

# ***Village of Lemont***



## **PLANNING AND ZONING COMMISSION**

**March 4, 2020 – 6:30 PM**

**Village Hall - Village Board Room**

**418 Main Street, Lemont, IL 60439**

### **AGENDA**

- I. CALL TO ORDER
  - I.A Pledge of Allegiance
  - I.B Verify Quorum
  - I.C Approval of Minutes: February 5, 2020 meeting
- II. CHAIRMAN'S COMMENTS
- III. PUBLIC HEARINGS
  - III.A Case 2020-03 Pawl Subdivision with Variations
  - III.B Case 2020-04 406 E Logan Avenue Variation
- IV. ACTION ITEMS
- V. GENERAL DISCUSSION
- VI. AUDIENCE PARTICIPATION
- VII. ADJOURNMENT

**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of February 5, 2020

A regular meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, February 5, 2020 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Studebaker called the meeting to order at 6:30 p.m. He then led the Pledge of Allegiance.

**B. Verify Quorum**

Upon roll call the following were:

Present: Carmody, Cunningham, McGleam, O'Connor, Pawlak, Zolecki, Studebaker

Absent: None

Community Development Manager Mark Herman, Consulting Planner Jamie Tate, and Village Trustee Ron Stapleton were also present.

**C. Approval of Minutes - January 8, 2020 Special Called Meeting**

Commissioner Pawlak made a motion, seconded by Commissioner Zolecki to approve the minutes from the January 8, 2020 special called meeting with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

Chairman Studebaker greeted the audience and asked if anyone was planning on speaking in regards to the public hearing this evening to please stand and raise his/her right hand. He then administered the oath.

**III. PUBLIC HEARINGS**

**A. 2020-01 CENTRAL SCHOOL REZONING**

Chairman Studebaker called for a motion to open the public hearing for Case 2020-01.

Commissioner O'Connor made a motion, seconded by Commissioner Carmody to open the public hearing for Case 2020-01. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

### **Staff Presentation**

Jamie Tate, Consulting Planner, said the applicant is requesting to rezone Central School located at 410 McCarthy Road from R-4A Single-Family Infill and Preservation District to Institutional District (INT). The property is approximately 5.3 acres of School District owned land. It is surrounded by R-4A which is mostly existing single-family homes. There are condos to the west of the subject property in the former school building. There are also baseball fields and what they call the "bowl" located to the west. The Comprehensive Plan does label it as Institutional Land Use on the Future Land Use Map. The school has not submitted any additional proposals or plans for the property that accompanies the rezoning of the land. The purpose of the request is so the District can further utilize Central School for further activities.

The property consists of a school, parking, an accessory building, and open space. The school closed in June of 2011 and has been vacant since. To the west is the "bowl" and this request does not include that property because it is owned by the Village of Lemont. It was transferred to the Village on December 19, 2005. At that time it was for the purpose of flood control and in the form of an Intergovernmental Agreement (IGA). The school still has access rights and easements to this property. It is in the best interest typically in the Village to bring the zoning map in line with the Comprehensive Plan when both parties are willing to and able. The Village just saw recently another Institutional Zoning with the Hindu Temple on Lemont Road. It also had residential zoning and it was changed to Institutional as well.

Mrs. Tate stated if you read the purpose of the different zonings in the UDO you would find that the school building and associated uses fall more in line with the Institutional District. The institutional district is designed to provide an environment for land uses of a civic, educational, governmental, recreational and religious nature. When you read through the residential district it is more focused for residential buildings and structures. Staff did provide a use comparison in staff's packet. Schools are allowed in residential district but only as a special use. Typically you do find schools in residential districts when they have special use permits. Then over time you can rezone them to a private institutional zoning district or a public private one. The zoning change would remove the possibility of any residential uses in this building. It also removes daycare and child care facility or lodge at this time. It does allow for hospital or large entertainment complex but these large style uses would require a public hearing with a special use process and not allowed by right.

The La Salle Factors are used when evaluating the validity of zoning changes. Staff did find the zoning change compatible with the existing use and zoning of nearby property and rezoning the property will not diminish property values. The public will gain the assurance that the property will stay more of an institutional type use rather than a use only found in residential districts such as homes, a bed and breakfast or a lodge. The zoning change will be more suitable for the subject property rather than residential zoning. The zoning change will be more in line with the Comprehensive Plan since it designates the subject property Institutional.

Mrs. Tate said in conclusion, staff recommends approval of the zoning change. The rezoning would allow the school district flexibility to utilize the school for various activities that meet the UDO assisting in the utilization of a vacant building.

Chairman Studebaker asked if there were any questions from the Commission for staff.

Commissioner McGleam asked when did the property change to R-4A.

Mark Herman, Community Development Manager, said the initial building was constructed in possibly the 1940's with an addition in the 60's. The zoning must have predated the creation of the Institutional Zoning District.

Commissioner Zolecki stated it is very typical seeing school's in residential districts. He asked if staff knew what some of the activities might be for the school.

Mrs. Tate said someone from the school district is here this evening and they might be able to answer the question.

Commissioner O'Connor asked if the garage storage building was going to be allowed.

Mr. Herman stated it would be an accessory use to the principle use of the property. It could be utilized as part of reestablishing a school at some future date.

Chairman Studebaker asked if there are any further questions from the Commission for staff. None responded. He said he would be abstaining from voting on this public hearing because he has a potential conflict of interest since he does attend the start-up church that will be meeting there at the school. He then asked if there is someone from the School District present to make a presentation. He then asked all of the public that arrived late to please stand and raise his/her right hand. He then administered the oath.

### **Applicant Presentation**

Dr. Courtney Orzel, Superintendent, said she did not plan a presentation. The school is looking for more flexibility. There is a religious education that wants to utilize the



property. There is no intent of opening Central School for full day Kindergarten for the upcoming school year. In the future with the increasing enrollment the Board has conducted a facility study of Central, in the event that they would need to re-open it because they have reached the capacity at the three other schools. As a result, the Board would like to rezone not only to align to the Village's Comprehensive Plan but for their future so they don't need to come back and rezone once again if they ever decided to reopen Central. This would give them more flexibility other than that there are no other recent activities that have been presented to them that they would want to rent out Central for.

Chairman Studebaker asked if the Commission had any questions for the applicant.

Commissioner Cunningham asked what religious organization is planning on using the building.

Chairman Studebaker stated it is called The Table.

Commissioner Pawlak asked if this organization was going to utilize the facility would they be doing anything that would incur costs to the school if it was converted back to a school.

Ms. Orzel said no. If they convert it back to a school they would have to do a full renovation of the building.

Chairman Studebaker asked if there were any further questions from the Commission. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

### **Public Comment**

Mark Raines asked if this religious group was currently using Central School.

Mr. Herman stated yes and that is what brought the rezoning forward. When they realized given the existing zoning it would require some sort of zoning action whether through a special use process or the rezoning. Staff had told the School District that the zoning change would make the most sense.

Commissioner Pawlak asked who pays for the cost of electric or gas when the school is being utilized.

Ms. Orzel said there is a rental process that they do with any of the organizations. The School District has been able to keep up some of the main Central pieces. They do have maintenance people that will go to the facility.

Jodi Richert asked if this change will prevent it from becoming residential property.

Mr. Herman stated it is currently zoned residential which then it is allowed. If the application is approved by the Village Board then residential would not be allowed.

Ms. Richert asked what is the likelihood of the school reopening.

Commissioner Pawlak said it was stated based on the studies that they were doing and as the population is increasing there may be a need.

Ms. Richert confirmed that The Table is currently renting from the school and will continue to rent.

Mr. Herman stated yes that is their understanding.

Chairman Studebaker asked if there is anyone else in the audience that wanted to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing for Case 2020-01.

Commissioner Pawlak made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 2020-01. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

### **Plan Commission Discussion**

Chairman Studebaker asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for recommendation.

### **Plan Commission Recommendation**

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2020-01 Central School Rezoning. A roll call vote was taken:

*Ayes: Cunningham, O'Connor, Zolecki, McGleam, Pawlak, Carmody*

*Nays: None*

*Abstain: Studebaker*

*Motion passed*

### **Findings of Fact**

Commissioner McGleam made a motion, seconded by Commissioner Pawlak to authorize the Chairman to approve the Findings of Fact for Case 2020-01 as prepared by staff. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

#### IV. ACTION ITEMS

##### A. 19-03 TIMBER RUN FINAL PLAT AND PLANNED UNIT DEVELOPMENT

###### Staff Presentation

Jamie Tate said on November 27, 2019 Taylor Morrison filed an application requesting a Final Plat of Subdivision and Final Planned Unit Development for a 52 unit attached single-family and 42 unit detached single-family residential subdivision. On June 10, 2019 Timber Run was rezoned to R-5A Single-Family Detached and Residential District. At that time it was approved for a Preliminary PUD and Plat for a residential subdivision. The review of the Final PUD and Plat is to verify the plans are in conformance with the previous approvals.

Substantial compliance must be found with the Final PUD and Plat, so they cannot change the number of dwelling units, can't increase the height of the buildings, building materials need to be the same or equal quality and the quality of landscaping materials need to be the same. Any changes to final engineering cannot change any design characteristics. The reason they were approved as a PUD had to do with the number of units and also the size of the property. The subdivision does meet all of the lot and dimensional standards of the R-5A District. There were some departures from the UDO which are listed in staff's report. She then read those departures.

Mrs. Tate stated they did meet all the general conditions that were listed which mostly had to do with the submittal of plans. The applicant will meet all the specific conditions that were found in the preliminary PUD. She then read through the specific conditions. No changes have been proposed with the Final PUD and Plat. The applicant had stated the Park District agreement is in final stages and under review. Staff is recommending approval of the Final PUD and Plat with conditions that are listed in staff's report.

Chairman Studebaker asked if any of the Commissioners had any questions for staff.

Commissioner Zolecki said since this is the Final PUD and Plat the Commission is here this evening to verify that this application is in compliance to what was approved for the Preliminary.

Mrs. Tate stated that is correct. The applicant is not changing the number of units or any of the architectural standards.

Commissioner Zolecki clarified that what was approved by the Village Board in June 2019 had a lot of information that this Commission did not see.

Mrs. Tate said correct. This Commission saw the original and a lot of the comments that were heard at that meeting were incorporated into the plans that ultimately went before the Village Board. So what they are seeing in the Final might be a little different than what the Commission originally saw.

Mr. Herman stated an example would be the architectural standards. This was something that was not presented before this Commission last April. There was discussion at the Planning and Zoning Meeting and at their Committee of the Whole meeting. As part of the process they refined their plans and provided some architectural guidelines that are more stringent than what would otherwise be found in the code. These guidelines were incorporated in the ordinances that was approved by the Board in June.

Commissioner Zolecki said another example is that the Village hired KLOA to do somewhat of a review of the traffic study and the design. He stated KLOA did have a recommendation for consideration of the four-way stop. He asked if that was being pursued.

Mr. Herman stated the intersection didn't warrant a four-way stop sign, but to promote safety and reduce speeds on Timberline, KLOA's response was if they were to pursue additional measures this is what they would recommend.

Commissioner Zolecki asked if that path was chosen.

Mr. Herman said yes it was.

Chairman Studebaker confirmed that Lot 98 was going to be a park.

Mrs. Tate stated yes it is.

Chairman Studebaker asked about the sidewalk coming from Timberline into the subdivision.

Mr. Herman said they are asking for a variance or departure from putting a sidewalk in from the north side of Timberline into the subdivision because of the topography and there is no connectivity.

Chairman Studebaker asked if the Commissioners had any further questions for staff. None responded. He then asked the applicant to come up and make a presentation.

### **Applicant Presentation**

Vince Rosanova stated he is here this evening on behalf of Taylor Morrison and he is available to answer any questions that the Commission might have.

Commissioner Cunningham said there are few items that are still waiting to be finalized like the maintenance of the retaining walls and the detention basin for the HOA. He asked if it has been formalized.

Mr. Rosanova stated the HOA will be responsible for the maintenance of the retaining walls as well as the detention basin. The provisions will be incorporated into the declarations of restrictions that the HOA will enforce.

Chairman Studebaker asked if there were any further questions for the applicant from the Commission. None responded. He said this is not a public hearing but the Commission will allow anyone that wants to make a statement to do so at this time.

### **Public Comment**

Kathy Hendrickson said she was at the first public hearing and she remembers the detention ponds being mentioned and the slope. She is concerned that this area is going to have issues with the run-off. She is in charge of the Woodland Trails by the Township so she is aware of how much run-off there can be. She is concerned that the HOA is going to be maintaining it and it might cause problems for the homeowners and also for the homeowners on New Avenue. She would suggest they look at this again to make sure they are aware of any issues before turning it over to the HOA. The homeowners should be made aware that they will be in charge of that retaining wall and basin.

Commissioner McGleam clarified that the detention basins are going to be dry detention basins.

Mr. Rosanova stated they are dry basins.

Eric Schmidt asked with the dry detention basins are there ever water in them.

Mr. Herman said they are designed to be dry. A wet detention basin is designed to have water in it all the time. A dry basin would only have water in it during a storm event and then release it into the storm system.

Mr. Schmidt asked how do they build that on the hill with the slope. The applicant is also asking for a slope of 8 instead of 4. It is a very steep hill to put a detention pond there.

Mr. Herman stated civil engineers are designing the plan and the Village's Engineer is reviewing the plan. The storm water is regulated by MWRD (Metropolitan Water Reclamation Department) and the applicant is working with them to get the permitting for it. The engineers at MWRD would not approve a permit if they felt it didn't work.

Mr. Schmidt asked if there was a reason why the detention basin is supposed have a four foot max.

Mrs. Tate said the variance has already been approved.

Mr. Schmidt stated this was a concern from this Commission when they voted against this. He just wanted to know why the code was specific with four feet. We are not talking about building material or the width of a street which is more for aesthetics. He is wanting to get it on record as to why they are asking for double then what the code allows. He asked what residents did Taylor Morrison meet with, when he is not aware of them meeting with any residents in the area.

Mr. Herman said they were referring to the feedback that was provided from the public hearings.

Dennis Doornbos stated at the last meeting there was comment from the Fire Department about this being a cul-de-sac with only one entrance and exit. He asked if this was ever addressed.

Mr. Herman said the Fire District did not attend any of the previous meetings but did attend the TRC (Technical Review Committee) meeting back 2018. All plans have been sent to the Fire District for their review and they communicated no issues with this. It was debatable if it is considered a cul-de-sac with the definition in the code. The Fire District approved the plans with comments in regards to placement of fire hydrants.

Mr. Doornbos stated his other comment is in regards to the sidewalk along the hill. It was granted a variance to not put a sidewalk in because it was too difficult but yet we can put an 8 foot detention pond there.

Commissioner Zolecki said at the last Planning and Zoning meeting for this application that was not something this Commission agreed upon.

Mr. Doornbos stated the stop signs that they have listed in the KLOA report do not make any sense for someone who lives there. A person is not going to be able to stop on a hill during a snow storm. He thinks this needs to be reviewed to make sure it is in a safe spot.

Mr. Schmidt said in regards to the one way in/out, on November 20, 2019 Timberline was shut down because of a gas issue at Timberline Knolls across the street. An emergency vehicle was not able to get through the area. He wants to get it on record that it has already happened in the area and with this subdivision only having one entrance it could prevent emergency vehicles from getting through.

Joan Walsh stated she lives on Timberline and will be directly affected by this development. She has lived in the area for 32 years and have seen the problems with

that hill. She strongly feels that a four way stop is not the smartest thing to do. The traffic study was done mid-June when school was not in session and there was no snow. There is no way someone is going to be able to stop at that stop sign coming up that hill during a snow storm. There was a stop there a long time ago and it was only there very briefly because it was too dangerous. She was trying to get home on that November 20<sup>th</sup> day and had to go all the way around just to get to her house. She is concerned about the amount of traffic that not only this subdivision will create but also from the two new buildings that Timberline Knolls just built. Lemont is great with removing the snow but having a stop sign there on a hill during a snow storm is not a good idea.

Mrs. Walsh asked at what stage does the HOA become responsible for those retaining walls.

Mr. Rosanova said the developer is responsible for the retaining walls and detention basin until they turn it over to the HOA. That happens when the development reaches 75% occupancy.

Mrs. Walsh asked what if 75% isn't reached for years down the road and can the developer back out of this.

Mr. Rosanova stated the detention basin will be built before the first occupancy permit is issued which is part of the site improvement plans along with the roads, sewer and water.

Mrs. Walsh asked if this is approved when does the ground breaking taking place.

Mr. Rosanova said they anticipate late spring or summer of this year.

Mrs. Walsh asked when was the most recent traffic study done for this development.

Mr. Herman stated May 17<sup>th</sup> was the date of KLOA's response. They made a number of recommendations and one was putting a stop a sign there.

Mrs. Walsh said when she visualizes pulling out of that subdivision and you are facing east, she feels the site lines are going to be obstructed and you will not see the oncoming traffic. She cannot stress how dangerous this situation is going to be. She asked how come there is no longer a left turning lane on New Avenue that was proposed with the first development for this area.

Mr. Herman stated this is a different development that has half the number of dwelling units being proposed so there is a less of a traffic impact.

Mrs. Walsh said she rides the Metra train and she understands that apparently Metra cannot increase the number of trains coming in/out of Lemont. More people are commuting to the city and that train is packed. If you are adding more homes this is

going to increase the means of transportation and this needs to be looked at. She asked if the Army Core of Engineers were brought in because of all of the ravines.

Mr. Herman stated that is noted on the Village Engineer's comment letter from January 13, 2020 that it is in progress. There are several outside entities that would be involved in the review process.

Chairman Studebaker asked if there was anyone else in the audience that would like to ask questions or make comments. None responded.

Larry Rizzo, Lemont Park District, said the Park District is in the process of completing negotiations with Taylor Morrison in regards to a park. This should be completed before the Committee of the Whole meeting on February 28, 2020. Back in April there were some concerns in regards to the retaining walls at the park property. The Park District did choose the option that totally eliminated the retaining walls.

Mrs. Walsh asked if there were sidewalks coming out of this subdivision.

Mr. Rosanova stated on the south side of the road there is a sidewalk that extends all the way out and aligns with the crosswalk.

Chairman Studebaker asked if there were any further questions or comments from the audience. None responded. He then asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for recommendation.

### **Plan Commission Recommendation**

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to recommend to the Mayor and Board of Trustees approval of Case 19-03 Timber Run Final Plat and Planned Unit Development with staff's conditions 1 through 6 listed in staff's report. A roll call vote was taken:

*Ayes: McGleam, Cunningham, Zolecki, O'Connor, Carmody, Pawlak, Studebaker*

*Nays: None*

*Motion passed*

## **V. GENERAL DISCUSSION**

### **A. TRAFFIC STUDY THRESHOLDS AND DISCUSSION**

Mr. Herman said after last month's meeting staff felt it would be good to discuss thresholds for traffic studies and be able to get on the same page with the Commission. Traffic studies are only mentioned in two spots in the UDO. One of the them is with a PUD they should provide a traffic study. There are some PUD's that warrant them and some that don't. The other spot it is mentioned is in the streets



and alley section. With that it is very broad and would require a traffic study with any engineering plan. The Planning and Economic Development Director has the authority to waive this request so they do not get hundreds of traffic studies every year. There were items such as the Kiddie Academy, that have come before the PZC and there were no issues and there was Hamilton's just recently were it was mentioned having a traffic study.

Mrs. Tate stated she has talked with a traffic engineer who has worked with other communities in Illinois. With DeKalb they use a threshold of 100 new peaks to and from a property during a peak hour but he also stated if it is a complex traffic location that has a history of accidents. The applicant would have to turn in a statement from a licensed traffic engineer stating whether or not they feel it does or does not meet this requirement. The Village's engineer would review this and either agree or not and determine if a further traffic study is needed. Staff would like to get the Commission's opinion as to whether the Village has thresholds or if it is a policy.

Commissioner O'Connor asked if they are doing a basic study to determine this 100 new peaks or just a guess.

Commissioner Zolecki said he has talked with traffic engineers and most municipalities can identify quickly as to whether a traffic study is needed or not. There is a certain point of common sense and there is some reasonableness at a staff level. If the Village was going to retain a traffic engineer at a low hourly cost this is something they can quickly look at and reference their standards to determine whether the applicant needs to do a further traffic study or not.

Mr. Herman stated he believed they have formulas that they can use and look at.

Commissioner Zolecki asked if they would leave the requirement and the waiver process would come by way of a traffic engineer, hired by the applicant, to provide a letter stating that a traffic study is not needed.

Commissioner Pawlak asked if the Village had a traffic engineer.

Mr. Herman said they do not have a traffic engineer. The Village's consulting engineer is with Novotny Engineer and Jim Caincar is not a traffic engineer. He remembers having discussions with Mr. Caincar for Timber Run recommending to send it out to a firm for a traffic study. There are multiple engineers that they know of that they could send stuff out to, but as of right now they do not have anyone on retainer.

Commissioner McGleam asked if the Village Engineer has the capacity or expertise to make that call as to whether a traffic study is needed or not.

Commissioner Zolecki stated if the community is raising concerns then you have to do a traffic study and that is the cost of doing business for the planned development.

Timber Run is a good example where what they saw in April was a regurgitation of Vistancia's traffic study which was not applicable. Then in late April they went out and got one and presented it to the Board. The Village then went above and beyond and had KLOA do a third party assessment of that traffic study.

Mr. Herman said KLOA was primarily looking at the entrance because there was such a concern. He and Mrs. Tate were not here for the Vistancia traffic study, but Taylor Morrison hired a different traffic firm and they updated it.

Commissioner Zolecki stated what he is saying for that case the Village was doing a commendable job doing their due diligence. It is a validation based on two different professional companies of something that did not happen initially from the applicant as they came before the Commission in April. It was a non-applicable traffic study from a different development. The diligence there helps protect the Village and helps answer to the community. He feels it is dangerous to get into this threshold determination because you never know every situation.

Mr. Herman said that is what is happening right now. With Hamilton's the applicant is not a developer and one estimate for a traffic study was \$8,000, which is a difficult burden to put on someone who isn't a developer.

Commissioner Zolecki stated that might be where a firm like KLOA might be able to give advice. There are different levels of analysis that can be done, which might not include an analysis of someone clicking cars all week. It might be more economical than a full blown traffic study.

Mr. Herman said staff does not have the guidance that is why they thought maybe having a threshold would help determine. At least they could have a traffic engineer state whether or not it would be a minimal or substantial traffic impact.

Commissioner McGleam stated the recommendation sounds reasonable to him, but there may be some very small developments where it is not reasonable.

Commissioner Pawlak said he feels there should be a more simple process where there should be some common sense. For Hamilton's they should be able to hire a traffic engineer for an hour and based on information they submit to them about how many customers they bring in during their peak time they could determine if there is a problem or not. All that information could then be brought before the Commission for them to determine if a traffic study is warranted or not.

Commissioner Zolecki stated if they had a traffic engineer on call for the Village they could ask the applicant if they want to have them look at the application for a low price. The traffic engineer could assess quickly and determine if a traffic study is warranted or not then the applicant can decide if they want to waive that requirement. At least then they have something from a professional's point of view and reviewed.

Commissioner Pawlak said when a developer comes in and before it comes before the Commission it should be asked of the applicant so it is not a surprise when they come before the Commission.

Commissioner Carmody asked what is the threshold they should allow when referencing another traffic study. He remembers Willow Pointe referencing a traffic study that was done about 10 years ago. He asked at what point do they recognize that traffic is going to spill over into other areas and they need to reevaluate some of the impacts to other areas.

Mr. Herman stated that is something they did talk about with Hamilton's and if other developments come forward in the area.

Chairman Studebaker said they should ask for the traffic study to be updated.

Commissioner Zolecki asked if they could talk with a traffic engineer about a fixed fee for preliminary reviews of any developments that staff feels are on the boarder and then that fee is passed on to the applicant.

Mr. Herman stated they can reach out to some traffic engineers.

Discussion continued in regards to the timing of when this preliminary review would be done and when the traffic study would be done by.

Commissioner Cunningham said you need to take out the subjectivity and that is what a traffic engineer is going to do.

Commissioner Zolecki stated he understands that there is concern regarding the timing of when a traffic study would be done if needed. However, it will prove that due diligence is being done and it is just like all these other reviews that need to be done.

Chairman Studebaker said there is always the option of tabling the case until the applicant is able to provide a traffic study.

Mrs. Tate stated if they can make the applicant aware of it at TRC meeting that would be ideal and help with timing.

Mr. Herman said it would be ideal to have a traffic engineer at TRC however that would be at the Village's cost.

Commissioner Zolecki stated it would be a more economical way to have them at the TRC meeting. He does know that KLOA does do this for other municipalities.

Commissioner Pawlak said it would be a recommended approach because you can use the same person and they would get familiar with the town and streets.

Commissioner Cunningham stated that would remove the subjectivity as to whether it is needed or not.

Mr. Herman said staff can look further into this and follow-up at the next meeting.

Chairman Studebaker asked if there was any further discussion regarding traffic studies. None responded. He then asked if any of the Commissioners had any further questions or comments.

Commissioner Carmody asked what is the standard for street width and at what point do they consider the variance.

Mr. Herman said the Comprehensive Plan calls for having a palate of different street types. There might need to be some talk with the Village Engineer about what the standard is along with MWRD's new standards coming. This might initiate some code changes. The code says for a local street it is 27 feet of pavement width. Pavement width shall mean from edge to edge of pavement and does not include the curb.

Mrs. Tate stated they are starting to look at what other municipalities have.

Mr. Herman said the problem is ComEd is going to want to start putting everything in the front so there are going to be front easements. They will have to be careful with front easements and how small they are because of this and public utilities.

## **VI. AUDIENCE PARTICIPATION**

None

## **VII. ADJOURMENT**

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner Pawlak made a motion, seconded by Commissioner Zolecki to adjourn the meeting. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

*Minutes prepared by Peggy Halper*



**STAFF REPORT**

**TO:** Planning & Zoning Commission  
**FROM:** Jamie Tate, AICP, Consulting Planner  
**THRU:** Mark Herman, MPA, AICP, Community Development Manager



**CASE NUMBER & NAME**  
 2020-03 Pawl Subdivision

**APPLICANT/PROPERTY OWNER**  
 John F. Pawl

**DATE**  
 March 4, 2020

**PROPERTY ADDRESS/LOCATION**  
 465 Fourth Street  
 PIN: 22-28-102-002-0000

**BRIEF SUMMARY OF REQUEST**

The Applicant, John Pawl, is requesting approval of variations from the Lemont Unified Development Ordinance (UDO) for the purpose to allow a subdivision of an existing 1-acre residential property into 3 single-family home lots. The subject property contains a single-family home addressed 465 Fourth Street that will remain on Lot 1. The two new vacant lots (Lot 2 and Lot 3) will be accessed from 5<sup>th</sup> Street and each available for construction of a detached single-family home. With the subdivision, the applicant is requesting variations for reduced lot widths and reduced lot area for each of Lots 2 and 3 along with relief from construction with curb and gutter and sidewalks along both 4<sup>th</sup> and 5<sup>th</sup> Streets.



MAP SOURCE: CC GIS

<p><b>EXISTING ZONING</b>                  R-4, Single-Family Detached Residential District</p>	<p><b>EXISTING LAND USE</b>                  Single-Family home with detached garage</p>	<p><b>SURROUNDING ZONING &amp; LAND USE</b>  <b>North:</b> R-4, Hoffman Subdivision  <b>South:</b> R-4, Brennan's Erie Subdivision  <b>East:</b> R-4, Northview Park ballfield  <b>West:</b> R-4, Detached single-family residences</p>	<p><b>REQUESTED ACTIONS</b>                  Variations to allow for the subdivision of existing lot into 3 single-family home lots. Existing home is to remain and the other two lots will be for new home construction.</p>	<p><b>SIZE OF PROPERTY</b>                  43,677 SF                  1.0 acres</p>
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**PROPERTY HISTORY**

The subject property is part of the Becker's subdivision and is zoned R-4, Single-Family Detached Residential District. The applicant, Mr. Pawl, wishes to subdivide the property to create 3 lots, two of which will access 5<sup>th</sup> Street to be sold for the construction of a new home on each. Similar to the Hoffman Subdivision just north of the subject property and recently approved to create four buildable lots, Mr. Pawl will lose a portion of the lots (approximately 1,979 sf) due to right-of-way dedication along 5<sup>th</sup> Street. The existing home on 4<sup>th</sup> Street is to remain as is and will now be on its own separate lot.

During the Hoffman Subdivision process, a Memorandum of Understanding (MOU) was approved between the Village, John Pawl and the Hoffman's to clarify easements, right-of-way, recaptures, road development and the potential development of the properties. Additional MOUs were agreed to with other property owners along Fifth Street. This was associated with bringing utilities to the area in order to provide Village services for the applicant and the availability for others in the surrounding neighborhood.

<p><b>COMPATIBILITY with the COMPREHENSIVE PLAN</b></p> <p>The proposal is compatible with the Lemont 2030 Comprehensive Plan as it promotes Infill Residential Development (INF). More discussion with the Comprehensive Plan will follow in Attachment 2.</p>	<p><b>COMPATIBILITY with the UNIFIED DEVELOPMENT ORDINANCE</b></p> <p>The proposal is compatible with all aspects of the UDO besides the requested variations. Single-family homes are compatible with the neighborhood as the surrounding land use consists of all single-family homes, with the exception of the ball fields in the park.</p>
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STAFF RECOMMENDATION: **APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**ATTACHMENTS**

- Staff Analysis
- Site Photographs
- Final Plat and Variation Applications
- Memorandum of Understanding (MOU) R-29-19
- Final Plat by DesignTek Engineering dated 12/23/2019
- Final Engineering Plans by DesignTek Engineering dated 1/23/2020
- Consultant and staff comment letters.

**Attachment 1 – Staff Analysis – Pawl Subdivision with Variations**

**Comprehensive Plan.** The Lemont 2030 Comprehensive Plan identifies this area as Infill Residential. The Comprehensive Plan describes this area as:

*Properties within this district are existing residential neighborhoods, typically in platted subdivisions. New development in this district is expected to be minimal and generally limited to new construction on the few vacant lots in the area. Some redevelopment of older home sites may also occur over time, but would not likely increase the total number of dwelling units on the redevelopment parcels. Any new development or redevelopment will be consistent with the established character of these neighborhoods.*

The proposal to subdivide an existing lot to provide an additional 2 single-family home lots furthers the goals of the Lemont 2030 plan encouraging infill development in an established neighborhood. Although the subdivision is minimally increasing the total number of dwelling units, the proposed lots are infill lots of a smaller size that is encouraged by the Comprehensive Plan. In the ‘Our Homes’ section of the plan, it states to “allow detached single-family development on smaller lots” in order to achieve and maintain the right housing mix. The homes will be utilizing nearby utilities and existing infrastructure while designed to meet the residential design guidelines consistent with Lemont 2030 standards in order to maintain the established character of the neighborhood. Meanwhile, the preservation and utilization of the existing home on Lot 1 is also in line with the goal to ‘reinvest in Lemont’s housing stock’.

**Unified Development Ordinance (UDO).** The following chart summarizes the requested variations from the UDO with staff comments and analysis.

UDO Section	UDO Standard	Proposed	Staff Comments
<b>17.07.01 (Table)</b>	Minimum lot size is 12,500 sf for R-4.	Minimum lot size is 8,904 sf.	The proposed lot size is a 29% variation from the UDO defined minimum lot size. The applicant is proposing dedicating (approx. 990 sf) of each proposed lot to the Village for public right-of-way along 5 <sup>th</sup> Street. Staff finds this deviation acceptable due to the dedication and constraints of the property.
	Minimum lot width is 90	Minimum lot width is 65.93 ft.	The proposed lot width is a request for a 27% variation from the minimum of 90 ft. per the UDO. The other lots in the neighborhood and adjacent on 5 <sup>th</sup> Street have similar lot width sizes compared to the 2 proposed new lots within

	ft. for R-4 lots.		this subdivision. The applicant is still able to maintain the minimum side yard setback with the proposed lot width reduction (side yard setback is 16.5% of lot width). The lot widths are the same as in the approved Hoffman Subdivision adjacent to this proposal. Staff finds this deviation acceptable.
<b>17.26.01 (Table)</b>	Parkway width minimum of 12 ft., sidewalk width minimum of five feet.	The applicant is requesting a waiver from the requirement to construct a sidewalk along 4 <sup>th</sup> and 5 <sup>th</sup> Street.	While the adjacent properties do not have an existing sidewalk, there is the opportunity to provide a sidewalk when the neighboring lots develop along 5 <sup>th</sup> Street. Staff suggests the applicant provide escrow for a future sidewalk when the adjacent property to the south develops (Erie's Subdivision) and when the Hoffman Subdivision to the north is constructed. The same was approved for the Hoffman Subdivision. Fourth Street does not allow for the same opportunity as there are existing homes without sidewalks rather than vacant lots that will allow for new home construction. Lastly, there is an existing sidewalk associated with the ballfields across from the subject property on 4 <sup>th</sup> Street.
<b>17.26.110</b>	Install curb, gutter and sidewalk	Relief from constructing sidewalk and curb and gutter along 5 <sup>th</sup> Street.	Staff suggests the applicant provide escrow for a future sidewalk along 5 <sup>th</sup> Street or to construct the sidewalk when the homes are to be built. Curb and gutter would not be appropriate for this proposal when the entirety of 5 <sup>th</sup> Street does not have curb and gutter for their driveways, sidewalks and walkways.

**Dimensional Standards.** The subject property is zoned R-4, Single-Family Residential Detached District. The proposed 2 new lots (Lot 2 and Lot 3) do not meet all required lot and dimensional standards in Table 17-07-01. See below for the comparison:

<b>Lot &amp; Dimensional Standards</b>	<b>R-4</b>	<b>Lot 2 and Lot 3</b>
<b>Min Lot Size*</b>	12,500 SF	<b>8,904 SF*</b>
<b>Min Lot Width*</b>	90 feet	<b>65.98 feet*</b>
<b>Min FY Setback</b>	25 feet	25 feet
<b>Min SY Setback</b>	16.5% of lot width (10.88')	10.88 feet
<b>Min RY Setback</b>	30 feet	30 feet



<b>Lot &amp; Dimensional Standards</b> (cont.)	<b>R-4</b>	<b>Lot 2 and Lot 3</b>
<b>Max Building Height</b>	37 feet	37 feet
<b>Max Lot Coverage</b>	55%	55%

*\*Bolded and asterisk items do not meet the UDO requirements*

It should be noted that the requested variations are very similar to the approved adjacent Hoffman Subdivision (the subdivision of one lot with the demolition of an existing home for the construction of four new single-family homes). The two lot sizes for Lot 2 and Lot 3 in the Pawl Subdivision are smaller due to the Applicant preserving a larger Lot 1 along 4<sup>th</sup> Street in order to maintain a conforming lot for the existing home on Lot 1 to remain.

## STANDARDS FOR VARIATIONS

UDO Section 17.04.150.D states that variation requests should be consistent with the following three standards to be approved:

1. The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

**Analysis.** The general purpose of the UDO is specified in UDO Section 17.01.050. Of the eight components listed, five are either not applicable to or unaffected by the variation request. The applicable three are discussed below:

- ***Ensuring adequate natural light, air, privacy, and access to property.***  
The proposed variations should not negatively impact light or air to the property. The new homes will still need to meet the maximum height requirement in the R-4 zoning district and maintain appropriate setbacks therefore not blocking light, air, or privacy. There is adequate access to the lots from 5<sup>th</sup> Street.
- ***Protecting the character of established residential neighborhoods.***  
The proposed lots should not alter the established surrounding residential area. The subject property is proposed to be split into detached single-family lots that are of similar width to the lots along 5<sup>th</sup> Street, including the recently approved Hoffman Subdivision. The average width of the lots along the east side of 5<sup>th</sup> St. is 66 feet and the proposed lots are 65.98 feet wide. The Hoffman lots are approved as 65.95 feet wide. The narrower and smaller proposed lots

fit the established character of the neighborhood better than the R-4 standards would since so many lots in this area do not meet the R-4 standards.

- ***Accommodating development and growth that is consistent with the preceding purposes.*** The subject property is classified in the Lemont 2030 Plan as Infill Residential (INF). A goal of the INF is construction of new home sites on the remaining vacant lots in the area that are consistent with the established character of the neighborhoods. Although the proposed lot is not vacant and there is an existing home to remain on the property, other sites in this area have been subdividing in a similar manner into lots comparable to the proposed subdivision. The homes will be required to meet the UDO's residential design standards, landscaping standards and other requirements of the Village, therefore substantially consistent with the preceding purposes.
2. The plight of the owner is due to unique circumstances, and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unique conditions that are not generally found on other properties in the same zoning district;

**Analysis.** The UDO states that in making a determination whether there are unique circumstances, practical difficulties, or particular hardships in a variation petition, the Planning and Zoning Commission shall take into consideration the five (5) factors listed in UDO §17.04.150. D.2.

- ***Particular physical surroundings, shape, or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.*** The subject property is surrounded by existing lots that do not all meet all the standards defined in the UDO for R-4 properties. The property is land locked and thus restricted by the narrower surrounding existing lots. The average lot in the surrounding area on 5<sup>th</sup> Street has a width of 66 ft. and the proposed lots have the same proposed width. The proposed lot sizes, although smaller than the neighboring lots along the east side of 5<sup>th</sup> St., are close in size to the northern neighboring lots approved for the Hoffman Subdivision. While the above analysis speaks to the lot width and lot size, the side setbacks will meet the R-4 code if the lot width variation is granted.
- ***The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.*** The conditions upon which the petition for variations are based on may be applicable to other properties within the same zoning district. The R-4 Detached Single-Family Zoning District is a large district with

much variety throughout the Village. This particular area of R-4 and specifically the block of homes on 5<sup>th</sup> Street have lots that do not meet all of the R-4 standards as well.

- ***The alleged difficulty or hardship has not been created by any person presently having an interest in the property.*** The difficulty is created by the current property owner (the applicant) as the request for the variations is from the property owner to subdivide a conforming lot into three that require variations from UDO. It must be noted that the variations for lot size and lot width are partially affected by the dedication of property along 5<sup>th</sup> Street. Although even with taking the dedicated sf into account, the lot width would still be the same as proposed, but the lot sizes would increase. The applicant wishes to subdivide their property to sell lots and build homes rather than keep the existing conforming single-family home on the existing lot.
  
- ***The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject project is located.*** The request should not be detrimental to public welfare or injurious to other properties or improvements. The property owner is requesting similar standards found on the lots already constructed on this block. Fifth Street does not have a public sidewalk or curb and gutter on their street. The properties across the street do not appear to meet all the lot and dimensional standards, specifically lot width. The applicant is proposing detached single-family home lots in an established single-family neighborhood. The applicant is proposing to dedicate a portion of the property for public right-of-way increasing the width of the road in front of the proposed lots to improve the public access along 5<sup>th</sup> Street.
  
- ***The variations will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.*** The variations would not endanger public safety, substantially impair property values, diminish adequate supply of light or air, or increase the danger of fire or congestion. The variations should result in an increase of the value of the subject property by developing it into two additional single-family home lots. The creation of two new home lots rather than one mitigates the size of any proposed homes. If the property was developed as only a single lot or two, the home(s) that would be permitted per UDO standards could be significantly larger than the

surrounding properties. Alternatively, the two new proposed lots have smaller building envelopes thus ensuring future homes constructed on the subject site would be less out of scale when compared to the existing surrounding homes. Additionally, the variations will increase the safety incoming and outgoing traffic by widening a portion of the existing road. Staff is also suggesting the applicants provide onsite parking for workers during the construction phase to not impact the existing streets.

3. The variations will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

**Analysis.** The variations will not alter the essential character of the local area as the proposal is for detached single family homes, which is consistent with surrounding land uses. Additionally, the surrounding lots do not conform to the standard R-4 lot widths and sizes. The proposed Pawl Subdivision sits in-between both the Erie and Hoffman subdivisions recently approved to have new home construction providing a unique opportunity to blend both a newer and older residentially developed area of town. Additionally, the proposal will achieve the goals of the Lemont 2030 Comprehensive Plan as stated previously.

## CONCLUSIONS & RECOMMENDATIONS

**Engineering.** The Village Engineer reviewed the plat and engineering documents and provided comments to the applicant. The engineer stated the final plat appears acceptable but had comments on the engineering plan. He believes there is a sewer/water conflict where the new sanitary sewer crosses under/over the existing water main on 5<sup>th</sup> Street and asked for clearance. There is also a comment regarding the sanitary sewer stub and ensuring it is located on or relocated into a PU & DE. The Village Engineer comment letter is provided in the attachments.

**Fire District.** The Fire District did not have any comments regarding the proposed subdivision.

**Planning.** The consulting planner has reviewed the subdivision for conformance and provided comments to the applicant. Staff is recommending an escrow for a future sidewalk on 5<sup>th</sup> Street and for the applicant to provide on-site parking for workers during construction. The planner has asked for clarification on the lot numbers stated on the plat and to adjust the rear building setback line for Lot 1. The planner has stated that all reasonable efforts to save any existing mature trees on Lots 2 or 3 should be made and the applicant shall provide a tree survey and tree preservation plan to verify the species and size of any existing trees. The full comment letter is provided in the attachments.

**Conclusion.** Although the 2 new proposed home lots will vary from some standard R-4 requirements in the UDO, the proposed variations are consistent with the surrounding single-family homes that currently do not meet the minimum width standards required in UDO and the adjacent subdivisions that have been recently approved along 5<sup>th</sup> Street. Additionally, the proposal will achieve the goals of the Lemont 2030 Comprehensive Plan that designates this area as Infill Residential. The UDO requires that the applicant demonstrate consistency with all three of the variation standards contained within §17.04.150. D. and staff finds that all are generally met with conditions. Staff is recommending approval of Case 2020-03 Pawl Subdivision with Variations with the following conditions:

1. Provide an escrow for the public sidewalk in front of both proposed lots on 5<sup>th</sup> Street or construct the sidewalks at time of permit for each home.
2. Provide onsite parking for workers during construction of all lots.
3. Provide a tree preservation plan and survey to verify if any trees can and should be saved on Lots 2 or 3.

## Attachment 2

### Site Photographs



Figure 1: Existing home on 4<sup>th</sup> Street (Lot 1) to remain.



Figure 2: Existing home on 4<sup>th</sup> Street (Lot 1) to remain.





Figure 3: View from 5<sup>th</sup> Street looking north at subject property.



Figure 4: View from 5<sup>th</sup> Street looking onto subject property and the rear of 465 4<sup>th</sup> St.



Figure 5: Streetview looking at rear of 465 Fourth Street from 5<sup>th</sup> Street.



Figure 6: Streetview looking south down 4<sup>th</sup> Street with subject property (Lot 1) on the left.



Attachment 3

Final Plat and Variation Applications

# Final Plat Application Form

Village of Lemont  
Community Development Department  
418 Main Street Lemont, Illinois 60439  
phone (630) 257-1595  
fax (630) 257-1598

## APPLICANT INFORMATION

John F. PAWL  
Applicant Name

Company/Organization

Applicant Address

465 Fourth St. LEMONT, IL 60439

Telephone & Fax  
630-257-9024

E-mail

### CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

## PROPERTY INFORMATION

465 Fourth St. LEMONT, IL 60439  
Address of Subject Property/Properties

22-28-102-002-0000      43,677 Sq. FT  
Parcel Identification Number of Subject Property/Properties      Size of Subject Property/Properties

## REQUIRED DOCUMENTS

See Form 505-A, *Final Plat Application Checklist of Required Materials*, for items that must accompany this application.

## FOR OFFICE USE ONLY

Application received on: \_\_\_\_\_ By: \_\_\_\_\_

Application deemed complete on: \_\_\_\_\_ By: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Fee Amount Enclosed: \_\_\_\_\_ Escrow Amount Enclosed: \_\_\_\_\_





# Variation Application Form

## APPLICANT INFORMATION

Applicant Name JOHN F. PAWL

Company/Organization \_\_\_\_\_

Applicant Address \_\_\_\_\_

465 FOURTH ST, LEMONT, IL. 60439

Telephone & Fax \_\_\_\_\_

630-257-9024

E-mail \_\_\_\_\_

### CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

## PROPERTY INFORMATION

Address of Subject Property/Properties \_\_\_\_\_

465 FOURTH ST., LEMONT, IL 60439

Parcel Identification Number of Subject Property/Properties \_\_\_\_\_

22-28-102-002-0000

Size of Subject Property/Properties \_\_\_\_\_

43,677 Sq. FT

## DESCRIPTION OF REQUEST

Brief description of the proposed variation \_\_\_\_\_

## REQUIRED DOCUMENTS

See Form 500-A, *Variation Application Checklist of Required Materials*, for items that must accompany this application.

## FOR OFFICE USE ONLY

Application received on: \_\_\_\_\_

By: \_\_\_\_\_

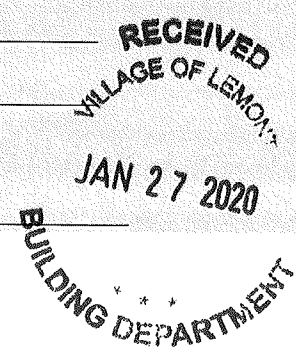
Application deemed complete on: \_\_\_\_\_

By: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Fee Amount Enclosed: \_\_\_\_\_

Escrow Amount Enclosed: \_\_\_\_\_



**Variation Application Form**

Village of Lemont

**APPLICATION FEE & ESCROW**

**Application Fee = \$250 (per zoning lot)**

Fee is non-refundable. A zoning lot is defined as "a single tract of land located within a single block that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, under single ownership or control" (Unified Development Ordinance Chapter 17.02).

**Required Escrow = \$500**

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the variation application. Additionally, should the applicant fail to remove the required public notice sign in a timely manner, the escrow account may be used to defray the costs of the sign's removal. After completion of the variation review process, any unused portion of the escrow account will be refunded upon request.

**AFFIRMATION**

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request. I understand that I am responsible for the posting of a public hearing sign and for the mailing of legal notice to all surrounding property owners as required by Village ordinances and state law.

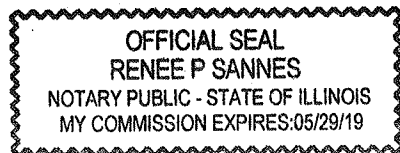
<u>John F. Pawl</u>	<u>MAR 13, 2019</u>
Signature of Applicant	Date
<u>ILLINOIS</u>	<u>COOK</u>
State	County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that John F. Pawl is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Renee P. Sannes  
Notary Signature

Given under my hand and notary seal this 12 day of MARCH A.D. 20 19.

My commission expires this 29 day of MAY A.D. 20 19.



Attachment 4

R-29-19 Memorandum of Understanding (MOU)

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**VILLAGE OF LEMONT**

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**RESOLUTION  
NUMBER R-~~22~~-19**

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**A RESOLUTION AUTHORIZING APPROVAL OF A MEMORANDUM OF  
UNDERSTANDING WITH RICHARD HOFFMAN AND JOHN PAWL**

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**JOHN EGOFSKE, Village President  
CHARLENE M. SMOLLEN, Clerk**

***DEBBY BLATZER  
DAVE MAHER  
RYAN KWASNESKI  
KEN MCCLAFFERTY  
RICK SNIEGOWSKI  
RON STAPLETON***  
**Trustees**

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Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on ~~4-5~~ 2019

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RESOLUTION NO. R- 29 -19

**A RESOLUTION AUTHORIZING APPROVAL OF A MEMORANDUM OF UNDERSTANDING WITH RICHARD HOFFMAN AND JOHN PAWL**

**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 is desirous to enter into a memorandum of understanding with Richard Hoffman and John Pawl regarding the development of a certain portion of 5<sup>th</sup> Street in the Village of Lemont as further described in the attached Exhibit A; and

**WHEREAS** the President and the Board of Trustees of the Village find that it is in the best interests of the Village to authorize the memorandum of understanding as further described in the attached Exhibit A (“Agreement”) with Richard Hoffman and John Pawl;

**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: RECITALS.**

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:**

Subject to attorney review, the Memorandum of Understanding with Richard Hoffman and John Pawl is hereby approved and authorized in substantially the same form as Exhibit A attached hereto.

**SECTION 3:**

The Village President or his designee is hereby authorized to execute the Agreement in substantially the form attached hereto as Exhibit “A.”

**SECTION 4: EFFECTIVE DATE.**

This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 15 day of April, 2019.




PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 15 DAY OF April 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Debby Blatzer	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
Ryan Kwasneski	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
Dave Maher	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
Ken McClafferty	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
Rick Sniegowski	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>
Ron Stapleton	<u>✓</u>	<u>          </u>	<u>          </u>	<u>          </u>

  
\_\_\_\_\_  
John Egofske, Village President

Attest:

  
\_\_\_\_\_  
Charlene M. Smollen, Village Clerk

by Deputy Clerk  
Linda Molitor

**EXHIBIT A**  
*Memorandum of Understanding*

## Memorandum of Understanding

On this \_\_\_\_ day of \_\_\_\_\_, 2019, the Village of Lemont, an Illinois municipal corporation (“Village”) and residents of the west side of 5<sup>th</sup> St. in the Village of Lemont – Hoffman (459 4<sup>th</sup> Street), John Pawl (469 4<sup>th</sup> Street) Individually “Owner” and collectively “Owners”) (The Village and the Owners may be referred to as “Party” and collectively as “Parties”), enter into this Memorandum of Understanding (“Memorandum”) which is made based upon the following:

Whereas, the Village and the Owners have had discussions regarding improvements to be made for the benefit of the Village and Owners over the last year.

Whereas, Marquette National Bank Land Trust Number 5251 and William C. Brennan, as Trustee of the William C Brennan Trust dated November 20, 1989, as owners of certain properties on the west side of 5<sup>th</sup> St. in the Village of Lemont (collectively “West Side Owners”) filed a complaint in the Circuit Court of Cook County, Illinois, Chancery Division under case number 2017 CH 4566 (“Lawsuit”) against the Owners including predecessor owners.

Whereas, a judgment was entered in favor of the West Side Owners in the Lawsuit determining that 5<sup>th</sup> St. in its present location is a public street giving access to the West Side Owners’ properties. A copy of the court order is attached to this memo of understanding.

Whereas, the West Side Owners are proceeding with zoning and variation requests for their properties.

Now, therefore, for good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

1. Hoffman and Pawl will grant easements for the construction and maintenance of a water main on their property. The easements will be for the standard width of 15 feet along 5<sup>th</sup> Street and a reduced easement width of 8 feet on the north side of the Hoffman property. The plats of easements will be signed by the owners during the week of April 8, 2019 and approved at the April 15<sup>th</sup> Village Board Meeting.
2. Village will acquire the right-of-way owned by the property owners on east side of 5<sup>th</sup> Street, including the remnant land west of Fifth Street.
3. Village will widen the road to an acceptable level, in conjunction with development of lots on 5<sup>th</sup> Street and/or a future capital project.
4. In connection with any development approved for the owners on the West Side of 5<sup>th</sup> Street Owners, the Village shall ensure that adequate engineering is done to prevent flooding or other drainage or engineering issues for the Owners.
5. Village will design, engineer, construct and finance a water main project on 5<sup>th</sup> street via easements and/or dedicated right-of-way from property owners on west side of 5<sup>th</sup> Street. If easements are granted and approved at the April 15, 2019 Village Board Meeting, the utility project will commence and be completed in calendar year 2019.
6. Village will approve and record a recapture agreement against the owners and successors for properties on west side of 5<sup>th</sup> Street for the purposes of recouping costs of the improvement at time of building permit. No fee will be due until the properties develop. The estimated recapture amount will be \$30,000 per property (engineers estimate for project is \$90,000 to be split up equally among three properties: 459<sup>th</sup> 4<sup>th</sup> Street

(Hoffman), 469 4<sup>th</sup> Street (Pawl) and 480 5<sup>th</sup> Street (Brennan)). The actual amount of the recapture will be consistent with the approved contract for the project.

7. The Village will approve variations for Hoffman and Pawl for lot size and lot width that will accommodate up to two (2) buildable lots for each on 4<sup>th</sup> and 5<sup>th</sup> Street, if they choose to request subdivisions. The approved variations will be accompanied by a dedication of right-of-way. In consideration of the recapture referenced in item 6 above, the Village will waive the water tap on charges for their respective properties at time of development.

In Witness Whereof, this Memorandum of Understanding is entered into on the date first and above written.

Richard Hoffman  
Richard Hoffman

\_\_\_\_\_  
John Pawl

The Village of Lemont

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT – CHANCERY DIVISION

MARQUETTE NATIONAL, *et. al.*,

Plaintiffs,

v.

GERALD JOHNSON, *et. al.*,

Defendants.

Case No. 17 CH 4566  
Judge Diane Joan Larsen  
Calendar 7

ORDER

This cause comes to be heard on Plaintiffs' Motion for Summary Judgment on Count II, the parties having appeared and the Court being fully advised in the premises:

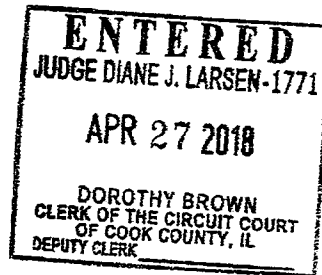
IT IS HEREBY ORDERED:

- 1) Summary judgment is entered in favor of Plaintiffs and against all Defendants based on the following findings:
  - i. 5<sup>th</sup> Street is a public way for vehicular travel which has been used as a highway for over 15 years;
  - ii. 5<sup>th</sup> Street includes the rights of way, drainage structures, signs, and all other structures and appurtenances necessary or convenient for vehicular traffic;
  - iii. The travelling public, including persons having business dealings with or soliciting business from the residents who reside on 5<sup>th</sup> Street have had unrestricted, unlimited, continuous, and uninterrupted free access to and use of 5<sup>th</sup> Street as a public highway for over 20 years without the consent or permission of Plaintiffs or Defendants but with Plaintiffs' and Defendants' knowledge;
  - iv. Plaintiffs have met all of the requirements for the establishment of 5<sup>th</sup> Street as a public highway pursuant to Section 2-202 of the Illinois Highway Code.
  - v. There are no genuine issues of material fact to dispute Plaintiffs' Motion for Summary Judgment on their claims under Count II for declaratory judgment, and;
  - vi. Plaintiffs are entitled to judgment as a matter of law.
- 2) The Court enters a declaratory judgment that:
  - i. 5<sup>th</sup> Street in the Village of Lemont is a highway as the term "highway" is defined by the Illinois Highway Code, 605 ILCS 5/2-202, and;

ii. The Plaintiffs and their assigns have the right to ingress and egress over and along the roadbed of 5<sup>th</sup> Street in Lemont, Illinois as a highway and without interruption, compensation, or permission from Defendants, and;

3) Count I is dismissed as moot.

THIS IS A FINAL ORDER.



April 27, 2018

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Dated

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Diane Joan Larsen, Judge 1771

Attachment 5

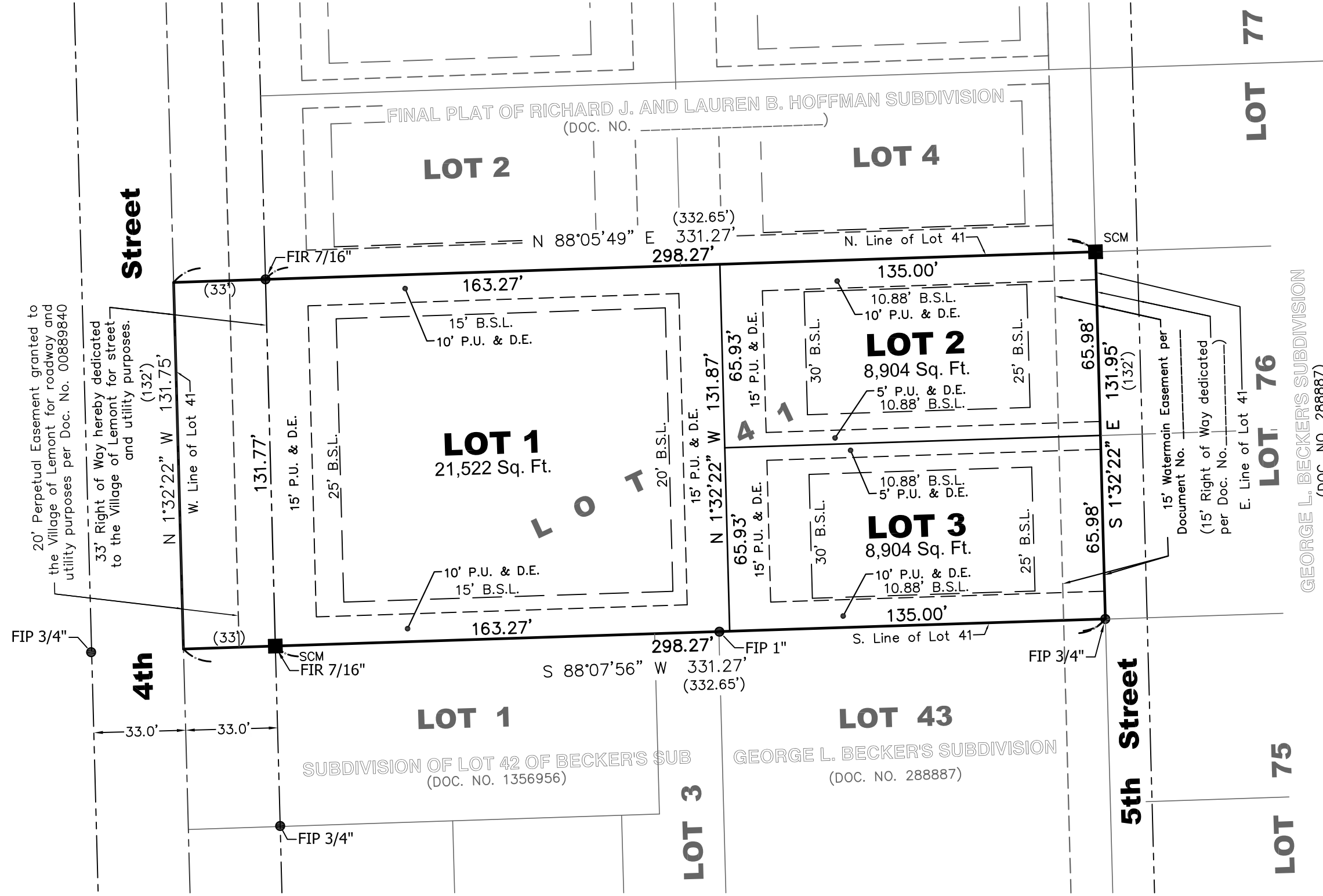
Final Plat by DesignTek

# FINAL PLAT OF PAWL SUBDIVISION

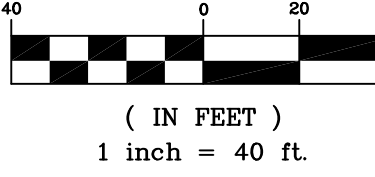
BEING A RE-SUBDIVISION OF LOT 410 IN GEORGE L. BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. SOME DISTANCES ARE ROUNDED TO NEAREST 0.01'
3. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF LEMONT.
4. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.



### GRAPHIC SCALE



### BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

### PARCEL IDENTIFICATION NUMBER

22-28-102-002-0000

### ADDRESS

465 4TH STREET  
LEMONT, ILLINOIS 60439

### SUBDIVISION DATA

TOTAL GROSS AREA: 43,677 Sq. Ft.  
4TH STREET DEDICATION: 4,347 Sq. Ft.  
LOTS 1 - 3: 39,330 Sq. Ft.

### ZONING DATA

ZONING: R-4 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT  
MIN. LOT SIZE: 12,500 SQUARE FEET  
MIN. LOT WIDTH: 90 FEET  
MIN. FRONT YARD SETBACK: 25 FEET  
MIN. SIDE YARD: 10 FEET  
MIN. REAR YARD: 16.5% OF LOT WIDTH  
30 FEET

(THE ABOVE DATA IS SUBJECT TO POSSIBLE VARIANCES AND TAKEN FROM: [https://library.municode.com/IL/lemont/codes/code\\_of\\_ordinances?nodeid=TIT17UNDEOR\\_ART170ZOR\\_CH17\\_07LDDIS1](https://library.municode.com/IL/lemont/codes/code_of_ordinances?nodeid=TIT17UNDEOR_ART170ZOR_CH17_07LDDIS1))

### ABBREVIATIONS

(100.00') RECORD DIMENSION  
100.10' MEASURED DIMENSION  
FIP FOUND IRON PIPE  
SIP SET IRON PIPE  
SCM SET CONCRETE MONUMENT  
L ARC DIMENSION  
R RADIUS  
P.U.E. PUBLIC UTILITY EASEMENT  
D.E. DRAINAGE EASEMENT  
B.S.L. BUILDING SETBACK LINE  
Sq. Ft. SQUARE FEET  
Ac. ACRES  
N NORTH  
S SOUTH  
E EAST  
W WEST

### LEGEND

● FIP FOUND IRON PIPE  
○ SIP SET IRON PIPE  
■ SCM SET CONCRETE MONUMENT  
--- BOUNDARY LINE  
--- EXISTING RIGHT-OF-WAY LINE  
--- PROPOSED RIGHT-OF-WAY LINE  
--- EXISTING LOT LINE  
--- PROPOSED LOT LINE  
--- EXISTING EASEMENT LINE  
--- PROPOSED EASEMENT LINE  
--- EXISTING BUILDING SETBACK LINE  
--- PROPOSED BUILDING SETBACK LINE

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ AND \_\_\_\_\_ DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREOF DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

OWNERS: \_\_\_\_\_ NAME(S)

### SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE THAT THE UNDERSIGNED, AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS RICHARD J. AND LAUREN B. HOFFMAN SUBDIVISION, IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT 113, HIGH SCHOOL DISTRICT \_\_\_\_\_ JUNIOR COLLEGE DISTRICT \_\_\_\_\_ IN COOK COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_

### OWNER'S NOTARY CERTIFICATE (OWNER & SCHOOL DISTRICT CERTIFICATE)

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE

SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THEIR FREE AND VOLUNTARY ACT OF SAID \_\_\_\_\_ FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_ NOTARY PUBLIC

SUBMITTED BY: \_\_\_\_\_ RETURN TO: \_\_\_\_\_ SEND FUTURE TAX BILLS TO: \_\_\_\_\_

The Village of Lemont 418 Main Street Lemont, Illinois 60439  
The Village of Lemont 418 Main Street Lemont, Illinois 60439  
JOHN PAWL 465 4TH STREET LEMONT, ILLINOIS 60439

### MORTGAGEE'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

RECORDED \_\_\_\_\_ AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED AND

IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, \_\_\_\_\_ ON \_\_\_\_\_ AS DOCUMENT \_\_\_\_\_

# \_\_\_\_\_ HEREBY CONSENTS TO THE SUBDIVISION AS STATED HEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_

PRINTED NAME AND TITLE

ATTEST: \_\_\_\_\_

PRINTED NAME AND TITLE

### MORTGAGEE'S NOTARY PUBLIC CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ AND SAID BANK, WHO \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED

BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED AND DELIVERED THE SAID INSTRUMENTS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC

### PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

APPROVED AND ACCEPTED BY PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, AT A PUBLIC MEETING HELD: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_ PRESIDENT

ATTEST: \_\_\_\_\_ VILLAGE CLERK

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

VILLAGE ENGINEER

REGISTRATION NUMBER \_\_\_\_\_

### VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

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 OF FORFEITED SPECIAL ASSESSMENTS, 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.

DATE AT LEMONT, \_\_\_\_\_ COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_ VILLAGE TREASURER

### SURFACE WATER STATEMENT

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION 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.

DATED THIS 5th DAY OF DECEMBER A.D., 2019.

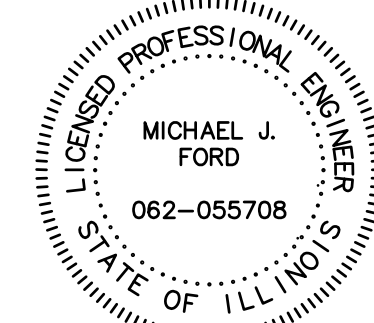
IL REGISTERED PROFESSIONAL ENGINEER

062-055708

STATE REGISTRATION NUMBER

NOVEMBER 30, 2021

REGISTRATION EXPIRATION DATE



### COOK COUNTY CLERK STAMP

### COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

### 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 "P.U. & D.E." 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.

### NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERRECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

### COMCAST COMMUNICATIONS PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, ITS 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 "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION 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 ERRECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

### COM ED COMPANY AND AT&T CORPORATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COM ED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN THE STATE AND COUNTY AFORESAID, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOREGOING LEGAL DESCRIPTION, AS FOLLOWS:

LOT 41 IN GEORGE L. BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT IRON PIPES HAVE BEEN OR WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, ACCORDING TO THE PLAT ACT AS AMENDED AND THAT THE PLAT HEREOF DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS WITHIN THE VILLAGE LIMITS OF LEMONT, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT THE PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS DETERMINED NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, PANEL NO. 17031C0586), EFFECTIVE DATE AUGUST 19, 2008.

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

DATED AT MOKENA, ILLINOIS, THIS 23rd DAY OF DECEMBER, A.D., 2019.

STEVEN J. LAUB  
ILLINOIS LAND SURVEYOR NO. 35-3760  
MY CURRENT LICENSE EXPIRES NOV. 30, 2020



JOHN PAWL  
465 4TH STREET  
LEMONT, ILLINOIS 60439

FINAL PLAT  
FOR  
PAWL SUBDIVISION  
LEMONT, ILLINOIS

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

### PROJECT INFORMATION

Project No.: 19-0038

Scale: 1" = 40'

Date: 12/23/2019

Field Date: 11/22/2019

Drawn By: SJL

Checked By: MJF

1 OF 1



Attachment 6

Final Engineering Plans by DesignTek



# GRADING & UTILITY PLAN

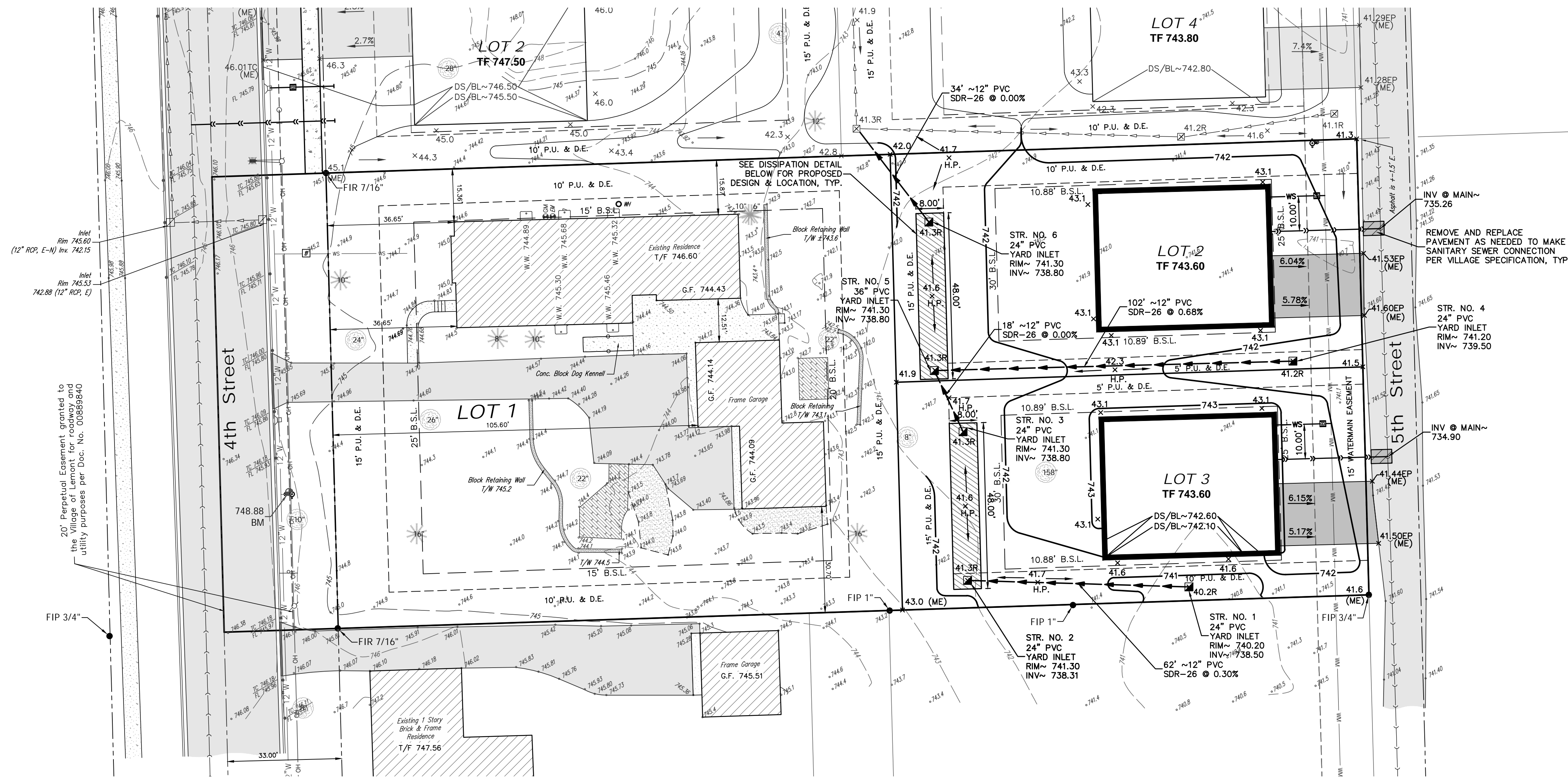
LOT 41 IN GEORGE L. BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### LEGEND

EXISTING	PROPOSED

### BENCHMARKS

NORTHWEST FLANGE BOLT ON FIRE HYDRANT IN FRONT OF THE PROJECT SITE SHOWN HEREON. ELEVATION: 748.88 (NAVD 88)



### PAWL SUBDIVISION

Lemont, Illinois

### VCBMP CALCULATIONS

Date: 01/22/2020 DEI Project No. 19-0038

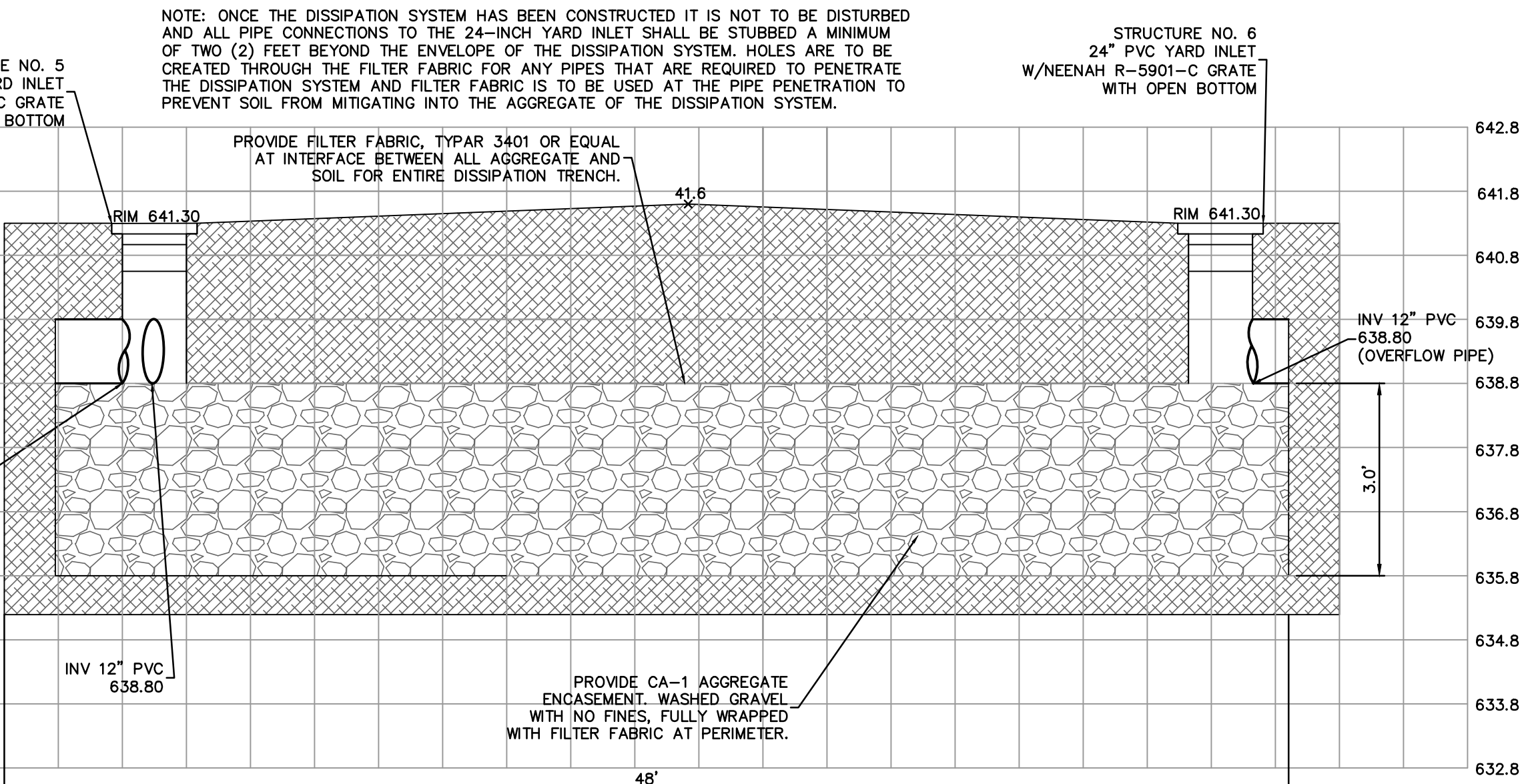
#### STORMWATER VOLUME REQUIRED

Parcel Total Area*	=	8,904	SF
Existing Impervious	=	0	SF
Proposed Impervious	=	4,897	SF
New Impervious Area Created	=	4,897	SF
Proposed Coverage	=	55.00%	
VCBMP Vol. Req.	=	408.1	CF
(Total Imperv. Area x 1.0" rainfall)			
<b>TOTAL VOLUME REQUIRED</b>	<b>=</b>	<b>408.1</b>	<b>CF</b>

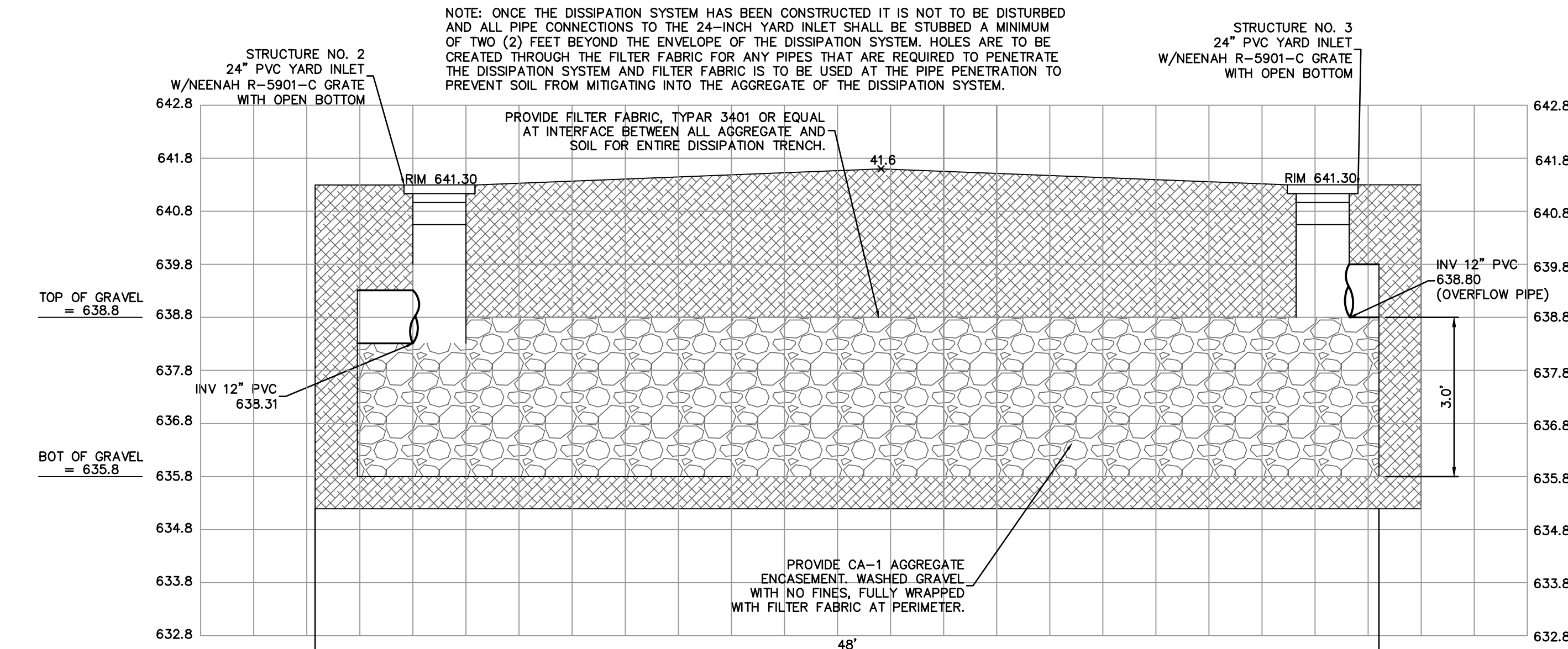
#### DISSIPATION SYSTEM No. 1 - VOLUME PROVIDED

Width	=	8	FT
Length	=	48	FT
Depth	=	3	FT
Volume of Trench	=	1,152	CU-FT
Storage Vol. Available in Stone (36%)	=	414.7	CF
<b>DS1 VOLUME PROVIDED</b>	<b>=</b>	<b>414.72</b>	<b>CF</b>

\* Parcel total area is for the individual lot, i.e. for Lots 2 and 3 separately.



LOT 2 DISSIPATION TRENCH DETAIL



LOT 3 DISSIPATION TRENCH DETAIL

**NOTES:**

WATER AND SEWER SERVICES  
WATER SERVICE TO BE 1.5" MIN. TYPE K COPPER MIN. DEPTH 5.5'. SERVICE LINE SHALL COMPLY WITH ALL IEPA AND LOCAL MUNICIPALITY SPECIFICATIONS AND REQUIREMENTS.

SANITARY SERVICE TO BE 8" SDR 26 PVC MIN. SLOPE OF 1%. SERVICE SHALL COMPLY WITH LOCAL MUNICIPALITY SPECIFICATIONS AND REQUIREMENTS.

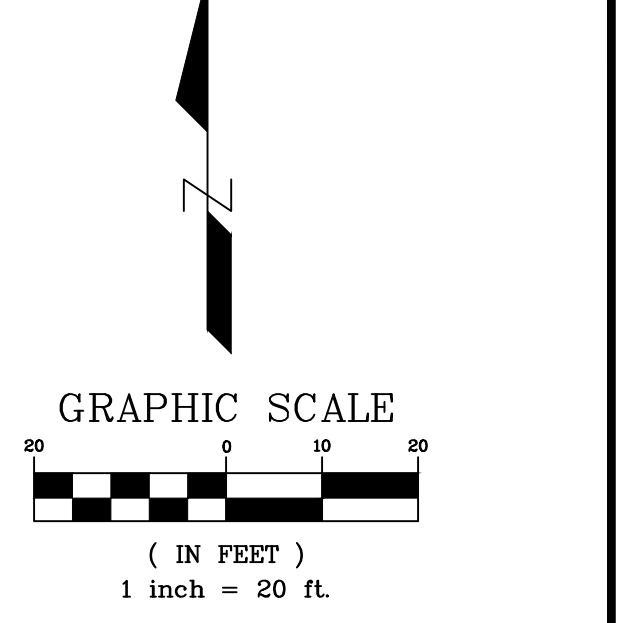
MIN. SEPARATION OF WATER AND SANITARY SERVICES 10'.

EROSION CONTROL  
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE: 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTEK ENGINEERING, INC. (708) 326-4961; FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2019.



**LEGEND**

DS / BL = DROP SIDING / BRICK LEDGE  
TF = TOP OF FOUNDATION  
R = RIM ELEVATION

**NOTES:**

1. WATER SERVICE TAPS TO BE 1-1/2" TYPE K, COPPER PIPE AND CONSTRUCTED PER VILLAGE DETAIL ON SHEET 2.
2. REFER TO IEPA WATERMAIN NOTES ON SHEET 2.

## SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER 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 PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATE: 23rd DAY OF JANUARY, 2020



Michael J. Ford  
Expires 11/30/21

### PARCEL IDENTIFICATION NUMBER

22-28-102-002-0000

### BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

### SITE DATA

GROSS AREA:	43,677 SQUARE FEET
4TH STREET DEDICATION:	4,348 SQUARE FEET
NET AREA:	39,329 SQUARE FEET

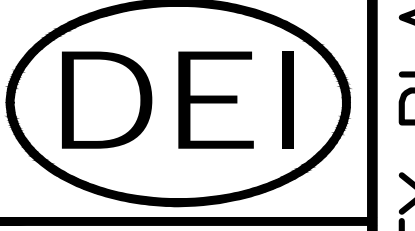
REVIEW SET  
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	DESCRIPTION

JOHN PAWL  
465 4TH STREET  
LEMONT, ILLINOIS  
(630) 257-9024

FINAL ENGINEERING PLANS  
FOR  
PAWL'S SUBDIVISION  
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



### PROJECT INFORMATION

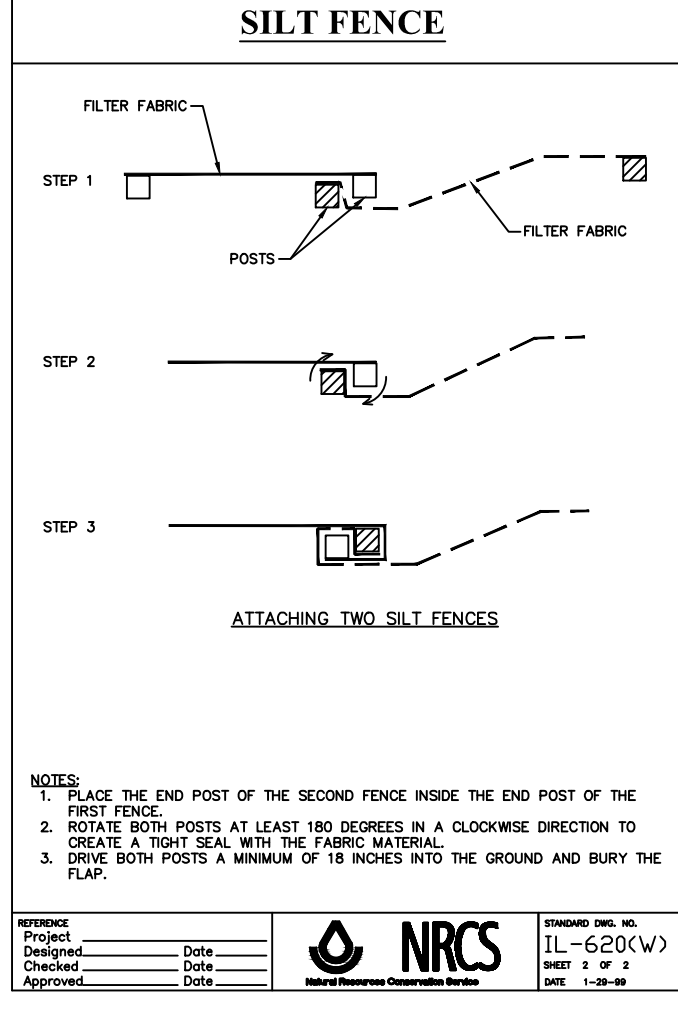
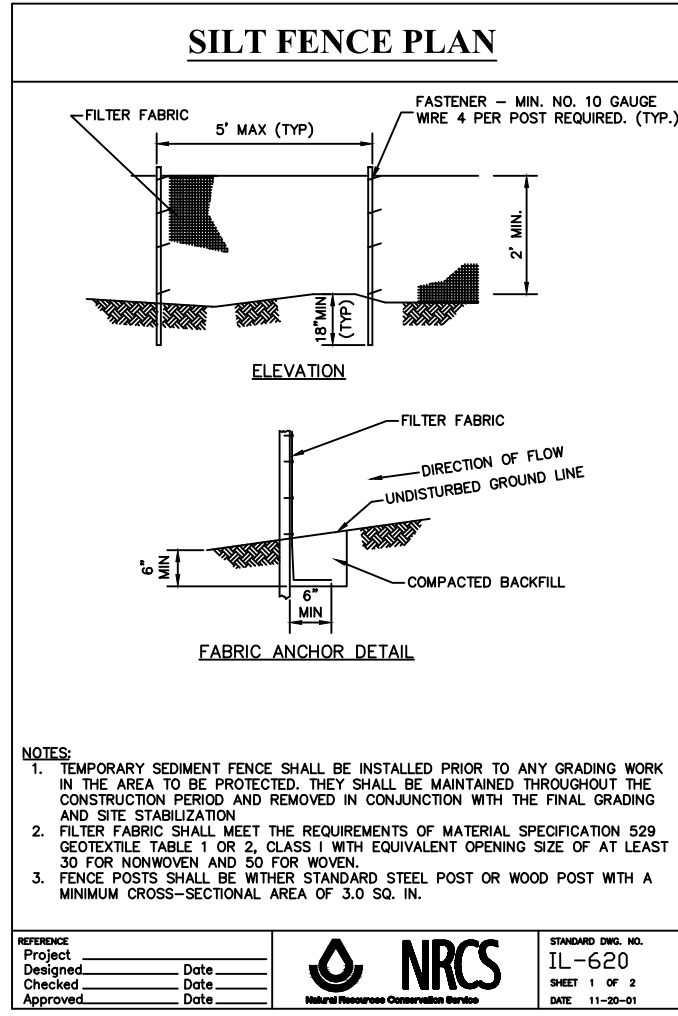
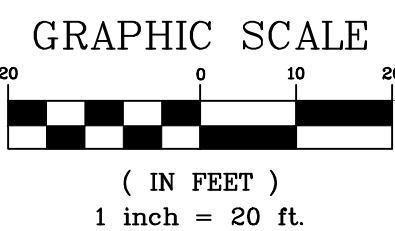
Project No.:	19-0038
Scale:	1" = 20'
Date:	01-23-2020
Design By:	MJF
Drawn By:	DEI
Checked By:	MJF

1 OF 2

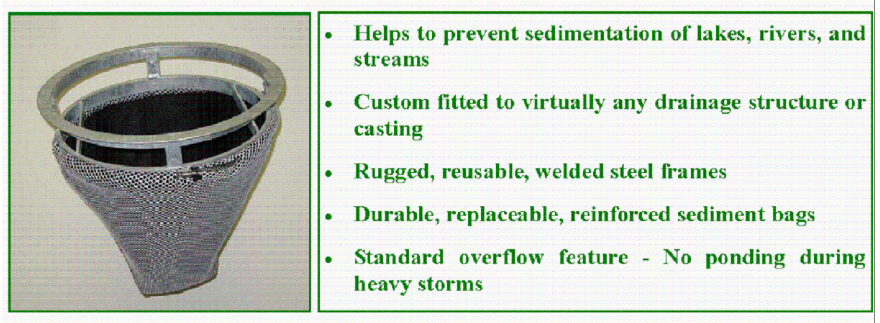
GRADING & UTILITY PLAN



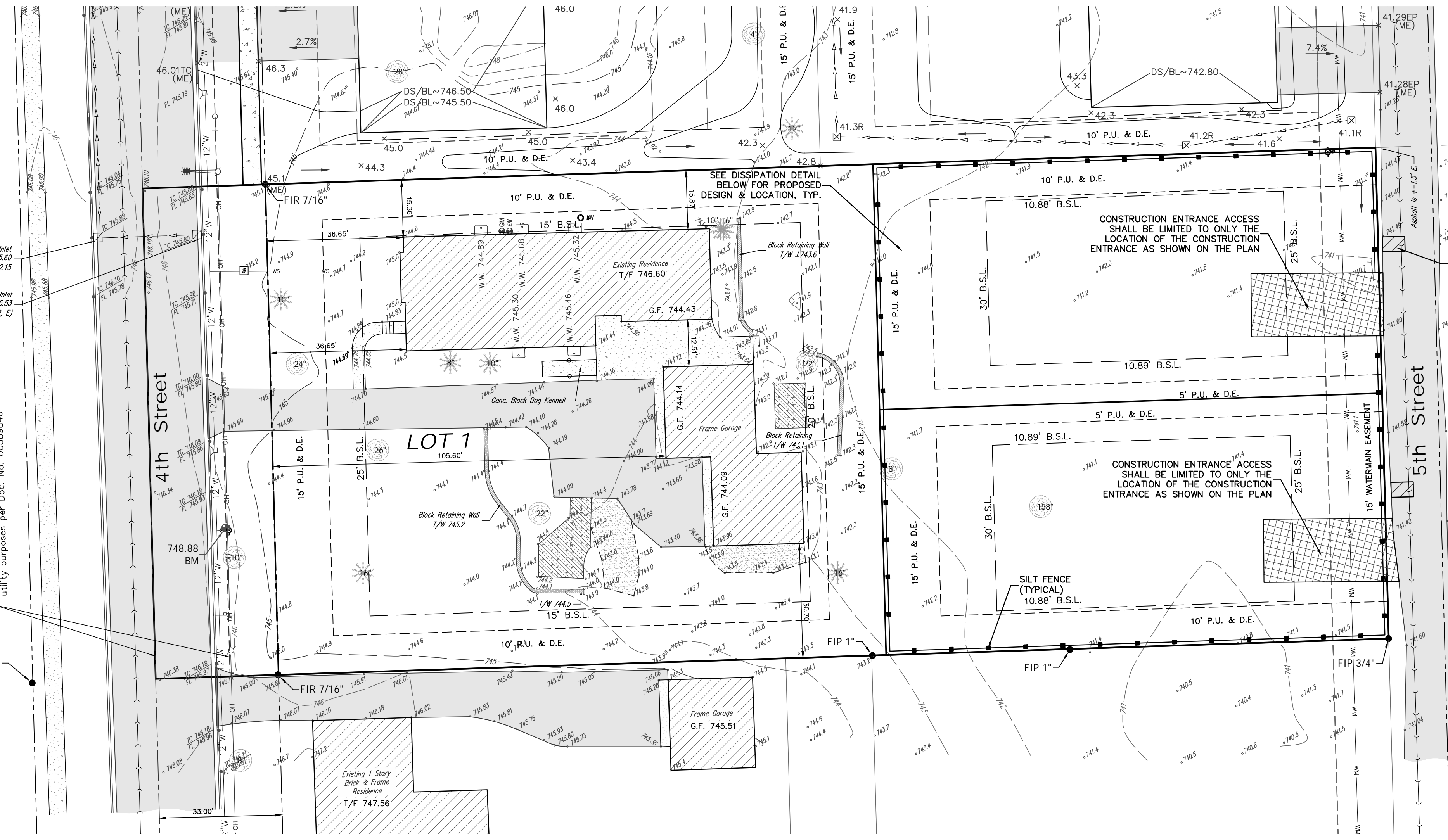
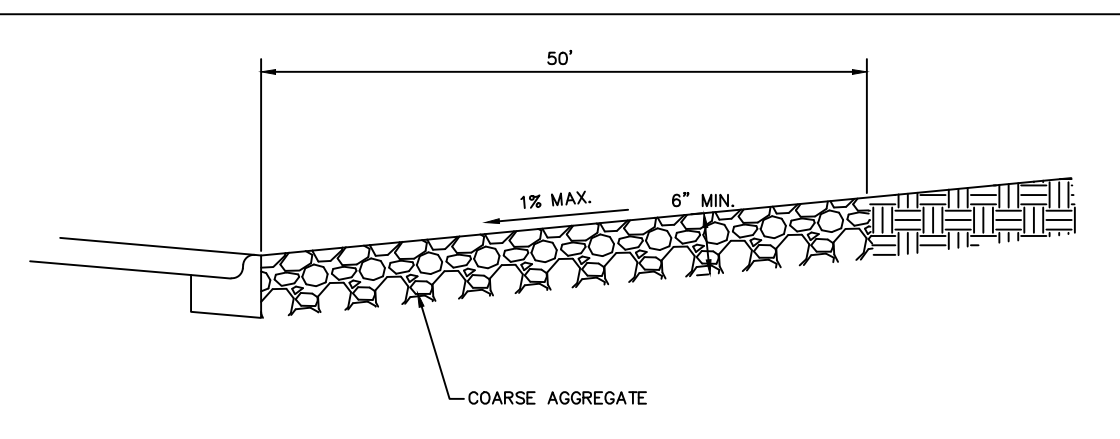
# EXISTING CONDITIONS, REMOVAL, & SOIL EROSION CONTROL PLAN



**Catch-All** is an inlet and catch basin filtration device designed to significantly reduce the ingress of sediment into stormwater systems, and thereby, improve water quality. Designs are available for a custom fit in virtually any drainage structure or casting.



An average acre under construction delivers 30 tons of sediment per year to downstream waterways. Construction sites have very high delivery rates compared to other sources. Storm sewers provide an excellent vehicle for this sediment. Typically, over 50% to nearly 100% of the soil eroded from a construction site is delivered to a lake or stream. One of the best ways to prevent this sediment from polluting our lakes and streams is to prevent it from entering the storm sewer system at inlet and catch basins. **Catch-All Inlet Protection** were first introduced in 1998. Since then, they have prevented thousands of tons of sediment from reaching our nation's waterways.



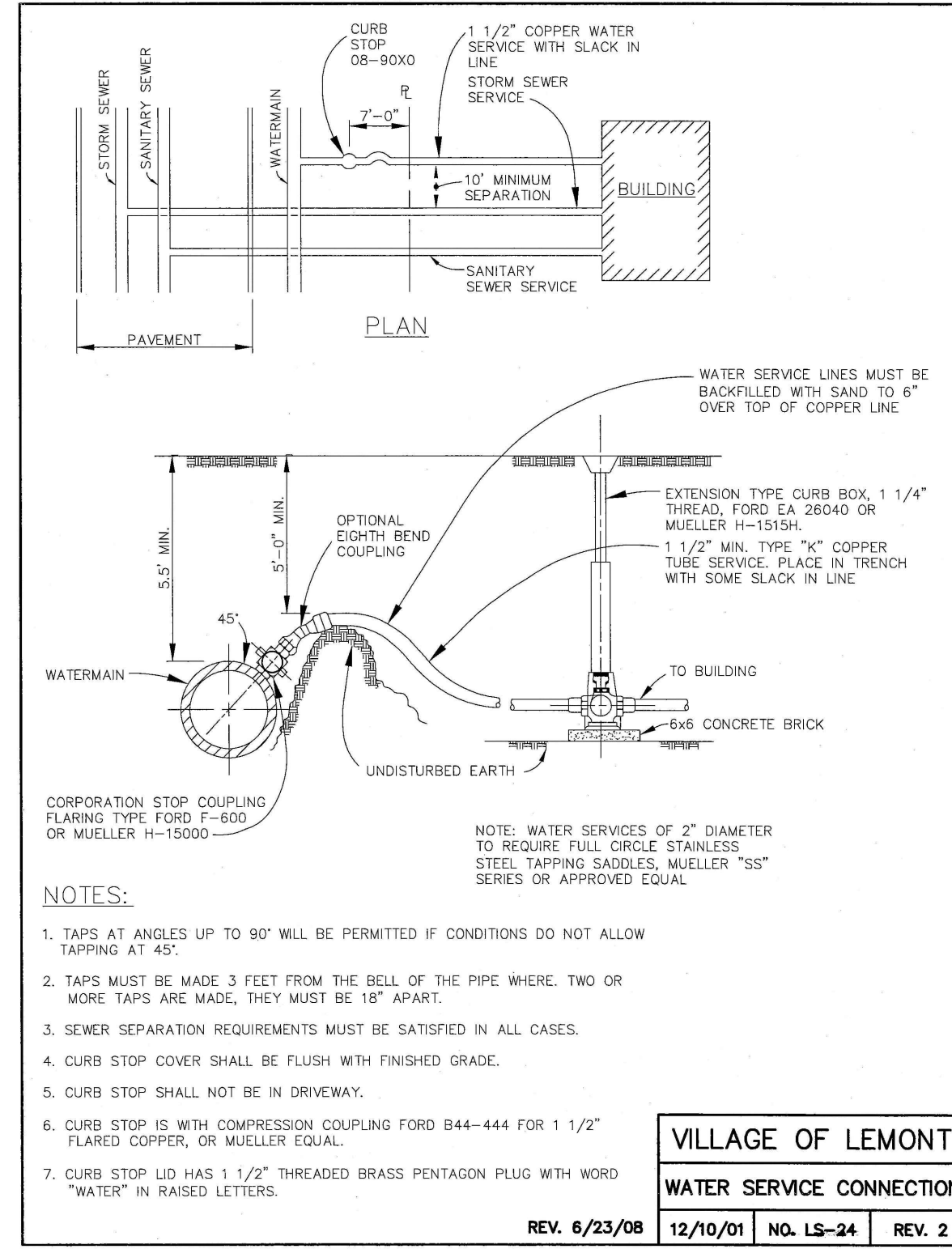
REMOVE AND REPLACE PAVEMENT AS NEEDED TO MAKE SANITARY SEWER CONNECTION PER VILLAGE SPECIFICATION, TYP.

### Joint Committee on Administrative Rules ADMINISTRATIVE CODE

TITLE 35. ENVIRONMENTAL PROTECTION  
 SUBTITLE F. PUBLIC WATER SUPPLIES  
 CHAPTER II. ENVIRONMENTAL PROTECTION AGENCY  
 PART 653 DESIGN, OPERATION AND MAINTENANCE CRITERIA  
 SECTION 653.119 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

Section 653.119 Protection of Water Main and Water Service Lines  
 Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

- Water Mains:
  - Horizontal Separation:
    - Water mains shall be laid at least ten feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.
    - Water mains may be laid closer than ten feet to a sewer line when:
      - Local conditions prevent a lateral separation of ten feet;
      - the water main inverts at least 18 inches above the crown of the sewer, and
      - the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
    - Both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting the requirements of Section 653.111 when it is impossible to meet (A) or (B) above. The drain or sewer shall be pressure tested to the maximum expected surge head before backfilling.
  - Vertical Separation:
    - A water main shall be laid so that its invert is 18 inches above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten feet horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.
    - Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, asbestos-cement pressure pipe, prestressed concrete pipe, or PVC pipe meeting requirements of Section 653.111 when:
      - it is impossible to obtain the proper vertical separation as described in (A) above; or
      - the water main passes under a sewer or drain.
    - A vertical separation of 18 inches between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main.
    - Construction shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten feet.
- Water Service Lines:
  - The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection shall be the same as water main separation described in (a) above.
  - Water pipe described in (a) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.
- Special Conditions - Alternate solutions shall be presented to the Agency when extreme topographical, geological or existing structural conditions make strict compliance with (a) and (b) above technically and economically impractical. Alternate solutions will be approved provided a watertight construction structurally equivalent to approved water main material is proposed.
- Water mains shall be separated from septic tanks, disposal fields and seepage beds by a minimum of 25 feet.
- Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in construction of the line.



VILLAGE OF LEMONT  
 WATER SERVICE CONNECTION  
 REV. 6/23/08 12/10/01 NO. LS-24 REV. 2

PARCEL IDENTIFICATION NUMBER  
 22-28-102-002-0000

BASIS OF BEARING  
 THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

SITE DATA  
 GROSS AREA: 43,677 SQUARE FEET  
 4TH STREET DEDICATION: 4,348 SQUARE FEET  
 (33' RIGHT OF WAY)  
 NET AREA: 39,329 SQUARE FEET

REVIEW SET  
 NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS DESCRIPTION

JOHN PAWL  
 465 4TH STREET  
 LEMONT, ILLINOIS  
 (630) 257-9024

FINAL ENGINEERING PLANS  
 FOR  
 PAWL'S SUBDIVISION  
 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.: 19-0038  
 Scale: 1" = 20'  
 Date: 01-23-2020  
 Design By: MJF  
 Drawn By: DEI  
 Checked By: MJF

2 OF 2



Attachment 7

Staff and Consultant Comment Letters



John F. Pawl (Pawl Subdivision)  
 465 Fourth Street  
 Lemont, Illinois 60439  
 PIN: 22-28-102-002-0000

February 20, 2020

RE: Pawl Subdivision Unified Development Ordinance (UDO) Review #1

Dear Mr. John Pawl:

The Village of Lemont has received your application and plans for a Final Plat of Subdivision with variations for a 3 lot single-family home (re)subdivision located at 465 4<sup>th</sup> Street in Lemont IL. The following Unified Development Code (UDO) comments should be addressed regarding the proposal:

**Architecture**

1. Please note the new homes located on Lot 2 and Lot 3 will have to meet Section 17 of Ordinance 849 for appearance standards, specifically §17.22 Residential Design Standards, which addresses anti-monotony, construction materials, garage projections, etc. The homes will be reviewed for design at time of permit.

**Lot and Dimensional Standards**

2. The following Table 17-07-01 is provided to address the lot and dimensional comparisons for the proposed (3) lots to the R-4 zoning district. The dimensions that do not meet the standards will require variances (bolded).

Lot & Dimensional Standards	R-4	Lot 2 & Lot 3	Lot 1
Min Lot Size*	12,500 SF	<b>8,904 SF</b>	21,522 SF
Min Lot Width*	90 feet	<b>65.98 feet</b>	131.77 feet
Min FY Setback	25 feet	25 feet	25 feet
Min SY Setback	16.5% of lot width (10.88')	10.88 feet	15 feet
Min RY Setback	30 feet	30 feet	30 feet
Max Building Height	37 feet	37 feet	37 feet

<b>Max Lot Coverage</b>	55%	55%	55%

### Landscaping

3. The lots must meet all requirements of §17.20 Landscape and Tree Preservation.
4. Provide a tree preservation plan and tree survey to verify the species and size of the existing trees on Lots 2 and 3. Can any trees be saved? All reasonable efforts shall occur in the site design of a proposed development to preserve existing trees, especially mature trees, specimen trees, tree groves or tree lines.
5. One canopy tree per 40 feet of street frontage will be required with a minimum of 3” caliper for Lots 2 and 3.
6. Parkway trees shall be installed in the spring or fall, but not before the construction of the dwelling and the completion of the public sidewalk (if applicable). However, in no case shall parkway trees be planted later than 2 years after the commencement of construction of development (i.e. issuance of site development permit).

### Other Comments – Streets, Sidewalks, and Other

7. The Final Plat references the proposal being both the Resubdivision of Lot 41 and in the Legal Description it references Lot 410. Clarify and adjust accordingly.
8. The rear building setback line for Lot 1 is shown at 20 feet and it should be 30 feet for the zoning district. Adjust accordingly.
9. The absence of a sidewalk along 5<sup>th</sup> Street will require a waiver from the UDO.
10. The absence of curb and gutter along 5<sup>th</sup> street will require a waiver from the UDO.
11. The subdivision will be required to meet the Land/Cash contributions in §17.18.
12. Provide onsite parking for construction workers at time of development of any of the proposed lots in order to not disrupt the existing neighbors and block any part of the street.
13. An escrow shall be required as a part of the sidewalk waiver so funds are available if a sidewalk was ever to be constructed along 5<sup>th</sup> Street.

*The purpose of this review is to make certain its general compliance with Village ordinances and standard practices regarding site development, landscaping and design. This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.*



---

[www.lemont.il.us](http://www.lemont.il.us)

A written response must be provided to all comments with the next submittal. Please contact me with any further questions.

Sincerely,

A handwritten signature in black ink that reads 'Jamie Tate'.

Jamie Tate, AICP  
Consulting Planner  
630.640.5860  
[jtate@lemont.il.us](mailto:jtate@lemont.il.us)



**SITE PLUMBING REVIEW 2**

**DATE:** January 28, 2020

**PROJECT:** Pawl subdivision

**LOCATION:** Fifth St.

**CODE REFERENCED:** 2014 Illinois Plumbing Code

**DRAWINGS SUBMITTED:** Site drawings 1&2 dated 1/23/20

These plans are **IN COMPLIANCE** with the above applicable code/ordinance. I have no additional comments at this time.

Please keep "B" boxes in the ROW as shown

Please keep me informed of any changes in this project.

This review is limited to a review of the information submitted and no responsibility is accepted for results of construction. Failure to identify a code violation during this review does not relieve the owner of the obligation to compliance. Final construction and installations must be in conformance with the code/ordinance.

Martin Haidacher  
Village of Lemont  
Plumbing Inspector

cc: J. Cainkar  
M. Herman  
Joseph Francis, Plumbing Inspector

File





CIVIL ENGINEERS  
MUNICIPAL CONSULTANTS  
SINCE 1948

February 14, 2020

Mr. Mark Herman  
Community Development Manager  
Village of Lemont  
418 Main Street  
Lemont, Illinois 60439

Re: **Pawl's Subdivision  
Engineering Plan Review No. 1**

Dear Mark:

I have reviewed the Engineering Plans for Pawl's Subdivision, consisting of 2 sheets dated January 23, 2020, and have the following comments:

1. The sanitary sewer stub from the current home on Lot 1 at Fourth Street drains to the existing sanitary sewer on Fifth Street. Please show the location of this sewer service, and make sure it is located on, or relocated into, a PU & DE.
2. There is likely a sewer/water conflict where the new sanitary sewer crosses under/over the existing water main on 5<sup>th</sup> Street. Please plan on providing the 18" minimum vertical clearance. If the sewer is located over the water main, it needs to be sleeved or be water main quality pressure pipe.
3. The subdivision does not require an MWRD permit since it is under one (1) net acre.
4. No new sidewalk is shown to be constructed along Fourth Street. Since Lot 1 is part of the subdivision, a sidewalk should be installed here.

The final plat looks acceptable.

Please contact me if you should have any questions.

Sincerely,

**NOVOTNY ENGINEERING**

James L. Cainkar, P.E., P.L.S.

JLC/ce

cc: Mr. Jason Berry, Community Development Director  
Ms. Jamie Tate, Consulting Planner  
File No. 20055

## Jamie Tate

---

**From:** Mark Blackaller <mblackaller@lemontfire.com>  
**Sent:** Tuesday, February 18, 2020 12:27 PM  
**To:** Mark Herman  
**Subject:** RE: [External Sender] Pawl Subdivision - PZC plans

Mark,

I have no comments at this time.

Mark

---

**From:** Mark Herman [mailto:MHerman@lemont.il.us]  
**Sent:** Monday, February 17, 2020 2:37 PM  
**To:** Mark Blackaller <mblackaller@lemontfire.com>  
**Cc:** Jamie Tate <JTate@lemont.il.us>  
**Subject:** RE: Pawl Subdivision - PZC plans

Mark

Does the FD have any comments on this proposed subdivision (see email from 1/28/20, see below)

Mark

---

**From:** Mark Herman  
**Sent:** Tuesday, January 28, 2020 12:26 PM  
**To:** Jim Cainkar Main Account <jimcainkar@novotnyengineering.com>; Martin Haidacher <mhaidacher@lemont.il.us>; Mark Blackaller <mblackaller@lemontfire.com>  
**Cc:** Jamie Tate <JTate@lemont.il.us>  
**Subject:** Pawl Subdivision - PZC plans

All

We have received plans for the proposed Pawl subdivision (465 4<sup>th</sup> Street) for PZC (Final Plat and Variations). Jim and Marty I will have hard copy plans for you. Electronic copies can be provided via the following link:  
<https://lemont.sharepoint.com/:f:/g/EITBPG1uf7RGisuCF5dqprwB-3jyRORiOmnZ79U0Bg8Guw?e=a6Jf6g>

Please provide comments as soon as reasonable

Thanks

Mark

*Mark Herman, MPA, AICP*  
Community Development Manager



Village of Lemont | 418 Main Street | Lemont, IL 60439  
p 630.257.1582 | f 630.257-1598  
[mherman@lemont.il.us](mailto:mherman@lemont.il.us) | [www.lemont.il.us](http://www.lemont.il.us)

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---

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**STAFF REPORT**

**TO:** Planning & Zoning Commission  
**FROM:** Jamie Tate, AICP, Consulting Planner  
**THRU:** Mark Herman, MPA, AICP, Community Development Manager



**CASE NUMBER & NAME**  
 2020-04 406 Logan Variation

**APPLICANT/PROPERTY OWNER**  
 Morgan Homes LLC / Brian Baetz

**DATE**  
 March 4, 2020

**PROPERTY ADDRESS/LOCATION**  
 406 E. Logan Street (Corner of East St. and Logan)  
 PIN: 22-29-219-001-0000

**BRIEF SUMMARY OF REQUEST**

The Applicant is requesting a variance to construct a new home with an attached side-loaded garage to be accessed from Logan Street rather than the alley, as required by the UDO. When an alley is available or existing in the R-4A zoning district, the UDO requires the garage on the lot to be accessed from the alley. The variation request would accommodate for the existing single-family home to be demolished and replaced with a new home and attached side-loaded garage. The existing home does not have a garage associated with the property but there is an alley adjacent to the site.

The proposed new home to be constructed on the subject property will meet all R-4A setbacks, standards and other UDO requirements.



MAP SOURCE: Cook County GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-4A, Single-Family Preservation and Infill District	Single-Family home	<b>North:</b> R-4A, Single-family homes <b>South:</b> R-4A, Single-family home <b>East:</b> R-4A, Single-family homes <b>West:</b> R-4A, Single-family home	Variation	6,876 SF 0.18 acres

**PROPERTY HISTORY**

At this time, the existing home on the subject property is in the process of being demolished with site prep for new construction. New homes in the surrounding area have been constructed in recent times with varying access ways to their personal garages. There is a decent mix of driveways and garages being access from the street and alleys. A creek runs along the front of the subject property in the parkway area with retaining walls that appears to discourage street access for garages that are on the east side of East Street. The neighboring homes on the west side of East street have front-loaded garages with driveway access from East Street. There are multiple curb cuts and personal driveway access points on Logan Street adjacent to the subject property and across the street.

<b>COMPATIBILITY with the COMPREHENSIVE PLAN</b>	<b>COMPATIBILITY with the UNIFIED DEVELOPMENT ORDINANCE</b>
The proposal is adequately compatible with the Lemont 2030 Comprehensive Plan as it promotes Infill Residential Development (INF). Further discussion of the Comprehensive Plan is in Attachment 2.	The proposal is compatible with all aspects of the UDO besides the requested variation. The new home will meet the bulk, lot and dimensional standards for the R-4A district along with the residential design guidelines. A single-family home is compatible with the neighborhood as the surrounding land use is all single-family homes.

STAFF RECOMMENDATION:      **APPROVE**      **APPROVE WITH CONDITIONS**      **DENY**

**ATTACHMENTS**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1. Staff Analysis</li> <li>2. Site Photographs</li> <li>3. Variation Application and Worksheet</li> </ul> | <ul style="list-style-type: none"> <li>4. Grading plan</li> <li>5. Architectural Plans for Permit</li> </ul> |
|--|--|

**Attachment 1 – Staff Analysis – 406 E Logan Street Variation**

**Comprehensive Plan.** The Lemont 2030 Comprehensive Plan identifies the subject site as Infill Residential. The Comprehensive Plan describes this area as:

*Properties within this district are existing residential neighborhoods, typically in platted subdivisions. New development in this district is expected to be minimal and generally limited to new construction on the few vacant lots in the area. Some redevelopment of older home sites may also occur over time, but would not likely increase the total number of dwelling units on the redevelopment parcels. Any new development or redevelopment will be consistent with the established character of these neighborhoods.*

The proposal furthers the goals and objectives to preserve Lemont’s single-family character and maintain high standards for residential design. The surrounding properties are single-family homes therefore the new construction of a single-family home is consistent with the established neighborhood so long as it meets the residential architectural guidelines and UDO standards. The redevelopment of the site is not increasing the total number of dwelling units, rather utilizing more of the property to provide a modern and aesthetically pleasing residential home in an established desirable neighborhood.

**General Analysis.**

The proposed single-family home is designed to meet all requirements of the UDO (such as setbacks, landscaping, architecture, etc.), except the applicant is requesting one variance regarding the proposed attached side-loaded garage. The following variation is proposed for the construction of a new detached single-family home:

Code Section	UDO Requirement	Proposal and Analysis
§17.07.020 F. 2.	If an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley.	The new home is proposing a side-loaded attached garage that is to be accessed from Logan Street rather than the alley adjacent to the lot. The existing home to be demolished did not have a garage associated with its property, therefore the alley did not serve the previous home as it does not serve other homes in the area along Logan Street. There is an existing curb cut on Logan Street adjacent to the subject

		<p>property and closer to the intersection of Logan and East Streets that has not been currently utilized for driveway or garage access but may have been for a driveway in the past. The proposed new home is not utilizing this existing curb cut as its proposed driveway access is farther from the intersection and the existing curb cut will be closed with a barrier curb installed in its location.</p>
--	--	--

A standard for ‘suggested’ alleyway access first appeared in the Infill Design Guidelines adopted in July of 2004 for the Residential Preservation & Enhancement Overlay District. The guideline stated “whenever possible, garages shall be located according to the following order of priority:

- i. Detached garage, alley access; or
- ii. Attached garage, street access or alley access; or
- iii. Detached garage, street access; or
- iv. Side loaded attached garage, street acc.

This guideline was likely created to assist staff, commissions and elected officials in providing standards and codes to help ensure infill development and tear downs stay within the character of the existing neighborhoods. While the guideline created in 2004 was more of a suggestion, over time it was likely codified in updates or when the R-4A district replaced the Preservation Overlay District.

## STANDARDS FOR VARIATIONS

The new home at 406 E Logan Street requires a variation to the UDO as proposed with a side-loaded attached garage accessed from the street rather than the alley. UDO Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved:

1. **The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;**

The general purpose of the UDO is specified in UDO Section 17.01.050:

- *Promoting and protecting the public health, safety and general welfare;*
- *Ensuring adequate natural light, air, privacy, and access to property;*

- *Avoiding or mitigating the hazards to persons and property resulting from accumulation of runoff or flood waters;*
- *Protecting the character of established residential neighborhoods;*
- *Maintaining and promoting economically vibrant and attractive commercial areas;*
- *Establishing clear and efficient development review and approval procedures; and*
- *Conserving the value of land and buildings throughout the Village; and*
- *Accommodating development and growth that is consistent with the preceding stated purposes.*

**Analysis.** The proposed variation is generally in harmony with the above stated purpose statements found in the UDO. The most applicable purpose statement in this case would be “protecting the character of established residential neighborhoods’. The new home is designed to meet all the parameters of the R-4A zoning district except to access the garage from the street rather than the alley. As previously discussed, it is likely the alley requirement was placed in the UDO in order to maintain the character of the R-4A District concerning tear-downs and redevelopment of older home sites. This area of R-4A has a mix of garage entrances, some accessed from the street and some accessed from an alley. There is no defined character in this area of R-4A in regards to access to detached or attached garages, but the requirement remains nonetheless. The proposed attached garage on the new home is not visible from the front elevation and blends within the left elevation meeting the maximum driveway width and garage size requirement for the district. The style of the home appears to be an appropriate blend of old and new architecture while providing modern amenities, such as an attached garage and back yard, that homeowners desire.

2. The plight of the owner is due to unique circumstances, and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unique conditions that are not generally found on other properties in the same zoning district;

**Analysis.** The UDO states that in making a determination whether there are unique circumstances, practical difficulties, or particular hardships in a variation petition, the Planning and Zoning Commission shall take into consideration the factors listed in UDO §17.04.150. D.2.

- ***Particular physical surroundings, shape, or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.***
  - **Analysis.** There does not appear to be a topographical condition or surrounding that results in a hardship upon the owner. While there is a creek running in front of the proposed home in the parkway, a front-loaded

garage to be accessed from East Street is not an allowed option in the UDO anyhow, therefore this physical condition does not affect the proposal. The site is pitched and on a hill with the lowest point on East Street, but this would likely not affect a garage to be accessed from the street also.

- ***The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.***

- **Analysis.** There are other sites within the R-4A District that could have the same situation as the proposal, but it is less likely since this is a corner lot. While studying other similar lots throughout the R-4A District, staff has found examples of existing homes on corner lots in the R-4A District that either have detached or attached garages with access to an alleyway but instead access if from the adjacent street:

- i. 700 Singer Avenue
- ii. 800 Singer Avenue
- iii. 59 E. Eureka Drive
- iv. 733 Singer Avenue
- v. 730 State Street
- vi. 801 Sobieski Street

While this is not justification for the proposed variance, it is merely examples of lots where the petition for variation could be applicable to other properties in the same district, as similar proposals already exist.

- ***The alleged difficulty or hardship has not been created by any person presently having an interest in the property.***

- **Analysis.** The hardship has been created by the applicant as they desire to access the attached garage from Logan Street rather than the adjacent alleyway.

- ***The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject project is located.***

- **Analysis.** The variation should not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The previous home had not been utilizing the alley in the past and there is an existing curb cut that is along Logan Street within the subject property. The neighboring properties across from the subject property along Logan Street have curb cuts to access their personal driveways from the street rather than an alley. The property to the east and rear of the subject property has a curb cut and driveway to Logan Street while being adjacent to the existing alleyway. The proposed home will likely complement the



newer homes just south of the subject property along East Street and be an improvement to the neighborhood.

- ***The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.***
  - **Analysis.** The proposed variation should not substantially increase congestion in the public street or endanger the public safety or substantially diminish property values within the neighborhood. The new home is designed to meet the bulk and dimensional standards appropriate for the existing zoning district. The variation to access the garage from the street rather than the alley is consistent with other homes along Logan and it is also consistent with the neighboring property to the east. There is not an increase in dwelling units as the proposal is to replace a single-family home with a more modern and desirable single-family home.
- 3. The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

**Analysis.** It does not appear the variation will alter the essential character of the locality or be a substantial detriment to adjacent property. The new home has been designed to fit all other parameters of the zoning district and aesthetically designed to blend in the neighborhood while exceeding the Village’s residential design standards. The adjacent properties are a mix of different residential styles with no clear pattern or defined character. While there is an alleyway available to some properties in the area, many homes do not utilize the alley or it is insufficient in width or construction in some areas as well. Since the adjacent property in the rear along Logan has driveway access from the street and others across the street, the proposed variation should not be a detriment to adjacent property.

## **CONCLUSIONS & RECOMMENDATIONS**

The demolition of the existing single-family home to allow for a new home on the subject property requires a variation from the UDO to allow an attached side-loaded garage to be accessed from Logan Street rather than the adjacent alleyway. The previous home did not have a driveway or garage from either the alley or Logan Street. Since many of the neighboring properties and homes in close proximity access their garages from either East Street or Logan Street, staff does not feel the request should be a substantial detriment to the adjacent properties or alter the essential character of the neighborhood. The following conditions should be considered with the variation request:

1. Provide a sidewalk along Logan Street for the duration of the property connecting to the sidewalk on the corner of Logan and East Street.
2. Make a good faith effort to save the existing tree(s) along Logan Street and work with the Village Arborist on the best approach.

## Attachment 2

### Site Photographs



Figure 1: View from Logan Street looking at existing home and alleyway access.



Figure 2: View from Logan Street looking down alleyway.





Figure 3: View from Logan looking down East Street at creek and retaining wall.



Figure 4: View looking east down Logan with subject property on the right and visible driveway curb cuts for homes on the left along Logan Street.

Attachment 3

Variation Application and Worksheet

**Variation Application Form**

Village of Lemont

**APPLICATION FEE & ESCROW**

**Application Fee = \$250 (per zoning lot)**

Fee is non-refundable. A zoning lot is defined as "a single tract of land located within a single block that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, under single ownership or control" (Unified Development Ordinance Chapter 17.02).

**Required Escrow = \$500**

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the variation application. Additionally, should the applicant fail to remove the required public notice sign in a timely manner, the escrow account may be used to defray the costs of the sign's removal. After completion of the variation review process, any unused portion of the escrow account will be refunded upon request.

**AFFIRMATION**

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request. I understand that I am responsible for the posting of a public hearing sign and for the mailing of legal notice to all surrounding property owners as required by Village ordinances and state law.

Brian Baetz / 1/30/2020  
Signature of Applicant Date

State \_\_\_\_\_ County \_\_\_\_\_

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Brian C. Baetz is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Patricia A. Shaffer  
Notary Signature



Given under my hand and notary seal this 30 day of January A.D. 20 20.

My commission expires this 24 day of July A.D. 20 21.

# Variation Application Form

## APPLICANT INFORMATION

BRIAN BAETZ  
Applicant Name  
MORGAN HOMES LLC  
Company/Organization  
8 SPRUCE CT. LEMONT IL  
Applicant Address  
630 853 5564  
Telephone & Fax  
BRIAN@BRIANMORGANHOMES.COM  
E-mail

### CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

## PROPERTY INFORMATION

406 E. LOGAN  
Address of Subject Property/Properties  
22-29-219-001-0000  
Parcel Identification Number of Subject Property/Properties  
120.66 X 57.00  
Size of Subject Property/Properties

## DESCRIPTION OF REQUEST

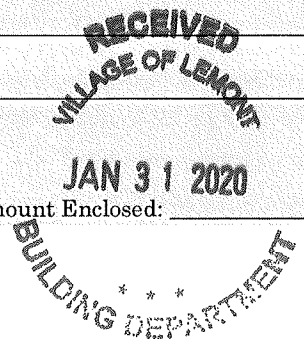
GARAGE ACCESS FROM STREET VERSSES ALLEY  
Brief description of the proposed variation

## REQUIRED DOCUMENTS

See Form 500-A, *Variation Application Checklist of Required Materials*, for items that must accompany this application.

## FOR OFFICE USE ONLY

Application received on: \_\_\_\_\_ By: \_\_\_\_\_  
Application deemed complete on: \_\_\_\_\_ By: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_  
Fee Amount Enclosed: \_\_\_\_\_ Escrow Amount Enclosed: \_\_\_\_\_



# Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

- The particular physical surroundings, shape, or topographical condition of the specific property involved results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations of the Unified Development Ordinance were fulfilled;
- The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located; and
- The variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1. Attach additional sheets if necessary.

## UDO Section 17.04.150.D.1.a

The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

THIS VARIATION ALLOWS FOR THE CONSISTENCY, AND CONFORMITY TO THE ADJACENT NEIGHBORS. THE ADJACENT THREE NEIGHBORS CURRENTLY USE LOGAN ST. FOR ACCESS TO THEIR GARAGES, INSTEAD OF THE EXISTING ALLEY.



**UDO Section 17.04.150.D.1.b**

The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

PROVIDING ACCESS FROM THE ALLEY TO THE PROPOSED  
ATTACHED GARAGE WOULD RESULT IN AN AWKWARD,  
NON CONFORMING 43 FOOT LONG DRIVEWAY, THAT WOULD  
PARALLEL THE PARKWAY AND LOGAN ST.

**UDO Section 17.04.150.D.1.c**

The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

THIS VARIANCE WILL ENABLE THE CONSTRUCTION OF  
A NEW HOME THAT CONFORMS WITH THE EXISTING  
NEIGHBORHOOD AND STREET SCAPE OF BOTH LOGAN  
AND EAST STREET.

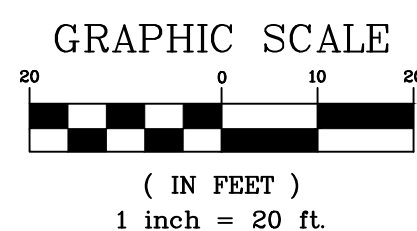
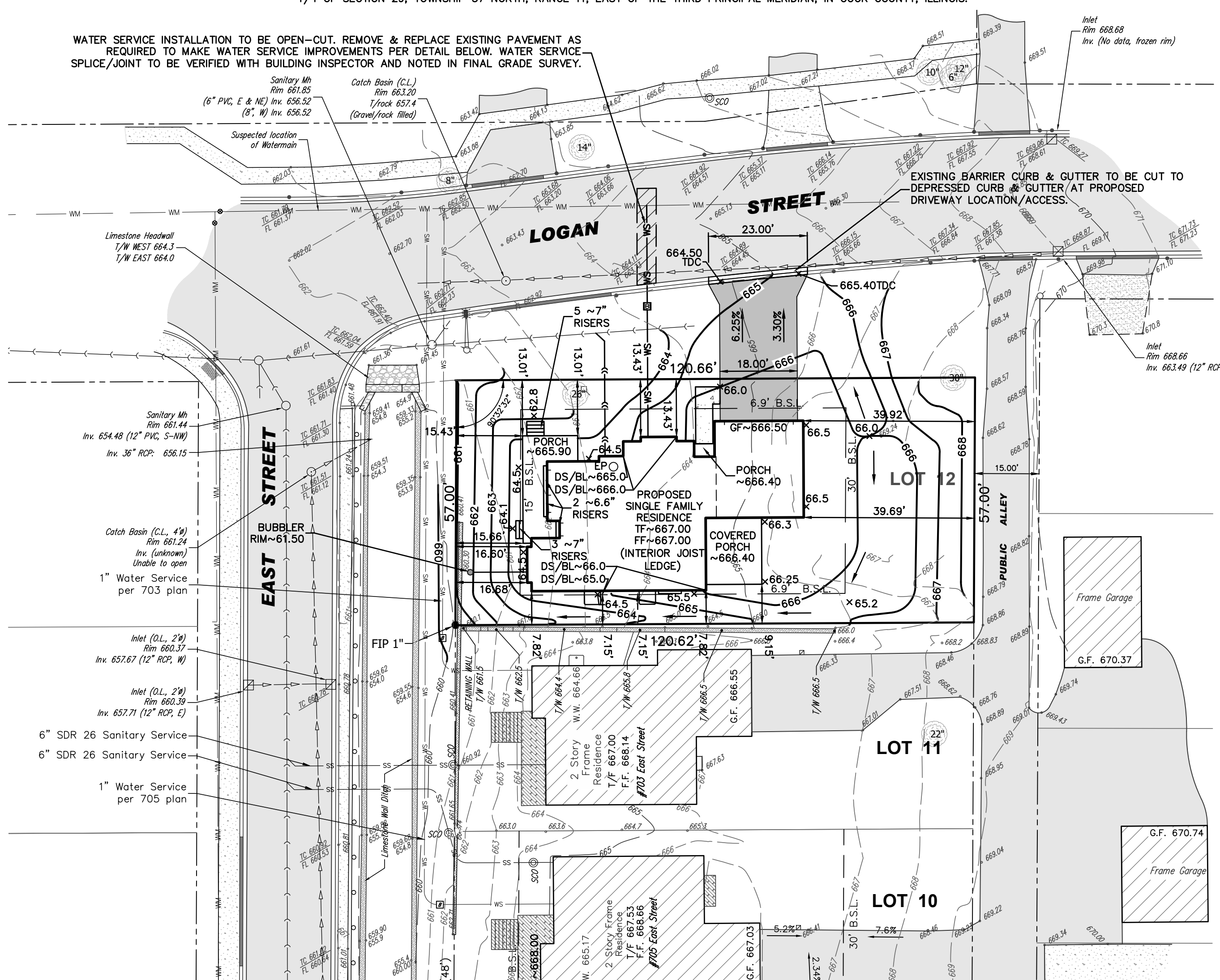
Attachment 4

Grading Plan

# DETAILED GRADING PLAN

LOT 12 IN THE RESUBDIVISION OF BLOCK NUMBER 8 OF DOWSE'S ADDITION TO LEMONT, BEING THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WATER SERVICE INSTALLATION TO BE OPEN-CUT, REMOVE & REPLACE EXISTING PAVEMENT AS REQUIRED TO MAKE WATER SERVICE IMPROVEMENTS PER DETAIL BELOW. WATER SERVICE SPLICE/Joint TO BE VERIFIED WITH BUILDING INSPECTOR AND NOTED IN FINAL GRADE SURVEY.



NOTE: GAS & ELECTRICAL SERVICES TO BE COORDINATED BY BUILDER WITH THE UTILITY COMPANIES.

**NOTES:**  
WATER AND SEWER SERVICES WATER SERVICE TO BE 1" MIN. TYPE K COPPER MIN. DEPTH 5.5'. SERVICE LINE SHALL COMPLY WITH ALL IEPA AND LOCAL MUNICIPALITY SPECIFICATIONS AND REQUIREMENTS.  
SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%. SERVICE SHALL COMPLY WITH LOCAL MUNICIPALITY SPECIFICATIONS AND REQUIREMENTS.

MIN. SEPARATION OF WATER AND SANITARY SERVICES 10'.  
BACK OF PUBLIC SIDEWALK SHALL BE OFFSET 1 FOOT FROM RIGHT-OF-WAY LINE. SIDEWALK SHALL BE 5-INCHES THICK (6-INCHES AT DRIVEWAY) ON A 2-INCH COMPACTED STONE BASE. SIDEWALK SHALL HAVE A 2.00% CROSS PITCH TOWARDS THE STREET. SIDEWALK SHALL BE 5 FEET WIDE.

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE: 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTEK ENGINEERING, INC. (708) 326-4961; FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2019.

OWNER: MORGAN HOMES, LLC (630) 853-6073

### R4-A SETBACKS

FRONT:	25' OR AVERAGE OF 50% OF ADJACENT LOTS
SIDE:	12% OR 5' WHICHEVER IS GREATER
REAR:	30'

LOT AREA:	6,876 S.F.
EXISTING FOUNDATION:	949 S.F.
PORCH & STEPS (FRONT & SIDE):	91 S.F.
PORCH & STEPS (REAR):	38 S.F.
TOTAL EXISTING IMPERVIOUS:	1,078 S.F.

PROPOSED FOUNDATION:	1,743 S.F.
COVERED PORCH (FRONT):	14 S.F.
WALK (FRONT):	60 S.F.
COVERED PORCH (SIDE):	192 S.F.
PORCH STEPS (SIDE):	20 S.F.
DRIVEWAY:	177 S.F.
COVERED PORCH (REAR):	202 S.F.
TOTAL PROPOSED IMPERVIOUS:	2,408 S.F.

CHANGE IN IMPERVIOUS:	+1,330 S.F.
ADDITIONAL ALLOWABLE IMPERVIOUS:	2,061 S.F.
MAXIMUM LOT COVERAGE:	65%

### EAST STREET AVERAGE SETBACK TABLE

ADDRESS	SETBACK
703 EAST STREET	15.5'
705	15.5'
707	15.1'
709	42.1'
713	7.8'
715	6.8'
719	11.5'
721	11.2'
723	11.4'
725	7.9'
AVERAGE SETBACK	14.5'

NOT SHOW IS 406 E. LOGAN

**DRIVEWAY REQUIREMENTS:**  
1. 22' MAX. WIDTH AT R.O.W. LINE  
2. WIDTH AT GARAGE DOORS SHALL BE MAX. 2 FEET BEYOND DOOR & OVERALL MAXIMUM WIDTH OF 32'.

### SITE DATA

AREA: 6,876 SQUARE FEET OR 0.1579 ACRES

### PARCEL IDENTIFICATION NUMBER

22-29-219-001-0000

### BASIS OF BEARING

N/A

### PROPERTY ADDRESS

406 EAST LOGAN STREET  
LEMONT, ILLINOIS

### DESIGNTEK ENGINEERING, INC.

CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE 1 L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4962

IL PROF. LIC. NO. 184-003740

3 PER ARCHITECT: NEW FDN	01-28-20
2 PER ARCHITECT: NEW FDN	01-17-20
1 PER CLIENT REVIEW	01-14-20

REVISION

LOT 12  
406 LOGAN STREET  
LEMONT, ILLINOIS

### DETAILED GRADING PLAN

DRAWN	CHECKED	PROJECT NO.
NSM	MJF	19-0621

DATE: 01-08-20 SHEET 1

SCALE: 1" = 20' OF 2

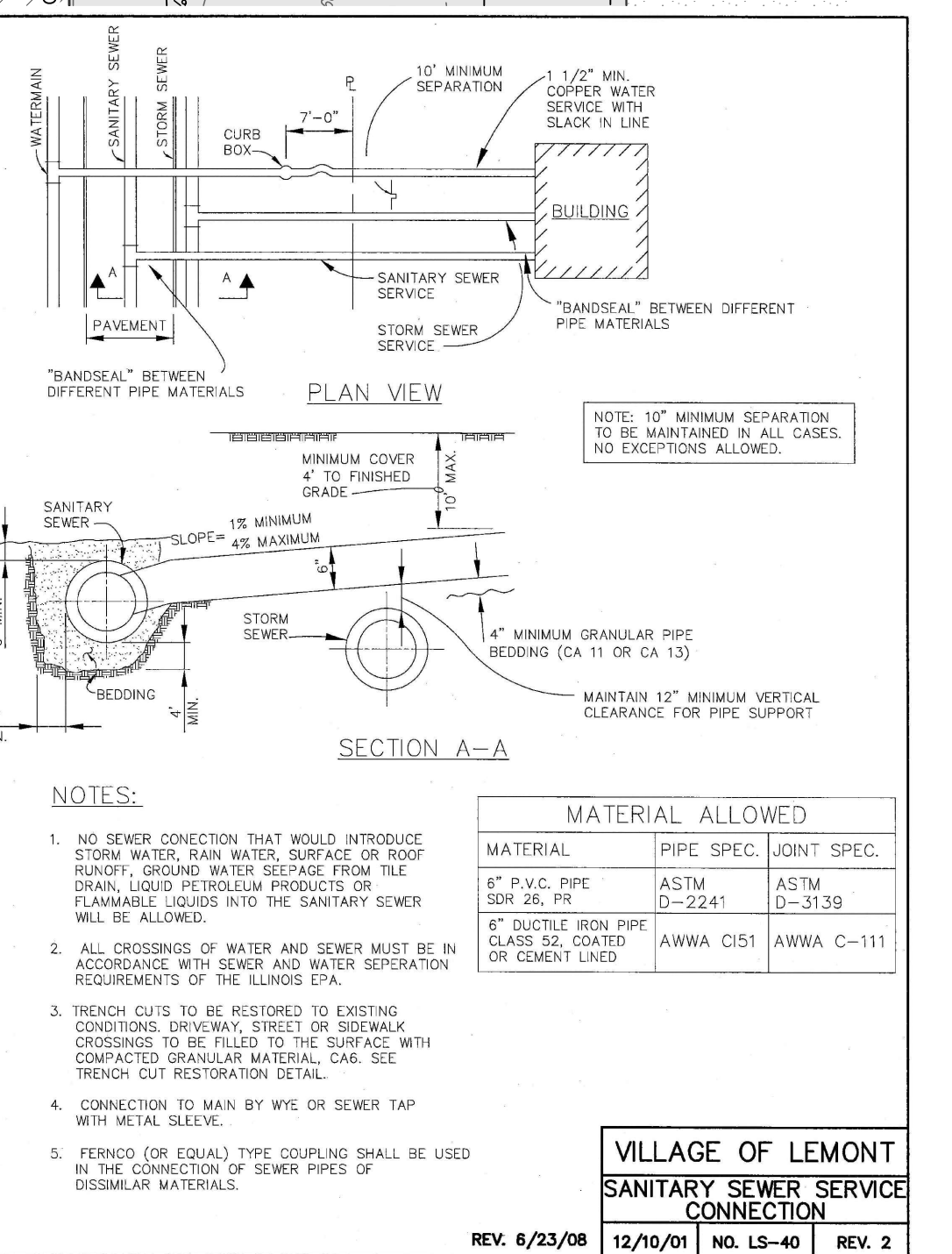
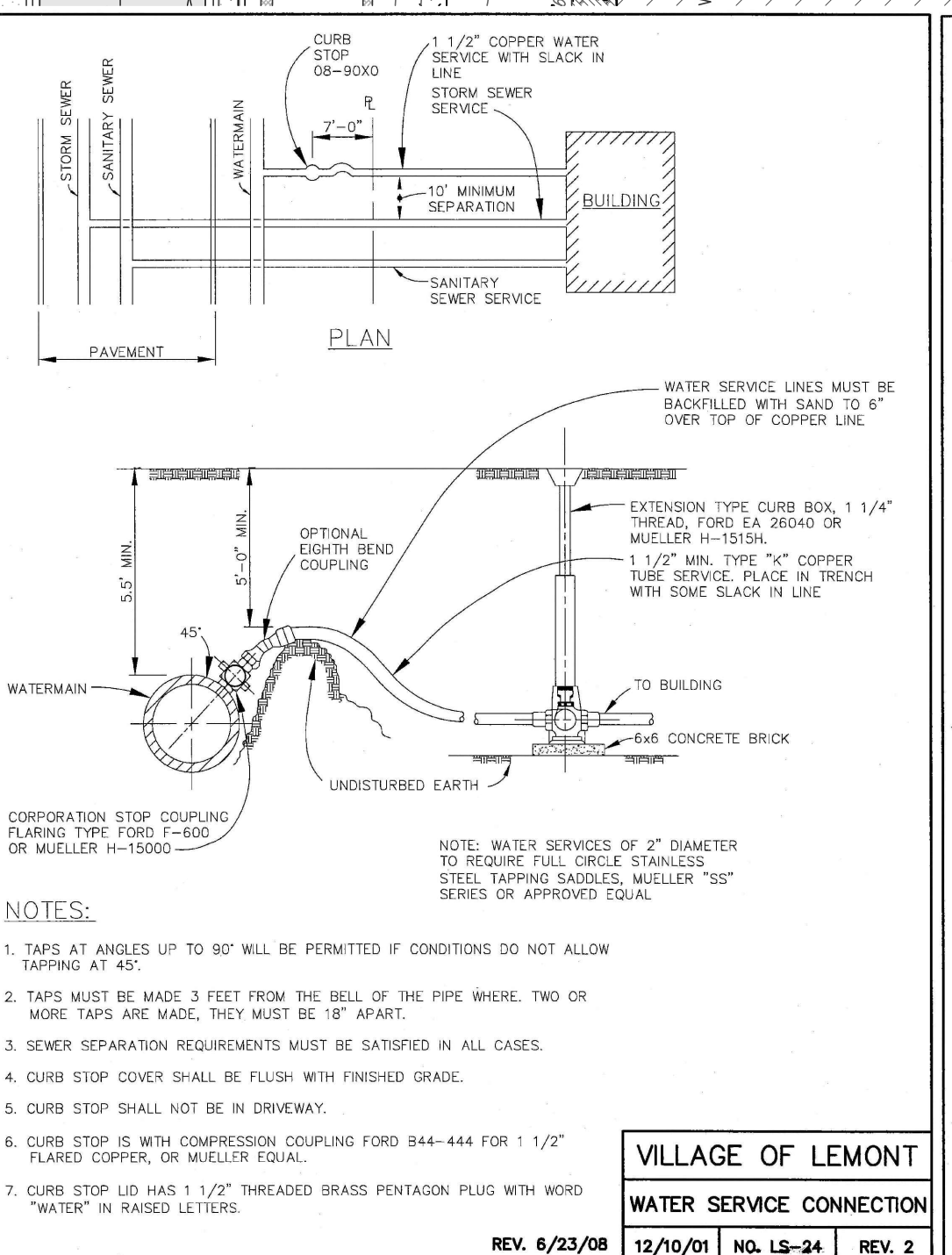
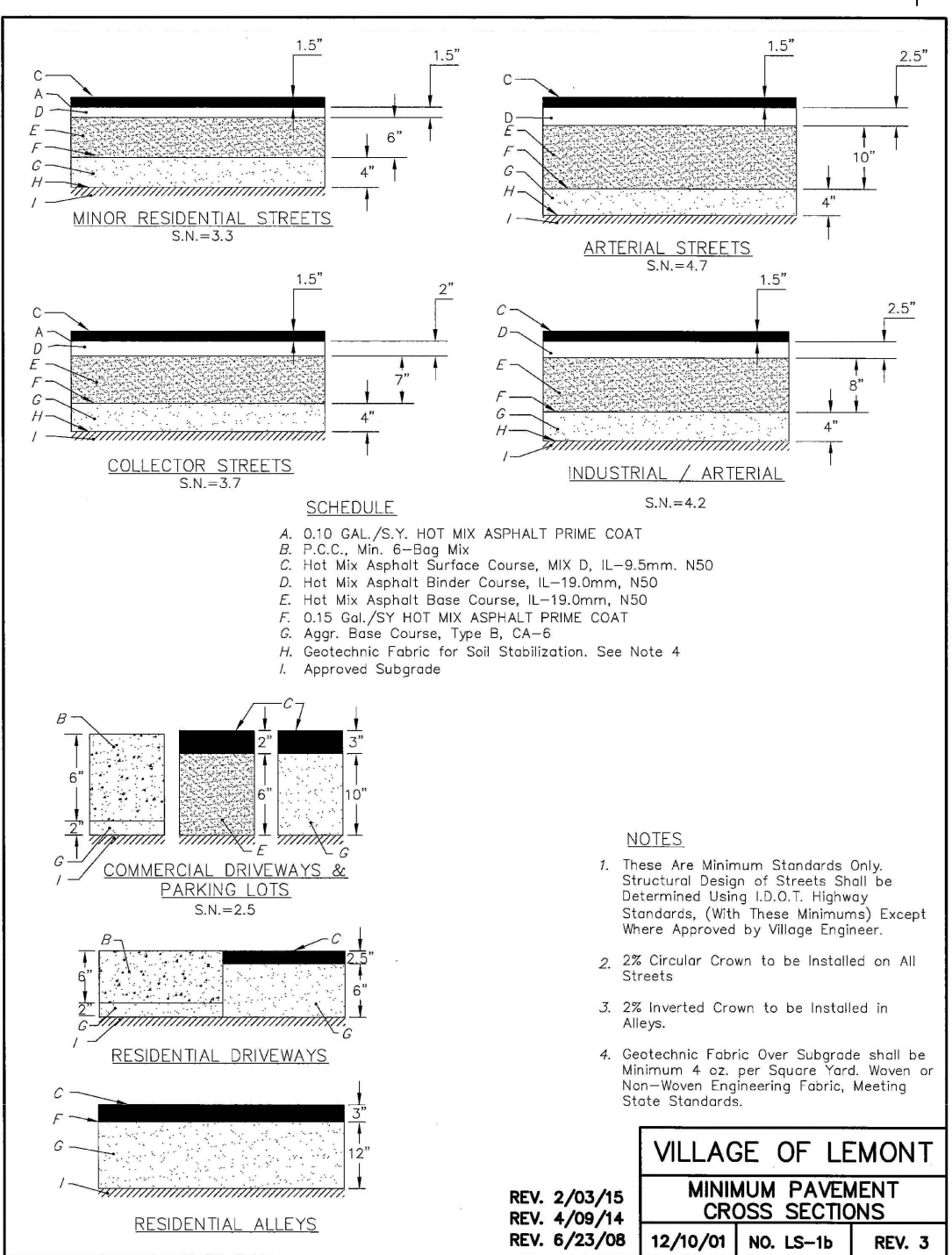
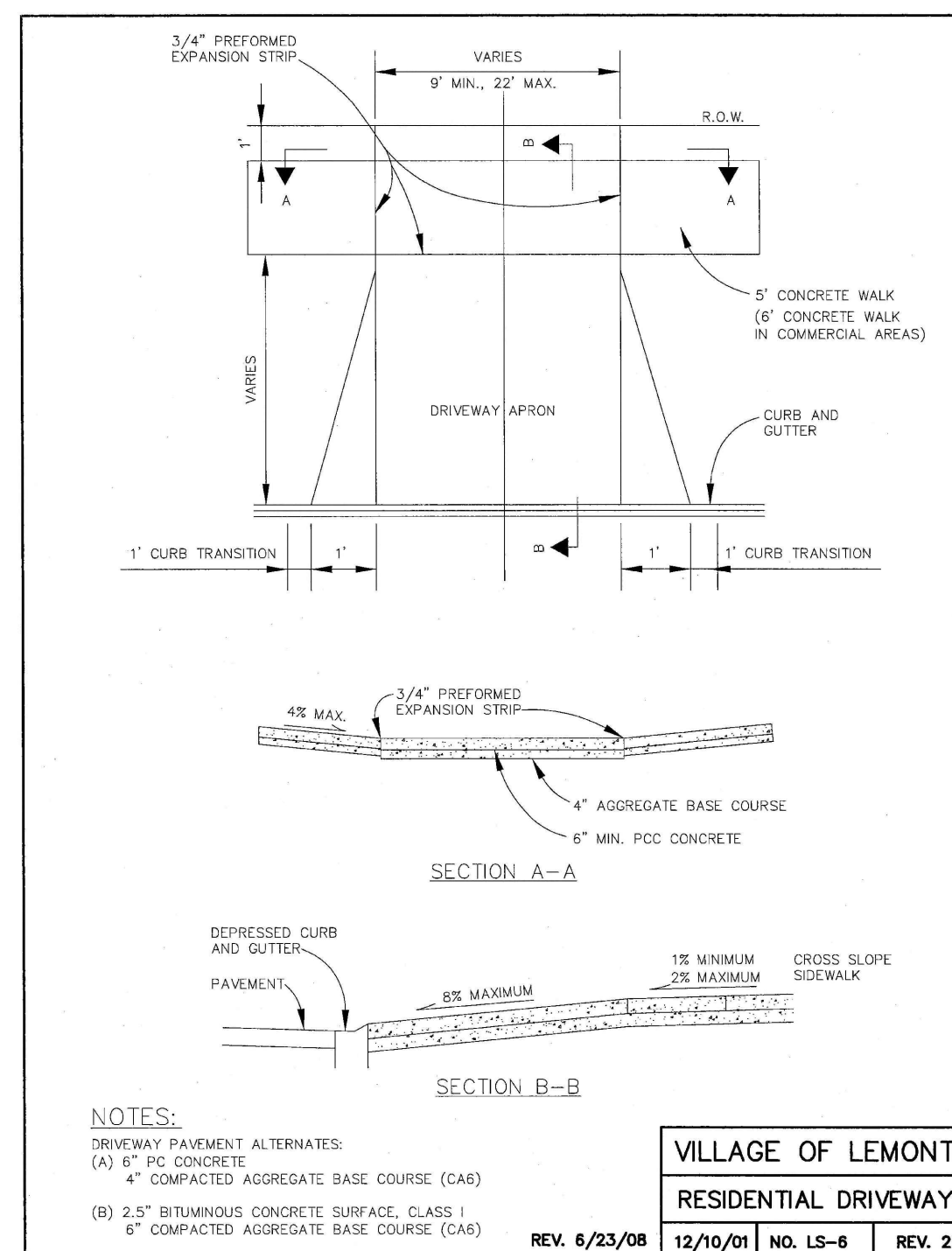
## LEGEND

EXISTING	PROPOSED
Sanitary Sewer	Sanitary Sewer
Sanitary Service	Sanitary Service
Sanitary Manhole	Sanitary Manhole
Storm Sewer	Storm Sewer
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Open Lid Storm Manhole	Open Lid Storm Manhole
Closed Lid Storm Manhole	Closed Lid Storm Manhole
Storm Inlet	Storm Inlet
Flared End Section	Flared End Section
Water Main	Water Main
Water Service	Water Service
Valve Vault	Valve Vault
B-Box	B-Box
Hydrant	Hydrant
Valve Box	Valve Box
Street Light	Street Light
Utility Pole	Utility Pole
Retaining Wall	Retaining Wall
Silt Fence	Silt Fence
Contour	Contour
Force Main	Force Main
Spot Grades	Spot Grades
Overflow Arrow	Overflow Arrow
Top of Foundation	Top of Foundation
Finish Grade	Finish Grade
Finish Floor	Finish Floor
Garage Floor	Garage Floor
Top of Depressed Curb	Top of Depressed Curb

## BENCHMARKS

RIM OF SANITARY MANHOLE LOCATED IN THE PAVEMENT OF EAST STREET, 61 FEET NORTH AND 46' WEST OF THE NORTHWEST CORNER OF LOT 11, AS SHOWN HEREON.  
ELEVATION: 661.35 (NAVD 88)

CHISELED SQUARE ON BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF EAST STREET, OPPOSITE OF THE NORTHWEST CORNER OF LOT 11, SHOWN HEREON.  
ELEVATION: 662.45 (NAVD 88)



## SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS  
COUNTY OF COOK

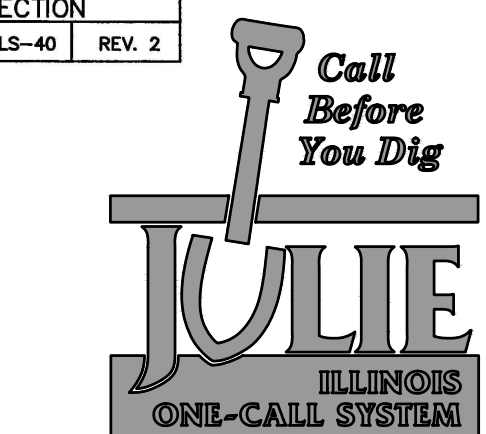
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER 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 PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.



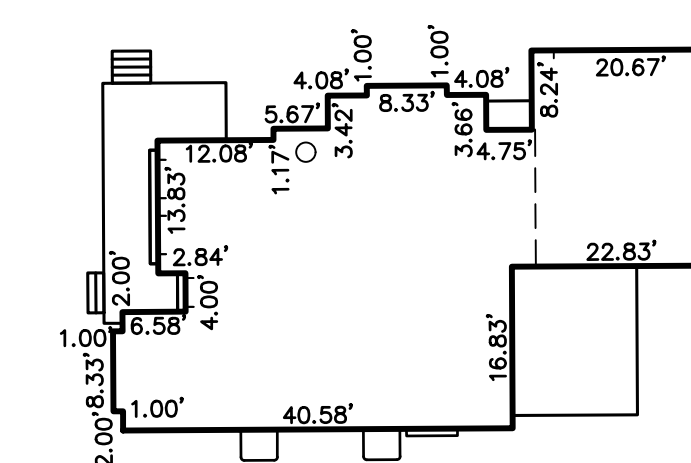
Michael J. Ford  
Expires 11/30/21

## WATER SERVICE CROSSING INFORMATION

1. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS & SERVICES.
2. DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
3. WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 663.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.
4. WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM. CONCRETE IS NOT AN ACCEPTABLE ENCASMENT.
5. WHEN THE ENCASMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).



CALL 1-800-892-0123 or 811  
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG  
WWW.ILLINOISCALL.COM

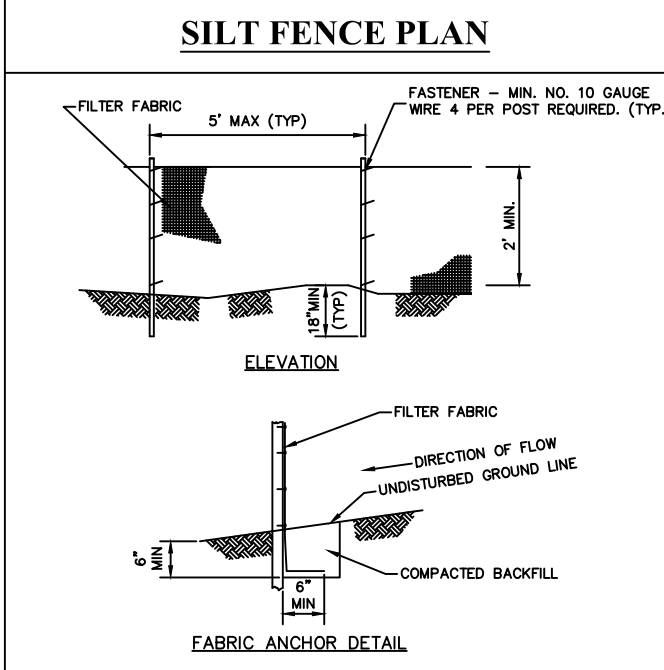


NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.  
REVISED FOUNDATION PLAN SHOWN WAS RECEIVED ON JANUARY 27, 2020 FROM OLSON ARCHITECTS.



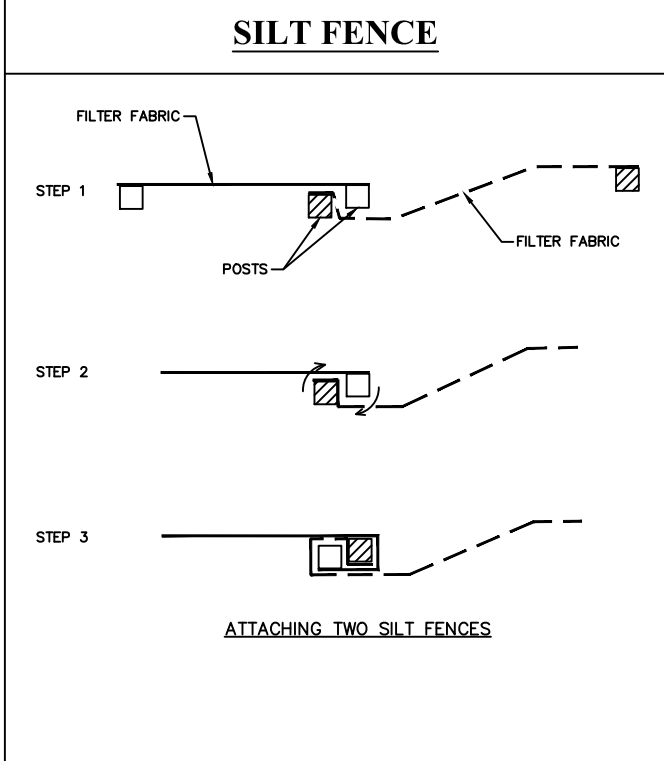
# REMOVAL & EROSION CONTROL PLAN

LEGEND	
EXISTING	PROPOSED



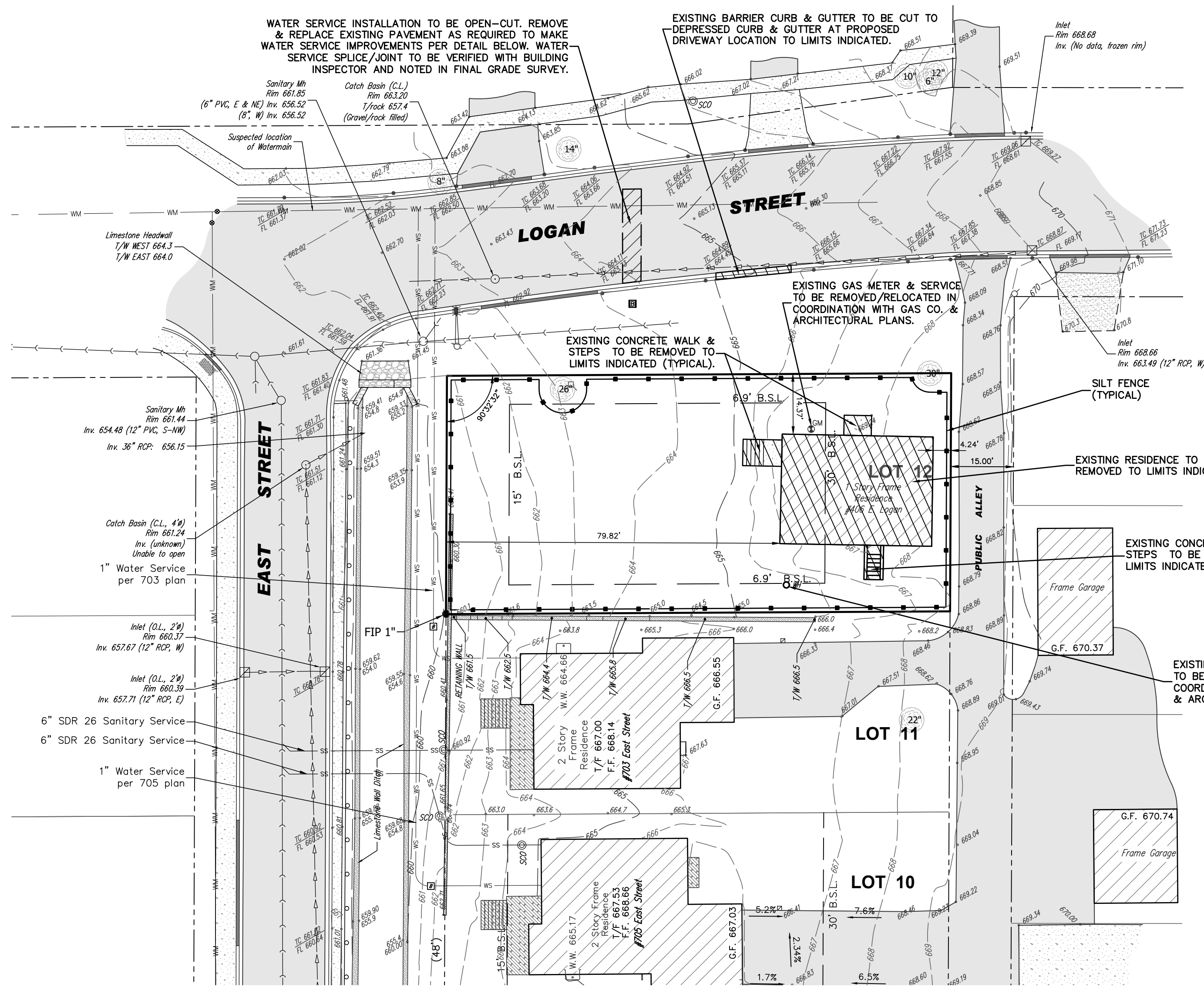
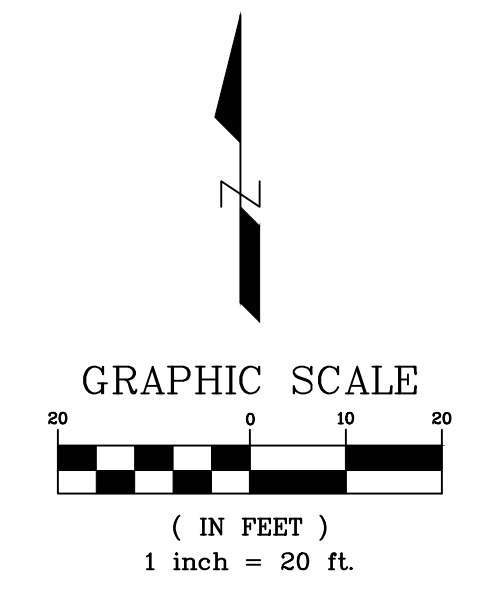
- NOTES:**
- TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN COORDINATION WITH THE FINAL GRADING AND SITE RESTORATION.
  - FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 529 (SOTHELITE TABLE 1 OR 2, CLASS I) WITH EQUIVARIANT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
  - FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

Project	Date	11-6-20
Designed	Date	11-11-20
Checked	Date	11-11-20
Approved	Date	11-11-20



- NOTES:**
- PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
  - DRIVE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
  - DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAG.

Project	Date	11-6-20(W)
Designed	Date	11-11-20
Checked	Date	11-11-20
Approved	Date	11-11-20



**NOTES:**

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST. THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE: 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTEK ENGINEERING, INC. (708) 326-4961; FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2019.

**OWNER:**  
BRIAN MORGAN HOMES  
(630) 853-5564

<b>SITE DATA</b>
AREA: 6,876 SQUARE FEET OR 0.1579 ACRES

<b>PARCEL IDENTIFICATION NUMBER</b>
22-29-219-001-0000

<b>BASIS OF BEARING</b>
N/A

<b>PROPERTY ADDRESS</b>
406 EAST LOGAN STREET 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

3 PER ARCHITECT: NEW FDN. 01-28-20
2 PER ARCHITECT: NEW FDN. 01-17-20
1 PER CLIENT REVIEW 01-14-20
REVISION

LOT 12 406 LOGAN STREET LEMONT, ILLINOIS
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<b>DETAILED GRADING PLAN</b>
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DRAWN NSM	CHECKED M/JF	PROJECT NO. 19-0621
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DATE: 01-08-20	SHEET 2
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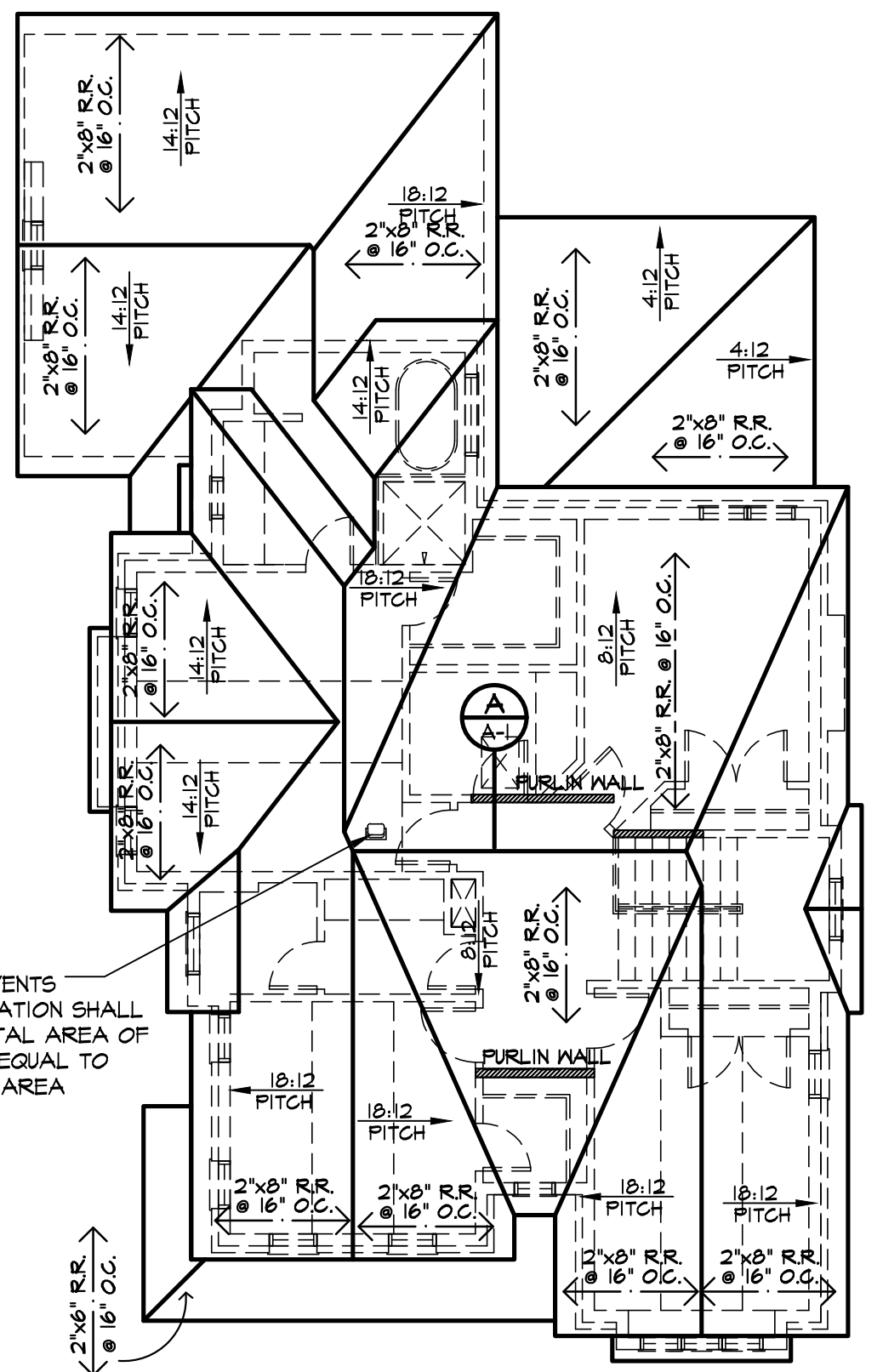
SCALE: 1" = 20'	OF 2
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CALL 1-800-892-0123 or 811  
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG  
WWW.ILLINOISCALL.COM

L:\Projects\2019\19-0621\Engineering\DWG\Detailed Grading Plan\19-0621.dwg Plot Date: 1/8/2020 8:52:46 AM By: rmm/ade

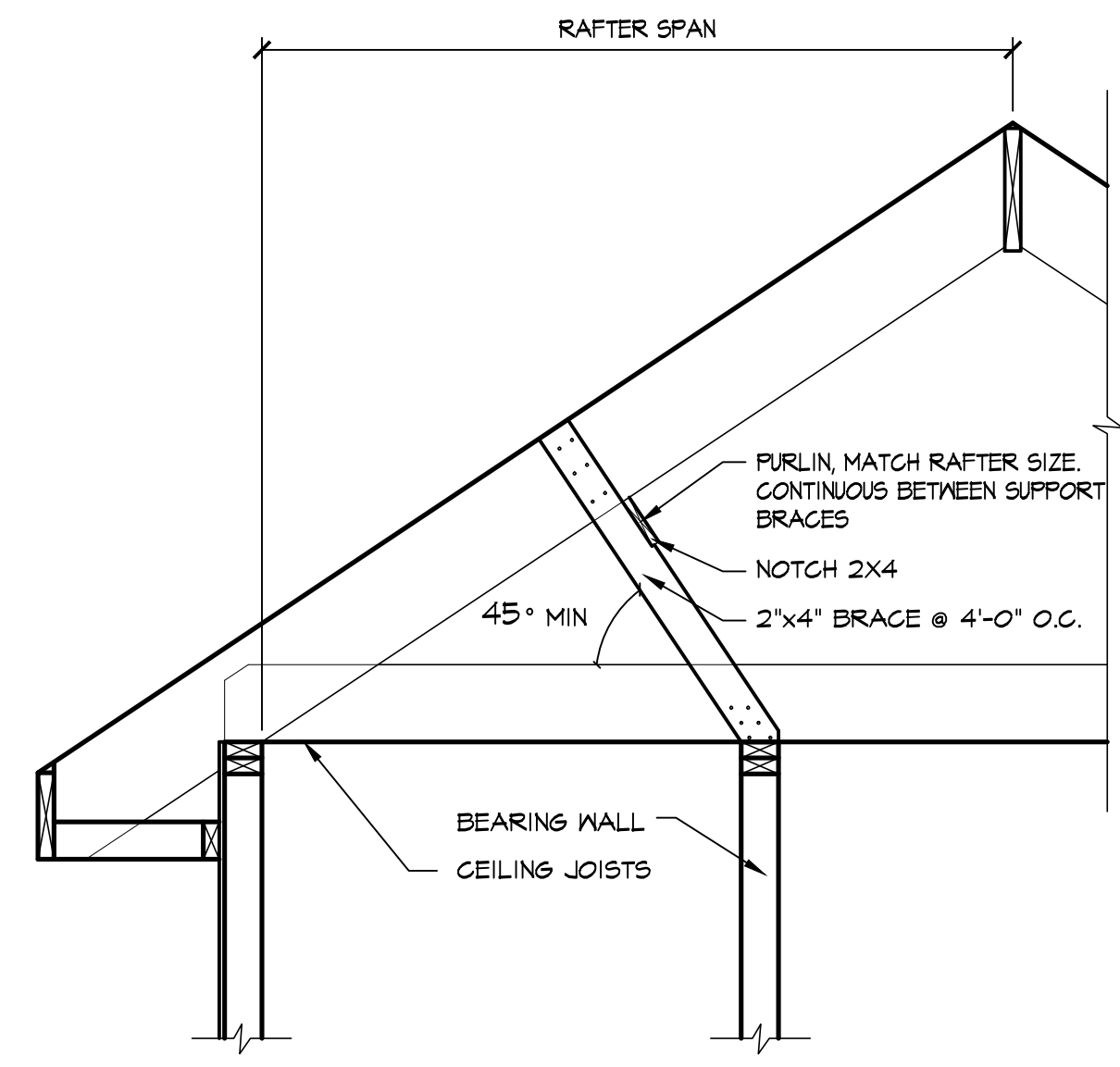
Attachment 5

Architectural Plans for Permit



ROOF PLAN

SCALE: 1/8" = 1'-0"



PURLIN DETAIL

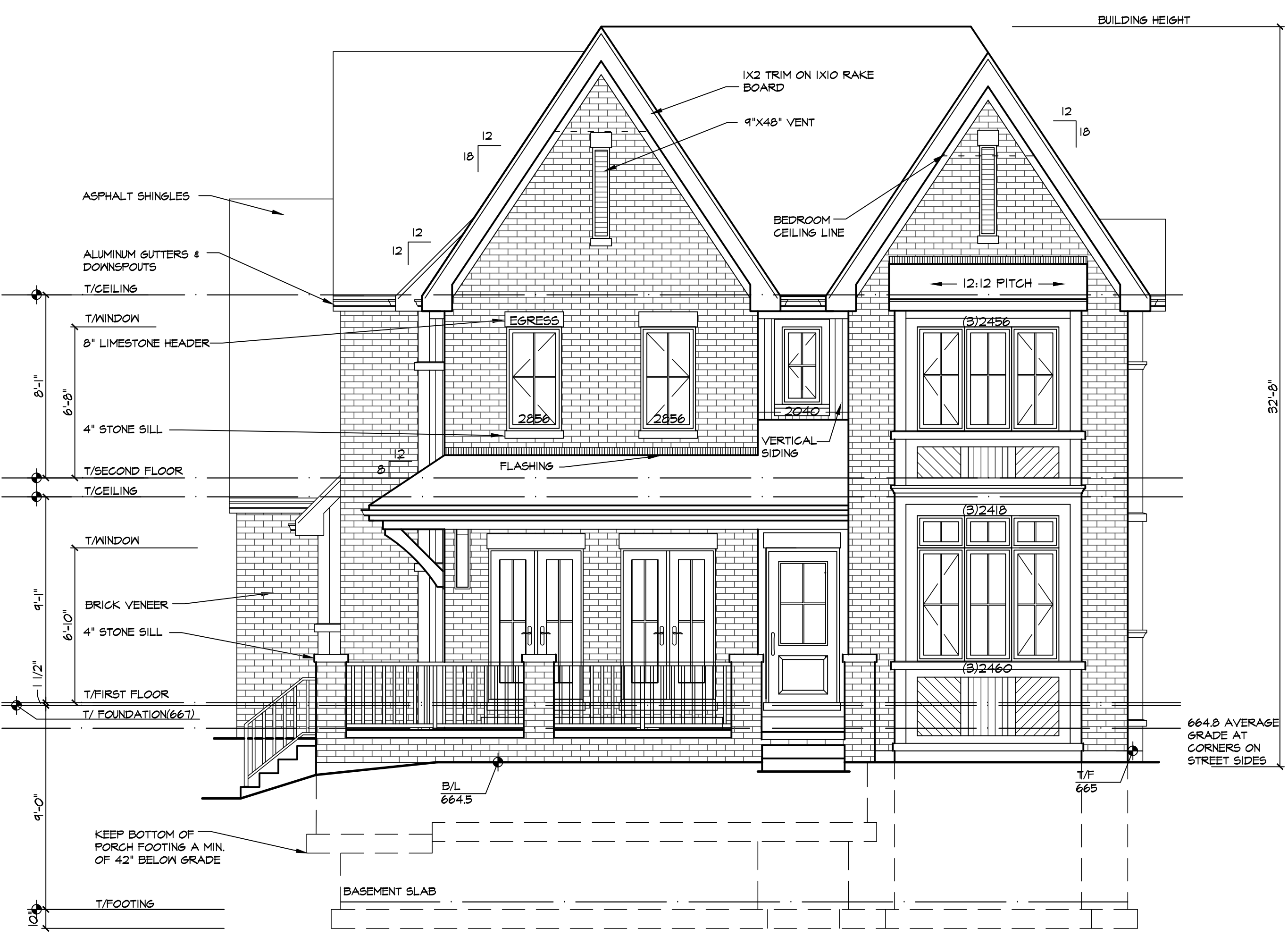
NOTE: 2x6 RAFTERS TO BE BRACED @ MAX. SPAN OF 15'-11\"/>

DESIGN LOADS

Table with columns: USE, LL, DL. Rows include: BALCONIES (EXTERIOR), DECKS, ROOF RAFTERS, ROOF RAFTERS W/ CATHEDRAL CEILING, ROOF RAFTERS (HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE, ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12), ATTICS (LIMITED ATTIC STORAGE), FLOORS, FLOORS (SLEEPING ROOMS), STAIRS, GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP), WALLS-STUD, WALLS-BRICK (STD), PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY, FLEXICORE

ROOF NOTES

- USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2\"/>



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT

Table with columns: CLIMATE ZONE, FENESTRATION U-FACTOR, SKYLIGHT U-FACTOR, GLAZED FENESTRATION SHGC, CEILING R-VALUE, WOOD FRAME WALL R-VALUE, MASS WALL R-VALUE, FLOOR R-VALUE, BASEMENT WALL R-VALUE, SLAB R-VALUE AND DEPTH, GRAFL SPACE WALL R-VALUE. Row 1: 5 AND MARINE, 32 MAX, NA, NR, 49, R-20, NA, 30, 15 4'-0\"/>

2015 IECC COMPLIANCE REQUIREMENTS

- I. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR ARCHITECT. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN THE CEILING/ROOF, WALLS, FOUNDATION/SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR, AND DUCTS OUTSIDE CONDITIONED SPACES/FACTORS FOR PENETRATION AND THE SHGC OF PENETRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT, WHERE A GAS FIRED INVENTED ROOM HEATER, ELECTRIC FURNACE OR BASEBOARD ELECTRIC HEATER IS INSTALLED, THE CERTIFICATE SHALL LIST IT "AS APPROPRIATE". AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED INVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

DRAWING INDEX

- A-1 FRONT ELEVATION/ROOF PLAN
A-2 ELEVATIONS
A-3 FOUNDATION PLAN
A-4 FLOOR PLANS
E-1 ELECTRICAL PLANS
D-1 WALL SECTIONS
D-2 DETAILS
SP-1 SPECIFICATIONS

CODES

- THE 2006 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
2008 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE

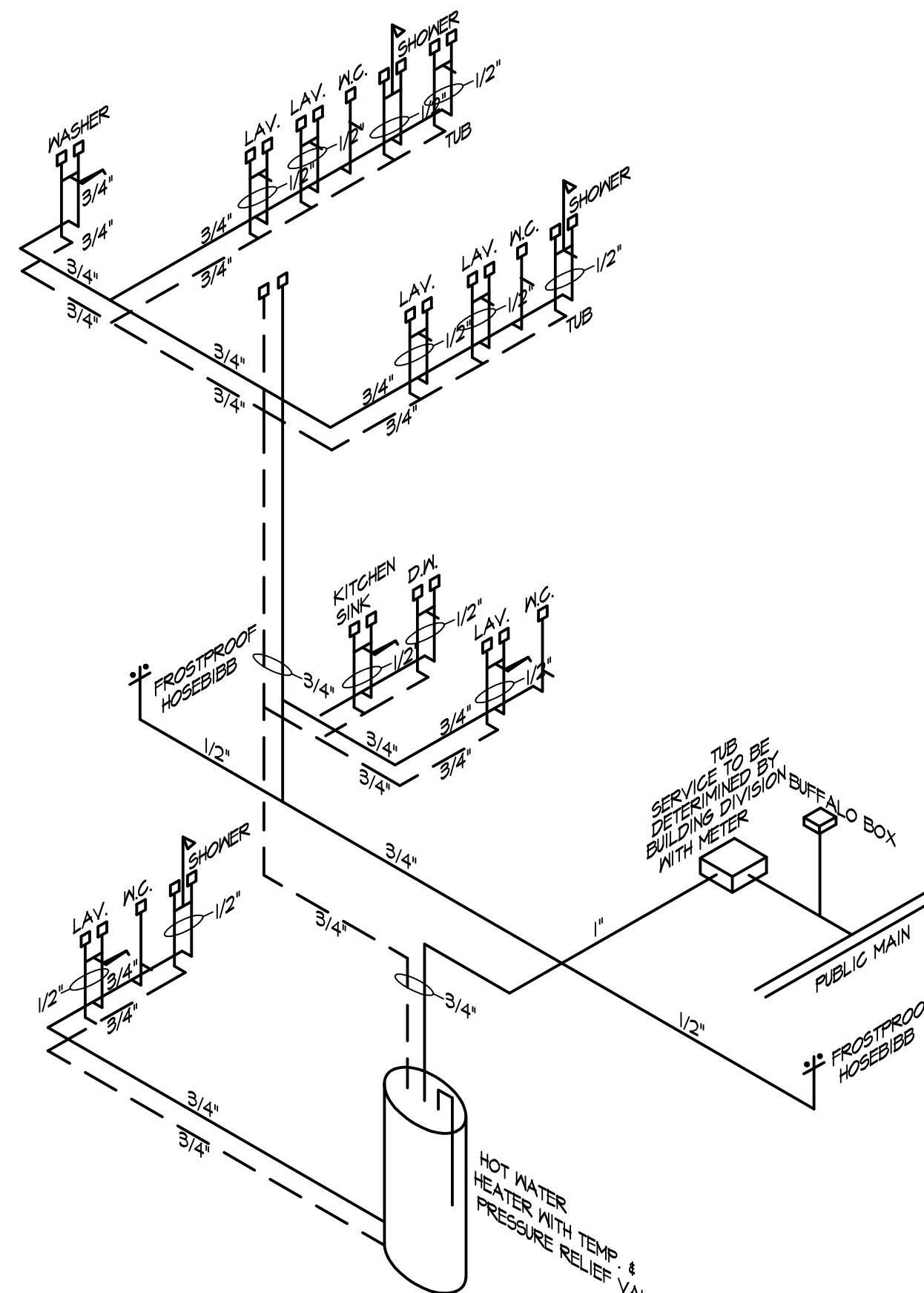
CERTIFICATION

I CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY ABILITY COMPLY WITH THE BUILDING ORDINANCES, ZONING ORDINANCES, AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF LEMONT, IL. Jennifer Kokal - ARCHITECT - ARCHITECTURAL REG. NO. 001-020704 REGISTRATION EXPIRATION DATE: NOVEMBER OF 2020 KIRK DESIGN INC. - ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-006712 REGISTRATION EXPIRATION DATE: APRIL 30, 2021

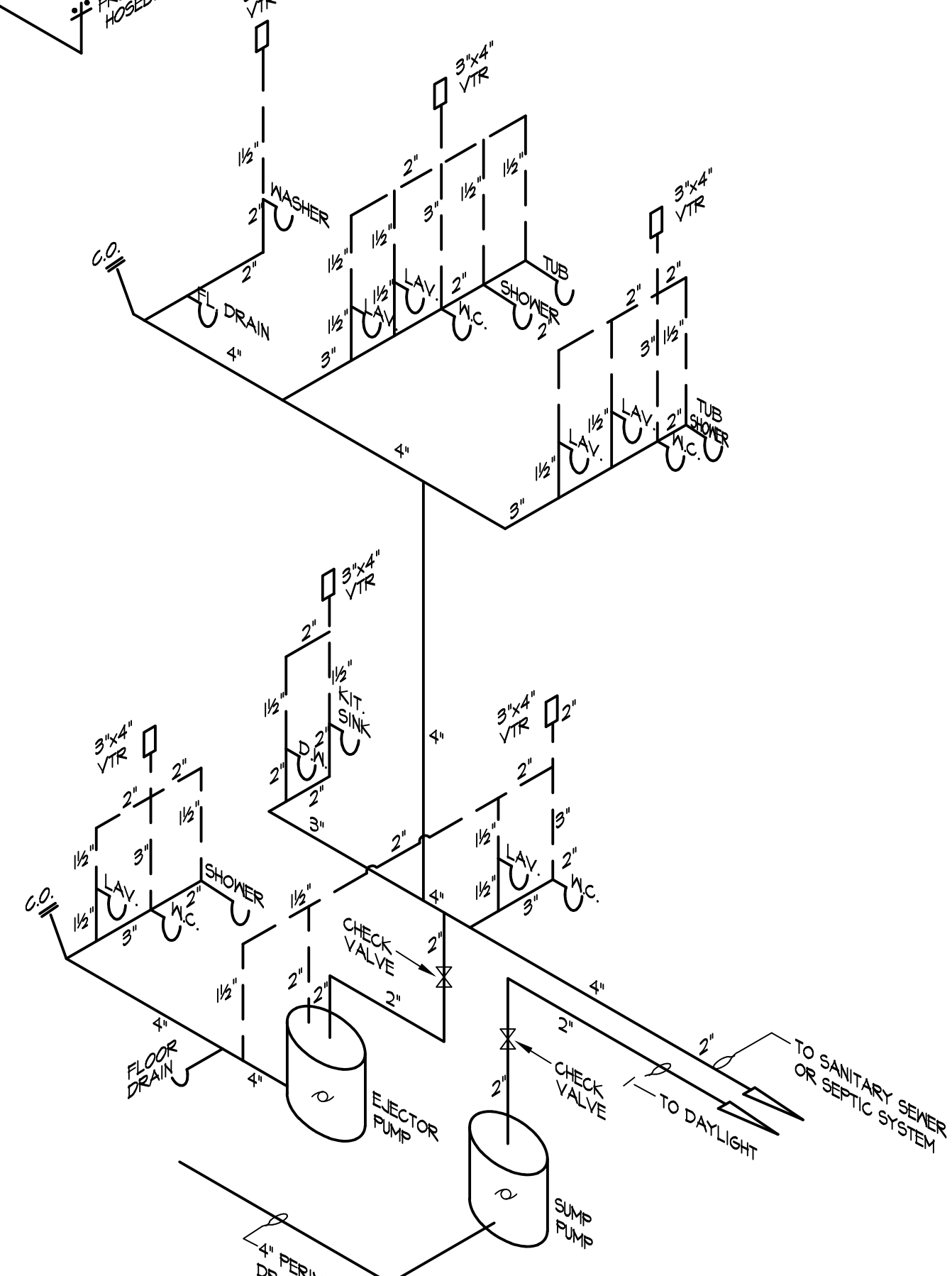


LIGHT AND VENT SCHEDULE					
ROOM	AREA	REQ. LIGHT 8%	ACTUAL LIGHT	REQ. VENT 4%	ACTUAL VENT
FAMILY/KITCHEN/DIN	489	39	51	20	30
DINING ROOM	150	12	33	6	16.2
STUDY	114	9	23.4	4.5	11.4
PND	27	-	-	40.5	-
MASTER BEDROOM	190	15.2	39.6	7.6	17.1
BEDROOM #2	136	11	21.6	5.5	10.3
BEDROOM #3	140	11.2	23.4	5.6	11.4
BEDROOM #4	141	11.3	23.4	5.6	11.4
MASTER BATH	128	-	-	192	-
BATH #2	31	-	-	46.5	-
BASEMENT(1%)	1157	11.57	12	11.57	12

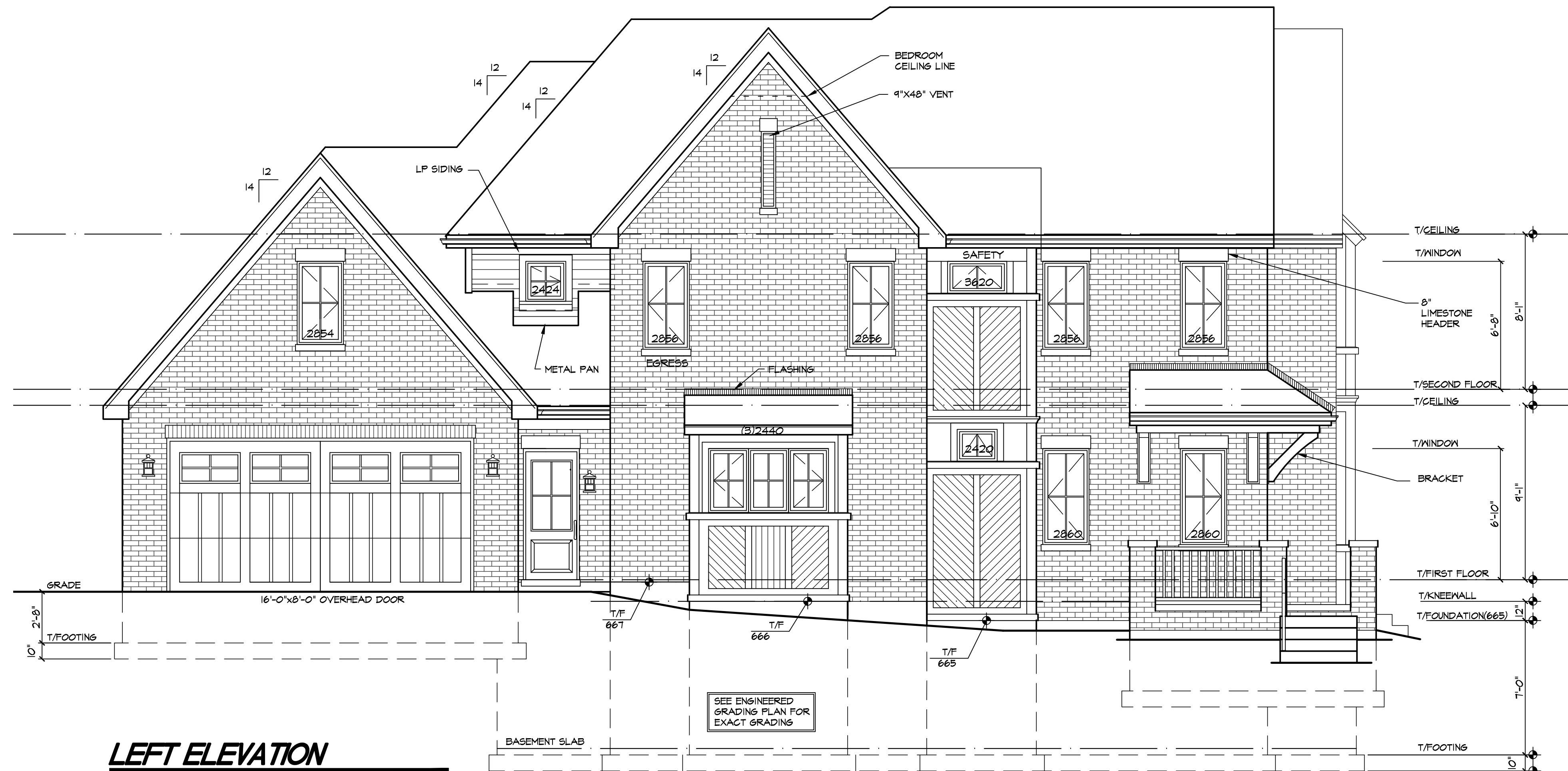
NOTE:  
ALL WINDOW SIZES SHOWN ARE DESIGNATED AS "MARVIN INTEGRITY" MANUFACTURED WINDOWS. IF A DIFFERENT MANUFACTURER IS TO BE USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL WINDOWS MEET NECESSARY LIGHT, VENT, SAFETY GLAZING, AND EGRESS REQUIREMENTS.



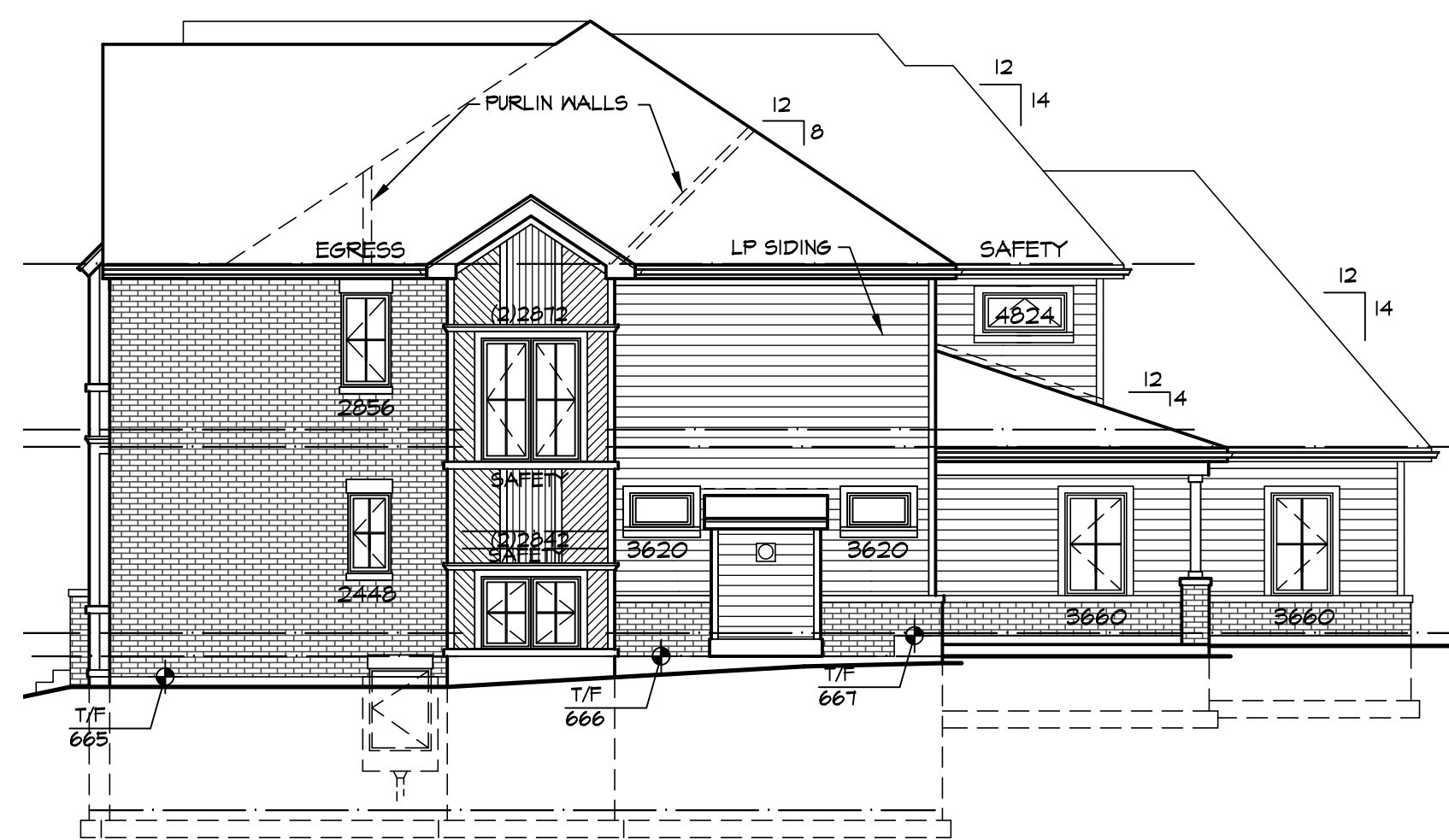
**GENERAL WATER RISER DIAGRAM**  
SUPPLY PIPES= COPPER  
TYPE K WATER PIPE BELOW GRADE, TYPE L COPPER ABOVE GRADE.  
12" AIR CHAMBER AT EACH FIXTURE  
24" AIR CHAMBER AT EACH RISER  
SHUT OFF VALVE AT EACH FIXTURE



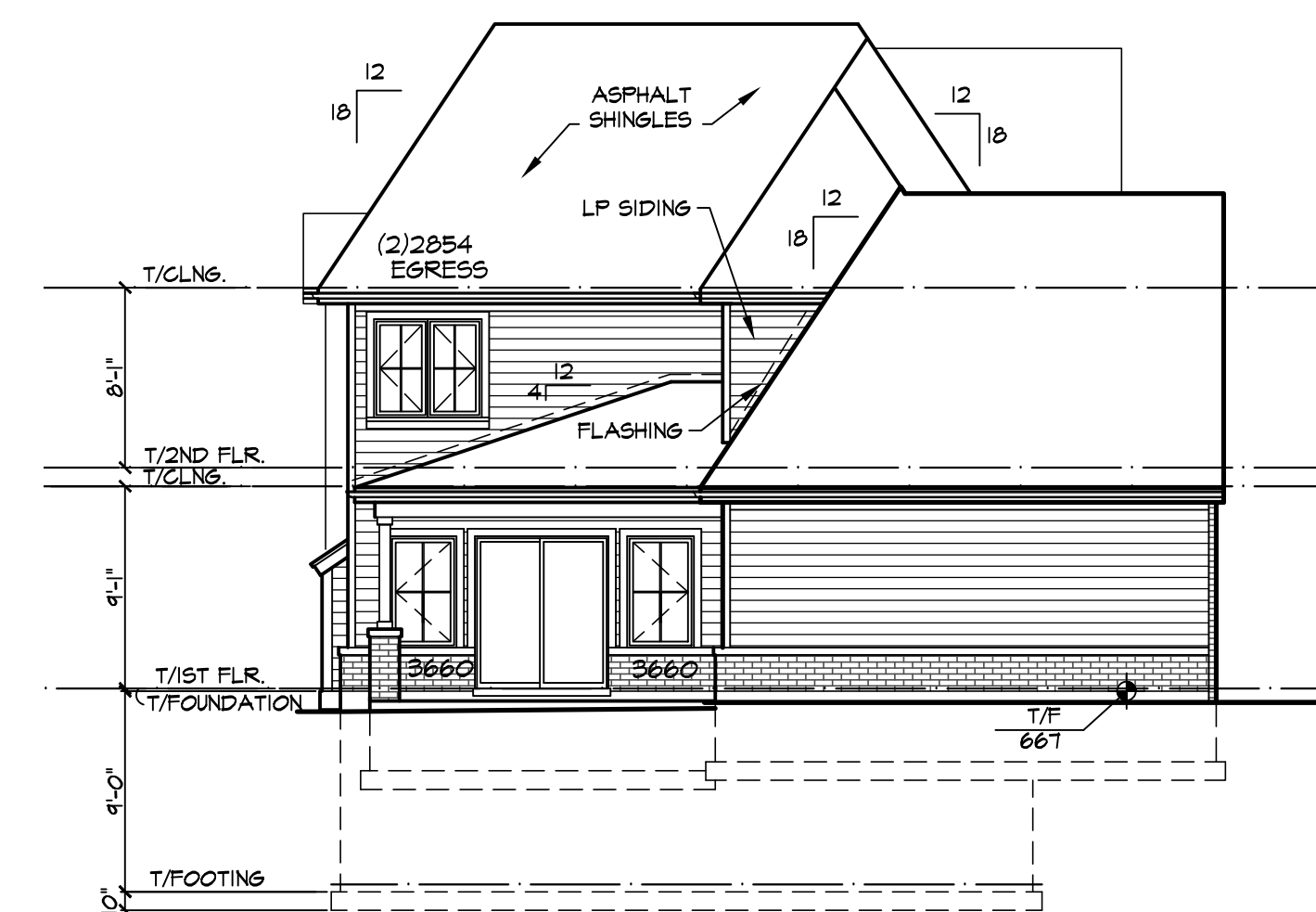
**GENERAL SOIL WASTE AND VENT DIAGRAM**  
RETURN PIPES= PVC



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



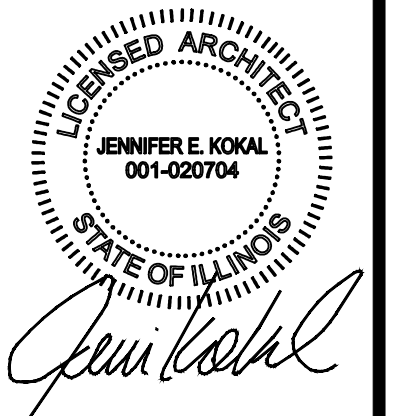
**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

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EXPIRES: 11/30/2020

REVISIONS:

TITLE:  
ELEVATIONS/  
ROOF PLAN

DRAWN: JK  
CHECKED: JK

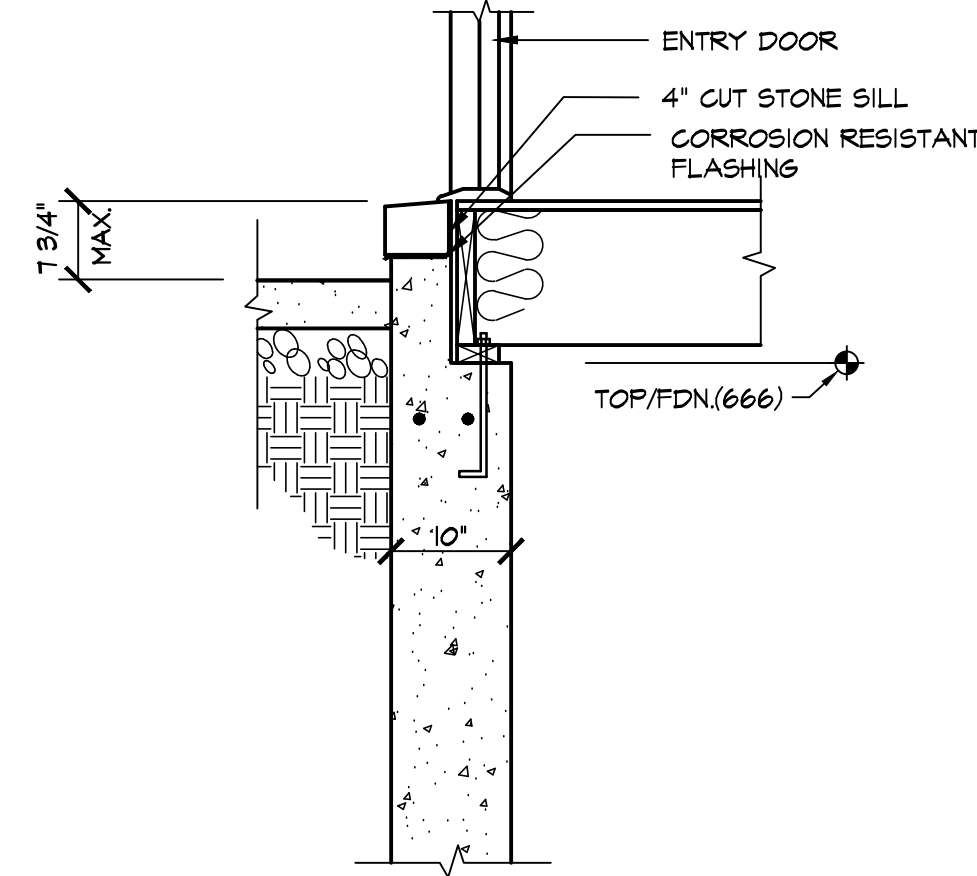
DATE ISSUED:  
1/27/20

PROJECT NUMBER:  
2019-068

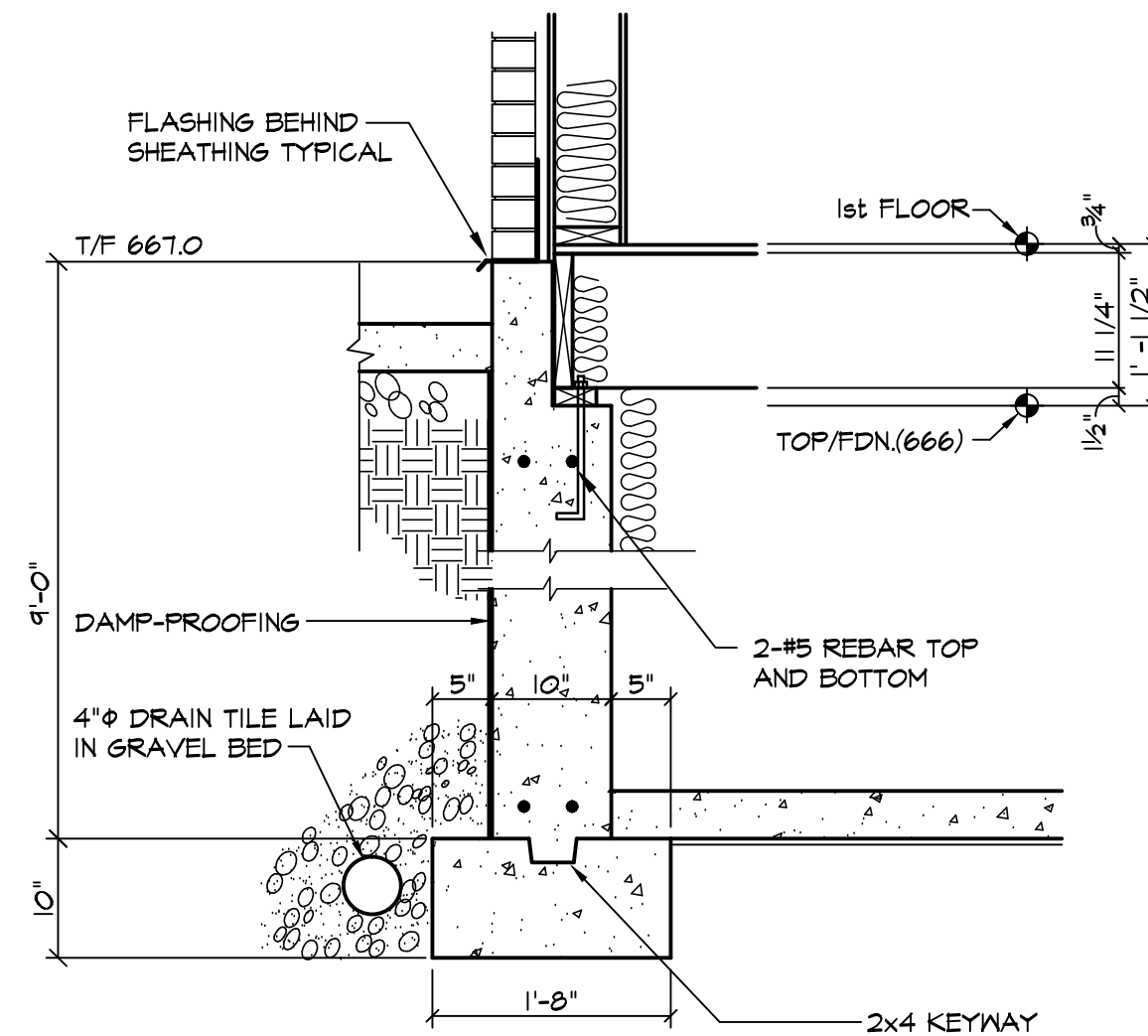
SHEET NUMBER:

## GENERAL NOTES

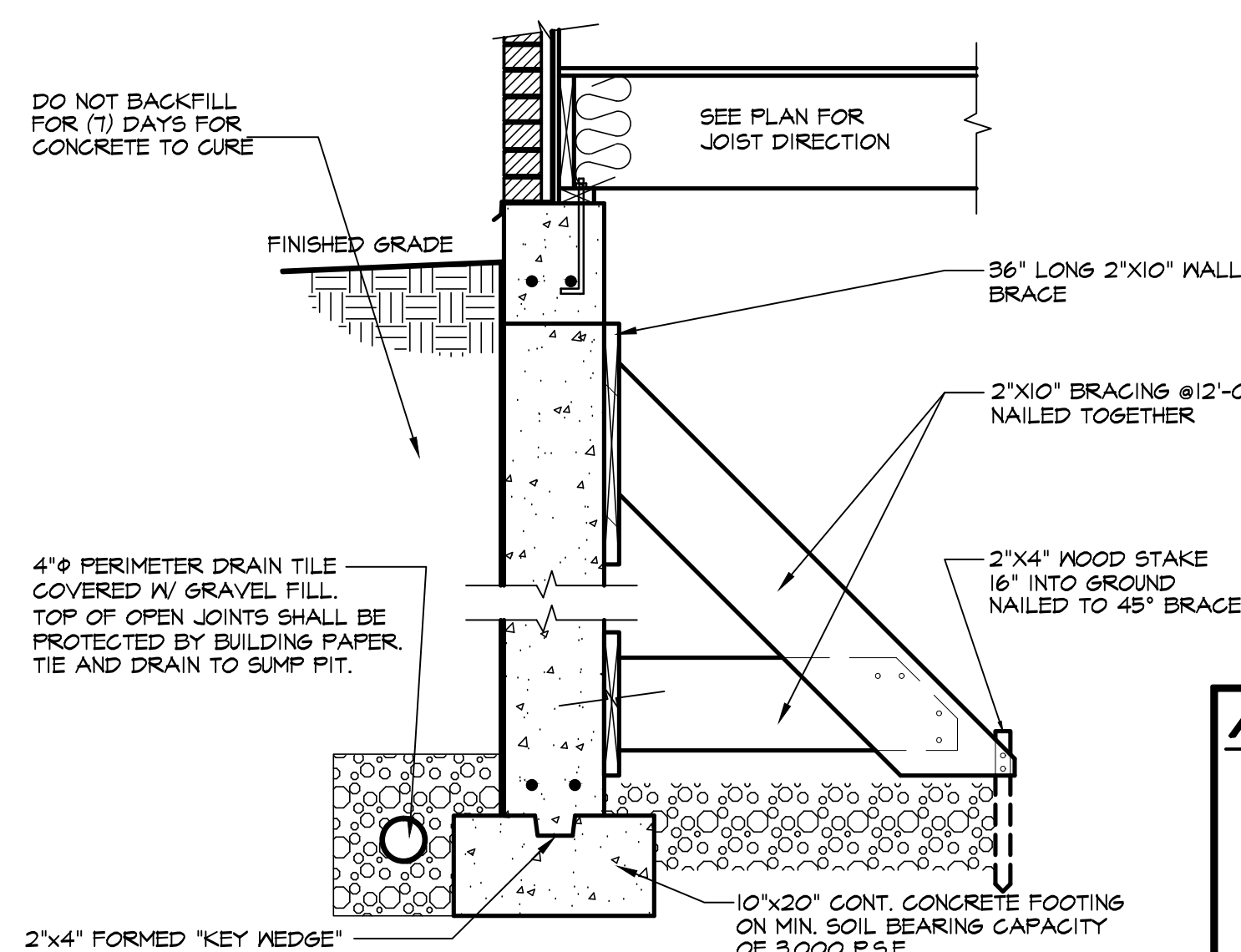
- ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, COUNTY, AND LOCAL BUILDING ORDINANCES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NULLIFY AND VOID ANY ARCHITECTURAL CERTIFICATION PERTAINING TO THIS PROJECT.
- THE ARCHITECT SHALL NOT HAVE 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. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S OR SUBCONTRACTOR'S SCHEDULES OR FOR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 PSF.
- CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- WOOD SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR ROT AND TERMITES.
- PROVIDE A CONTINUOUS 2X6 WOOD NAILER ON TOP OF ALL STEEL BEAMS EXCEPT THOSE USED FOR SUPPORTING MASONRY.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, OVERSIZED SUBS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS.
- BLOCK SOLID ALL POINTS LOADS DOWN TO STEEL BEAMS AND FOUNDATION WALLS.
- PROVIDE 3-2X4'S MIN. AT EACH END OF ALL WOOD BEAMS, HEADERS, AND GIRDER TRUSSES CONTINUOUS TO CONCRETE FOUNDATION OR STRUCTURAL STEEL UNLESS NOTED OTHERWISE.
- FIRESTOP ALL SOFFITS, PENETRATIONS BETWEEN STORIES, THE ROOF SPACES AND DROPPED CEILINGS WITH 5/8" DRYMALL OR 3/4" PLYWOOD.
- PLUMBING SUPPLY LINES SHALL BE COPPER TYPE L.
- ALL WINDOW DESIGNATIONS ARE "MARVIN INTEGRITY"
- ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F.
- PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 18" A.F.F. AND OVER ALL TUBS.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS, SKYLIGHTS, SADDLES, ROOF/WALL INTERSECTIONS(3'-0" UP WALL) AND AT ALL GUTTER LOCATIONS(A MINIMUM OF 6'-0" UP FROM EDGE OF ROOF.)
- ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, OR NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.
- ALL WINDOW WELLS TO HAVE COVERS OR GUARDS.
- WINDOW WELLS WITH VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. RUNGS AT LEAST 12" WIDE AT LEAST 3" FROM WALL, SPACED NO MORE THAN 18" O.C. VERTICALLY FOR FULL HEIGHT OF WINDOW WELL.
- PROVIDE 1X3 CROSS BRACING IN FLOORS WITH MAX. SPACING OF 8'-0" O.C. ONE ROW MINIMUM. PROVIDE SOLID BRIDGING IN THE CEILING JOISTS WITH MAX. SPACING OF 8'-0" O.C. - ONE ROW MIN.
- HOT AND COLD AIR RETURNS/SUPPLIES MUST BE IN SHEET METAL.
- FIREPLACE OPENING OF 6 S.F. OR LESS-HEARTH EXTENSION OF 8' ON EACH SIDE AND 16' IN FRONT OF FIREPLACE OPENING. FIREPLACE OPENING OF 6 S.F. OR GREAT-HEAR EXTENSION OF 12' ON EACH SIDE AND 20' IN FRONT OF FIREPLACE
- WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 12" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
  - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2040
  - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2



**DETAIL - ENTRY**  
3/4" = 1'-0"



**DROPPED FLOOR JOIST**  
3/4" = 1'-0"



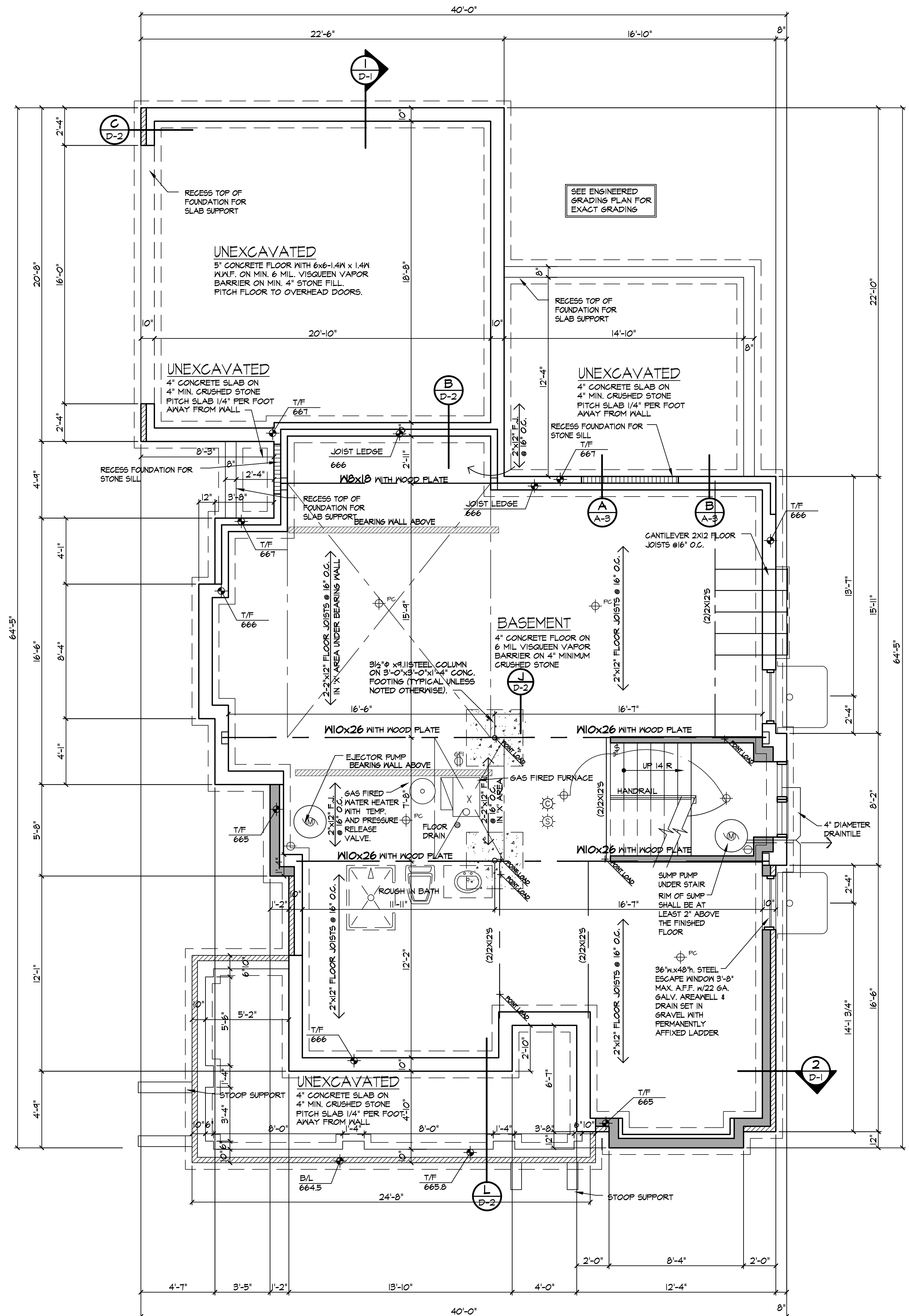
## TEMPORARY FOUNDATION WALL BRACING FOR BACKFILL

(NOT TO BE REMOVED UNTIL DECK FLOOR IS INSTALLED)

## ADDITIONAL NOTES

- ALL BASEMENTS SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AND VENTILATION AREA OF NOT LESS THAN ONE PERCENT OF THE GROSS FLOOR AREA.
- FOR ANCHORAGE OF BASEMENT-LESS PORTIONS OF STRUCTURES SUCH AS ATTACHED GARAGES AND GRAVEL SPACES, EMBED NINEFOUR (4) ONE-HALF IN (1/2) ROUND, FOUR FOOT (4) LONG HOOKED BARS HALFWAY INTO MAIN WALL, TWO (2) NEAR TOP AND TWO (2) NEAR BOTTOM OF ATTACHED WALL. EPOXY INTO PLACE IF HOLES ARE OVERSIZED.
- BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS CURED FOR NO LESS THAN SEVEN DAYS AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL. SAID BRACINGS SHALL BE PLACED UPON THE BUILDING PLANS SUBMITTED FOR PERMIT.
- FOOTING DRAIN TILE IS REQUIRED ON THE OUTSIDE OF BASEMENT AND GRAVEL SPACE FOOTINGS. INSIDE LOCATIONS SHALL BE PERMITTED ONLY IN ADDITION TO THE REQUIRED OUTSIDE LOCATION OR ONLY UPON APPROVAL OF THE BUILDING OFFICIAL. MINIMUM DIAMETER SHALL BE FOUR INCHES (4").
- SUMP PUMPS MUST DISCHARGE A MINIMUM OF FIVE FEET (5') FROM THE FOUNDATION WALLS. DISCHARGE MUST CONFORM TO THE APPROVED GRADING PLAN AND IN NO CASE SHALL BE EXTENDED CLOSER THAN THREE FEET (3') FROM THE REAR OF SIDE PROPERTY LINE. SUMP PUMPS MAY NOT DISCHARGE TO THE FRONT YARD OR EXTERIOR SIDE YARD UNLESS SPECIFICALLY APPROVED BY THE VILLAGE ENGINEER.
- ANCHORAGE FOR FOUNDATION WALLS: WHERE APPROVED WING WALLS OR FROST PROOF FOUNDATIONS DO NOT EXIST, PROVIDE DOVEL BAR ANCHORAGE FOR PORCH AND TERRACE SLABS, CONCRETE OR MASONRY STEPS AND AREA WALLS, WHICH ADJOIN FOUNDATION WALLS.

1. PROVIDE DRAINS IN ALL BELOW GRADE STAIR LANDINGS AND WINDOW WELLS.



## FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT  
JENIFER E. KOKAL  
001-02704  
STATE OF ILLINOIS  
*Jen Kokal*

EXPIRES: 11/30/2020

REVISIONS:

TITLE: FOUNDATION PLAN  
DRAWN: JK  
CHECKED: JK

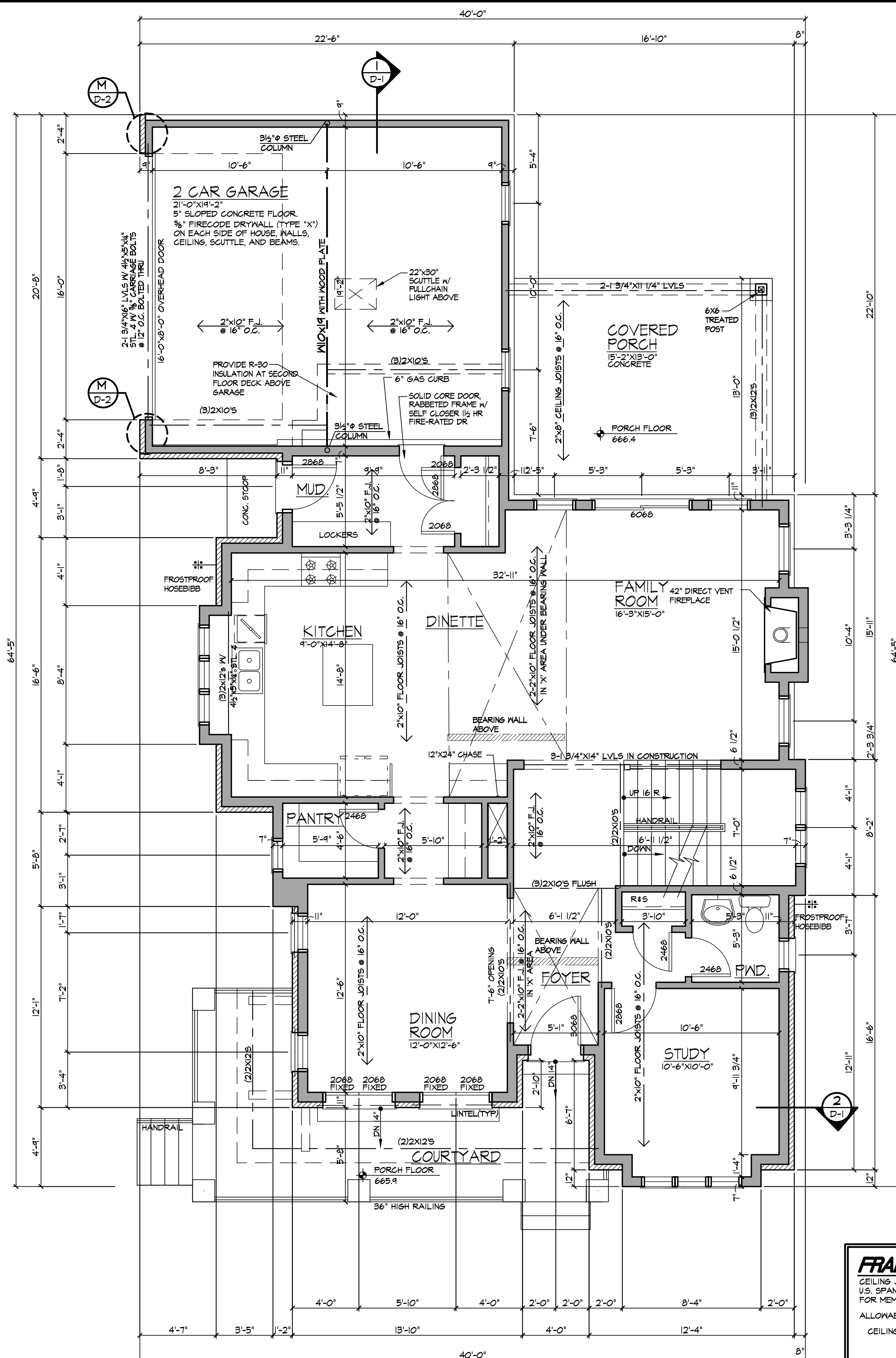
DATE ISSUED: 1/27/20

PROJECT NUMBER: 2019-068

SHEET NUMBER:

**A-3**





**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**INTEL SCHEDULE**

4'-0" OR LESS	L-3 1/2"x3 1/2"x5/16"
5'-0"	L-3 1/2"x3 1/2"x5/16"
6'-0"	L-4"x3 1/2"x5/16"
7'-0"	L-4"x3 1/2"x5/16"
8'-0"	L-5"x3 1/2"x5/16"
9'-0"	L-5"x3 1/2"x3/8"
10'-0"	L-6"x3 1/2"x3/8"
16'-0"	L-6"x4"x3/8"

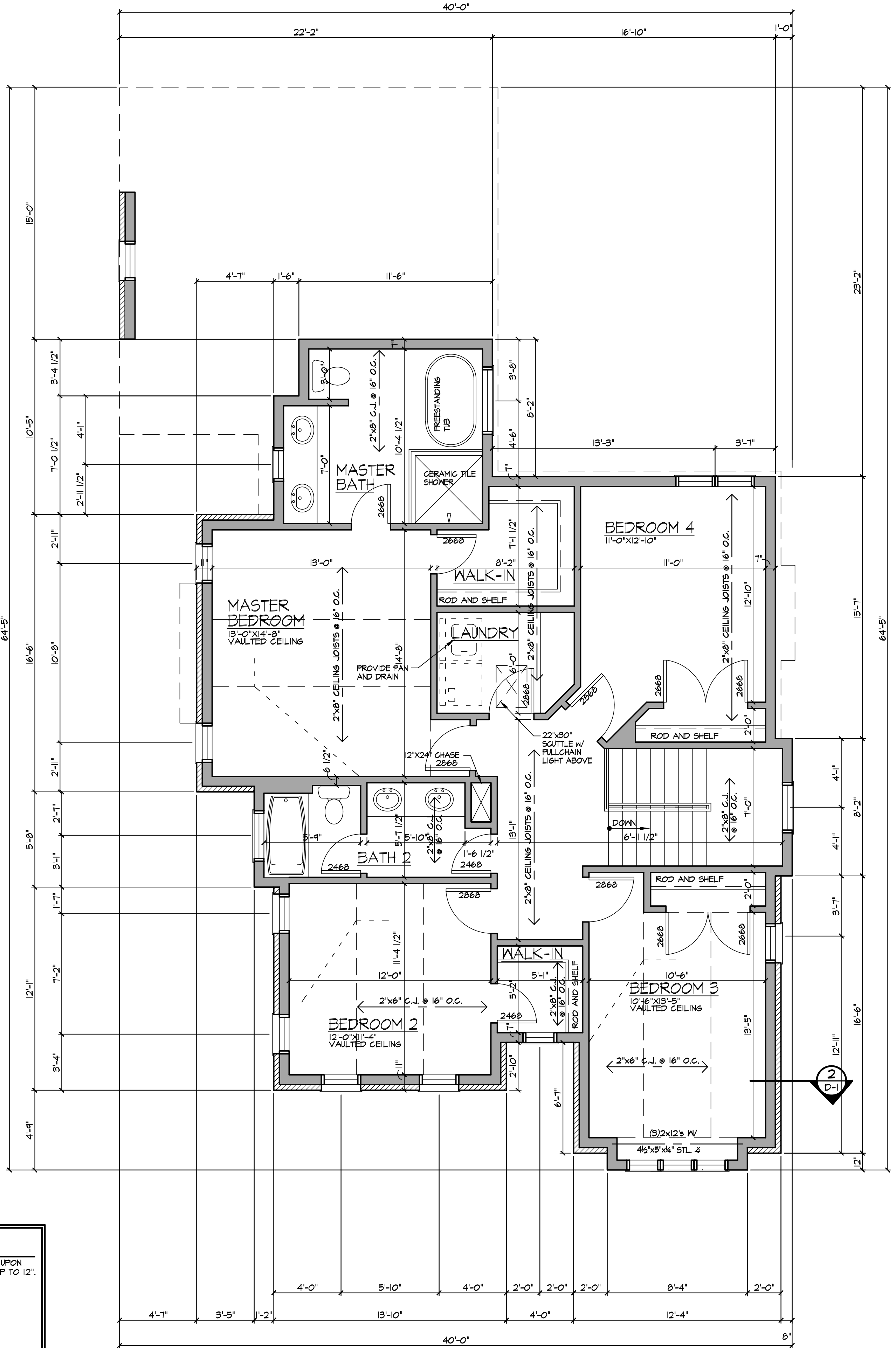
LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

**FRAMING NOTES-DEAD LOAD 10#/SF.**

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" 12' O.C. 14'-4" 16' O.C.	2"x10" 22'-11" 28'-6" 2'-0"
2nd FLOOR FLOOR JOISTS - 30lbs LIVE LOAD	2"x6" 12' O.C. 17'-2"	2"x12" 19'-8"
1st FLOOR FLOOR JOISTS - 40lbs LIVE LOAD	2"x6" 12' O.C. 17'-8"	2"x12" 17'-7"

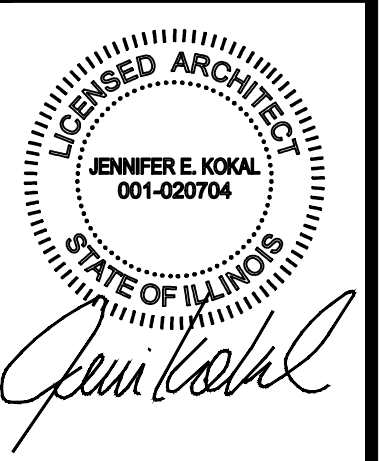
MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUS JOIST MAC MILLAN" OR APPROVED EQUAL. ENGINEERED LUMBER SHALL NOT BE CUT, DRILLED, NOTCHED UNLESS SPECIFICALLY INCLUDED IN THE DESIGN.



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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EXPIRES: 11/30/2020

REVISIONS:

TITLE:  
FLOOR PLANS

DRAWN: JK  
CHECKED: JK

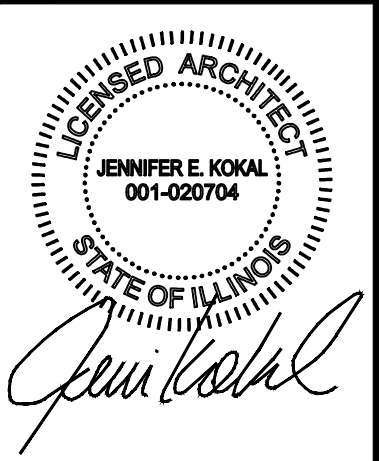
DATE ISSUED:  
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**ELECTRICAL PLANS**

DRAWN: JK    CHECKED: JK

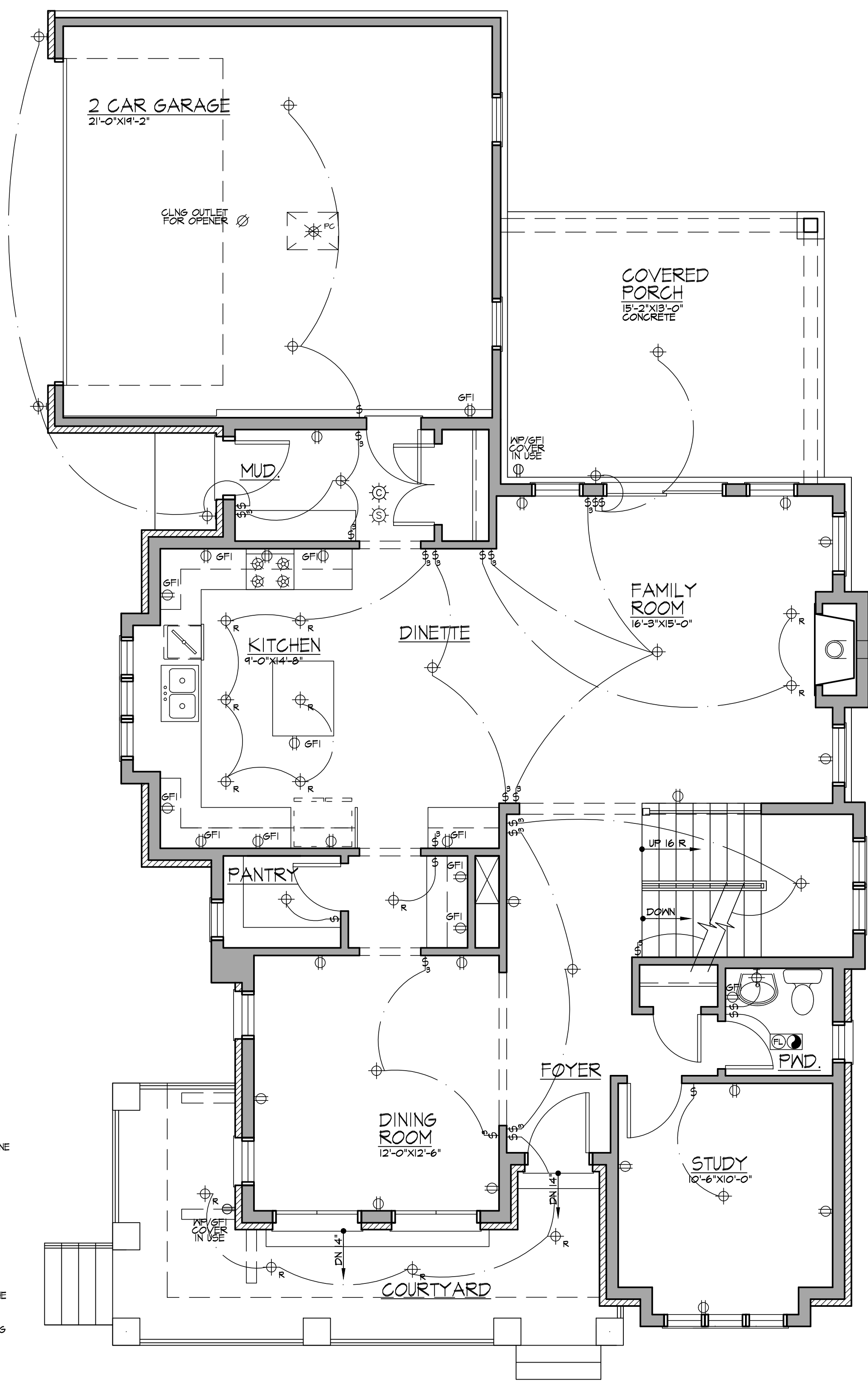
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PROJECT NUMBER:  
2019-068

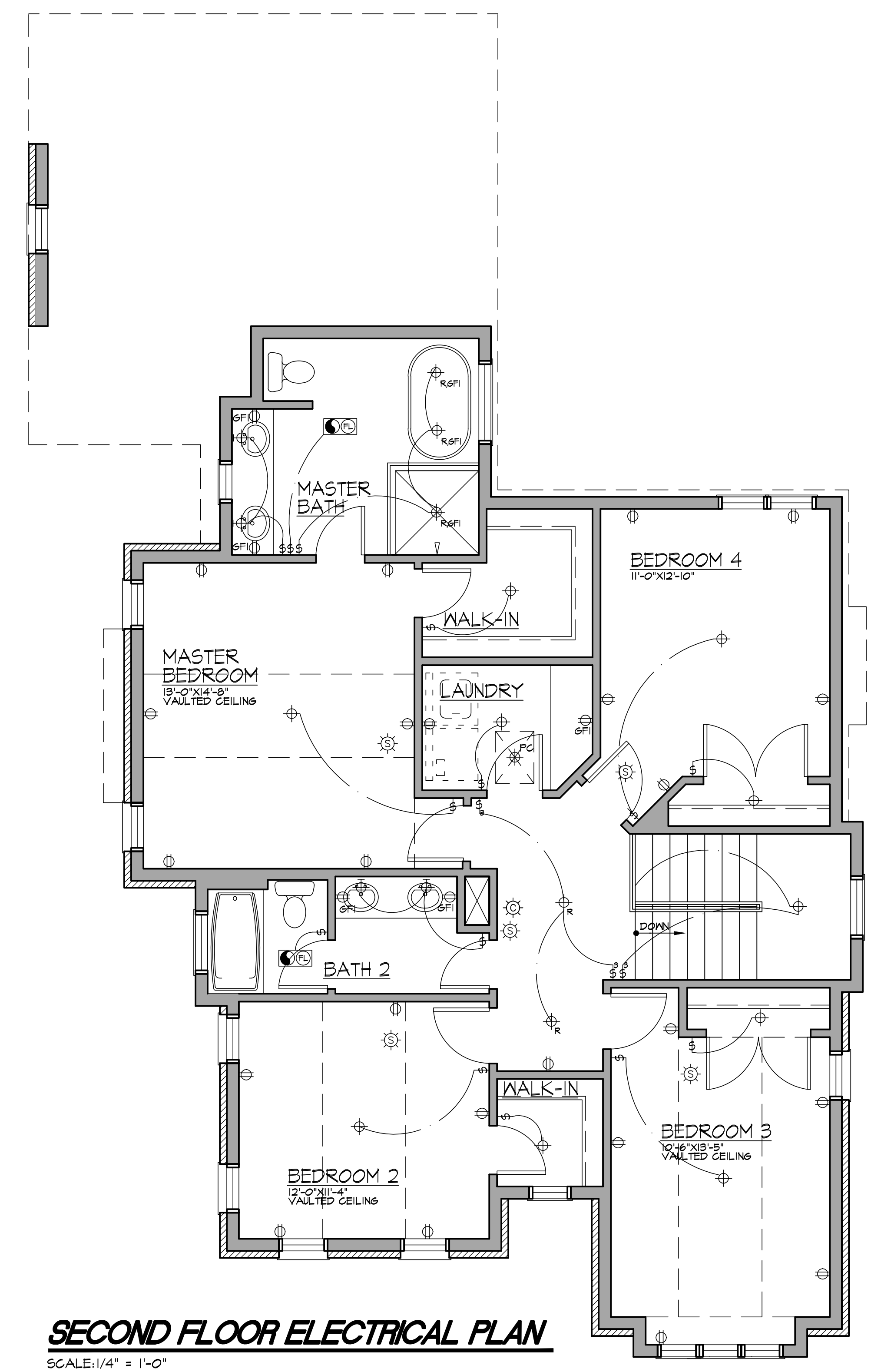
SHEET NUMBER:

**E-1**

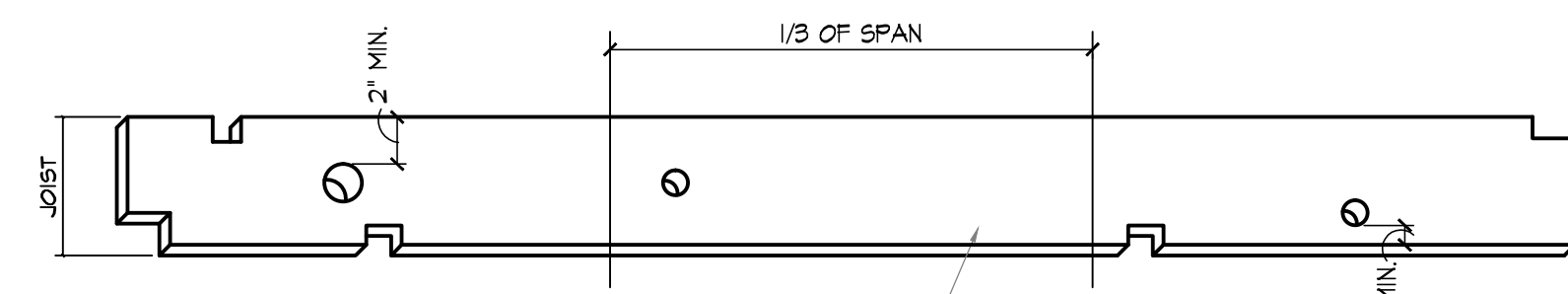
- LEGEND**
- ⊕ DUPLEX OUTLET
  - ⊕ HALF SWITCHED DUPLEX OUTLET
  - ⊕ QUADRAPLEX OUTLET
  - ⊕ GROUNDFAULT DUPLEX OUTLET
  - ⊕ WATERPROOF GROUNDFAULT DUPLEX OUTLET
  - ⊕ SINGLE OUTLET (DEDICATED CIRCUIT)
  - ⊕ FLOOR OUTLET
  - ⊕ CEILING MOUNT LIGHT FIXTURE
  - ⊕ WALL MOUNT LIGHT FIXTURE
  - ⊕ FULL CHAIN CEILING MOUNT LIGHT FIXTURE
  - ⊕ RECESSED CAN LIGHT FIXTURE
  - ⊕ RECESSED/WATERPROOF FIXTURE
  - ⊕ CEILING PADDLE FAN (OPTIONAL LIGHT KIT)
  - ⊕ WALL SCONCE
  - ⊕ EXHAUST FAN (SEE VENT SCHEDULE FOR G.F.M.)
  - ⊕ EXHAUST FAN/LIGHT COMBO (SEE VENT SCHEDULE FOR G.F.M.)
  - ⊕ MOTOR
  - ⊕ SINGLE POLE SWITCH
  - ⊕ THREE POLE SWITCH
  - ⊕ FOUR POLE SWITCH
  - ⊕ 110 V SMOKE DETECTOR WIRED IN SERIES WITH BATTERY BACKUP
  - ⊕ 100 V C.O. DETECTOR WIRED IN SERIES WITH BATTERY BACKUP
  - ⊕ ELECTRIC PANEL
  - CONDUIT AND WIRE
  - UNDER/ABOVE CABINET STRIP LIGHTING
  - CABLE TELEVISION CONNECTION
  - TELEPHONE JACK
  - WALL SCONCE TYPE AND STYLE PER OWNER / CONTRACTOR



**FIRST FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**JOIST DETAIL**  
NOT TO SCALE

- SECTION 502.6**  
NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, UNLESS JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER. THE NOTCH SHALL NOT EXCEED ONE-FORTH THE JOISTS DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN.
- SECTION 502.7**  
HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES(50mm) OF THE TOP OR BOTTOM OF JOISTS, AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.
- SECTION 602.5**  
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 1/8 INCH (3.2mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

**NOTES**

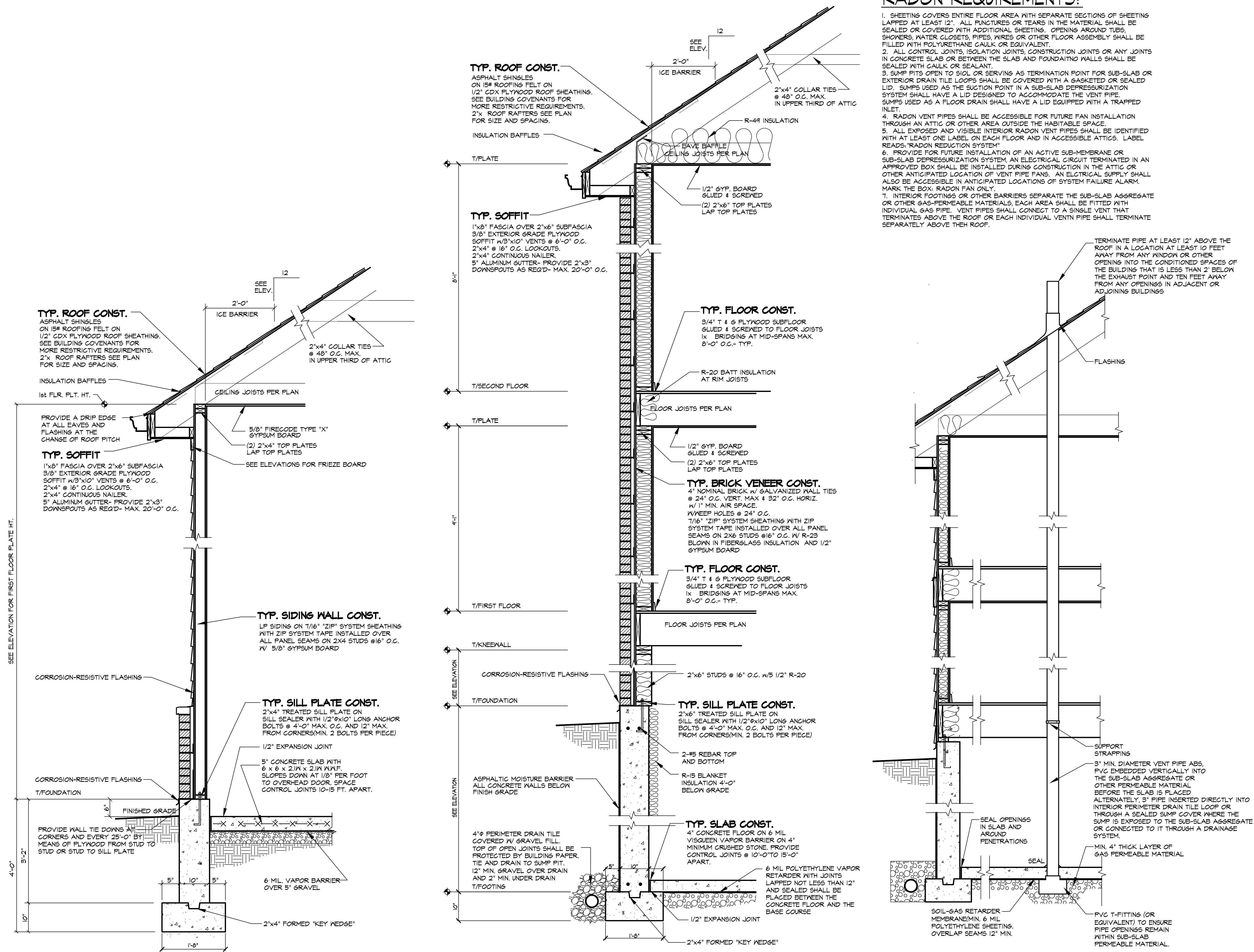
1. ALL ELECTRICAL MUST BE IN CONDUIT.
2. ELECTRICAL OUTLETS IN BASEMENT TO BE "GFI" PROTECTED.
3. SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED FOR SIMULTANEOUS ACTUATION. PROVIDE MIN. ONE DETECTOR PER FLOOR AND WITH A MINIMUM OF 15' FROM ANY BEDROOM. PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM.
4. INSTALL C.O. DETECTOR AS REQUIRED BY LOCAL CODES.
5. ALL RECEPTACLES INSTALLED IN SLEEPING ROOMS TO BE PROTECTED BY AN ARC FAULT INTERRUPTER.
6. ELECTRICAL PANEL TO HAVE MINIMUM 4'-0" CLEARANCE IN FRONT AND 3'-0" CLEARANCE ON SIDES FROM ANY GROUNDED EQUIPMENT.
7. ALL EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR.
8. ALL OUTLETS SERVING KITCHEN TO BE GFI PROTECTED.
9. PROVIDE LIGHT AT ALL ACCESS PANELS TO ATTIC SPACES.
10. MAINTAIN A MIN. 3" CLEARANCE FROM RECESSED LIGHT FROM COMBUSTIBLE INSULATION.
11. FLOOR RECEPTACLES MUST BE GFI.
12. PROVIDE A SINGLE RECEPTACLE FOR THE ELECTOR AND SUMP PUMPS.
13. ALL BATHROOM SWITCHES SHALL BE A MIN. 5' AWAY FROM ANY TUB OR SHOWER UNLESS LOCATED OUTSIDE OF THE ROOM.
14. INSTALL CONDUIT CHASE FOR INSTALLATION OF REMOTE READER FOR WATER SERVICE.
15. PROVIDE ELECTRICAL JUMPER CABLE AROUND WATER METER AND BETWEEN HOT AND COLD WATER PIPES SERVING WATER HEATER.
16. ALL CLOSET LIGHTS SHALL BE:
  - A. RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
  - B. FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
  - C. INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
17. ALL GFCI OUTLETS TO BE LED TYPE
18. SMOKE DETECTORS TO BE INTERCONNECTED WITH AC POWER AND BATTERY BACKUP
19. ALL CEILING ELECTRIC BOXES MUST BE FAN RATED.
20. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A #8 SOLID. NEW SECTION 680-13

**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. N.E.C.
- 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 FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES.

**RADON REQUIREMENTS:**

1. SHEETING COVERS ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12". ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING. OPENINGS AROUND TUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER FLOOR ASSEMBLY SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT.
2. ALL CONTROL JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS OR ANY JOINTS IN CONCRETE SLAB OR BETWEEN THE SLAB AND FOUNDATION WALLS SHALL BE SEALED WITH CAULK OR SEALANT.
3. SUMP PITS OPEN TO SOIL OR SERVING AS TERMINATION POINT FOR SUB-SLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.
4. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE.
5. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. LABEL READS: "RADON REDUCTION SYSTEM".
6. PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARM. MARK THE BOX, RADON FAN ONLY.
7. INTERIOR FOOTINGS OR OTHER BARRIERS SEPARATE THE SUB-SLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIALS, EACH AREA SHALL BE FITTED WITH INDIVIDUAL GAS PIPE. VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE SEPARATELY ABOVE THE ROOF.

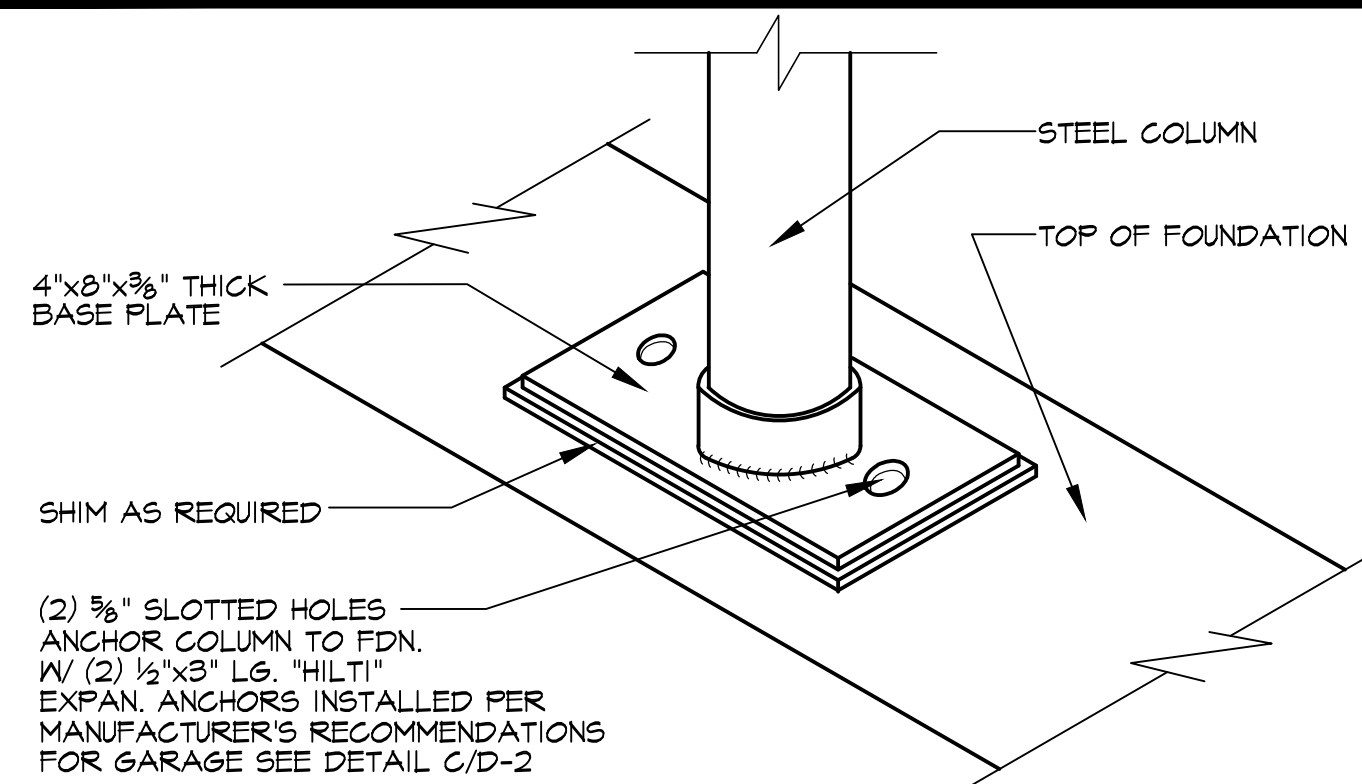


**1 STANDARD GARAGE SECTION**  
 3/4"=1'-0"

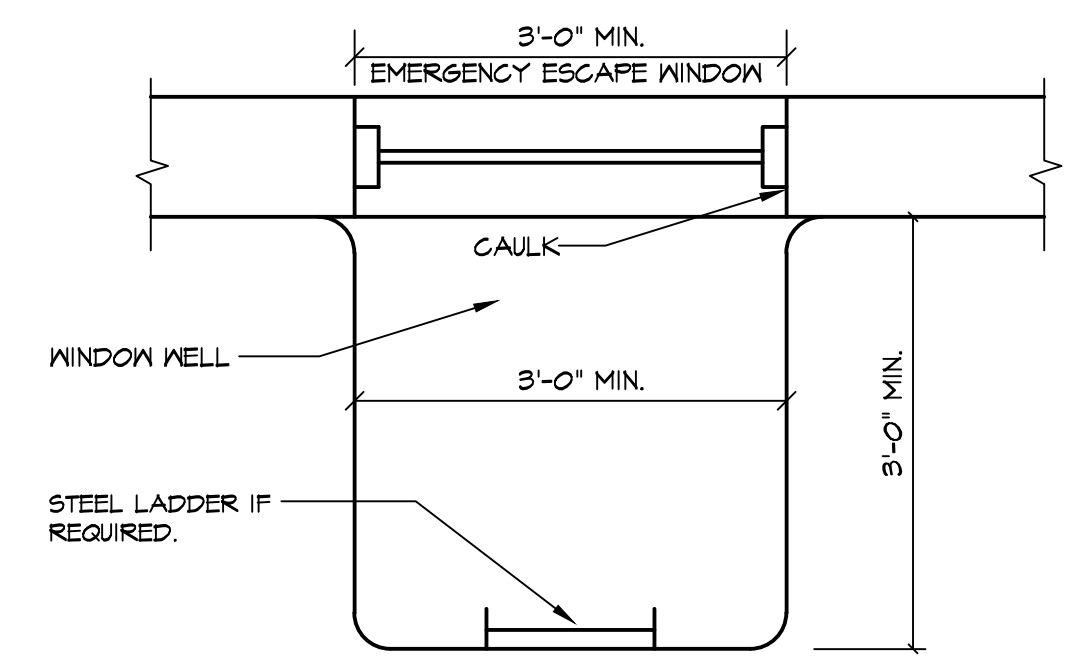
**2 STANDARD WALL SECTION**  
 3/4"=1'-0"

**3 RADON OUT DETAIL**  
 3/4"=1'-0"

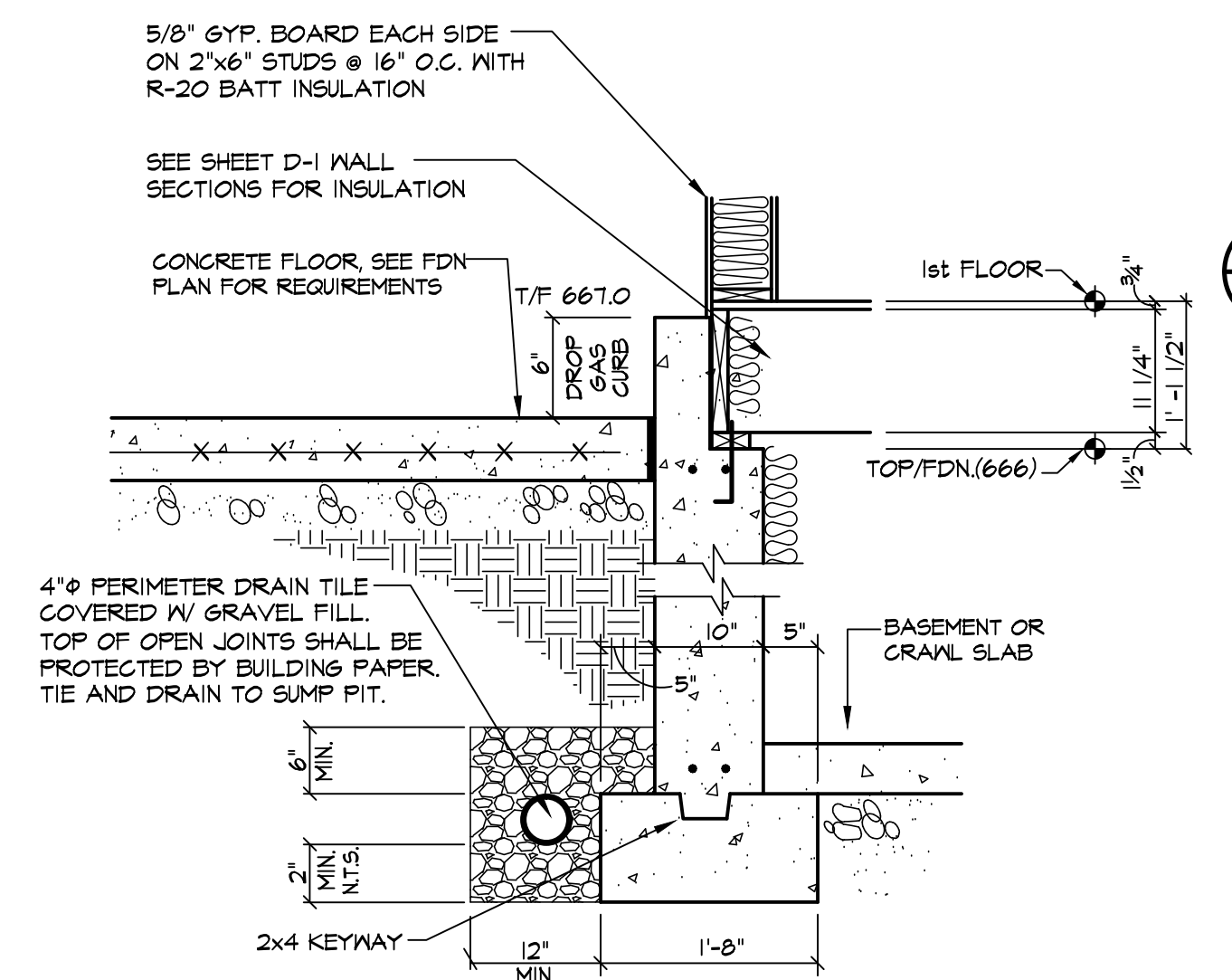




**A** **COLUMN WITH STEEL PLATE AT GARAGE + FOUNDATION WALLS**  
D-2 NTS



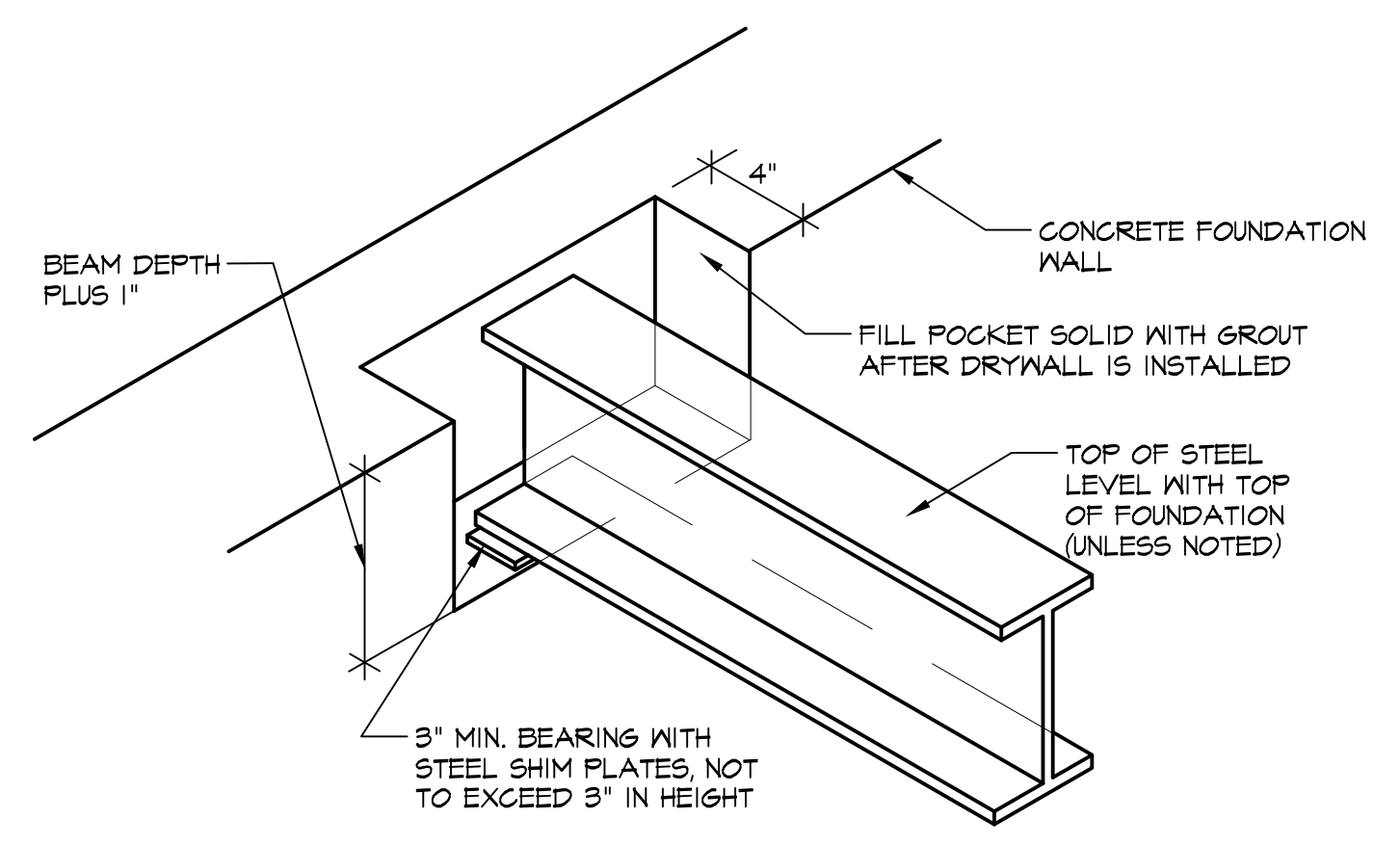
**E** **BASEMENT EMERGENCY ESCAPE WELL**  
D-2 3/4"x1'-0"



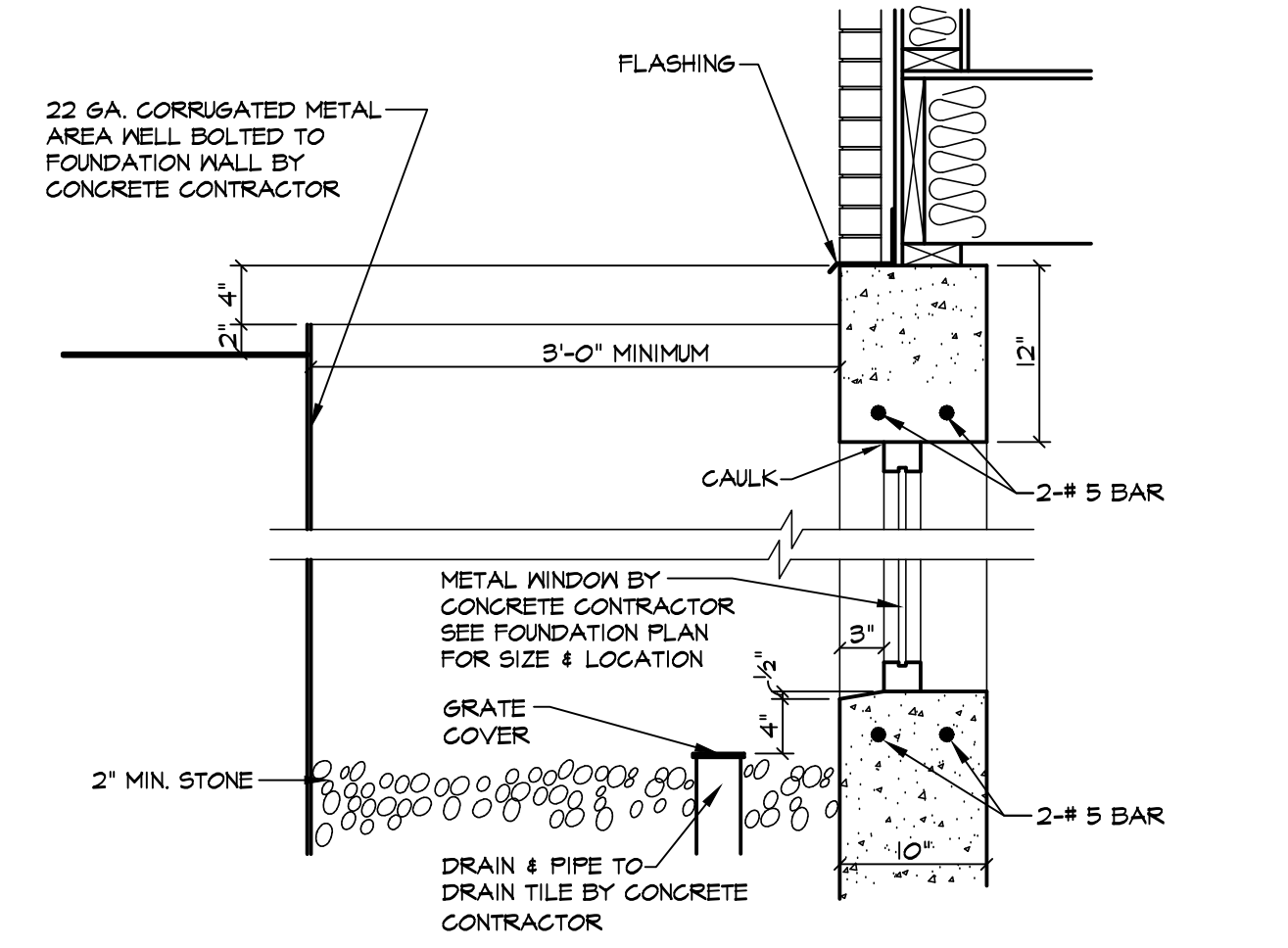
**B** **DROPPED GARAGE SLAB**  
D-2 3/4"x1'-0"

WINDOW WELL SHALL PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 3'-0".

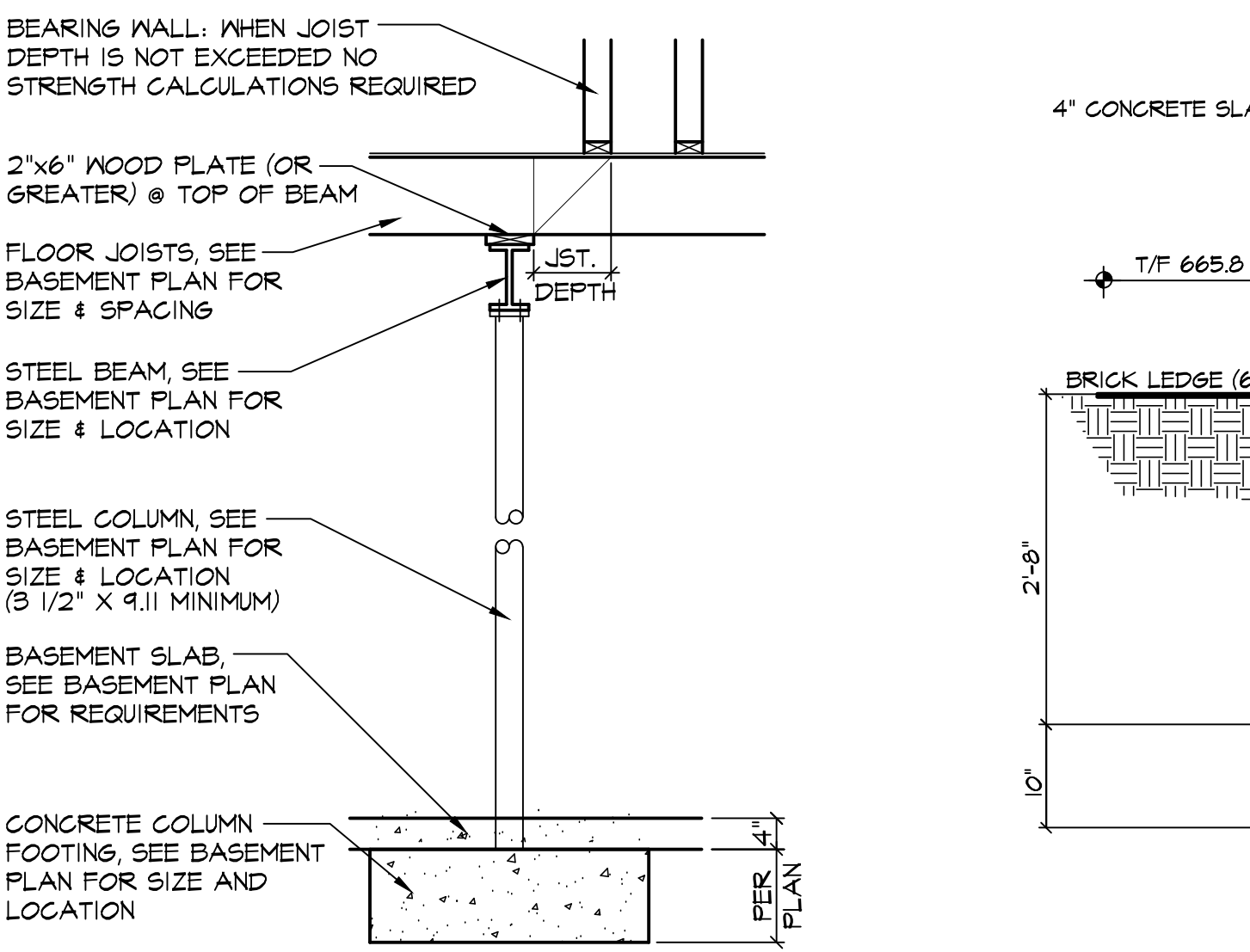
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm), SHALL PROJECT 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.



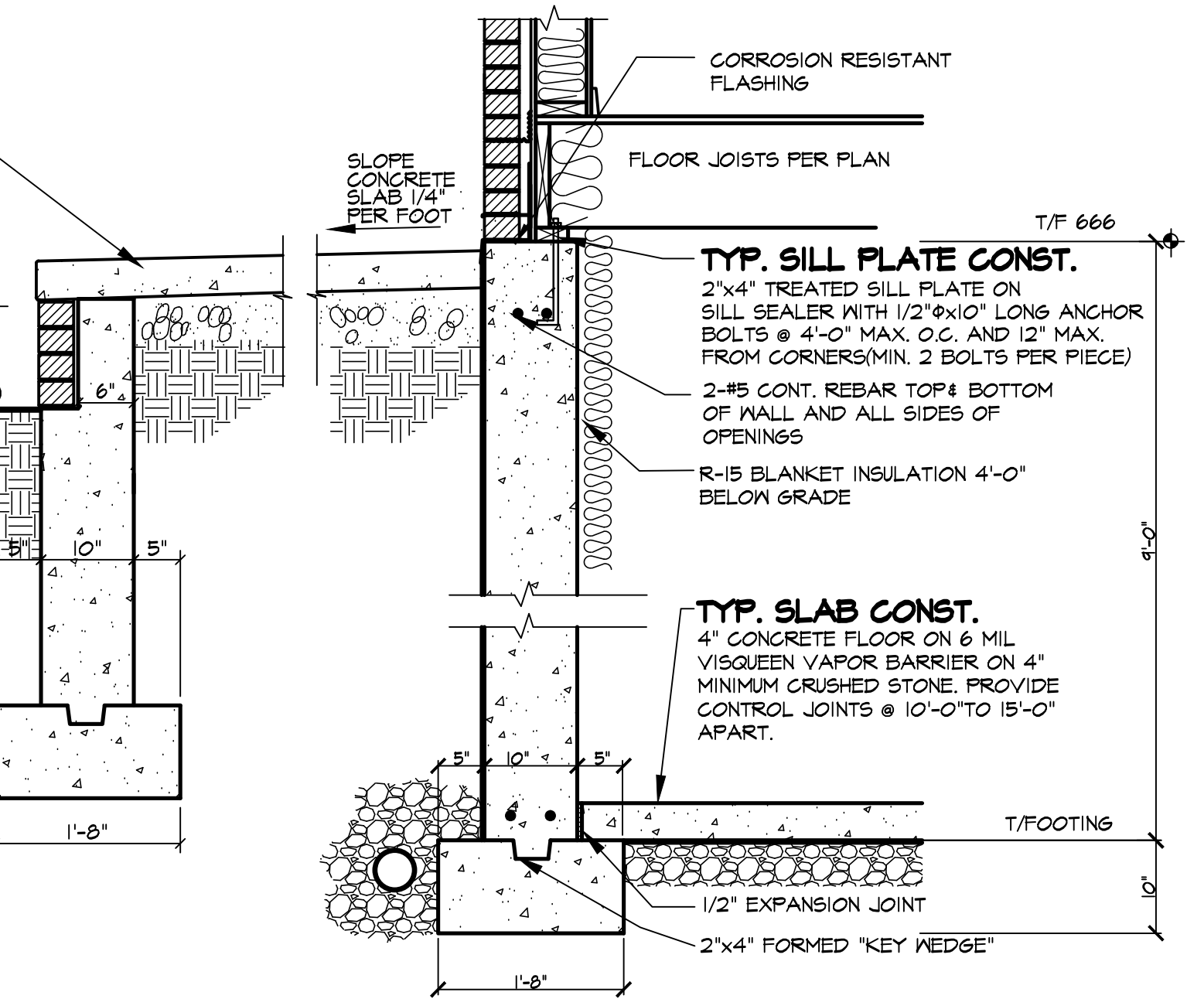
**I** **BEAM POCKET FOR STEEL**  
D-2



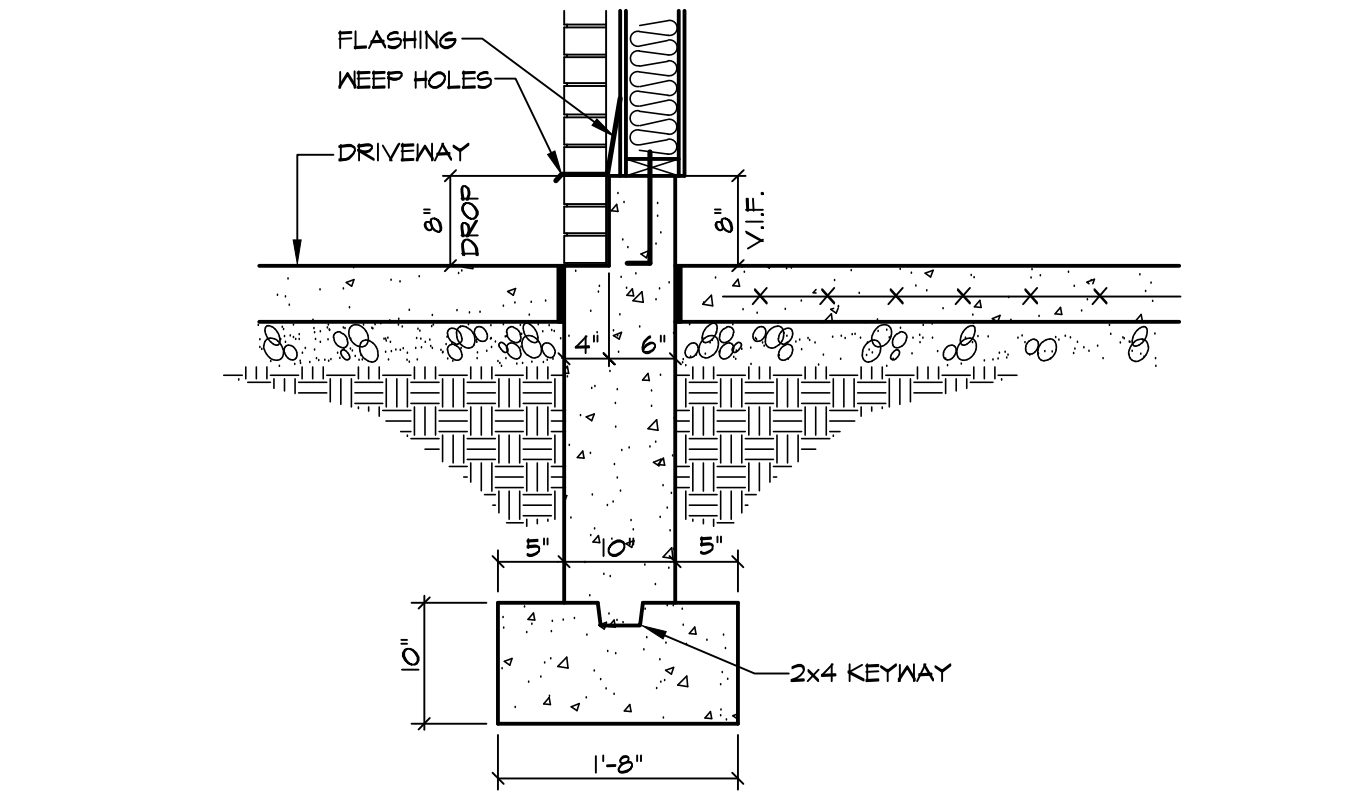
**F** **BASEMENT WINDOW**  
D-2 NTS



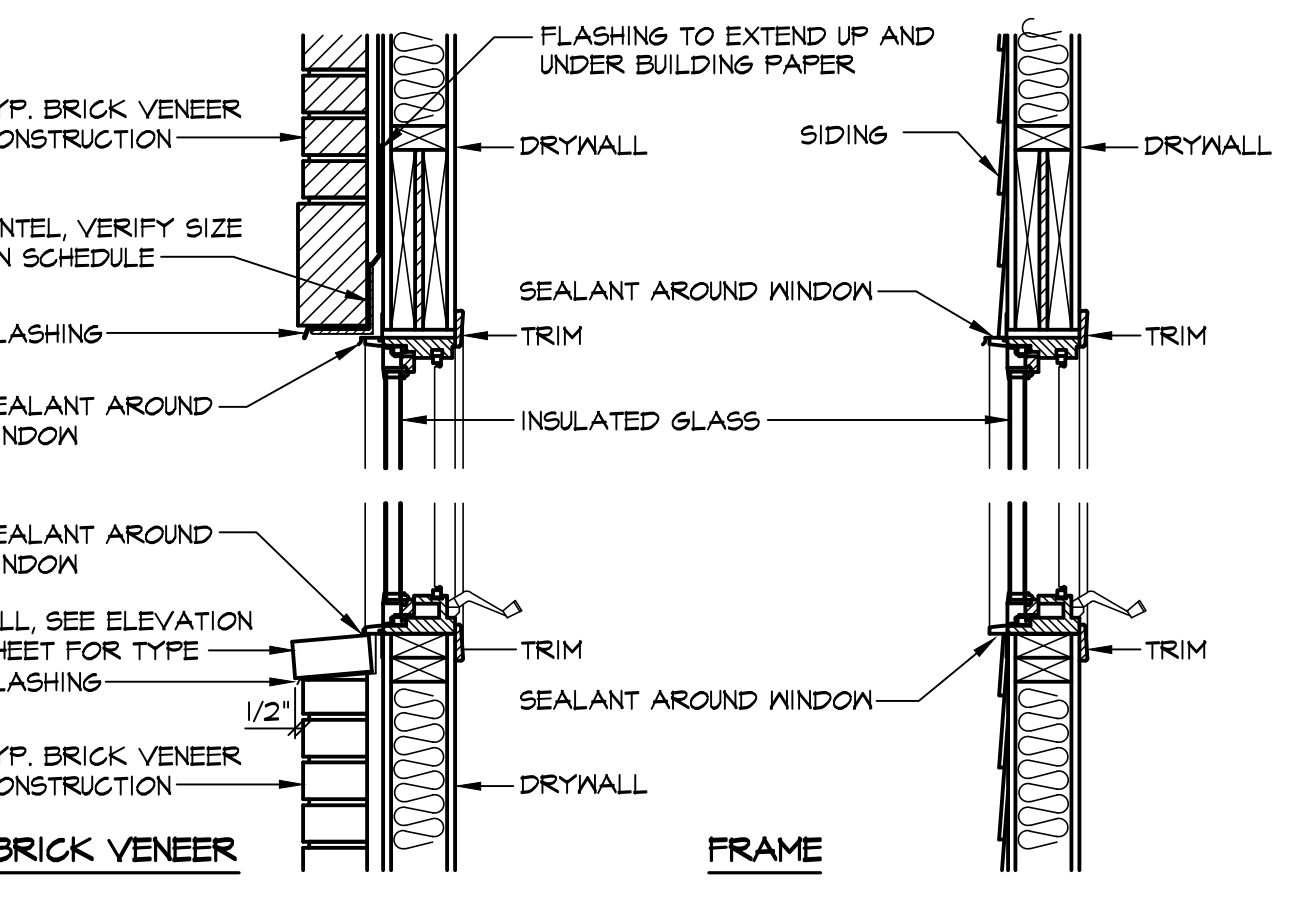
**J** **STEEL COLUMN AND FOOTING DETAIL**  
D-2 1/2"x1'-0"



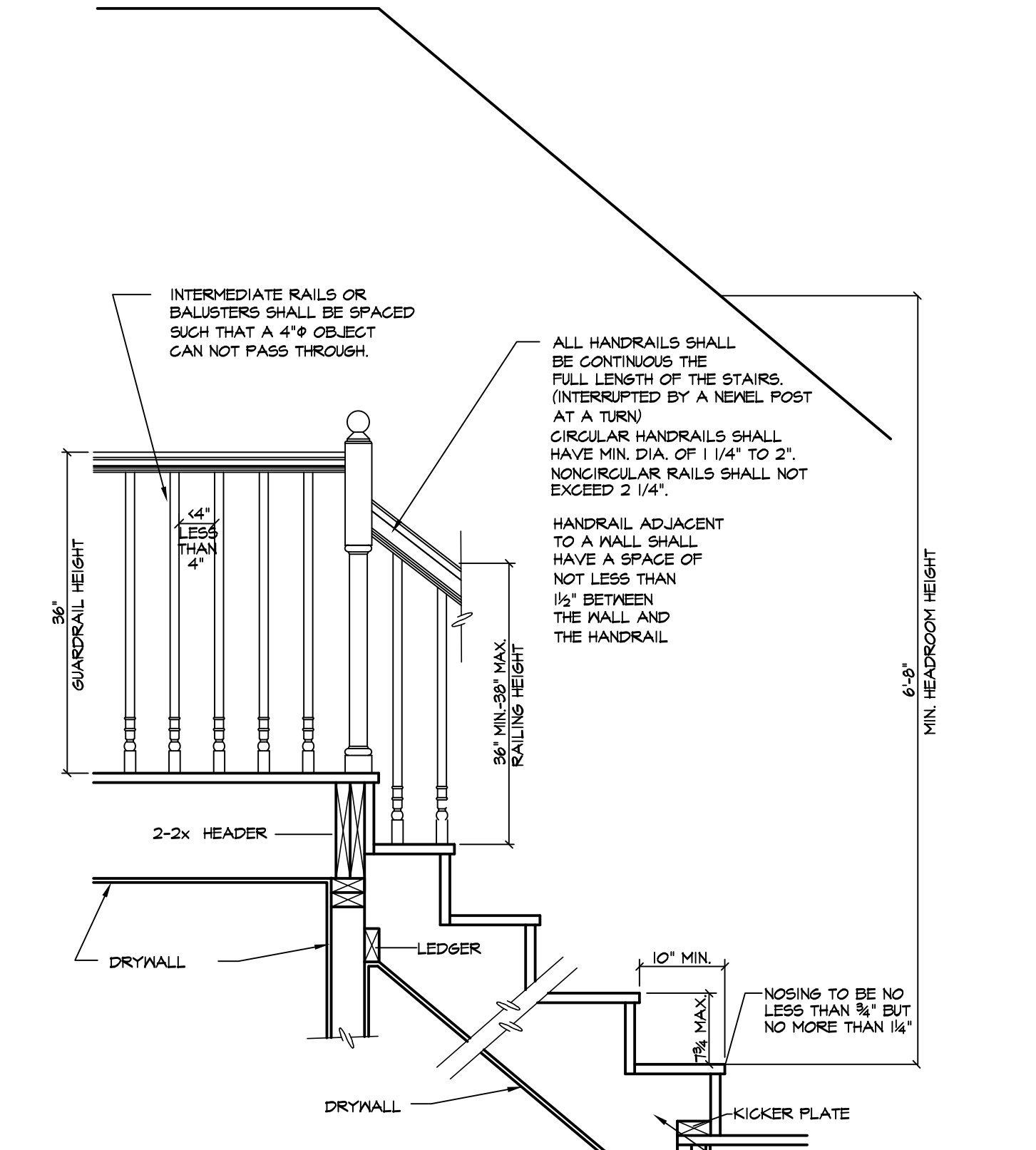
**L** **PORCH DETAIL**  
D-2 3/4"x1'-0"



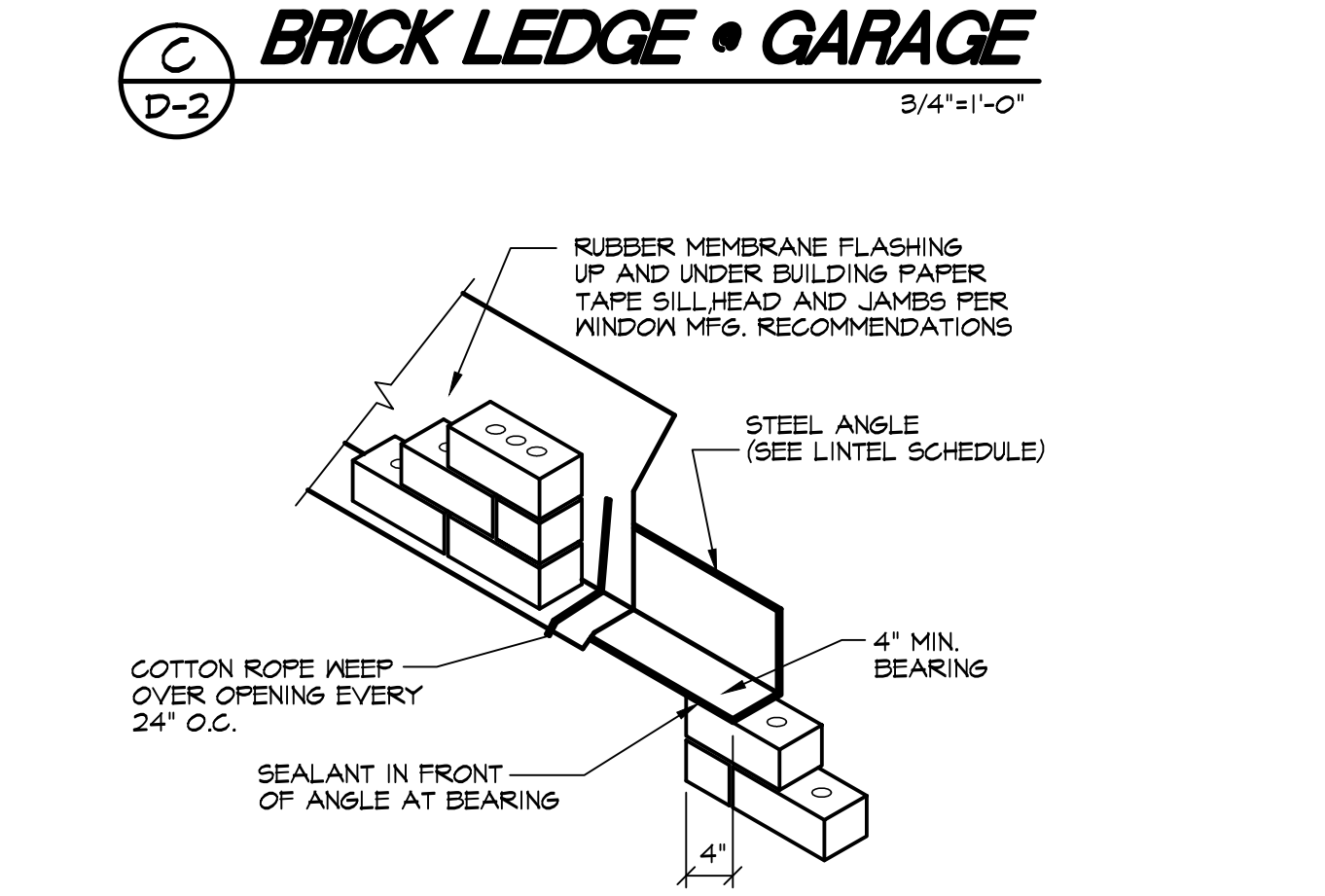
**C** **BRICK LEDGE • GARAGE**  
D-2 3/4"x1'-0"



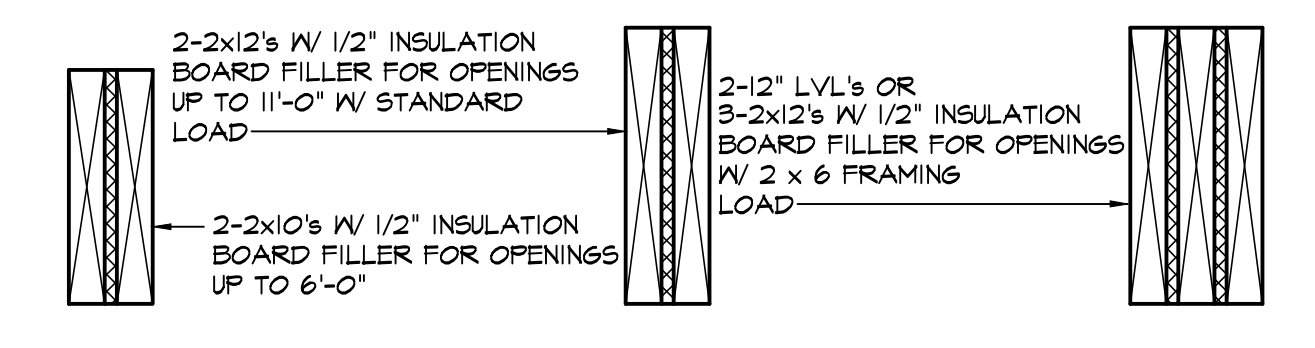
**G** **WINDOW DETAIL**  
D-2 3/4"x1'-0"



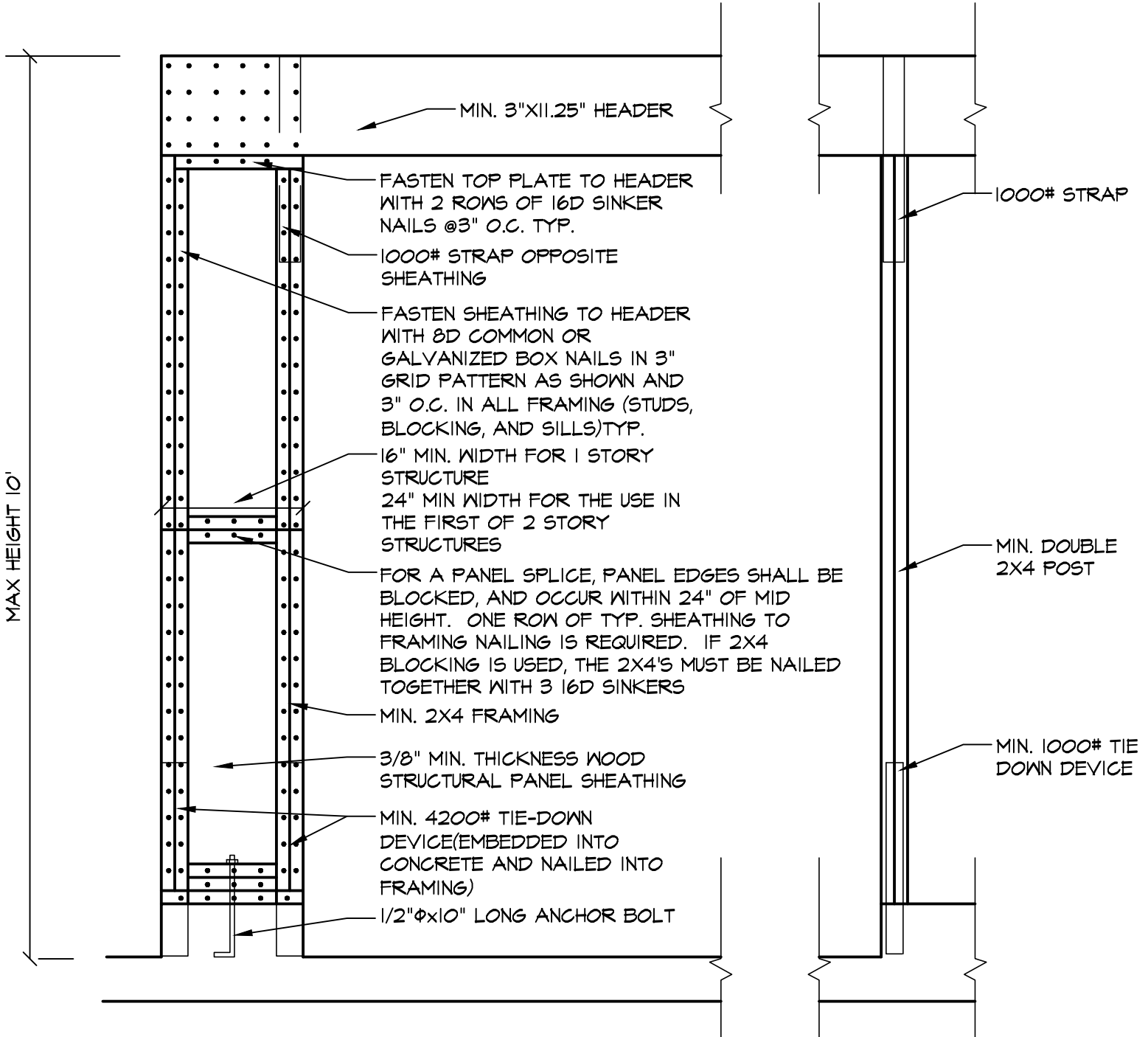
**K** **STAIR DETAIL**  
D-2 3/4"x1'-0"



**D** **LINTEL DETAIL**  
D-2 3/4"x1'-0"



**H** **HEADER DETAIL**  
D-2 3/4"x1'-0"



**M** **ALTERNATE BRACED WALL PANEL**  
D-2 NTS



**10 GENERAL REQUIREMENTS**

- 1.01 THESE ARE SUGGESTED SPECIFICATIONS (SUB-CONTRACTOR SHALL VERIFY WITH CONTRACTOR IF THESE SPECIFICATIONS ARE EXCEEDED OR CHANGED).
- 1.02 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- 1.03 ALL PARTITION DIMENSIONS ON PLAN SHEETS ARE TO FACE OF DRYWALL INTERIOR AND FACE OF EXTERIOR WALL. NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHUBS, ETC. MUST BE HELD.
- 1.04 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 1.05 PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL, OUTLET, SWITCHES, LIGHT LOCATIONS FOR ROUTING ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS.
- 1.06 ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR.

**20 MATERIALS AND WORKMANSHIP**

- 2.01 ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.
- 2.02 EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS.
- 2.03 MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE GENERAL CONTRACTOR AND/OR OWNER.
- 2.04 EACH SUBCONTRACTOR SHALL AMEND AND MAKE GOOD, AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR MATERIAL.
- 2.05 EACH SUBCONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY HIS WORK.

**30 EXCAVATION AND CONCRETE**

- 3.01 COMPACTED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 4' LOOSE THICKNESS AND BE OF AN APPROVED GRANULAR MATERIAL COMPACTED TO A MIN. 95% DRY DENSITY PER ASTM D-1557-10.
- 3.02 THE EXCAVATION CONTRACTOR SHALL PROVIDE PUMPING WHERE NECESSARY FOR COMPLETION OF HIS WORK. UPON COMPLETION OF EXCAVATION, THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING NECESSARY TO THE WORK.
- 3.03 GRADE 6" BELOW TOP OF FOUNDATION OR AS SHOWN ON DRAWINGS.
- 3.04 ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 3000 P.S.F. OR AS NOTED ON FOUNDATION PLAN.
- 3.05 ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW TOP OF FINISHED GRADE AND AS SHOWN ON DRAWINGS.
- 3.06 ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318-08, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ASTM C150. ALL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- 3.07 THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN CONCRETE WALLS FOR TELEPHONE, PLUMBING, ELECTRICAL AND MECHANICAL TRADES.
- 3.08 THE GENERAL CONTRACTOR SHALL PROVIDE HEATERS WHERE REQUIRED TO MAINTAIN PROPER CURING TEMPERATURE OF WORK POURED IN 30 DEGREE OR BELOW WEATHER.
- 3.09 FOUR ALL CONCRETE WIND WALLS MONOLITHICALLY WITH FOUNDATION WALLS.
- 3.10 THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS, ETC. IN CONFORMANCE WITH THE SIZES AND SPACES INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE NATURE OF THE WORK.
- 3.11 THE CONCRETE CONTRACTOR SHALL APPLY ONE COAT MEMBRANE DAMPROOFING AT ALL CRAWL SPACE AND BASEMENT WALLS OR AS SPECIFIED BY OWNER.
- 3.12 SITE EXCAVATING SHALL BE IN ACCORDANCE WITH A LICENSED SOIL ENGINEER AND BE APPROVED BY THE MUNICIPALITY.
- 3.13 GARAGE FLOORS TO BE 5" THICK, OR AS CALLED FOR ON DRAWINGS.
- 3.14 6" HIGH MINIMUM CONCRETE GAS CURB BETWEEN GARAGE AND HOUSE.
- 3.15 CONCRETE SLAB THICKNESS IN CRAWL SPACE AS CALLED FOR ON DRAWINGS SET ON 4" STONE.

**40 MASONRY**

- 4.01 CONCRETE MASONRY UNITS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS-ASTM C 90 WITH MOISTURE CONTENT NOT EXCEEDING 50% OF TOTAL ABSORPTION.
- 4.02 MORTAR SHALL CONFORM TO THE STANDARD SPECIFICATION FOR MORTAR OF MASONRY UNITS-ASTM C 270 AND SHALL BE TYPE N-GREY COLOR WITH CONCAVE TOOLED JOINTS. (VERIFY WITH OWNER IF COLOR MORTAR IS TO BE USED)
- 4.03 BRICK MASONRY UNITS SHALL BE FACE BRICK SET IN TYPE (N) MORTAR. BRICK COLOR TO BE SELECTED BY OWNER.
- 4.04 PROVIDE CUT STONE SILLS AT WINDOWS, DOOR AND FIREPLACE CHIMNEY, UNLESS OTHERWISE NOTED ON PLANS AT MASONRY AREAS.
- 4.05 PROVIDE STEEL LINTELS ABOVE ALL MASONRY OPENINGS AS NOTED ON PLANS.
- 4.06 MASONRY CONTRACTOR SHALL CLEAN ALL EXPOSED MASONRY OF ALL MORTAR DROPPINGS AND OTHER DEBRIS AS SOON AS PRACTICAL.
- 4.07 WALL TIES FOR ATTACHMENT TO THE WOOD FRAME WALL SHALL BE GALVANIZED CORRUGATED METAL TIES.
- 4.08 MASONRY CONTRACTOR SHALL FOLLOW PROCEDURE AS SPEC. BY THE MASONRY INSTITUTE FOR ANY MASONRY CONSTRUCTION BELOW 40 DEGREES F.
- 4.09 MASONRY WORK EXPOSED TO WEATHER SHALL BE PROTECTED AT THE END OF EACH DAY'S WORK SO THAT NO WATER WILL ENTER THE CAVITY.
- 4.10 BEAM POCKETS SHALL BE MORTARED IN SOLID AFTER ROUGH INSPECTION.
- 4.11 PROVIDE 2 OZ. COPPER FLASHING UNDER ALL ROOF-LOCK SILLS AND WALL CAPS.
- 4.12 PROVIDE COPPER FLASHING AT ROOF/BRICK INTERSECTION, CHIMNEY FLASHINGS AND ANY EXPOSED INTERSECTION VISIBLE ON BUILDING ELEVATIONS.
- 4.13 FIREPLACE CHIMNEYS AND FURNACE FLUES 2'-0" MINIMUM ABOVE ANY ROOF PORTION WITHIN 10'-0" HORIZONTALLY.
- 4.14 FIREPLACE HEARTHIS 20" IN WIDTH FROM BRICK FACE AND 12" RIDER ON EACH SIDE OF FIREPLACE OPENING.
- 4.15 FLASH OVER EXTERIOR DOOR, ALL WINDOWS, ETC.
- 4.16 TOPS OF ALL CHIMNEY FLUES MUST BE FITTED WITH CHIMNEY CAPS (SPARK ARRESTORS).
- 4.17 MASONRY SHALL BE CLEANED WITH APPROVED CLEANING MATERIALS.

**50 STRUCTURAL STEEL**

- 5.01 ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR A-36 STEEL AND SHALL BE SHOP COATED.
- 5.02 ALL FLAT PLATES FOR FLITCHED BEAMS SHALL CONFORM TO AISC SPECIFICATIONS FOR A-36 STEEL AND SHALL BE SHOP COATED WITH PAINT.

**60 CARPENTRY**

- 6.01 STRESS GRADE LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS' N/A, LATEST EDITION. STRUCTURAL MEMBERS THAT ARE 2"x12" SHALL BE CANADIAN (EM FIR #2) OR EQUAL. ADDITIONAL MEMBERS 2"x10" OR LESS SHALL BE CANADIAN (SPRUCE PINE FIR #2) OR EQUAL.
- 6.02 PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKS UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS.
- 6.03 PROVIDE 1"x4" CROSS BRIDGINS AT 1'-0" O.C. MAXIMUM OR APPROVED METAL BRIDGINS.
- 6.04 BLOCK JOISTS SOLID AT 2'-0" O.C. AT PARALLEL PARTITIONS. PROVIDE DOUBLE JOISTS UNDER ALL BATHTUBS, WATER HEATER, WASHING MACHINE, DRYER AND ALL STATIONARY APPLIANCES.
- 6.05 ALL FLITCHED BEAMS TO BE CONSTRUCTED WITH 2-2x 1/2" AND STEEL PLATE AS SHOWN ON PLANS-BOLTED TOGETHER WITH 1/2" DIAMETER BOLTS AT 18" O.C. STAGGERED AT QUARTER POINTS TOP AND BOTTOM. ALL HEADERS AND HEADER JOISTS SHALL BE NAILED TOGETHER.
- 6.06 USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS, (SP58PCN' OR APPROVED EQUAL).
- 6.07 STRUCTURAL PLYWOOD
  - A. FLOOR SHEATHING FIRST FLOOR CRAWL SPACE OR BASEMENT-3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE, GULED AND SCREWED. 1/4" UNDERLAYMENT AT TILED AREAS.
  - B. FLOOR SHEATHING SECOND FLOOR-3/4" TONGUE AND GROOVE PLYWOOD WITH WITH EXTERIOR GLUE, GULED AND RING SHANK NAILED. 1/4" UNDERLAYMENT AT TILED AREAS.
  - C. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD (OR APPROVED EQUAL) WITH EXTERIOR GLUE.
  - D. SOFFITS-PRE-FABRICATED ALUMINUM FASCIA AND SOFFIT SYSTEM OR AS SPECIFIED ON DRAWINGS.
  - E. ALL PLYWOOD SHALL BE AFA APPROVED.

- 6.08 ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING THROUGH FLOORS ARE TO HAVE SPACE SEALED OFF WITH APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION. FIRESTOP ALL FURRING, PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL, AND AT JUNCTURE OF ROOF RAFTERS AND WALL.
- 6.09 INSTALL METAL SOFFIT VENTS AND ROOF VENTS AS SHOWN ON BUILDING ELEVATIONS.
- 6.10 GABLES ARE TO BE SHEATHED IN 1/2" SHEATHING BY MANUFACTURER.
- 6.11 ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE 5 SHELVES-ENTRY, WARDROBE, AND WALK-IN CLOSETS TO HAVE ONE HANGER BAR AND ONE SHELF.
- 6.12 JAMBS TO ALL CLOSETS AND OPENINGS WITHOUT CEILING DOORS ARE TO HAVE CASED OPENINGS.
- 6.13 INSTALL 22"x30" ATTIC ACCESS W/FINISHED CEILING PANEL AT ALL ATTICS. PROVIDE MIN. 22"x30" CRAWL SPACE ACCESS.
- 6.14 N/A
- 6.15 N/A
- 6.16 N/A

6.17 SILL PLATES ON CONCRETE SHALL BE PRESSURE TREATED AND SET ON SILL SEALER.

6.18 HEADER SCHEDULE FOR BEARING WALLS UNLESS OTHERWISE NOTED ON PLANS.

SPANS LESS THAN 4'	2-2x10's
SPANS 4' - 6'	2-2x10's
SPANS 6' - 8'	2-2x12's TWO STORY
SPANS 8' - 10'	2-2x12's

- 6.19 PROVIDE 1/2" PLYWOOD CORNER BRACINS, OR 1x4 LET IN CORNERS.
- 6.20 UNLESS NOTED ALL HEADERS 9'-0" AND GREATER IN LENGTH SHALL BE SUPPORTED BY DOUBLE 2x4 CRIPPLES.
- 6.21 PROVIDE 2-INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 2X2 1/2 INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 2X2 1/2-INCH WOOD STRUCTURAL PANELS OF ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD, 1/2-INCH GYPBUM BOARD, OR 1/2-INCH CEMENT BASED MILLEBOARD FIRESTOPS AT ALL SOFFITS/WALL CAVITIES OR CEILING JOIST CAVITIES.
- 6.22 ALL AREAS RECEIVING VINYL OR CERAMIC TILE EXCEPT BATHROOMS SHALL HAVE BASE AND SHOE.
- 6.23 ALL SOFFITS, CEILING OPENINGS, FLOOR OPENINGS AND STAIRS SHALL BE FIRESTOPPED ACCORDING TO LOCAL CODES.
- 6.24 ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 6.25 CAULK ALL EXTERIOR OPENINGS. (SEE SPEC. 6.05)
- 6.26 PROVIDE VENT CHUTES AT SOFFIT VENTS.
- 6.27 SOFFIT VENTS AT 6'-0" O.C. (TYPICAL)
- 6.28 PROVIDE GUARDRAILS ON OPEN SIDES OF STAIRS.
- 6.29 36" GUARDRAILS ON LANDINGS OR AT FLOOR AREAS OPEN TO BELOW.
- 6.30 PROVIDE HANDRAIL ON GARAGE STAIRS.
- 6.31 EXTERIOR STAIRS, DECKS OR ANY ABOVE GROUND LANDING OR SURFACE NEEDS 36" GUARDRAIL.
- 6.32 BEDROOM WINDOWS SHALL HAVE 5.1 SQ. FT. NET CLEAR OPERABLE AREA.
- 6.33 VAULTED CEILINGS REQUIRE VENT CHUTES IN EACH RAFTER SPACE AT EXTERIOR WALL AND 1" MINIMUM AIR SPACE ABOVE INSULATION.
- 6.34 INDICATE FIBER BENDING AND SPECIES OF FRAMING MEMBERS.
- 6.35 EXPOSED KRAFT PAPER INSULATION IN BASEMENTS MUST HAVE FLAME SPREAD OF 25 OR LESS.
- 6.36 6'-0" HEADROOM MINIMUM ON STAIRS.
- 6.37 MAXIMUM RISER AND TREAD SHALL BE PER LOCAL CODE REQUIREMENTS, OR AS CALLED FOR ON DRAWINGS.
- 6.38 APPROVED LABELED SAFETY GLAZING UNITS SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR PURPOSE OF GLAZING.
  - A. GLAZING IN INGRESS AND EGRESS DOORS.
  - B. GLAZING IN FIXED AND SLIDING SWING PANELS OF PATIO DOORS.
  - C. GLAZING IN STORM DOORS.
  - D. GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES.
  - E. GLAZING WHERE NEAREST VERTICAL EDGE IS WITHIN 12" OF A DOOR AND BOTTOM EDGE IS BELOW THE TOP OF THE DOOR.
  - F. GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 4 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" (VERIFY) ABOVE THE FINISHED FLOOR LEVEL OR (VERIFY) GLAZING WITHIN 36" OF A WALKING SURFACE.

**70 RO/HVAC**

- 7.01 ALL SHEELED FLASHING SHALL BE A MINIMUM OF 26 GAUGE SHEET METAL. PROVIDE SHEET METAL METAL BABY TIN VALLEY FLASHING.
  - 7.02 BASE AND SILL FLASHING TO BE EQUAL TO 6 MIL VISQUEEN POLYETHYLENE FILM OR "NEVASTRAL" FLASHING OR EQUAL.
  - 7.03 ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHERTIGHT. ELASTIC CAULKING COMPOUND SHALL BE NON-STAINING POLYSULPHIDE OR ACRYLIC OR BUTYL.
  - 7.04 INSULATION.
    - A. PROVIDE R-20 WALL INSULATION WITH VAPOR RETARDER TO ROOM SIDE.
    - B. PROVIDE R-50 INSULATION WITH VAPOR RETARDER TO ROOM SIDE AT GATEDRAL CEILING. R-44 INSULATION WITH VAPOR RETARDER AT FLAT CEILING.
  - 7.05 PROVIDE ALUMINUM DRIP CAPS OVER ALL DOOR AND WINDOW HEADS AND HORIZONTAL TRIM INCLUDING GARAGE AND PATIO DOORS. USE 4 MIL POLYETHYLENE FLASHING AT ALL WINDOW AND DOOR JAMBS.
  - 7.06 ALL WATER PIPING SHALL BE INSULATED IN AREAS SUBJECT TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS ON THE COLD SIDE ONLY.
  - 7.07 PROVIDE GUTTERS AND DOWNSPOUTS WITH DISCHARGE 5'-0" MIN. FROM FOUNDATION.
  - 7.08 PROVIDE TYVEK BUILDING WRAP BEHIND SIDING BRICK AND STONE VENEERS.
  - 7.09 ROOF SHINGLES TO BE MIN. 25# ASPHALT ON 15# FELT WITH 50# FELT ICE DAM ON ROOFS WITH 4:12 PITCH OR LESS OR PER LOCAL ORDINANCES. ( VERIFY TYPE AS SHOWN ON PLANS AND ELEVATIONS )
  - 7.10 INSTALL ADEQUATE NUMBER OF ROOF VENTS PER LOCAL CODES.
- 7.01 DESCRIPTION  
A. THIS SECTION APPLIES TO AND GOVERNS ALL HEATING, VENTILATING AND AIR CONDITIONING (HVAC) WORK.
- 7.102 PERMITS, FEES, CODES, ORDINANCES AND REGULATIONS  
A. OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTION FEES REQUIRED BY GOVERNING BODIES IN CONNECTION WITH THE WORK.  
B. ALL WORK SHALL COMPLY WITH GOVERNING CODES, ORDINANCES, AND REGULATIONS OF CITY, VILLAGE, COUNTY, AND STATE.
- 7.103 QUALITY ASSURANCE  
A. INDUSTRY STANDARDS AND CODES. UNLESS MODIFIED BY THESE SPECIFICATIONS, THE DESIGN, MANUFACTURE, TESTING AND METHOD OF INSTALLING ALL MATERIALS, APPARATUS AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING:  
1. ARI CODE FOR REFRIGERATION APPARATUS  
2. ANSI B91 SAFETY CODE FOR MECHANICAL REFRIGERATION  
3. SMACNA  
4. ASHRAE
- 7.104 SYSTEM DESIGN  
A. HEATING SYSTEM IS DESIGNED TO HEAT THE LIVING AREA @ 10°F WHEN OUTSIDE TEMP. IS -10°F WITH A 15 MPH WIND AND COOLING THE LIVING AREA @ 75°F WHEN OUTSIDE TEMP. IS 90°F.  
B. EQUIPMENT NOISE AT THE LOT LINE SHALL NOT EXCEED 55DB. ON THE "A" SCALE.
- 7.105 SUBMITTALS  
A. TEST AND BALANCE REPORT. SUBMIT AT FINAL INSPECTION.  
B. OPERATION AND MAINTENANCE MANUALS. SUBMIT COPIES IN COMPLIANCE WITH SECTION, OPERATION AND MAINTENANCE MANUALS.
- 7.106 JOB CONDITIONS  
A. PROTECT MATERIALS, APPARATUS AND EQUIPMENT FROM DAMAGE, MOISTURE, DIRT, DEBRIS AND WORK OF OTHER TRADES.
- 7.107 ROOF DESIGN LOAD IS 30 P.S.F. LIVE LOAD MINIMUM.  
7.108 CEILING DESIGN LOAD AT BEDROOMS 20 P.S.F. LIVING AND LIVE LOAD AND OVER LIVING/DINING  
7.109 FLOOR DESIGN LOAD IS 40 P.S.F. LIVE LOAD PLUS WEIGHT OF MATERIAL.  
7.110 FLOOR DESIGN LOAD FOR SLEEPING AREAS IS 30 P.S.F. LIVE LOAD PLUS WEIGHT OF MATERIAL.

**70 MOISTURE CONTROL**

- 7.01 ALL SHEELED FLASHING SHALL BE A MINIMUM OF 26 GAUGE SHEET METAL. PROVIDE SHEET METAL METAL BABY TIN VALLEY FLASHING.
- 7.02 BASE AND SILL FLASHING TO BE EQUAL TO 6 MIL VISQUEEN POLYETHYLENE FILM OR "NEVASTRAL" FLASHING OR EQUAL.
- 7.03 ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHERTIGHT. ELASTIC CAULKING COMPOUND SHALL BE NON-STAINING POLYSULPHIDE OR ACRYLIC OR BUTYL.
- 7.04 INSULATION.
  - A. PROVIDE R-20 WALL INSULATION WITH VAPOR RETARDER TO ROOM SIDE.
  - B. PROVIDE R-50 INSULATION WITH VAPOR RETARDER TO ROOM SIDE AT GATEDRAL CEILING. R-44 INSULATION WITH VAPOR RETARDER AT FLAT CEILING.
- 7.05 PROVIDE ALUMINUM DRIP CAPS OVER ALL DOOR AND WINDOW HEADS AND HORIZONTAL TRIM INCLUDING GARAGE AND PATIO DOORS. USE 4 MIL POLYETHYLENE FLASHING AT ALL WINDOW AND DOOR JAMBS.
- 7.06 ALL WATER PIPING SHALL BE INSULATED IN AREAS SUBJECT TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS ON THE COLD SIDE ONLY.
- 7.07 PROVIDE GUTTERS AND DOWNSPOUTS WITH DISCHARGE 5'-0" MIN. FROM FOUNDATION.
- 7.08 PROVIDE TYVEK BUILDING WRAP BEHIND SIDING BRICK AND STONE VENEERS.
- 7.09 ROOF SHINGLES TO BE MIN. 25# ASPHALT ON 15# FELT WITH 50# FELT ICE DAM ON ROOFS WITH 4:12 PITCH OR LESS OR PER LOCAL ORDINANCES. ( VERIFY TYPE AS SHOWN ON PLANS AND ELEVATIONS )
- 7.10 INSTALL ADEQUATE NUMBER OF ROOF VENTS PER LOCAL CODES.

**80 DOORS AND WINDOWS**

- 8.01 EXTERIOR ENTRANCE DOORS ARE TO BE EQUAL TO "PEASE" PREHANG DOORS WITH STANDARD WOOD FRAME. MANUFACTURER TO PROVIDE ALL HARDWARE INCLUDING LOCKS, WOOD SILL, METAL THRESHOLD AND WEATHERSTRIPPING. MATCH DOOR DESIGN SHOWN ON ELEVATIONS.
- 8.02 INTERIOR HOLLOW CORE DOORS SHALL BE FLUSH OAK. OR AS CALLED FOR ON DRAWINGS.
- 8.03 BI-FOLD DOORS SHALL BE RAISED PANEL OR FLUSH OAK 6'-0" HIGH.
- 8.04 PROVIDE TEMPERED GLASS IN ALL PATIO DOORS AND ENTRY SIDELIGHTS AND WHERE OTHERWISE REQUIRED BY CODES.
- 8.05 DOOR AND WINDOW PERFORMANCE SHALL BE AS SET FORTH BY MANIGICAL ORDINANCE.
- 8.06 GARAGE SERVICE DOOR (TO HOUSE) AND FRAME ASSEMBLY SHALL BE "B" LABEL 1 1/2 HOUR RATED AND BE PROVIDED WITH SELF CLOSER, THRESHOLD AND GASKETS.
- 8.07 INTERIOR WOOD TRIM SHALL BE "OAK" OR PER OWNERS REQUIREMENTS.

**90 FINISH**

- 9.01 INSTALL U.S. GYPSUM OR EQUAL 5/8" SYSTEM 1/2" TAPERED WALLBOARD WITH METAL CORNER BEADS, MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE GULED AND SCREWED. PATCH ALL SCORER HEADS AND LEAVE SURFACE FREE FROM WAVES, FITS AND BUCKLES. USE 5/8" FIRECODE WALLBOARD WHERE REQUIRED FOR FIRE RATING AND PROVIDE 1/2" WATER RESISTANT CONCRETE BOARD AT ALL BATHUB AND SHOWER RECESSES.
  - A. PROVIDE 5/8" F.G. WALLBOARD ON ALL GARAGE CEILING.
  - B. 5/8" F.G. WALLBOARD BETWEEN GARAGE AND HOUSE SHALL BE INSTALLED TO BOTTOM OF SHEATHING.
- 9.02 CERAMIC TILE FOR WALLS AND BASES SHALL BE GLAZED CERAMIC TILE. TILE APPLICATION SHALL BE BY ORGANIC MASTIC ADHESIVE FOR WALLS. GROUT SHALL BE LATEX PORTLAND CEMENT. CAULK AROUND TUBS WITH SUITABLE CAULKING. PROVIDE 18 ROVS OF CERAMIC TILE PLUS CAP ABOVE TOP OF SHOWER BASIN AT ALL SHOWER WALLS. PROVIDE UNDERLAYMENT FOR ALL FLOOR TILE INSTALLATIONS.
- 9.03 PAINTING
  - A. INTERIOR WALLS TO HAVE TWO COATS FLAT LATEX PAINT.
  - B. ALL RISERS AND TREADS AT STAIRS TO BE CARPETED BY OTHERS EXCEPT AS NOTED AND ALL STAINERS ARE TO BE STAINED UNLESS OTHERWISE NOTED.
  - C. INTERIOR DOORS, WINDOWS, AND TRIM TO BE SEMI-GLOSS OR LATEX ENAMEL, TWO COATS, OR STAINED SEALED AND VARNISHED.
  - D. ALL EXTERIOR WOOD AND PLYWOOD SHALL BE STAINED OR PAINTED AS PER MANUFACTURERS INSTRUCTIONS.
  - E. BATH ACCESSORIES SHALL BE AS FOLLOWS.
    - A. POWDER ROOM-ONE 18" TOWEL BAR AND ONE RECESSED TOILET PAPER HOLDER.
    - B. BATH WITH TUB OR SHOWER-ONE 24" TOWEL BAR OPPOSITE SHOWER HEAD, ONE TOWEL RING AND RECESSED TOILET PAPER HOLDER, ONE RECESSED CERAMIC SOAP DISH AND GRAB BAR (AT TUB ONLY).

**100 PLUMBING**

- 10.01 GENERAL  
A. ALL MATERIALS AND EQUIPMENT SHALL BE NEW. SYSTEMS SHALL FUNCTION CORRECTLY AS A WHOLE AND IN ALL ITS PARTS, UP TO THE SPECIFIED CAPACITY. SYSTEMS OR DEVICES FAILING TO MEET PERFORMANCE REQUIREMENTS SHALL BE REPLACED, ALTERED OR REPAIRED AS REQUIRED TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS. WORK DAMAGED OR MARKED BY SUCH REPLACEMENTS, ALTERATIONS, OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.  
B. WHERE MULTIPLE ITEMS OF EQUIPMENT OR MATERIALS ARE REQUIRED THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURERS NAMES AND MODEL OR CATALOG NUMBERS.  
C. INSERTS, PIPE SLEEVES, HANGERS, SUPPORTS, FIXTURES, TRIM DRAINS AND ANCHORAGE OF PLUMBING SHALL BE PROVIDED AS SPECIFIED HEREIN. WHERE SUCH ITEMS ARE TO BE SET OR EMBEDDED IN CONCRETE, MASONRY OR SIMILAR WORK, THE ITEMS SHALL BE FURNISHED AND NOT DELAY IN THE WORK.
- 10.02 INSTALLATION AND WORKMANSHIP  
A. THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ANY MATERIAL, APPARATUS OR EQUIPMENT WHICH, IN THE OPINION OF THE OWNER, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.  
B. THE LOCATION OF PLUMBING PIPING SHALL BE COORDINATED TO ENSURE THAT IT CLEARS OPENINGS AND STRUCTURAL MEMBERS THAT PIPING INDICATED AS CONCEALED CAN BE PROPERLY CONCEALED IN WALLS OR PARTITIONS AND THAT IT DOES NOT INTERFERE WITH LIGHTS, DUCTWORK OR EQUIPMENT HAVING FIXED LOCATIONS. MAKE NECESSARY HORIZONTAL OR VERTICAL OFFSETS WITH PIPE FITTINGS TO INSTALL THE SYSTEM IN THE AVAILABLE SPACE. CONCEAL OR INSTALL TIGHT TO STRUCTURE (IF EXPOSED) UNLESS OTHERWISE NOTED OR APPROVED BY OWNER.  
C. PIPING SHALL BE EXPOSED IN FINISHED AREAS ONLY WHERE INDICATED OR WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.  
D. WHERE DRAIN OR WATER CONNECTIONS NECESSARY TO THE OPERATION OF FIXTURES OR EQUIPMENT ARE NOT SPECIFICALLY SHOWN ON DIAGRAMS, EXTEND NECESSARY BRANCHES TO THE CLOSEST INDICATED BRANCH OR MAIN AT NO ADDITIONAL COST TO THE OWNER.  
E. EACH FIXTURE, EQUIPMENT DRAIN OR FLOOR DRAIN SHALL BE SEPARATELY TRAPPED UNLESS OTHERWISE INDICATED OR SPECIFIED.  
F. PLUMBING PIPING AND EQUIPMENT SHALL NOT BE FIELD PAINTED OR PRIMED BEYOND THE DEGREE OF APPLICATION FROM THE FACTORY SOURCE, OR EXCEPT AS REQUIRED BY APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
- 10.03 WATERPROOFING  
A. DO NOT CUT OR PENETRATE WATERPROOFED SURFACES OR WATERPROOFING MEMBRANES WITHOUT FIRST MAKING ARRANGEMENTS FOR REPAIR BY A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE.

- 10.04 GENERAL  
A. ALL MATERIALS AND EQUIPMENT SHALL BE NEW. SYSTEMS SHALL FUNCTION CORRECTLY AS A WHOLE AND IN ALL ITS PARTS, UP TO THE SPECIFIED CAPACITY. SYSTEMS OR DEVICES FAILING TO MEET PERFORMANCE REQUIREMENTS SHALL BE REPLACED, ALTERED OR REPAIRED AS REQUIRED TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS. WORK DAMAGED OR MARKED BY SUCH REPLACEMENTS, ALTERATIONS, OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.  
B. WHERE MULTIPLE ITEMS OF EQUIPMENT OR MATERIALS ARE REQUIRED THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURERS NAMES AND MODEL OR CATALOG NUMBERS.  
C. INSERTS, PIPE SLEEVES, HANGERS, SUPPORTS, FIXTURES, TRIM DRAINS AND ANCHORAGE OF PLUMBING SHALL BE PROVIDED AS SPECIFIED HEREIN. WHERE SUCH ITEMS ARE TO BE SET OR EMBEDDED IN CONCRETE, MASONRY OR SIMILAR WORK, THE ITEMS SHALL BE FURNISHED AND NOT DELAY IN THE WORK.
- 10.05 INSTALLATION AND WORKMANSHIP  
A. THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ANY MATERIAL, APPARATUS OR EQUIPMENT WHICH, IN THE OPINION OF THE OWNER, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.  
B. THE LOCATION OF PLUMBING PIPING SHALL BE COORDINATED TO ENSURE THAT IT CLEARS OPENINGS AND STRUCTURAL MEMBERS THAT PIPING INDICATED AS CONCEALED CAN BE PROPERLY CONCEALED IN WALLS OR PARTITIONS AND THAT IT DOES NOT INTERFERE WITH LIGHTS, DUCTWORK OR EQUIPMENT HAVING FIXED LOCATIONS. MAKE NECESSARY HORIZONTAL OR VERTICAL OFFSETS WITH PIPE FITTINGS TO INSTALL THE SYSTEM IN THE AVAILABLE SPACE. CONCEAL OR INSTALL TIGHT TO STRUCTURE (IF EXPOSED) UNLESS OTHERWISE NOTED OR APPROVED BY OWNER.  
C. PIPING SHALL BE EXPOSED IN FINISHED AREAS ONLY WHERE INDICATED OR WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.  
D. WHERE DRAIN OR WATER CONNECTIONS NECESSARY TO THE OPERATION OF FIXTURES OR EQUIPMENT ARE NOT SPECIFICALLY SHOWN ON DIAGRAMS, EXTEND NECESSARY BRANCHES TO THE CLOSEST INDICATED BRANCH OR MAIN AT NO ADDITIONAL COST TO THE OWNER.  
E. EACH FIXTURE, EQUIPMENT DRAIN OR FLOOR DRAIN SHALL BE SEPARATELY TRAPPED UNLESS OTHERWISE INDICATED OR SPECIFIED.  
F. PLUMBING PIPING AND EQUIPMENT SHALL NOT BE FIELD PAINTED OR PRIMED BEYOND THE DEGREE OF APPLICATION FROM THE FACTORY SOURCE, OR EXCEPT AS REQUIRED BY APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
- 10.06 WATERPROOFING  
A. DO NOT CUT OR PENETRATE WATERPROOFED SURFACES OR WATERPROOFING MEMBRANES WITHOUT FIRST MAKING ARRANGEMENTS FOR REPAIR BY A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE.

- 10.07 GENERAL  
A. ALL MATERIALS AND EQUIPMENT SHALL BE NEW. SYSTEMS SHALL FUNCTION CORRECTLY AS A WHOLE AND IN ALL ITS PARTS, UP TO THE SPECIFIED CAPACITY. SYSTEMS OR DEVICES FAILING TO MEET PERFORMANCE REQUIREMENTS SHALL BE REPLACED, ALTERED OR REPAIRED AS REQUIRED TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS. WORK DAMAGED OR MARKED BY SUCH REPLACEMENTS, ALTERATIONS, OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.  
B. WHERE MULTIPLE ITEMS OF EQUIPMENT OR MATERIALS ARE REQUIRED THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURERS NAMES AND MODEL OR CATALOG NUMBERS.  
C. BEFORE ORDERING EQUIPMENT, THE PHYSICAL DIMENSIONS SHALL BE CHECKED TO VERIFY FIT IN SPACES ALLOTTED ON THE DRAWINGS.  
D. INSERTS, PIPE SLEEVES, AND SUPPORTS OF AIR CONDITIONING EQUIPMENT SHALL PROVIDED AS SPECIFIED.  
E. ANY PIPING ASSEMBLIES OF EQUIPMENT SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC. ADDITIONAL PIPING AND APPURTENANCES REQUIRED FOR PROPER OPERATION OF EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COSTS.  
F. HOT AND COLD AIR RETURNS/SUPPLIES MUST BE IN SHEET METAL.

- 10.08 INSTALLATION AND WORKMANSHIP  
A. THE WORK SHALL BE PERFORMED BY QUALIFIED MECHANICS. ALL MATERIALS, APPARATUS AND EQUIPMENT SHALL BE INSTALLED IN NEAT, WORKMANLIKE MANNER. MATERIALS, DEVICES OR EQUIPMENT WHICH, IN THE OPINION OF THE ARCHITECT-ENGINEER, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.  
B. THE WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES. WHERE THE WORK IS DEPENDENT UPON WORK OF OTHER TRADES OR WORK ALREADY IN PLACE, SUCH OTHER WORK AND WORK IN PLACE SHALL BE EXAMINED AND SHALL BE IN PROPER CONDITION AND STATE OF COMPLETION BEFORE CONTINUING THE INSTALLATION.  
C. THE INSTALLATION OF SYSTEMS SHALL, IN GENERAL, BE AS HIGH AS POSSIBLE AND LOCATED IN ACCORDANCE WITH THE DRAWINGS. PIPING AND DUCTWORK, WHEN INDICATED, SHALL BE FOLLOWED AS ACCURATELY AS POSSIBLE. ANY NECESSARY DEVIATIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT-ENGINEER. CONTRACTOR SHALL FURNISH DRAWINGS SHOWING PROPOSED CHANGES. APPROVAL IS REQUIRED BEFORE CHANGES ARE IMPLEMENTED.

- 10.09 CUTTING AND PATCHING  
A. PROVIDE CUTTING AND PATCHING AS REQUIRED.  
B. CUTTING OF STEEL, CONCRETE OR ANY OTHER STRUCTURAL PART MUST BE APPROVED IN WRITING BY ARCHITECT-ENGINEER PRIOR TO CUTTING.

- 10.10 WATERPROOFING  
A. DO NOT CUT OR PENETRATE WATERPROOFED SURFACES, OR WATERPROOFING MEMBRANES, WITHOUT FIRST MAKING ARRANGEMENTS FOR REPAIR.

- 10.11 SUPPORTS FOR PIPING AND EQUIPMENT  
A. PIPING AND EQUIPMENT SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS AND NOT FROM METAL DECK OR SLAB ASSEMBLYS.

- 10.12 ACCESS DOORS (ACCESS PANELS)  
A. PROVIDE ACCESS REQUIRED FOR MAINTENANCE, ADJUSTMENT, REMOVAL AND REPAIR OF VALVES, CONTROLS, DAMPERS, EQUIPMENT AND LIKE ITEMS.  
B. PROVIDE ACCESS DOORS (ACCESS PANELS). PANELS SHALL BE LOCATED TO MAKE ALL ITEMS EASILY ACCESSIBLE.

- 10.13 CLEAN UP  
A. CLEAN ALL MATERIALS AND EQUIPMENT OF DIRT, DUST, PAINT, SPOTS, AND STAINS, SOIL MARKS AND OTHER FOREIGN MATTER.

- 10.14 FINAL INSPECTION  
A. NOTICE TO GENERAL CONTRACTOR THAT THE WORK IS READY FOR FINAL INSPECTION. THE CONTRACTOR SHALL  
1. SUBMIT TEST AND BALANCE REPORT AND COMPLETE REQUIREMENTS AS NOTED.  
B. CONTRACTOR SHALL FURNISH NECESSARY MECHANICS TO OPERATE SYSTEM. MAKE NECESSARY ADJUSTMENTS AND ASSIST WITH FINAL INSPECTION.

**110 PLUMBING**

- 11.01 DESCRIPTION  
A. ALL PLUMBING AND ASSOCIATED WORK IS GOVERNED BY THIS SECTION. PROVIDE LABOR AND MATERIALS NECESSARY TO PROVIDE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- 11.02 QUALITY ASSURANCE  
A. OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTION FEES REQUIRED BY GOVERNING BODIES IN CONNECTION WITH THE WORK. DELIVER CERTIFICATES OF INSPECTION TO THE OWNER.  
B. ALL WORK SHALL COMPLY WITH GOVERNING CODES, ORDINANCES, AND REGULATIONS OF CITY, VILLAGE, COUNTY, AND STATE.  
C. SAMPLES: SUBMIT WHEN SPECIFIED OR REQUESTED.

- 11.03 GENERAL  
A. PLUMBING SYSTEMS SHALL BE PROVIDED COMPLETE. SHOULD A SYSTEM, OR ANY PART THEREOF FAIL TO MEET PERFORMANCE REQUIREMENTS, NECESSARY REPLACEMENTS, ALTERATIONS OR REPAIRS, AS REQUIRED BY THE OWNER'S REPRESENTATIVE, SHALL BE MADE TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS AND ALL BUILDING CONSTRUCTION AND FINISHES DAMAGED OR MARKED BY SUCH REPLACEMENTS, ALTERATIONS OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITION, AT NO ADDITIONAL COST TO THE OWNER.  
B. WHERE MULTIPLE ITEMS OF EQUIPMENT OR MATERIALS ARE REQUIRED THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURERS NAMES AND MODEL OR CATALOG NUMBERS.  
C. INSERTS, PIPE SLEEVES, HANGERS, SUPPORTS, FIXTURES, TRIM DRAINS AND ANCHORAGE OF PLUMBING SHALL BE PROVIDED AS SPECIFIED HEREIN. WHERE SUCH ITEMS ARE TO BE SET OR EMBEDDED IN CONCRETE, MASONRY OR SIMILAR WORK, THE ITEMS SHALL BE FURNISHED AND NOT DELAY IN THE WORK.
- 11.04 INSTALLATION AND WORKMANSHIP  
A. THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ANY MATERIAL, APPARATUS OR EQUIPMENT WHICH, IN THE OPINION OF THE OWNER, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.  
B. THE LOCATION OF PLUMBING PIPING SHALL BE COORDINATED TO ENSURE THAT IT CLEARS OPENINGS AND STRUCTURAL MEMBERS THAT PIPING INDICATED AS CONCEALED CAN BE PROPERLY CONCEALED IN WALLS OR PARTITIONS AND THAT IT DOES NOT INTERFERE WITH LIGHTS, DUCTWORK OR EQUIPMENT HAVING FIXED LOCATIONS. MAKE NECESSARY HORIZONTAL OR VERTICAL OFFSETS WITH PIPE FITTINGS TO INSTALL THE SYSTEM IN THE AVAILABLE SPACE. CONCEAL OR INSTALL TIGHT TO STRUCTURE (IF EXPOSED) UNLESS OTHERWISE NOTED OR APPROVED BY OWNER.  
C. PIPING SHALL BE EXPOSED IN FINISHED AREAS ONLY WHERE INDICATED OR WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.  
D. WHERE DRAIN OR WATER CONNECTIONS NECESSARY TO THE OPERATION OF FIXTURES OR EQUIPMENT ARE NOT SPECIFICALLY SHOWN ON DIAGRAMS, EXTEND NECESSARY BRANCHES TO THE CLOSEST INDICATED BRANCH OR MAIN AT NO ADDITIONAL COST TO THE OWNER.  
E. EACH FIXTURE, EQUIPMENT DRAIN OR FLOOR DRAIN SHALL BE SEPARATELY TRAPPED UNLESS OTHERWISE INDICATED OR SPECIFIED.  
F. PLUMBING PIPING AND EQUIPMENT SHALL NOT BE FIELD PAINTED OR PRIMED BEYOND THE DEGREE OF APPLICATION FROM THE FACTORY SOURCE, OR EXCEPT AS REQUIRED BY APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
- 11.05 WATERPROOFING  
A. DO NOT CUT OR PENETRATE WATERPROOFED SURFACES OR WATERPROOFING MEMBRANES WITHOUT FIRST MAKING ARRANGEMENTS FOR REPAIR BY A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE.

**120 ELECTRICAL**

- 12.01 DESCRIPTION  
A. THE GENERAL CONDITIONS FORM A PART OF THIS SPECIFICATION AND WHERE APPLICABLE, SHALL GOVERN ALL ELECTRICAL WORK. ALL NOTES ON THE DRAWINGS SHALL ALSO APPLY.
- 12.02 QUALITY ASSURANCE  
A. THIS CONTRACTOR SHALL COMPLY WITH THE LOCAL ELECTRICAL CODE AND ALL ORDINANCES OF THE STATE. THE PUBLISHED RULES, REGULATIONS AND REQUIREMENTS OF THESE ELECTRIC CODES.  
B. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER OR S.G.G. CONTRACTOR SHALL REPLACE ALL DEFECTIVE MATERIALS OR CORRECT POOR WORKMANSHIP AT NO COST TO THE OWNER OR S.G.G.

- 12.03 SCOPE OF CONTRACT  
A. THE WORK INCLUDED UNDER THE ELECTRICAL CONTRACT SHALL BE THE FURNISHING OF ALL TRANSPORTATION, LABOR, MATERIALS, SERVICES, PROTECTION, SCAFFOLDING, APPARATUS AND UTENSILS NECESSARY FOR THE PERFORMANCE OF ALL WORK SHOWN ON THE ELECTRICAL WIRING DRAWINGS AND DEFINED AND DESCRIBED IN THE ELECTRICAL WIRING SPECIFICATIONS.  
B. THE CONTRACTOR MUST EXAMINE THE SPECIFICATIONS FOR GENERAL CONTRACT WORK AS WELL AS ALL OTHER WORK CLASSIFICATIONS TO BE CERTAIN OF THE EXPLICIT EXTENT OF THE WORK INCLUDED