUTLET BOX, DEVICE BOX, CABINET, CONDUIT BODY, AND OTHER TUBING TERMINATION. EXCEPTIONS INCLUDE CONCEALED WORK IN FINISHED BUILDINGS OR PREFINISHED WALL PANELS, WHERE UNBROKEN LENGTHS CAN BE FISHED, AND, ALSO IF STRUCTURAL MEMBERS DO NOT READILY PERMIT FASTENING WITHIN 3', THE UNBROKEN LENGTH DISTANCE BETWEEN FASTENINGS CAN BE INCREASED FROM 3' TO 5'.
   B. HORIZONTAL RUNS OF EMT SUPPORTED BY OPENINGS THROUGH FRAMING MEMBERS AT INTERVALS NOT GREATER THAN 10' AND SECURELY FASTENED WITHIN 3' OF TERMINATION POINTS SHALL BE PERMITTED.

11. THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC CHAPTER 9, TABLE 1.

12. BOXES AND CONDUIT BODIES SHALL BE OF SUFFICIENT SIZE TO PROVIDE FREE SPACE FOR ALL ENCLOSED CONDUCTORS. THE MINIMUM VOLUME FOR CONDUIT BODIES SHALL BE CALCULATED IN (CHICAGO ELECTRIC CODE). THE BOX VOLUME CALCULATED FROM (CHICAGO ELECTRIC CODE), SHALL NOT BE LESS THAN THE BOX FILL CALCULATIONS FROM (CHICAGO ELECTRIC CODE).

13. EMT SHALL NOT BE USED UNDER THE FOLLOWING CONDITIONS: WHERE SUBJECT TO PHYSICAL DAMAGE DURING AND AFTER INSTALLATION, WHERE ENAMEL IS THE ONLY PROTECTION FROM CORROSION, IN CINDER CONCRETE OR FILL SUBJECT TO MOISTURE UNLESS PROTECTED BY NON-CINDER CONCRETE AT LEAST 2" THICK OR TUBING IS MINIMALLY 18' UNDER THE CINDER FILL, IN ANY HAZARDOUS LOCATION, SUPPORTING LUMINARIES, OR DISSIMILAR METAL CONTACT THAT DOES NOT INVOLVE ALUMINUM ENCLOSURES AND FITTINGS WITH STEEL EMT AWAY FROM SEVERE CORROSIVE INFLUENCES (CHICAGO ELECTRIC CODE).

14. EVERY PANEL BOX MUST HAVE EACH CIRCUIT LABELED. ALL ELECTRICAL PANELS MUST BE LOCATED A MINIMUM OF 3' FROM SUMP PUMP OR EJECTOR PIT, AUNDRY TUB, LAUNDRY SINK, AND/OR LAUNDRY TUB. THE ELECTRICAL PANEL MUST HAVE A CLEARANCE AREA (WORKING SPACE) OF 30 INCHES (WHICH DOES NOT HAVE TO BE CENTERED ON THE PANEL ITSELF), 3' DEPTH MEASURED OUT FROM THE PANEL, AND 6'-6' HEIGHT. THE HEIGHT REQUIREMENT CAN BE OMITTED IF THE PANEL IS IN AN EXISTING DWELLING AND THE ELECTRICAL SERVICE IS MAXIMUM 200 AMPS (CHICAGO ELECTRIC CODE).

15. UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND ARE BURIED AT LEAST 18' BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12' ABOVE THE UNDERGROUND INSTALLATION (CHICAGO ELECTRIC CODE).

16. FOR BOTH UNDERGROUND SERVICE ENTRANCE (USE) AND SERVICE ENTRANCE (SE) CABLES, THE ALLOWABLE BENDING RADIUS OF THE CABLE (MEASURED FROM THE INNER EDGE), SHALL BE AT LEAST FIVE TIMES THE DIAMETER OF THE CABLE ITSELF, PROVIDED THAT THE CABLE WILL NOT BE DAMAGED BEFORE, DURING, AND AFTER INSTALLATION (CHICAGO ELECTRIC CODE).

17. CONTINUITY OF THE GROUNDING PATH OR THE BONDING CONNECTION TO INTERIOR PIPING SHALL NOT RELY ON WATER METER, WATER SOFTENERS, WATER HEATERS, WATER FILTERING DEVICES OR OTHER SIMILAR EQUIPMENT (CHICAGO ELECTRIC CODE).

18. RECEPTACLE OUTLETS SHALL BE CALCULATED AT NOT LESS THAN 180 VOLT-AMPS FOR EACH SINGLE OR FOR EACH MULTIPLE RECEPTACLE ON ONE YOKE. A SINGLE PIECE OF EQUIPMENT CONSISTING OF A MULTIPLE RECEPTACLE COMPRISED OF FOUR OR MORE RECEPTACLES SHALL BE CALCULATED AT NOT LESS THAN 90 VOLT-AMPS PER RECEPTACLE. EXCEPTIONS INCLUDE THE FOLLOWING (CHICAGO ELECTRIC CODE):
   A. GENERAL-USE RECEPTACLE OUTLETS OF 20-AMP RATINGS OR LESS.
   B. RECEPTACLE OUTLETS SERVICING THE OUTDOOR AREAS OF A DWELLING UNIT, AS WELL AS GARAGES, ACCESSORY BUILDINGS, AND BASEMENTS.
   C. LIGHTING OUTLETS SERVICING THE PORTIONS OF DWELLING UNITS AS SPECIFIED IN (CHICAGO ELECTRIC CODE).

19. THE SUMP PUMP AND EJECTOR PUMP MUST BE EACH PROVIDED WITH A SINGLE DEDICATED RECEPTACLE OUTLET WITHOUT GFCI PROTECTION AND A RECEPTACLE OUTLET IN THE SAME VICINITY WITH GFCI PROTECTION.
A. T OF A LUMINARE OR APPLIANCE.

20. GFCI PROTECTION SHALL BE PROVIDED IN THE FOLLOWING AREAS: BATHROOMS, OUTDOORS, GARAGES, CRAWL SPACES (AT OR BELOW GRADE LEVEL), UNFINISHED BASEMENTS, KITCHENS (TO SERVE THE COUNTERTOP SERVICES), WITHIN 6 FEET OF THE OUTER EDGE OF SINKS AND BATHTUBS AND SHOWER STALLS, AND LAUNDRY AREAS (WHERE THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK) (CHICAGO ELECTRIC CODE). MASTER BATHROOM HAS NON GFCI OUTLET.

21 .FOR THE LAUNDRY AREA, PROVIDE AT LEAST ONE 20-AMP BRANCH CIRCUIT (IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION) TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. IF THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK, THEN IT MUST HAVE GFCI PROTECTION (CHICAGO ELECTRIC CODE).

22. FOR THE KITCHEN AREA, PROVIDE AT LEAST TWO 20-AMP BRANCH CIRCUITS TO SUPPLY RECEPTACLE OUTLETS TO SERVE APPLIANCES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA IN A DWELLING. NO BRANCH CIRCUIT CAN SERVE MORE THAN ONE KITCHEN (CHICAGO ELECTRIC CODE).

23. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL, AND ALL RECESSED LUMINARIES SHALL BE SEALED WITH GASKETS OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERING (ECC R402.4.4).

24 .FOR INTERIOR STAIRWAYS, AN ARTIFICIAL LIGHT SOURCE SHALL BE PROVIDED TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING THE TREADS AND LANDINGS AT A MINIMAL 1 FOOT-CANDLE. A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE SHALL BE PROVIDED WHERE THE STAIRWAY HAS SIX OR MORE RISERS, UNLESS REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED (IRC R303.7).

25. ALL GARAGES ATTACHED OR DETACHED (WITH ELECTRIC POWER) ARE REQUIRED TO BE ON A SEPARATE 20-AMP CIRCUIT, ONE FOR EACH CAR SPACE. GARAGE OUTLETS MUST HAVE GFCI PROTECTION AND BE RAISED MINIMALLY 18' ABOVE THE FLOOR, FOR THE VEHICLE IS CONSIDERED AN APPLIANCE WITH AN IGNITION SOURCE. SINCE THE DWELLING-GARAGE SEPARATION HAS A REQUIRED FIRE RATING, THE OUTLETS HAVE TO HAVE A HORIZONTAL SEPARATION OF AT LEAST 24' FROM ANY OPENING ON THE OTHER SIDE OF THE SEPARATION FIREWALL IRC R302.4.2 EXCEPTION 1.1, AND IRC M1307.3).

26. FOR SERVICING CEILING-SUPPORTED (PADDLE) FANS, AN OUTLET BOX SHALL SOLELY SERVE AND SUPPORT THIS FAN, PROVIDED THAT THE FAN ITSELF WEIGHS LESS THAN 70 POUNDS, OR THE REQUIRED MAXIMUM SUPPORT WEIGHT SHALL HAVE A REQUIRED MARKING ON THE OUTLET BOX OR BOX SYSTEM OF THE INFORMATION (CHICAGO ELECTRIC CODE).

27. SPACING OF ELECTRICAL OUTLETS:
   A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS (CHICAGO ELECTRIC CODE).
   B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12' OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24' FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12' OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES (CHICAGO ELECTRIC CODE).

28. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY WHERE THE DETECTORS SO THAT THE ACTUATION OF THE DETECTOR ACTUATES ALL DETECTORS.

29. A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY LAMPS WITH MINIMUM 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS 15-40 WATTS AND 40 LUMENS PER WATT FOR LAMPS 15 WATTS AND LESS.

30. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.

31. PROGRAMMABLE THERMOSTAT: WHERE THE PRIMARY HEATING IS FORCED AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.

32. COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

33. ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

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21037

SHEET NUMBER
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ELECTRICAL NOTES:

** MULTIWIRE BRANCH CIRCUITS – 210.4 – DISCONNECTING MEANS – EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNDERGROUND CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.

* GROUPING – THE UNDERGROUND AND GROUNDED CIRCUIT CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY CABLE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANEL BOARD OR OTHER POINT OF ORIGINATION.

* FOYERS THAT ARE NOT PART OF A HALLWAY IN ACCORDANCE WITH 210.52 (H) AND THAT HAVE AN AREA THAT IS GREATER THAN 5.6 SQ. METERS (60 SQ. FT.) SHALL HAVE A RECEPTACLE (S) LOCATED IN EACH WALL SPACE 900 MM (3 FT.) OR MORE IN WIDTH AND UNBROKEN BY DOORWAYS, FLOOR TO CEILING WINDOWS, AND SIMILAR OPENINGS.

* DWELLING UNITS – ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8 (A) (1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED BY PERSONNEL.

* GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, ND AREAS OF SIMILAR USE.

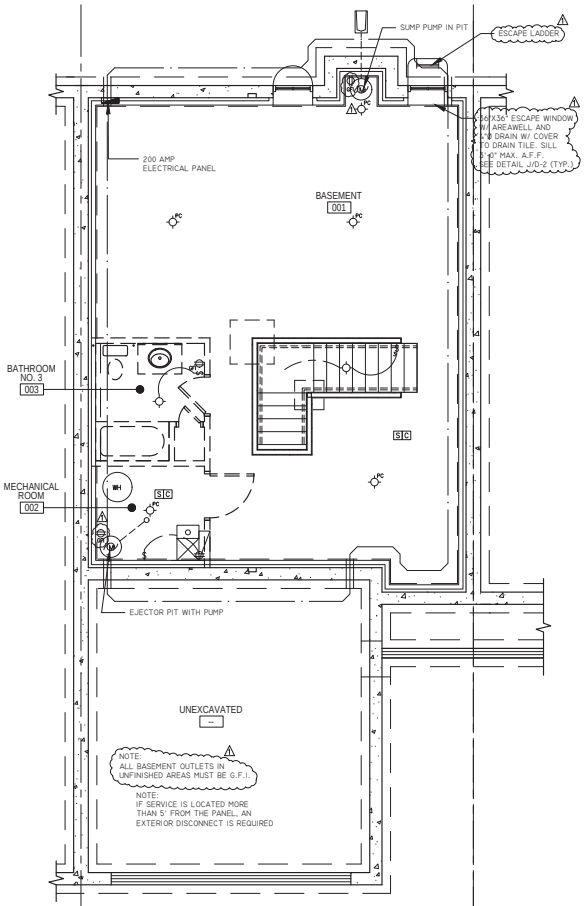
* UNFINISHED BASEMENTS – FOR PURPOSE OF THIS SECTION FINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE.

* LIGHTING EQUIPMENT – R404.1 – NOT LESS THAN 75% OF ALL LAMPS IN PERMANENTLY INSTALL LIGHTING FIXTURES SHALL BE HIGH-EFFICANCY LAMPS.

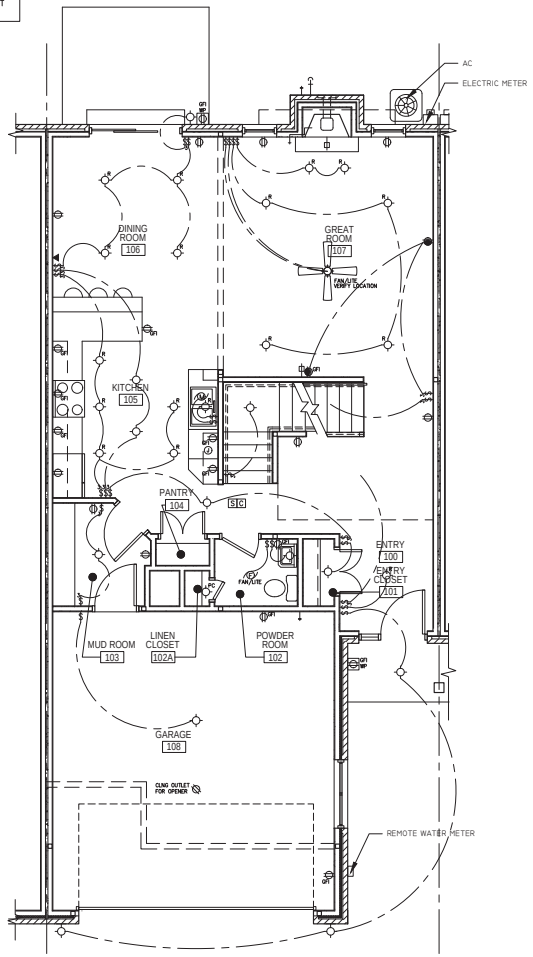
* POWER RECEPTACLES MUST BE AT LEAST 15" ABOVE FINISHED FLOOR. ALL SWITCHES MUST BE AT AT MAXIMUM 48" ABOVE FINISHED FLOORS.

ELECTRICAL SYMBOLS

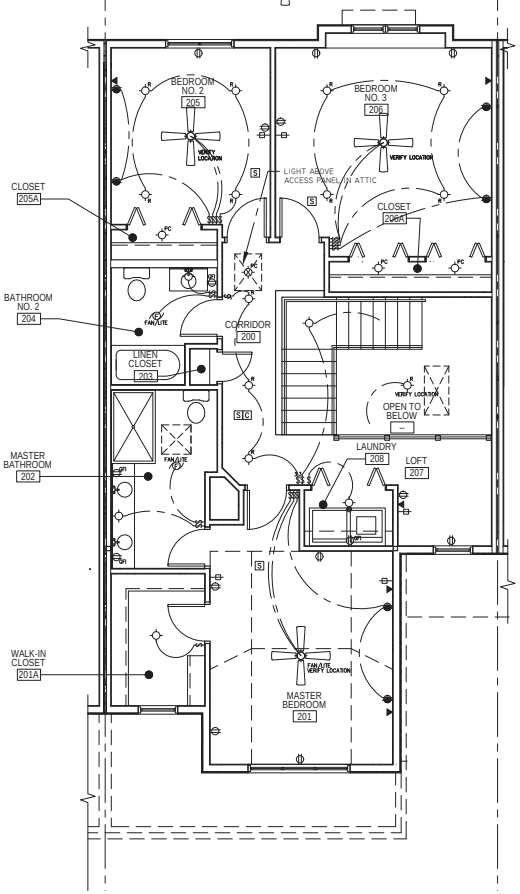
- WALL SWITCH
- DIMMER
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DS AUTOMATIC DOOR SWITCH
- GARAGE DOOR PUSH BUTTON
- GARAGE DOOR KEYPAD
- GAS WALL HEATING UNIT
- WEATHERPROOF, GROUND FAULT INTERRUPTER DUPLEX OUTLET
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ONE SIDE SWITCHED
- CABLE TELEVISION CONNECTION
- TELEPHONE JACK
- WALL SCONCE TYPE AND STYLE PER OWNER / CONTRACTOR
- DOOR BELL TYPE AND STYLE PER OWNER / CONTRACTOR
- ELECTRICAL PANEL
- LV LOW VOLTAGE RECESSED
- RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- 4" RECESSED LIGHT FIXTURE PER OWNER/ CONTRACTOR
- CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER.
- MOTOR
- CEILING EXHAUST FAN PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED.
- CONDUIT RUN CONCEALED ABOVE CEILING
- S SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP
- C CARBON MONOXIDE DETECTOR
- SURFACE MOUNTED 2'x4' FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- SURFACE MOUNTED 2'x2' FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- UNDER/ABOVE CABINET STRIP LIGHTING TYPE AND STYLE PER OWNER / CONTRACTOR
- THERMOSTAT
- PC LIGHT FIXTURE WITH PULL CHAIN
- FLOOD LT. W/MOTION DETECTOR
- CEILING FAN



BASEMENT FLOOR ELECTRICAL PLAN 1/4"=1'-0"



FIRST FLOOR ELECTRICAL PLAN 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN 1/4"=1'-0"

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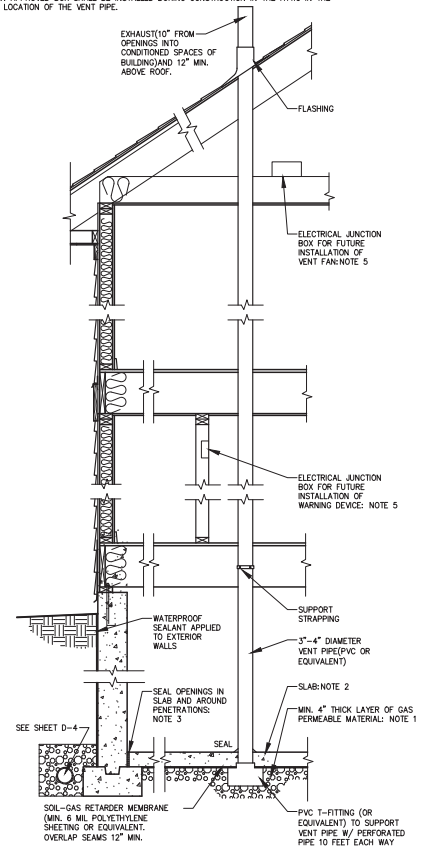
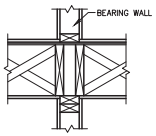
RADON REDUCTION SYSTEM

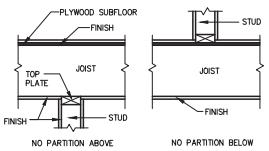
NOTES:
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OFMANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS:AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "AC1302.1R" AND "AC1332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMETRIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.
6. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
7. SEAL SUMP PUMP COVERS.
8. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS.
9. ALL CONCRETE JOINTS MUST BE SEALED W/ POLYURETHANE CAULK OR OTHER ELASTOMETRIC SEALANT.
10. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFOTRATED PIPE TO DAYLIGHT
11. OVERLAP 6 MIL VAPOR BARRIER 12"
2. MIN. 3" DIAMETER SCHEDULE 40 PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE W/ A "T" FITTING. THE VENT PIPE SHALL BE EXTENDED UP THRU THE BUILDING AND TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION AT LEAST 2' ABOVE ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING AND 10' FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.
13. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FAN INSTALLATION THRU AN ATTIC.
14. ALL EXPOSED AND VISIBLE INTERIOR VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ "RADON REDUCTION SYSTEM".
15. TO PROVIDE FOR FUTURE SMD OR SSD SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF THE VENT PIPE.



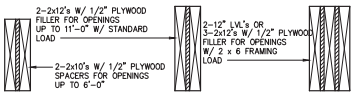
1 D-1 RADON DETAIL 3/4"=1'-0"



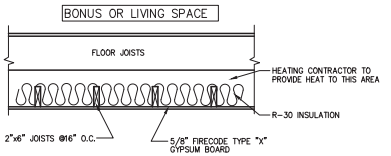
H D-1 DETAILS @ BEARING WALLS 1"=1'-0"



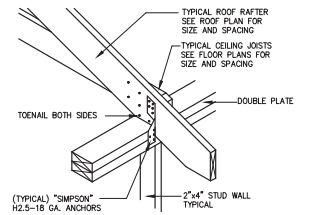
J D-1 PARTITION WALL DETAILS 1"=1'-0"



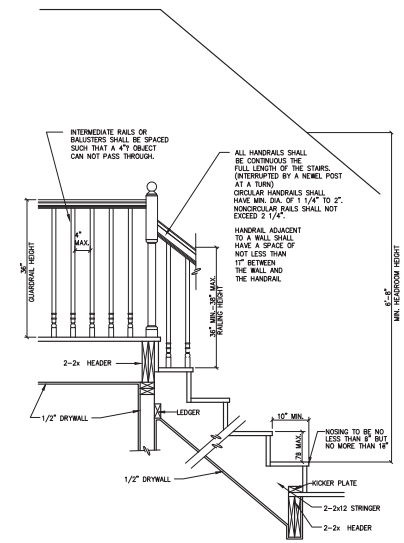
K D-1 HEADER DETAIL 3/4"=1'-0"



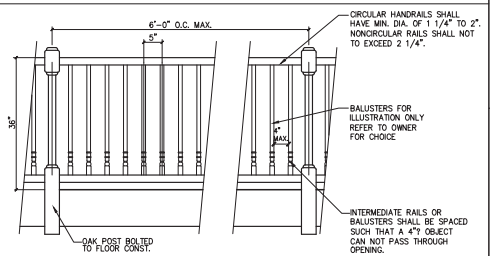
L D-1 DROPPED GARAGE CEILING 3/4"=1'-0"



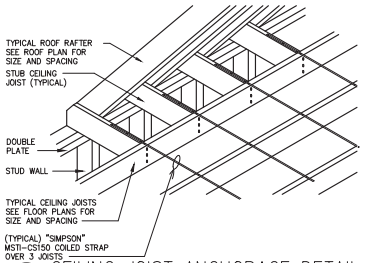
M D-1 RAFTER ANCHORAGE DETAIL IF REQUIRED BY LOC. CODE



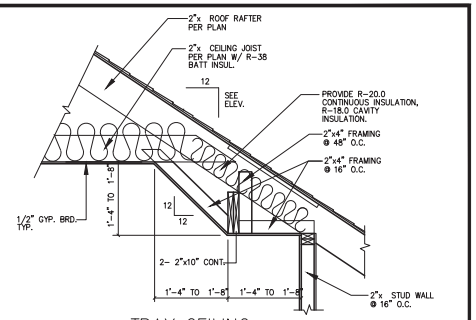
E D-1 STAIR DETAIL 3/4"=1'-0"



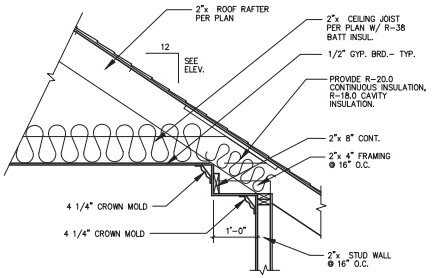
F D-1 TYP. RAILING ELEVATION 3/4"=1'-0"



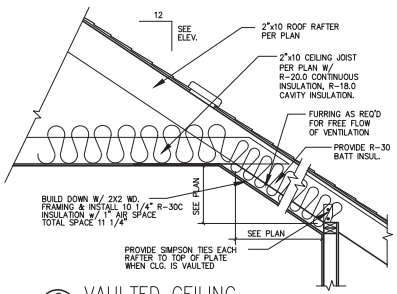
G D-1 CEILING JOIST ANCHORAGE DETAIL TYPICAL WHERE CEILING JOIST FRAME IN OPPOSITE DIRECTION OF RAFTERS.



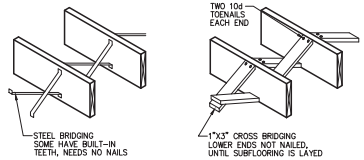
A D-1 TRAY CEILING 3/4"=1'-0"



B D-1 TRAY CEILING 3/4"=1'-0"



C D-1 VAULTED CEILING 3/4"=1'-0"



NOTE:
BRIDGING TO BE INSTALLED AT MID POINT BUT NOT TO EXCEED 8'-0" O/C. IF SPANS EXCEED 8'-0" THAN ANOTHER ROW MUST BE ADDED

D D-1 BRIDGING DETAILS 3/4"=1'-0"

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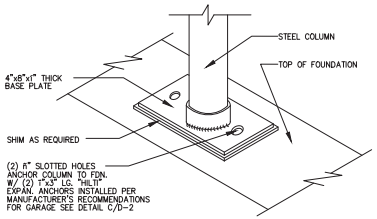
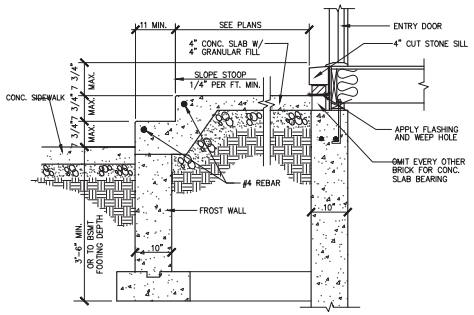
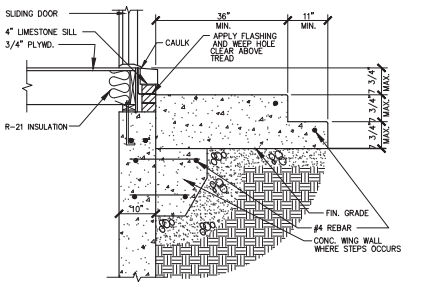


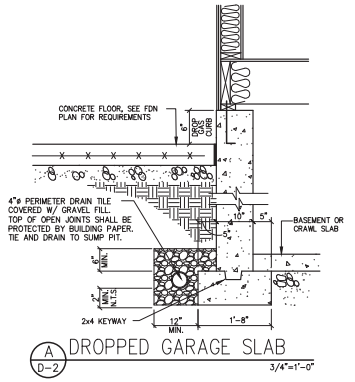
L/D-2 COLUMN WITH STEEL PLATE AT GARAGE & FOUNDATION WALLS



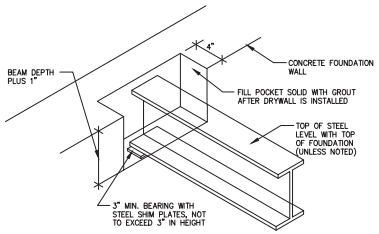
H/D-2 DETAIL @ FRONT ENTRY 3/4"=1'-0"



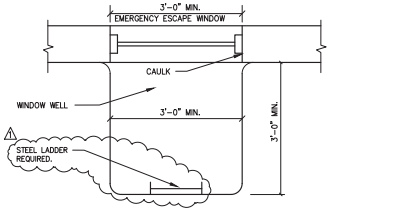
E/D-2 STAIR DETAIL @ SWING DOORS 3/4"=1'-0"



A/D-2 DROPPED GARAGE SLAB 3/4"=1'-0"



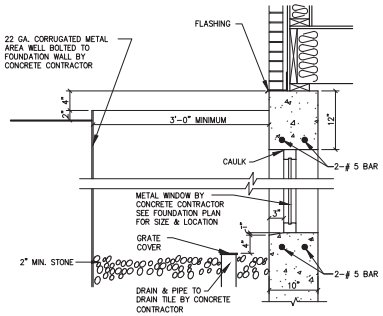
M/D-2 BEAM POCKET FOR STEEL 1"=1'-0"



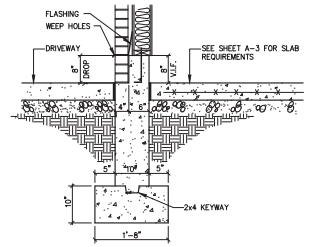
WINDOW WELL SHALL PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 3'-0".

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm), SHALL PROJECT AT LEAST 3 INCHES (76 mm) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 mm) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

J/D-2 BASEMENT EMERGENCY ESCAPE WELL 3/4"=1'-0"

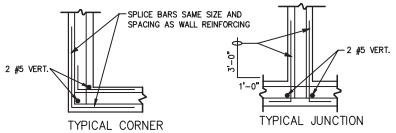


F/D-2 BASEMENT WINDOW 1"=1'-0"

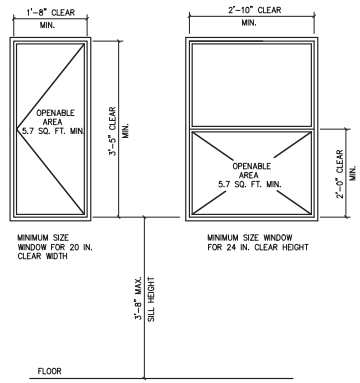


B/D-2 BRICK LEDGE @ GARAGE 3/4"=1'-0"

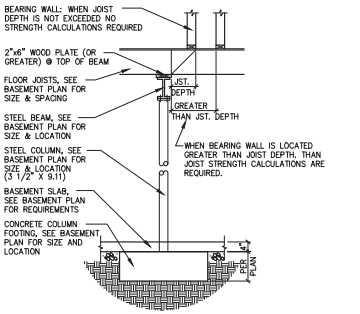
NOTE: LAP FOR CONTINUOUS BARS SHALL BE 40 BAR DIAMETERS OR 2'-0" MIN. WHICHEVER IS GREATER



N/D-2 FOUNDATION REINF. DETAILS 1/2"=1'-0"



K/D-2 EMERGENCY ESCAPE WINDOWS 3/4"=1'-0"



G/D-2 STEEL COLUMN AND FOOTING DETAIL 1/2"=1'-0"

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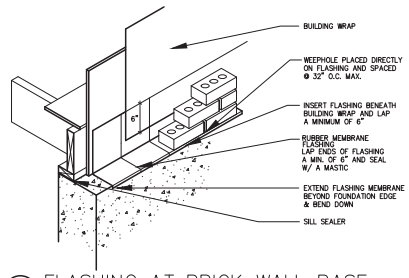
21037

SHEET NUMBER
D-2



J / D-3 FLASHING AT BRICK WALL BASE

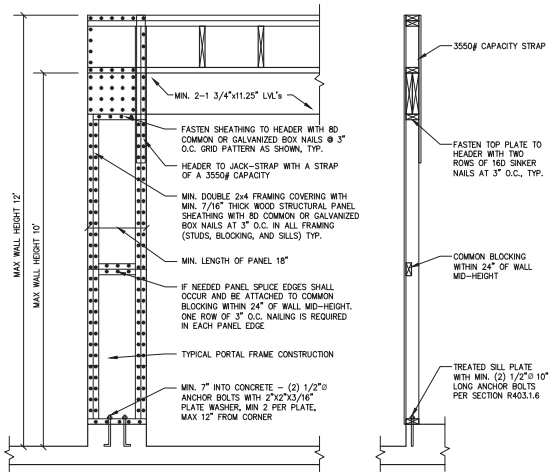
1" = 1'-0"

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 7" OR EQUAL REINFORCING BARS
3 x 3 x 5/16	6'-0"	3'-6"	3'-0"	1
4 x 3 x 5/16	8'-0"	5'-0"	3'-0"	1
6 x 3½ x 5/16	14'-0"	8'-0"	3'-6"	2

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
B. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

K / D-3 LINTEL SCHEDULE

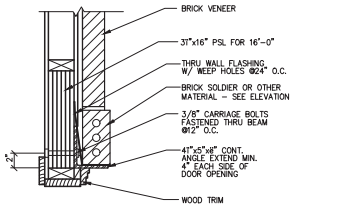
1/4" = 1'-0"



METHOD CS-PF- CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

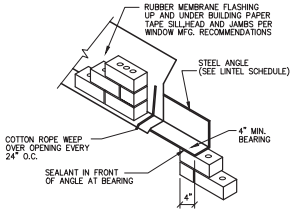
L / D-3 (WHEN OPENING IS 6'-0" TO 18'-0" AND WALL NEXT TO OPENING IS LESS THAN 4'-0") (2012 IRC R602.10.6.2)

NTS



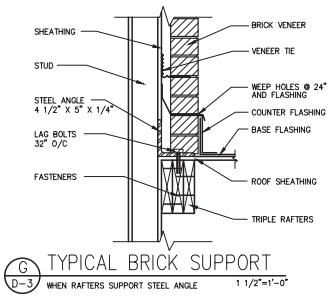
E / D-3 BRICK SUPPORT AT GARAGE DOOR

1 1/2"=1'-0"



F / D-3 LINTEL DETAIL

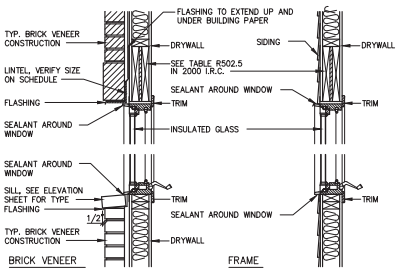
3/4"=1'-0"



G / D-3 TYPICAL BRICK SUPPORT

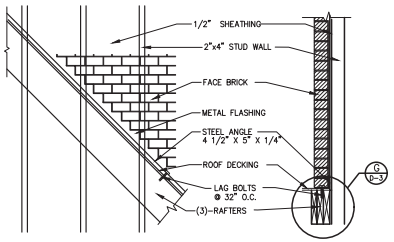
WHEN RAFTERS SUPPORT STEEL ANGLE

1 1/2"=1'-0"



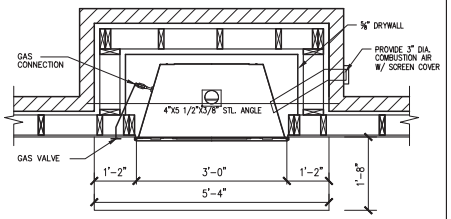
H / D-3 WINDOW DETAIL

3/4"=1'-0"



B / D-3 BRICK SUPPORT @ RAKE

3/4"=1'-0"



NOTE:
PLEASE CONSULT THE MANUFACTURER'S INSTALLATION MANUAL FOR ALL DETAILS AND REQUIREMENTS BEFORE FINAL DESIGN LAYOUT

C / D-3 FIREPLACE PLAN

3/4"=1'-0"

NOTE:

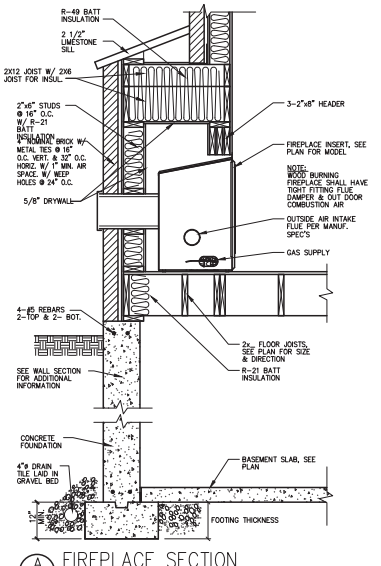
1. FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
– FACTORY-BUILT FIREPLACES CAN BE USED IF THEY ARE LISTED AND LABELED AND AREA INSTALLED FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. "LISTED" AND "LABELED"ARE DEFINED IN CHAPTER 2.

2. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. FACTORY-BUILT CHIMNEY INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT" AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY."

4. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

5. HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.



A / D-3 FIREPLACE SECTION

1/2"=1'-0"

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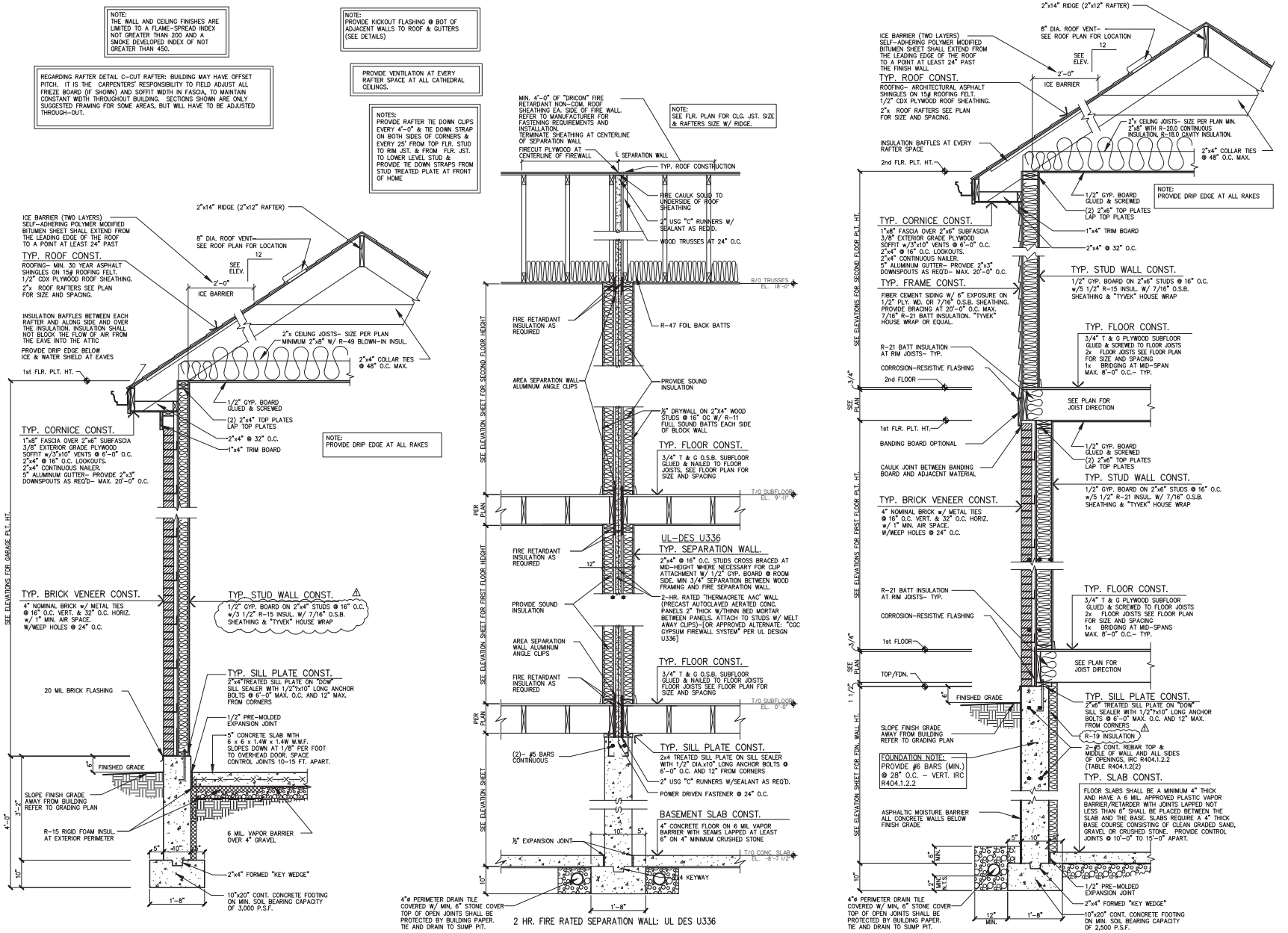

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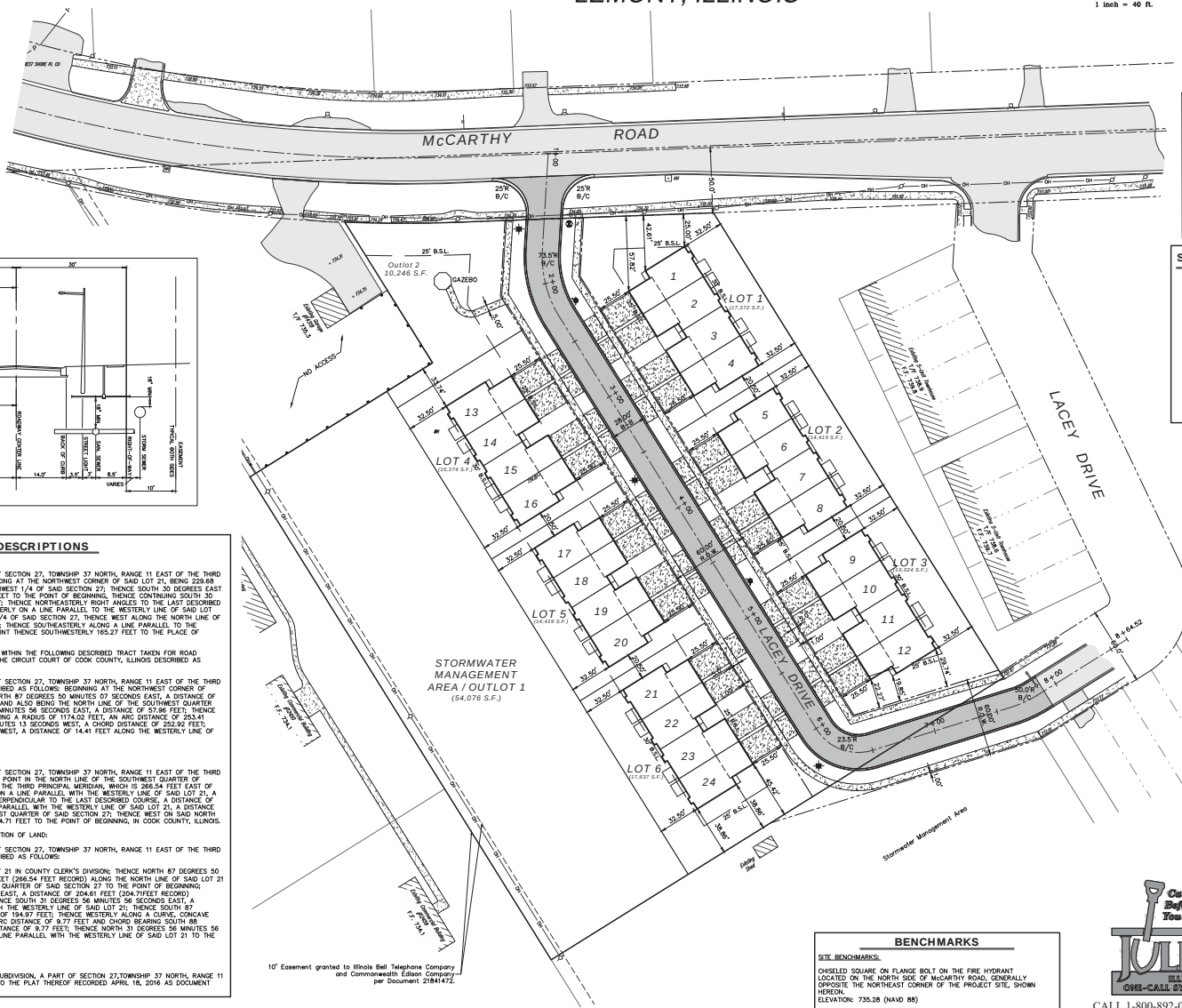
EXHIBIT G

Preliminary Plat of Subdivision

PRELIMINARY PLAT
FOR
SEVEN OAKS II SUBDIVISION
LEMONT, ILLINOIS



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF=XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF=XXX.XX
FG XXX.XX	FINISH GRADE	FG=XXX.XX
FF XXX.XX	FINISH FLOOR	FF=XXX.XX
GF XXX.XX	GARAGE FLOOR	GF=XXX.XX

SITE DATA

GROSS AREA:	191,656 S.F./4.40 AC.
R.O.W. AREA ON-SITE:	32,089 S.F./0.74 AC.
R.O.W. AREA OFF-SITE (STA. 7+00 +/-)	5,625 S.F./0.13 AC.
STORMWATER MANAGEMENT AREA (OUTLOT 1):	54,076 S.F./1.24 AC.
OUTLOT 2:	10,246 S.F./0.24 AC.
NET AREA (BUILDABLE):	89,620 S.F./2.06 AC.
MULTI-FAMILY HOME SITES:	6 BUILDINGS/24 UNITS
BUILDING COVERAGE RATIO (APPROX.):	32,514 / 191,656 = 0.17

SITE PLAN DATA: R-5 RESIDENTIAL (LEMONT)

CRITERIA	R-5 REQUIREMENT	PROPOSED
LOT AREA (MIN.)	10,000 SF	14,419 SF (MIN.)
LOT WIDTH (MIN.)	80'	128.16' (MIN.)
FRONT YARD SETBACK	25'	25'
REAR YARD SETBACK	30'	30'
SIDE YARD SETBACK	15'	10.25' (VARIANCE REQ.)
CORNER SIDE YARD SETBACK	25'	19.9' (VARIANCE REQ.)
LOT COVERAGE	65%	38% (MIN.)

NOTE: PROPERTY IS CURRENTLY ZONED R3 IN COOK COUNTY

LOT	AREA (SF)	AREA (AC)
1	17,372	0.40
2	14,419	0.33
3	16,024	0.37
4	15,374	0.35
5	14,419	0.33
6	17,637	0.40
OUTLOT 1	54,076	1.24
OUTLOT 2	10,246	0.24
R.O.W.	32,089	0.74
TOTAL	191,656	4.40

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

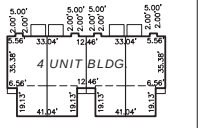
PARCEL IDENTIFICATION NUMBER

PARCEL ONE: 22-27-300-027-0000
PARCEL TWO: 22-27-300-029-0000
PARCEL THREE: 22-27-300-084-0000

SITE DATA

PARCEL ONE AREA: 90,356 SQUARE FEET OR 2.07 ACRES
PARCEL TWO AREA: 83,761 SQUARE FEET OR 1.92 ACRES
PARCEL THREE AREA: 17,539 OR 0.40 ACRE

BUILDING FOOTPRINTS



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF BUILDING DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.

LEGAL DESCRIPTIONS

PARCEL ONE

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BEING 229.68 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 30 DEGREES EAST ALONG THE WESTERLY LINE OF SAID LOT 21, 276.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 30 DEGREES EAST ON SAID LINE, 433.40 FEET TO A POINT; THENCE NORTHEASTERLY RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 198.27 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 602.27 FEET TO THE NORTH OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 38.04 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 27, 181.79 FEET TO A POINT THENCE SOUTHWESTERLY 165.27 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SUBJECT PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED TRACT TAKEN FOR ROAD PURPOSES UNDER CONDEMNATION CASE 12.50676 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 228.45 FEET ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 97.96 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 253.41 FEET AND CHORD BEARING NORTH 83 DEGREES 34 MINUTES 13 SECONDS WEST, A CHORD DISTANCE OF 252.92 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.41 FEET ALONG THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL TWO

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 266.54 FEET EAST OF THE NORTHWEST CORNER OF LOT 21; THENCE SOUTH ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 580.76 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 177.58 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 481.36 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, 204.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 IN COUNTY CLERK'S DIVISION; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 266.47 FEET (266.54 FEET RECORD) ALONG THE NORTH LINE OF SAID LOT 21 AND ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 204.61 FEET (204.71FEET RECORD) CONTINUING ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 31 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.35 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21; THENCE SOUTH 87 DEGREES 53 MINUTES 07 SECONDS WEST, A DISTANCE OF 194.97 FEET; THENCE WESTERLY ALONG A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1174.02 FEET, AN ARC DISTANCE OF 9.77 FEET AND CHORD BEARING SOUTH 88 DEGREES 07 MINUTES 25 SECONDS WEST A CHORD DISTANCE OF 9.77 FEET; THENCE NORTH 31 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 59.10 FEET ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

PARCEL THREE

LOT 8 IN THE TOWNHOMES AT SEVEN OAKS PLAT OF SUBDIVISION, A PART OF SECTION 27,TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 2016 AS DOCUMENT 1610929068, IN COOK COUNTY, ILLINOIS.

BENCHMARKS

SITE BENCHMARKS:

CHISELED SQUARE ON FLANGE BOLT ON THE FIRE HYDRANT LOCATED ON THE NORTH SIDE OF McCARTHY ROAD, GENERALLY OPPOSITE THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 735.28 (NAVD 88)

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF LACEY DRIVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 738.70 (NAVD 88)

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

NO.	DATE	REVISIONS DESCRIPTION	BY

LEMONT, LLC
8200 SOUTH 86TH COURT
JUSTICE, ILLINOIS 60458
(312) 617-4396

PRELIMINARY PLAT
FOR
SEVEN OAKS II SUBDIVISION
14306 McCARTHY ROAD
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 24-0022
Scale: 1"=40'
Date: 04-22-2025
Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

SEVEN OAKS II SUBDIVISION – PRELIMINARY PLAT

L:\Projects\2024\24-0022\Engineering\LDM\Preliminary\24-0022 PE.dwg, Plot Date: 4/22/2025 8:57:38 PM, Raymond

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Rezoning 1.07 Acres of Property Located at 1341 Gordon Lane in Lemont, IL (Rizzo)
DATE:	April 28, 2025

SUMMARY/BACKGROUND
Lawrence and Cynthia Rizzo, represented by attorney Peter Coules, are requesting to rezone their 1.07-acre property at 1341 Gordon Lane from R-2 to R-4 Detached Single-Family Residential. The rezoning is necessary to support a forthcoming Plat of Subdivision that would divide the parcel into two conforming lots under R-4 zoning standards, which the current R-2 district does not accommodate.

ANALYSIS
Comprehensive Plan
The future land use for the subject property in the Lemont Comprehensive Plan is Infill Residential and the rezoning is in alignment with the plan.

Planning & Zoning Commission (PZC)
A public hearing was held on April 9, 2025 to discuss the rezoning from R-2 to R-4, both detached single-family residential districts. The PZC voted (6-0) to recommend approval of the rezoning.

Committee of the Whole (COW)
The COW discussed the rezoning for 1341 Gordon Lane at the meeting held on April 21, 2025.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approval of attached ordinance.

BOARD ACTION REQUESTED
Motion to approve attached ordinance.

ATTACHMENTS
An Ordinance Approving Rezoning of 1.07-Acres at 1341 Gordon Lane (Rizzo)

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-25

AN ORDINANCE REZONING 1.07 ACRES OF PROPERTY LOCATED AT 1341 GORDON LANE IN LEMONT, ILLINOIS

(Rizzo)

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on 4-___2025

ORDINANCE NO. O-_____-25

AN ORDINANCE REZONING 1.07 ACRES OF PROPERTY LOCATED AT 1341 GORDON LANE IN LEMONT, ILLINOIS

(Rizzo)

WHEREAS Lawrence and Cynthia Rizzo (hereinafter referred to as the "Petitioners") are the owners of the subject property covering approximately 1.07-acres (PIN# 22-31-405-004-0000) located at 1341 Gordon Lane (hereinafter referred to as the "Subject Property") described and depicted in Exhibit A; and

WHEREAS the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from R-2 to R-4 for the Subject Property; and

WHEREAS the Planning & Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on April 9, 2025 for the rezoning request and voted 6-0 to recommend approval of the rezoning; and

WHEREAS the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, ("the Village") is a municipality in the state of Illinois with full powers to enact ordinances and adopt ordinances for the benefit of the residents of the Village; and

WHEREAS, the Village and applicant have complied with the statutory procedures and requirements for rezoning of the Subject Property, defined as the 1.07 acres included in this ordinance.

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will County, Illinois as follows:

SECTION 1: That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2: The subject property, described in Exhibit A, is rezoned from R-2 to R-4 District in conformance with Village's Unified Development Ordinance. The zoning map of the Village of Lemont is hereby amended in accordance with the provision of this Ordinance.

SECTION 3: General Conditions. Unless otherwise approved by the Village Board, the subject property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code and this Ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 5: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

SECTION 6: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF APRIL 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

Exhibit A

Legal Description

LEGAL DESCRIPTION

For the premises commonly known as: 1341 Gordon Lane, Lemont, Illinois 60439.

Legal Description:

LOT 4 IN CACHE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS DEED IS EXEMPT UNDER PROVISIONS OF PARAGRAPH 200, E SECTION 31-45 OF THE PROPERT TAX CODE.

DATE: March 17, 2023.

AUTHORIZED REPRESENTATIVE: Michael A. Angileri

This instrument was prepared by:	Send subsequent tax bills to:	Recorder-mail recorded document to:
Michael A. Angileri, Esq. Attorney At Law 1450 Plainfield Road Darien, Illinois 60561	Lawrence S. Rizzo, Cynthia L. Rizzo and Gregory Rizzo 1341 Gordon Lane Lemont, Illinois 60439	Lawrence S. Rizzo, Cynthia L. Rizzo and Gregory Rizzo 1341 Gordon Lane Lemont, Illinois 60439

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Ordinance No. _____ "AN ORDINANCE REZONING 1.07 ACRES OF PROPERTY LOCATED AT 1341 GORDON LANE IN LEMONT, ILLINOIS (RIZZO)," adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on April ___, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois this ___day of April 2025.

Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: A Resolution Approving a Final Plat of Subdivision for 1341 Gordon Lane in Lemont, IL (Rizzo)
DATE: April 28, 2025

SUMMARY/BACKGROUND
Lawrence and Cynthia Rizzo, represented by attorney Peter Coules, are requesting approval of a Plat of Subdivision for their property at 1341 Gordon Lane. The recently approved rezoning from R-2 to R-4 Detached Single-Family Residential allows the 1.07-acre parcel to be divided into two conforming lots under R-4 standards.

ANALYSIS
Comprehensive Plan
The future land use for the subject property in the Lemont Comprehensive Plan is Infill Residential and the proposed subdivision is in alignment with the plan.

Planning & Zoning Commission (PZC)
A public hearing was held on April 9, 2025 to discuss the plat of subdivision with the associated rezoning to R-4. The PZC voted (6-0) to recommend approval of both the rezoning and plat of subdivision for 1341 Gordon Lane.

Committee of the Whole (COW)
The COW discussed the rezoning and plat of subdivision for 1341 Gordon Lane at the meeting held on April 21, 2025.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approval of attached resolution.

BOARD ACTION REQUESTED
Motion to approve attached resolution.

ATTACHMENTS
A Resolution Approving a Final Plat of Subdivison for 1341 Gordon Lane (Rizzo)

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR 1341 GORDON LANE IN LEMONT, IL

(Rizzo)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT THIS 28th DAY OF APRIL, 2025

Published in pamphlet form by Authority of the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, this 28th day of April, 2025.

RESOLUTION NO. _____

RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR 1341 GORDON LANE IN LEMONT, IL

(Rizzo)

WHEREAS, Lawrence and Cynthia Rizzo, represented by Attorney Peter Coules, (hereinafter referred to as the "Petitioners"), are the owner of the property covering approximately 1.07-acres located at 1341 Gordon Lane (PIN# 22-27-300-047-0000), legally described in Exhibit A (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Petitioner submitted the Final Plat of Rizzo's First Subdivision dated 4/16/2025 (Order #250331) by Kabal Surveying Company, (hereinafter referred to as "Final Plat of Subdivision"), provided in Exhibit A, for final plat approval in accordance with the requirements of the Lemont Unified Development Ordinance; and

WHEREAS, the Petitioner has filed an application with the Village of Lemont on March 17, 2025 for Final Plat of Subdivision to create two residential home lots from one existing residential lot; and

WHEREAS, the Planning & Zoning Commission (PZC) voted (6-0) to recommend approval of the Final Plat of Subdivision at the PZC meeting on April 9, 2025, provided in Exhibit A; and

WHEREAS, the Plat of Subdivision creates two (2) conforming R-4, Detached Single-Family Residential District zoning lots; and

WHEREAS, the Final Plat of Subdivision is in substantial conformance with the physical development policies and standards of the Village of Lemont; and

WHEREAS, the President and Board of Trustees have determined that the proposed plat of subdivision is in the best interest of the Village of Lemont.

BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois, as follows:

SECTION ONE: The President and Board of Trustees hereby finds and determines that the facts set forth in the preamble hereto are true and correct and hereby adopts same as part of this Resolution.

SECTION TWO: The Final Plat of Rizzo's First Subdivision, drafted by Kabal Surveying Company (Order #250331) dated 4/16/2025 be and is hereby approved in substantially the form attached hereto as Exhibit A.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 28th DAY OF APRIL, 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE, Village President

Attest:

_____

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A

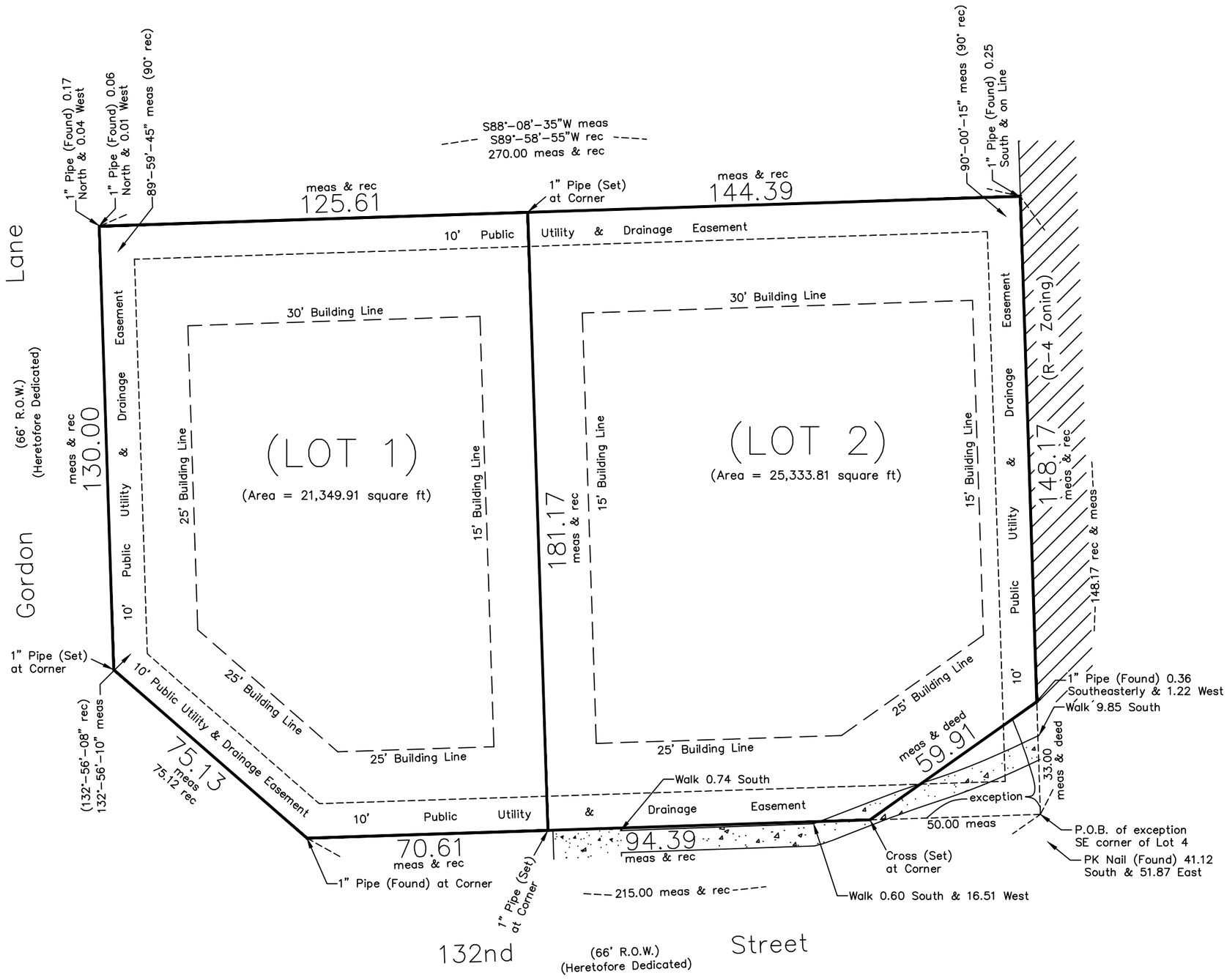
Plat of Subdivision

Rizzo's First Subdivision

(Scale = 1 inch = 30 feet)

0 10 20 30 40 50 60

Being a Resubdivision of Lot 4 in Cache Lake Subdivision, being a Subdivision of part of the Northeast quarter of the Southeast quarter of Section 31, Township 37 North, Range 11, East of the Third Principal Meridian, as per Plat thereof registered in the Office of the Registrar of Torrnes Titles of Cook County, Illinois, on September 25, 1989 as Document No. 3827265; Except that part of said Lot 4 described as follows: Beginning of the Southeast corner of said Lot 4; Thence N01°13'47"W, along the Easterly line of said Lot 4, a distance of 33.00' to a point; Thence S55°20'44"W, a distance of 59.91' to a point on the Southerly Line of said Lot 4; Thence N88°46'13"E, along the Southerly line of said Lot 4, to the point of beginning, all in Cook County, Illinois.



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Lemont, and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Lemont and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Lemont, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under! Across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision/planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

Order #250331

Kabal Surveying Company
Land Surveying Services
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

ORIGINAL SEAL IN RED

Notes:
1) Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements
2) Legal description shown hereon was provided on a Detailed Grading Plan Survey by Reuttiger, Tonelli & Associates, Inc., dated April 23, 2004, drawing number 303-1845-RGP.
3) Legal description from Cook County Recorder of Deeds website does not include the Exception shown hereon.

SURFACE WATER DRAINAGE CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such (subdivision/resubdivision/consolidation/planned development) or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the (subdivision/resubdivision/consolidation/planned development),

Dated this, _____ day of _____, 20_____.

By: _____
Owner(s)

SURVEYOR'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and (subdivided/ resubdivided/ consolidated) the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 69 degrees Fahrenheit.

I, _____, further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel _____ _____ effective dated of _____, (as revised by Letter of Map Revision effective dated of _____, that the parcel included in this record of deed (is/ is partially/ is not) located in a special flood hazard area.

Dated this, _____ day of _____, 20_____.

By: Mitchell P. Kabal
Illinois Professional Land Surveyor

License No.: 035-003250

OWNER'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

(I/We), _____, do hereby certify that (I am/we are) the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), (I/we) have caused said property to be surveyed and (subdivided/resubdivided/consolidated) as hereon shown as (my/our) own free and voluntary act and deed.

(I/We), hereby dedicated for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public and private utility easements as Detention Easements as stated and shown an this plat.

(I/We) further certify that there are no unpaid deferred installments of outstanding unpaid special assessments effecting the land described and shown on this (subdivision/resubdivision/consolidation/planned development) plat or, if any of said installments are not paid, then such installments have been divided in accordance with the (subdivision/resubdivision/consolidation/planned development) and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has no certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20_____.

Owner(s) _____
(Name/Names)

OWNER'S NOTARY CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____

personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such Owner(s), appeared before me this day in person and acknowledge that (he/she/they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

This to certify that to the best of (my/our) knowledge (I/we) the undersigned as (owner(s) of the property which will be known as Rizzo's First Subdivision is located within the boundaries of

Elementary School District: _____

High School District: _____

Junior College District: _____

in (Cook, DuPage or Will) County, Illinois

Dated this _____ day of _____, 20_____.

By: _____
Owner(s)

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____

personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such Owner(s), appeared before me this day in person and acknowledge that (he/she/they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

Approved and accepted by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois at a meeting held

This _____ day of _____, 20_____.

By: _____
President

Attest: _____
Village Clerk

VILLAGE TREASURER'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, Village Treasurer of the Village of Lemont, Cook, Will and DuPage Counties, Illinois do hereby certify that there are no delinquent or unpaid current or forfeited special assessment, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at Lemont, _____ County, Illinois, this day of _____, 20_____.

_____
Village Treasurer

VILLAGE ENGINEER'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, Village Engineer of the Village of Lemont, Cook, Will and DuPage Counties, Illinois do hereby certify that the land improvements in this (subdivision/ resubdivision/ consolidation/ planned development), as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all authorities having jurisdiction thereof.

Dated this, _____ day of _____, 20_____.

By: _____
Village Engineer

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Granting a Variation to §17.07.020 and §17.10.020 of the Lemont Unified Development Ordinance to Allow for a Detached Garage and Parking Pad at 16 E Custer Street in Lemont, IL
DATE:	April 28, 2025

SUMMARY/BACKGROUND
The applicant and property owner, Mark Sredin, is requesting a variation to construct a new 600-square-foot detached garage to replace the existing one-stall garage. The proposal includes continued use of the existing driveway access from Custer Street instead of shifting access to the adjacent alley, as required by the Village's Unified Development Ordinance. A parking pad with alley access is also proposed, replacing the current pad with one of a smaller footprint.

ANALYSIS
Comprehensive Plan
The future land use in the Comprehensive Plan is Infill Residential.

Planning & Zoning Commission (PZC)
A public hearing to discuss the variation was held on April 9, 2025. The PZC recommended (6-0) to approve the variations for 16 E Custer.

Committee of the Whole (COW)
The variations were discussed at the COW meeting held on April 21, 2025.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approval of attached ordinance.

BOARD ACTION REQUESTED
Motion to approve attached ordinance.

ATTACHMENTS
An Ordinance Granting a Variation to 17.07.020 and 17.10.020 of the Lemont Unified Development Ordinance to Allow for a Detached Garage and Parking Pad at 16 E Custer Street in Lemont, IL

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION TO §17.07.020 AND §17.10.020 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A DETACHED GARAGE IN R-4A WITHOUT ALLEY ACCESS AND PARKING PAD LOCATED AT 16 E CUSTER STREET IN LEMONT, IL

(16 E Custer Variations)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF APRIL, 2025

Published in pamphlet form by Authority of the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, this 28th day of April, 2025.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION TO §17.07.020 AND §17.10.020 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A DETACHED GARAGE IN R-4A WITHOUT ALLEY ACCESS AND PARKING PAD LOCATED AT 16 E CUSTER STREET IN LEMONT, IL

(16 E Custer Variations)

WHEREAS, Mark Sredin (hereinafter referred to as "the Petitioner") is the owner of the property at 16 E Custer Street in Lemont, IL (PIN# 22-29-105-005-0000) (hereinafter referred to as the "Subject Property"), legally described in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking a variation to §17.07.020 and §17.10.020 from the UDO to allow for a detached residential garage without access using the alley in the R-4A zoning district and a parking pad with alley access, as depicted in Exhibit B; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on April 9, 2025 and voted 6-0 to recommend approval of the requested variations; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested variation is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit C.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The following variations from the UDO are hereby granted:

1. A variation is granted from §17.07.020 of the UDO allowing the detached garage to be accessed from Custer Street via the existing driveway.
2. A variation is granted from §17.10.020 of the UDO to allow a parking pad adjacent

to the new detached garage, accessed from the alley.

SECTION THREE: Conditions. The following conditions apply:

1. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code and this Ordinance.
2. The parking pad shall remain open with no structures on it or in replace of it.

SECTION FOUR: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 28th day of April, 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOSKE, Village President

Attest:

_____

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description

EXHIBIT 'A'
Legal Description

The West 50 feet of Lot 2 in Block 3 in Park Addition to Village of Lemont being a subdivision of the North 1/4 of Lot 16 in County Clerk's Division in the North West 1/4 of Section 29, Lying North of the South Line of extension of Logan Street, also the East 200 feet o that part of Lot 28 in County Clerk's Division in the North West 1/4 of Section 29 lying North of the South line of Logan Street extended across said lots, all in Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

EXHIBIT B

Site Plan & Garage Plans

THE WEST 50 FEET OF LOT 2 IN BLOCK 3 IN PARK ADDITION TO THE VILLAGE OF LEMONT, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE WEST LOT 16 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 29, LYING NORTH THE SOUTH LINE OF EXTENSION OF LOGAN STREET, ALSO THE EAST 200 FEET OF THAT PART OF LOT 28 IN COUNTY CLERK DIVISION IN THE NORTHWEST 1/4 OF SECTION 29 LYING NORTH OF THE SOUTH LINE OF LOGAN STREET EXTENDED ACROSS SAID LOTS, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS 16 E. CUSTER STREET, LEMONT, ILLINOIS

PIN: 22-29-105-005-0000

EXISTING COVERAGE COMPUTATION

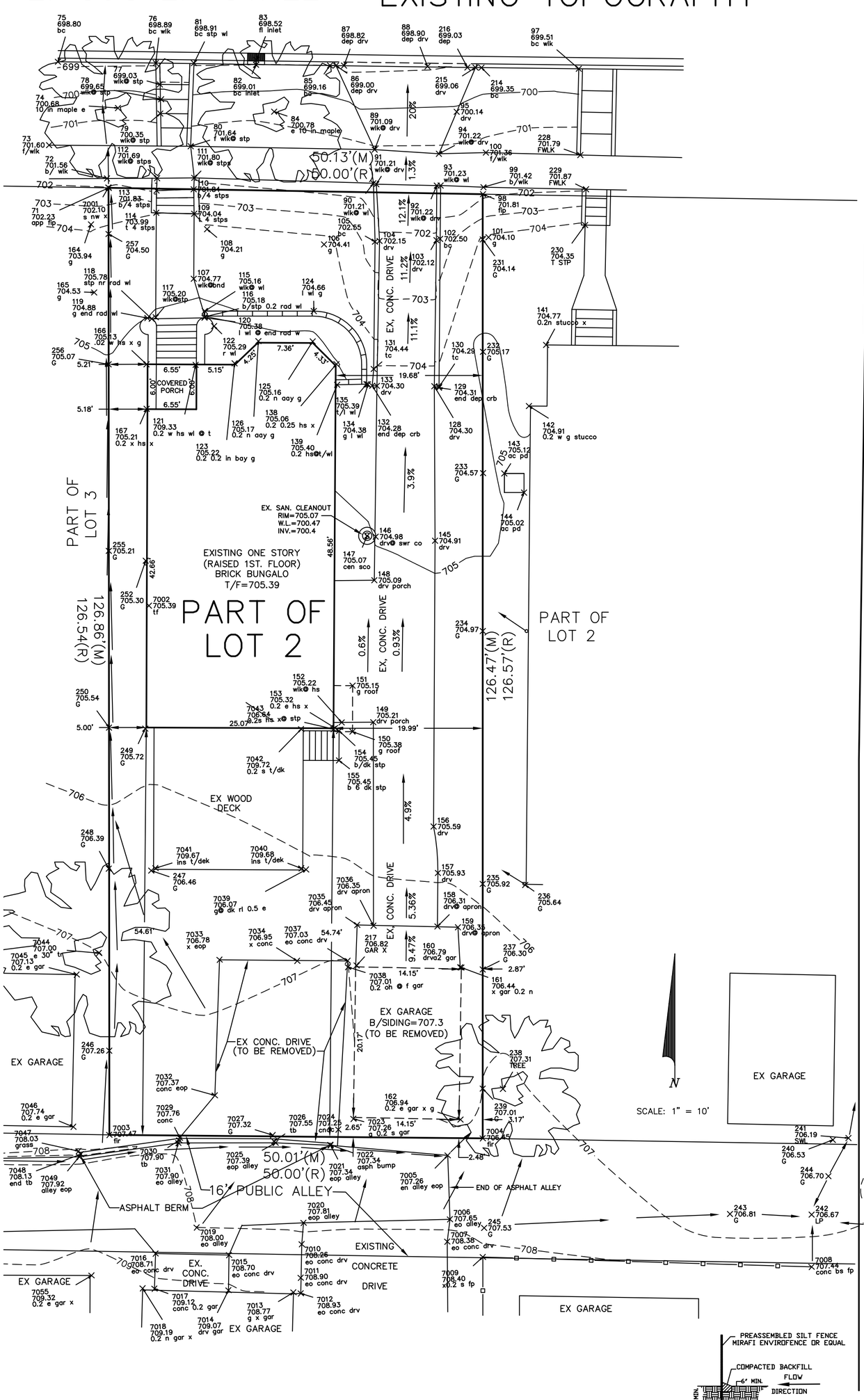
DESCRIPTION	AREA S.F.
SUBJECT SITE	= 6341
EX. HOUSE W/FRONT PORCH & STAIRS	= 1304
WOOD REAR DECK AND STAIRS (PERVIOUS)	= 399
PRIVATE FRONT WALK	= 96
GARAGE	= 285
FRONT CONCRETE DRIVE	= 989
ALLEY ACCESS DRIVE	= 411
FRONT BLOCK RETAINING WALL	= 20
TOTAL COVERAGE	= 3504/6341x100=55.26%<65%
IMPERVIOUS COVERAGE	= 3105/6341x100=48.96%<65%

NOTE: PART OF EX. DRIVE ADJOINING EX. RESIDENCE CAN BE REMOVED TO REDUCE COVERAGE AS NEEDED

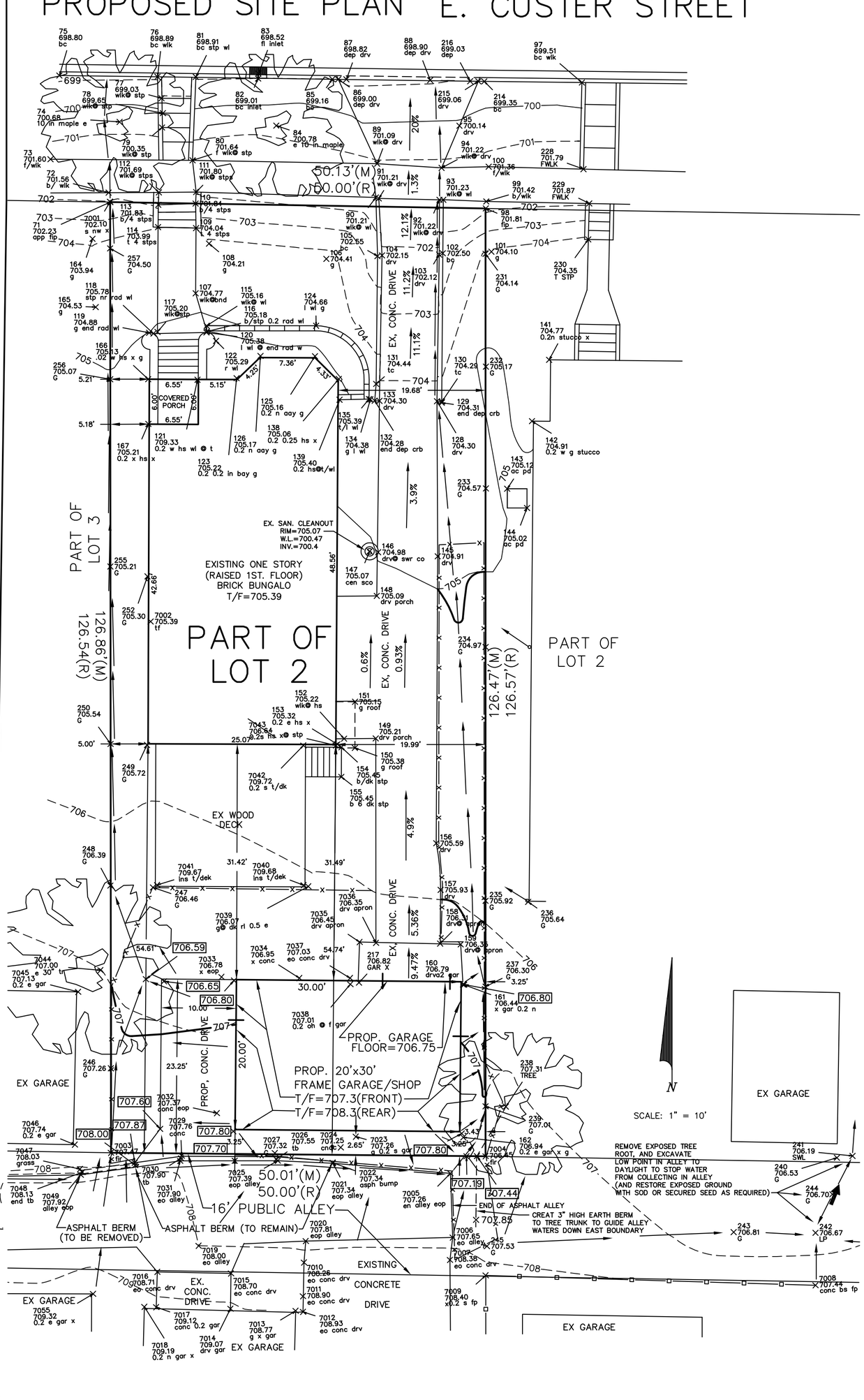
PROPOSED COVERAGE COMPUTATION

DESCRIPTION	AREA S.F.
SUBJECT SITE	= 6341
EX. HOUSE W/FRONT PORCH & STAIRS	= 1304
WOOD REAR DECK AND STAIRS (PERVIOUS)	= 399
PRIVATE FRONT WALK	= 96
PROPOSED GARAGE	= 600
FRONT CONCRETE DRIVE (PARTLY REMOVED)	= 989
PROPOSED ALLEY ACCESS DRIVE	= 235
FRONT BLOCK RETAINING WALL	= 20
TOTAL COVERAGE	= 3643/6341x100=57.45%<65%
IMPERVIOUS COVERAGE	= 3244/6341x100=51.16%<65%

E. CUSTER STREET EXISTING TOPOGRAPHY



PROPOSED SITE PLAN E. CUSTER STREET



NOTES: WATER SERVICE TO BE 1.5" TYPE K COPPER SANITARY SERVICE TO BE 6" DIA. AT 1.00% MIN. SLOPE. MATERIAL PER VILLAGE CODE.

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL LATEST EDTITION

JOB NO. 240609 ORDERED BY: MARK AND SUELLEN SREDIN
16 E. CUSTER ST., LEMONT, ILLINOIS 60439
(708)514-4938 mark5677@comcast.net

LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD. AN ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM, SURVEY AND PROFESSIONAL ENGINEERING CORP. HAS PREPARED THIS PLAN. SURVEY AND SITE ENGINEERING DATA WERE COMPILED FROM PLANS IN THE PUBLIC RECORD.

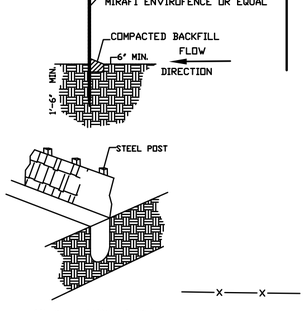
LINCOLNWAY ENGINEERING AND LAND SURVEYING CORPORATE LICENSURE EXPIRES APRIL 30, 2025.

_____ DATED: 7-1-24 CORP. LIC.#184.006823
BY ILLINOIS LICENSED PROFESSIONAL ENGINEER, MATTHEW D. DUNN
ILLINOIS PROFESSIONAL ENGINEER # 47326, MY LICENSE EXPIRES 11/30/2025

BENCHMARK

TOP OF SPIKE IN THE NORTH FACE OF THE POWER POLE IN FRONT OF 34 E. LOGAN ST.

ELEVATION = 717.32



SILT FENCE DETAIL

(1). SILT FENCE SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.

(2). DEPENDING UPON CONFIGURATION ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL OSTS WITH TIE WIRES, WOOD POSTS WITH NAILS.

(3). PREFABRICATED SILT FENCE MAY BE USED, UNITS BY GEOFAB OR ENVIROFENCE.

(4). MAXIMUM POST/ STAKE SEPERATION: 10 FEET CENTER TO CENTER.

CALL
J.U.L.I.E.
JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
48 HOURS BEFORE YOU DIG
Excluding Sat. Sun. & Holidays
1-800-892-0123
TOLL FREE
INCLUDE THE FOLLOWING INFORMATION

- COUNTY, CITY SECTION & 1/4 SECTION NO. OR
- COUNTY, TOWNSHIP SECTION & 1/4 SECTION NO.
- CALLERS NAME AND FIRM
- FIRM ADDRESS
- CAN BE REACHED PHONE NO.
- BEST TIME TO CALL
- LOCATION OF PROPOSED EXCAVATION
- TYPE AND EXTENT OF WORK
- STARTING TIME AND DATE

LEGEND

- = EXISTING CONTOURS
- = PROPOSED CONTOURS
- XXX.XX = EXISTING GRADES
- XXX.XX = PROPOSED GRADES
- = PROPOSED OVERLAND FLOW DIRECTION
- = PROP. WATER SERVICE
- = EX. WATER MAIN
- = PROP. SAN. SERVICE
- = EX. SAN. SEWER
- = PROP. SILT FENCE
- G OR g = GROUND ELEVATION
- bc = BACK OF CURB

JOB NUMBER 240609

PREPARED FOR:
MARK AND SUELLEN SREDIN
16 E. CUSTER ST.
LEMONT, ILLINOIS 60439
(630)563-1823

SITE ENGINEERING PLAN
PROPOSED GRADING PLAN
16 E. CUSTER STREET
LEMONT, ILLINOIS 60439

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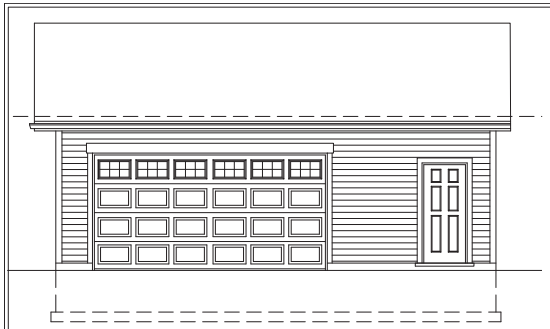
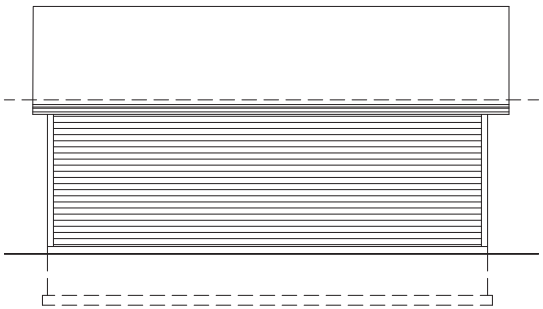
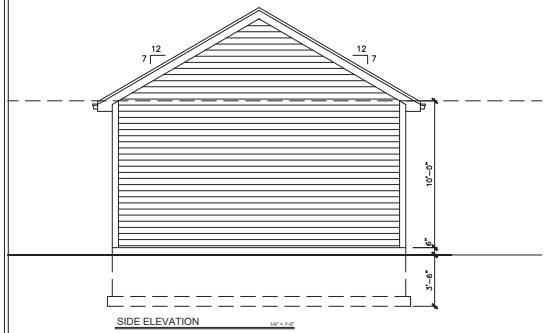
LINCOLNWAY
ENGINEERING AND LAND SURVEYING LTD.
LAND SURVEYING • PLANNING
ENGINEERING • PERMITS
LAND DEVELOPMENT SCIENCES AND CONSULTING
846 REGENT STREET, NEW LENOX, IL. 60451
PHONE (630)301-1325

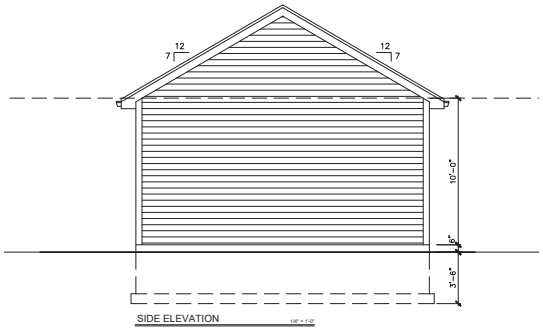
SHEET 1 OF 1
DATE: 7-1-2024



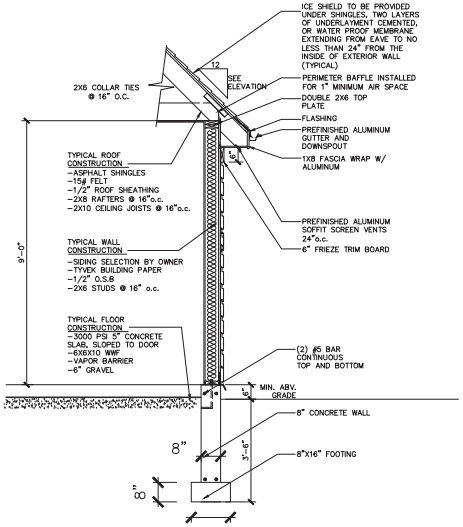


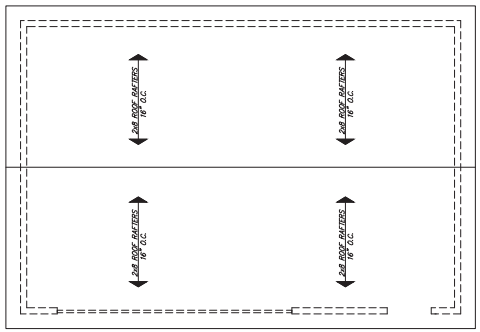


SIDE ELEVATION 1/8" = 1'-0"

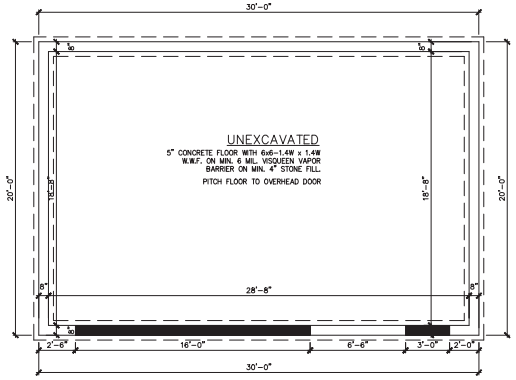


SIDE ELEVATION 1/8" = 1'-0"





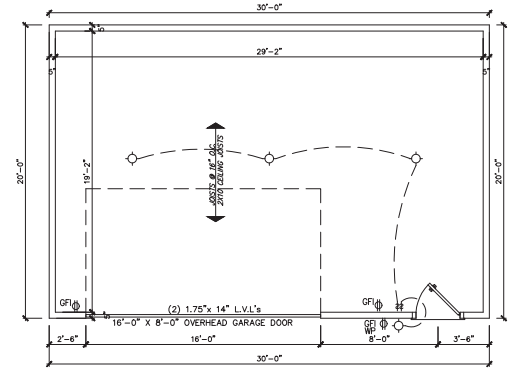
ROOF PLAN 1/4" = 1'-0"



FOUNDATION PLAN 1/4" = 1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER

B.P. = BEARING POINT
B.P.A. = BEARING POINT ABV.



FIRST FLOOR PLAN 1/4" = 1'-0"

2021 International Building Code with Village of Lemont Amendments
2021 International Residential Code with Village of Lemont Amendments
2021 International Existing Building Code with Village of Lemont Amendments
2021 International Mechanical Code with Village of Lemont Amendments
2021 International Fuel Gas Code with Village of Lemont Amendments
2020 National Electric Code with Village of Lemont Amendments
2021 International Fire Code with Village of Lemont Amendments
2021 International Swimming Pool and Spa Code with Village of Lemont Amendments
2021 International Property Maintenance Code with Village of Lemont Amendments

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

IAN JAMES McDONNELL

IAN McDONNELL – ILLINOIS REGISTRATION NO. 001-020866

LICENSE EXPIRES: 11.30.2024 DATE SIGNED: 10.16.2024

"I.J.M. GROUP, INC." PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006262 STATE OF ILLINOIS

EXP. 04.30.2025

IJM ARCHITECTS

608 Hillgrove Ave.
Western Springs, IL
60525
f:
708-469-7674
p:
708-404-4451

PROJECT
A.I.O. GARAGE PLANS

Renovation
FOR
14316 WEST AVE.
ORLAND PARK IL.

SEAL
LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

DATE
10.16.2024

JOB #
2024-320

SHEET
A-1.0

EXHIBIT C

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site as Infill Residential (INF).

2. The subject property is within the R-4A zoning district.

3. The requested variation adequately meets the standards for granting variations within the Unified Development Ordinance.

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Approving a Special Use for a Preliminary Planned Unit Development (PUD) Plan for a Medical Office Building at 15505 E 127th Street in Lemont, IL (Silver Cross)
DATE:	April 28, 2025

SUMMARY/BACKGROUND

Silver Cross Hospital requests Preliminary Planned Unit Development (PUD) approval for phased redevelopment of its 3.06-acre property at 15505 E 127th Street. The project includes a 20,608-square-foot medical office building, updated parking, landscaping, and site improvements to maintain operations during construction. A PUD is required due to the presence of two buildings during phasing and several requested deviations from the Unified Development Ordinance (UDO), including exterior materials, signage, and a reduced corner side yard setback. A rooftop screening deviation has been identified but will be considered with the Final PUD.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the site as Community Retail but also identifies the 127th Street corridor as a “Health Care Sector,” supporting continued investment in medical and wellness-related uses.

Planning & Zoning Commission (PZC)

A public hearing was held at the PZC meeting on April 9, 2025. The PZC voted (6-0) to recommend approval with conditions that have been incorporated into the attached ordinance.

Committee of the Whole (COW)

The proposed PUD was discussed at the COW meeting on April 21, 2025.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Approve attached ordinance.

BOARD ACTION REQUESTED

Motion to approve attached ordinance.

ATTACHMENTS

An Ordinance Granting a Special Use for a Final Planned Unit Development Plan for Silver Cross Redevelopment on 3.05 Acres at 15505 E 127th Street in Lemont IL

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR SILVER CROSS HOSPITAL OFFICE REDEVELOPMENT ON 3.05 ACRES LOCATED AT 15505 E 127th STREET IN LEMONT, ILLINOIS

(Silver Cross)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 28th DAY OF APRIL, 2025

Published in pamphlet form by Authority of the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, this 28th day of April, 2025.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR SILVER CROSS HOSPITAL OFFICE REDEVELOPMENT ON 3.05 ACRES LOCATED AT 15505 E 127th STREET IN LEMONT, ILLINOIS

(Silver Cross)

WHEREAS, Silver Cross Hospital, represented by Vince Pryor, (hereinafter referred to as "the Petitioner") is the owner of the 3.05-acre property at 15505 E 127th Street (PIN# 22-29-402-020) (hereinafter referred to as the "Subject Property"), legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking a special use for a preliminary planned unit development (PUD), consisting of the following (hereinafter referred to as "Silver Cross Preliminary PUD"):

1. PUD Preliminary Plan for Silver Cross Hospital by Kimley Horn dated 3/14/2025, attached hereto and incorporated herein as Exhibit B; and
2. Preliminary Engineering Plans for Silver Cross Medical Office Building by Kimley Horn dated 3/14/2025, attached hereto and incorporated herein as Exhibit C; and
3. Stormwater Memo by Kimley Horn dated 3/14/2025, attached hereto and incorporated herein as Exhibit D; and
4. Parking Memo by Kimley Horn dated 3/7/2025, attached hereto and incorporated herein as Exhibit E; and
5. Trip Generation Memo by Kimley Horn dated 3/7/2025, attached hereto and incorporated herein as Exhibit F; and
6. Silver Cross Photometric Plans by Jensen & Halstead dated 2/28/2025, attached hereto and incorporated herein as Exhibit G; and
7. Silver Cross Sign Package by VanBruggen Signs dated 3/14/2025, attached hereto and incorporated herein as Exhibit H; and
8. Silver Cross Architectural Package by Jensen & Halstead dated 3/17/2025, attached hereto and incorporated herein as Exhibit I; and
9. Preliminary Landscape Plans by Kimley Horn dated 3/14/2025, attached hereto and incorporated herein as Exhibit J.

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on April 9, 2025 for the Preliminary Planned Unit Development approval request and voted 6-0 to recommend approval of the Preliminary Planned Unit Development (PUD) with conditions specified as a part of this ordinance below; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested Preliminary PUD are in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit K.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: Incorporation of Recitals. The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: Special Use. A special use for a planned unit development is granted as provided and conditioned in this Ordinance.

SECTION THREE: Conditions. The special use for a planned unit development shall have the following conditions:

1. **General Conditions**. Unless otherwise approved by the Village Board the Subject Property shall be developed and maintained in accordance with Village Code, the conditions of this Ordinance and the exhibits to this Ordinance.

2. Prior to final PUD approval the following plans/permits shall be applied for and submitted for approval to the Village:

    a) Final engineering plan,
    b) Final photometric plan,
    c) Final landscape plan, and
    d) Final architectural plans.

3. **Specific Conditions**. The following specific conditions shall apply:

    a) **Final PUD Plan.** An application for Final PUD is required at the time of final PUD submittal.
    b) **Departures from Zoning Standards**. The following departures from the UDO are a part of this PUD and ordinance:
        1. Section 17.07.010 & Table 17-07-01. Allow for a corner side yard setback of 20 feet as indicated in Exhibit B; and
        2. Section 17.10.040 and Table 17-10-01. Allow for reduced minimum parking

requirements during phased construction; and

3. Section 17.11.140 B.: Allow increase in maximum monument sign area to 88 feet; indicated on Exhibit H.
4. Section 17.11.140 B.: Allow an increase in maximum height of monument sign to 9.08-feet, as depicted in Exhibit H.
5. Section 17.11.140 F.: Allow for an additional wall sign totaling three (3) wall signs on the new building, as depicted in Exhibit H.
6. Section 17.21.030 Exterior Wall Materials. Allow the use of aluminum cladding as an exterior material.
7. Section 17.21.030 E.: Roofline and Mechanical Screening. Parapet design does not fully conceal rooftop equipment from public view. See Condition c) below.

c) Final approval of rooftop mechanical screening shall be subject to review of supplemental sight-line studies, including views from the east along 127th Street. The Village reserves the right to require enhanced architectural screening consistent with the UDO and Silver Cross precedent projects (Silver Cross Orland Park) if determined necessary to mitigate visual impacts. The final elevations will be approved in the Final PUD.
d) The public amenity space shall have at least three (3) qualifying elements such as benches, raised planters, textured paving or public art, in accordance with Section 17.21.030 H of the UDO.
e) **Outstanding Comments**. The Petitioner must address all comments forthcoming in the Final plan reviews by the Consulting Planner, Village Engineer, Village Arborist, Village Ecologist, Village Plumber and Fire Marshal, prior to Final PUD approval.

SECTION FOUR: The preliminary planned unit development (PUD) approval shall lapse in the event the Petitioner does not file a complete application for Final PUD approval within one (1) year of the date of this Ordinance, unless otherwise extended by the President and Board of Trustees of the Village.

SECTION FIVE: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 28th day of April, 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOSKE, Village President

Attest:

_____

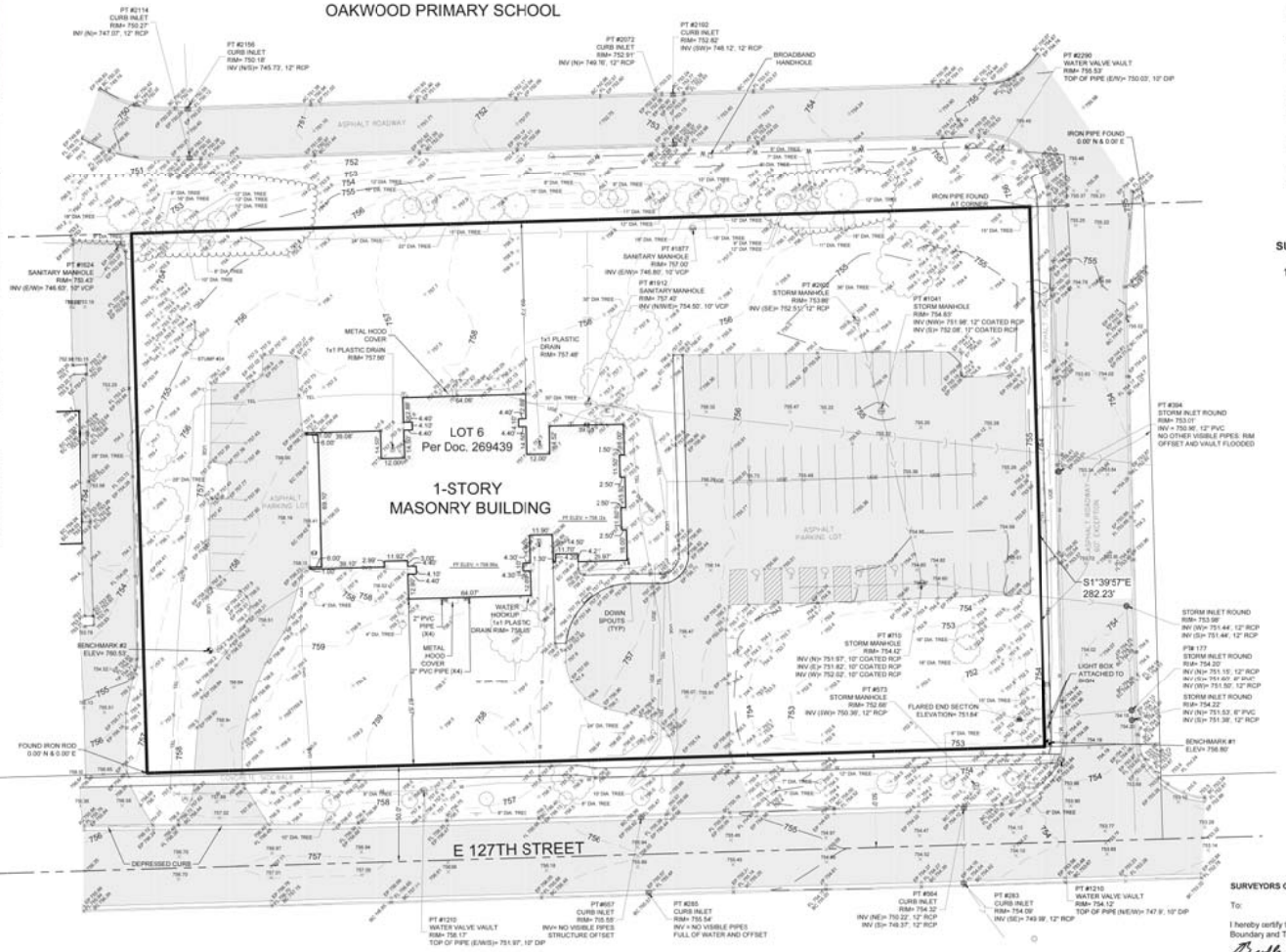
CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

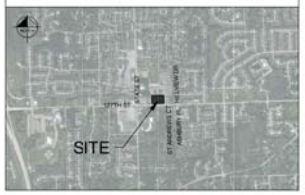
Boundary & Topographic Survey

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
15505 E 127TH ST
LEMONT IL

OAKWOOD PRIMARY SCHOOL



VICINITY MAP
N.T.S.



HATCH LEGEND

	BUILDING OUTLINE AREA
	CONCRETE AREA
	ASPHALT PAVEMENT AREA
	DETECTABLE WARNING PAD

LINE TYPE LEGEND

	WATER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE

SYMBOL LEGEND

	SURVEY BENCHMARK		SIGN POST
	LIGHT POLE		STORM MANHOLE
	WATER VALVE		FIRE HYDRANT
	ELECTRIC METER		WATER MANHOLE
	TREE		COMM. HANDHOLE
	CURB INLET		FIBEROP HANDHOLE
	TELE. BOX		PVC VENT PIPE
	ELECTRIC TRANSFORMER		12"X12" GRATE INLET
			GAS METER

BASIS OF BEARINGS

All bearings shown are based on grid north of the Illinois Coordinate System of 1983, East Zone (1201), North American Datum of 1983.

REFERENCE DATUM

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 756.80'

CUT SQUARE ON ONLY LIGHT POLE ON NORTHWEST SIDE OF INTERSECTION E 127TH STREET AND PRIVATE ROAD TO OAKWOOD PRIMARY SCHOOL.

BENCHMARK #2 ELEVATION = 760.53'

CUT SQUARE ON BASE OF 1ST LIGHT POLE ON WEST SIDE OF THE WEST ENTRANCE.

SURVEYOR'S NOTES:

1. TOPOGRAPHIC FIELD WORK COMPLETED ON FEBRUARY 25, 2025

LEGAL DESCRIPTION:

LOT 6 (EXCEPTING THEREFROM THE EAST 262.4 FEET, BEING THE EAST 2 ACRES, ALSO EXCEPTING THE WEST 530.80) ALL IN COUNTY CLERK'S DIVISION OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1880, AS DOCUMENT NUMBER 269439 IN COOK COUNTY, ILLINOIS.

Except therefrom the following described parcel:

THAT PART OF LOT 6 IN COUNTY CLERK'S DIVISION OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1880 AS DOCUMENT 269439 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89 DEGREES 59 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 6, AS MONUMENTED, A DISTANCE OF 262.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 282.45 FEET TO A LINE PARALLEL WITH AND 30.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 6; SAID LINE ALSO BEING THE NORTH LINE OF 127TH STREET, AS DEDICATED PER DOCUMENT 26063367; THENCE SOUGHT 89 DEGREES 59 MINUTES 08 SECONDS WEST ALONG SAID PARALLEL LINE, 60.00 FEET; THEN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 282.45 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89 DEGREES 59 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE, 60.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYORS CERTIFICATION:

To:

I hereby certify that this survey and the plat shown hereon meet the Illinois Minimum Standards for a Boundary and Topographic Survey.

Bradley A. Strohl Date 03/13/25
Professional Land Surveyor No. 3686
My License Expires 11/30/26
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Ph. 331-209-0476
brad.strohl@kimley-horn.com

3686

GRAPHIC SCALE IN FEET
30 0 15 30 60
1"=30' @ 24X36

No.	DATE	REVISION DESCRIPTION
1	2/25/25	ADDED STRUCTURE INVERTS

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=30'	JI	MGL	03/03/2025	168245002	V0.0

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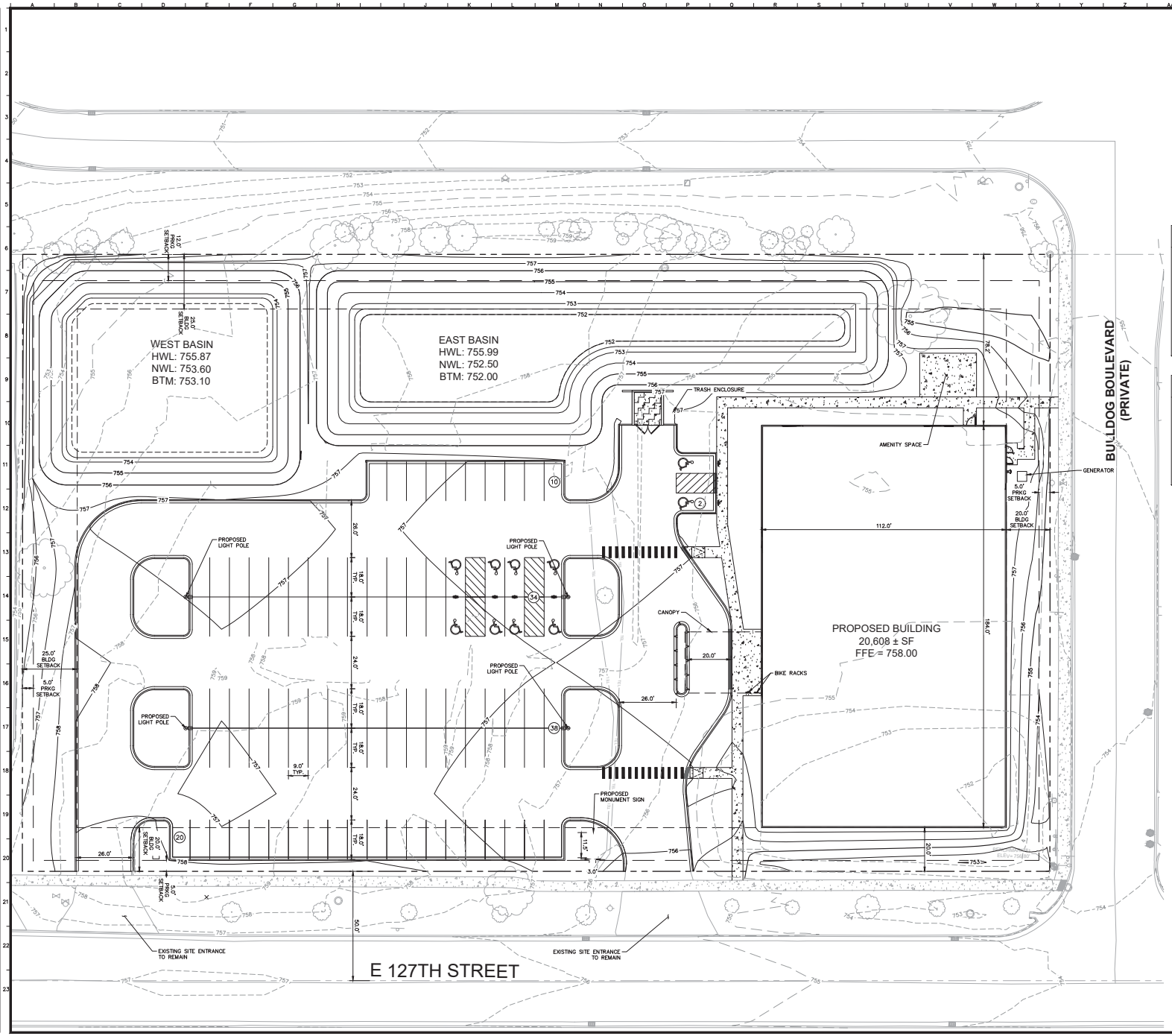
EXHIBIT B

Preliminary PUD Plan



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

P.I.N. 22-29-402-020-0000

OWNER:
MIDWEST COMMUNITY REAL ESTATE CORPORATION
19900 SILVER CROSS BLVD.
NEW LENOX, IL 60451

PHONE: (815) 300-7004
E-MAIL: MJEPSON@SILVERCROSS.ORG
CONTACT: MARK JEPSON

SITE DATA

SITE AREA:	3.05 AC
PROPOSED IMPERVIOUS AREA:	1.61 AC
MAX. LOT COVERAGE:	80%
PROPOSED LOT COVERAGE:	53%
EXISTING ZONING:	B-3
PROPOSED ZONING:	B-3
PROPOSED BUILDING SQUARE FOOTAGE:	20,608 SF
MAX. BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	33.1 FT
PROPOSED FLOOR AREA RATIO:	0.16
REQUIRED PARKING:	103 SPACES
PROPOSED PARKING:	104 SPACES (10 ADA)
PROPOSED BUILDING SETBACKS:	
SOUTH (FRONT):	20.0'
EAST (FRONT):	20.0'
WEST (SIDE):	25.0'
NORTH (REAR):	25.0'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- XXX PROPOSED CONTOUR
- XXX EXISTING CONTOUR
- SIDEWALK

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

PUD PRELIMINARY PLAN

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
1 OF 1

Drawing name: G:\CIVIL\LIEC\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\Exhibits\PUD Plan.dwg Layout: Mar 14, 2025 - 4:47pm by: Kayla.Ostuhan
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EXHIBIT C

Engineering Plans

PRELIMINARY ENGINEERING PLANS

SILVER CROSS MEDICAL OFFICE BUILDING

15505 127TH STREET
LEMONT, IL 60439

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, IL 60439
TEL: (630) 257-2532

SANITARY SEWER SERVICE
LEMONT PUBLIC WORKS
16680 NEW AVENUE
LEMONT, IL 60439
TEL: (630) 257-2532
CONTACT: BRUCE HILL

STORM SEWER SERVICE
LEMONT PUBLIC WORKS
16680 NEW AVENUE
LEMONT, IL 60439
TEL: (630) 257-2532
CONTACT: BRUCE HILL

WATER SERVICE
LEMONT PUBLIC WORKS
16680 NEW AVENUE
LEMONT, IL 60439
TEL: (630) 257-2532
CONTACT: BRUCE HILL

POWER COMPANY
COMED
1040 N JANES AVE
BOLINGBROOK, IL 60440
TEL: (800) 892-0123

NATURAL GAS COMPANY
NICOR GAS
90 FINLEY ROAD
LOMBARD, IL 60148
TEL: (888) 642-6748

PROJECT TEAM

DEVELOPER
SILVER CROSS HOSPITAL
1900 SILVER CROSS BLVD
NEW LENOX, IL 60451
TEL: (815) 300-7004
EMAIL: MJEPSON@SILVERCROSS.ORG
CONTACT: MARK JEPSON

ARCHITECT
JENSEN & HALSTEAD, LTD.
820 WEST JACKSON BLVD, SUITE 850
CHICAGO, IL 60607
CONTACT: DAVID DASTUR

TRAFFIC ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
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WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: EMMA.ALBERS@KIMLEY-HORN.COM
CONTACT: EMMA ALBERS, P.E, PTOE

SURVEYOR
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CONTACT: BRAD STROHL, PLS

CIVIL ENGINEER
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CONTACT: TAYLOR ESCHBACH, P.E.
EMAIL: KAYLA.OSULLIVAN@KIMLEY-HORN.COM
CONTACT: KAYLA O'SULLIVAN, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
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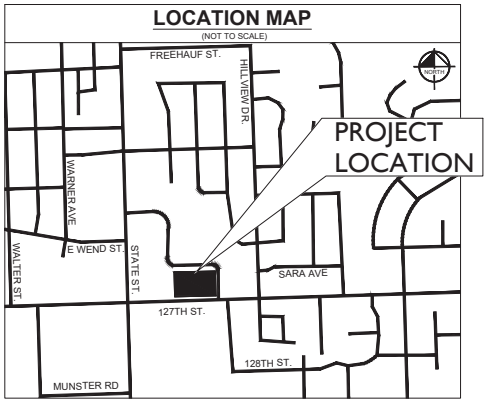
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: CHRIS.WILSON@KIMLEY-HORN.COM
CONTACT: CHRIS WILSON, PLA

LOCATION MAP
(NOT TO SCALE)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	SITE SURVEY
C1.0	EX. CONDITIONS & DEMO PLAN
C2.0	SITE PLAN - INTERIM
C2.1	SITE PLAN - FINAL
C2.2	SITE FIRE ACCESS PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
L0.0	TREE PRESERVATION & REMOVAL PLAN
L0.1	TREE PRESERVATION & REMOVAL PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

No.	REVISIONS	DATE	BY

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

COVER SHEET

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C0.0

Drawing name: K:\CHI_LIEN\168245002_JMH_Silver Cross MOB_Lemont_MV2 Design\CAD\PlanSheets\Preliminary Engineering\C0.0 COVER SHEET.dwg C0.0 Mar 14, 2025 - 11:06am by Kayla.OSullivan
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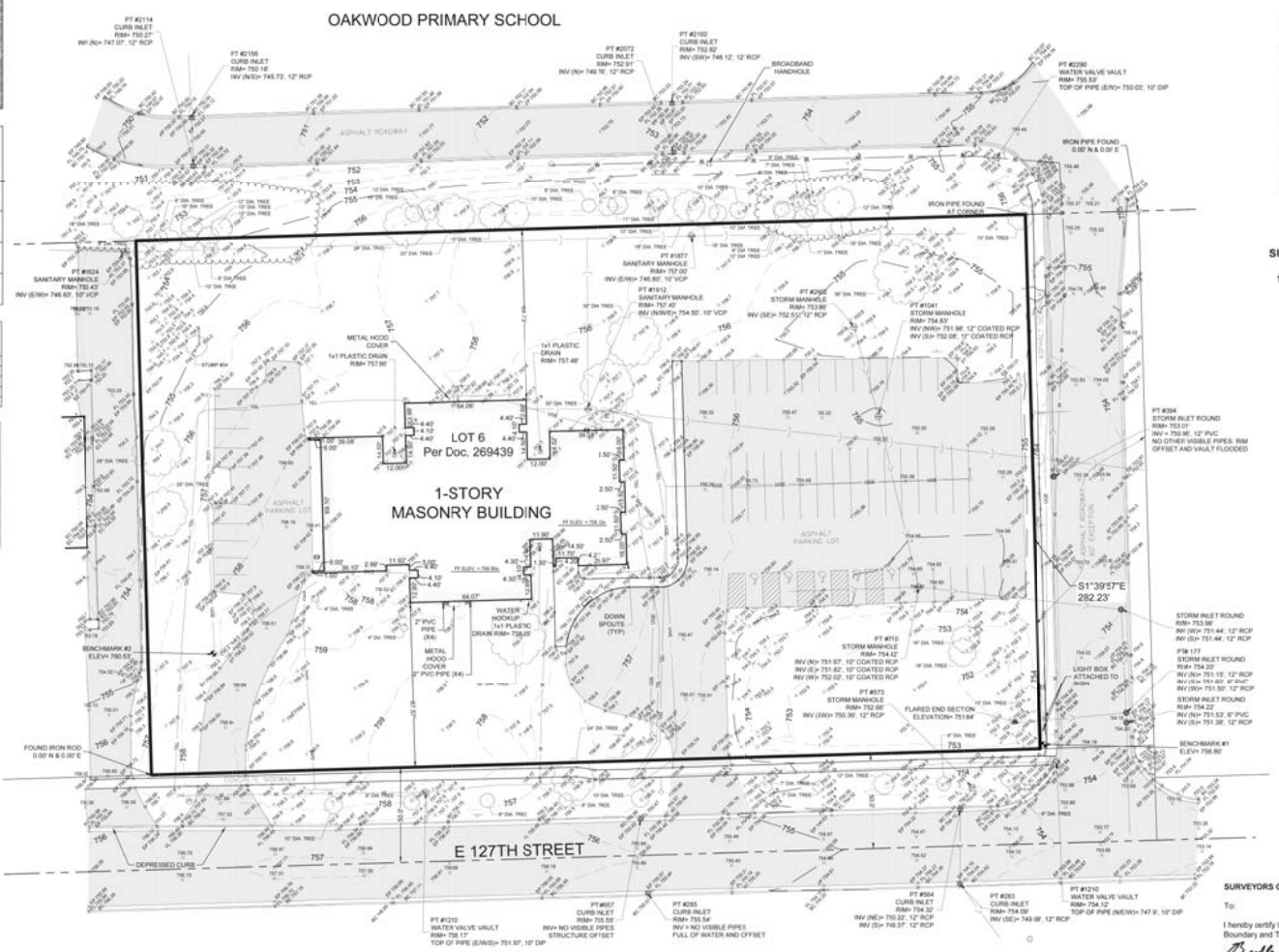
BOUNDARY AND TOPOGRAPHIC SURVEY
OF
15505 E 127TH ST
LEMONT IL

OAKWOOD PRIMARY SCHOOL



VICINITY MAP
N.T.S.



HATCH LEGEND

	BUILDING OUTLINE AREA
	CONCRETE AREA
	ASPHALT PAVEMENT AREA
	DETECTABLE WARNING PAD

LINE TYPE LEGEND

	WATER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE

SYMBOL LEGEND

	SURVEY BENCHMARK		SIGN POST
	LIGHT POLE		STORM MANHOLE
	WATER VALVE		FIRE HYDRANT
	ELECTRIC METER		WATER MANHOLE
	TREE		COMM. HANDHOLE
	CURB INLET		FIBEROP HANDHOLE
	TELE. BOX		PVC VENT PIPE
	ELECTRIC TRANSFORMER		12"X12" GRATE INLET
			GAS METER

BASIS OF BEARINGS

All bearings shown are based on grid north of the Illinois Coordinate System of 1983, East Zone (1201), North American Datum of 1983.

REFERENCE DATUM

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 756.80'

CUT SQUARE ON ONLY LIGHT POLE ON NORTHWEST SIDE OF INTERSECTION E 127TH STREET AND PRIVATE ROAD TO OAKWOOD PRIMARY SCHOOL.

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SURVEYORS CERTIFICATION:

To:

I hereby certify that this survey and the plat shown hereon meet the Illinois Minimum Standards for a Boundary and Topographic Survey.

Bradley A. Stroh Date 03/13/25
Professional Land Surveyor No. 3686
My License Expires 11/30/26
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Ph. 331-209-0476
brad.stroh@kimley-horn.com

3686

No.	DATE	REVISION DESCRIPTION
1	2/25/25	ADDED STRUCTURE INVERTS

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=30'	JI	MGL	03/03/2025	168245002	V0.0

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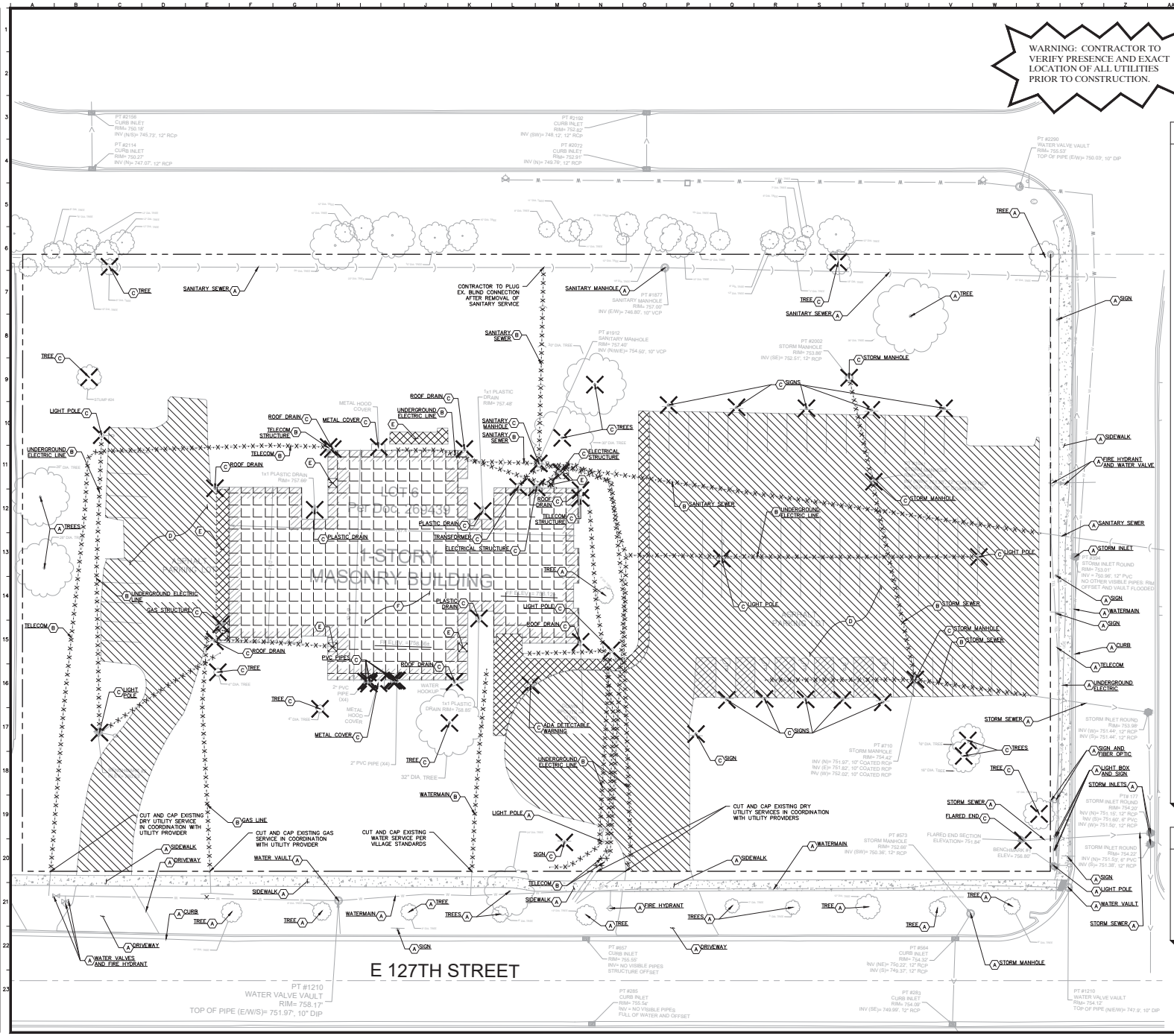

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINISH LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) UTILITY REMOVAL
- (C) ITEM TO BE REMOVED
- (D) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (E) CONCRETE REMOVAL
- (F) BUILDING REMOVAL

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 RIDGE POINTE DRIVE, SUITE 150
LEMONT, ILLINOIS 60439
PHONE: (630) 487-9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

EX. CONDITIONS & DEMO PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LIEN\168245002_JMH_Silver Cross MOB_Lemont_LN\2 Design\CAD\PlanSheets\Preliminary Engineering\C1.0 EX. CONDITIONS & DEMO PLAN.dwg C1.0 Mar 14, 2025 11:06am by: Kayla.Gauthier
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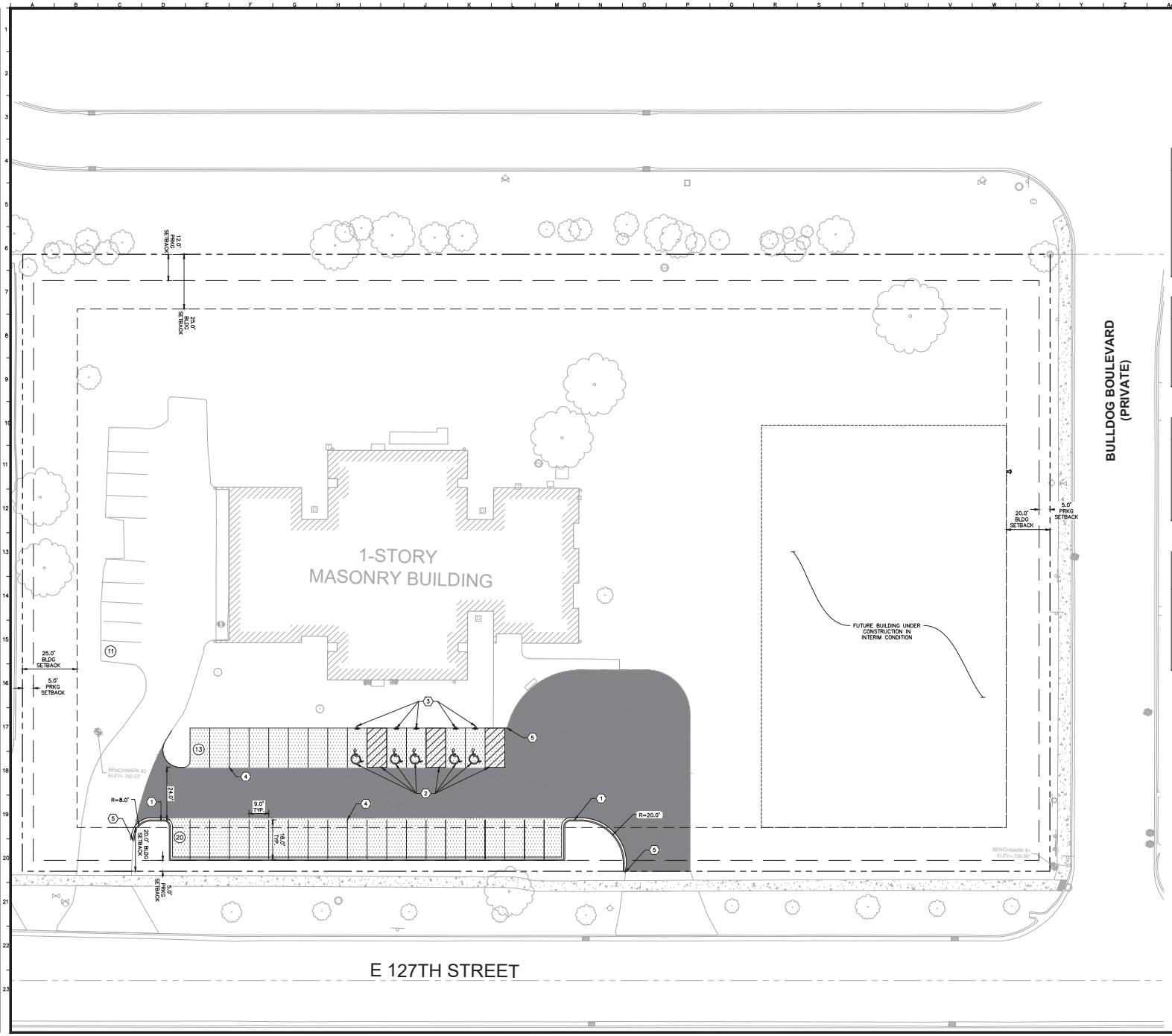

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
3. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
4. 4" WIDE PAINTED SOLID LINE, TYP.
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE CURB AND GUTTER

INTERIM CONDITION PARKING SUMMARY

EXISTING PARKING TO REMAIN:	11 SPACES
PROPOSED PARKING:	33 SPACES
TOTAL PARKING PROVIDED:	44 SPACES
MINIMUM PARKING RECOMMENDED FOR INTERIM CONDITION PER PARKING EVALUATION:	22 SPACES
EXISTING ADA PARKING PROVIDED:	5 SPACES
PROPOSED ADA PARKING PROVIDED:	5 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 PRAIRIE STONE, SUITE 200
HOFFMAN ESTATES, IL 60169
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

SITE PLAN - INTERIM

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C2.0

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.0 Mar 14, 2025 11:06am by Kayla.Gulhon
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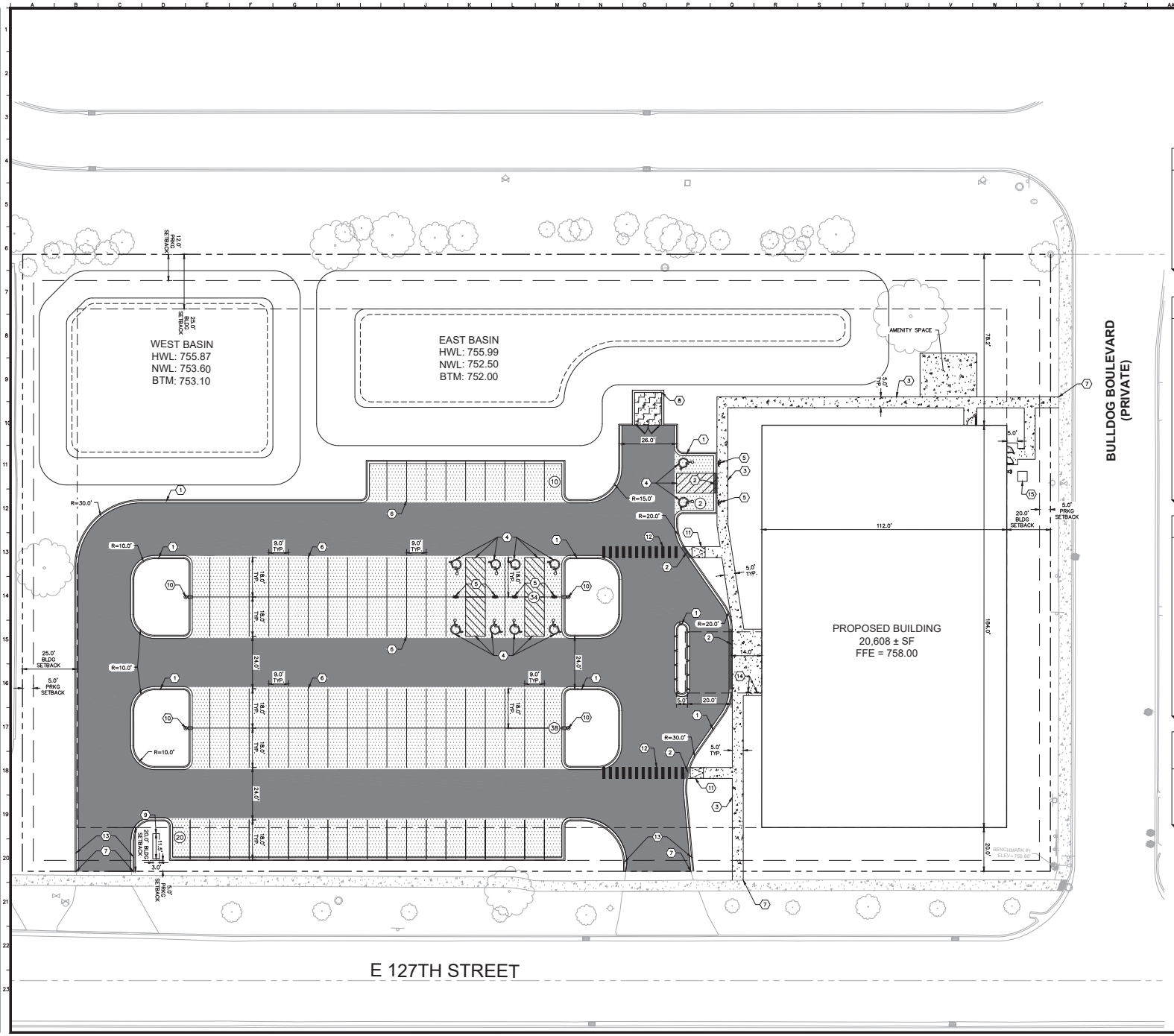

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO PLANS BY OTHERS FOR MONUMENT SIGN DETAILS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
9. MONUMENT SIGN (SEE PLANS BY OTHERS FOR DETAILS)
10. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
11. ACCESSIBLE RAMP WITH DETECTABLE WARNING
12. CROSSWALK STRIPING
13. 3-FT TRANSITION CURB
14. BIKE RACK
15. GENERATOR

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

FINAL CONDITION PARKING SUMMARY

PROPOSED FLOOR AREA:	20,608 SF
PARKING REQUIRED (1 SPACE PER 200 SF)	103 SPACES
STANDARD PARKING PROVIDED:	94 SPACES
ADA PARKING PROVIDED:	10 SPACES
TOTAL PARKING PROVIDED:	104 SPACES

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 PRAIRIE STONE, SUITE 600
HOFFMAN ESTATES, IL 60169
PHONE: (847) 487-2050
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

SITE PLAN - FINAL

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C2.1

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_LN\2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.1 Mar 14, 2025 11:08am by Kayla.Gaffron
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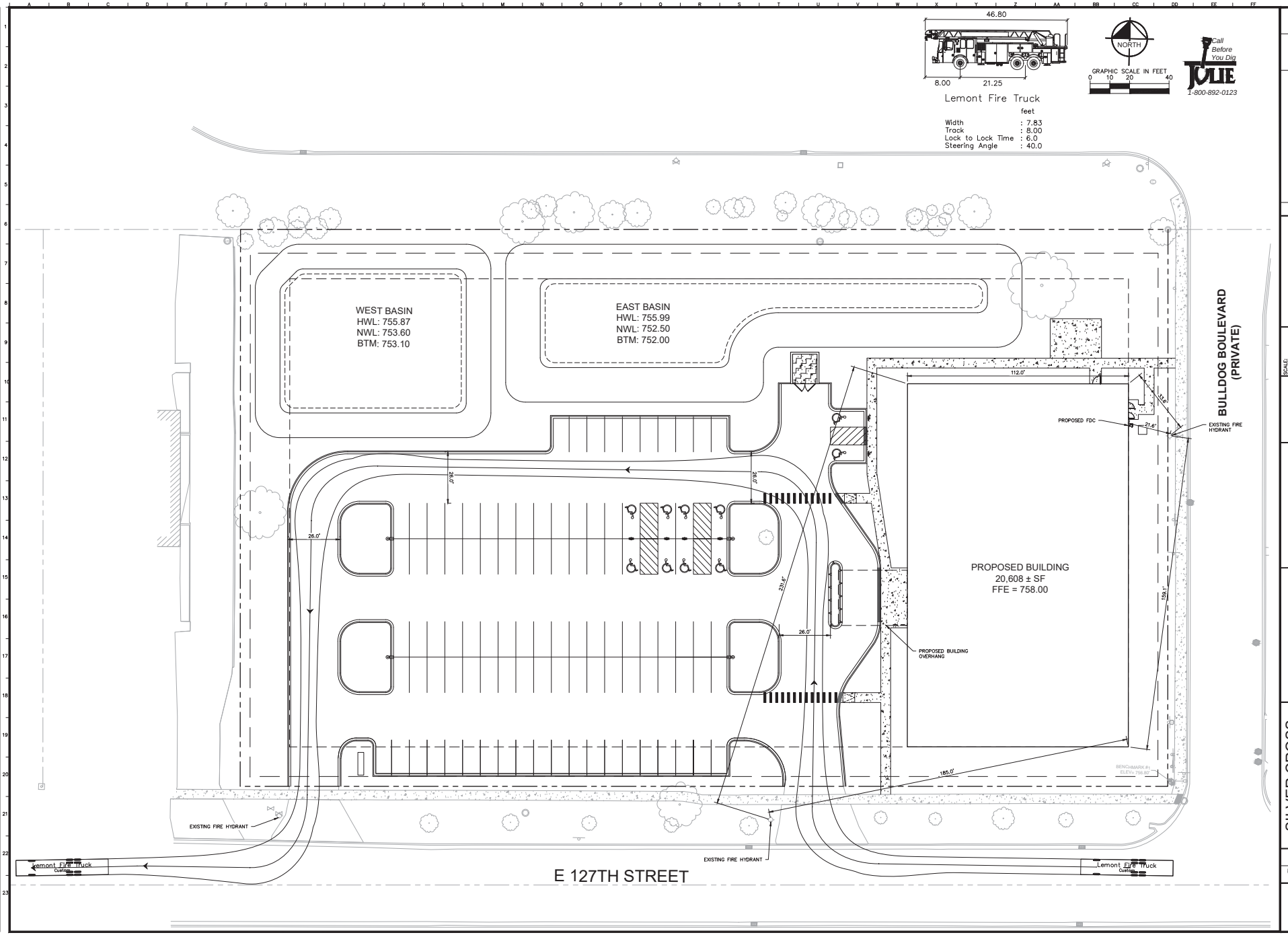

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.2 Mar 14, 2025 11:07am by: Kayla.Gulfson
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Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

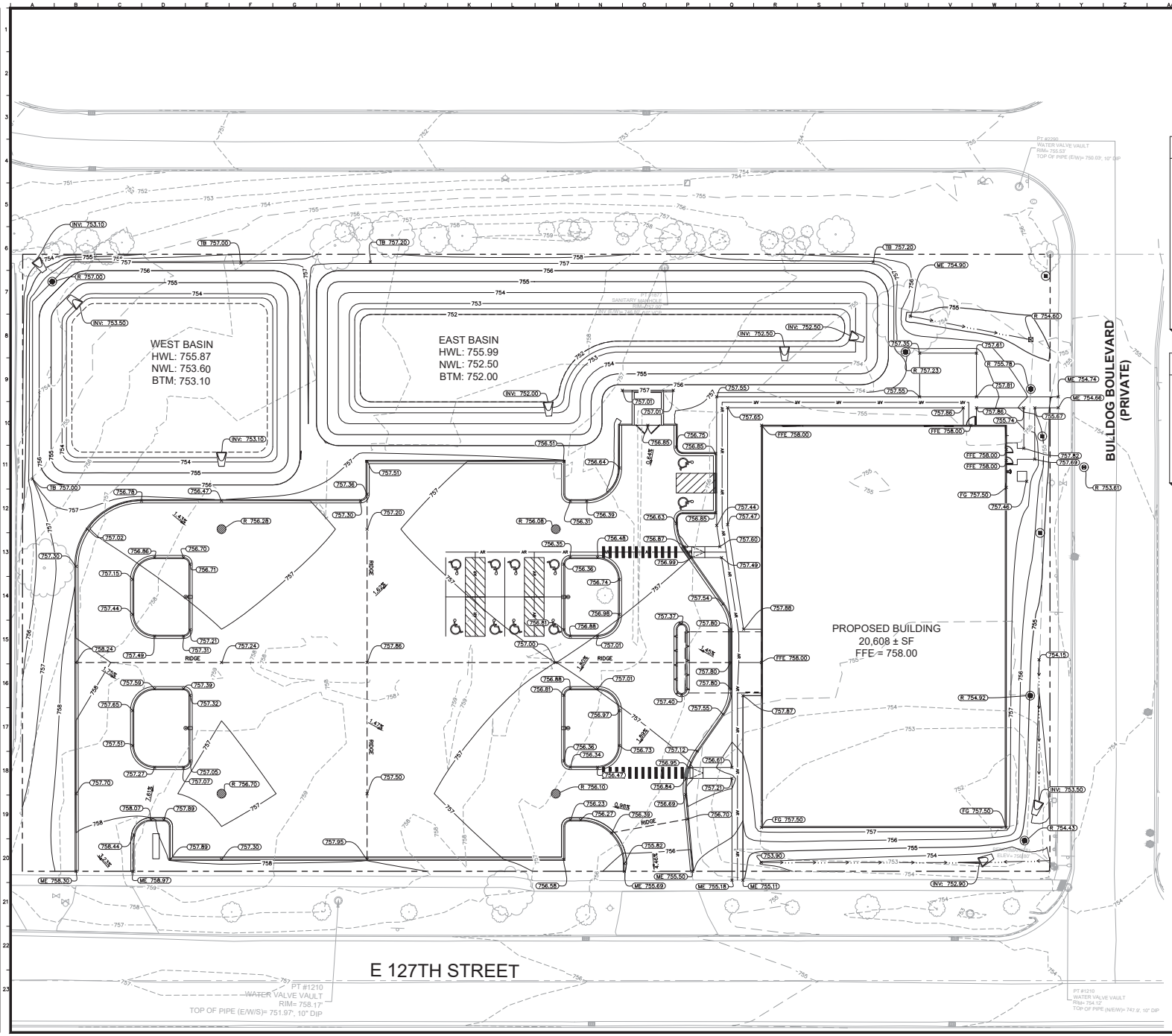
SILVER CROSS HOSPITAL

SITE FIRE ACCESS PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C2.2



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

R = RIM ELEVATION

ME = MATCH ELEVATION

(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
AR	ACCESSIBLE ROUTE

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 RIDGE POINTE DRIVE, SUITE 500
LEWISVILLE, TEXAS 75057
PHONE: (972) 420-1000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

GRADING PLAN

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C3.0

Drawing name: K:\CHI_LIEN\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\C3.0 GRADING PLAN.dwg C3.0 Mar 14, 2025, 11:07am by Kayla.Gulhorn
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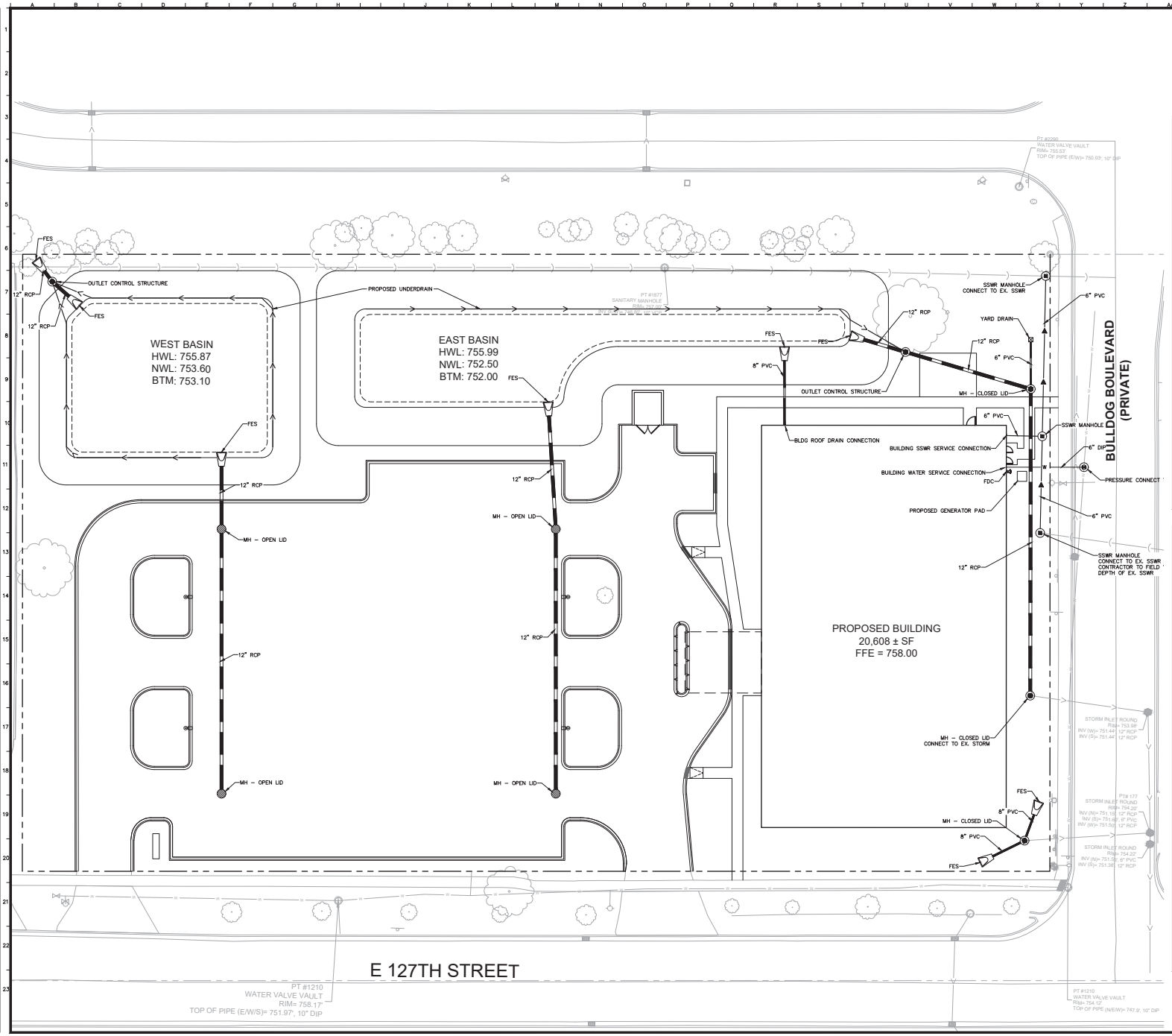

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. STORM INLET ROUND
- EX. FLARED END
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY BUILDING CONNECTION
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 RIDGE ROAD, SUITE 100
ROCKFORD, IL 61107
PHONE: (815) 484-6700
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

UTILITY PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE:
03/14/2025

KHA PROJECT NO.
168245002

SHEET NUMBER
C4.0

Drawing name: G:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IL\2 Design\CAD\PlanSheets\Preliminary Engineering\C4.0 UTILITY PLAN.dwg C4.0 Mar 14, 2025 11:07am by Kayla.Gauthier
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EXHIBIT D

Stormwater Memo

MEMORANDUM

To: Village of Lemont
HR Green
Bruce A. Hill
Municipal Executive I

From: Taylor Eschbach, P.E.
Kimley-Horn and Associates, Inc.

Date: March 14, 2025

Re: ***Proposed Silver Cross Medical Office Building Development***
15505 127TH Street
Lemont, IL 60439

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Silver Cross Hospital. They are proposing to demolish the existing medical office building and construct a new building with associated parking. The sitework includes demolition, grading, storm sewer, water service, sanitary sewer, and paving installation. The project will be phased so that the existing building can remain in use until the new building is constructed and operational.

This memo will evaluate the pre and post development runoff characteristics of the development for the approximately 3.05 AC property. Village of Lemont and Metropolitan Water Reclamation District of Greater Chicago (MWRD) requirements will be addressed.

Existing Conditions

The current site features a 12,807 square foot building accompanied by a paved parking lot, existing utilities, and detention. The site has an existing ridge line that runs north to south at the existing building. The western side of the site drains via sheet flow to an existing swale directly north of the property. The eastern side of the site drains via sheet flow to an existing basin at the southeast corner of the site and discharges to an existing control structure in the private road to the east.

Proposed Conditions

In proposed conditions, new storm sewer is proposed in the parking lot. The storm sewer will outlet into the two proposed basins on the north side of the site. The east basin will outlet into the existing storm sewer on the private road that is east of the site. An outlet control structure has been incorporated into the proposed sewer to meet the existing storm sewer conditions.

Per the attached Impervious Area Exhibit, the proposed impervious area is 1.61 acres.

Stormwater Detention Design

The intent of this memo is to show compliance with both Village of Lemont and MWRD requirements for the modified detention basins. Per Lemont code, the allowable release rate is 0.15 cfs per acre of development. Per MWRD code, the allowable release rate for the Calumet Sag Channel watershed is 0.30 cfs per acre of development. As the allowable release rate required by the Village ordinance is less, the 0.15 cfs/acre value was used in the preliminary stormwater management calculations.

The analysis of the proposed stormwater detention basins was completed with the assistance of HydroCAD Version 10.20. Detailed analysis has been provided in the attached HydroCAD Calculations. The combined basins meet the detention release rate requirements for both the Village of Lemont and MWRD. See the table below for the release rates based on the development area.

Table 1: Release Rates

	100-Yr Required (Lemont)	100-Yr Required (MWRD)	100-Yr Actual
Western Pond	0.15 CFS	0.30 CFS	0.14 CFS
Eastern Pond	0.31 CFS	0.61 CFS	0.31 CFS

Given the above actual release rate, the normal water level of the west pond is 753.60’ and the high water level is 755.87’. This results in a bounce of approximately 2.37 feet. The bottom of the pond is set at 753.10 to allow room for volume control storage. The normal water level of the east pond is 752.50 and the high water level is 755.99’. This results in a bounce of approximately 3.49 feet. The bottom of the pond is set at 752.00 to allow room for volume control storage.

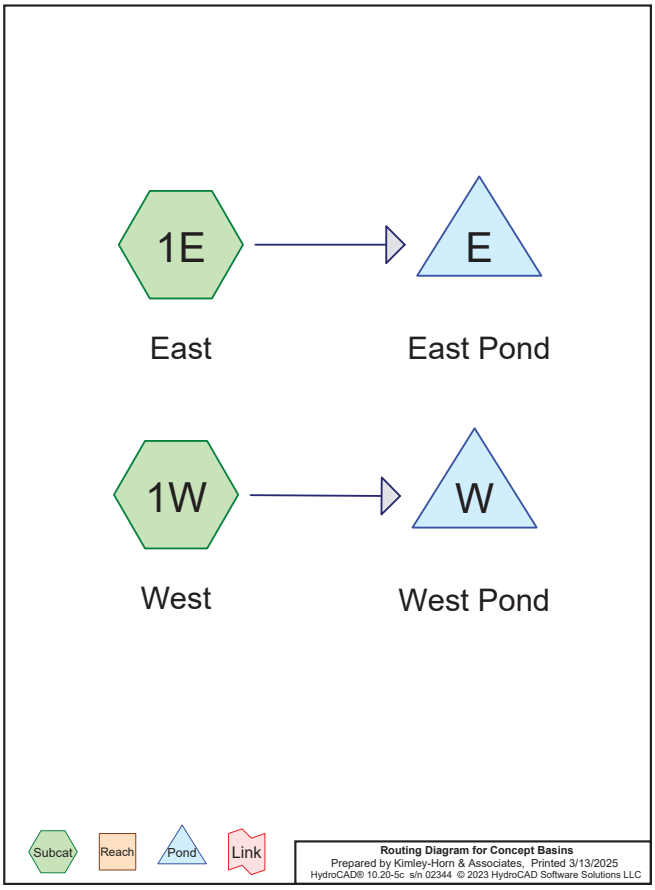
The proposed basins will be natively planted and wetland style in conformance with WMO requirements. The necessary volume control will be provided below the outlet pipe at the bottom of the basins. Required and provided volume control calculations have been attached for reference.

Summary

The existing site will be improved to include new storm sewer infrastructure and new stormwater management basins that conform with current MWRD and Village of Lemont code requirements. The existing drainage patterns will be maintained as the site will continue to have a ridge separating the site between east and west. Both sides of the site will drain from south to north and be routed through the proposed stormwater management basins. The east side will ultimately outfall to the existing storm sewer in the private road to the east and the west side will ultimately outfall to the swale directly north of the property.

Attachments

- HydroCAD Calculations
- Volume Control Calculations
- Impervious Area Exhibit



Summary for Subcatchment 1E: East

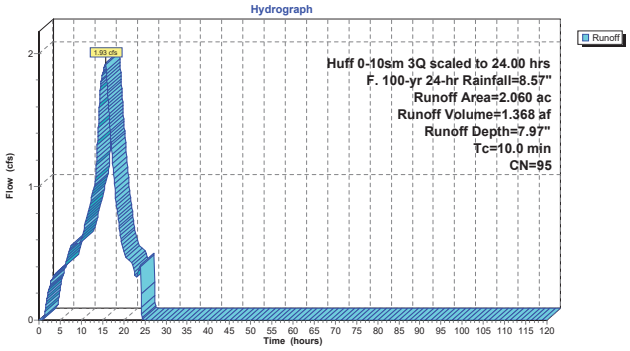
Runoff = 1.93 cfs @ 15.69 hrs, Volume= 1.368 af, Depth= 7.97"
Routed to Pond E : East Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs F. 100-yr 24-hr Rainfall=8.57"

	Area (ac)	CN	Description
*	2.060	95	Urban commercial, 85% imp, HSG D
	0.309		15.00% Pervious Area
	1.751		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1E: East



Summary for Subcatchment 1W: West

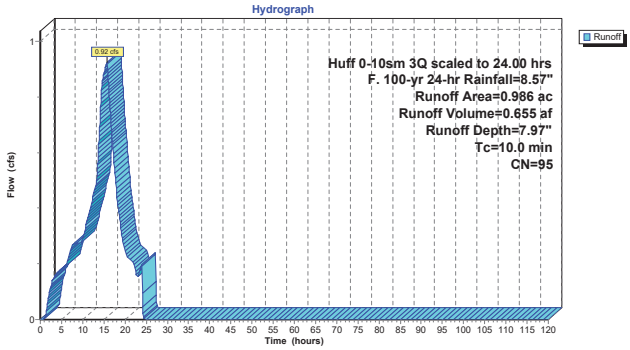
Runoff = 0.92 cfs @ 15.69 hrs, Volume= 0.655 af, Depth= 7.97"
Routed to Pond W : West Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs F. 100-yr 24-hr Rainfall=8.57"

Area (ac)	CN	Description
0.986	95	Urban commercial, 85% imp, HSG D
0.148		15.00% Pervious Area
0.838		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1W: West



Summary for Pond E: East Pond

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 2.060 ac, 85.00% Impervious, Inflow Depth = 7.97" for F. 100-yr 24-hr event
Inflow = 1.93 cfs @ 15.69 hrs, Volume= 1.368 af
Outflow = 0.31 cfs @ 24.11 hrs, Volume= 1.368 af, Atten= 84%, Lag= 504.8 min
Primary = 0.31 cfs @ 24.11 hrs, Volume= 1.368 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 755.99' @ 24.11 hrs Surf.Area= 17,137 sf Storage= 40,972 cf

Plug-Flow detention time= 1,320.6 min calculated for 1.367 af (100% of inflow)
Center-of-Mass det. time= 1,321.3 min (2,157.5 - 836.2)

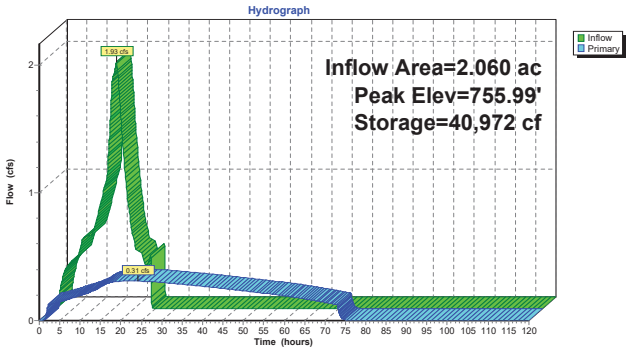
Volume	Invert	Avail.Storage	Storage Description
#1	752.50'	41,147 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
752.50	6,674	0	0
753.00	8,032	3,677	3,677
754.00	10,903	9,468	13,144
755.00	13,966	12,435	25,579
756.00	17,170	15,568	41,147

Device	Routing	Invert	Outlet Devices
#1	Primary	751.80'	**2.4" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.31 cfs @ 24.11 hrs HW=755.99' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.31 cfs @ 9.90 fps)

Pond E: East Pond



Summary for Pond W: West Pond

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 0.986 ac, 85.00% Impervious, Inflow Depth = 7.97" for F. 100-yr 24-hr event
Inflow = 0.92 cfs @ 15.69 hrs, Volume= 0.655 af
Outflow = 0.14 cfs @ 24.11 hrs, Volume= 0.655 af, Atten= 85%, Lag= 505.2 min
Primary = 0.14 cfs @ 24.11 hrs, Volume= 0.655 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 755.87' @ 24.11 hrs Surf.Area= 11,137 sf Storage= 20,162 cf

Plug-Flow detention time= 1,447.6 min calculated for 0.655 af (100% of inflow)
Center-of-Mass det. time= 1,447.4 min (2,283.6 - 836.2)

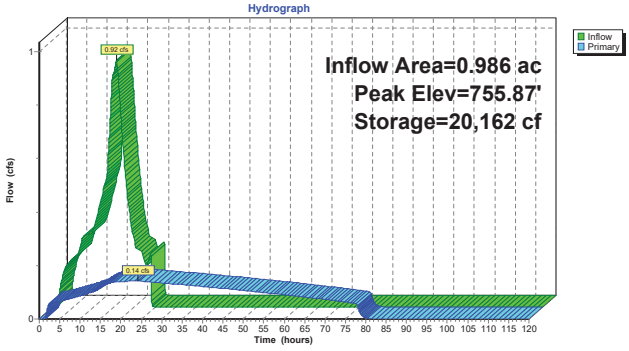
Volume	Invert	Avail.Storage	Storage Description
#1	753.60'	21,575 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
753.60	6,827	0	0
754.10	7,678	3,626	3,626
755.10	9,490	8,584	12,210
755.60	10,450	4,985	17,195
756.00	11,450	4,380	21,575

Device	Routing	Invert	Outlet Devices
#1	Primary	753.10'	**1.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.14 cfs @ 24.11 hrs HW=755.87' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.14 cfs @ 8.04 fps)

Pond W: West Pond



VOLUME CONTROL CALCUALTIONS

Kimley»Horn
Expect More. Experience Better.

POND:	East			
JOB NO.	168245002	Depth	Porosity	Side Slopes
PROJECT:	MOB Silver Cross Lemont	0.5	1	1
DATE:	3/10/2025			5

Detention Basin Stage Storage

	Area			Average	Incremental
Elevation				Area	Storage
(ft)	(ft^2)	(ft^2)	(acre)	(ft^2)	(ft^3)
752	5,369	5369.000	0.123		
				6021.500	3010.75
752.5	6,674	6674.000	0.153		

Volume Control Provided in Northeast Basin: 0.07 ac-ft

Volume Control Required

New Impervious Area: 1.61 ac

Total Volume Control Required: 0.13

TOTAL VOLUME CONTROL PROVIDED 0.14 ac-ft

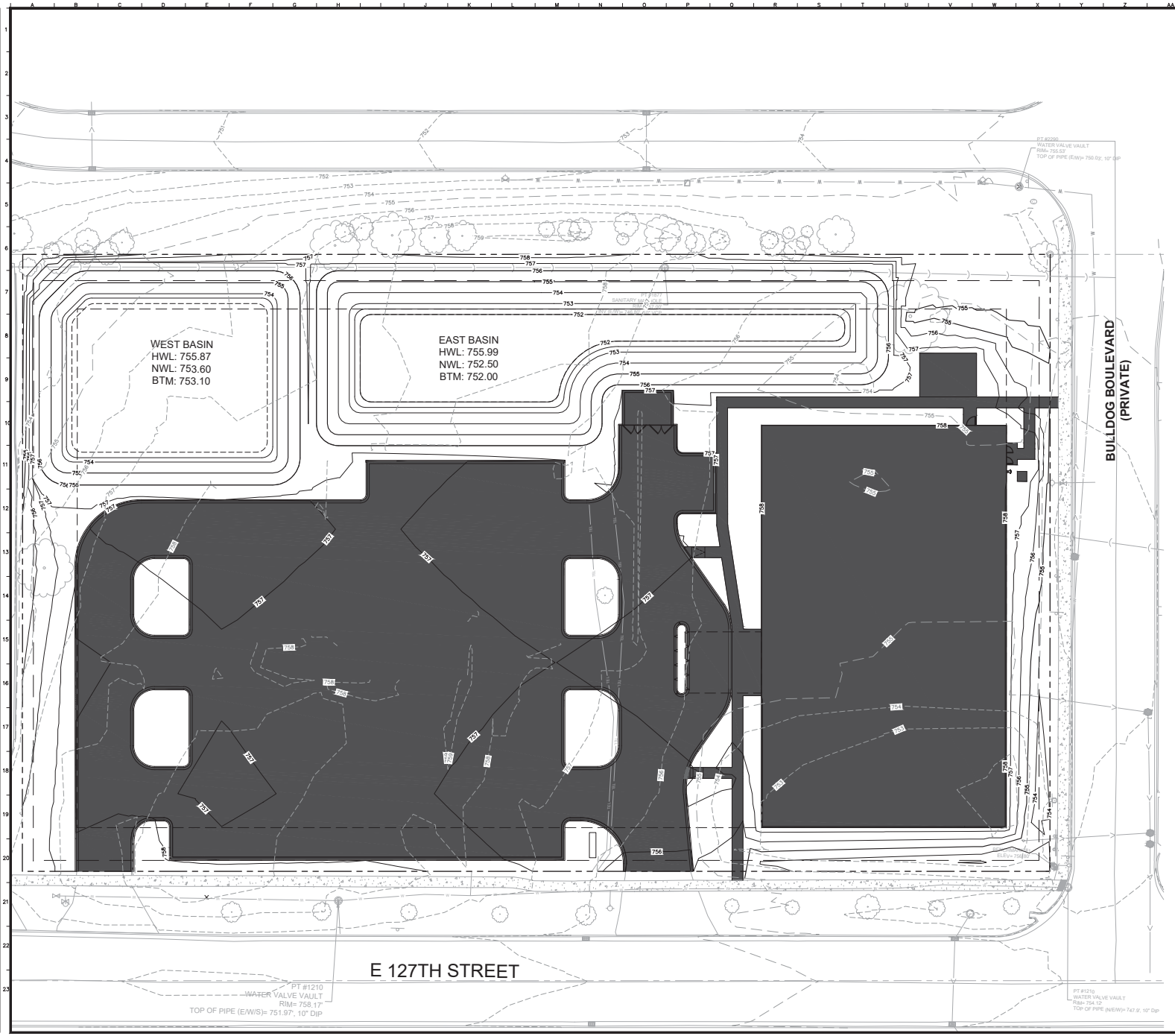
Kimley»Horn
Expect More. Experience Better.

POND:	West			
JOB NO.	168245002	Depth	Porosity	Side Slopes
PROJECT:	MOB Silver Cross Lemont	0.5	1	1
DATE:	3/10/2025			5

Detention Basin Stage Storage

	Area			Average	Incremental
Elevation				Area	Storage
(ft)	(ft^2)	(ft^2)	(acre)	(ft^2)	(ft^3)
753.1	6,028	6028.000	0.138		
				6427.500	3213.75
753.6	6,827	6827.000	0.157		

Volume Control Provided in Northwest Basin: 0.07 ac-ft



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

SITE DATA

PROPERTY AREA	= 3.05 AC
IMPERVIOUS AREA	= 1.61 AC
PERVIOUS AREA	= 1.44 AC
IMPERVIOUS %	= 52.79%
PROPERTY LINE	
IMPERVIOUS AREA	

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

PROPOSED IMPERVIOUS AREA EXHIBIT

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE:
03/14/2025

KHA PROJECT NO.
168245002

SHEET NUMBER
EX

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\Exhibits\Property Proposed Development Area.dwg Layout: Mar 13, 2025 - 6:03pm by: KayleOsullivan
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT E

Parking Memo

MEMORANDUM

To:	David Dastur Jensen & Halstead, Ltd.
From:	Emma Albers, P.E., PTOE Kimley-Horn and Associates, Inc.
Date:	March 7, 2025
Subject:	Interim Construction Conditions Parking Evaluation for Silver Cross Professional Building Lemont, IL

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Jensen & Halstead Ltd. to perform a parking evaluation at the existing Silver Cross Professional Building located at 15505 E 127th Street in Lemont, Illinois. The existing site is planned to be redeveloped with a proposed medical facility, which includes medical office space and an urgent care. During construction of the proposed medical facility, however, the existing medical office building would remain open and operational. To construct the proposed facility, the existing parking lot on the east portion of the site would be demolished. To accommodate existing parking demand on site during the interim construction condition, a temporary parking lot is proposed on the south side of the existing building. The site plan for the interim construction conditions is included as **Attachment A**.

As part of this evaluation, parking occupancy data was collected on site. This data was used to evaluate adequacy of the temporary parking lot proposed on site during construction of the proposed facility. A summary of the data collection, evaluation methodology, and key findings is outlined below.

Existing Parking Demand

Kimley-Horn conducted parking occupancy every half hour at the existing medical office building during a typical weekday (Thursday, February 20, 2025) from 8:00AM to 4:00PM. This time period is reflective of peak operating hours at the existing facility. There are two parking areas on site, one lot located on the west side of the building, generally used by employees, and one lot on the east side of the building, generally used by patients and visitors. Between the two parking lots, a total of 70 spaces are currently provided, including 5 Americans with Disabilities Act (ADA) spaces.

A summary of the observed parking occupancy is provided in **Table 1**. During the count period, the peak occurred at 11:00AM with 22 occupied spaces (31 percent). A copy of the parking count data is provided as **Attachment B**.

Table 1. Observed Parking Occupancy – Silver Cross Professional Building

Time of Day	Thursday, February 20, 2025	
	Occupied Spaces	Percent Occupied
8:00AM	11	16%
8:30AM	19	27%
9:00AM	17	24%
9:30AM	21	30%
10:00AM	20	29%
10:30AM	19	27%
11:00AM	22	31%
11:30AM	19	27%
12:00PM	18	26%
12:30PM	15	21%
1:00PM	15	21%
1:30PM	15	21%
2:00PM	14	20%
2:30PM	13	19%
3:00PM	16	23%
3:30PM	11	16%
4:00PM	5	7%
Average	16	23%

The Silver Cross Professional Building is approximately 16,050 square feet of gross floor area. Therefore, the peak parking demand ratio is 0.28 spaces per 200 square feet of gross floor area on a typical weekday. As shown on the interim conditions site plan, 44 spaces would be provided in the proposed temporary parking lot, which would result in a parking supply ratio of 0.55 spaces per 200 square feet of gross floor area, which would accommodate the existing parking demand.

Conclusion

Based on a review of parking demand at the existing Silver Cross Professional Building, the peak parking demand is approximately 22 vehicles. During the construction phase, 44 parking spaces would be provided in the temporary parking lot on the south side of the building, which is expected to adequately accommodate the existing parking demand. Spillover of parking to adjacent properties or streets is not anticipated.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

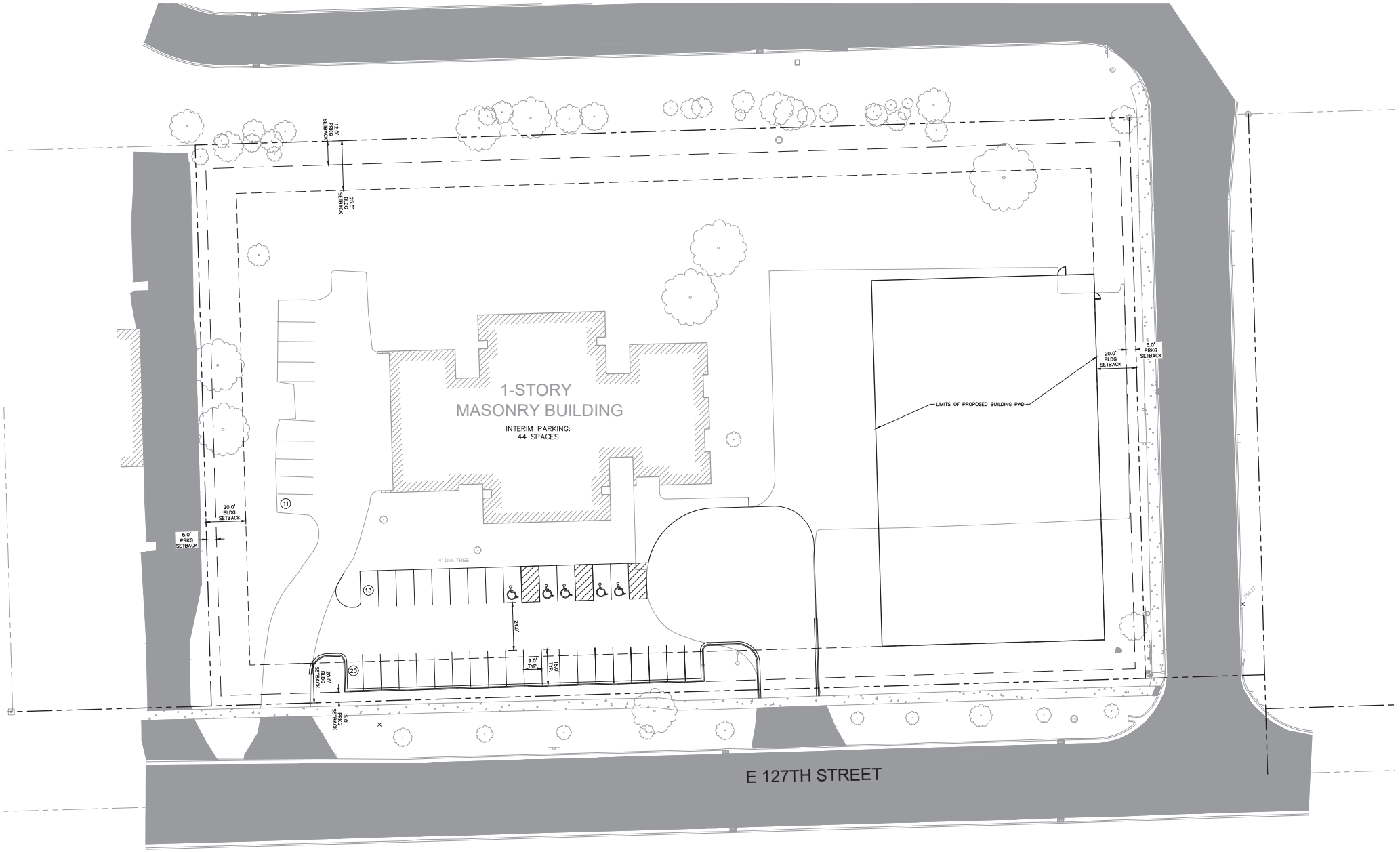
Attachments:

Attachment A: Site Plan
Attachment B: Existing Silver Cross Professional Building Parking Count Data

Kimley»Horn

ATTACHMENT A

Site Plan



Kimley»Horn

MOB - LEMONT, IL

INTERIM CONDITION

02/12/2025

0 10 20 40 60

NORTH

ATTACHMENT B

Existing Silver Cross Professional Building Parking Count Data

Kimley»Horn

Silver Cross Medical Group Parking Observations

Date: 2/20/2025

Location: Lemont, IL

Weather Condition: Clear

PARKING OCCUPANCY COUNT

TIME	PARKING OCCUPANCY	NOTES
Total Parking Supply	65 Standard 5 ADA	
8:00AM CST	11 Cars	
8:30AM CST	19 Cars	
9:00AM CST	17 Cars	
9:30AM CST	21 Cars	
10:00AM CST	20 Cars	
10:30AM CST	19 Cars	
11:00AM CST	22 Cars	
11:30AM CST	19 Cars	
12:00PM CST	18 Cars	
12:30PM CST	15 Cars	
1:00PM CST	15 Cars	
1:30PM CST	15 Cars	

PARKING OCCUPANCY COUNT

TIME	PARKING OCCUPANCY	NOTES
Total Parking Supply	Standard ADA	
2:00PM CST	14 Cars	
2:30PM CST	13 Cars	
3:00PM CST	16 Cars	
3:30PM CST	11 Cars	
4:00PM CST	5 Cars	

EXHIBIT F

Trip Generation Memo

Kimley»Horn

MEMORANDUM

To:	David Dastur Jensen & Halstead, Ltd.
From:	Emma Albers, P.E., PTOE Kimley-Horn and Associates, Inc.
Date:	March 7, 2025
Subject:	Trip Generation Analysis: Proposed Medical Office Building Lemont, IL

Kimley-Horn was retained by Jensen & Halstead Ltd. to prepare trip generation projections for a proposed Silver Cross medical facility located at 15505 E 127th Street in Lemont, Illinois. A copy of the proposed site plan is provided as **Attachment A**.

DEVELOPMENT CHARACTERISTICS

The site is currently developed with an approximately 16,050-square foot medical office building, located near the center of the site, that will be demolished following completion of the proposed medical office building. The two buildings are not intended to operate simultaneously. The proposed facility would be located on the east side of the site and would include approximately 17,380 square feet of medical office space and an approximately 2,641-square foot urgent care facility.

The current site maintains two parking lot areas with driveways provided to each along 127th Street. The proposed development would include a consolidated parking lot west of the proposed building. Access to the site would remain consistent with existing conditions, however, via the two existing full-access driveways on the south side of the site on 127th Street.

TRIP GENERATION

To evaluate the anticipated impacts of the proposed use relative to the existing medical office building, trip generation estimates were developed for the existing and proposed buildings. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition is a compilation of traffic count data collected at sites throughout the United States for a range of land uses based on building floor area, unit count, and other relevant variables. Trip generation data for ITE Land Use Code (LUC) 720, Medical-Dental Office Building was used in this evaluation for the existing building. For the proposed facility, the land use code (LUC) for a Medical-Dental Office Building (LUC 720) was used for the medical office space and a Clinic (LUC 630) were used for the urgent care space to provide trip generation rates. Both land use codes use building floor area to calculate trip generation for proposed site. A summary of the ITE data for a Medical-Dental Office Building (LUC 720) and Clinic (LUC 630) is provided in **Table 1**.

Table 1. ITE Trip Generation Data

ITE Land Use	Unit	Daily	Weekday	
			AM Peak Hour	PM Peak Hour
Medical-Dental Office Building (LUC 720)	Per 1,000 sq. ft	T = 42.97X – 108.01 50% in/50% out	Ln(T)= 0.90 Ln(X) +1.34 79% in/21% out	4.07X – 3.17 30% in/70% out
Clinic (LUC 630)	Per 1,000 sq. ft	T = 35.86X + 34.88 50% in/50%out	T = 2.19X + 8.68 81% in/19% out	T = 3.53X +2.98 30% in/70% out

X = 1,000 square feet gross floor area
T = Trips

The subject site is currently developed as a medical office building. Per the rates provided in **Table 1**, trip generation estimates for the proposed development plan and existing building are provided in **Table 2**. The site-generated trips projected during the peak hours were rounded to the nearest multiple of five for the purposes of this analysis, and daily trips were rounded to the nearest multiple of ten.

Table 2. Site-Generated Traffic Projections Comparison[1]

Land Use	Size	Daily	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Medical-Dental Office Building (LUC 720)	17,380 sq. ft.	640	40	10	50	20	50	70
Proposed Urgent Care (LUC 630)	2,641 sq. ft.	130	10	5	15	5	10	15
New Site Trips		*770*	*50*	*15*	*65*	*25*	*60*	*85*
Existing Medical-Dental Office Building (LUC 720)	16,050 sq. ft.	-580	-35	-10	-45	-20	-45	-65
Net New Trips		+190	+15	+5	+20	+5	+15	+20

[1]Trip generation projections rounded to the nearest five.

As shown in Table 2, the net change in trips from the existing medical office building to the proposed facility is expected to be minimal.

AVERAGE DAILY TRAFFIC (ADT) REVIEW

Trip Distribution

In order to estimate the potential impact of change in daily site-generated traffic on the adjacent roadway network, an estimated trip distribution was developed. The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the development is a function of several variables, such as the nature of the surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The anticipated direction distribution of site-generated trips is outlined in **Table 3**.

Table 3. Estimated Trip Distribution

Traveling to/from:	Distribution
West via 127th Street	45%
East via 127th Street	55%
Total	100%

It was estimated that the traffic generated by this site would divide approximately evenly between the east and west on 127th Street. Annual average daily traffic (AADT) data was obtained from the Illinois Department of Transportation (IDOT) for the surrounding roadway network to determine how much daily traffic would increase with change in site-generated trips. The net new trips from the change in proposed development plan compared to the existing use was used and dispersed among the network based on the estimated trip distribution.

Using this distribution, the estimated daily increase of traffic from change in site-generated trips on the surrounding roadway network can be seen in **Table 4**.

Table 4. Existing and Future AADTs

Roadway Segment	Existing AADT (veh/day)	Net New Site Trips (veh/day)	Build AADT (veh/day)	% Increase
127th Street, east of State Street[1]	11,000	190	11,190	1.7

[1]AADT data from IDOT was obtained from 127th Street. For a more conservative analysis, all site-generated traffic was assumed to come from this roadway.

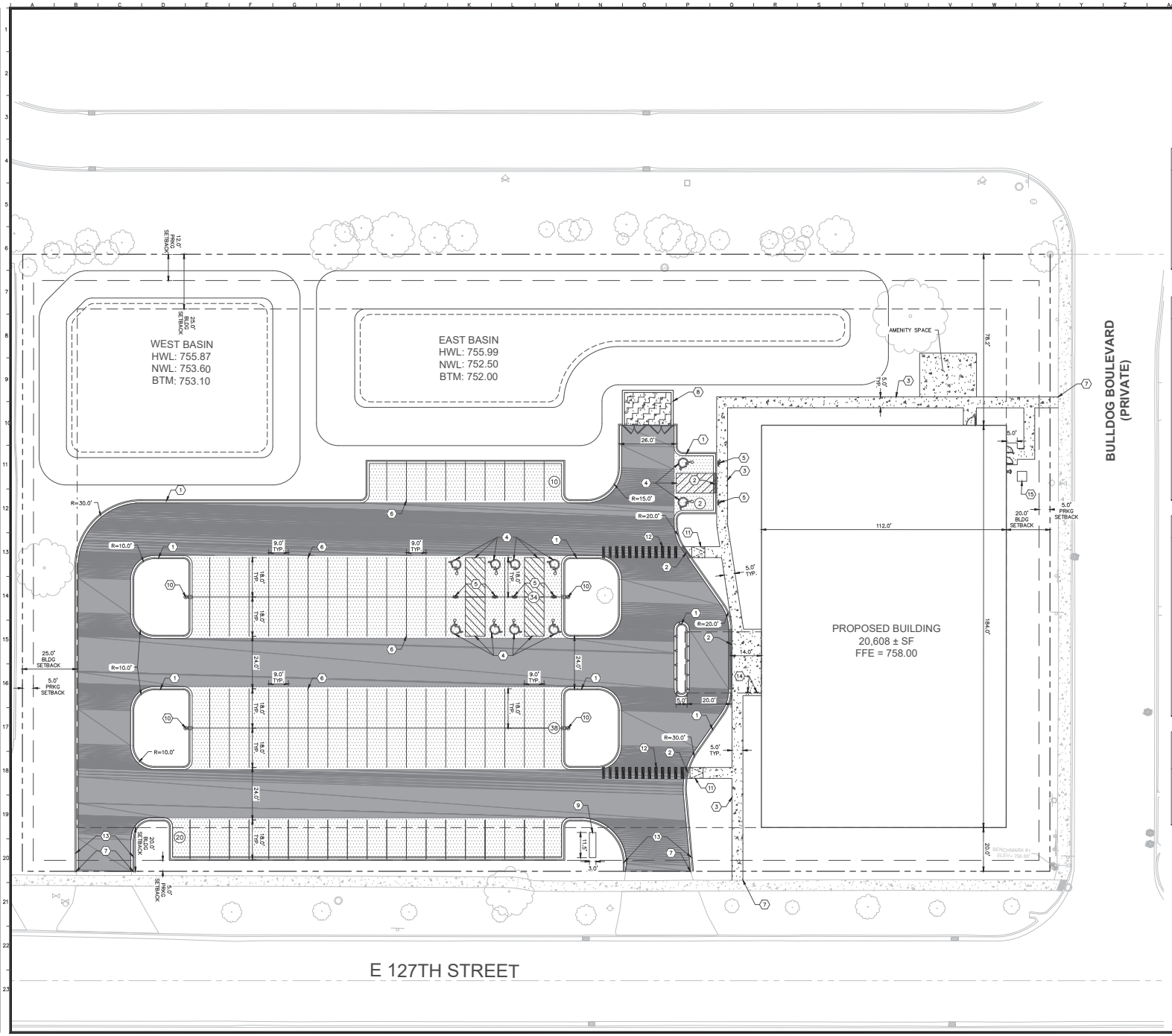
As shown in **Table 4**, the estimated increase to daily traffic on the nearby roadway is approximately 1.7 percent and is not anticipated to materially impact the roadway network. Additionally, 127th Street currently provides a two-way left-turn lane, which is expected to adequately accommodate site-generated traffic.

SUMMARY

Based on Kimley-Horn's review of the site plan, existing roadway network, estimated trip generation, and comparison to the existing development, the proposed medical facility redevelopment is not expected to materially impact the roadway network. The existing access configuration would remain consistent with existing conditions and is expected to adequately accommodate the minimal increase in site-generated traffic projections from the proposed medical facility.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

Attachments: Conceptual Site Plan



GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO PLANS BY OTHERS FOR MONUMENT SIGN DETAILS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
9. MONUMENT SIGN (SEE PLANS BY OTHERS FOR DETAILS)
10. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
11. ACCESSIBLE RAMP WITH DETECTABLE WARNING
12. CROSSWALK STRIPING
13. 3-FT TRANSITION CURB
14. BIKE RACK
15. GENERATOR

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

FINAL CONDITION PARKING SUMMARY

PROPOSED FLOOR AREA:	20,608 SF
PARKING REQUIRED (1 SPACE PER 200 SF)	103 SPACES
STANDARD PARKING PROVIDED:	94 SPACES
ADA PARKING PROVIDED:	10 SPACES
TOTAL PARKING PROVIDED:	104 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 PRAIRIE STONE DRIVE, SUITE 200
HOFFMAN ESTATES, IL 60169
PHONE: (847) 490-5555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

SITE PLAN - FINAL

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C2.1

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.1 Mar 13, 2025 6:23pm by Adrians.garcia
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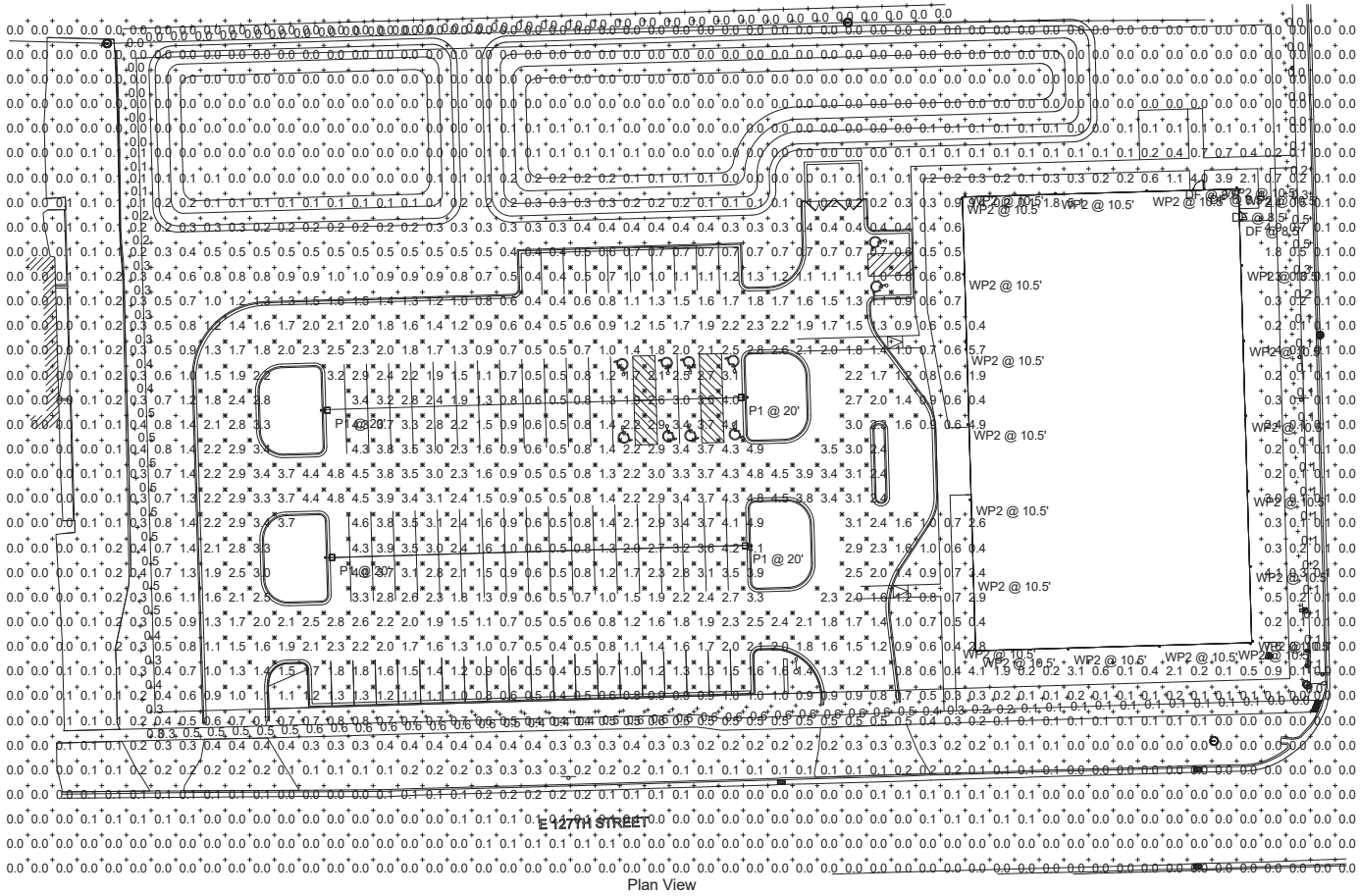
EXHIBIT G

Photometric Plans



Plan View

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

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	P1	4	Lithonia Lighting	DSX1 LED P9 40K 80CRI T5W	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 80 CRI Type 5 Wide	1	33109	0.93	277.07
◯	WP2	22	LUMINIS	SQ502-L2L10-WDD-WDU--40K	Syrios Square 5	1	1687	0.93	25
^	DF	4	Lithonia Lighting	WPX0 LED ALO-3 40K MVOLT	WPX0 LED, 1200 Lumen setting, 4000K Setting, 120-277V	1	1192	0.93	8.6594

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Site	+	0.3 fc	9.4 fc	0.0 fc	N/A	N/A
Parking Area	X	2.0 fc	4.9 fc	0.4 fc	12.3:1	5.0:1
Property Line	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

Luminaries shall not be mounted in excess of thirty (30) feet above grade, or the height of the primary structure, whichever is less; provided however, luminaries located within two hundred (200) feet of a single-family residential zoning district shall not be mounted in excess of twenty (20) feet above grade or the height of the primary structure, whichever is less.

A HISTORY OF INNOVATION IN ARCHITECTURE
JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS
ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279
820 WEST JACKSON BOULEVARD. SUITE 850
CHICAGO, ILLINOIS 60607
TEL. 312.664.7557 WWW.JANDHLTD.COM

Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE

Consultants:

Key Plan:

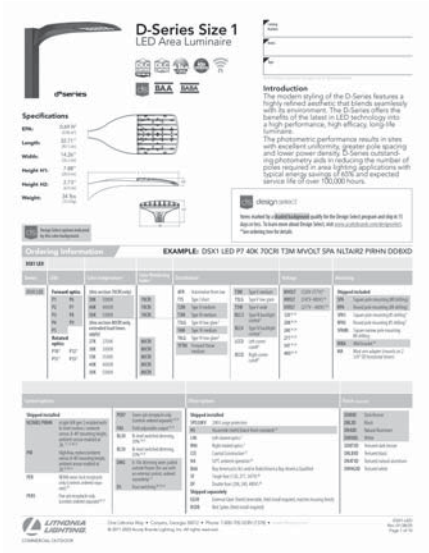
Issuances:

No.	Date	Description

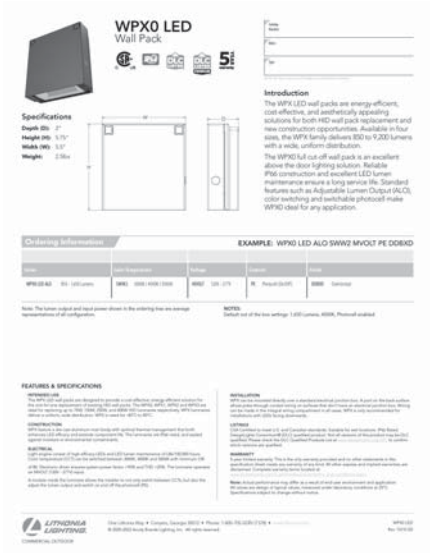
Sheet Title:
SITE PHOTOMETRIC PLAN

Project No. SLC24253
Date: 02.28.2025
Drawn by: RCS
Checked by: DPM
Approved by: DPM
Sheet Number
EP01
Sheet of 26 Sheets

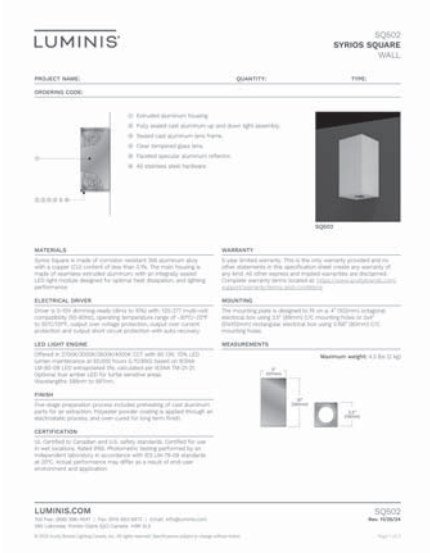
3/6/2025 12:50:22 PM



FIXTURE: P1



FIXTURE: WP2



FIXTURE: DF

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850
CHICAGO, ILLINOIS 60607

TEL. 312.664.7557 WWW.JANDHLTD.COM

Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE

Consultants:

Key Plan:

Issuances:

No.	Date	Description

Sheet Title
PHOTOMETRIC LIGHTING CUT SHEETS

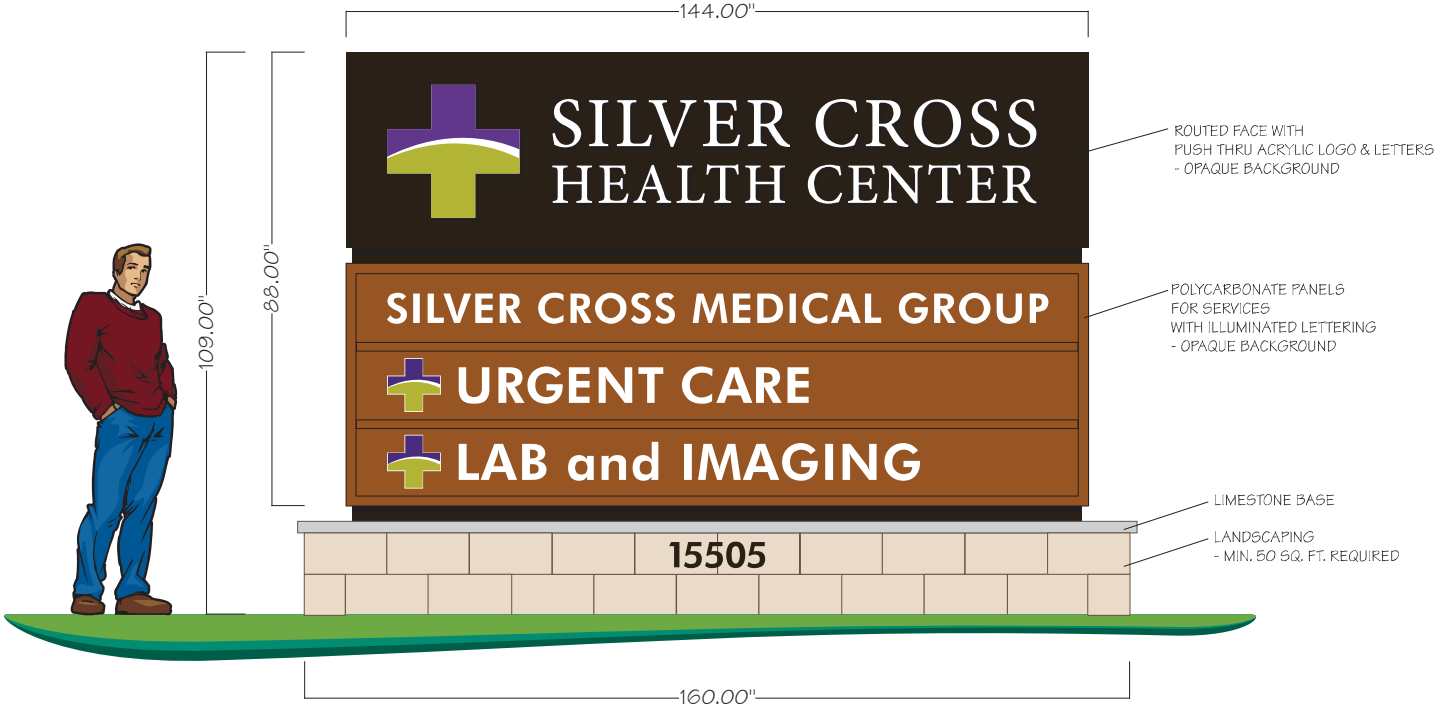
Project No. SLC24253
Date: 02.28.2025
Drawn by: RCS
Checked by: DPM
Approved by: DPM

Sheet Number
EP02
Sheet of 26 Sheets

3/6/2025 12:50:25 PM

EXHIBIT H

Sign Package



SIGN (A) DOUBLE SIDED ILLUMINATED MONUMENT SIGN

- 88 SQUARE FEET (88" X 144")
- INTERNAL LED ILLUMINATION
- 4' SET BACK
- 8' SIGHT TRIANGLE

Van Bruggen SIGNS
1925 – 2025

13401 SOUTHWEST HWY,
ORLAND PARK, ILLINOIS
708.448.0826
vbsign.com

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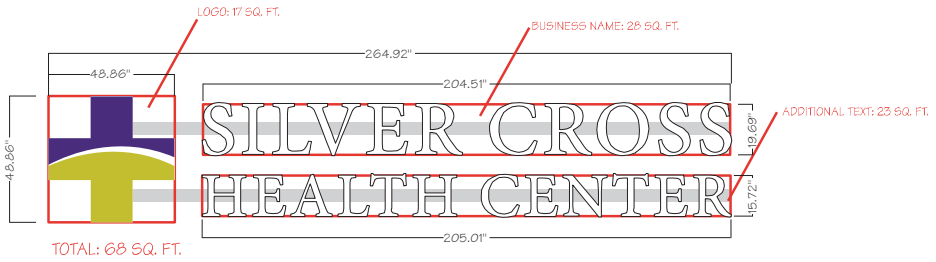
SILVER CROSS HEALTH CENTER, LEMONT
3/17/25 - 1/2"=1'-0"

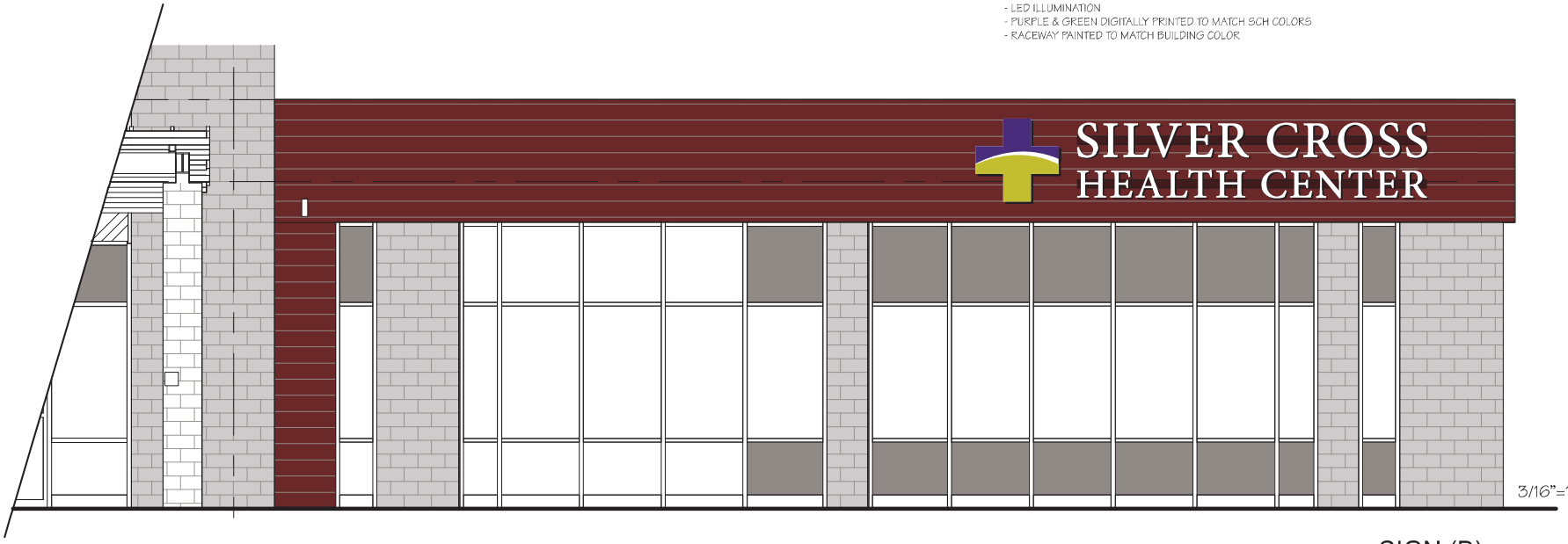


AREA OF SIGN CALCULATION 1/4"=1'-0"



ILLUMINATED CHANNEL LETTERS & LOGO 1/4"=1'-0"

- FACES OF LOGO & LETTERS ARE WHITE ACRYLIC
- WHITE TRIM CAP & WHITE RETURNS
- LED ILLUMINATION
- PURPLE & GREEN DIGITALLY PRINTED TO MATCH SCH COLORS
- RACEWAY PAINTED TO MATCH BUILDING COLOR



3/16"=1'-0"

SIGN (B)
WEST ELEVATION (PARKING LOT/BLDG. ENTRANCE)

Van Bruggen SIGNS
1925 – 2025

13401 SOUTHWEST HWY,
ORLAND PARK, ILLINOIS
708.448.0826
vbsign.com

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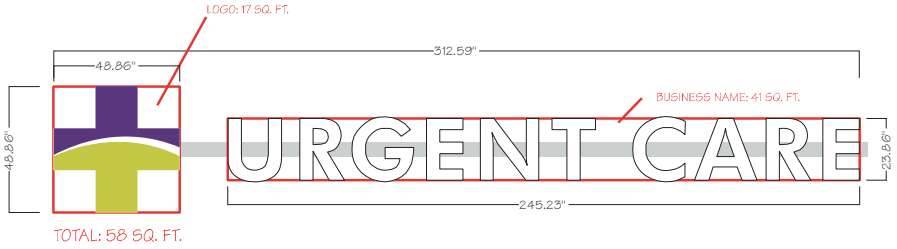
SILVER CROSS HEALTH CENTER, LEMONT
3/14/25

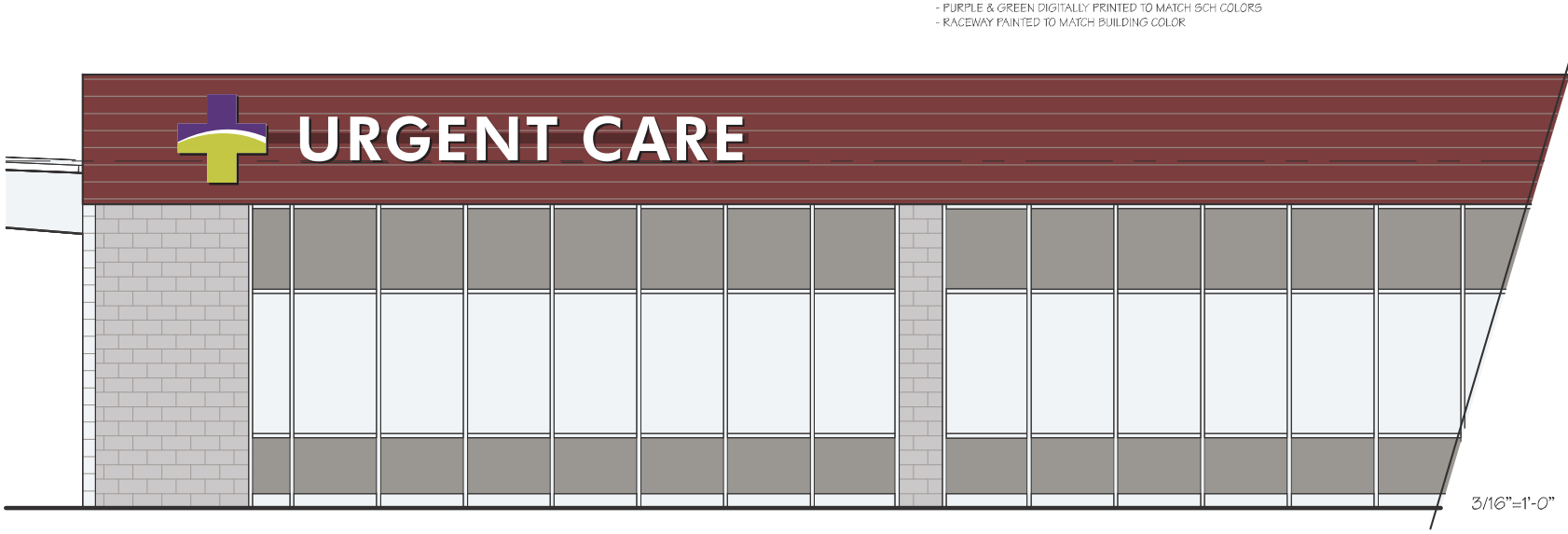


AREA OF SIGN CALCULATION 1/4"=1'-0"



ILLUMINATED CHANNEL LETTERS & LOGO 1/4"=1'-0"

- FACES OF LOGO & LETTERS ARE WHITE ACRYLIC
- WHITE TRIM CAP & WHITE RETURNS
- LED ILLUMINATION
- PURPLE & GREEN DIGITALLY PRINTED TO MATCH SCH COLORS
- RACEWAY PAINTED TO MATCH BUILDING COLOR



3/16"=1'-0"

SIGN (C)
SOUTH ELEVATION (127TH ST.)

Van Bruggen SIGNS
100
1925 – 2025

13401 SOUTHWEST HWY,
ORLAND PARK, ILLINOIS
708.448.0826
vbsign.com

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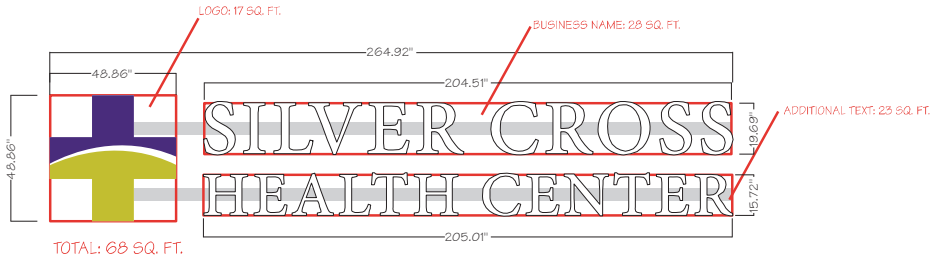
SILVER CROSS HEALTH CENTER, LEMONT
3/14/25

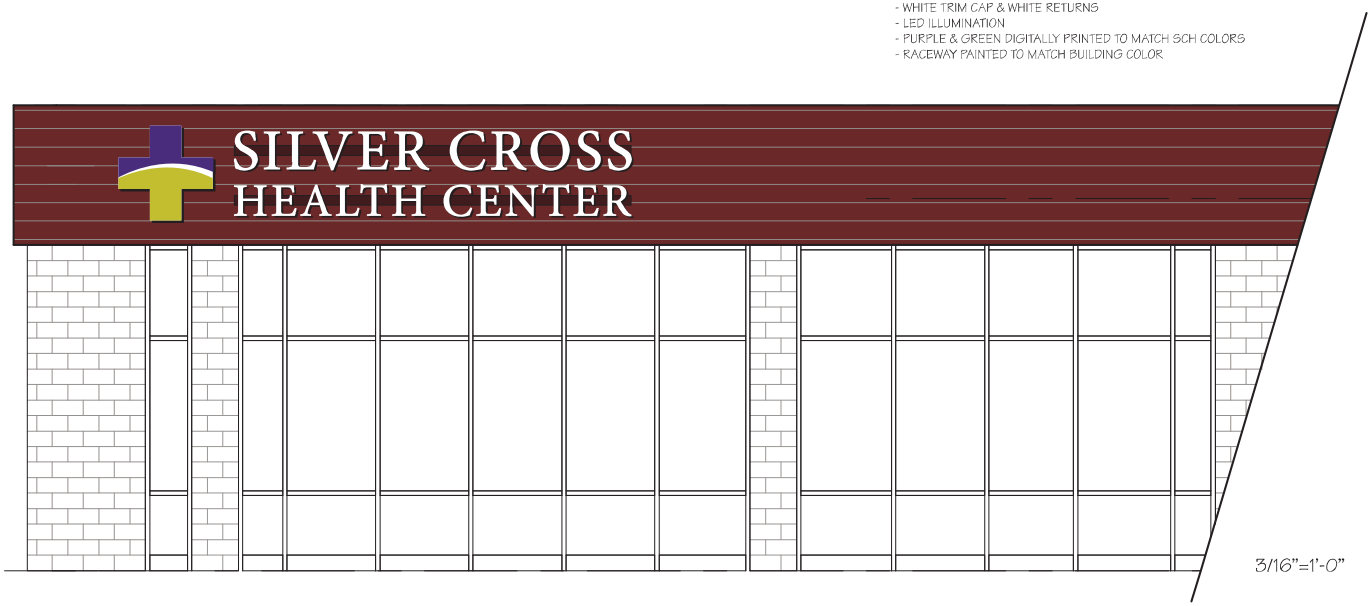


AREA OF SIGN CALCULATION 1/4"=1'-0"



ILLUMINATED CHANNEL LETTERS & LOGO 1/4"=1'-0"

- FACES OF LOGO & LETTERS ARE WHITE ACRYLIC
- WHITE TRIM CAP & WHITE RETURNS
- LED ILLUMINATION
- PURPLE & GREEN DIGITALLY PRINTED TO MATCH SCH COLORS
- RACEWAY PAINTED TO MATCH BUILDING COLOR



3/16"=1'-0"

SIGN (D)
EAST ELEVATION (BULLDOG BLVD.)

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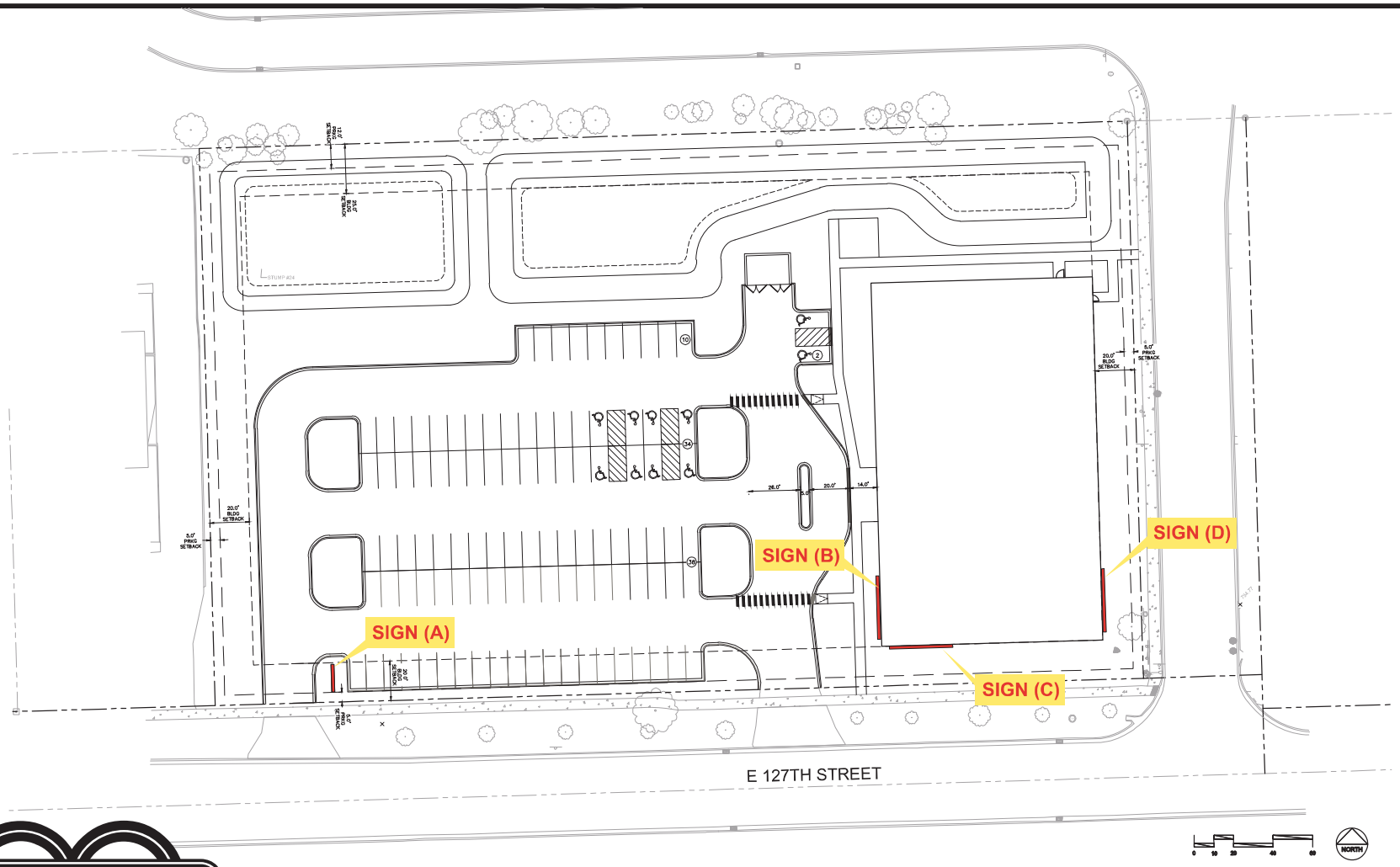
SILVER CROSS HEALTH CENTER, LEMONT
3/14/25



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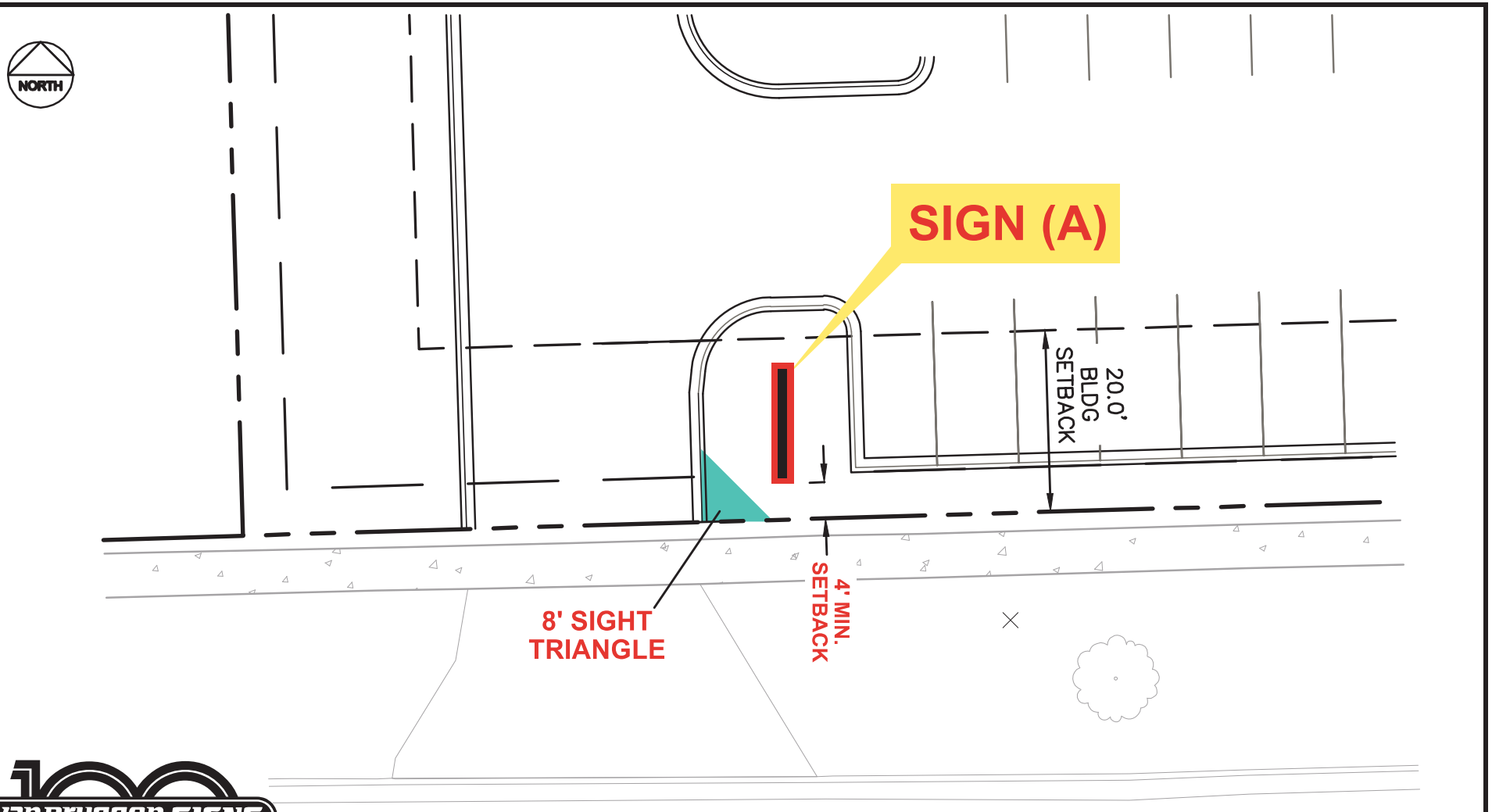
SILVER CROSS HEALTH CENTER, LEMONT

3/14/25



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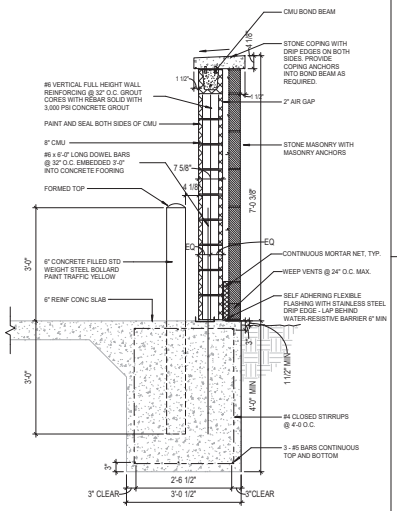
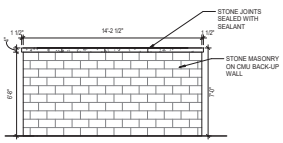
SILVER CROSS HEALTH CENTER, LEMONT
3/17/25 - 3/32"=1'-0"

EXHIBIT I

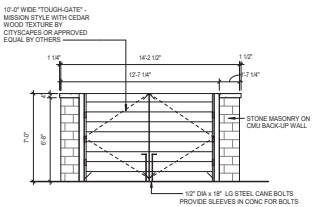
Architectural Package



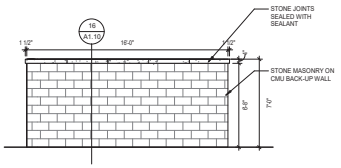
16 TRASH ENCLOSURE - SECTION
3/4" = 1'-0"



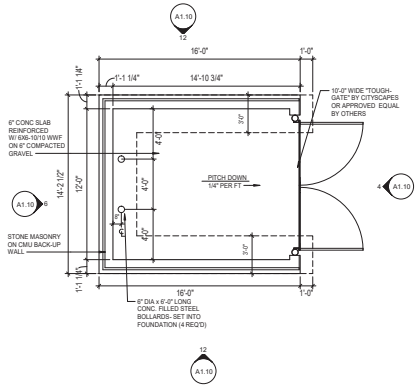
6 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"

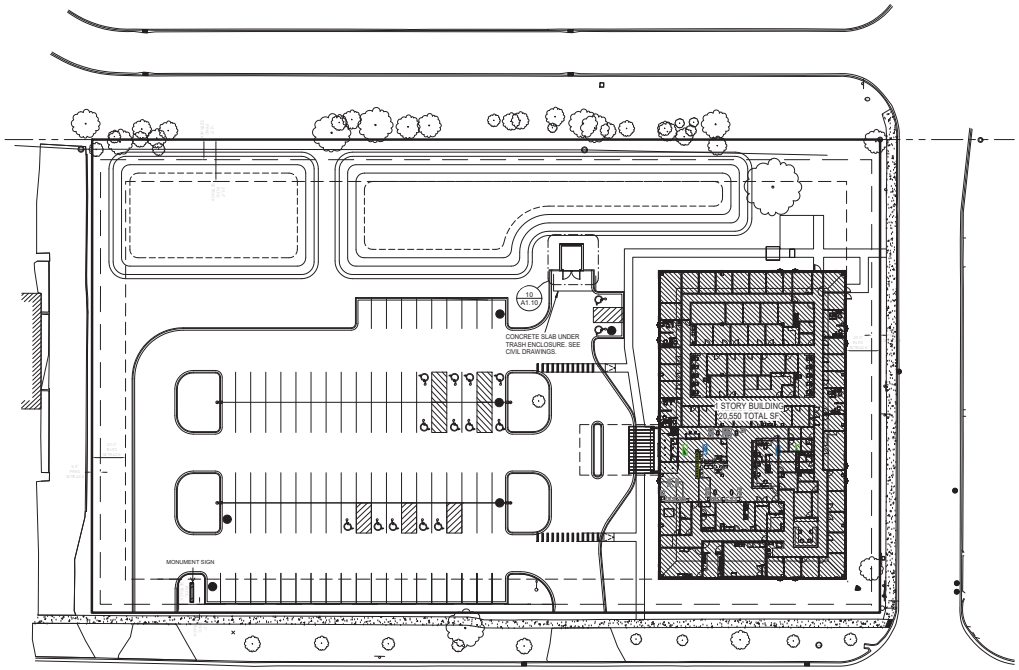


12 TRASH ENCLOSURE - EAST/WEST ELEVATION
1/4" = 1'-0"



10 TRASH ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"

OAKWOOD PRIMARY SCHOOL



1 SITE PLAN
1" = 30' - 0"

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850
CHICAGO, ILLINOIS 60607

TEL. 312.664.7557 WWW.JANDHLTD.COM

A HISTORY OF INNOVATION IN ARCHITECTURE

Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE
15505 E 127TH ST, LEMONT, IL. 60439

PIN NUMBER - 22-29-402-020

Consultants:
PEASE BORSE & ASSOCIATES
18 EXECUTIVE COURT
SOUTH BARRINGTON, IL 60010

TLC ENGINEERING SOLUTIONS
1301 WEST 22ND STREET, SUITE 210 OAK BROOK, IL 60523

Key Plan:

Issuances:

No.	Date	Description
1	03.17.2025	VILLAGE SUBMISSION

Sheet Title:
ARCHITECTURAL SITE PLAN

Project No. SLC24253
Date: 03.17.2025
Drawn by: OH
Checked by: OH
Approved by: DD

Sheet Number
A1.10
Sheet 4 of 0 Sheets

3/14/2025 12:39:44 PM

Rooftop screening is subject to UDO Section 17.21.030 E. "Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view". Architectural plans may be modified to meet this standard.

EXTERIOR BUILDING MATERIALS

ALUMINUM CLADDING SYSTEM
BASIS OF DESIGN:
LONGBOARD
6" WIDE BOARDS
FINISH: DARK CHERRY

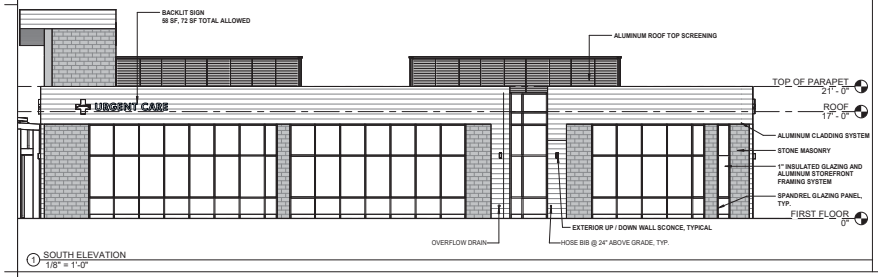
STONE VENEER
BASIS OF DESIGN:
CORDOVA STONE
FINISH: BUFF - GROUND FACE

CURTAIN WALL FRAMING
BASIS OF DESIGN:
OLD CASTLE
RELIANCE - SS - BLACK FINISH

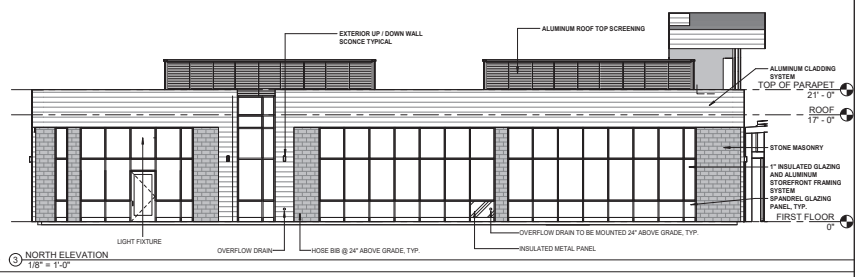
ALUMINUM STOREFRONT
BASIS OF DESIGN:
OLD CASTLE
SERIES 6000 THERMAL MULTIPLANE - BLACK FINISH

ALUMINUM FRAMED CANOPY
BASIS OF DESIGN:
KINGSPAN
U-LITE 4 mm POLYCARBONATE
METAL FRAMING FINISH - BLACK

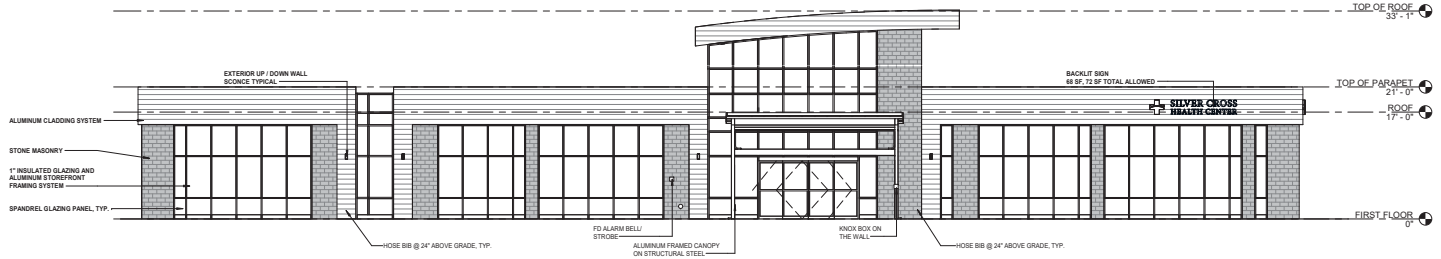
ALUMINUM ROOF TOP SCREENING
BASIS OF DESIGN:
CITYSCAPE
ENVISOR ROOF SCREEN - BLACK FINISH



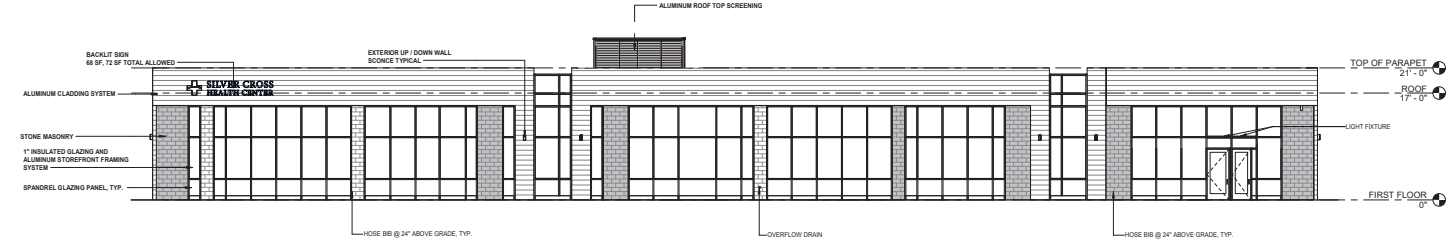
1 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850
CHICAGO, ILLINOIS 60607

TEL. 312.664.7557 WWW.JANDHLTD.COM

Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE
15505 E 127TH ST, LEMONT, IL. 60439

PIN NUMBER - 22-29-402-020

Consultants:
PEASE BORSE & ASSOCIATES
18 EXECUTIVE COURT
SOUTH BARRINGTON, IL 60010

TLC ENGINEERING SOLUTIONS
1301 WEST 22ND STREET, SUITE 210 OAK BROOK, IL 60523

Key Plan:

Issuances:

No.	Date	Description
1	03.17.2025	VILLAGE SUBMISSION

Sheet Title
BUILDING ELEVATIONS

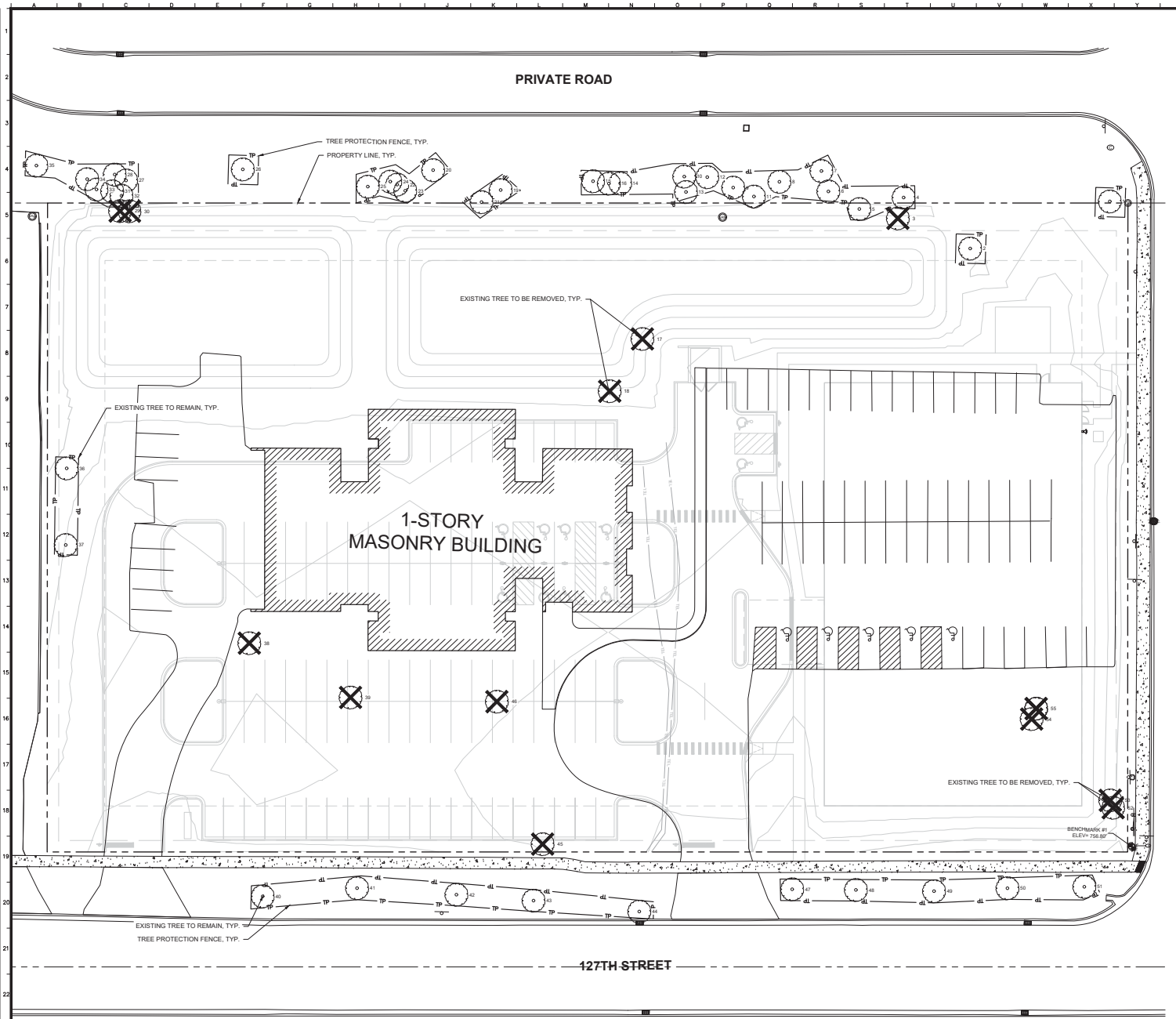
Project No. SLC24253
Date: 03.17.2025
Drawn by: OH
Checked by: OH
Approved by: DD

Sheet Number
A5.00
Sheet 9 of 0 Sheets

3/14/2025 1:15:24 PM

EXHIBIT J

Landscape Plans



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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JULIE
1-800-892-0123

LEGEND

		QTY
#	TREE LOCATION WITH ID	55 TOTAL
	TREE TO BE PRESERVED	42
	TREE TO BE REMOVED	13
TPF	TREE PROTECTION FENCE	

SEE SHEET L0.1 FOR TREE PRESERVATION/ REMOVAL TABLE AND TREE PROTECTION DETAILS.

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 PRAIRIE STONE, SUITE 600
HOFFMAN ESTATES, IL 60169
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: OW

SILVER CROSS HOSPITAL

TREE PRESERVATION & REMOVAL PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
L0.0

Drawing name: 6:\CHI_LIEN\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\L0.0 TREE PRESERVATION PLAN.dwg L0.0 Apr 04, 2025 - 12:27pm by HawkLipiak
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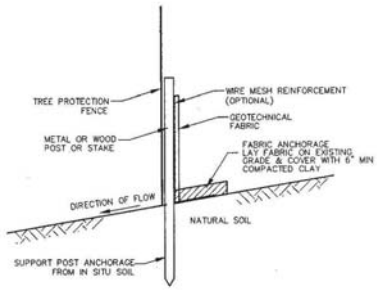
TREE #	SPECIES	LATIN	DBH	CONDITION	STATUS
1	APPLE-CRAB SPP	Malus spp	14	4	PRESERVE
2	OAK-WHITE	Quercus alba	33	1	PRESERVE
3	ELM-AMERICAN	Ulmus americana	22	3	**REMOVE**
4	OAK-PIN	Quercus palustris	17	3	PRESERVE
5	OAK-SWAMP WHITE	Quercus bicolor	13	3	PRESERVE
6	OAK-SWAMP WHITE	Quercus bicolor	16	3	PRESERVE
7	OAK-SWAMP WHITE	Quercus bicolor	6	3	PRESERVE
8	OAK-RED	Quercus rubra	10	2	PRESERVE
9	OAK-RED	Quercus rubra	18	2	PRESERVE
10	OAK-RED	Quercus rubra	14	2	PRESERVE
11	CHERRY-BLACK	Prunus serotina	14	4	PRESERVE
12	OAK-RED	Quercus rubra	16	3	PRESERVE
13	CHERRY-BLACK	Prunus serotina	8	4	PRESERVE
14	CHERRY-BLACK	Prunus serotina	12	3	PRESERVE
15	OAK-RED	Quercus rubra	12	4	PRESERVE
16	OAK-RED	Quercus rubra	11	2	PRESERVE
17	OAK-WHITE	Quercus alba	26	3	**REMOVE**
18	OAK-WHITE	Quercus alba	27	3	**REMOVE**
19	OAK-WHITE	Quercus alba	14	3	PRESERVE
20	OAK-RED	Quercus rubra	20	3	PRESERVE
21	OAK-RED	Quercus rubra	16	3	PRESERVE
22	CHERRY-BLACK	Prunus serotina	16	3	PRESERVE
23	OAK-RED	Quercus rubra	19	3	PRESERVE
24	OAK-RED	Quercus rubra	7	3	PRESERVE
25	OAK-RED	Quercus rubra	22	3	PRESERVE
26	OAK-RED	Quercus rubra	24	2	PRESERVE
27	OAK-RED	Quercus rubra	14	2	PRESERVE
28	POPLAR-WHITE	Populus alba	15	2	PRESERVE
29	CHERRY-BLACK	Prunus serotina	11	2	**REMOVE**
30	MULBERRY-SPP	Morus spp	10	4	**REMOVE**
31	HICKORY-SHAGBARK	Carya ovata	10	2	PRESERVE
32	CHERRY-SPP	Prunus spp	12	5	PRESERVE
33	HICKORY-SHAGBARK	Carya ovata	16	2	PRESERVE
34	OAK-RED	Quercus rubra	16	3	PRESERVE
35	MULBERRY-SPP	Morus spp	14	4	PRESERVE
36	OAK-WHITE	Quercus alba	25	3	PRESERVE
37	OAK-WHITE	Quercus alba	27	3	PRESERVE
38	SERVICEBERRY-SPP	Amelanchier spp	18	3	**REMOVE**
39	SERVICEBERRY-SPP	Amelanchier spp	23	4	**REMOVE**
40	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
41	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
42	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
43	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
44	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
45	OAK-SWAMP WHITE	Quercus bicolor	20	3	**REMOVE**
46	OAK-WHITE	Quercus alba	31	2	**REMOVE**
47	ELM-HYBRID	Ulmus x spp	7	3	PRESERVE
48	MAPLE-NORWAY	Acer platanoides	7	3	PRESERVE
49	HONEYLOCUST	Gleditsia triacanthos	13	2	PRESERVE
50	MAPLE-NORWAY	Acer platanoides	8	2	PRESERVE
51	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
52	OAK-SWAMP WHITE	Quercus bicolor	13	3	**REMOVE**
53	OAK-SWAMP WHITE	Quercus bicolor	8	3	**REMOVE**
54	OAK-WHITE	Quercus alba	18	3	**REMOVE**
55	OAK-WHITE	Quercus alba	22	3	**REMOVE**

SEE SHEET EROSION CONTROL PLAN FOR SILT FENCE LAYOUT

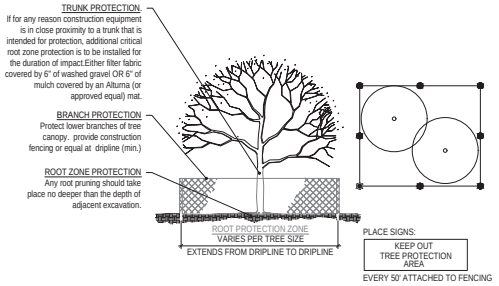


NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

NOTE: INSTALL ON UPHILL SIDE OF TREE PROTECTION FENCE

NOTE: TO BE USED IN ARES THAT ARE ADJACENT TO TREE PROTECTION ZONES

1 SILT FENCE (CRITICAL ROOT ZONES) TYPE B



TREE PROTECTION NOTES

1. TREE PROTECTION FENCING IS TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES. WHERE POSSIBLE TREE PROTECTION FENCING SHOULD BE CONTIGUOUS TO CREATE AN ENVELOPE TO MINIMIZE THE POSSIBILITY OF ROOT ZONE IMPACT OR INTRUSION INTO PRESERVATION AREAS.
2. NO MATERIALS ARE TO BE STORED IN THE TREE PROTECTION AREA, NO CONSTRUCTION ACCESS SHOULD TAKE PLACE WITHIN THE TREE PROTECTION AREA UNLESS PRIOR APPROVAL IS GRANTED BY THE VILLAGE. NO PARKING SHOULD TAKE PLACE IN TREE PROTECTION AREAS.
3. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE LIMITS OF CONSTRUCTION TO MAXIMIZE CRITICAL ROOT ZONE.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE LIMITS OF CONSTRUCTION SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

2 TREE PROTECTION

NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
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421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

TREE PRESERVATION & REMOVAL PLAN

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
L0.1

Drawing name: 6:\CHS_LIDC\168245002_JMH_Silver Cross MOB_Lemont_LA\2 Design \CAD\PlanSheets\Preliminary Engineering\L0.0 TREE PRESERVATION PLAN.dwg L0.1 Apr 09, 2025 12:28pm
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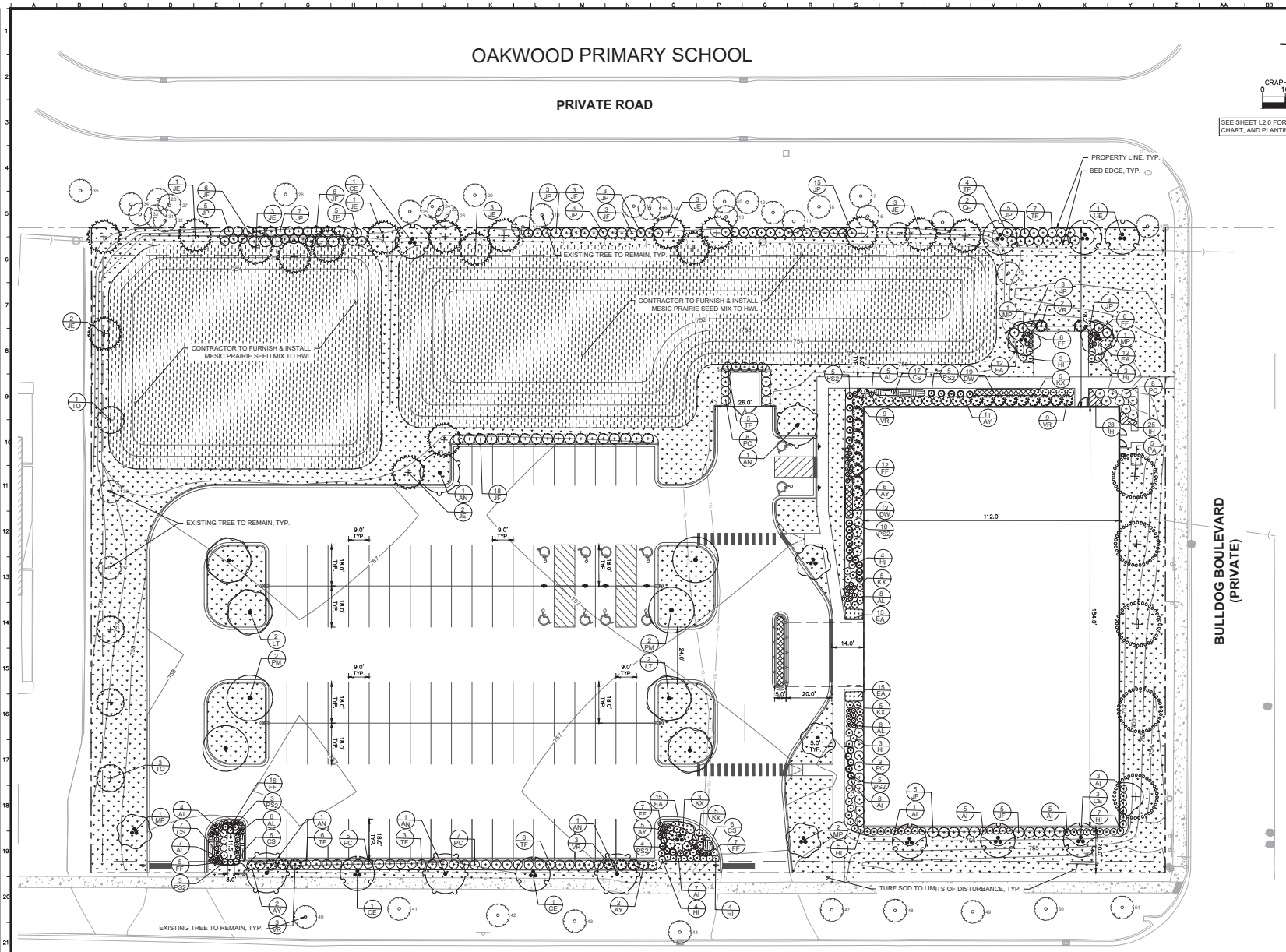

SEE SHEET L2.0 FOR LANDSCAPE SCHEDULE, LANDSCAPE ORDINANCE CHART, AND PLANTING DETAILS

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn
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421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601
PHONE: (919) 677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: DW

SILVER CROSS HOSPITAL

LANDSCAPE PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
L1.0

Drawing name: 6:\CHS_LEMONT\168245002_JMH_Silver Cross MOB_Lemont_MV\2 Design\CAD\PlanSheets\Preliminary Engineering\L1.0 LANDSCAPE PLAN.dwg L1.0 Apr 08, 2025 12:28pm tys_hope.lotak
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

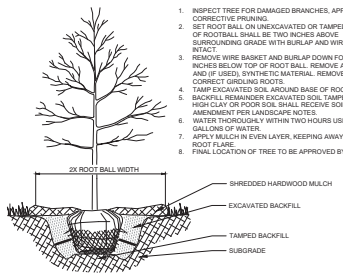
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AN	5	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
	CE	9	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
	LT	4	LIRIODENDRON TULIPIFERA / TULIP TREE
	MP	7	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
	PM	4	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' / EXCLAMATION!™ LONDON PLANE TREE
EVERGREEN TREES			
	JE	18	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	PA	5	PICEA ABIES / NORWAY SPRUCE
	TO	4	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	AI	37	AMSONIA HUBRICHTII / NARROW LEAF BLUE STAR
	AY	26	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY
	AL	34	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
	KX	21	DIERVILLA X 'BOKOFIRE' / FIREFLY® DIERVILLA
	HI	32	HYDRANGEA ARBORESCENS 'NCHA5' / INVINCIBELLE® WEE WHITE HYDRANGEA
	VR	26	VIBURNUM DENTATUM 'RALPH SENIOR' / AUTUMN JAZZ ARROWWOOD VIBURNUM
EVERGREEN SHRUBS			
	JP	47	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
	JF	47	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
	PC	37	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	TF	38	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW ANGLO-JAPANESE YEW
ORNAMENTAL GRASSES			
	FF	53	FESTUCA X 'COOL AS ICE' / COOL AS ICE BLUE FESCUE
	PS2	35	PANICUM VIRGATUM 'APACHE ROSE' / APACHE ROSE PRAIRIE WINDS® SWITCH GRASS
SHRUB AREAS			
	CS	30	COREOPSIS X 'STARLIGHT' / STARLIGHT LI'L BANG™ TICKSEED
	DW	55	DIANTHUS X 'PAINT THE TOWN MAGENTA' / PAINT THE TOWN MAGENTA DIANTHUS
	EA	69	ECHINACEA X 'ALL THAT JAZZ' / CONEFLOWER
	IH	53	ISOTOMA FLUVIATILIS 'ALBA' / WHITE STAR CREEPER
SYMBOL	CODE		BOTANICAL / COMMON NAME
GROUND COVERS			
	PMP		PIZZO NATIVE MESIC PRAIRIE SEED MIX* / *OR APPROVED EQUAL
	TS		TURF SOD

LEMONT, IL - LANDSCAPE REQUIREMENTS

ORDINANCE	REQUIRED	PROPOSED
17.20.060 LANDSCAPE STANDARDS FOR TRANSITION YARDS		
TRANISTION YARDS ARE REQUIRED WHERE B-ZONED LOTS ABUT RESIDENTIALLY ZONED LOTS (17.07). FOR THE ENTIRE LENGTH OF REQUIRED TRANSITION YARD, ONE OF THE FOLLOWING SHALL BE PROVIDED: -A WOOD FENCE WITH A MIN. 95% OPACITY AT A HT. OF 5 LF PLUS AT LEAST 2 PLANT UNITS PER 100LF OF TRANSITION YARD. -AN EARTHEN BERM AT LEAST 3 LF IN HT. PLUS AT LEAST ONE PLANT UNIT PER 100LF OF TRANSITION YARD. -FOUR PLANT UNITS PER 100LF OF TRANSITION YARD PLUS 2 EVERGREEN TREES PER 100LF OF TRANSITION YARD.	PROJECT PARCEL ABUTS R-4 DISTRICT ALONG NORTH PROPERTY LINE: 470.07 LF 470 LF / 100 LF = 4.7 4.7 * 2 EVERGREEN TREES = 9.4 ADDITIONAL EVERGREEN TREES 4.7 * 4 PLANT UNITS = 18.8 PLANT UNITS REQUIRED 18.8(.5 CANOPY TREES) = 9.4 CANOPY TREES REQUIRED 18.8 (1 EVERGREEN TREE) = 18.8 + 9.4 = 28.2 EVERGREEN TREES REQUIRED 18.8 (1.5 ORNAMENTAL TREES) = 28.2 ORNAMENTAL TREES REQUIRED 18.8 (6 SHRUBS OR GRASSES) = 112.8 SHRUBS OR ORNAMENTAL GRASSES REQUIRED	**29 CANOPY EXISTING TO BE PROTECTED IN PLACE, CANOPY CREDIT SUBSTITUTED AS APPLICABLE; 0 PROPOSED CANOPY TREES (+CREDIT 9) 16 PROPOSED EVERGREENS (+CANOPY CREDIT 6) 4 PROPOSED ORNAMENTALS (+CANOPY CREDIT 8) 77 PROPOSED SHRUBS/GRASSES (+CANOPY CREDIT 6)**
17.20.070 LANDSCAPE STANDARDS FOR PARKING LOTS		
THE EXTERIOR OF PARKING LOTS SHALL BE LANDSCAPED WITH AT LEAST THREE PLANT UNITS PER 100 LINEAR FEET OF DISTANCE SURROUNDING THE PARKING AREA.	351 L.F. OF PARKING AREA PERIMETER / 100 L.F. = 3.51 3.51 (3 PLANT UNITS) = 10.53 PLANT UNITS 11 PLANT UNITS REQUIRED SURROUNDING PARKING AREA 11(.5 CANOPY TREES) = 5.5 CANOPY TREES REQUIRED 11 (1 EVERGREEN TREE) = 11 EVERGREEN TREES REQUIRED 11 (1.5 ORNAMENTAL TREES) = 16.5 ORNAMENTAL TREES REQUIRED 11(6 SHRUBS OR GRASSES) = 66 SHRUBS OR ORNAMENTAL GRASSES REQUIRED	**6 CANOPY TREES 11 EVERGREEN TREES 17 ORNAMENTAL TREES 66 SHRUBS**
LANDSCAPED AREAS TOTALING AT LEAST 35 SQFT PER PARKING STALL SHALL BE PROVIDED ON THE INTERIOR OF THE PARKING LOT. AT LEAST ONE CANOPY TREE SHALL BE INSTALLED IN EACH REQUIRED LANDSCAPED ISLAND	104 PARKING STALLS PROPOSED ON SITE 104 * 35 SQFT = 3640 SQFT OF LANDSCAPED AREA REQUIRED INTERIOR TO THE PARKING LOT 10 ISLANDS TOTAL INTERIOR TO PARKING LOT	**5,318 SQFT OF LANDSCAPE AREA PROPOSED INTERIOR TO PARKING LOT 10 CANOPY TREES PROPOSED INTERIOR TO PARKING LOT**

NOTES:

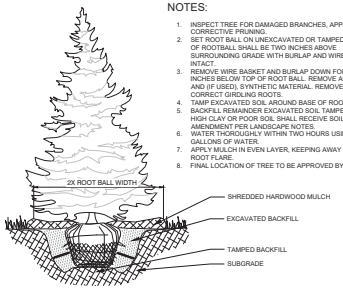
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



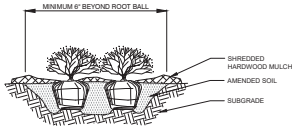
1 TREE PLANTING — NTS

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING — NTS



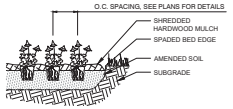
NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING — NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION



PLAN VIEW

4 PERENNIAL PLANTING — NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 RIDLEY AVENUE, SUITE 400
ST. CHARLES, IL 60174
PHONE: (630) 487-9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: HL | DRAWN BY: MR | CHECKED BY: CW

SILVER CROSS HOSPITAL

LANDSCAPE NOTES & DETAILS

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
L2.0

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IN\L2 Design\CAD\PlanSheets\Preliminary Engineering\L2.0_LANDSCAPE_PLAN.dwg L2.0 Apr 08, 2025 - 12:28pm bys HopeLitzsk
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EXHIBIT K

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Community Retail (CR).

2. The proposal achieves goals and objectives of the Lemont 2030 Comprehensive plan.

3. The Silver Cross Redevelopment PUD sufficiently meets the standards for PUD objectives found in §17.08.010 C

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: An Ordinance Granting a Special Use for a Final Planned Unit Development (PUD) for a Mixed Use Building at 801 State Street in Lemont, IL
DATE: April 28, 2025

SUMMARY/BACKGROUND
The applicant and property owner, Airius Prialgauskis, is requesting approval of a Final Planned Unit Development (PUD) for 801 State Street to enable preservation and rehabilitation of the historic mixed-use structure. Zoned R-4A Single-Family Preservation and Infill District, which encourages detached single-family dwellings and prohibits commercial use, has prevented reuse of the building in a manner consistent with its historical function. The PUD process provides a mechanism to allow for adaptive reuse while ensuring redevelopment remains in character with the neighborhood.

ANALYSIS
Comprehensive Plan
The proposed rehabilitation of 801 State Street aligns with the Lemont 2030 Comprehensive Plan's vision, supporting multiple Plan goals, including historic preservation, adaptive reuse, housing variety, and revitalization of underutilized properties.

Planning & Zoning Commission (PZC)
A public hearing was held at the PZC meeting on April 9, 2025 to discuss the proposed PUD for 801 State Street. The PZC voted (6-0) to recommend approval with conditions that have been remediated or incorporated into the ordinance.

Committee of the Whole (COW)
The proposed PUD was discussed at the COW meeting held on April 21, 2025.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Approval of attached ordinance.

BOARD ACTION REQUESTED
Motion to approve the attached ordinance.

ATTACHMENTS
An Ordinance Granting Special Use Approval for a Final Planned Unit Develoment for a Mixed-Use Building at 801 State Street in Lemont, IL

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A FINAL PLANNED UNIT DEVELOPMENT (PUD) FOR 801 STATE STREET MIXED USE BUILDING IN LEMONT, ILLINOIS.

(801 State Street Mixed Use PUD)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT THIS 28th DAY OF APRIL, 2025

Published in pamphlet form by Authority of the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, this 28th day of April, 2025.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A FINAL PLANNED UNIT DEVELOPMENT (PUD) FOR 801 STATE STREET MIXED USE BUILDING IN LEMONT, ILLINOIS.

(801 State Street Mixed Use PUD)

WHEREAS, Airius Prialgauskis of Lemont Builders LLC, (hereinafter referred to as the "Petitioner"), is the owner of the subject property covering approximately 0.22-acres located at 801 State Street (PIN# 22-29-224-001), legally described in Exhibit A (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Petitioner submitted an application on March 7, 2025 pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking approval of a Final Planned Unit Development (PUD), (hereinafter referred to as "801 State Street PUD"); and

WHEREAS, the subject property is zoned R-4A, Single-Family Preservation and Infill District, prohibiting multi-family and non-residential uses, therefore preventing the reuse of the historically mixed-use structure on the subject property; and

WHEREAS, the 801 State Street PUD allows for the preservation and adaptive reuse of the historic building while ensuring neighborhood compatible uses tailored in this ordinance; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on April 9, 2025 for 801 State Street PUD request and voted 6-0 to recommend approval of with conditions that have been incorporated into this Ordinance; and

WHEREAS, said the 801 State Street PUD consists of the following:

1. Plat of Survey for 801 State Street by Kabal Surveying Company dated 10/10/2024, incorporated hereto and attached as Exhibit A; and
2. Interior Alterations with Site Plan depicting parking by n. Batistich, architects, dated 12/15/2024, incorporated hereto and attached as Exhibit B; and
3. Landscape Plan by n. Batistich, architects, dated 4/23/2025, incorporated hereto and attached as Exhibit C.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: Incorporation of Recitals. The foregoing findings and recitals are hereby adopted as Section One of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: Special Use. A special use for a planned unit development is granted as provided and conditioned in this Ordinance.

SECTION THREE: Conditions. The approvals set forth in this Ordinance are contingent upon the following conditions:

1. **General Conditions**. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Village Code and the exhibits to this Ordinance.
2. If the subject property redevelopment intentions modify, all new development and new uses must adhere to the codes and standards of the Village.
3. One (1) of the following uses may occupy the 872 square-foot storefront space on the first floor, meeting off-street parking minimums, following all other permits and licenses are granted by the Village:
    a. One multi-family dwelling; or
    b. Café, coffee shop or soda fountain; or
    c. Florist; or
    d. Specialty food shop/carry-out; or
    e. Embroidery shop; or
    f. Hardware store; or
    g. Professional office; or
    h. Personal service; or
    i. Retail business.
4. The maximum number of residential units permitted within the existing building shall be limited to a maximum of two (2), one [possible] unit on the first floor and one unit on the second floor.
5. The maximum non-residential commercial uses permitted within the existing building shall be limited to one (1), on the first floor only in the front façade area, if a residential use does not occupy this space.
6. The 872 square-foot first floor unit shall be either one (1) residential unit or one (1) non-residential unit/tenant.
7. The first floor 1,255 building storage area, as indicated in Exhibit B, shall remain storage only and cannot be modified.

8. All uses and improvements outside the scope of this ordinance shall be regulated by the Village's UDO and codes, or obtain a major PUD amendment.

SECTION FOUR: The Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 28th day of April, 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE, Village President

ATTEST:

_____

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A
Plat of Survey

KABAL SURVEYING COMPANY
Land Surveying Services

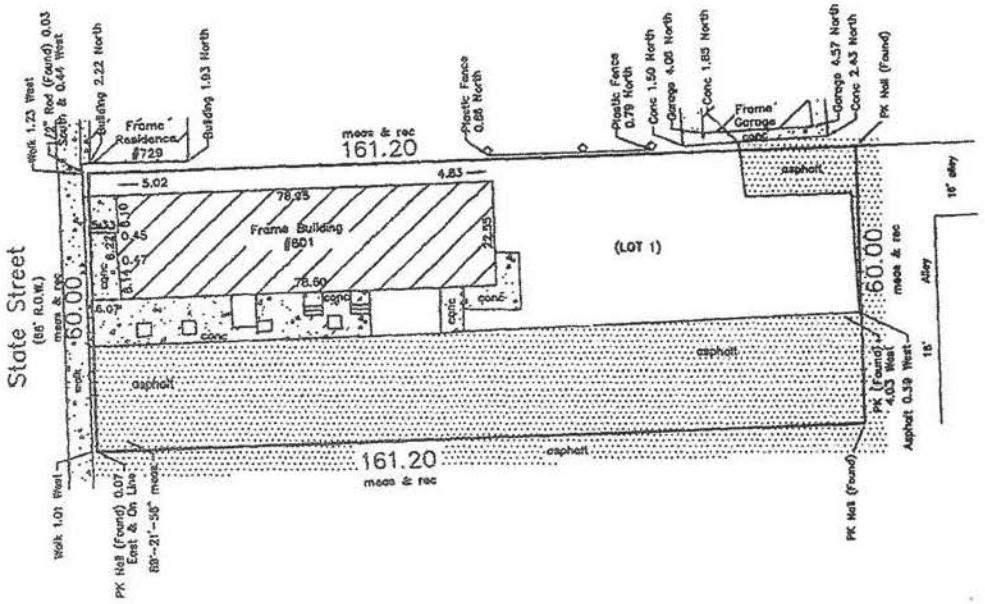
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2662
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

(assumed)

Lot 1 in Mathew Warner's Subdivision of the West 7.73 Chains of the North 6.47 Chains of the Southwest Quarter of the Northeast Quarter of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 801 State Street, Lemont, IL 60439



LEGEND
meas = measured, E = East
rec = record, S = South
R.O.W. = right-of-way
conc = concrete, W = West
pch = porch, rad = radius
N = North

Area of property is approximately 9,671 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed October 10, 20 24

Scale: 1 inch = 25 ft.
Order No. 241931
Ordered By: Antonopoulos & Virtel

Mitchell P. Balek
035-003250
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

EXHIBIT B

Interior Alterations with Site Plan

INTERIOR ALTERATIONS:

801 STATE ST.

LEMONT, IL.

BUILDING CODES W/ LEMONT AMENDMENTS
2021 INTERNATIONAL RESIDENTIAL CODE
2021 PROPERTY MAINTENANCE CODE
2020 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE
LATEST VERSION OF THE ILLINOIS PLUMBING CODE

ELECTRICAL ENERGY CONSERVATION NOTES

RECESSED LIGHT FIXTURES WITHIN NON- CONDITIONED SPACES MUST BE IC RATED

RECESSED LIGHT FIXTURES INSTALLED WITHIN NON- CONDITIONED SPACES MUST BE IC RATED AND LABELED. THE FIXTURES MUST BE SEALED WITH A GASKET OR CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING

ALL (100 %) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY LAMPS.

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING IN THE EXTERIOR WALLS

AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

NOTE

RECESSED LIGHT FIXTURES WITHIN NON- CONDITIONED SPACES MUST BE IC RATED

GLAZING NOTES

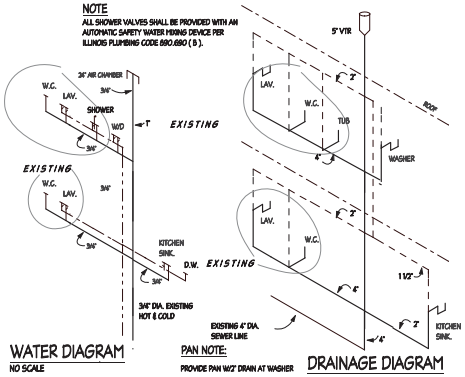
PROVIDE SAFETY GLAZING IN ALL DOORS AND GLASS ADJACENT TO A TUB OR A SHOWER WITHIN 60" ABOVE THE DRAIN INLET

APPROVED SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING

- GLAZING IN EGRESS OR INGRESS DOORS
- GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURERS
- GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" A.F.F. OR A WALKING SURFACE OF 36" WITHIN SUCH GLAZING

NOTE

ALL SHOWER VALVES SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE PER ILLINOIS PLUMBING CODE 890.690 (B).



WATER DIAGRAM
NO SCALE

PAN NOTE:
PROVIDE PAN W/2" DRAIN AT WASHER

DRAINAGE DIAGRAM

PLUMBING NOTES

ALL RISERS ARE TO HAVE 2'- 0" AIR CHAMBERS

ALL FIXTURES ARE TO HAVE 1'- 0" AIR CHAMBERS

PROVIDE SHUT - OFF FIXTURES ON ALL FIXTURES

WATER PIPING IS TO BE TYPE "L" COPPER

WASTE PIPING IS TO BE PVC

FURNISH ALL TRAPS, PIPING, ETC., FOR ALL PLUMBING FIXTURES

INSULATE AROUND HOT AND COLD WATER PIPING WITH 3/4" FIBERGLASS INSULATION

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND PLUMBING IN EXTERIOR WALLS.

EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS

INSULATE AROUND ALL HOT WATER LINES WITH R- 3 INSULATION

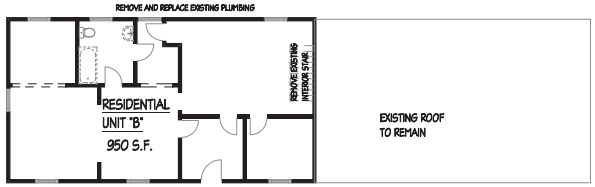
NO PLUMBING SHALL BE EXPOSED IN THE EXTERIOR WALLS OR IN AREAS EXPOSED TO POSSIBLE FREEZING TEMPERATURES

75 lb AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT THE TIME OF ROUGH INSPECTION

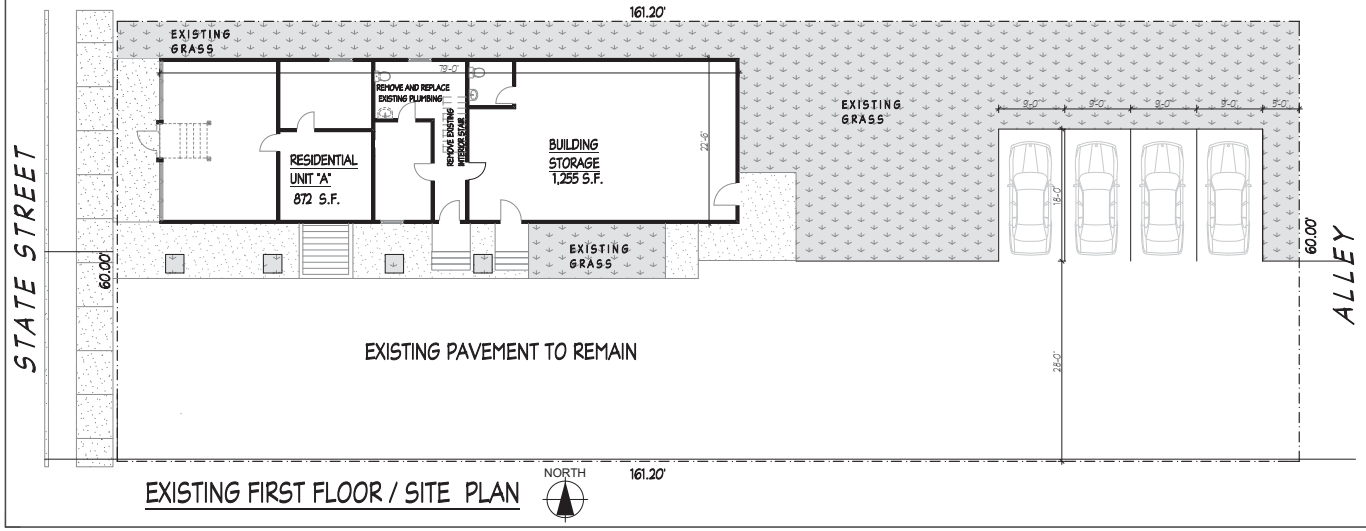
STACK TEST IS REQUIRED AT THE WASTE AND VENT PIPING AT THE TIME OF ROUGH INSPECTION

ALL FAUCETS AND FIXTURES SHALL BEAR THE ENERGY SENSE LABEL FOR WATER CONSERVATION

PROVIDE A GRAY BOX WITH SILL FAUCETS AND ONE STANDPIPE FOR EACH WASHER AND A 2" DRAIN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR / SITE PLAN

WOOD STUD AND JOIST NOTES

NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS SHALL NOT EXCEED ONE - SIXTH THE DEPTH OF THE JOIST AND SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE THE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER, THE NOTCH SHALL NOT EXCEED ONE - FOURTH OF THE JOIST DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED.

HOLES DRILLED OR BORED IN THE JOISTS SHALL NOT BE WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS, AND THEIR DIAMETER SHALL NOT EXCEED ONE - THIRD OF THE DEPTH OF THE JOIST.

ANY WOOD STUDS IN AN EXTERIOR WALL OR A BEARING PARTITION WALL MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 % OF ITS WIDTH. THE STUDS IN NON - BEARING PARTITION WALLS MAY BE NOTCHED A DEPTH NOT EXCEEDING 40 % OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED AND DRILLED PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 % OF THE STUD WIDTH. ALSO THE EDGE OF THE HOLE IS TO BE NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD. THE HOLE IS NOT TO BE LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

CARPENTRY NOTES

PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO THE JOISTS, AND PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO THE JOISTS

DOUBLE ALL JOISTS UNDER ALL TUBS AND ALL OPENINGS IN THE FLOOR

DOUBLE ALL JOISTS AROUND ALL OPENINGS IN THE ROOF AND CEILING

USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS ("SIMPSON" OR AN APPROVED EQUAL).

PROVIDE WOOD STUDS UNDER ALL HEADERS. (SEE FLOOR PLANS)

PROVIDE 1/2" PLYWOOD FIRESTOPS AT ALL SOFFIT / WALL CAVITIES OR CEILING JOIST CAVITIES.

ALL WALLS ARE TO HAVE 2" SOLID WOOD FIRESTOPPING, AND ALL ELECTRICAL AND PLUMBING THROUGH THE FLOORS ARE TO HAVE SPACE SEALED OFF WITH AN APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION.

STRUCTURAL PLYWOOD.
WALL SHEATHING TO BE 1/2" CDX PLYWOOD OR AN APPROVED EQUAL WITH EXTERIOR GLUE

FLOOR SHEATHING IS TO BE 3/4" TONGUE & GROOVE PLYWD. W/ EXTERIOR GLUE. GLUED AND RING SHANK NAILED

ALL PLYWOOD IS TO BE A.P.A. APPROVED

CARPENTRY NOTES

PROVIDE (3) - 2 X 12 WOOD HEADERS OVER ALL WINDOW AND DOOR OPENINGS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED

ALL STRUCTURAL GRADE LUMBER SHALL BE GRADE # 2 (OR BETTER) HEM FIR- MINIMUM BASE Fb= 1050 OR GRADE # 2 (OR BETTER) S.P.F.- MINIMUM BASE Fb= 1050.

DESIGN LOADS

FLOOR	40 PSF LIVE LOAD	20 PSF DEAD LOAD
ATTIC	15 PSF LIVE LOAD	15 PSF DEAD LOAD
ROOF	30 PSF LIVE LOAD	15 PSF DEAD LOAD
DECK	60 PSF LIVE LOAD	

ENGINEERED WOOD PRODUCTS

PRODUCT TYPE: PARALLAM, LVL
MANUFACTURER: WEYERHAUSER
SIZES: AS SHOWN ON THE FLOOR PLANS - MINIMUM BASE Fb= 3000

GYPSUM BOARD

INSTALL U.S. GYPSUM OR EQUAL S.W. SYSTEM 1/2" OR 5/8" THICK TAPERED WALLBOARD WITH METAL CORNER BEADS. ALL JOINTS ARE TO BE TAPED AND SANDED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

INSTALL 1/2" "DUROCK" SHOWER AT ALL SHOWER AND TUB AREAS INCLUDING THE CEILING.

ALL FRAMING OF FINISHED ROOMS, CLOSETS, STORAGE AREAS, AND UNDER STAIRWAYS SHALL HAVE A MINIMUM OF 1/2" INCH THICK GYPSUM BOARD APPLIED

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO: 184.004493

DO NOT SCALE DRAWINGS

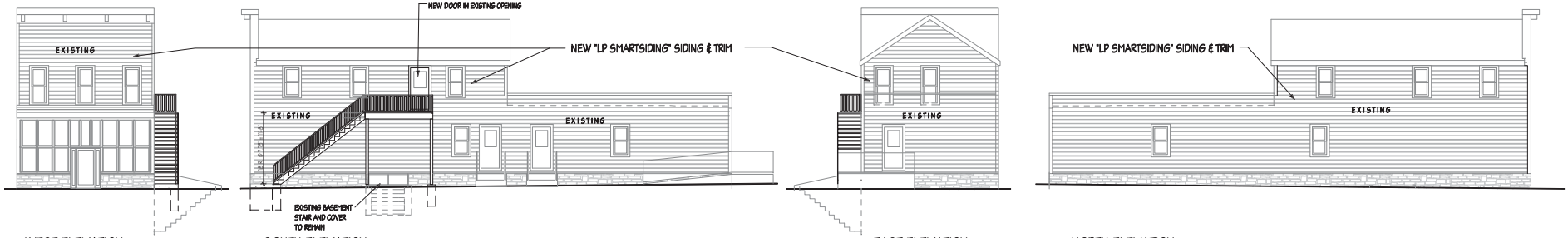
CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

REVISIONS	DATE: 12-15-24
	DRAWN BY:
	SCALE:
	APPROVED BY:

PLAN No. # 1295-24

SHEET No. A1

INTERIOR ALTERATIONS:
801 STATE ST.
LEMONT, IL.

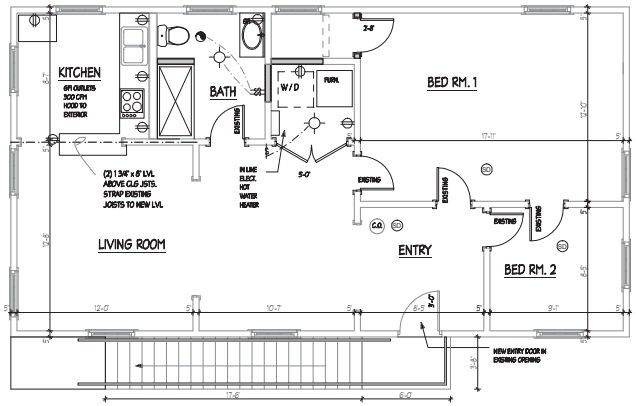


WEST ELEVATION
SCALE: 1/8" = 1'-0"

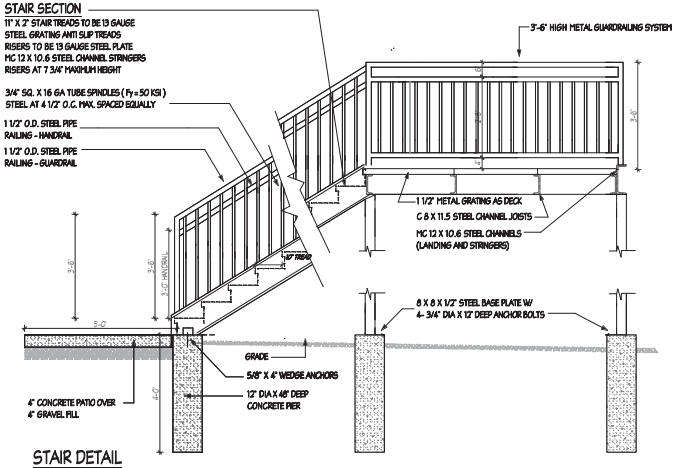
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

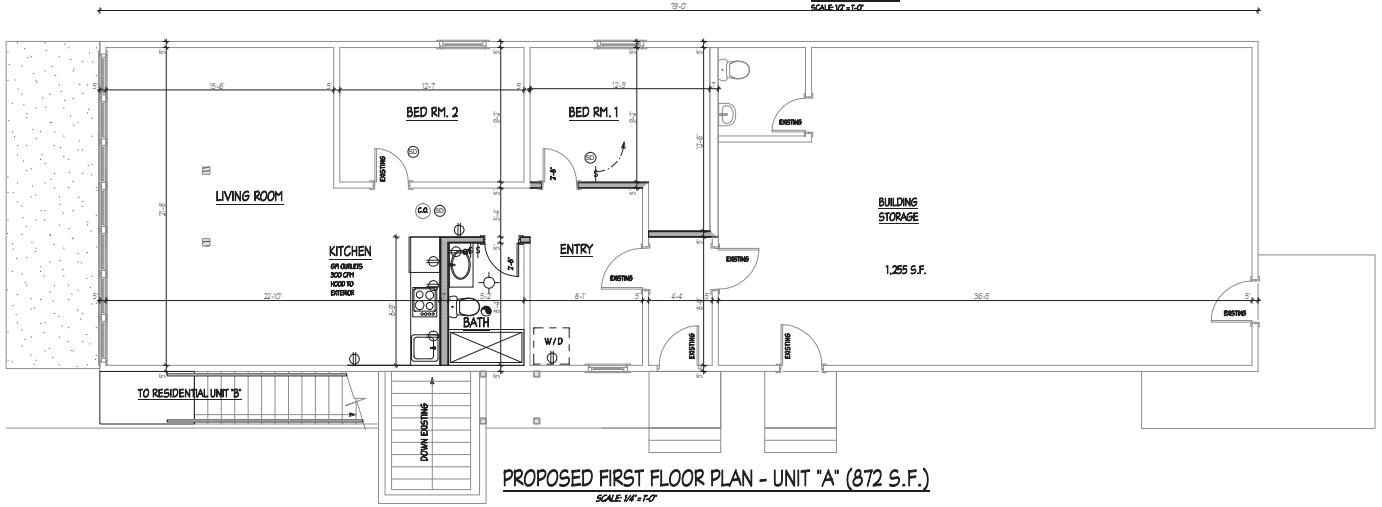
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN - UNIT "B" (948 S.F.)
SCALE: 1/4" = 1'-0"



STAIR DETAIL
SCALE: 1/2" = 1'-0"



PROPOSED FIRST FLOOR PLAN - UNIT "A" (872 S.F.)
SCALE: 1/4" = 1'-0"

LEGEND

- WALL MOUNTED DUPLEX RECEPTACLE MOUNTED 1'-3" A.F.F. UNLESS OTHERWISE NOTED
- 6R — GROUND FAULT INTERRUPTER MOUNTED 42" A.F.F.
- DUAL VOLTAGE SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR

CARBON MONOXIDE DETECTOR NOTE

CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED AS INDICATED ON PLANS AND NOT MORE THAN 15 FEET FROM ANY ROOM USED FOR SLEEPING PURPOSES

ELECTRICAL NOTES

WIRES FOR BRANCH CIRCUITS THAT EXCEED 75 FEET IN LENGTH FROM PANEL TO CENTER OF LOAD SHALL NOT BE SMALLER THAN #10 AWG

ALL WIRING IS TO BE RUN IN CONDUIT. MINIMUM 1/2 GA. WIRE. EXTERIOR PVINISTO BE GALVANIZED RIGID CONDUIT

ALL SWITCHES ARE TO BE ON DIMMERS

ALL 125 VOLT SINGLE PHASE 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE BEDROOM AND LIVING ROOM SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES

ALL BRANCH CIRCUITS SERVING THAT SUPPLY 125V, SINGLE PHASE, 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE BEDROOM SHALL BE PROTECTED BY AN ARC - FAULT INTERRUPTER

ALL 120V, SINGLE PHASE 15 AND 20 AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN THE UNITS: BEDROOM, LIVING ROOM, AND HALLWAY SHALL BE PROTECTED BY A LISTED ARC - FAULT CIRCUIT INTERRUPTER COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT

ANY LIGHT FIXTURES IN SHOWERS OR OVER TUBS WITH A SHOWER ARE TO HAVE VAPOR PROOF TRIM PER IRC 3928.10 POWER FOR THE LIGHTS ARE TO BE PROTECTED BY THE LOCAL 6R OUTLET OR A 6R BREAKER

BATHROOM RECEPTACLES SHALL BE SUPPLIED BY AT LEAST (1) 20 AMP BRANCH CIRCUIT AT THE PANEL. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. USE A 6R RECEPTACLE

LIGHT FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATIONS.

120V. SMOKE DETECTORS ARE TO BE WIRED IN SERIES WITH A BATTERY BACKUP (IN ALL BEDROOMS AND WITHIN 15-0" OF ALL BEDROOMS)

120V. CARBON MONOXIDE DETECTOR TO BE WIRED IN SERIES WITH A BATTERY BACKUP

PROVIDE A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS FOR RECEPTACLES IN THE KITCHEN SERVING THE COUNTERTOPS.

PROVIDE SEPARATE APPLIANCE CIRCUITS FOR ALL REQUIRED EQUIPMENT
PROVIDE G.F.I. OUTLETS ABOVE ALL KITCHEN COUNTERS, AND ALL TOILET ROOM LOCATIONS. THEY SHALL ALSO BE INSTALLED IN THE COMMON LAUNDRY ROOM ABOVE THE COUNTER. THEY SHALL BE MOUNTED 42" A.F.F.
ALL 125V, SINGLE PHASE 15 AND 20 AMPHERE RECEPTACLES, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, AND FANS INSTALLED IN THE BATHROOMS SHALL BE INSTALLED WITH 6 F.C.I. PROTECTION.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE 20 AMP GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL BATHROOMS, KITCHENS, AND COMMON LAUNDRY ROOM, AND WHEREVER SHOWN ON THE PLANS. SEPARATE RESETS SHALL BE PROVIDED AT EACH FLOOR AND INTERVAL AND EXTERNAL APPLICATIONS, AS WELL AS KITCHENS AND BATHROOMS SHALL BE CIRCUITED SEPARATELY.

ELECTRICAL CONTRACTOR IS TO PROVIDE DISCONNECTS FOR ALL FIXED APPLIANCES.

SPACING OF ELECTRICAL OUTLETS

OUTLETS SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS NO MORE THAN 6 FEET FROM AN OUTLET IN A ROOM, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN THE EXTERIOR WALLS.

KITCHEN COUNTERTOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A PERCH A RECEPTACLE OUTLET IN THAT SPACE. ISLAND COUNTERTOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 6 FEET OF COUNTERTOP. COUNTER SPACES SEPARATED RANGE TOPS REFRIGERATORS, FREEZERS, OR SINKS SHALL BE CONSIDERED AS A SEPARATE COUNTERTOP SPACES.

CLOSET LIGHT NOTES:

ALL CLOSET LIGHTS SHALL BE:

RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE.

FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE.

ELECTRICAL NOTES

RECESSED LIGHT FIXTURES WITHIN NON- CONDITIONED SPACES MUST BE IC RATED

RECESSED LIGHT FIXTURES INSTALLED WITHIN NON- CONDITIONED SPACES MUST BE IC RATED AND LABELED. THE FIXTURES MUST BE SEALED WITH A GASKET OR CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING

A MINIMUM OF 50 PERCENT (50%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING IN THE EXTERIOR WALLS

AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

OUTLETS ON OPPOSITE SIDES OF A RATED WALL ASSEMBLY SHALL BE HORIZONTALLY SEPARATED BY NOT LESS THAN 24" OR SHALL BE PROTECTED WITH INTUMESCENT PUTTY PADS* .

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
I.L. DESIGN FIRM LIC. NO. 184.004493

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: 12-15-24
DRAWN BY:
SCALE:
APPROVED BY:

REVISIONS

PLAN No. ai 1205-24
SHEET No. A2

INTERIOR ALTERATIONS:
801 STATE ST.
LEMONT, IL.

EXHIBIT C
Landscape Plan

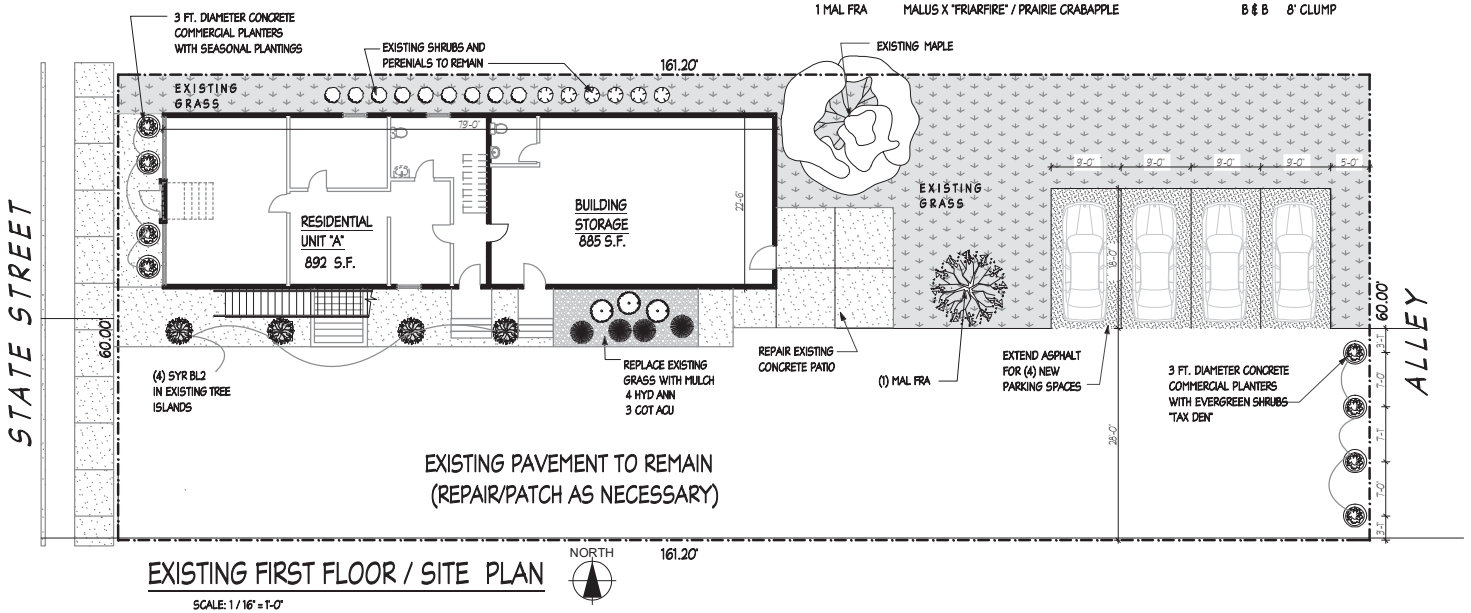
~~INTERIOR ALTERATIONS.~~ LANDSCAPE PLAN

801 STATE ST.

LEMONT, IL.

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	
4 HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	5 GAL.
3 COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	5 GAL.
4 SYR BL2	SYRINGA X 'BOOMERANG' / BOOMERANG SERIES LILAC	5 GAL.
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	
4 TAX DEN	TAXUS X MEDIA "DENSIFORMIS" / JAPANESE YEW	5 GAL.
TREES	BOTANICAL / COMMON NAME	
1 MAL FRA	MALUS X "FRIARFIRE" / PRAIRIE CRABAPPLE	B & B 8' CLUMP



EXISTING FIRST FLOOR / SITE PLAN

SCALE: 1 / 16" = 1'-0"

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 968-1775
IL. DESIGN FIRM LIC. NO. 184.004489

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES"

DATE: 4-23-25

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DRAWN BY:

SCALE:

APPROVED BY:

REVISIONS

PLAN No. .

SHEET No. L-1

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Approving Award of Contract 2025 Lead Water Service Line Replacement Phase One
DATE: April 28, 2025

SUMMARY/BACKGROUND
Three (3) bids were received on April 10, 2025 for the Lead Water Service Line Replacement Phase One project, which work includes the replacement of thirty-five (35) lead service lines on the private side of the b-box with copper service lines, including connections to the existing water meters in the residences, connections to the existing b-box, sidewalk removal and replacement, and all appurtenant construction, in the Village.

The Village is using an IEPA State Revolving Fund (SRF) 30-year loan at 0% interest to pay for this project.

The low bid amount was submitted by Donegal Services LLC, in the amount of $171,299.75 (as corrected). Although Donegal's bid is the lowest, they do not meet the responsiveness and responsibility requirement as defined by the IEPA and as was very clearly indicated in the bidding documents. If the Village awarded this project to Donegal, we would no longer be eligible to receive the IEPA SRF 30-year loan at 0% interest and would have to pay for the project out of Village Funds.

The 2nd low bid amount was submitted by IHC Construction Companies, LLC in the amount of $351,060.00 who did provide all of the necessary documentation in their bidding documents for the Village to be able to comply with the IEPA for their SRF loan.

ANALYSIS

Consistency with Village Policy
5-Year Capital Improvement Plan (if applicable)

STAFF RECOMMENDATION
Pass A Resolution Approving Award of Contract 2025 Lead Water Service Line Replacement Phase One

BOARD ACTION REQUESTED
Pass A Resolution Approving Award of Contract 2025 Lead Water Service Line Replacement Phase One

ATTACHMENTS
A Resolution Approving Award of Contract 2025 Lead Water Service Line Replacement Project Phase One.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-25

A RESOLUTION APPROVING AWARD OF CONTRACT 2025 LEAD WATER SERVICE LINE REPLACEMENT PROJECT PHASE ONE

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

JANELLE KITTRIDGE
DAVE MAHER
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on __-__-2025

RESOLUTION NO. R-_____-25

A RESOLUTION APPROVING AWARD OF CONTRACT 2025 LEAD WATER SERVICE LINE REPLACEMENT PROJECT PHASE ONE

WHEREAS the Village of Lemont requires that the 2025 Lead Water Service Line Replacement Project be completed; and

WHEREAS, the Village seeks to utilize the services IHC Construction Companies, LLC, for such work; and

WHEREAS, IHC Construction Companies, LLC., 385 Airport Road, Suite 100, Elgin, IL 60123, submitted the lowest qualified bid for such work in the amount of $351,060.00.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, as follows:

SECTION 1:

The agreement attached hereto as Exhibit A is hereby approved.

SECTION 2:

The Village Administrator is hereby authorized to execute the agreement and to make minor changes to the document prior to execution that do not materially alter the Village's obligations, to execute any other agreements and documentation as well as to take any other steps necessary to carry out this resolution.

SECTION 3:

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2025.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYES:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Contract Page 2025 Lead Water Service Line Replacement Project Phase One

Contract for 2025 Lead Water Service Line Replacement Project Phase One

1. THIS AGREEMENT, made and concluded the _____ day of___ between the **Village of Lemont**, acting by and through the **Village Administrator** as the party of the first part, and IHC Construction Companies, LLC, 385 Airport Road, Suite 100, Elgin IL 60123 , his/their executors, administrators, successors or assigns, known as the party of the second part.

2. WITNESSETH: That for and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part and according to the terms expressed in the Bond referring to these presents, the party of the second part agrees with said party of the first part at his/their own proper cost and expense to do all the work, furnish all the materials and all labor necessary to complete the work in accordance with the Plans and Specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. AND, it is also understood and agreed that the Notice to Contractors, Special Provisions, Proposal and Contract Bond hereto attached, and the Plans as prepared by HR Green, Inc. and designated as 2025 Lead Water Service Line Replacement Project Phase One all essential documents of this Contract, and are a part hereto.

4. IN WITNESS WHEREOF, the said parties have executed these presents on the date above mentioned.

Party of the First Part

ATTEST:

_____
Charlene M. Smollen, Clerk

The **VILLAGE OF LEMONT**

By_____
George Schafer, Village Administrator

(S E A L)

Party of the Second Part

(If a Corporation)
Corporate Name:

IHC Construction Companies, LLC

_____
Secretary

By_____
President

(Corporate Seal)

(If a Co-Partnership)

_____(SEAL)

_____(SEAL)

Partners doing Business under the name of _____

(If an Individual)

_____(SEAL)

Exhibit B

Letter of Award Recommendation, Bid Tabulation Listing, Notice of Intent to Award

HR Green, Inc.
1391 Corporate Drive Suite 203
McHenry, IL 60050

Date: 4/10/2025

Project:	Lemont, IL - LSL	Engineer:	RJ	ENGINEER'S ESTIMATE		Donegal Services, LLC		IHC Construction Companies, LLC		Anchor Mechanical, Inc.	
		Bids Rec'd:	1/3/1900								
Job No.:	2402475										
NO.	**DESCRIPTION**	**UNIT**	**QTY**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**
1	Water Service Installation, Trenchless Method, 1"	LF	1120	$100.00	$112,000.00	$52.00	$58,240.00	$20.00	$22,400.00	$238.00	$266,560.00
2	Exterior Foundation Excavation Pit	EA	35	$2,000.00	$70,000.00	$1.00	$35.00	$2,100.00	$73,500.00	$2,000.00	$70,000.00
3	Connection to Water Meter, Complete	EA	35	$4,000.00	$140,000.00	$2,500.00	$87,500.00	$1,500.00	$52,500.00	$2,000.00	$70,000.00
4	Connection to Existing Curb Stop, Complete	EA	35	$1,500.00	$52,500.00	$500.00	$17,500.00	$4,900.00	$171,500.00	$500.00	$17,500.00
5	Seeding Class 1B	SY	237	$28.00	$6,636.00	$5.00	$1,185.00	$4.00	$948.00	$12.00	$2,844.00
6	Mulch, Method 2	SY	237	$22.00	$5,214.00	$2.00	$474.00	$6.00	$1,422.00	$20.00	$4,740.00
7	Topsoil Furnish and Place, 4"	SY	237	$17.00	$4,029.00	$9.75	$2,310.75	$18.00	$4,266.00	$12.00	$2,844.00
8	Tree Protection	EA	35	$275.00	$9,625.00	$1.00	$35.00	$218.00	$7,630.00	$500.00	$17,500.00
9	Tree Root Pruning	EA	22	$200.00	$4,400.00	$10.00	$220.00	$1.00	$22.00	$500.00	$11,000.00
10	P.C.C. Sidewalk Removal and Replacement	SF	90	$28.00	$2,520.00	$20.00	$1,800.00	$34.00	$3,060.00	$100.00	$9,000.00
11	Sediment and Erosion Control	LS	1	$32,350.00	$32,350.00	$1,000.00	$1,000.00	$195.00	$195.00	$500.00	$500.00
12	Traffic Control and Protection	LS	1	$31,000.00	$31,000.00	$1,000.00	$1,000.00	$13,617.00	$13,617.00	$750.00	$750.00
13											
14											
15											
16											
17											
18											
19	***Alternate Bid Items***										
20	Water Service Installation, Trenchless Method, 1.5"	LF				$60.00		$29.00		#######	
21	Curb Box to be Replaced	EA				$950.00		$248.00		$750.00	
22	Exploratory Excavation, Curb Box Service Material Identification	EA				$800.00		$1,013.00		$3,000.00	
23	Water Meter Relocation, Complete	EA				$500.00		$50.00		$1,500.00	
24	Water Service Installation, Open Cut Method, 1"	LF				$110.00		$450.00		$375.00	
25	Water Service Installation, Open Cut Method, 1.5"	LF				$125.00		$460.00		$400.00	
26	Rock Excavation	CY				$350.00		$700.00		$225.00	
27	Pavement Removal and Replacement, Bituminous	SY				$165.00		$138.00		$250.00	
28	Residential Driveway Removal and Replacement, P.C.C.	SY				$125.00		$259.00		$250.00	
29	Residential Driveway Removal and Replacement, Bituminous	SY				$95.00		$129.00		$250.00	
30	Combination Curb & Gutter Removal and Replacement	LF				$60.00		$86.00		$100.00	
31	Tree Removal (6-15 Units Diameter)	UNIT				$250.00		$230.00		$4,000.00	
32	Tree Removal (Over 15 Units Diameter)	UNIT				$500.00		$345.00		$5,500.00	
33	Water Service Casing	LF				$95.00		$78.00		$300.00	
34	Curb Boxes to be Abandoned	EA				$250.00		$2,141.00		$1,500.00	
35	Public Water Service Replacement, 1.5” (Short)	EA				$3,000.00		$6,778.00		$7,500.00	
36	Public Water Service Replacement, 1.5” (Long)	EA				$5,000.00		$6,904.00		$1,000.00	
37											
			Total =		$470,274.00		**$171,299.75**		$351,060.00		$473,238.00
						As-Read	**$171.359.00**				

^
LOW BIDDER

HRGreen®

1391 Corporate Drive | Suite 203
McHenry, IL 60050
Main 815.385.1778 + **Fax** 713.965.0044

HRGREEN.COM

April 18, 2025

George Schafer
Village of Lemont
418 Main Street
Lemont, IL 60439

RE: Lead Service Line Replacement 2025
Letter of Recommendation
HR Green Job No. 2402475

Dear Mr. Schafer:

The Village of Lemont received three (3) bid proposals for the 2025 Lead Service Line Replacement Project at the bid opening on April 10th, 2025. The three bids ranged in price from a low bid of $171,359.00 submitted by Donegal Services LLC., to a high bid of $473,238.00 submitted by Anchor Mechanical, Inc.; and represent competitive pricing for work of this nature. See the attached bid tabulation for further information.

We have analyzed the bid documents and checked them for accuracy and found IHC Construction Companies, LLC of Elgin, Illinois to be the lowest qualified bidder.

While Donegal Services LLC did submit a lower bid, they have failed to meet the bidding requirements to be considered for funding through the IEPA SRF Loan Program. The Information for Bidders indicates that “Award will be made to the low, responsive, responsible bidder.” Although Donegal’s bid is the lowest, they do not meet the responsiveness and responsibility requirement as defined by the IEPA and as was very clearly indicated in the bidding documents.

In particular, they are being rejected for the following reasons:

1. Failure to submit certification of nonsegregated facilities
2. Failure to submit “Notice to Labor Unions or Other Organization of Workers Nondiscrimination in Employment”
3. Failure to submit certificate regarding debarment, suspension and other responsibility matters
4. Failure to submit Bidder Certification in Compliance with Article 33E-11 to the “Criminal Code of 2012”
5. Failure to submit certification that all iron, steel, manufactured products and construction materials used for this project are produced in the United States (BABA Requirements)
6. Failure to follow Federal DBE requirements
    a. Failure to submit DBE Program Form #1
    b. Failure to provide Certificate of Publication showing that advertisement was completed requesting bids from Disadvantaged Business (DBE) Construction Contractors

Other concerns:

- There appears to be a math error for Pay Item 8: Tree Protection
- There appears to be a math error for the Total base bid cost

Given these factors, HR Green, Inc. recommends awarding the contract to IHC Construction Companies, LLC, in the amount of $351,060.00. As with all unit price contracts, the final project amount will be determined after completion of the work.

Please let me know if you have any questions or need any additional information.

Sincerely,



HR GREEN, INC.
Bruce A. Hill, PE
Municipal Executive – Municipal Services

BH/clb

Attachment

NOTICE OF INTENT TO AWARD

To: IHC Construction Companies, LLC
385 Airport Road, Suite 100
Elgin, IL 60123

Project Description: Lead Service Line Replacement – Phase 1 project which generally consists of furnishing, all labor, materials, and equipment necessary to replace lead service lines for 35 properties from the curb box to the water meter inside the building (private side), including but not limited to connection to existing curb stop, lead service line disconnection and abandonment, installation and connection of new water service line, water meter installation, seeding, tree protection, tree root pruning, and other work in accordance with the plans and specifications.

The OWNER has considered the BID submitted by you for the above described WORK, in response to its Advertisement for Bids, dated February 24th, 2025 and Information for Bidders.

You are hereby notified that your BID will be accepted, contingent upon Illinois Environmental Protection Agency (IEPA) approval, for items in the amount of $351,060.00.

You will be required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND and certificates of insurance within ten (10) calendar days from the date of the final Notice to be sent upon IEPA approval, to you.

Dated this day of _____

Village of Lemont

By: _____

Title: _____