



## **AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION**

May 18, 2023 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the April 6, 2023 Regular Meeting

**ITEM #1 PUBLIC HEARING – HEALING MATTERS, INC., 18440 THOMPSON COURT SUITE 102–  
SPECIAL USE PERMIT**

Consider recommending that the Village Board grant Emmanuel Bistas a Special Use Permit to operate a Vocational Educational Facility at 18440 Thompson Court Suite 102 in the ORI-PD (Office and Restricted Industrial, Hickory Creek) zoning district.

**ITEM #2 PUBLIC HEARING – 17127 ORIOLE AVE., ANTHONY & JANICE JORDAN –  
MINIMUM HOUSE SIZE VARIATION**

Consider recommending that the Village Board grant Anthony and Janice Jordan (Property Owner) a Variation from Section V.C.2 (Usable Floor Area Per Dwelling) of the Zoning Code at the property located at 17127 Oriole Avenue in the R-1 (Single Family Residential) zoning district. This Variation would permit a new residential home to be constructed with 2,430 square feet of Usable Floor Area, where the minimum required Usable Floor Area is 3,500 square feet.

**ITEM #3 PUBLIC HEARING – FENCE REGULATIONS –  
ZONING ORDINANCE TEXT AMENDMENT**

Consider recommending that the Village Board adopt a proposed text amendment to the Tinley Park Zoning Ordinance amending Section III.J. (Fence Regulations).

**Receive Comments from the Public**

**Good of the Order**

**Adjourn Meeting**



## MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

**April 6, 2023**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on April 6, 2023.

**CALL TO ORDER** –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for April 6, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Acting Chair Ken Shaw  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Eduardo Mani  
Andrae Marak  
Steve Sepessy

Absent Plan Commissioners:

Chairman Garrett Gray  
Kurt Truxal

Village Officials and Staff:

Pat Carr, Village Manager  
Dan Ritter, Community Development Director  
Lori Kosmatka, Associate Planner  
Michael O. Whalen, Associate Planner

Petitioners:

Anthony DeAngelis, Intercontinental Real Estate & Development Corporation

Members of the Public:

Andy Macleod, Umbrella Assoc. President, 52 Aegina Ct.  
Linnae Bryant, Umbrella Assoc. Member, 91 Iliad Dr.  
Alma Fulton, 80 Odyssey Dr.

COMMUNICATIONS – Lori Kosmatka noted CHAIRMAN GRAY was absent. COMMISSIONER SHAW served at Acting Chair.

APPROVAL OF THE MINUTES - Minutes of the March 16, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SEPESSY, seconded by COMMISSIONER GASKILL to approve the March 16, 2023, minutes as presented. ACTING CHAIR SHAW asked for a voice vote; all were in favor. He declared the motion carried.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE APRIL 6, 2023 REGULAR MEETING**

**ITEM #1: PUBLIC HEARING – ODYSSEY CLUB TOWNHOMES MODEL CHANGE – SPECIAL USE FOR PUD SUBSTANTIAL DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district.

Present and responding to roll call were the following:

Acting Chair Ken Shaw  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Eduardo Mani  
Andrae Marak  
Steve Sepessy

Absent Plan Commissioners:

Chairman Garrett Gray  
Kurt Truxal

Village Officials and Staff:

Pat Carr, Village Manager  
Dan Ritter, Community Development Director  
Lori Kosmatka, Associate Planner  
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Andy Macleod, Umbrella Assoc. President, 52 Aegina Ct.  
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Alma Fulton, 80 Odyssey Dr.

Acting Chair Shaw introduced Item #1.

Dan Ritter, Community Development Director, opened by saying the agenda item had previously been approved by the Plan Commission. He said that the Village Board continued the item while some open items were sorted and then the Board remanded it back to the Plan Commission until all open items were addressed. He reminded the Commission and members of the public that the design items for the project had already been discussed at a previous Commission meeting. He said the

item was before the Commission again to consider an issue with the homeowners' associations.

Lori Kosmatka, Associate Planner, presented the staff report. She noted that the Plan Commission previously recommended approval for the item at the November 17, 2022 meeting, and that the item was first on the December 6, 2022 Village Board agenda.

Dan Ritter interjected by saying the open item was whether or not the project would have its own homeowners' association and whether the project would be required to join the umbrella homeowners' association. He added that the project was originally proposed to join an existing sub-association and join the umbrella association. He said changes to the covenants are a substantial deviation to the PUD. He added that Staff reviewed the proposed covenants to make sure current residents were protected as well as future residents. He said the underlying association issue was resolved easily and with Village attorney agreement. He said the solution was to create a dormant sub-association that would be activated once the developer sold a unit. He said the outstanding item is related to the project joining the umbrella association. He said the Petitioner's attorneys and the umbrella association's attorneys were working on a cost-sharing agreement. He said the umbrella association's attorneys have the draft agreement. He said the PUD is conditioned to require both parties' approval of the cost sharing agreement and that the finalized covenants need to be recorded prior to occupancy. He said the anticipated timeline was over a year. He said Staff is willing to work with both parties to resolve any other issues. He said the umbrella association's attorney thought the resolution of the issue was heading in the right direction.

Lori Kosmatka resumed the staff report presentation.

Acting Chair Shaw invited the Petitioner to speak.

The Petitioner, Anthony DeAngelis, was sworn in.

Mr. DeAngelis opened by saying that Dan Ritter's comments encapsulated the issue with the project. He said the developer has been cooperative with Staff and the Village Attorney. He said his office sent a letter with proposed conditions relating to the cost sharing agreement and the recording of the covenant's conditions and restrictions. He said his attorneys and the umbrella association's attorneys have been working to resolve the issue since January, but he's concerned the issue might be resolved much later. He said his attorneys are awaiting cost information from the umbrella association. He read the letter, which said the Petitioner will work with the umbrella association, however the Petitioner will not accept a PUD condition requiring the agreement between the Petitioner and the association. He said there are financial obligations with the project and that he did not want to risk the fate of the project based on the cost sharing agreement. He said, with the proposed condition, construction could be complete, and a certificate of occupancy couldn't be issued until the cost sharing agreement was resolved. He said that if his lender saw the condition, they likely would not provide financing for the project until the agreement is in place. He said the association has not been responsive.

Dan Ritter said he spoke to the association's attorney, and they did not have major concerns. He said the issue with the current approval is that the Petitioner is proposing to eliminate the condition that the cost sharing agreement must be finalized prior to the issuance of any certificates of



occupancy. Staff and the Village Attorney agree that the condition must remain in place because otherwise there would be no obligation for the developer to complete the agreement. He said it may take more time and he does not believe the association is intentionally holding up the project. He said if, in six months, there's still no resolution, that the Village will get involved in trying to get both parties to reach an agreement. He said the purpose of the condition is to allow the project to proceed while the cost sharing agreement is finalized.

Mr. DeAngelis said he would be more comfortable with the condition if, in his opinion, the association was more responsive.

Dan Ritter said the solution proposed should be agreeable to both parties. He said that the project's history is causing the need for the condition. He said the condition is necessary.

Pat Carr, Village Manager, asked if it this would prevent them from getting the building permits.

Dan Ritter responded no. It would just be upon occupancy. The Village is reviewing the permits. He noted to Mr. DeAngelis that the Village has had cooperation with the association attorney as indicated in previous phone calls.

Acting Chair Shaw acknowledged that there are members of the public that appear to wish to speak. He explained that the public hearing process involves discussions including questions by Commissioners, after which will then be open for the public to speak. Members of the public will need to be sworn in and fill out the sign in sheet.

Pat Carr, Village Manager, noted we have been working with the applicant for over a year to have them get contact with the HOA. There has been a slowdown by the HOA on getting costs. It should not hold up the developer. The Village would like to see the project get moving. Village attorneys have also been engaged in this project.

Commissioner Marak provided opinion that if it's not resolved, then it's not worth taking under consideration.

Acting Chair Shaw noted that when the public hearing is completed, the Commission can decide whether or not to continue the public hearing. He asked Commissioner Marak if he had any questions.

Acting Chair Shaw asked Commissioner Sepessy if he had any questions on the plans as he recognized he was not on the Commission when the request first came to Plan Commission.

Commissioner Sepessy responded no.

Commissioner Gaskill asked if the occupancy of the units depends on the cost share agreement and if so if there was any writing agreeing to it.

Dan Ritter responded yes, and that there is an example. The Petitioner has agreed to do it, but it hasn't been resolved between the Petitioner and the umbrella association. The condition can make

sure that still happens.

Commissioners Hamilton and Mani had no questions.

Commissioner Gatto commented that there were a lot of homeowners that were against this development originally. She hoped that their opinion of what is being developed is not holding up the agreement so that the developer cannot develop this land.

Dan Ritter commented that staff's knowledge of this even being an issue came up as a part of the public hearing, since November or December. That has only been about three or four months and these things take time given holidays. We have another year essentially to resolve this before there would be an issue. He felt that in the next six months we should have a good idea whether this is a bigger issue or not. Everybody believes this is the right solution going forward. Maybe something works out where the Village could accept some money to pay the association, but the solution with the cost sharing agreement is the right option. The Petitioners proposed it and our attorneys agreed.

Acting Chair Shaw had a couple questions. He asked if under the current PUD, if they built it out as previously approved there would be a sub association that would be required to be part of the umbrella.

Dan Ritter responded that they previously proposed it would join a sub association and that was already a part of the umbrella, joining the existing sub association and the umbrella association. They were rejected from the sub association. If they were in those associations then, it probably would have already been resolved. That is why this is needed.

Acting Chair Shaw asked if forming an independent sub association was not an option.

Dan Ritter responded that they could but it is one owner proposing to own it all. They'll have a sub association ready to go if they sell any of the lots.

Acting Chair Shaw asked if the Village has been in touch with the umbrella association's attorney, but that the umbrella association's attorney has been nonresponsive to the Petitioner.

Mr. DeAngelis responded that all attorneys have been talking. We are just anxious to get this resolved without conditions. We don't know the inner workings of why it hasn't been resolved yet.

Dan Ritter responded that their attorney explained it during a phone call. They explained the holdups. They had an election during this and had two new members getting on-board.

Acting Chair Shaw noted the developer seems to have put forward a good faith proposal. He echoed Commissioner Gatto's concern for the developer being held up. He did not want to ascribe any motivations to the umbrella association, but it seems if we put the condition on this, the developer then holds all the responsibility and would effectively be a pocket veto. There seems to be no incentive for the umbrella association to come to the table.

Commissioner Marak noted he assumed that the developer agreed to the conditions prior to the meeting. He noted they appear to be rejected by the Petitioner. He clarified he wasn't making a formal Motion.

Dan Ritter responded that those are staff-recommended conditions. That was sent to the Petitioner, but we didn't hear anything until yesterday. Even if a Petitioner doesn't agree, you can still attach a condition. If this wasn't done, then it may lead to bigger issues for the developer, association, and Village. Despite the easements, it's private roads and gate house by the association. The condition is a good catch to make sure it's resolved.

Acting Chair Shaw noted that before going to public comment, the Commission is a recommending body. Ultimately it's the Village Board decision. The Village Board could still remove or accept a condition. If we continue this meeting, it may just drag.

Commissioner Gaskill asked if the Petitioner doesn't agree to the condition, then why send the condition to the Trustees.

Dan Ritter responded technically the Commission can attach a condition and vote on what you like. If a Petitioner says they don't want it, then usually he recommends to remove it and vote based on that. That changes our opinion on this though. The covenants are specifically part of the Substantial Deviation, so any changes to those are. If removing the previous covenants with just a promise to work things out, then the Village has nothing to hold them to it. If they're not agreeing to it, then he recommends to take it off and vote based on that.

Acting Chair Shaw noted the lender for Mr. DeAngelis may object to such an open ended condition that may potentially delay build-out. This may affect the development's financing. He asked Mr. DeAngelis if that was understood correctly.

Mr. DeAngelis responded yes.

Acting Chair Shaw swore in everyone from the public who wished to speak, and noted they would also have to sign in.

Andy Macleod, the President of the umbrella association spoke. The association has been working to resolve this, having met with their attorney four times and getting decisions on a couple things. The cost sharing agreement is problematic from a covenant standpoint because it is asking the association to do the maintenance that Greenview or Fairway would be doing. We don't do that as an umbrella association. Also, he understands that Fairway rejected your request to become part of them, but Fairway wasn't the only townhome association in Odyssey. He asked Mr. DeAngelis if they made a request to Greenview to do the same.

Mr. DeAngelis responded no. Only the one association was applicable because of the model appearances.

Andy Macleod commented that the proposal looks quite different from models in both Fairway and Greenview. We are trying to work through the drafted agreement received. This is the first time

he is hearing of an underlying association that would be created that would be dormant. He has no idea how that would affect the umbrella association, the estate homes association, the Greenview association, or the Fairway association. A solution needs to be fair and equitable to all.

Linnae Bryant stated she is also with the umbrella association. Homeowners have a very large investment in this as well given their home values. They are working with an attorney. She is an attorney as well and trying to assist. The cost sharing agreement only addressed the gate. Other items not addressed include the ponds, irrigation, landscaping, etc. Current homeowners pay \$100 quarterly for those benefits and services. This should be applicable to all other units whether they are rented or not. Also, the agreement said the umbrella association would handle garbage disposal and landscaping, which the umbrella does not handle. Underlying associations handle that. The umbrella association wonders how those will be handled. There will be increased volume now in the development. We are diligently trying to get through this.

Acting Chair Shaw asked if there were anymore comments from the public. There were none.

Commissioner Sepessy asked if residents in the Odyssey pay to more than one association.

Andy Macleod responded every resident has two obligations for association dues. We are not a master slave structure which is normal for HOAs. We are three independent associations that appoints the umbrella board. They are separate entities on themselves.

Acting Chair Shaw asked if the sub-associations do not pay the umbrella, but it is individual.

Dan Ritter noted the dormant sub-association would be outside of the umbrella. That would stand alone. To address them not being under the umbrella is why we are addressing this cost sharing agreement. The roads, ponds, landscaping, etc. is still covered. The underlying association would not be under the umbrella and would not be connected to the other three, but all the current residents have the sub-association and the umbrella association that they're attached to.

Alma Fulton, a member of one of the associations, asked why are these homes being allowed to be built without being part of the umbrella association. They should be part of the umbrella.

Dan Ritter responded there's nothing requiring them to be part of the umbrella association. Outside of the PUD they previously proposed that had that, there's nothing stating they have to join, but it seems everyone is in agreement that there's some obligations here for cost, thus the cost-sharing agreement.

Acting Chair Shaw asked without the Substantial Deviation requirement is there a requirement there be an association.

Dan Ritter responded that was their last proposal, so yes, the PUD holds them. We're in a position to have to approve some other option. They were denied from a sub-association, and can't join the umbrella, so this is their alternative proposal. They could agree later to join the umbrella.

Acting Chair Shaw asked if it is that the developer does not want to join the umbrella, or if the umbrella doesn't want this development to be part of it.

Linnae Bryant (in the audience) stated we wanted them be to be part of it to pay the same \$100/quarter to help share costs.

Alma Fulton, asked if they formed their own HOA as Golfview HOA then that would solve the issues. Joining one of the existing ones would have been too much work as the current homes are much older. Also the proposal is rentals.

Dan Ritter noted the previous proposal would have been that they join one of the existing ones. There's nothing related to rentals and ownership that can be addressed as part of this request.

Acting Chair Shaw recognized there may be a concern due to the difference in age of the homes.

Dan Ritter noted they wouldn't have a sub-association here, meaning it would be dormant unless one sells, so that wouldn't fit under the umbrella situation, so this is why the cost-sharing is an agreement. He believes the Petitioner is waiting on the list of costs. He would think it's reasonable that if \$100 covers all the common area costs would be tied in the cost sharing agreement. It isn't joining the association but it's an end-around way because they're not going to have a sub-association active there with just one ownership.

Alma Fulton, asked about the other covenants that the umbrella covers.

Linnae Bryant (in the audience) said right now they are mainly concerned with the umbrella association costs. However they handle trash collection and landscaping would be on that Phase.

Mr. DeAngelis responded we have not gotten any additional information for us to work it out.

Dan Ritter reiterated he believes both attorneys have agreed on the route. It appears that the items and costs being discussed haven't gotten back to the Petitioner.

A member of the audience asked if the new units were all rentals.

Mr. DeAngelis responded that they are currently intended to be rentals.

Acting Chair Shaw clarified that we are not permitted to consider the issue of private ownership versus rental as part of the approval process.

Dan Ritter confirmed there's no legal authority to regulate rentals versus ownership in the approvals.

Acting Chair Shaw asked the Petitioner if they are not in favor if the condition is recommended to Village Board.

Mr. DeAngelis responded no, that they will work diligently to get this resolved. We just cannot have that as a pre-condition of our approval or permit. We are not trying to avoid doing agreements.

Dan Ritter clarified it's not a pre-condition of the approval or the permit. It is a pre-condition to occupancy. If there is an issue we are open to re-evaluating it. The Village's concern is that there's nothing holding it to get done. The Village is open to other options.

Acting Chair Shaw noted it doesn't appear there is a viable recommendation for the Plan Commission to make because as proposed it's not acceptable to the Petitioner. If we strip that condition, then it leaves open too many other problems.

Dan Ritter reiterated that it is staff's recommendation that the conditions remain. Without it, staff would ask it be continued as we don't know what other options there are, such as alternative wording which can be brought to Village Board. He noted the Commission can vote.

Mr. DeAngelis said to go ahead and approve it that way. Maybe something can be resolved by the time it goes to Village Board.

Acting Chair Shaw noted that the preference is not to continue the public hearing. There is a short window to work this out. Even though it's clear the condition is not acceptable, ultimately it's the Board's decision.

Mr. DeAngelis agreed this was fair.

Commissioner Hamilton asked if the Board passes the conditions that the developers can still say they don't agree.

Acting Chair Shaw believed that the objective is that the parties can work this out and not stop the project.

Dan Ritter noted that the Petitioner may be more comfortable if they received a response of the association concerns being heard now. If you vote with the condition, the Board could consider changes.

Acting Chair Shaw noted his concern for the occupancy condition is it may hurt their ability to get started, and if a deal isn't worked out. If all parties are willing to move forward to the Board to work it out, the Board can always continue it if needed.

Dan Ritter noted that happened last time. The Board can also adjust the conditions. Our attorney can review alternative wording ahead of time. There could possibly be staff flexibility for temporary COOs. We leave it up to the Petitioner to propose alternative solutions.

A member of the audience asked if there were any discussions with the developer and associations.

Mr. DeAngelis responded there was correspondence in 2020 which he was not part of. This involved discussions on adding to the Fairway and umbrella. No formal agreement was made. Since the products changed, the Fairway association would not have been the right fit. We would have had to create our own anyways. The new ranch townhomes are a different model than the original ones in 2008. We have another association Golfview Townhome Association that will be attached to the amendment. If we decide to sell one unit, that has to be recorded and there will be another association governing.

Acting Chair Shaw noted it sounds like there is a path forward. He entertained a motion to close the public hearing. Motion to close the public hearing by Commissioner Gatto, seconded by Commissioner Gaskill. All were in favor.

Dan Ritter noted the standards are the same as last time and are published as part of the packet. He also noted the Commission can reference the conditions of the motion as noted in the staff report and on the screen instead of reading each one.

Acting Chair Shaw entertained a motion for this item.

Commissioner Gaskill made a motion to table the item until the issue is resolved so it does not waste the Board's time. Seconded by Commissioner Marak. Roll call vote; motion failed (2-5).

COMMISSIONER GASKILL: Aye  
COMMISSIONER GATTO: Nay  
COMMISSIONER HAMILTON: Nay  
COMMISSIONER MANI: Nay  
COMMISSIONER MARAK: Aye  
COMMISSIONER SEPESSY: Nay  
ACTING CHAIR SHAW: Nay

There were two motions for this item.

#### Motion 1 – Special Use Permit for Substantial Deviation

Commissioner Gatto made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Odyssey Club Planned Unit Development to the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development to permit a second model type to be constructed for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 6, 2023 Staff Report, subject to conditions as referenced in the motion.

1. *Approval is subject to final engineering plan review and approval.*
2. *Either model type (single-story or two-story) to be constructed on Phase 7 of the PUD.*
3. *Prior to occupancy of any new units in Phase 7, a cost-sharing agreement must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner.*

4. *Prior to occupancy of any new units in Phase 7, a document (Declaration of Conditional Sales Restriction) must be established with review and approval by the Village Attorney and recorded with the County by the Petitioner that states if any lots are sold separately, then specific attached covenants will be triggered.*

Seconded by Commissioner Hamilton. Roll call vote; motion carried (5-2).

COMMISSIONER GASKILL: Nay  
COMMISSIONER GATTO: Aye  
COMMISSIONER HAMILTON: Aye  
COMMISSIONER MANI: Aye  
COMMISSIONER MARAK: Nay  
COMMISSIONER SEPESSY: Aye  
ACTING CHAIR SHAW: Aye

Dan Ritter asked, for clarification to the Board, if the reason for the no votes was for preference to get this worked out before the Board considers it, and that it's not an outright no to the proposal.

The Commissioners agreed. Commissioner Marak noted he voted in favor of this item the first time.

Commissioner Hamilton made a motion to grant the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development Site Plan / Architectural Approval for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and listed in the April 6, 2023 Staff Report, subject to the three conditions included there.

1. *Site Plan/Architectural Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.*
2. *Site Plan/Architectural Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes.*
3. *Physical material samples shall be provided during the permit process for staff review and approval. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*



Seconded by Commissioner Gatto. Roll call vote; motion carried (6-1).

COMMISSIONER GASKILL: Nay  
COMMISSIONER GATTO: Aye  
COMMISSIONER HAMILTON: Aye  
COMMISSIONER MANI: Aye  
COMMISSIONER MARAK: Aye  
COMMISSIONER SEPESSY: Aye  
ACTING CHAIR SHAW: Aye

Dan Ritter noted this will go to Village Board as a First Reading, since there was a no vote, on April 18<sup>th</sup>.

Acting Chair Shaw noted that the approval from Village Board would be at a subsequent Board meeting following the First Reading.

Dan Ritter noted if the matter is resolved that the Board still has the option to waive the First Reading to expedite it.

### **Receive Comments from the Public**

There were no comments from the public.

### **Good of the Order**

Lori Kosmatka, Associate Planner, provided status on the following projects:

- DR Horton Oak Ridge Subdivision (at Ridgeland and Oak Forest Avenue) is in the permitting process for the first townhome. Single family home permit applications are anticipated to come in the next few months.
- Brady Gill Funeral Home Addition is in the permitting process.
- Magnuson's first permit was issued. They will start with the clubhouse and then with the residential buildings, north to south. Dan Ritter, Community Development Director, noted the trailers are out there and they are working, with their goal of 18 months. Everything is ordered, financed, and moving.
- Banging Gavel is anticipated to open this summer, hopefully by July, with the patio to open first.
- Ascend cannabis was issued a temporary certificate of occupancy. Some items such as the canopy are not installed yet, but they are coming shortly. They are anticipating a soft opening 4/17 and full opening 4/20.
- Loyola is further preparing their space. They expect to be open to patients on August 1<sup>st</sup>.

Michael Whalen, Associate Planner, recapped the previous discussion on proposed changes to fence regulations. The Plan Commission provided positive feedback on the fences being both open and closed (privacy) style, with a six foot height maximum to be located ten feet in from the property line in secondary front yards. Chain link fences would be prohibited. This item will come to the Plan Commission at the first meeting in May.

Dan Ritter, Community Development Director, noted

- The proposal to slightly loosen the fence regulations will help avoid some of the variances. He confirmed this would likely be the first meeting in May.
- The April 20<sup>th</sup> meeting will likely be cancelled due to lack of agenda items. More items are expected to come to the Plan Commission this Spring and Summer.

ACTING CHAIR SHAW requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the Meeting. Second by COMMISSIONER GATTO. ACTING CHAIR SHAW requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned. Meeting was adjourned at 8:19 p.m.

**Petitioner**

Emmanuel Bistas, on  
behalf of Healing  
Matters, Inc.

**Property Location**

18440 Thompson Ct STE  
102

**PIN**

19-09-01-101-012-0000

**Zoning**

ORI-PD (Office and  
Restricted Industrial,  
Hickory Creek PUD)

**Approvals Sought**

Special Use Permit for a  
Vocational Educational  
Facility

**Project Planner**

Michael O. Whalen,  
Associate Planner

## PLAN COMMISSION STAFF REPORT

May 18, 2023 – Public Hearing

### Healing Matters, Inc. Special Use for a Vocational Educational Facility

18440 Thompson Court Suite 102



*Google Streetview of 18440 Thompson Court*

### EXECUTIVE SUMMARY

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The Petitioner, Emmanuel Bistas, on the behalf of Healing Matters, Inc., is requesting a Special Use Permit to operate a Vocational Educational Facility within the ORI-PD (Office and Restricted Industrial) zoning district in the Hickory Creek PUD. This request allows the Petitioner to amend the existing Special Use Permit (Ord. No. 20-O-063) for the business to allow its students to practice massage on the public to fulfill requirements to attain certification.

A Special Use Permit is required to operate a Vocational Educational Facility in the ORI zoning district. The Tinley Creek PUD maintains Special Use status for the Special Uses within the ORI zoning district. No changes are proposed to the site's architecture, landscaping, parking and access, or lighting.

Healing Matters is a vocational school that teaches massage and bodywork techniques to its students. The school operates a location in Chicago and has graduated over 1,200 students. The school expanded its location in Tinley Park in 2022 and is currently operating as a classroom. The petitioner is requesting the Village allow students of the school to practice massage on the public so that students, many of whom live in southwest Chicagoland, can practice closer to home rather than traveling to the Chicago location.

## EXISTING SITE, NEARBY LAND USES, & ZONING

The subject property at 18440 Thompson Court Suite 102 is located in the Hickory Creek PUD (Ord. No. 2006-O-028). The PUD provides for a mix of ORI uses and certain B-3 (General Business and Commercial) uses. The site has a multi-tenant building.

The property is located between 183<sup>rd</sup> Street and 185<sup>th</sup> Street near 80<sup>th</sup> Avenue. The property is immediately surrounded by large, multi-tenant industrial/warehouse buildings, all of which are zoned ORI.

The Zoning Ordinance states that the ORI zoning district is intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a “park-like” setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments.

## SPECIAL USE PERMIT APPROVAL

The petitioner has a Special Use Permit for a vocational educational facility that was granted in 2020 (Ordinance #2020-O-063). The purpose of the currently requested Special Use Permit is to modify the existing permit to allow for the school's students to practice massage out of the Tinley Park location, prior to receiving their massage and body work certification.

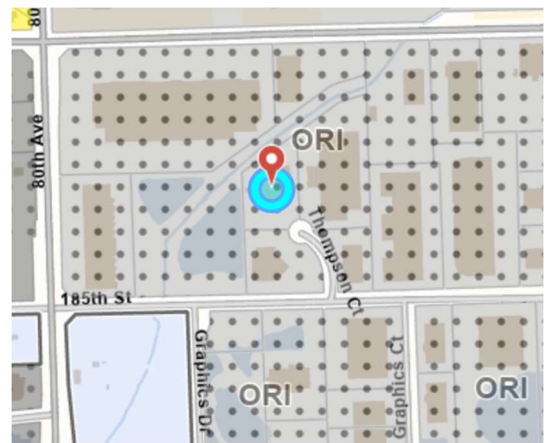
The Zoning Ordinance defines a Vocational Educational Facility as a school established to provide for the teaching of clerical, managerial, computer, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g. beauty school, modeling school, educational tutoring, and testing centers). Such a facility has a very low impact land use and is similar to an office use.

This Special Use Permit will amend the existing Special Use Permit for a vocational educational facility. While the additional use of the property is massage and bodywork of the public, this use is accessory to the primary use of a vocational educational facility. The proposed use is not a standalone Massage Establishment.

## PROPOSED USE

The Petitioner requests to amend the existing Special Use Permit (Ord. No. 20-O-063) for the business Healing Matters to allow its students to practice massage on the public to fulfill requirements to attain certification. Students need to practice 125 hours at a professional clinic before receiving their massage and body work certification. No changes are proposed to the site's architecture, landscaping, parking and access, or lighting.

Healing Matters is a vocational school that teaches massage and bodywork techniques to its students. The school operates a location in Chicago and has graduated over 1,200 students. The school expanded its location in Tinley Park in 2022, and is currently operating as a classroom. The petitioner is requesting the Village allow students of the school to practice massage on the public so that students, many of whom live in southwest Chicagoland, can practice closer to home rather than traveling to the Chicago location.



*location map (top); zoning map (bottom)*

## **PARKING**

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There is adequate parking on site. The majority of the building is occupied by office tenants, and the addition of the massage practice will not impact parking. The massage practice will occur during the weekend.

## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - *The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use is safe for the public, employees, and neighboring properties.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - *The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the neighborhood. The special use will support an existing business's operation within the Village.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - *Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The site is already developed with adequate utilities and no additional utilities are needed.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - *The site is already developed with a driveway and parking areas. Traffic impacts will be minimal.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - *All other Village code requirements will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - *The proposal will allow an existing business to function better within the Village. It will bring its students to the Village, many of whom may spend money in the Village on shopping and meals.*

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

## MOTION TO CONSIDER

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If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Special Use Permit:

"...make a motion to recommend that the Village Board grant the Petitioner, Emmanuel Bistas, a Special Use Permit to operate a Vocational Educational Facility at 18440 Thompson Court Suite 102 in the ORI-PD (Office and Restricted Industrial, Hickory Creek PUD), according to the submitted plans and adopt the Findings of Fact as listed in the May 18, 2023 Staff Report."

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Petitioner	04/20/23
	Site and Floor Plan	Petitioner	04/20/23
	Special Use Addendum	Petitioner	04/20/23
	Title Survey	Petitioner	04/20/23





Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

PL. 2023.04.00387

**REQUEST INFORMATION**

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: MASSAGE THERAPY (STUDENT TEACHING CLINIC)  
☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation  
☐ Variation ☐ Residential ☐ Commercial for \_\_\_\_\_  
☐ Annexation  
☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_  
☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final  
☐ Site Plan  
☐ Landscape Change Approval  
☐ Other: \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

Project Name: NEW SCHOOL FOR MASSAGE STUDENT TEACHING CLINIC  
Project Description: ESTABLISH A STUDENT CLINIC IN A CLASSROOM AT NEW SCHOOL FOR MASSAGE  
Project Address: 18440 THOMPSON CT, #102 Property Index No. (PIN): \_\_\_\_\_  
Zoning District: \_\_\_\_\_ Lot Dimensions & Area: \_\_\_\_\_  
Estimated Project Cost: \$ N/A

**OWNER OF RECORD INFORMATION**

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Steven Vernon Company: SAVI Properties, LLC  
Street Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**APPLICANT INFORMATION**

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: EMMANUEL BISTAS Company: HEALING MATTERS, INC.  
Relation To Project: BUSINESS OWNER  
Street Address: 18440 THOMPSON CT, #102 City, State & Zip: TINLEY PARK, IL 60477  
E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_





Village of Tinley Park  
Community Development Dept.  
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VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize Emmanuel Bistas (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): Steven Vernon

**Acknowledgements**

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): Steven Vernon

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print):

EMMANUEL BISTAS

Date:

4/20/23



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

## VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

### **APPLICATION & SUBMITTAL REQUIREMENTS**

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$500 Special Use hearing fee.

## **STANDARDS AND CRITERIA FOR A SPECIAL USE**

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

This Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

This Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

The utilities, access roads, drainage, and/or other necessary facilities will remain the same.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

We believe that this Special Use will not have an impact on the congestion of public streets.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

We ensure that this Special Use will conform to the applicable regulations of the district.

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

We believe this will be beneficial to the community by bringing in Students that would primarily be commuting to and from the city of Chicago to the Village of Tinley Park.







## Michael Whalen

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**From:** [REDACTED]  
**Sent:** Thursday, April 20, 2023 3:30 PM  
**To:** Michael Whalen  
**Cc:** Walter Smart  
**Subject:** Narrative

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### External Message Disclaimer

**CAUTION:** This email originated from outside of Tinley Park. DO NOT click links, open attachments or forward unless you recognize the sender and know the content is safe. Please delete or report suspicious emails to the helpdesk at x5087.

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New School for Massage, Bodywork and Healing is a private vocational school specializing in massage therapy. We are approved by the Illinois Board of Higher Education, accredited by COMTA, approved by NCBTMB, a member of AMTA and ABMP, and is approved by WIOA and the Federal Government to accept GI Bill.

The school has offered its massage therapy program since 2002 in the Chicago, River North area. The school has successfully graduated 1,200 students with excellent skills, who can work in medical, clinical, and spa arenas due to their technical skills. To gain these skills, students must complete 125 hours of massage in the public clinic.

During 2022 the school expanded into its new location in Tinley Park. The space is currently utilized as a classroom; however, students are still required to perform 125 hours of professional clinic downtown, 32 miles away. Many of our students live further south than the school and the drive to the Chicago location is cumbersome.

To remove an added expense of fuel and time from students attending the Tinley Park location, we would like to open a public clinic in this location. We had hoped to keep the clinic purely at the Chicago location, but students are requesting the Tinley location. The clinic will operate on weekends.

Thank you

# PLAN COMMISSION STAFF REPORT

May 18, 2023 –Public Hearing

## Petitioner

Anthony & Janice Jordan

## Property Location

17127 Oriole Avenue

## PIN

27-25-400-006-0000

## Zoning

R-1 Single-Family  
Residential

## Approvals Sought

Variation

## Jordan – Minimum House Size Variation

17127 Oriole Avenue



## EXECUTIVE SUMMARY

The Petitioner(s), Anthony and Janice Jordan, are seeking a Variation from Section V.C.2. (Usable Floor Area Per Dwelling) of the Zoning Ordinance to permit a new residential home to be constructed with 2,430 square feet of Usable Floor Area at 17127 Oriole Avenue. The property is located in the R-1 (Single-Family Residential) Zoning District, where the minimum required Usable Floor Area is 3,500 square feet at 17127 Oriole Avenue. The property is part of The Southlands neighborhood, which was annexed into the Village in 1976. The previously existing home was demolished per demolition permit issued in 2021, and is currently vacant.

The Petitioner proposes to construct a new single-family detached residence on the vacant lot. The Petitioner feels that a variation to deviate from the minimum house size will better suit the needs of their family, and will be complimentary to the aesthetics of the neighborhood and existing homes on Oriole Avenue. The Petitioner notes homes in the neighborhood are approximately 1,600 sq. ft. The Petitioner provided context photos of the neighborhood which illustrate the massing of the existing homes, the proposed location on the lot (per marked-up plat of survey), architectural plans including the exterior elevations and floor plan, as well as a representative photo showing a similar home constructed elsewhere. The submitted plans, images, and materials indicate quality construction for a home proposed for this Variation.

The homes in this established neighborhood are substantially below the minimum home size requirement of 3,500 square feet. Therefore, building a home meeting the minimum required size would not be comparable nor congruent with the homes in the neighborhood.

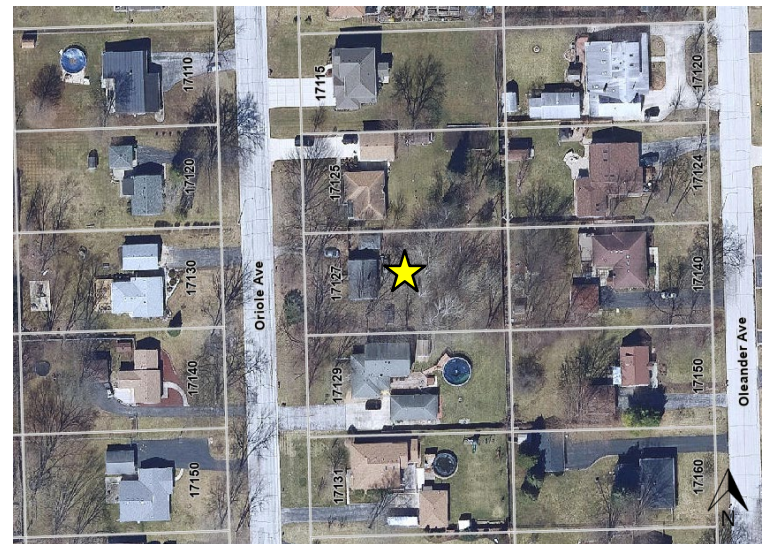
## Project Planner

Lori Kosmatka  
Associate Planner



## ZONING & NEARBY LAND USES

The neighborhood is older and already established with homes. Most of the lots in this neighborhood have the same 20,000 sq. ft. lot area size as the subject property and generally contain older homes that are smaller than the 3,500 sq. ft. minimum usable floor area size as required by the Zoning Ordinance. The Petitioner believes the homes in the neighborhood



This aerial map displays a residential neighborhood with various zoning districts. The districts are labeled as follows:

- R-3:** Located in the upper left and top center areas.
- R-1:** Located in the central and right-center areas.
- R-4:** Located in the bottom left and bottom right areas.

The street layout includes:

- North-South Streets:** Clark Ave, Overhill Ave, Orin Ave, Olander Ave, O'cott Ave, and Osceola Ave.
- East-West Streets:** Prestwick Dr, 171st St, and 173rd St.

A red location pin is positioned on a lot in the R-1 district, south of 171st St and east of Orin Ave.

Zoning Map



vary but are approximately 1,600 sq. ft. The Petitioner has provided photos of a few of the surrounding homes to illustrate the massing of these homes as part of the existing neighborhood context.

Staff has provided approximate square footage of nearby homes per Cook County's Property Tax Portal data, for the block between 171<sup>st</sup> St. and 173<sup>rd</sup> St., along both sides of Oriole Avenue and west side of Oleander Avenue. Out of this select area, the average home size is only 1,574 sq. ft. (excluding subject property). Only one home is over 3,000 sq. ft., located on the next block at 17120 Oleander Avenue, listed as 3,033 sq. ft. The largest home on Oriole Avenue is 2,700 sq. ft. (17210 Oriole Ave.). Furthermore, the largest home adjacent to the subject property is 2,394 sq. ft. Note these square footages are not specified if usable or gross floor area, and are considered approximate, but help provide a point of reference.



Approximate Square Footages of Nearby Homes (Per Cook County Property Tax Portal, May 10, 2023)



Previously Approved Variation at 17115 Oriole (2,500 SF home)



Context Photos / Surrounding Neighbor Photos, by Petitioner

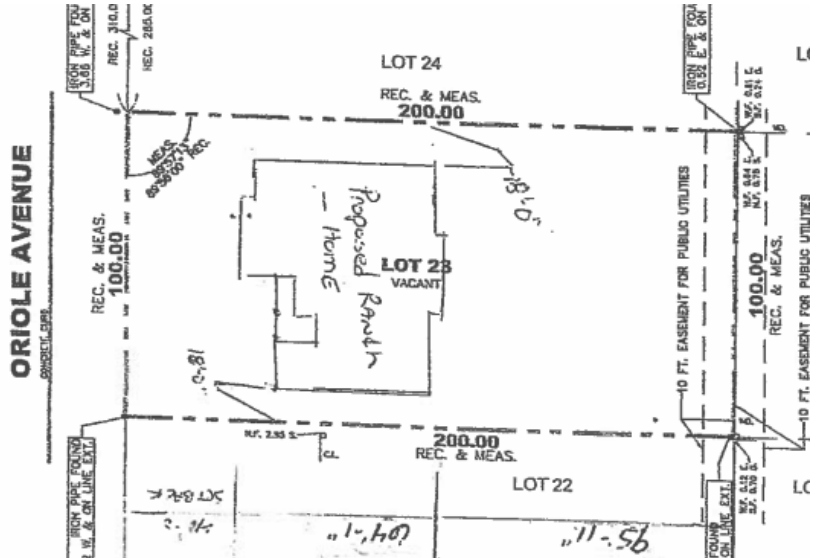


## VARIATION REQUEST

The Petitioner proposes to construct a new single-family detached residence on the vacant lot that is 2,430 square feet of Usable Floor Area where 3,500 square feet is required in the underlying R-1 Single-Family Residential Zoning District. The proposed home will be a single-story ranch home with a full basement. The Usable Floor Area will total 2,430 square feet comprised of 2,369 sq. ft. on the first floor and 61 sq. ft. for the rough-in bath.

The Petitioner requests the variation for minimum house size to better suit their family needs, and be complimentary to the aesthetics of the neighborhood and surrounding homes on Oriole Avenue, which are overall substantially smaller than 3,500 square feet.

In addition to some context photos of the neighborhood which illustrate the massing of the existing homes, the Petitioner has provided the proposed location on the lot (per marked-up plat of survey), architectural plans including the exterior elevations and floor plan, and a representative photo showing a similar home constructed elsewhere. The Petitioner has also provided anticipated physical material samples by the following manufacturers: brick by BrickCraft in "Olde Hickory Q/S" color, stone by Buechel in "White Country Squire" color, and details of windows, gutters, soffit, and fascia in black aluminum. The submitted plans show the home will meet other zoning code requirements, including masonry and setbacks. Staff believes that in addition to improving the appearance of the neighborhood, the submitted plans, images, and materials indicate quality construction for a home to be built below the minimum required Usable Floor Area in the neighborhood.

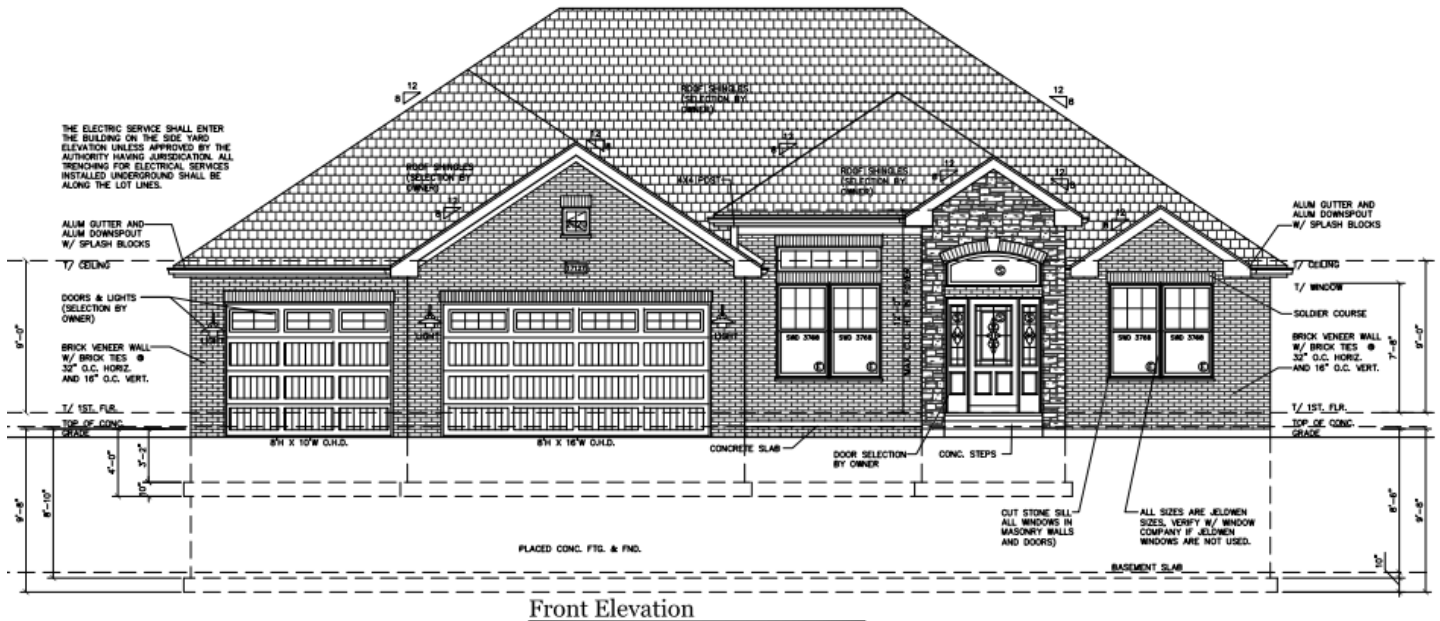


*Proposed Location on Lot (Marked-up Plat of Survey)*



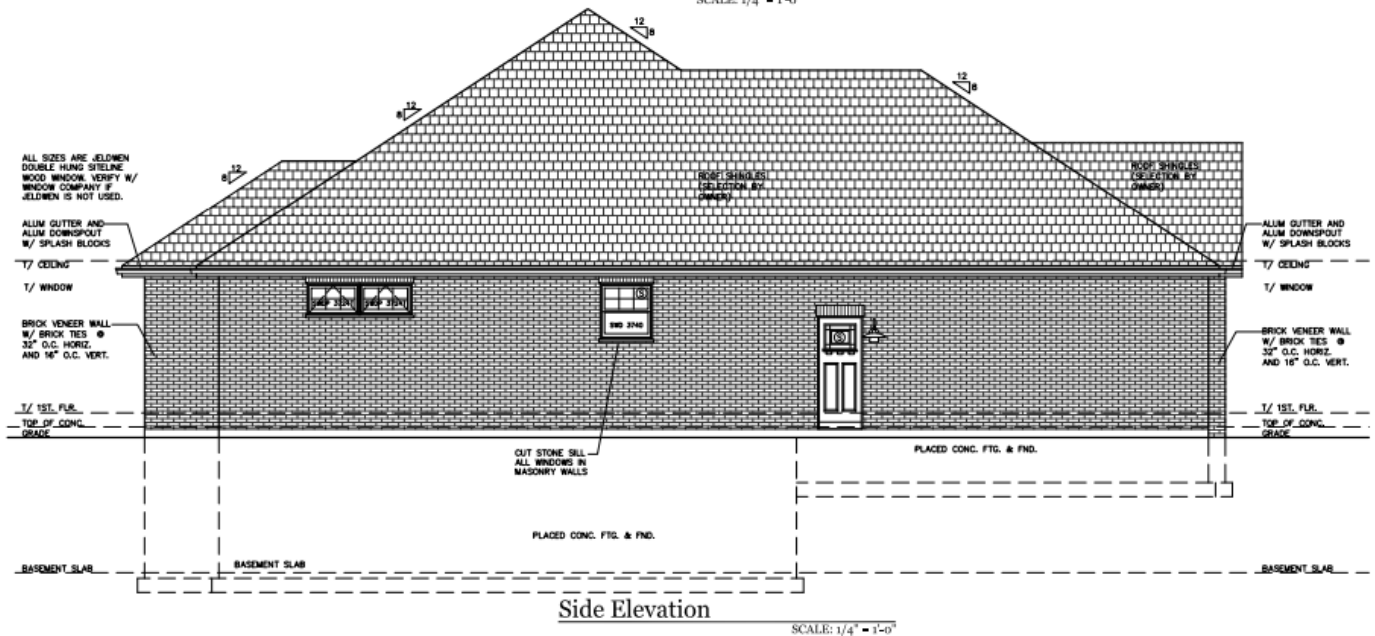
*Proposed Similar / Representative Front Elevation*

The homes in this established neighborhood are substantially below the minimum home size requirement of 3,500 square feet. Therefore, building a home meeting the minimum required size would not be comparable nor congruent with the homes in the neighborhood.



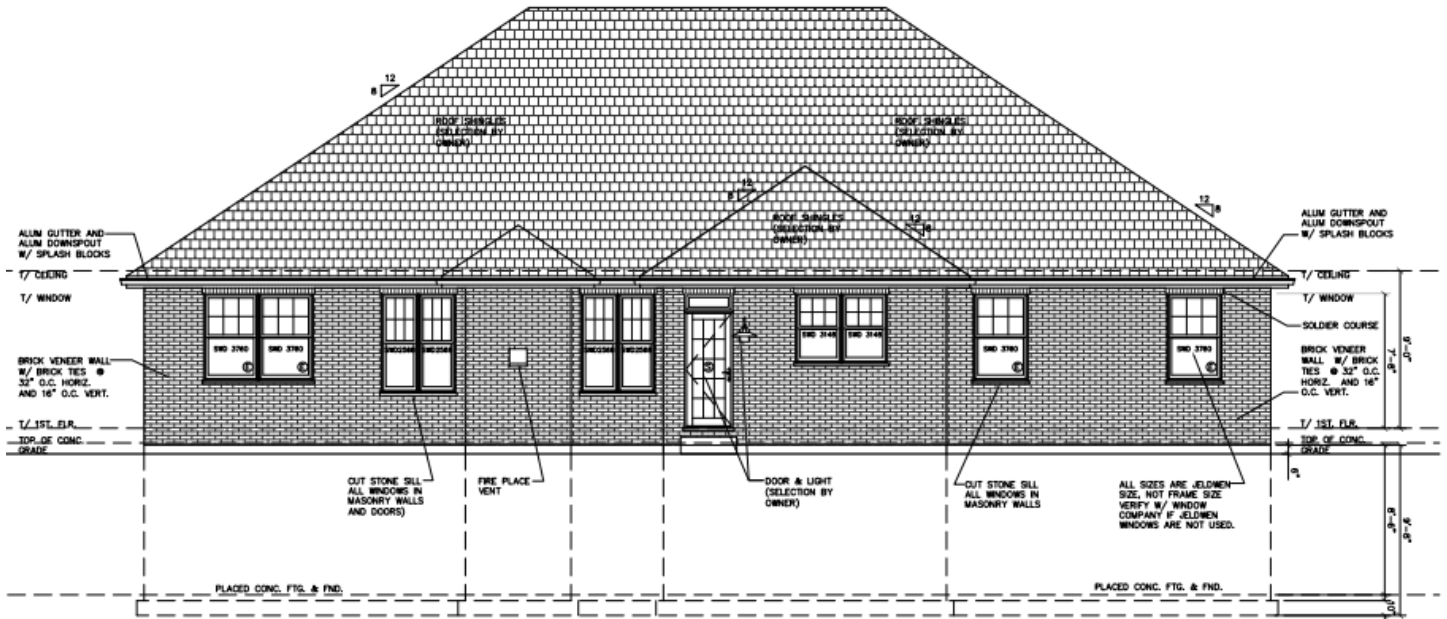
Front Elevation

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



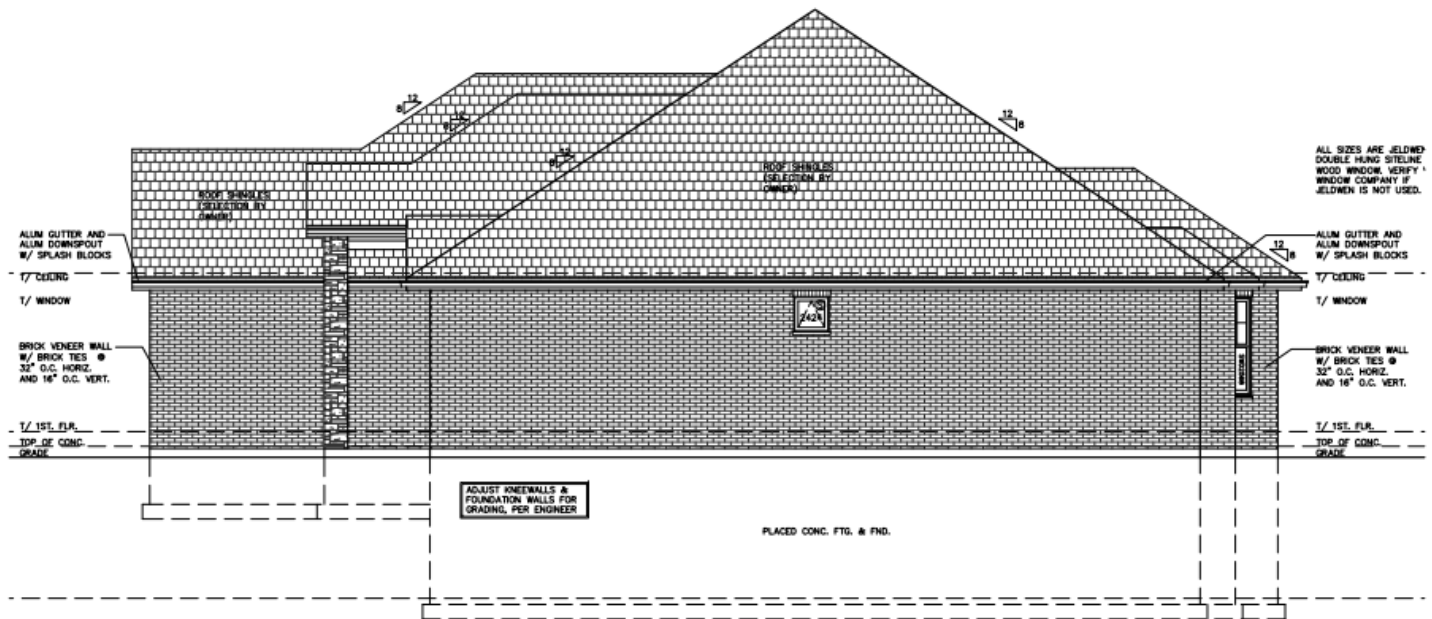
Side Elevation

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



Rear Elevation

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



Side Elevation

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

## STANDARDS FOR A VARIATION

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Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff draft Findings of Fact are provided below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.  
***The homes in this established neighborhood are substantially below the minimum home size requirement of 3,500 square feet. Therefore, building a home meeting the minimum required size would not be comparable nor congruent with the homes in the neighborhood.***
2. The plight of the owner is due to unique circumstances.  
***Unique circumstances are present in the immediate vicinity of the subject property. This is an 'in-fill' development as the only currently vacant property within an existing established neighborhood. The properties in the neighborhood have similar lot sizes and home sizes which are substantially below the minimum home size requirement. The proposed home is designed below the minimum size requirement so it will be compatible with the homes in the neighborhood.***
3. The Variation, if granted, will not alter the essential character of the locality.  
***The neighborhood is established, and the homes are substantially below the minimum home size requirement. Therefore, building a home meeting the minimum required size would not be comparable nor congruent with the homes in the neighborhood. The proposed home is designed below the minimum size requirement so it will be compatible with the homes in the neighborhood. The quality of the proposed home will be a neighborhood improvement, and is not harmed by the proposed square footage.***
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, 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.

## MOTION TO CONSIDER

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If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Variation:

“...make a motion to recommend that the Village Board grant the Petitioners, Anthony and Janice Jordan, a Minimum House Size Variation from Section V.C.2. (Usable Floor Area Per Dwelling) of the Zoning Ordinance, to permit a new residential home to be constructed with 2,430 square feet of Usable Floor Area, where the minimum required Usable Floor Area is 3,500 square feet, at 17127 Oriole Avenue, in the R-1 (Single-Family Residential) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the May 18, 2023 Staff Report.

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted) and Response to Standards	Petitioner	4/18/23
	Applicant Narrative	Petitioner	5/1/23
	Email From Designer Confirming Usable Floor Area	Griffin Studios	4/24/23
	Proposed Location on Lot (Marked up Plat of Survey)	Petitioner	4/18/23
	Proposed Architectural Plans (Bid Set)	Griffin Studios	4/6/23, Rec'd 4/18/23
	Proposed Similar/Representative Front Elevation	Petitioner	Rec'd 4/18/23
	MLS Real Estate Listing	N/A	N/A; Rec'd 4/18/23
	Context Photos / Surrounding Neighbor Properties	Petitioner	Rec'd 4/18/23



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### REQUEST INFORMATION

\* Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: \_\_\_\_\_
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for Reduced Square Footage home
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

### PROJECT & PROPERTY INFORMATION

Project Name: Jordan Residence

Project Description: New home construction

Project Address: 17127 Oriole Ave. Property Index No. (PIN): 27-25-400-006-0000

Zoning District: R-1 Lot Dimensions & Area: 100 x 200 / ± 20,000 sq. ft.

Estimated Project Cost: \$450,000 - \$500,000

### OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Anthony & Janice Jordan Company: \_\_\_\_\_

Street Address: 16434 Cherry Hill Ave. City, State & Zip: Tinley Park IL 60487

E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

### APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: \_\_\_\_\_ Company: \_\_\_\_\_

Relation To Project: \_\_\_\_\_

Street Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

*I hereby authorize \_\_\_\_\_ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

### Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

4-18-2023



## STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement? Neighboring properties to the North, South and West (directly across the street) of said property currently do not meet the current criteria for square footage requirements. A house of 3,500 square feet is not in keeping with the current homes on Oriole Avenue.
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties. The cost to build a 3,500 square foot ranch style home, at today's cost, would exceed what the end value of that home would be on Oriole Ave.
- C. Describe how the above difficulty or hardship was created. Rising construction costs (i.e. building materials, labor) exceeds home values.
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District. This is the only vacant property in said neighborhood on Oriole Ave.
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source. This would be our family home. We want a ranch home and there are very few available.
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located. Building a 2,500 square foot ranch home would not be detrimental to the area due to the fact that most homes in that area are 1,600 square feet or smaller.
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality. Structure will be a ranch home within said neighborhood of mostly ranch homes.

**H. Describe how the requested Variance will not:**

- 1. Impair an adequate supply of light and air to adjacent properties.**

This will be a ranch style home with property setbacks followed.

- 2. Substantially increase the congestion of the public streets.**

This would be a single family home

- 3. Increase the danger of fire.**

This will be an all brick home built up to code

- 4. Impair natural drainage or create drainage problems on adjacent property.**

The property will be properly engineered.

- 5. Endanger the public safety.**

This will be a single family home built to code.

- 6. Substantially diminish or impair property values within the neighborhood.**

This will be a new, brick, ranch style home which will increase property values.

To: Village of Tinley Park

From: Anthony & Janice Jordan

RE: Variance narrative for 17127 Oriole Ave., Tinley Park, IL 60477

We are requesting a variance on the minimum square footage for a new home to be located at the above referenced address. This vacant property is in an R-1 zone. Our request is to build a reduced square footage home because this would better suit our family's needs. Zone R-1 requires a minimum of 3,500 sq. ft. homes to be built. A 3,500 sq. ft. home, built at today's costs, would far exceed what the home's value would be at completion on Oriole Ave. The homes within this neighborhood are on average about 1,600 sq. ft. We are proposing to build an all brick, ranch style home with a full basement, and attached front entry garage at 2,546 sq. ft. The Useable Floor Area of this home will be 2,430 sq. ft. (2,369 sq. ft. first floor and 61 sq. ft. rough-in bathroom in the basement). We feel that this size and style home would be complimentary to the aesthetics of the neighborhood and surrounding homes on Oriole Ave. We are submitting our front, rear, and side elevations along with the floor plan of the home to be built which has been created by architect Ian James McDonnell of IJM Group, Inc., IL License 001-020866 in cooperation with Griffin Studios.

Thank you in advance for your consideration.

Sincerely,

Anthony Jordan

Janice Jordan



**Lori Kosmatka**

---

**From:** Griffin Studios [REDACTED]  
**Sent:** Monday, April 24, 2023 12:08 PM  
**To:** Lori Kosmatka  
**Cc:** [REDACTED]  
**Subject:** Re: 17127 Oriole Tinley Park Useable Floor Area Calculation

---

**External Message Disclaimer**

**CAUTION:** This email originated from outside of Tinley Park. DO NOT click links, open attachments or forward unless you recognize the sender and know the content is safe. Please delete or report suspicious emails to the helpdesk at x5087.

---

So based on village ordinance calculations, the first floor is 2,369 sq. ft. and the rough-in bath is 61 sq. ft, if you have any other questions please don't hesitate to reach out, thanks

Take care,

Griffin Studios Staff.

\* Most of the drawings are in capital letters so don't think I am yelling if an email is in caps...I always forget to take off the cap lock\*

Griffin Studios copyright on all plans. Pdf files can be shared however cad files may not be shared with or used by others without written permission. Pdfs can not be copied.

Griffin Studios  
3257 W. 111th Street,  
Chicago, IL. 60655  
708 220 4736 -office



On Thu, Apr 20, 2023 at 2:23 PM Lori Kosmatka <[lkosmatka@tinleypark.org](mailto:lkosmatka@tinleypark.org)> wrote:

Hello Brian,

I understand your firm Griffin Studios represents Janice and Anthony Jordan for the proposed single-family home construction at 17127 Oriole, Tinley Park. They are requesting a variation for going below the minimum required

Useable Floor Area of 3,500 square feet in the R-1 Zoning District. They propose 2,546 square feet. Can you please confirm the proposed Usable Floor Area square footage as specifically noted in our Village of Tinley Park's Zoning Ordinance Section 5.C.2.? Please reply-to-all. Please see below for the code that calls out what is not included (such as outside walls, garage, etc.) and what is included (area roughed in but not completed which is designed and intended for human occupancy):

**Village Zoning Ordinance (entire code; currently PDF page 128 is Sec. 5.C.2.):**

<https://cms6.revize.com/revize/tinleypark/Zoning%20Ordinance.pdf>

**Per the Zoning Ordinance Section 5.C.2.:**

Usable Floor Area Per Dwelling: Each residential dwelling constructed after the adoption of this comprehensive amendment shall have a minimum usable floor area as hereinafter described. For purposes of this requirement, usable floor area shall mean the sum of the net horizontal area of all floors within outside walls of a residential building exclusive of areas in cellars, basements, unfinished attics, garages, open porches, and accessory structures, but including any area that is roughed in but not completed which is designed and intended for human occupancy.

Dwelling Type	Minimum Useable Floor Area
Single-Family Detached <sup>1</sup>	R-1: 3,500 square feet R-2 <sup>2</sup> : 2,800 square feet R-3: 2,500 square feet R-4: 2,000 square feet
Single-Family Attached and Semi-Detached	1,200 square feet plus 200 square feet for each bedroom over three (3)
Two-Family Detached	1,300 square feet
Multiple-Family <sup>3</sup>	
Efficiency or One Bedroom Apartment	800 square feet
Two Bedroom Apartment	1,000 square feet
Three Bedroom Apartment	1,200 square feet
Four Bedroom Apartment	1,400 square feet
Senior Housing	300 square feet of usable floor area per dwelling unit  600 square feet of floor area overall for each dwelling unit in a Senior Housing Facility when the common areas of the facility are included and divided among the dwelling units

<sup>1</sup> Provided, however, if an existing home is destroyed by fire or other natural cause, the owner, at owner's option, may rebuild said home in accordance with the applicable Minimum Useable Floor Area (square feet) in existence on March 1, 2006 (namely 2,500 square feet in R-1, 2,500 square feet in R-2, 2,000 square feet in R-3, and 1,700 square feet in R-4). Further provided, however, in any Planned Unit Development approved prior to March 1, 2006 and which specifies a different minimum useable floor area, the specific requirements of the approved Planned Unit Development shall control for any new homes constructed in the Planned Unit Development after March 7, 2006.

<sup>2</sup> 2,300 square feet for ranch style homes. For purposes of this requirement, a ranch style house is defined as a one-story house with not less than an 8/12 pitch roof and shall include a three-step ranch.

<sup>3</sup> Measurements are exclusive of halls, stairways, or other common areas.

Best Regards,

Lori Kosmatka

Associate Planner

(708) 444-5162 | [lkosmatka@tinleypark.org](mailto:lkosmatka@tinleypark.org)









GENERAL NOTES  
1. INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE 1 THRU 14 INCLUSIVE.  
2. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL CITY, STATE AND NATIONAL CODES AND ORDINANCES.  
3. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.  
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.  
5. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.  
6. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT. ACCEPTANCE BY THE OWNER SHALL BE CONDITIONS OF THE CONTRACT.  
7. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.  
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATION, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.  
9. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.  
10. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.

DIMENSIONS  
11. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.  
12. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL PARTITION LAYOUTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY FRAMING.  
13. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

COORDINATION  
14. REFER TO SITE SURVEY FOR SITE INFORMATION. CONTRACTOR TO VERIFY ALL INFORMATION.  
15. THE GENERAL CONTRACTOR SHALL COORDINATE ADDITIONAL SUPPORT OR CONCEALED BLOCKING FOR INSTALLATION OF HANDRAILS, MILLWORK, WALL PANELS, WINDOW TREATMENTS, GRAB BARS AND ALL OTHER SURFACE MOUNTED COMPONENTS.  
16. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.  
17. THE PREMISES SHALL BE KEPT IN A BROOM SWEEP FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THIS PROJECT.  
18. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEAD ROOM AND AVOID OMISSIONS.  
19. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE AS REQUIRED BY THE CITY OF CHICAGO TO BE PROTECTED AND AT ANY OPENINGS THAT MIGHT PRESENT A HAZARD.

CODES AND STANDARDS  
20. INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAMESPREAD, 200 SMOKE.  
21. RECESSED FIXTURES IN INSULATED CEILINGS MUST BE ENERGY APPROVED TYPE.  
22. PROVIDE 1" MIN. CLEARANCE BETWEEN "B" LABEL FLUES AND ANY COMBUSTIBLE MAT'L PROVIDED THAT THE FIRST 3'-0" ABOVE THE FURNACE HAS 3" CLEARANCE.  
23. LOW TEMPERATURE CHIMNEYS SHALL EXTEND TO A HEIGHT NOT LESS THAN 3'-0" ABOVE THE ROOF AT THE POINT OF INTERSECTION AND NOT LESS THAN 2'-0" ABOVE ANY ROOF WITHIN 10'-0" OF SUCH CHIMNEY EXCEPT CHIMNEYS ON A ROOF SLOPED MORE THAN 15 DEGREES MAY EXTEND NOT LESS THAN 2'-0" ABOVE THE RIDGE.  
24. HANDRAIL HEIGHTS ON STAIRS SHALL BE 2'-0" ABOVE THE NOSING. HANDRAIL HEIGHTS AT LANDING SHALL BE 3'-0" A.F.F.  
25. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.  
26. ALL GLAZED DOORS, ALL SKYLIGHTS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. NO WINDOW SILLS SHALL HAVE A SILL HEIGHT OF LESS THAN 2'-0" ABOVE THE FLOOR UNLESS NOTED OTHERWISE.  
27. ALL OPENINGS, IN FIRE RATED, FLOORS AND WALLS INCLUDING SPACES BETWEEN DUCTS, PIPES, CONDUIT, ETC. SHALL BE CLOSED OFF BY AN APPROVED FIRE SAFEGUARD MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF THE FIRE RATED FLOOR AND WALL CONSTRUCTION. ALL OPENINGS AND PENETRATIONS SHALL BE SEALED TO PREVENT THE PASSAGE OF SMOKE AND FLAMES IN FIRE RATED ASSEMBLIES.

0 2 4 6 10 14

GUTTERS AND DOWNSPOUTS MUST DISCHARGE A MINIMUM OF FIVE FEET(S) AWAY FROM THE BUILDING IN ACCORDANCE WITH THE APPROVED GRADING PLANS OR TO AN APPROVED DRAINAGE SYSTEM

PROVIDE ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, THAT EXTENDS FROM THE EAVES EDGES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

NOTE: FLASHING (METAL OR PLASTIC) AND WEEP HOLES ABOVE ALL EXTERIOR DOORS AND WINDOWS OPENINGS IN THE MASONRY VENEER

NOTE: ALL ROOF COUNTER FLASHING MUST BE BENT AND CUT INTO BRICK MORTAR JOINTS

NOTE:

1. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING  
2. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED  
3. INSTALL ICE AND WATER SHIELD 2'-0" FROM INTERIOR OF WALL TO GUTTER  
4. FLASHING AT ALL ROOF VALLEYS  
5. RAFTERS SPANNING MORE THAN 15'-0" MUST BE 2x10 CONST. OR 2x8's WITH A PURLIN WALL

PROVIDE A MAX. U-VALUE OF .30 FOR ALL DOORS AND WINDOWS.

EACH STRUCTURE TO WHICH A STREET NUMBER HAS BEEN ASSIGNED SHALL HAVE SUCH NUMBER DISPLAYED IN A POSITION EASILY OBSERVED AND READABLE FROM THE PUBLIC WAY. ALL NUMBERS SHALL BE IN ARABIC NUMERALS AT LEAST 4" HIGH 1/2" STROKE

NOTE: FLASHING (METAL OR PLASTIC) AND WEEP HOLES ABOVE ALL EXTERIOR DOORS AND WINDOWS OPENINGS IN THE MASONRY VENEER

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

Ⓢ ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

Ⓢ UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.

#### FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON "THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES" FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR NO.1/NO.2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR(N).

ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR NO.1/NO.2	HEM-FIR(N)
CEILING JOISTS - 20lbs LL AND 10lbs DL	2"x6" 2"x8" 2"x10" 2"x12"	2"x6" 2"x8" 2"x10" 2"x12"
12" O.C.	14'-9"	18'-9"
16" O.C.	12'-10"	16'-3"
2nd FLOOR, FLOOR JOISTS - 30lbs LL AND 10lbs DL	14'-11"	19'-0"
12" O.C.	11'-3"	13'-6"
16" O.C.	10'-3"	17'-2"
1st FLOOR, FLOOR JOISTS - 40lbs LL AND 10lbs DL	13'-6"	17'-3"
12" O.C.	10'-3"	15'-5"
16" O.C.	9'-4"	12'-3"

NOTE:  
ALL ROOF COUNTER FLASHING MUST BE BENT AND CUT INTO THE BRICK MORTAR JOINTS

NOTE:  
ICE & WATER SHIELD MIN. 24" INSIDE EXTERIOR WALL HORIZONTALLY & IN ALL VALLEYS

NOTE:  
MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST FEET ABOVE EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS INSTALLED ON THE WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH 1/8"-1/4" OPENINGS.

NOTE:  
HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION

ALL RESIDENTS MUST BE SUBJECTED TO A BLOWER DOOR TEST PRIOR TO OCCUPANCY APPROVAL TO DETERMINE THE AIR LEAKAGE RATE.

THE MINIMUM NUMBER OF HIGH EFFICIENCY ELECTRICAL LIGHTING SOURCES MUST BE 75% OF ALL PERMANENT FIXTURES

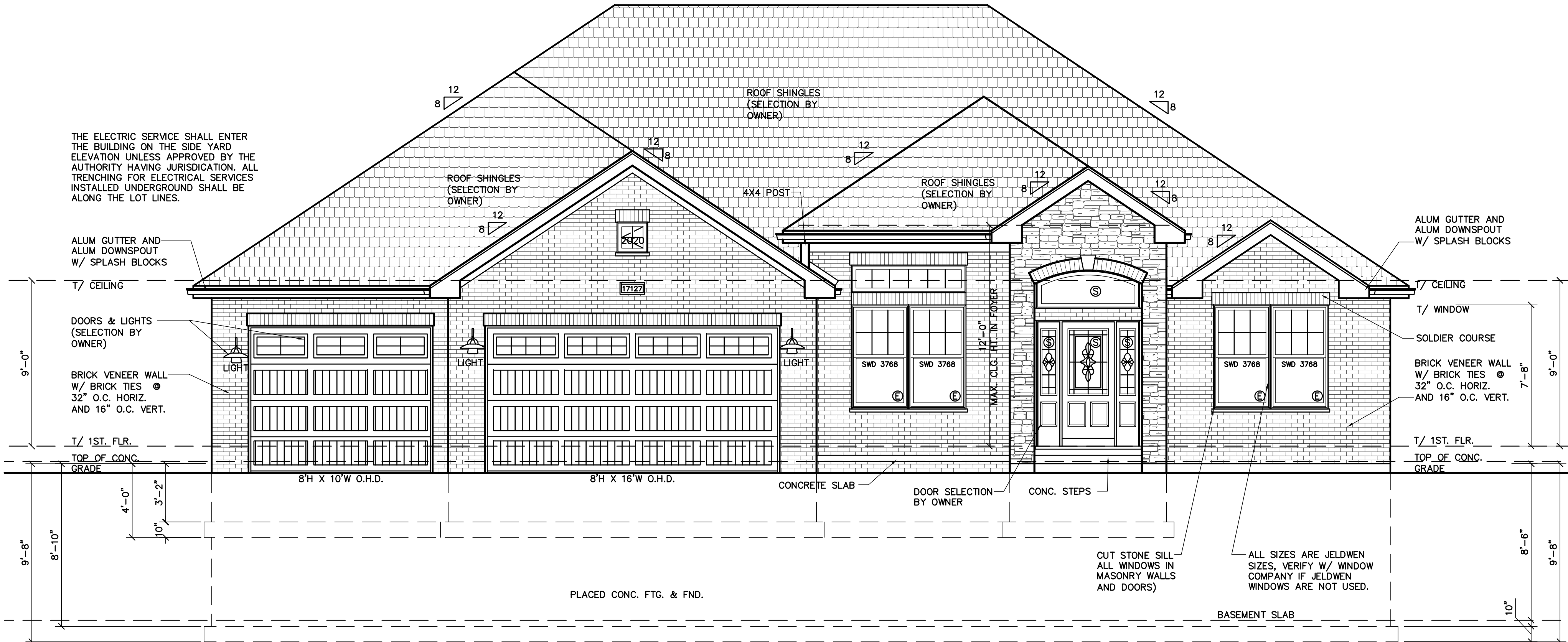
NOTE:  
ALL WINDOW SIZES SHOWN ARE DESIGNATED AS "JELD WEN" MANUFACTURED WINDOWS. IF A DIFFERENT MANUFACTURER IS TO BE USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL WINDOWS MEET NECESSARY LIGHT, VENT, SAFETY GLAZING, AND EGRESS REQUIREMENTS.

ALL WINDOW SIZES SHOWN ARE GLASS SIZE NOT FRAME SIZE. VERIFY WITH WINDOW MANUFACTURER FOR FRAME SIZE

ALL WINDOWS MUST MEET EGRESS CODE FOR BEDROOMS OF 5.7 SQ. FT. AND ALL ROOMS MUST MEET CODE FOR 8% LIGHT AND 4% VENTILATION

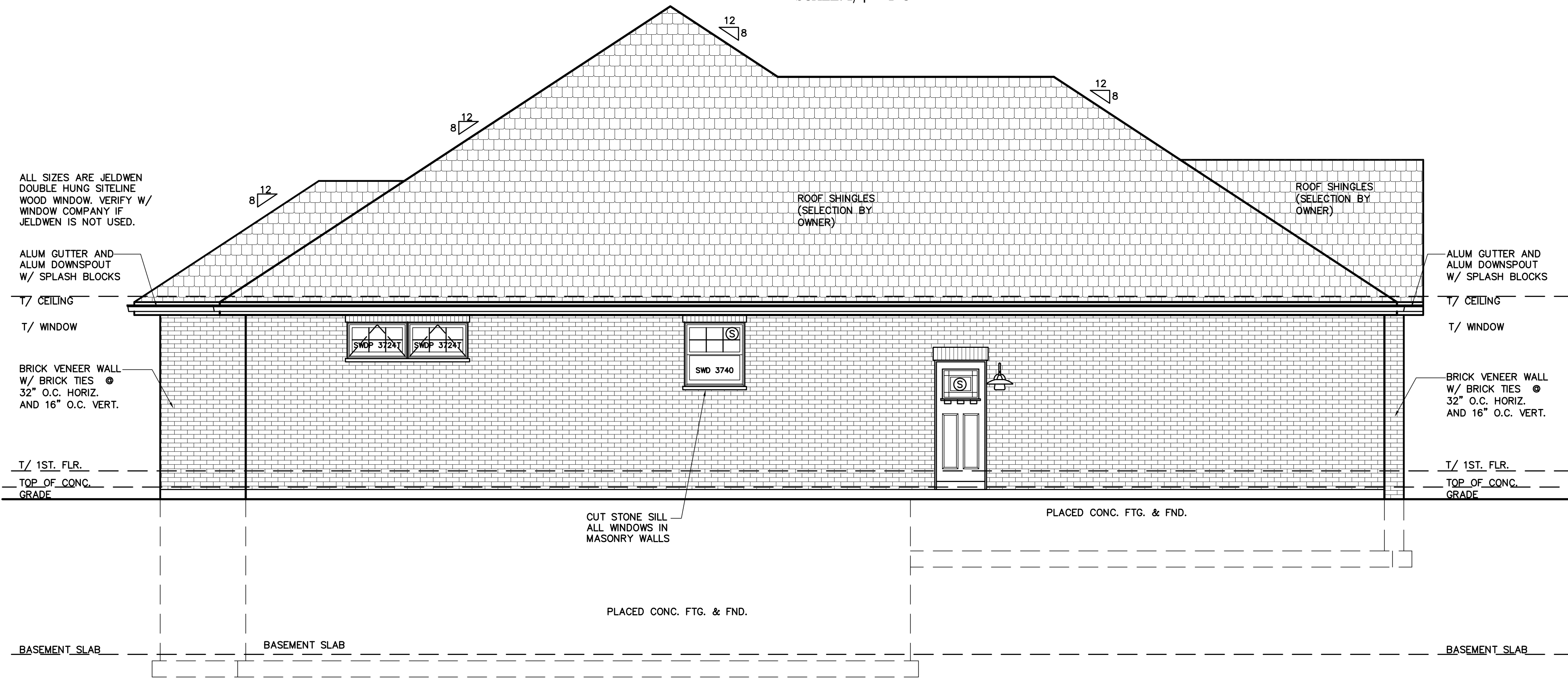
#### Elevation Legend

	NEW ROOF SHINGLES
	NEW BRICK VENEER
	NEW EXTERIOR SIDING



#### Front Elevation

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



#### Side Elevation

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



Griffin Studios

3257 W. 111th St.

708 220 4736

PROJECT

Jordan Residence

17127 Oriole Ave.

Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

ISSUE

Bid Set

2546

DATE

4-6-2023

JOB#

G23-023

SHEET

A-1





Griffin Studios  
3257 W. 111th St.  
708 220 4736

PROJECT

Jordan Residence  
17127 Oriole Ave.  
Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

ISSUE

Bid Set  
2546

DATE

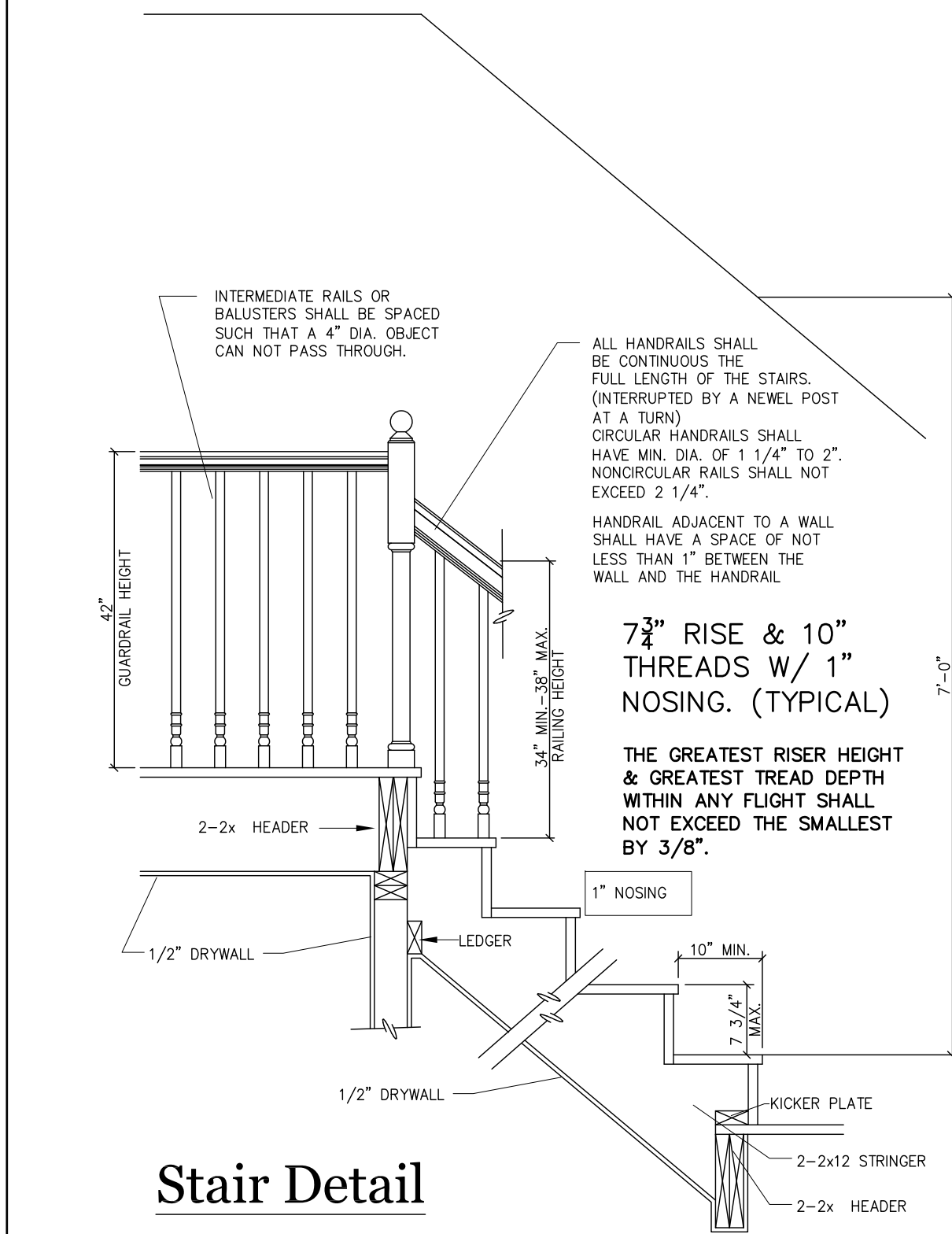
4-6-2023

JOB#

G23-023

SHEET

A-2



Elevation Legend	
	NEW ROOF SHINGLES
	NEW BRICK VENEER
	NEW EXTERIOR SIDING

- NOTE:
1. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING
  2. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED
  3. INSTALL ICE AND WATER SHIELD 2'-0" FROM INTERIOR OF WALL TO GUTTER
  4. FLASHING AT ALL ROOF VALLEYS
  5. ANY RAFTER SPANS OVER 15' SHALL BE 2x10'S OR PURLIN WALL SHALL BE BUILT TO SUPPORT RAFTERS
  6. PROVIDE COLLAR TIES FOR ROOF RAFTERS @ 48" O.C.
  7. VENTILATION OPENING SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" MIN. TO 1/4" MAX OPENINGS

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

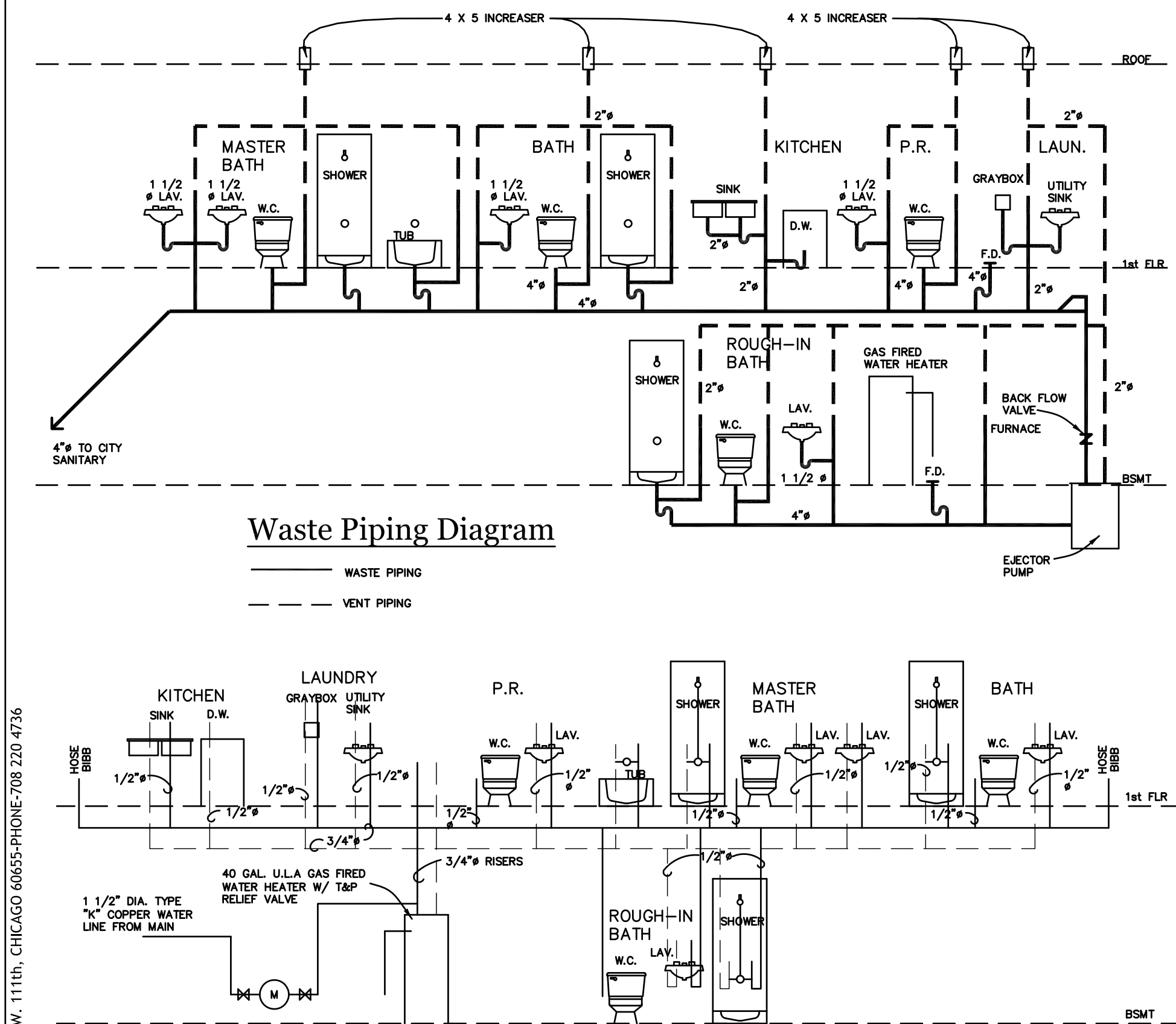
Ⓢ ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

Ⓢ UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.

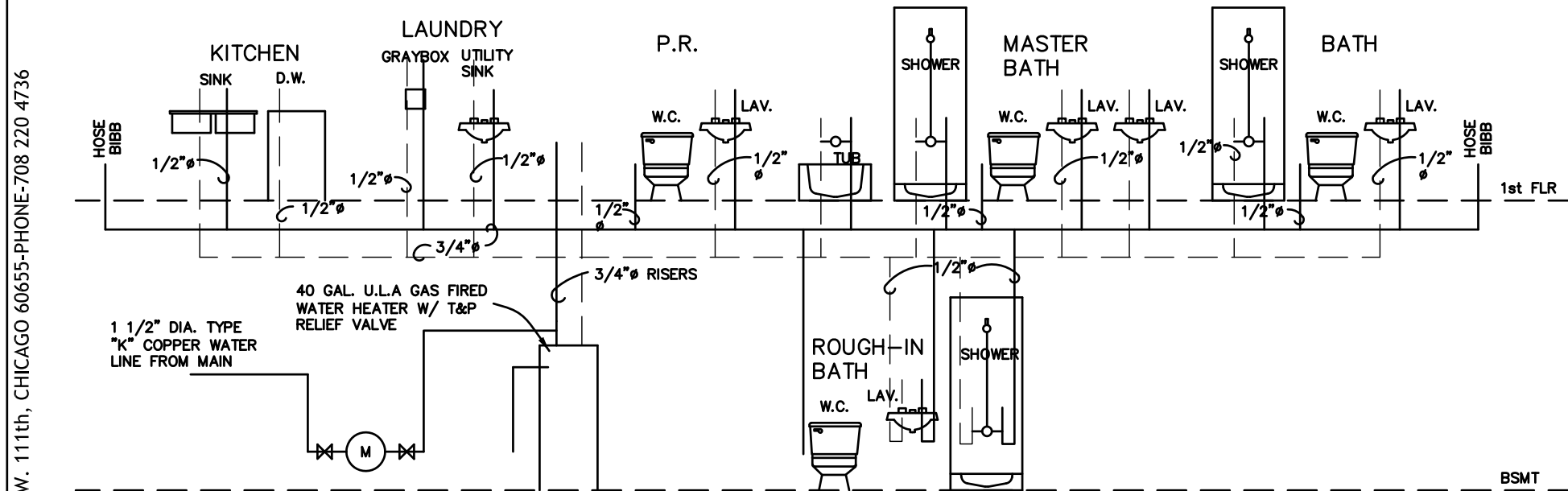


Rear Elevation

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



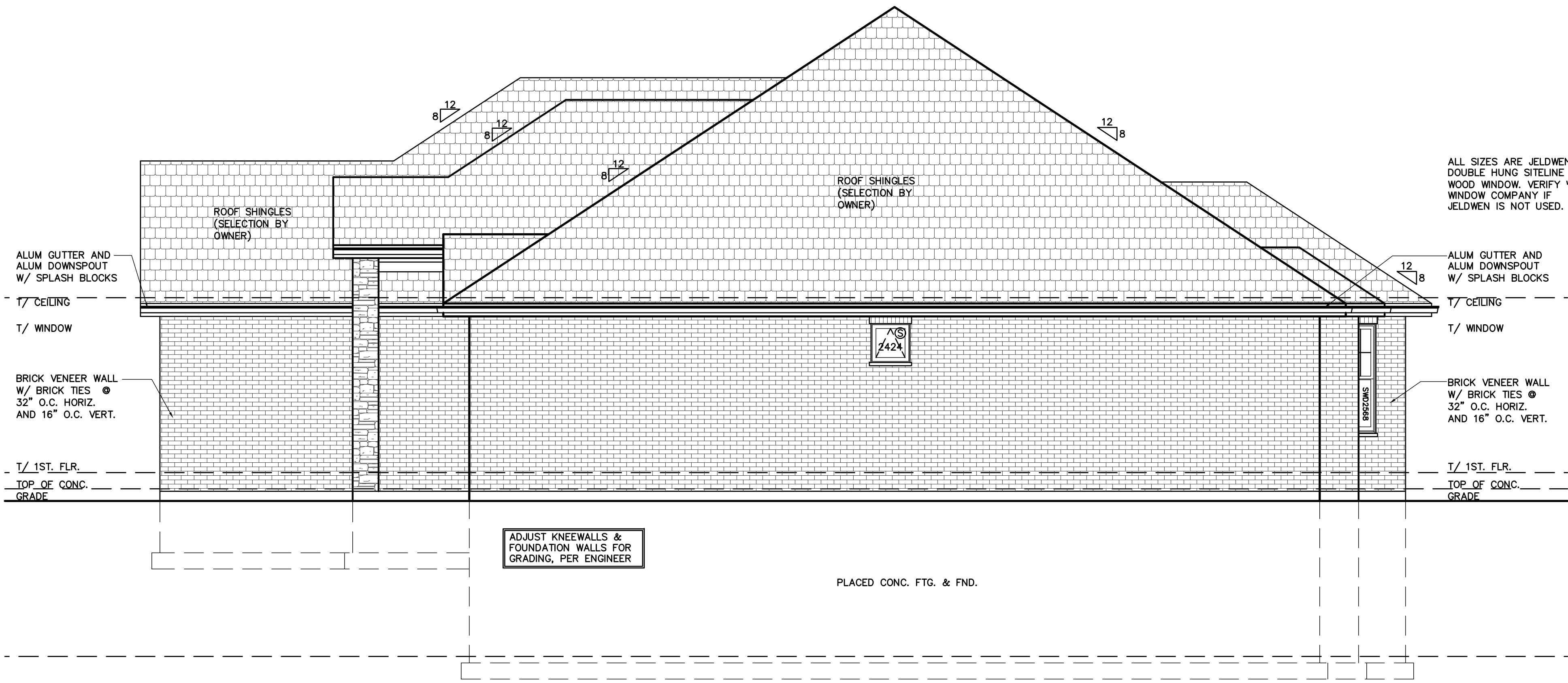
Waste Piping Diagram



Supply Piping Diagram

Note:

ALL WATER SUPPLY LINES TO BE "M" COPPER ABOVE GRADE. ALL WATER SUPPLY LINES TO BE "K" COPPER BELOW GRADE SERVICE WEIGHT-CAST IRON BELOW GRADE P.V.C. PIPING TO BE SCHEDULE 40. ALL PLUMBING TO CONFORM W/ ALL LOCAL CODES. 12" AIR CHAMBER AT EACH FIXTURE. 24" AIR CHAMBER AT EACH RISER. SHUT OFF VALVE AT EACH FIXTURE.



Side Elevation

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

NOTE:

ALL WINDOW SIZES SHOWN ARE DESIGNATED AS "JELD-WEN" 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.

ALL WINDOW SIZES SHOWN ARE GLASS SIZE NOT FRAME SIZE, VERIFY WITH WINDOW MANUFACTURER FOR FRAME SIZE.

ALL WINDOWS MUST MEET EGRESS CODE FOR BEDROOMS OF 5.7 SQ. FT. AND ALL ROOMS MUST MEET CODE FOR 8% LIGHT AND 4% VENTILATION.



Griffin Studios

3257 W. 111th St.

708 220 4736

PROJECT

# Jordan Residence

## 17127 Oriole Ave.

### Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

ISSUE

# Bid Set

2546

DATE

4-6-2023

JOB#

G23-023

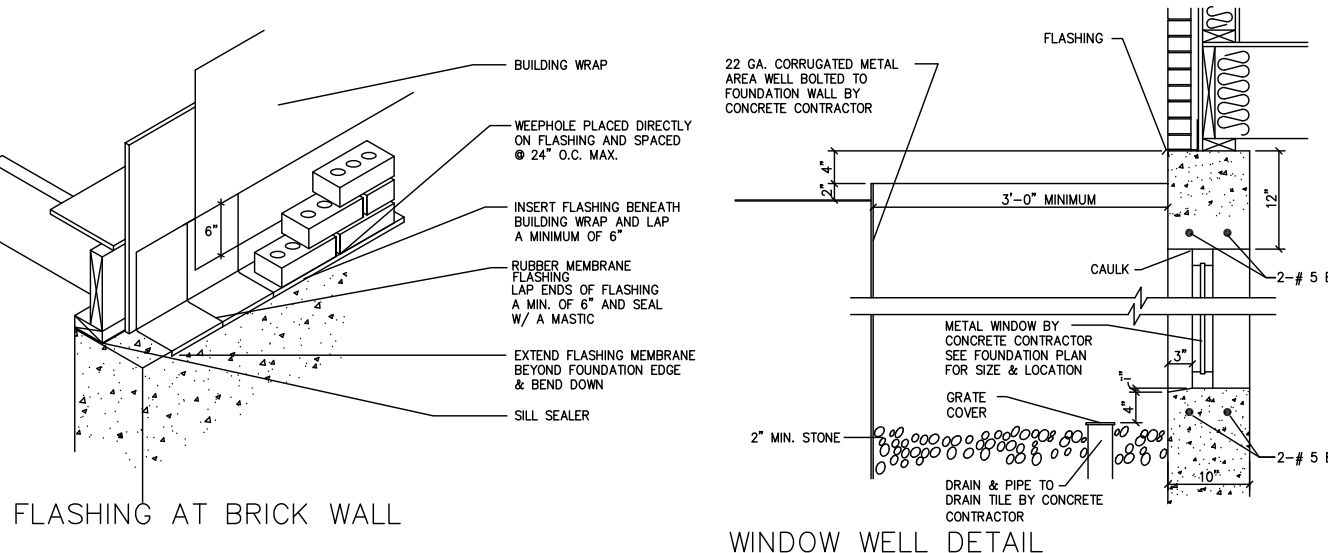
SHEET

# A-3

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 301) LATEST EDITIONS.
2. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE OR MORTAR.
3. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER OF ACI-301 SPECIFICATION AND/OR SPECIFIED BY GENERAL CONTRACTOR.
4. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306.
5. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-305.
6. WELDING OF REINFORCING BARS WILL ONLY BE ALLOWED WHEN SHOWN ON THE STRUCTURAL DRAWINGS.
7. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315-80 AND 315R-80.
8. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
9. FOUNDATION WALLS AND GRADE BEAMS SHALL HAVE A MINIMUM OF TWO- #5 BARS TOP AND BOTTOM CONTINUOUS, UNLESS OTHERWISE SHOWN OR NOTED.
10. CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE PATTERN AND BE NOT MORE THAN 20FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN.
11. CONCRETE CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE.
12. PITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.
13. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE.
14. ELECTRICAL CONDUIT MUST BE PLACED ABOVE THE BOTTOM REINFORCEMENT AND BELOW THE TOP REINFORCEMENT. ELECTRICAL CONDUIT EMBEDDED IN SLABS SHALL NOT BE LARGER THAN 1/3 OF THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN THREE CONDUIT DIAMETERS.
15. WHERE AND WHEN CALLED FOR ALL CLEAN GRANULAR FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF "ASTM" D-1557-70 (MODIFIED PROCTOR) DENSITY.
16. CONTRACTOR SHALL PROTECT FOUNDATION AGAINST LATERAL DISPLACEMENT, AND HEAT OR FREEZING CONDITIONS.
17. ALL WELDED WIRE MESH SHALL BE LAPPED TWO FULL MESH PANELS AND TIED SECURELY. WELDED WIRE MESH SHALL CONFORM TO "ASTM" A-185 SPEC.
18. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED OF LAITANCE WITH A WIRE BRUSH AND WATER IMMEDIATELY PRIOR TO POURING OF SUBSEQUENT OR NEW CONCRETE.
19. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:  
SPREAD FOOTINGS 3000 PSI  
FOUNDATION WALLS 3000 PSI  
SLABS-ON-GRADE 3000 PSI

ALL MASONRY CONSTRUCTION PER ACI 530.

1. BRICK SHALL BE AS APPROVED BY THE OWNER & ARCHITECT.
2. FACE BRICK SHALL CONFORM TO "ASTM" C-216 GRADE SW AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6,000 P.S.I.
3. BUILDING (FACE) BRICK SHALL CONFORM TO "ASTM" C-62 AND HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. OVER ALL GROSS AREA.
4. CONCRETE MASONRY UNITS (CMU) SHALL BE AS INDICATED ON THE PROJECT DRAWINGS. LOAD BEARING HOLLOW CMU SHALL CONFORM TO "ASTM" C-90 GRADE N-1 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,900 P.S.I. ON NET AREA.
5. ANCHOR STRAP SHALL BE "HECKMANN" # 315-0 (12 GA. X 3/4" W. X 9" LONG) WITH #316 TRIANGLE TIE (3/16" DIA. X 4" LONG). ANCHOR STRAP AND TIE TO BE HOT-DIPPED GALVANIZED AND SHALL MEET "ASTM" A-525, CLASS 6-60. BRICK WORK SHALL BE ENFORCED WITH CORROSION RESISTANT TIES, SPACED AT 16" VERTICAL CENTERS AND 32" HORIZONTAL CENTERS.
6. JOINT REINFORCING SHALL BE PREFABRICATED LADDER-TYPE, SIMILAR TO "DUR-O-WALL" AND SHALL MEET "ASTM" A-153, CLASS B-2.
7. MORTAR SHALL CONSIST OF PORTLAND CEMENT, HYDRATED LIME AND SAND IN ACCORDANCE WITH "ASTM" C-270 FOR TYPE "N" MORTAR. ALL MORTAR TO HAVE "WATER-PROOF AGENT." MORTAR COLOR TO BE DETERMINED BY ARCHITECT.
8. EXPANSION AND CONTROL JOINT FILLERS SHALL BE PRE-FORMED RUBBER. THE EXTENT AND LOCATION SHALL BE AS INDICATED ON THE PLANS. ELEVATIONS (MAXIMUM 20'-0" O.C. TYPICAL).
9. WEEPS SHALL BE COTTON SASH CHORD, INSTALLED IN EXTERIOR WALLS AND LINTELS AT (24") TWENTY FOUR INCH CENTERS (MAX) SPACING AND VERTICALLY UP THE WALL 12" MINIMUM. MASON TO CLEAN CAVITY TYPICAL FOR PROPER DRAINAGE AND TO MINIMIZE BRIDGING. USE MORTAR NET ON ALL CAVITY WALLS.
10. PROTECT ALL MASONRY MATERIAL AGAINST MOISTURE. DO NOT USE REINFORCING OR TIES HAVING LOOSE RUST OR OTHER COATING WHICH AFFECT BONDING.
11. LAY UP WALLS WITH TRUE PLUMB CORNERS LEVEL, ACCURATELY SPACED AND COORDINATED WITH OTHER WORK. ALL HORIZONTAL JOINTS SHALL BE LEVEL AND ALL VERTICAL JOINTS SHALL BE PLUMB, WITH A TOLERANCE OF PLUS OR MINUS ONE QUARTER (1/4") INCH FOR THE HEIGHT (TOP TO BOTTOM) OF THE WALL.
12. EXPOSED JOINTS SHALL BE TOOLED AND BRUSHED.
13. BUTTER ENDS OF MASONRY UNITS WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS. DO NOT FURROW BED JOINTS.
14. CLEAN ALL MASONRY WORK INCLUDED IN THIS SECTION. PROTECT ADJOINING WORK FROM DAMAGE FROM ALL CLEANING OPERATIONS.
15. GROUT ALL VOIDS AT JAMBS, HEADERS, FOUNDATIONS AND SILLS. POINT JOINTS AS NECESSARY INCLUDING POCKETS AND VOIDS.
16. PROTECT ALL WORK FROM FREEZING DURING CONSTRUCTION & UP TO 48 HOURS AFTER LAYING.
17. SET STEEL LINTELS AND MISC. STEEL IN MASONRY AS INDICATED ON PLANS. PROVIDE 6" MINIMUM BEARING AT EACH END OF BEARING.
18. ACCELERATORS AND ANTIFREEZES IN MORTAR IS NOT PERMITTED.
19. MASONRY SHALL BE LAID UP IN ACCORDANCE WITH THE BRICK INSTITUTE OF AMERICA GUIDELINES FOR COLD WEATHER MASONRY CONSTRUCTION. TECHNICAL NOTES ON BRICK CONSTRUCTION #1 REVISED, MARCH 1992.
20. MORTAR, WATER AND MASONRY UNITS SHALL BE MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 40 DEGREES FAHRENHEIT DURING LAYING.
21. NO FROZEN MATERIALS SHALL BE BUILT UPON OR MATERIALS CONTAINING ICE SHALL BE USED IN MASONRY.
22. PROVIDE 40ML COMPOSITE P.V.C. RUBERIZED ASPHALT FLASHING, SUCH AS IPCO FLASHING, UNDER ALL DOOR SILLS, WINDOW SILLS, ALL LINTEL AND BASE LOCATIONS AS INDICATED ON THE DRAWINGS. AT ALL SILLS START 1/2" FROM OUTSIDE FACE OF WALL AND TURN UP ON THE INSIDE TO THE HEIGHT OF THE ROWLOCK SILL INSIDE. TURN FLASHING UP AT SILL CORNERS SHALL BE FOLDED - NOT CUT. INSTALL WEEPS AT 24" O.C. HORIZONTALLY. TYPICAL. ALL BASE AND LINTEL FLASHING TO EXTEND UP 16" MINIMUM. IPCO PREFORMED DAMS ARE PREFERRED.
23. ALL SILL HORIZONTAL MASONRY JOINTS SHALL BE RAKED AND CAULKED WITH ELASTOMERIC SEALANT.
24. BRACE WALLS @ 25 PSF UNTIL PERMANENT SUPPORT IS IN PLACE.
25. ALL MASONRY WALLS OR WYTHES TO ACHIEVE A MINIMUM STRENGTH f'm=1350 PSI



THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPEC.

RAILINGS: HANDRAILS HAVING MIN. AND MAX. HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY. MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OF THREE OR MORE RISERS AND SHALL EXTEND 6 INCHES BEYOND THE TOP AND BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 34 INCHES MIN. AND 38 INCHES MAX.

THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE NOT MORE THAN 2 5/8" IN CROSS-SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AND EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 36 INCHES MIN. AND 38 INCHES MAX. REQUIRED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.

ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE THE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH A MINIMUM OF 1/2 INCH GYPSUM BOARD.

DOUBLE FRAMING MEMBERS AROUND OPENINGS AND BELOW PARALLEL PARTITIONS.

MAINTAIN MINIMUM OF 2 INCH CLEARANCE BETWEEN FLUES AND FRAMING.

FIRE STOP SOFFITS AND STAIR STRINGERS AT TOPS AND BOTTOMS WITH APPROVED MATERIALS.

FILL CAVITIES BETWEEN FLOORS AND BETWEEN OTHER FIRE SEPARATED ZONES WITH APPROVED FIRE STOPPING MATERIALS.

ALL UNDIMENSIONED WALLS ARE 4 1/2" FINISHED (2x4 STUDS WITH GYPSUM BOARDS EACH SIDE) UNLESS OTHERWISE NOTED.

DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE BEARING AND NONBEARING. JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH.

☒ DENOTES 3-2x4 SPIKED TOGETHER OR 4x4 POST, CONTINUOUS TO FOUNDATION WALL, STEEL BEAM OR WOOD BEAM.

ALL JOIST AND RAFTERS TO BE CANADIAN SPRUCE PINE FIR #1/#2. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF SPECIES IS TO BE CHANGED.

## Plan Legend

	NEW CONCRETE
	NEW FRAME
	NEW BRICK VENEER

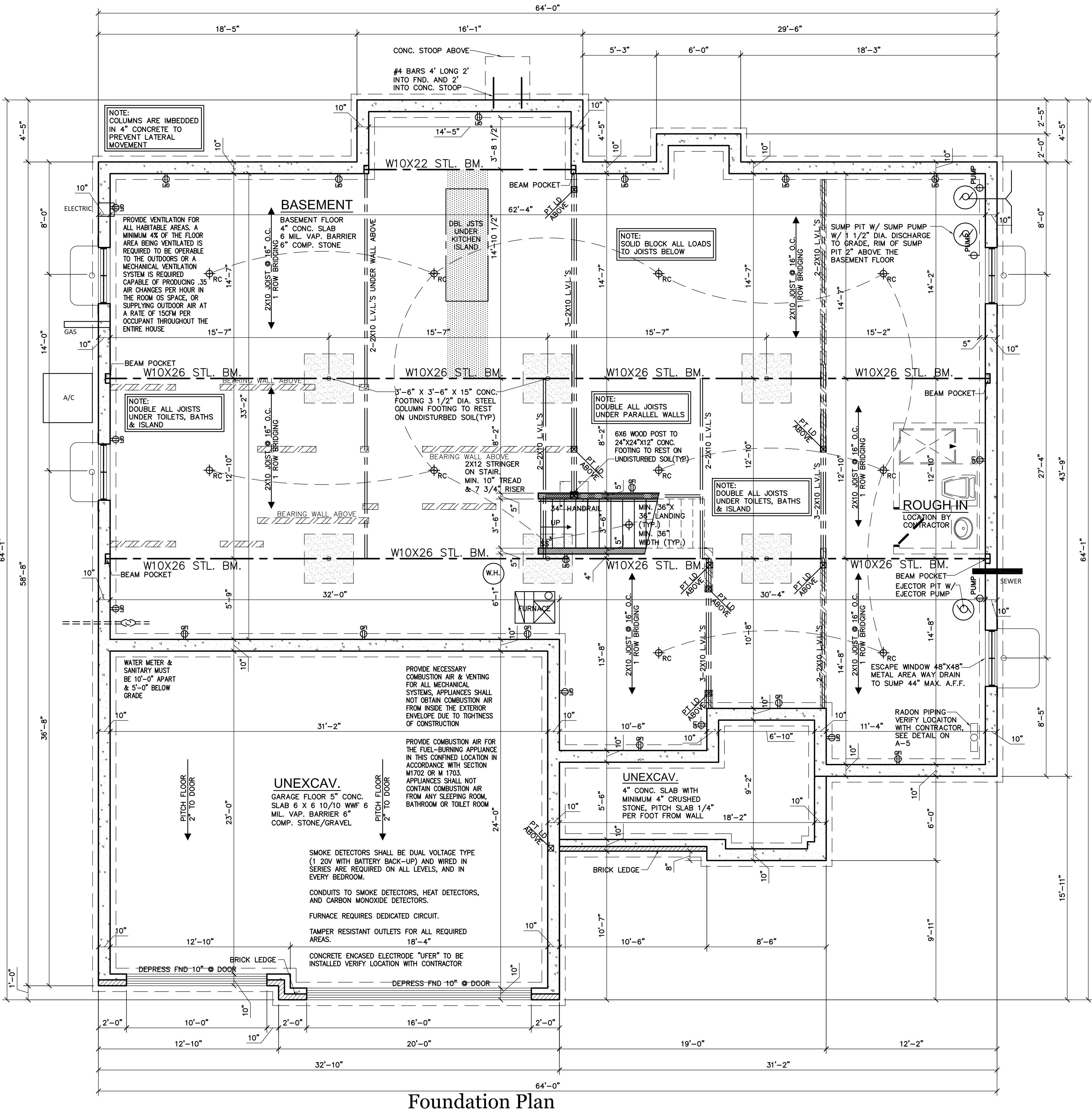
HEADER SCHEDULE FOR BEARING WALLS	
SPANS LESS THAN 4'	2-2x10's
SPANS 4' - 6'	2-2x10's
SPANS 6' - 8'	2-2x12's TWO STORY
SPANS 8' - 10'	2-2x12's

## Plan Notes and Symbols

1. ALL UNDIMENSIONED WALLS ARE 5" FINISHED, (2x4 STUDS @ 16" O.C. WITH DRYWALL EACH SIDE, UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS AT 45° ANGLE UNLESS NOTED OTHERWISE.
3. ALL HEADERS SHALL BE (2)-2x12 WITH 1/2" PLYWOOD PLATE (2x4 WALL) OR (3)-2x12 WITH (2) 1/2" PLYWOOD PLATES (2x6 WALL).
4. DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE, BEARING AND NONBEARING. JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH.

INDICATES (3)-2x4 (JACK STUDS) SPIKED TOGETHER OR 4x4 POST IN 2x4 WALL OR (3)-2x6 (JACK STUDS) SPIKED TOGETHER OR 6x6 POST IN 2x6 WALL, CONTINUE TO FOUNDATION WALL OR BEAM BELOW.

INDICATES POINT LOAD FROM ABOVE REQUIRED TO BE BLOCKED SOLID TO FOUNDATION OR BEAM.



## Foundation Plan

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





Griffin Studios  
33257 W. 111th St.  
708 220 4736

PROJECT

# Jordan Residence

17127 Oriole Ave.  
Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

ISSUE

**Bid Set**

DATE

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SHEET

A-4

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## LIGHT AND VENT SCHEDULE

ROOM	AREA	REQUIRED		ACTUAL	
		LIGHT	VENT	LIGHT	VENT
STUDY	149 sq ft	11.9	6.0	25.1	14.3
BEDROOM #2	143 sq ft	11.4	5.7	25.1	14.3
BATH	52 sq ft	---	78 CFM	2.3	100 CFM
BEDROOM #3	149 sq ft	11.9	6.0	21.6	12.4
FAMILY ROOM	335 sq ft	26.8	13.4	28.8	18.5
POWDER ROOM	29 sq ft	---	50 CFM	---	50 CFM
KITCHEN/DINETTE	344 sq ft	27.5	13.8	30.2	27.9
MASTER BEDROOM	270 sq ft	21.6	10.8	28.1	21.7
MASTER BATH	119 sq ft	---	179 CFM	6.50	200 CFM
BASEMENT	2256 sq ft	45.1	45.1	48.0	48.0
ROUGH-IN BATH	44 sq ft	---	66 CFM	---	75 CFM

### LINTEL SIZE FOR MASONRY BUILDINGS

OPENING	SIZES
4'-0"	L 3 1/2" X 3 1/2" X 5/16"
5'-0"	L 3 1/2" X 3 1/2" X 5/16"
6'-0"	L 4" X 3 1/2" X 5/16"
7'-0"	L 4" X 3 1/2" X 5/16"
8'-0"	L 5" X 3 1/2" X 5/16"
9'-0"	L 5" X 3 1/2" X 3/8"
10'-0"	L 6" X 3 1/2" X 3/8"

2012 IECC Illinois Compliance Guidelines  
Prescriptive Path (R402.1): Performance Path (R405): Typical Specifications  
\* R-15/19 top of foundation to 4' below grade \* R-11 Full Height Foundation  
Insulation  
\* R-10-2' down to TOS Slab on Grade  
Insulation \* R-10-2' Down Slab on Grade Insulation  
\* R-13 + 5 or R-20 Exterior Wall Insulation \* R-19 Rim and Band Insulation  
\* R-13 + 5 or R-20 Rim and Band Insulation \* R-15 + OSB Exterior Wall Insulation  
\* R-49 Attic Insulation \* R-45 Flat Attic Insulation  
\* R-30 ULA and Cantilever Insulation \* R-38 Vaulted Ceiling Insulation  
\* U-32 Windows \* R-30 ULA and Cantilever Insulation  
\* Standard Steel Insulated Doors \* U-34 Windows  
\* Standard Steel Insulated Doors

### LUMBER BASE VALUES

JOISTS - SPRUCE-PINE-FIR NO.1/NO.2 OR BETTER.  
Fb=875p.s.i., Fv=70p.s.i., E=1,400,000p.s.i.  
JOISTS, HEADERS AND BEAMS - HEM-FIR(N) NO.1/NO.2 OR BETTER.  
Fb=1000p.s.i., Fv=75p.s.i., E=1,600,000p.s.i.  
STUDS (10'-0" AND LESS IN HEIGHT) - STUDS GRADE S-P-F OR BETTER.  
Fb=675p.s.i., Fc=425p.s.i., E=1,200,000p.s.i.  
STUDS GREATER THAN 10'-0" IN HEIGHT - S-P-F NO.1/NO.2 OR BETTER.  
Fb=875p.s.i., Fc=1,100p.s.i., E=1,400,000p.s.i.  
POSTS AND TREATED LUMBER - SOUTHERN-PINE NO.2 OR BETTER.  
Fb(PER NDS TABLES), Fv=90p.s.i., Fc(PER NDS TABLES), E=1,600,000p.s.i.  
LAMINATED STRUCTURAL WOOD BEAMS (GLU-LAM BEAMS)  
Fb=2,400p.s.i., Fv=165p.s.i., E=1,900,000p.s.i.  
ALL FRAMING MEMBERS DESIGNATED AS "LVL" SHALL BE 1.8E G-P Lam BY GEORGIA PACIFIC OR BETTER.  
Fb=2,600p.s.i., Fv=285p.s.i., E=1,800,000p.s.i.  
JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MIN. OF 3 INCHES AND BE NAILED TOGETHER WITH A MIN. THREE 10d FACE NAILS.

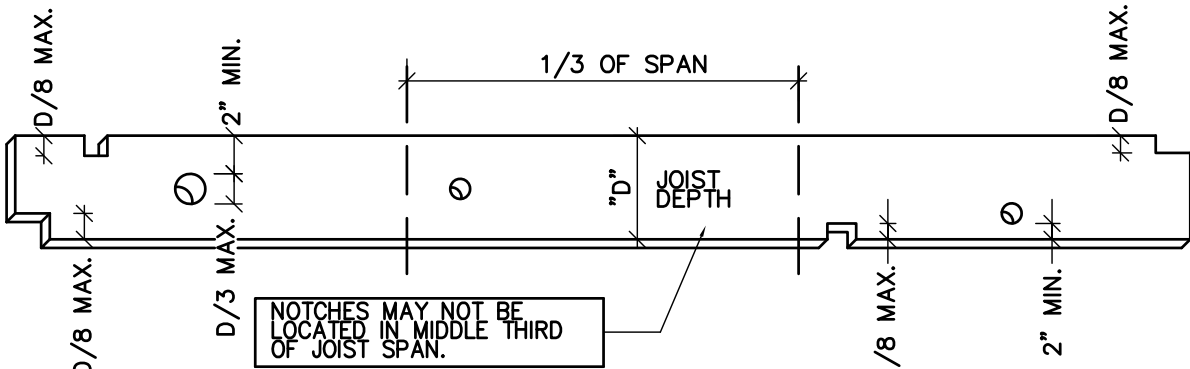
ATTIC SPACES  
IN BUILDINGS OF CONSTRUCTION TYPES IV AND V, ATTIC SPACES SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. BY MEANS OF PARTITIONS OF NOT LESS THAN ONE-HALF (1/2) HOUR FIRE RESISTIVE CONSTRUCTION, TIGHTLY FITTED AROUND DUCTS OR OTHER ASSEMBLIES PIERCING SUCH PARTITIONS. ANY DOORS IN SUCH PARTITIONS SHALL BE OF INCOMBUSTIBLE CONSTRUCTION OF AFFORD PROTECTION EQUAL TO THE ASSEMBLY IN WHICH THEY EXIST; SUCH DOORS SHALL BE TIGHT FITTING.

STAIRS  
WHEN STAIRS ARE OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN STAIR STRINGERS SHALL BE FIRESTOPPED AT TOP AND BOTTOM AND AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AND FIRESTOPPING SHALL ALSO BE PROVIDED BETWEEN STUDS OF ADJOINING STUD PARTITIONS ALONG AND IN LINE WITH THE RUN OF THE STAIRWAY.  
OPENINGS IN FLOORS WALLS AND ROOFS  
ALL VERTICAL OPENINGS THROUGH FLOORS AND CEILINGS NOT SPECIFICALLY MENTIONED ABOVE, SUCH AS SPACES AROUND PIPES CONDUITS, POWER SHAFTING OR DUCTS SHALL BE FIRE-STOPPED. OPENINGS FOR BELTS AND CONVEYORS SHALL BE PROVIDED WITH INCOMBUSTIBLE SLOTTED DOORS OR BE OTHERWISE CLOSED OFF.

CHIMNEYS AND MANTELS  
ALL SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE FIRE STOPPED BY PLACING INCOMBUSTIBLE MATERIAL TO A DEPTH OF ONE INCH AT THE BOTTOM OF SPACES. ALL SPACES BACK OF COMBUSTIBLE MANTELS SHALL BE FILLED WITH INCOMBUSTIBLE MATERIAL.

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
SPANS 8' - 10'	2-2x12's

### HOLES & NOTCHES IN WOOD JOIST



### FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON "THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES" FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR NO.1/NO.2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR(N).  
ALLOWABLE SPANS ARE AS FOLLOWS:  
CEILING JOISTS - 20lbs LL AND 10lbs DL  
2"x6" 2"x8" 2"x10" 2"x12"  
12" O.C. 14'-9" 18'-9" 22'-11" 26'-3"  
16" O.C. 12'-10" 16'-3" 19'-10" 22'-8"  
2nd FLOOR, FLOOR JOISTS - 30lbs LL AND 10lbs DL  
2"x6" 2"x8" 2"x10" 2"x12"  
12" O.C. 11'-3" 14'-11" 19'-9" 24'-2"  
16" O.C. 10'-3" 13'-6" 17'-2" 21'-4"  
1st FLOOR, FLOOR JOISTS - 40lbs LL AND 10lbs DL  
2"x6" 2"x8" 2"x10" 2"x12"  
12" O.C. 9'-4" 12'-3" 15'-5" 19'-11"  
16" O.C. 8'-4" 11'-3" 14'-11" 19'-11"

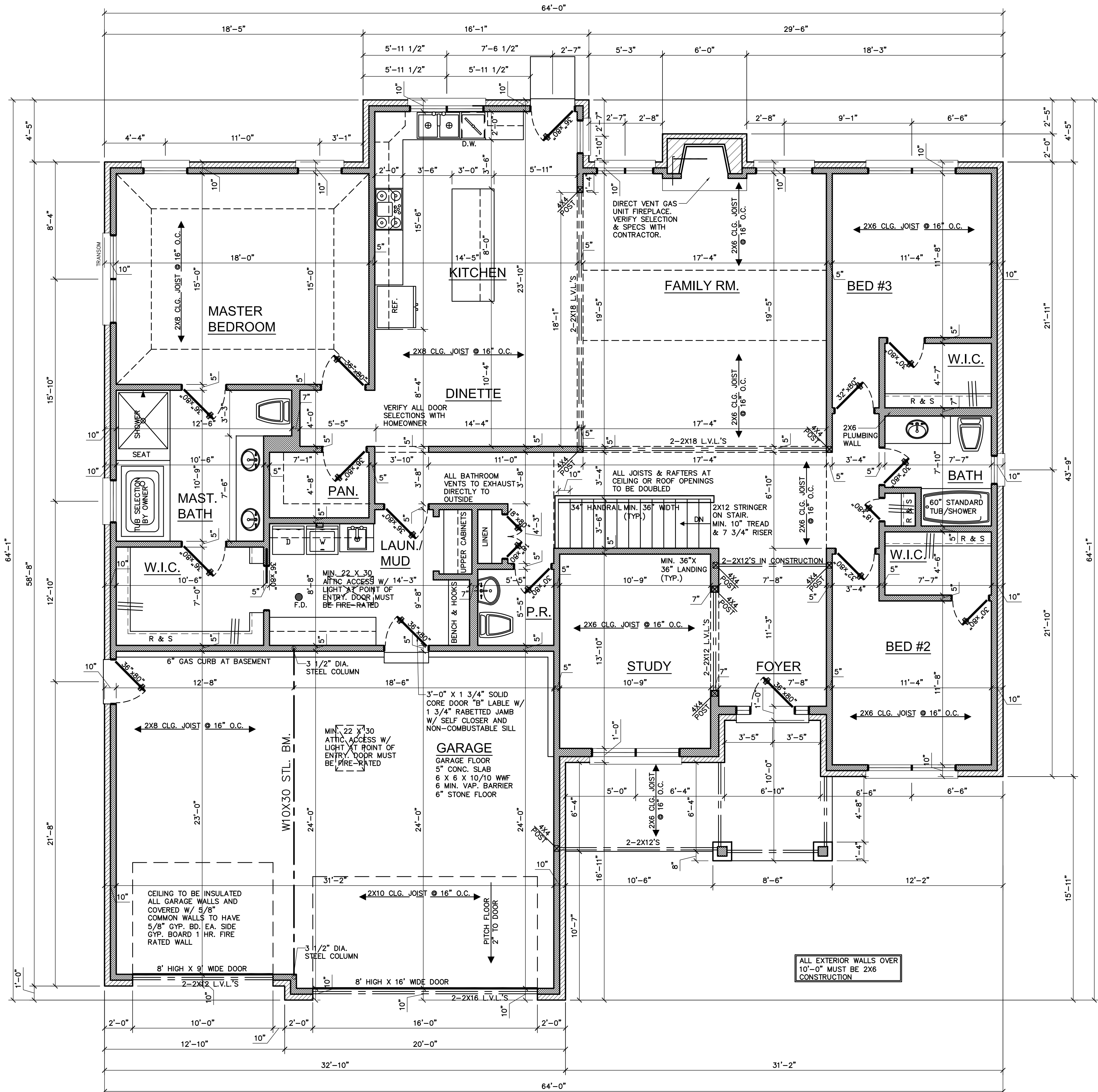
FLOORS:  
WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE FIRESTOPPED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINISH WHICH WILL EXCEED 100 SQ. FT. IN AREA. FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE FIRESTOPPED AT WALLS AND PARTITIONS. ALL FLOORS SHALL BE FIRESTOPPED WHERE OPENINGS THROUGH THE FLOOR OCCUR. WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL.  
WAINSCOTTING:  
(1) FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL; AND TO PROVIDE AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN THE UPPER STORY AND ROOF SPACE.  
(2) IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, ALL STUD PARTITIONS AND WALLS SHALL BE FIRESTOPPED AT THE FLOOR AND CEILING AND AT INTERMEDIAL POINTS AS MAY BE REQUIRED TO LIMIT ANY ENCLOSED VERTICAL SPACE TO EIGHT (8) FEET IN HEIGHT. IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, WHERE WALLS ARE FURRED, THE SPACE BETWEEN THE INSIDE OF THE FURRING AND THE FACE OF THE WALL SHALL BE FIRESTOPPED FOR THE FULL DEPTH OF THE COMBUSTIBLE FLOOR OR ROOF JOISTS.

NOTE: SEE PLANS & ELEVATIONS FOR DIRECTION OF OPERABLE DOORS & WINDOWS  
1. IT IS THE RESPONSIBILITY OF BOTH THE GENERAL CONTRACTOR (OR OWNER IF ACTING AS GENERAL CONTRACTOR) AND THE DOOR / WINDOW SUPPLIER TO VERIFY THAT ALL ROUGH / MASONRY OPENINGS AND DIMENSIONS ARE CORRECT AND ADEQUATE FOR THE PROPER INSTALLATION OF ALL DOORS / WINDOWS SUPPLIED.  
2. WINDOWS SHALL BE VINYL TYPE MANUFACTURED BY 'JELD WIN'. WINDOWS AND SHALL BE OF SIZE AND OPERATION AS INDICATED ON THE DRAWINGS.  
3. ANY ADDITIONAL WORK REQUIRED, INCLUDING CAULKING, PANNING, BUCKING, AND ADDITIONAL MASONRY OR CARPENTRY WORK TO PROVIDE A COMPLETELY FINISHED DOOR / WINDOW INSTALLATION IS THE RESPONSIBILITY OF THE SUPPLIER, UNLESS THE ARCHITECT IS SPECIFICALLY NOTIFIED, IN WRITING, OF ALTERNATE ARRANGEMENTS.  
4. NO ALTERATION TO THE DOORS OR WINDOWS THAT ALTER THE AMOUNT OF LIGHT OR VENTILATION PROVIDED ARE ALLOWED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT. IT IS THE WINDOW SUPPLIERS RESPONSIBILITY TO PROVIDE LIGHT AND VENTILATION INFORMATION FOR ALL WINDOWS UPON SUBMISSION FOR PROPOSAL.  
5. PROVIDE AND INSTALL BLOCKING AND PANNING AT ALL DOOR AND WINDOW HEADS. BLOCKING TO BE PRESERVATIVE TREATED TYP.  
6. ALL GLAZED DOORS, SKYLIGHTS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.  
7. ALL WINDOWS TO BE VINYL WITH THERMAL BREAK WITH 1" INSULATION GLASS.

NOTE: SEE PLANS & ELEVATIONS FOR DIRECTION OF OPERABLE DOORS & WINDOWS  
1. IT IS THE RESPONSIBILITY OF BOTH THE GENERAL CONTRACTOR (OR OWNER IF ACTING AS GENERAL CONTRACTOR) AND THE DOOR / WINDOW SUPPLIER TO VERIFY THAT ALL ROUGH / MASONRY OPENINGS AND DIMENSIONS ARE CORRECT AND ADEQUATE FOR THE PROPER INSTALLATION OF ALL DOORS / WINDOWS SUPPLIED.  
2. WINDOWS SHALL BE VINYL TYPE MANUFACTURED BY 'JELD WIN'. WINDOWS AND SHALL BE OF SIZE AND OPERATION AS INDICATED ON THE DRAWINGS.  
3. ANY ADDITIONAL WORK REQUIRED, INCLUDING CAULKING, PANNING, BUCKING, AND ADDITIONAL MASONRY OR CARPENTRY WORK TO PROVIDE A COMPLETELY FINISHED DOOR / WINDOW INSTALLATION IS THE RESPONSIBILITY OF THE SUPPLIER, UNLESS THE ARCHITECT IS SPECIFICALLY NOTIFIED, IN WRITING, OF ALTERNATE ARRANGEMENTS.  
4. NO ALTERATION TO THE DOORS OR WINDOWS THAT ALTER THE AMOUNT OF LIGHT OR VENTILATION PROVIDED ARE ALLOWED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT. IT IS THE WINDOW SUPPLIERS RESPONSIBILITY TO PROVIDE LIGHT AND VENTILATION INFORMATION FOR ALL WINDOWS UPON SUBMISSION FOR PROPOSAL.  
5. PROVIDE AND INSTALL BLOCKING AND PANNING AT ALL DOOR AND WINDOW HEADS. BLOCKING TO BE PRESERVATIVE TREATED TYP.  
6. ALL GLAZED DOORS, SKYLIGHTS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.  
7. ALL WINDOWS TO BE VINYL WITH THERMAL BREAK WITH 1" INSULATION GLASS.

### Plan Legend

	NEW CONCRETE
	NEW FRAME
	NEW BRICK VENEER



### First Floor Plan

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



Jordan Residence  
17127 Oriole Ave.  
Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

ISSUE

# Bid Set

2546

DATE \_\_\_\_\_

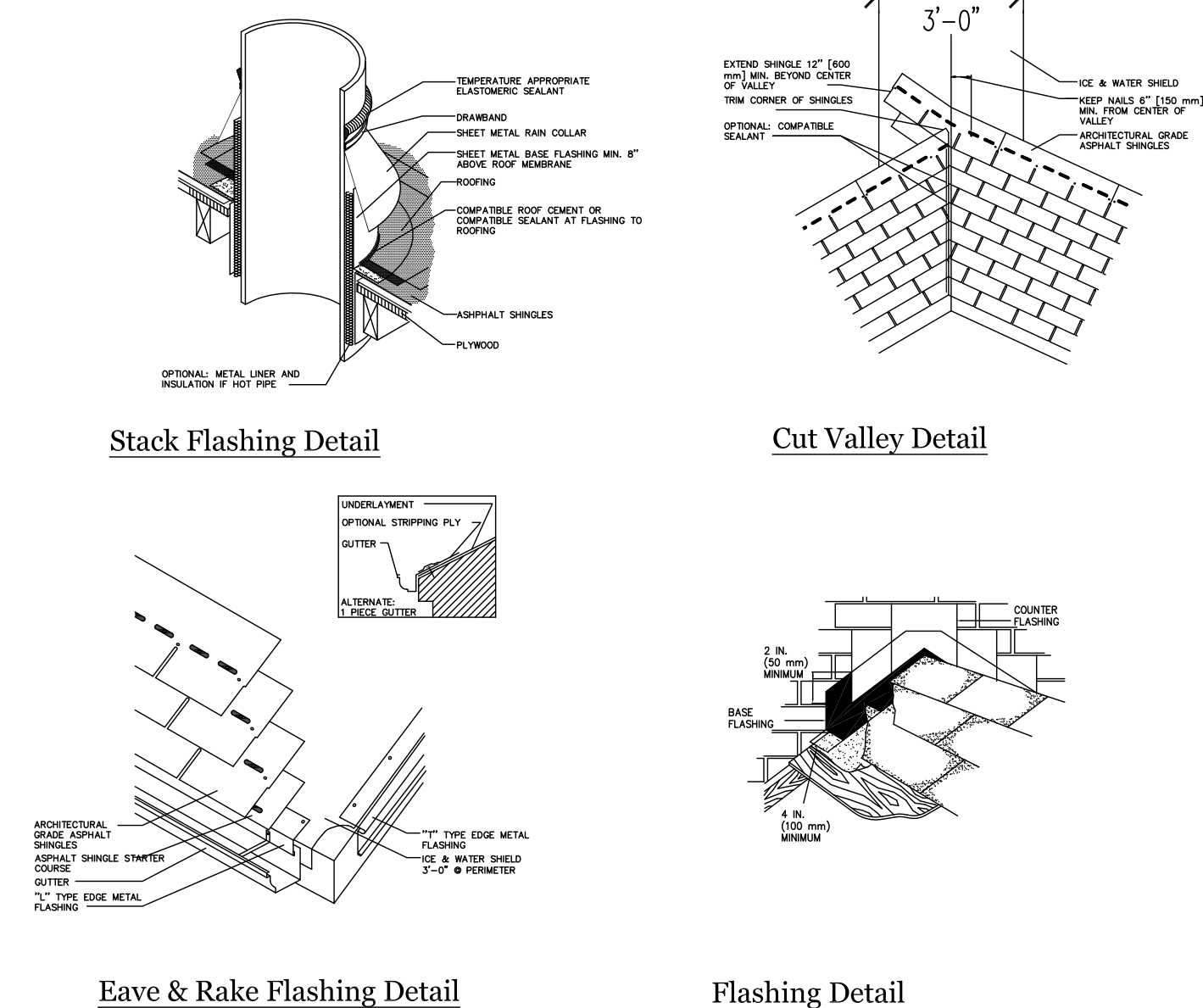
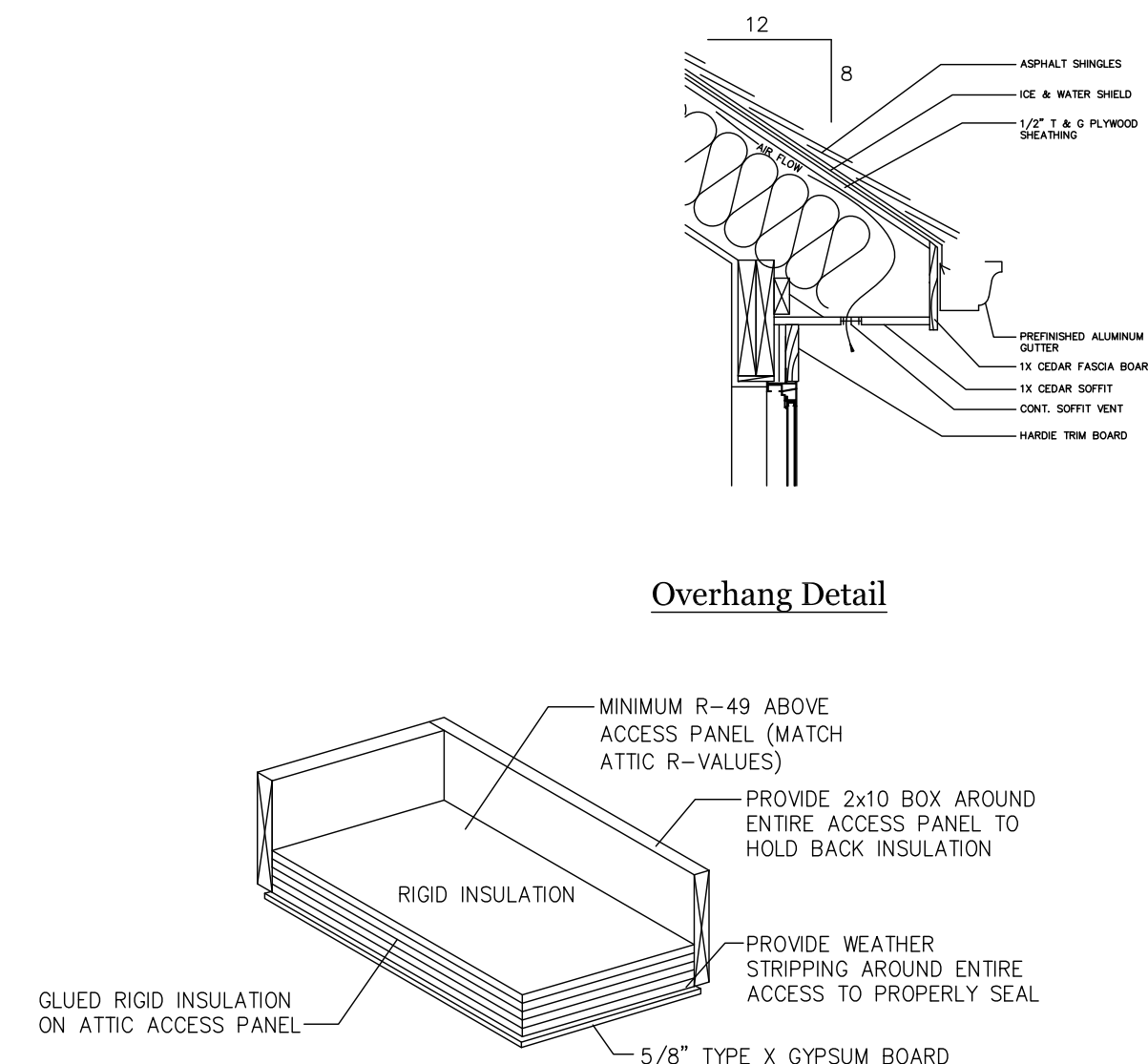
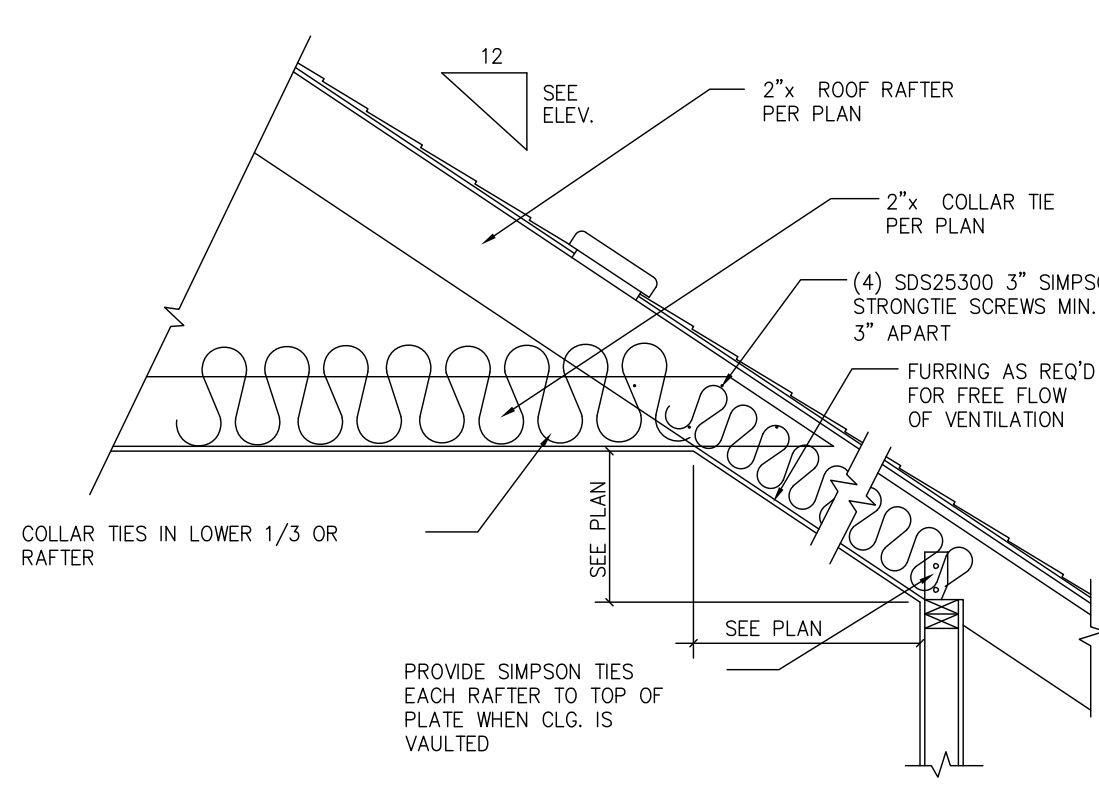
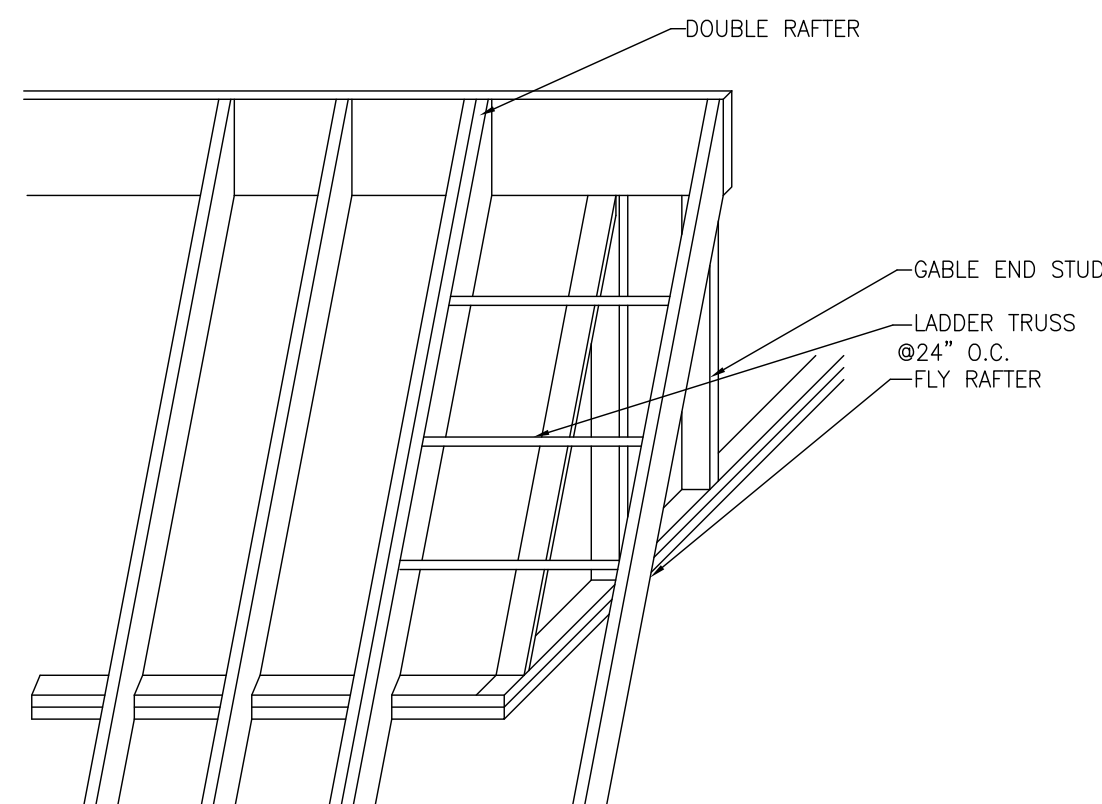
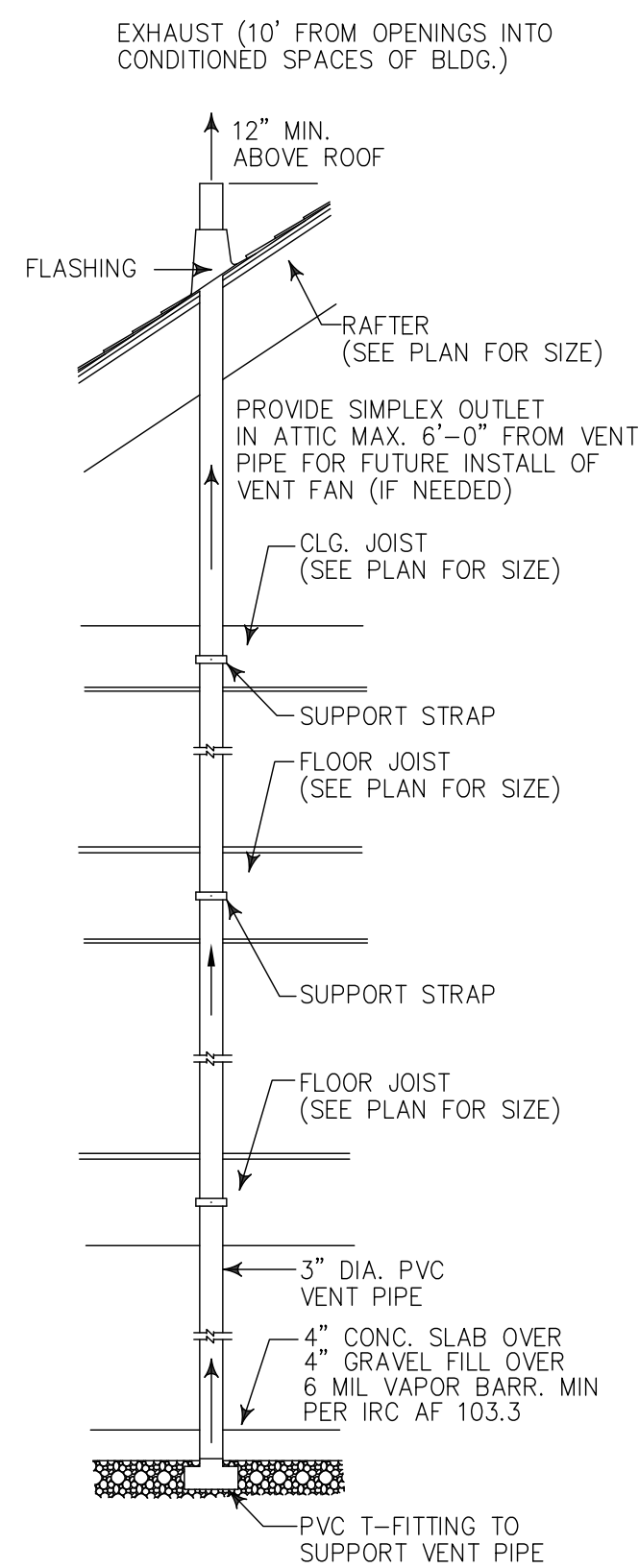
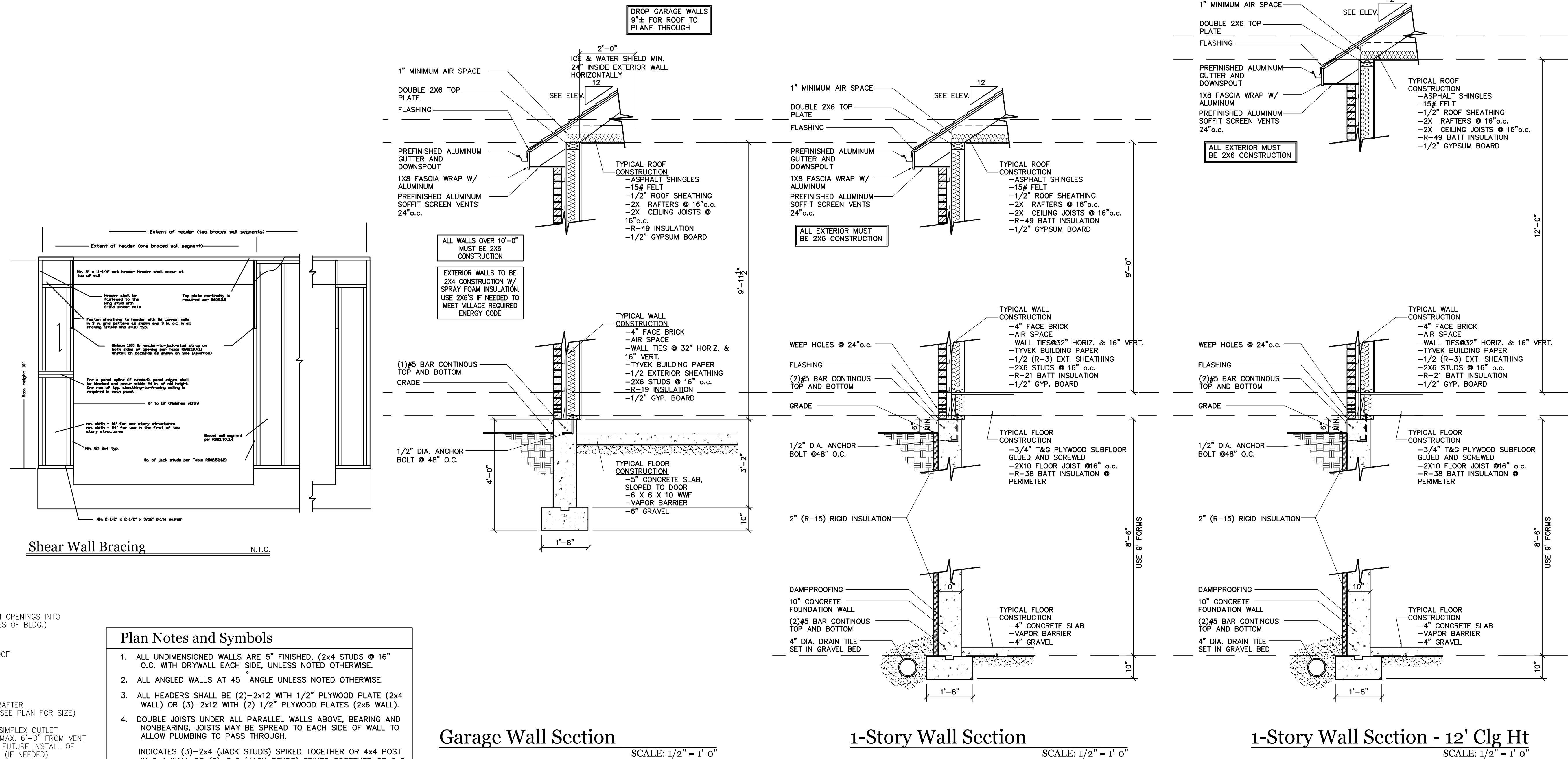
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HEET

A-5



## Radon Mitigation Dtl.

### Eave Detail

Vaulted Ceiling

### Attic Access Insulation Detail

### Eave & Rake Flashing Detail

### Flashing Detail



1.0 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 PARTITION. 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, BATHROOMS, 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.

2.0 MATERIALS AND WORKMANSHIP

2.01 ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

2.02 EACH CONTRACTOR SHALL 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.

3.0 EXCAVATION AND CONCRETE

3.01 COMPACTED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" LOOSE THICKNESS AND BE OF AN APPROVED GRANULAR MATERIAL COMPACTED TO A MIN. 95% DRY DENSITY PER ASTM D-1557-70.

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" MIN. 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 PSF, 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 318-63, 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 TRACES.

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 POUR ALL CONCRETE WING WALLS MONOLITHICALLY WITH FOUNDATION WALLS.

3.10 THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS, ETC. IN CONFORMANCE WITH THE SIZES AND SHAPES 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.

4.0 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 AREA'S.

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 DAYS 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 ROW-LOOK 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 16" IN WIDTH FROM BRICK FACE AND 12" WIDER 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). MASONRY SHALL BE CLEANED WITH APPROVED CLEANING MATERIALS.

4.17

5.0 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 FITTED BEAMS SHALL CONFORM TO AISC SPECIFICATIONS FOR A-36 STEEL AND SHALL BE SHOP COATED WITH PAINT.

6.0 CARPENTRY

6.01 STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", NEMA, LATEST EDITION. STRUCTURAL MEMBERS THAT ARE 2"x12" SHALL BE CANADIAN (HEM FIR #2) OR EQUAL. STRUCTURAL 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 BLOODING UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS.

6.03 PROVIDE 1"x4" CROSS BRIDGING AT 7'-0" O.C. MAXIMUM OR APPROVED METAL BRIDGING.

6.04 BLOCK JOISTS SOLD AT 2'-0" O.C. AT PARALLEL PARTITIONS. PROVIDE DOUBLE JOISTS UNDER ALL BATHTUBS, WATER HEATER, WASHING MACHINE, DRYER AND ALL STATONARY APPLIANCES.

6.05 ALL FUTCHED BEAMS TO BE CONSTRUCTED WITH 2-2x12 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. ("SIMPSON" 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. GLUED AND RING SHANK NAILED. 1/4" UNDERLAYMENT AT TILED AREA'S.

B. FLOOR SHEATHING SECOND FLOOR-3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE. GLUED AND RING SHANK NAILED. 1/4" UNDERLAYMENT AT TILED AREA'S.

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 DRAWING.

E. ALL PLYWOOD SHALL BE APA 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. FIRESTOPPING, PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL. I

6.09 INSTALL METAL SOFFIT VENTS AND ROOF VENTS AS SHOWN ON BUILDING ELEVATIONS.

6.10 GABLE AND TRUSSES ARE TO BE SHEATHED IN 1/2" SHEATHING BY MANUFACTURER (ROOF TRUSSES ONLY).

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 PRUHUNG 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 TRUSS MANUFACTURER TO SUBMIT CALCULATIONS AND LAYOUTS TO ARCHITECT AND GOVERNING AGENCIES FOR APPROVAL PRIOR TO FABRICATION AND SHALL BE IN ACCORDANCE WITH LOCAL CODES.

6.15 IF TRUSSES ARE REQUIRED TO BE STORED PRIOR TO ERECTION, THEY SHALL BE STORED IN VERTICAL POSITION AND PROTECTED FROM THE WEATHER.

6.16 WALL SHEATHING SHALL BE 1/2" CELOTEX, OR 1/2" CDX PLYWOOD SHEATHING, OR 1/4" THERMO-PLY, OR PER OWNER/CONTR. AGREEMENT. PROVIDE 1/2" CDX PLYWOOD UNDER CULTURED STONE AND DRYVIT, UNLESS OTHERWISE SHOWN.

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 BRACING, OR 1x4 LET IN CORNERS.

6.20 UNLESS NOTED ALL HEADERS 5'-0" AND GREATER IN LENGTH SHALL BE SUPPORTED BY DOUBLE 2x4 CRIPPLES.

6.21 PROVIDE 1/2" PLYWOOD FIRESTOPS AT ALL SOFFITS/WALL CAVITIES OR CEILING JOIST CAVITIES.

6.22 ALL AREA'S 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.#6.3)

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 STAIR.

6.31 EXTERIOR STAIRS, DECKS OR ANY ABOVE GROUND LANDING OR SURFACE NEEDS 36" GUARDRAIL.

6.32 BEDROOM WINDOWS SHALL HAVE 5.7 SQ. FT. NET CLEAR OPERABLE AREA.

6.33 VAULTED CEILINGS REQUIRE VENT CHUTES IN EACH RAFTER SPACE AT EXTERIOR

6.34 WALL AND 1" MINIMUM AIR SPACE ABOVE INSULATION. 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'-8" 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 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18"(VERIFY) ABOVE THE FINISHED FLOOR LEVEL OR (VERIFY) GLAZING WITHIN 36" OF A WALKING SURFACE.

6.39 ROOF DESIGN LOAD IS 30 P.S.F. LIVE LOAD MINIMUM.

6.40 CEILING DESIGN LOAD AT BEDROOMS 20 P.S.F. LIVING AND LIVE LOAD AND OVER LIVING/DINING

6.41 FLOOR DESIGN LOAD IS 40 P.S.F. LIVE LOAD PLUS WEIGHT OF MATERIAL.

6.42 FLOOR DESIGN LOAD FOR SLEEPING AREAS IS 30 P.S.F. LIVE LOAD PLUS WEIGHT OF MATERIAL.

FIRESTOP MECHANICAL PENETRATIONS, STUD, JOIST AND RAFTER SPACES TO MEET CODE REQUIREMENTS

7.0 MOISTURE CONTROL

7.01 ALL CONCEALED 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 VLSQUEEN POLYETHYLENE FILM OR "NEVASTAR" 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-13 OR R-19 WALL INSULATION WITH VAPOR BARRIER TO ROOM SIDE.

B. PROVIDE R-30 INSULATION WITH VAPOR BARRIER TO ROOM SIDE AT CATHEDRAL CEILING. R-49 INSULATION WITH VAPOR BARRIER 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. POLYTHELENE 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. 24oz ASPHALT ON 15# FELT WITH 50# FELT ICE DAM ON ROOFS PER LOCAL ORDINANCES. ( VERIFY TYPE AS SHOWN ON PLANS AND ELEVATIONS )

7.10 INSTALL ADEQUATE NUMBER OF ROOF VENTS PER LOCAL CODES.

8.0 DOORS AND WINDOWS

8.01 EXTERIOR ENTRANCE DOORS ARE TO BE EQUAL TO "PEASE" PREHUNG 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'-8" 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 MUNICIPAL ORDINANCE.

8.06 GARAGE SERVICE DOOR (TO HOUSE) AND FRAME ASSEMBLY SHALL BE "B" LABEL. 1 HOUR RATED AND BE PROVIDED WITH SELF CLOSER, THRESHOLD AND GASKETS.

8.07 INTERIOR WOOD TRIM SHALL BE "OAK" OR PER OWNERS REQUIREMENTS.

9.0 FINISHES

9.01 INSTALL U.S. GYPSUM OR EQUAL S.W. SYSTEM 1/2" TAPERED WALLBOARD WITH METAL CORNER BEARDS, MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE GLED AND NAILED (SCREWS IN LIEU OF NAILS OPTIONAL). PATCHY ALL NAIL HEADS AND LEAVE SURFACE FREE FROM WAVES, PITS AND BUCKLES. USE 5/8" FIRECODE WALLBOARD WHERE REQUIRED FOR FIRE RATING AND PROVIDE 1/2" WATER RESISTANT CONCRETE BOARD AT ALL BATHTUB AND SHOWER RECESSES.

A. PROVIDE 5/8" WALLBOARD WHERE ROOF TRUSS SPACING EXCEEDS 16" O.C..

B. PROVIDE 5/8" F.C. WALLBOARD ON GARAGE CEILINGS.

C. 5/8" F.C. 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 13 ROWS 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 STRINGERS 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.

9.04 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).

10.0 H.V.A.C.

10.01 DESCRIPTION

A. THIS SECTION APPLIES TO AND GOVERNS ALL HEATING, VENTILATING AND AIR CONDITIONING (HVAC) WORK.

10.02 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.

10.03 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. AIR CODE FOR REFRIGERATION APPARATUS

2. ANSI B9.1 SAFETY CODE FOR MECHANICAL REFRIGERATION

3. SMACNA

4. ASHRAE

10.04 SYSTEM DESIGN

A. HEATING SYSTEM IS DESIGNED TO HEAT THE LIVING AREA @ 70°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.

10.05 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.

10.06 JOB CONDITIONS

A. PROTECT MATERIALS, APPARATUS AND EQUIPMENT FROM DAMAGE, MOISTURE, DIRT, DEBRIS AND WORK OF OTHER TRADES.

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 MARRED 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 OF MATERIALS ARE REQUIRED, THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURER'S 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.

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 ASSEMBLIES.

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.

11.0 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 MARRED 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. SPECIFIED REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURER'S 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 MANUFACTURER'S 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.

12.0 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 O.C. CONTRACTOR SHALL REPLACE ALL DEFECTIVE MATERIALS OR CORRECT POOR WORKMANSHIP AT NO COST TO THE OWNER OR G.C.

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 IN HIS OWN CLASSIFICATION.

C. THE FOLLOWING LIST OF ITEMS IS INTENDED AS A GUIDE ONLY AND DOES NOT NECESSARILY LIST ALL ITEMS OF WORK SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN:

1. ALL LIGHTING FEEDERS, FEEDERS TO MOTORS AND POWER PANELS AS SHOWN ON PLANS.

2. ALL LIGHTING BRANCH WIRING COMPLETE.

3. ALL RECEPTACLE BRANCH WIRING COMPLETE.

4. FURNISH AND INSTALL NEW LAMPS FOR LIGHTING FIXTURES.

5. FURNISHING AND INSTALLATION OF ALL TELEPHONE WIRING COMPLETE.

AS SHOWN OR AS REQUIRED,INCLUDE TELEPHONE LINES IF REQ'D BY GENERAL.

6. COMBINATION STARTERS FOR ALL MOTORS.

D. THIS CONTRACTOR WILL BE EXPECTED TO FURNISH ALL EQUIPMENT AND MATERIALS PROMPTLY AND SHALL PROCEED WITH THE WORK WITHOUT DELAY TO MEET THE CONSTRUCTION PROGRAM. AS TIME IS THE ESSENCE OF THE CONTRACT, THIS CONTRACTOR SHALL PROVIDE AN ADEQUATE PLAN AND ORGANIZATION TO PROSECUTE THE WORK TO COMPLETION WITH THE UTMOST DISPATCH AND WITHIN THE SPECIFIED CONTRACT TIME.

12.04 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 MARRED BY SUCH REPLACEMENTS, ALTERATIONS, OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.

B. INSERTS, PIPE SLEEVES, AND SUPPORTS SHALL BE PROVIDED AS SPECIFIED.

C. 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.

12.05 INSTALLATION AND WORKMANSHIP

A. THE WORK SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS. 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.

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12.06 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.

12.07 WATERPROOFING

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

SEE ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS THAT MAY EXCEED THOSE CALLED FOR ABOVE. SEE DRAWINGS FOR MORE SPECIFICATE INFORMATION ON ITEMS. PLEASE USE ALLOWANCES BELOW IN YOUR BID PROPOSAL.

ITEM	ALLOWANCE
1. CABINETS / TOPS / VANITIES	\$ _____
2. DOOR HARDWARE	\$ _____
3. BRICK ALLOWANCE	\$ _____
4. MIRRORS	\$ _____
5. FRONT DOOR (DOOR, TRIM & SIDELIGHTS)	\$ _____
6. LIGHTING FIXTURES	\$ _____
7. APPLIANCES	\$ _____
8. SHOWER DOORS	\$ _____
9. TILE ALLOWANCE	\$ _____
10. CARPET ALLOWANCE	\$ _____
11. DRIVEWAY	\$ _____
12. EXTERIOR CONCRETE	\$ _____
13. BUILDING PERMITS	\$ _____



Griffin Studios  
3257 W. 111th St.  
708 220 4736

PROJECT

Jordan Residence  
17127 Oriole Ave.  
Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

Bid Set

2546

DATE  
4-6-2023

JOB#  
G23-023

SHEET  
A-6

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Griffin Studios  
3257 W. 111th St.  
708 220 4736

PROJECT

Jordan Residence  
17127 Oriole Ave.  
Tinley Park, Illinois

Bid set only.  
See village for  
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ISSUE

Bid Set  
2546

DATE

4-6-2023

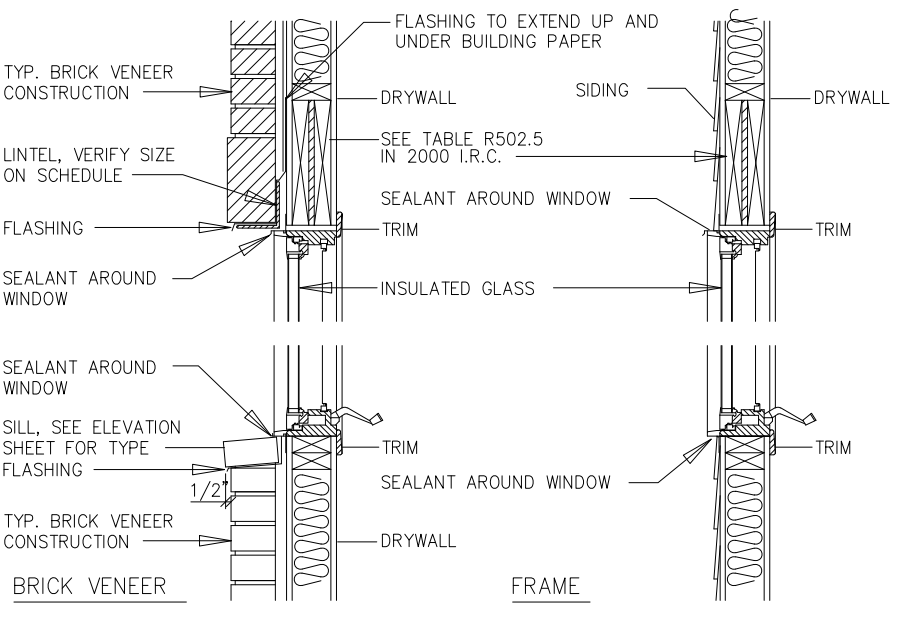
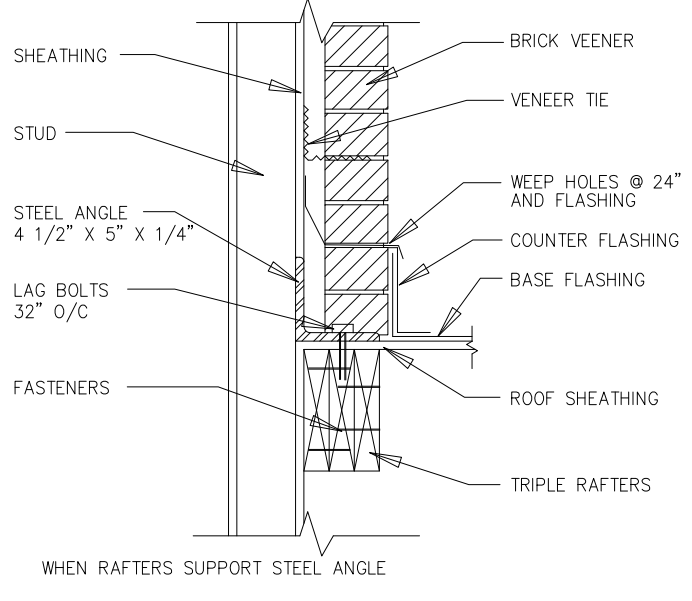
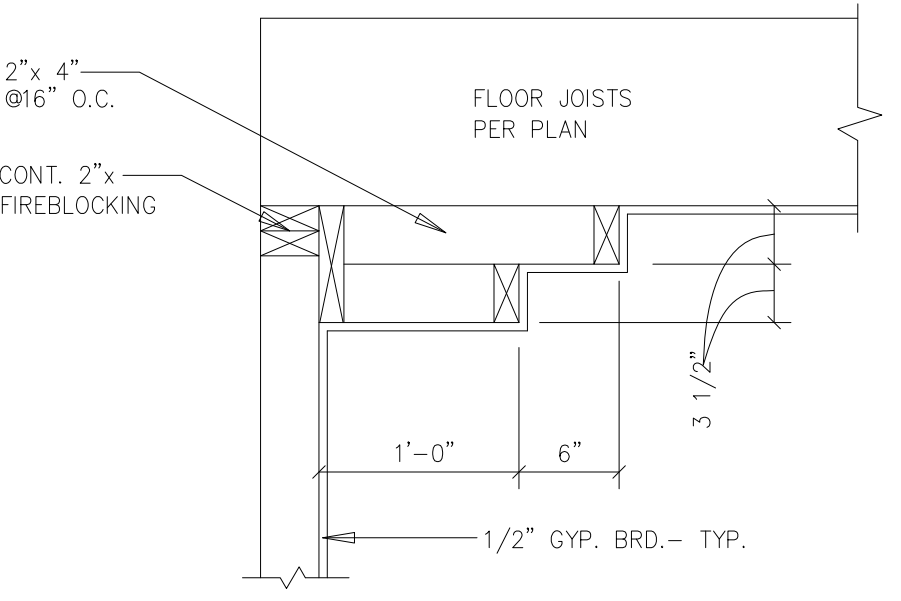
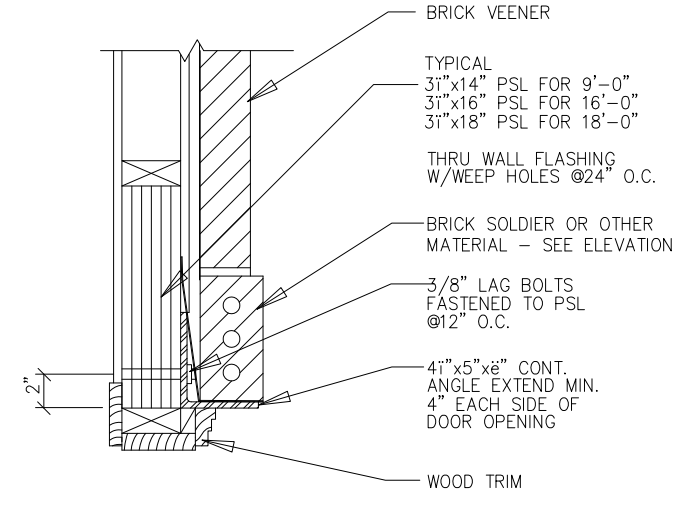
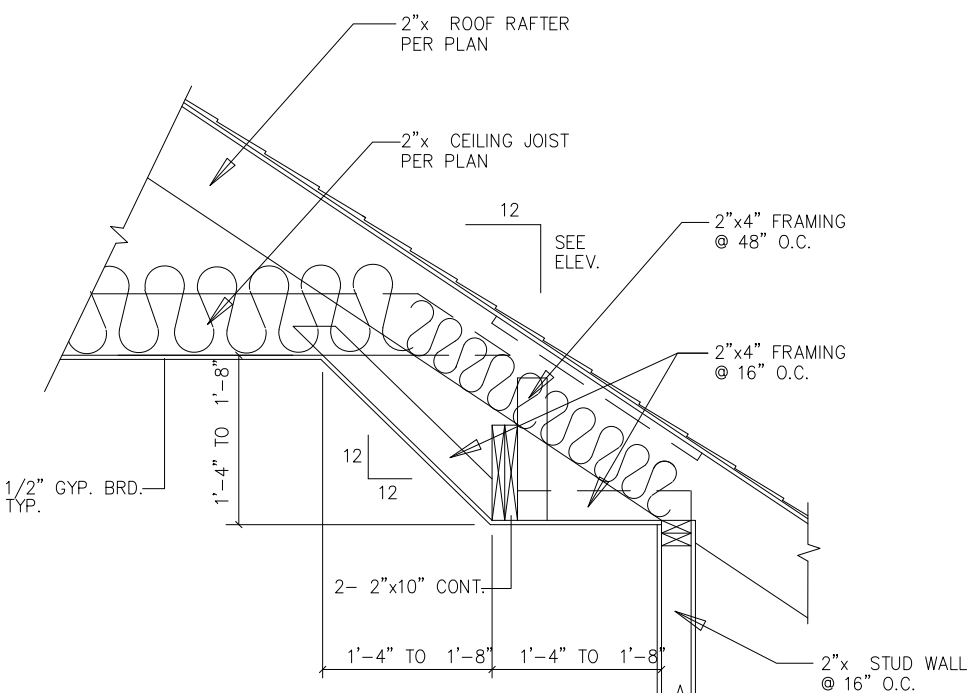
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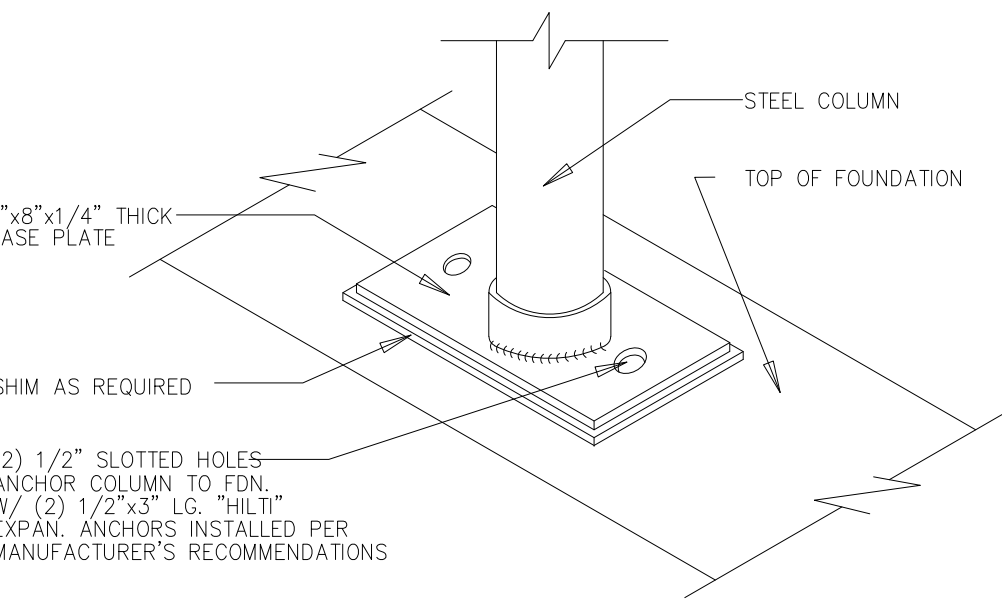
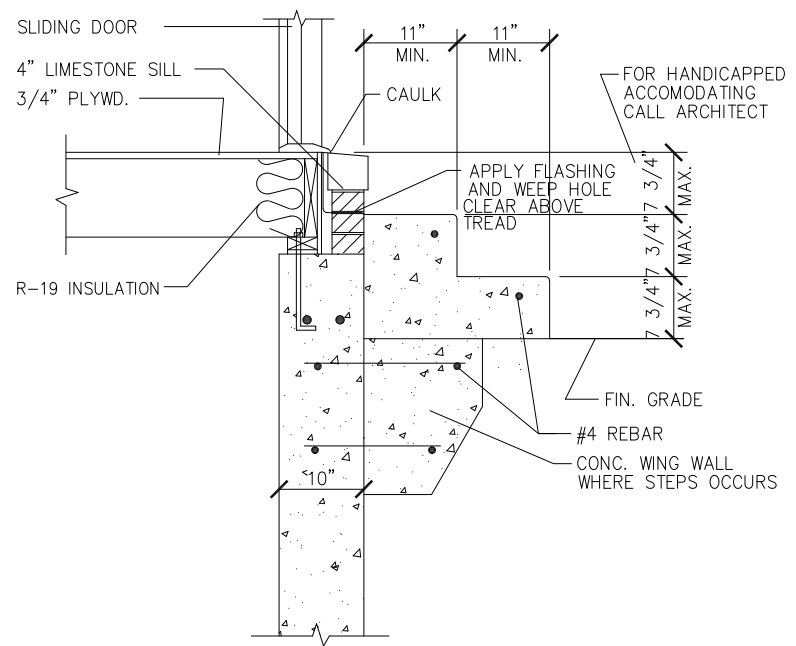
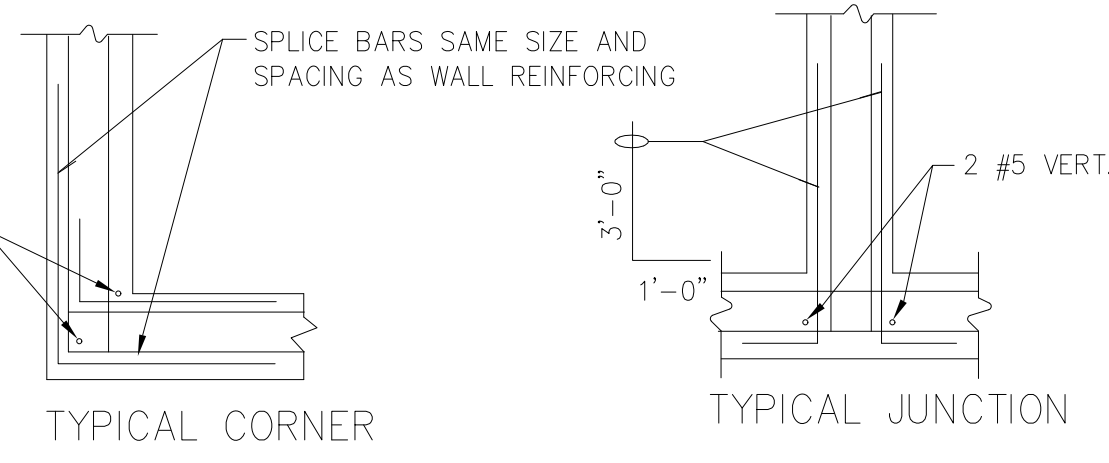
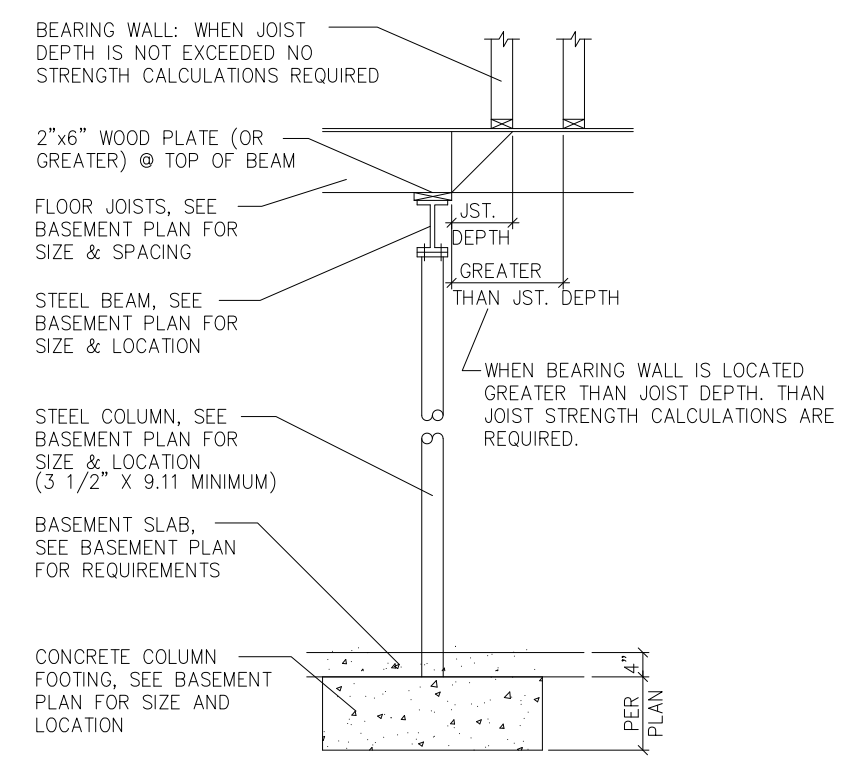
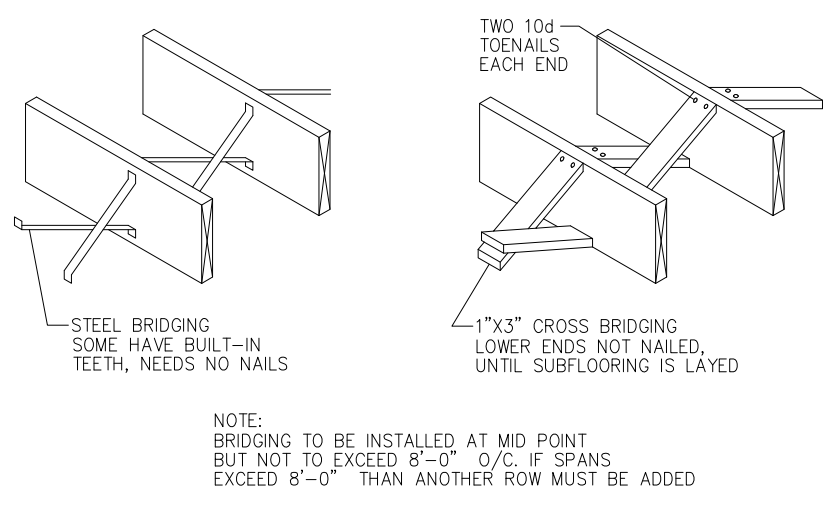
TRAY CEILING

BRICK SUPPORT AT GARAGE

TRAY CEILING DETAIL

BRICK SUPPORT @ RAFTER

WINDOW DETAIL



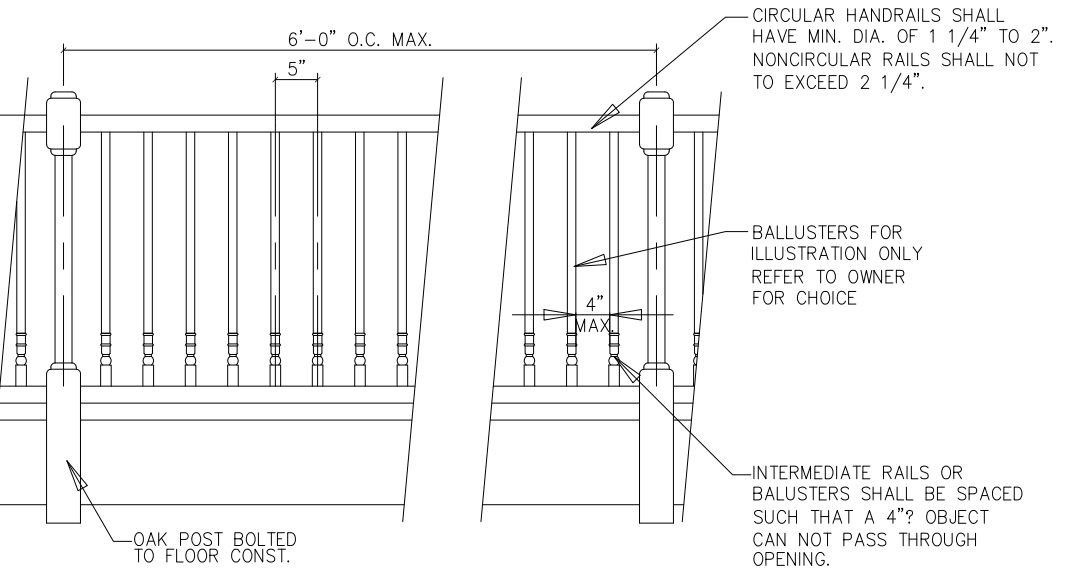
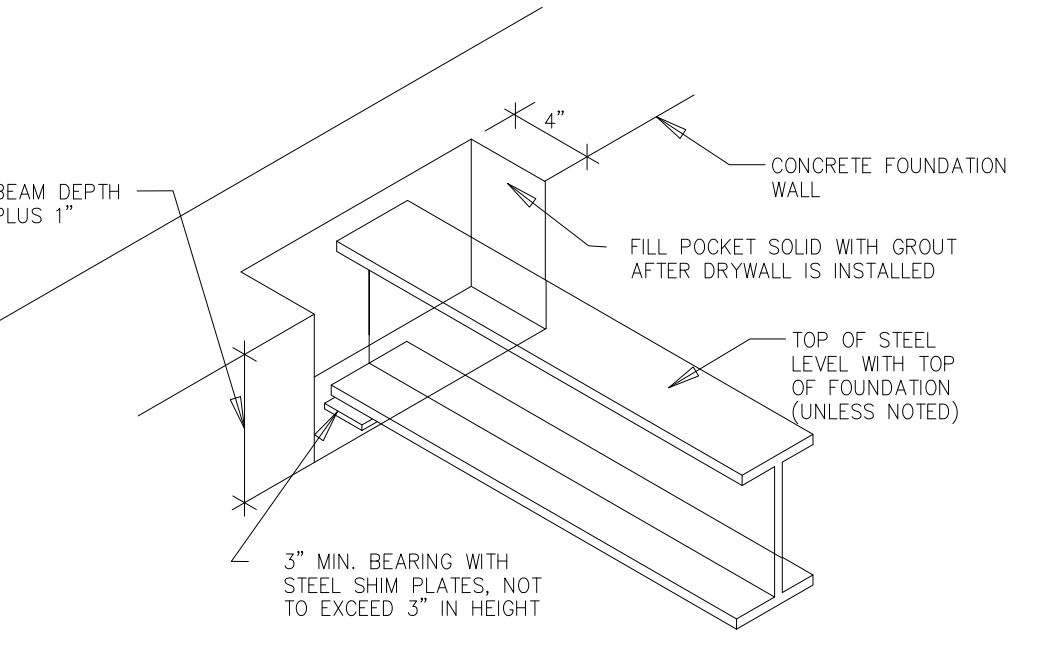
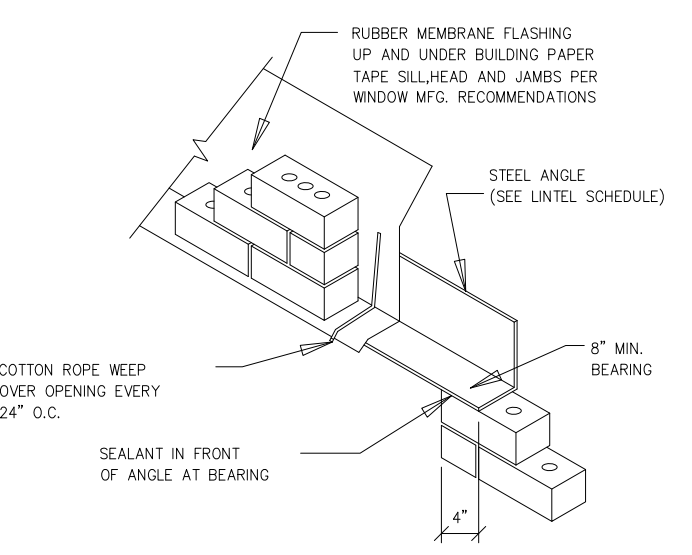
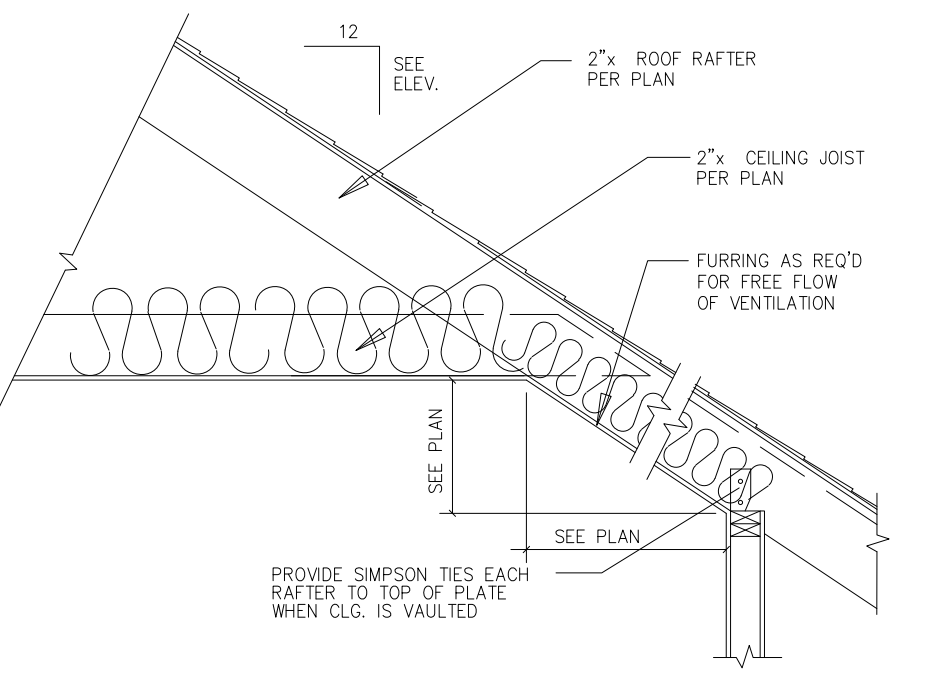
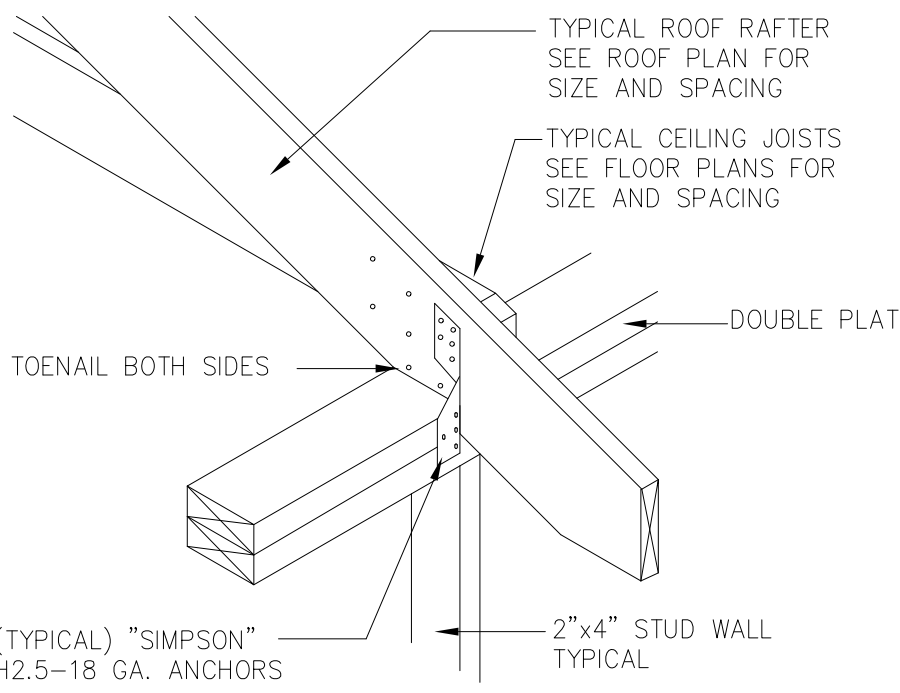
BRIDGING DETAIL

STEEL COLUMN FOOTING DETAIL

FOUNDATION DETAIL

STAIR DETAIL @ SLIDING DOOR

COLUMN BASE



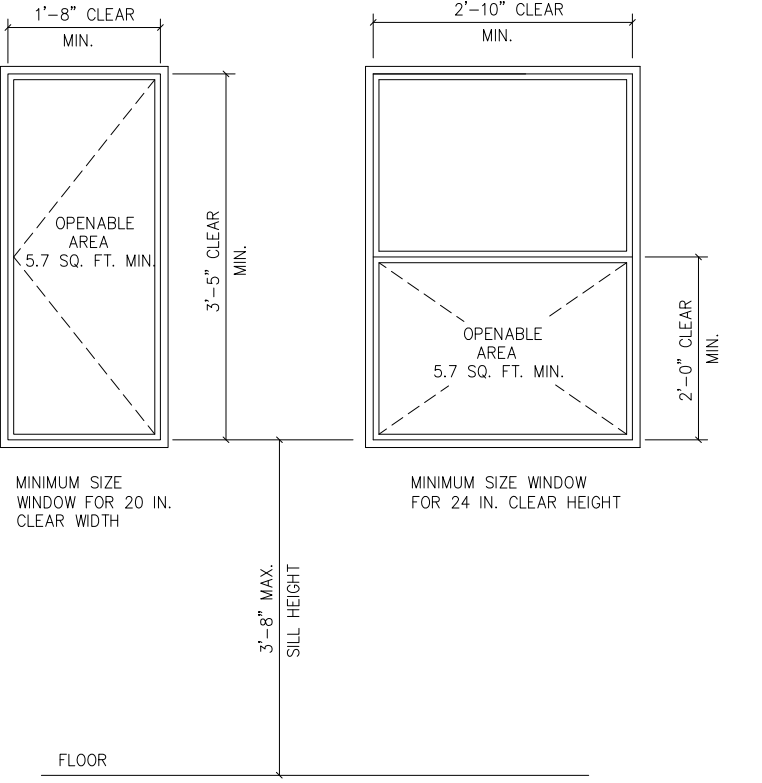
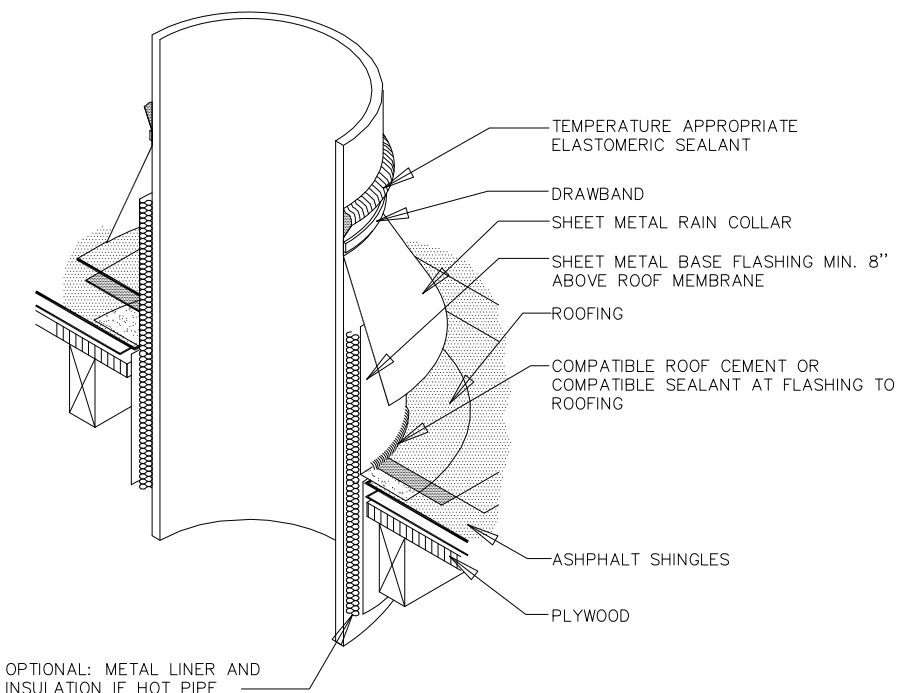
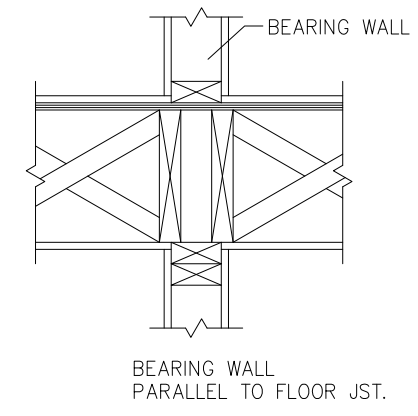
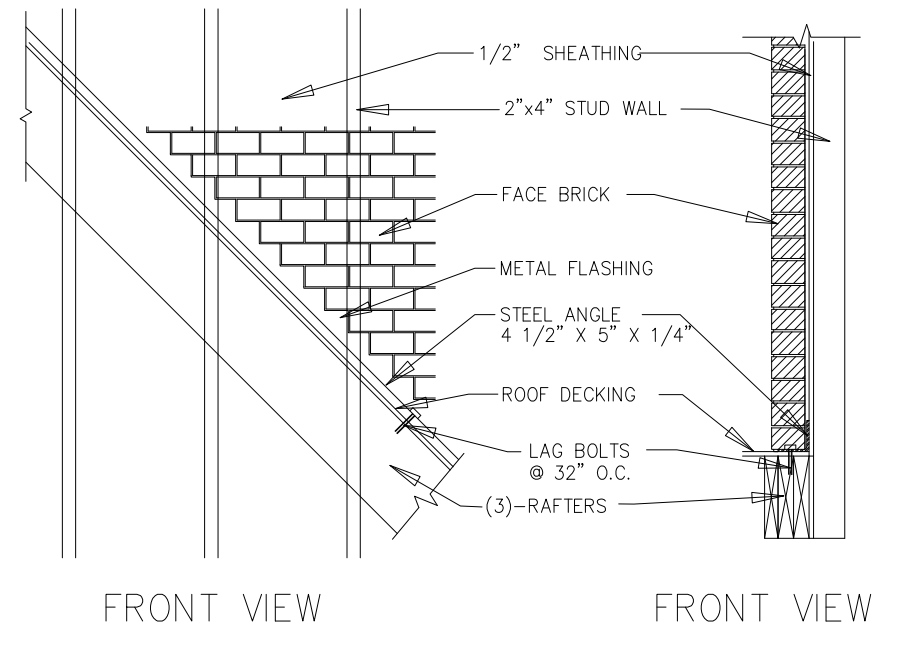
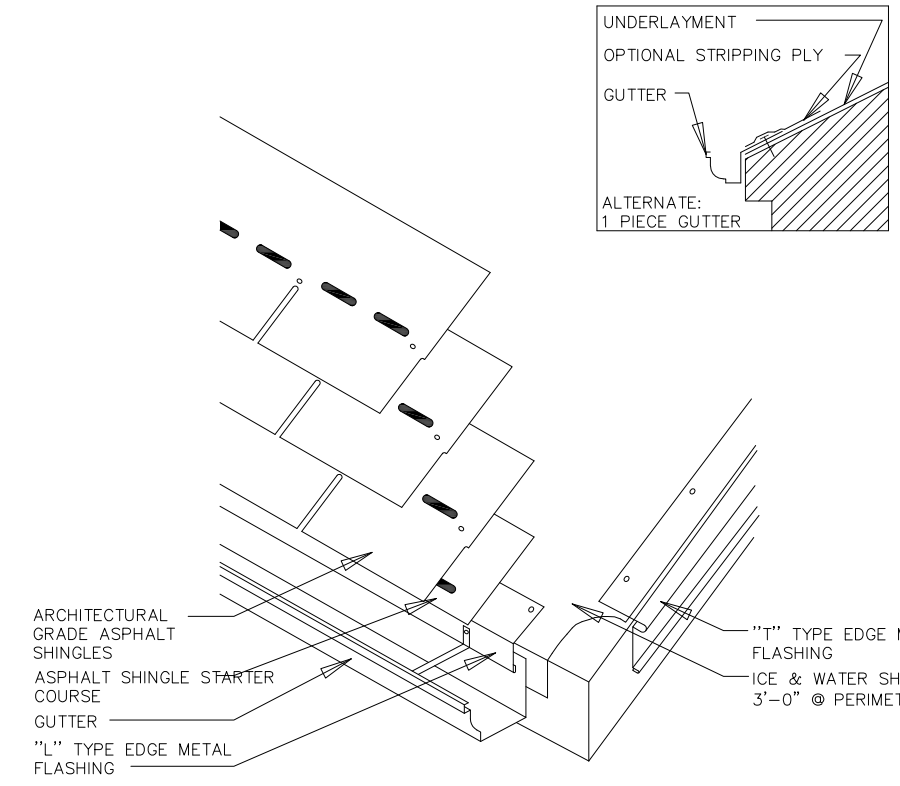
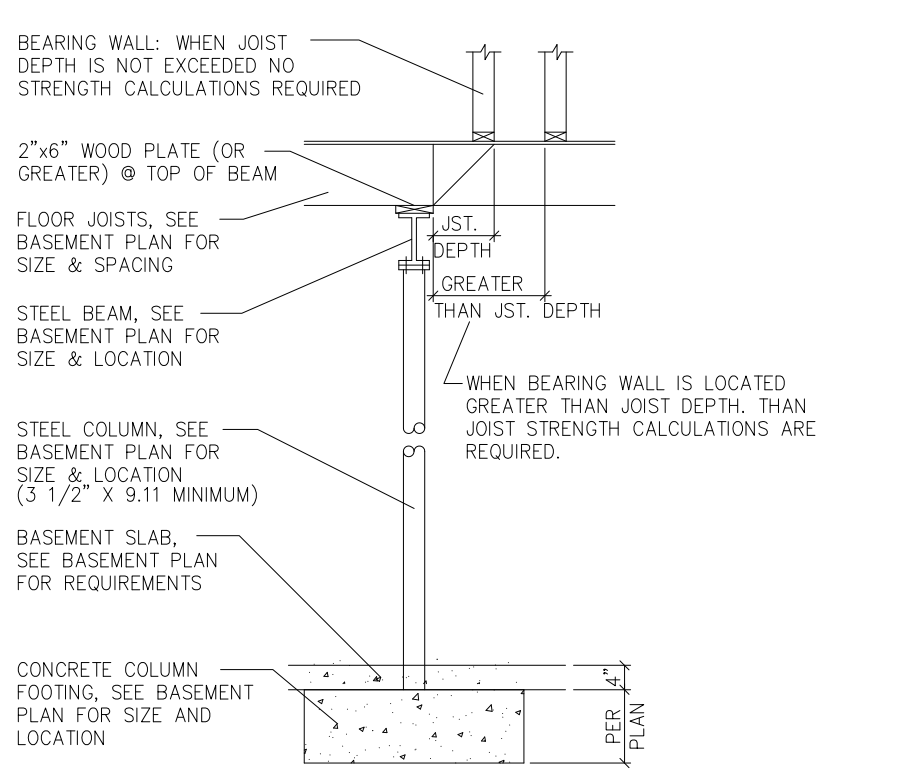
RAFTER ANCHORAGE DETAIL

VAULTED CEILING

LINTEL DETAIL

BEAM POCKET

RAILING ELEVATION



STEEL COLUMN FOOTING DETAIL

EAVE & RAKE FLASHING DETAIL

BRICK SUPPORT @ RAKE

DETAIL @ BEARING WALL

STACK FLASHING DETAIL

EMERGENCY ESCAPE WINDOWS

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## Electrical Devices A.F.F.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO C.L.
WATER SOFTNER AND SUMP OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S	48" TO C.L.
BASEMENT WALL OUTLETS	48" TO C.L.
FRONT DOOR COACH LIGHT	5'-6" A.F.F.
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	7'-0" ABOVE GRADE
DINING AND BREAKFAST FIXTURE HEIGHT	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "WHIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WAHER/DRYER OUTLET	36" TO C.L.

C.L.= CENTER LINE  
1= FIELD VERIFY

## Panel Board Schedule

PANEL: 240/120 V. 1Ø 3W. 200A. MAIN BREAKER

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
PURPOSE	10	10	1																											
WIRELESS RECEPT.	10	10	3																											
WIRELESS RECEPT.	10	10	5																											
LAUNDRY	10	10	7																											
LIGHTING	10	10	9																											
LIGHTING	10	10	11																											
LIGHTING	10	10	13																											
HOUSE COUNTER APPLANCE RECEPT.	10	10	15																											
HOUSE COUNTER APPLANCE RECEPT.	10	10	17																											
B	10	10	19																											
B	10	10	21																											
B	10	10	23																											
B	10	10	25																											
B	10	10	27																											
B	10	10	29																											

- NOTES:
- \* COMPLY WITH ALL GOVERNING CODES AND REGULATIONS.
  - \* COMPLY WITH THE LATEST EDITION OF THE "NATIONAL ELECTRICAL CODE".
  - \* USE COPPER WIRE ONLY.
  - \* PROVIDE "GFI" (GROUND FAULT INTERRUPTER) PROTECTION FOR ALL BATHROOMS AND ALL OTHER DAMP AREAS.
  - \* ELECTRICAL OUTLETS IN BASEMENT TO BE "GFI" PROTECTED.
  - \* 110 V. INTERCONNECTED SMOKE DETECTORS MUST BE INSTALLED IN BASEMENT, FIRST, SECOND FLOORS AND IN ALL SLEEPING ROOMS.
  - \* INSTALL "C.O." AS REQUIRED BY LOCAL CODES.
  - \* ALL WHIRLPOOL TUB/SPAS TO BE ON SEPARATE "GFI" PROTECTED CIRCUITS.
  - \* ALL SWITCHES IN BATH ROOMS TO BE ON "GFI" PROTECTED CIRCUITS.
  - \* ALL RECEPTACLES INSTALLED IN SLEEPING ROOMS TO BE PROTECTED BY AN "ARC FAULT" INTERRUPTER.
  - \* MIN. SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUIT SHALL BE NO. 14 COPPER. ALL CONDUCTORS USED FOR FEEDERS AND BRANCH CIRCUITS MUST BE COPPER.
  - \* ALL WIRING SHALL BE INSTALLED IN RIGID METALLIC TUBING.
  - \* THE FOLLOWING ADDITIONAL SEPARATE BRANCH CIRCUITS SHALL BE REQ'D AS NEEDED:
    - A). CENTRAL AIR CONDITIONING SYSTEM.
    - B). ELECTRIC RANGE.
    - C). BUILT-IN MICROWAVE OVEN.
    - D). THROUGH WALL AIR CONDITIONERS & HEATING UNITS.
    - E). MOTORS OF 1/2 HP OR LARGER.
    - F). ELECTRIC WATER HEATERS.
    - G). ELECTRIC DRYERS - 240 VOLT, MIN. NO. 10 WIRE W/ "L" SHAPED RECTANGLE.
    - H). SUMP PUMP.
    - I). SANITARY EJECTOR PUMP.
    - J). CENTRAL VACUUM SYSTEM.

- ALL EXTERIOR GFI OUTLETS SHALL HAVE IN-USE COVERS AND BE G.F.I. MIN ONE EXTERIOR OUTLET TO BE WITHIN 6' OF GRADE.
- EJECTOR PIT TO BE ON DEDICATED CIRCUIT
- SWITCHES WITHIN 5' OF EDGE OF TUB OR SHOWERS ARE REQUIRED TO BE GFI PROTECTED
- BOXES IN CEILINGS SHALL BE CAPABLE OF SUPPORTING FANS IN ACCORDANCE WITH 314.27 (A) AND (D) AND 422.18

- ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
- OUTLETS INSTALLED IN DWELLING UNIT: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
- GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR RECEPTACLES IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGE, EXTERIOR, BASEMENT, KITCHEN COUNTERTOP RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF A WET BAR SINK

## Electrical Symbols

	DUPLEX OUTLET		PULL CHAIN CEILING MOUNT
	HALF SWITCHED DUPLEX OUTLET		SINGLE POLE SWITCH
	QUADRAPLEX OUTLET		THREE POLE SWITCH
	GROUNDFAULT DUPLEX OUTLET		FOUR POLE SWITCH
	WATERPROOF GOUNDFAULT DUPLEX OUTLET		GARAGE DOOR OPERATOR
	SINGLE OUTLET (DEDICATED CIRCUIT)		JUNCTION BOX
	CEILING MOUNT LIGHT FIXTURE		WALL MOUNT JUNCTION BOX
	WALL MOUNT LIGHT FIXTURE		SMOKE DETECTOR DUAL VOLTAGE WIRED IN SERIES W/ BATTERY BACKUP
	WATERPROOF RECESSED CAN LIGHT FIXTURE		C.O. DETECTOR DUAL VOLTAGE WIRED IN SERIES W/ BATTERY BACKUP
	RECESSED CAN LIGHT FIXTURE		DOOR PUSH BUTTON
	CEILING PADDLE FAN (OPTIONAL LIGHT KIT)		DOOR CHIME
	EXHAUST FAN (SEE VENT SCHEDULE FOR C.F.M.)		CHIME BUTTON
			DISCONNECT SWITCH
			ELECTRIC PANEL
			CONDUIT AND WIRE

## NOTES:

- \* COMPLY WITH ALL GOVERNING CODES AND REGULATIONS.
- \* COMPLY WITH THE LATEST EDITION OF THE "NATIONAL ELECTRICAL CODE".
- \* USE COPPER WIRE ONLY.
- \* PROVIDE "GFI" (GROUND FAULT INTERRUPTER) PROTECTION FOR ALL BATH ROOMS AND ALL OTHER DAMP AREAS.
- \* ELECTRICAL OUTLETS IN BASEMENT TO BE "GFI" PROTECTED.
- \* ALL CEILING FANS REQUIRED FAN RATTED CEILING BOW.
- \* 110 V. INTERCONNECTED SMOKE DETECTORS MUST BE INSTALLED IN BASEMENT, FIRST, SECOND FLOORS AND IN ALL SLEEPING ROOMS.
- \* INSTALL "C.O." AS REQUIRED BY LOCAL CODES.
- \* ALL WHIRLPOOL TUB/SPAS TO BE ON SEPARATE "GFI" PROTECTED CIRCUITS.
- \* ALL SWITCHES IN BATH ROOMS TO BE ON "GFI" PROTECTED CIRCUITS.
- \* ALL RECEPTACLES INSTALLED IN SLEEPING ROOMS TO BE PROTECTED BY AN "ARC FAULT" INTERRUPTER.

A PERMANENT CERTIFICATE SHALL BE POSTED ON THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, GRAMSPACE WALL AND OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. U-FACTORS FOR PENETRATION: THE EFFICIENCY OF THE HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT AND 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.

- CLEARANCE REQUIREMENTS FOR CLOSET LIGHTING
- \* MINIMUM 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE
  - \* SURFACE-MOUNTED FLUORESCENT FIXT. SHALL BE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXT. AND NEAREST POINT OF A STORAGE SPACE
  - \* RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP SHALL BE INSTALLED IN THE WALL OR THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND NEAREST POINT OF A STORAGE SPACE
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1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL ELECTRICAL, BUILDING AND FIRE CODES, APPLICABLE FEDERAL, AND STATE REGULATIONS.
2. LAYOUT IS DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL EQUIPMENT TO MEET THE FIELD CONDITIONS.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR HIS PORTION OF THE WORK
4. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE RESPECTIVE TRADES AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, FIELD MEASUREMENTS AND SUPPLIER SHOP DRAWINGS.
6. CONTRACTOR SHALL VISIT SITE TO DETERMINE THE FULL EXTENT OF THE WORK AND FACILITY LOCATIONS AND VERIFY WITH THE LOCAL GOVERNING BODIES.
7. CONTRACTOR SHALL FURNISH SHOP DRAWINGS ON ALL EQUIPMENT AND FIXTURES TO ENGINEER FOR REVIEW; QUALITY AS PER GENERAL PROVISIONS.
8. CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS OF OTHER TRADES AND INCLUDE IN HIS BID ANY ADDITIONAL WORK REQUIRED BY THIS TRADE.
9. ALL EXISTING CONDITIONS MUST BE VERIFIED AT THE PROJECT SITE BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO MAKE ANY AND ALL PROVISIONS NECESSARY TO ADAPT THE NEW WORK TO EXISTING CONDITIONS. ALL SUCH ADAPTATION MUST BE REVIEWED BY THE ENGINEER AND MUST BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL AVOID ALL STRUCTURAL SUPPORT MEMBERS. RELOCATE EQUIPMENT AS NECESSITATED BY FIELD CONDITIONS, FROM WHERE SHOWN DRAWINGS. CUTTING SHALL ONLY BE DONE AFTER OBTAINING ARCHITECT'S REVIEW.
11. CIRCUIT NUMBERS GIVEN ON DRAWINGS ARE FOR CIRCUIT IDENTIFICATION ONLY. THE CONTRACTOR SHALL INSTALL CIRCUITRY AS GOVERNED BY FIELD CONDITIONS. HE SHALL KEEP A TYPED RECORD CORRELATING GIVEN AND ACTUAL CIRCUIT NUMBERS AND RECORD THIS INFORMATION ON THE PANEL DIRECTORIES.
12. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE OTHER CONTRACTORS AND WITH THE EXISTING JOB SITE CONDITIONS. HE SHALL RELOCATE EQUIPMENT AS REQUIRED TO AVOID CONFLICT WITH OTHER TRADES. ALL DEVIATIONS SHALL BE APPROVED BY THE ENGINEER BEFORE EXECUTION OF WORK.
13. CONDUCTORS SHALL BE COPPER, MINIMUM #14 A.W.G. WITH TYPE THWN INSULATION.
14. RACEWAY FITTINGS SHALL BE GALVANIZED STEEL, CODE APPROVED TYPE.
15. ALL BRANCH CIRCUITS SHALL BE GROUPED INTO PHASE BALANCED MULTIPLE CIRCUITS HOMERUNS. A MAXIMUM OF 6 CIRCUITS PER SINGLE HOMERUN.

16. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE CONDUCTOR AND RACEWAY SYSTEM FOR ALL CIRCUIT DEVICES INDICATED ON THE PLANS EVEN THOUGH NOT DELINEATED.
17. WIRES FOR BRANCH CIRCUITS THAT EXCEED 75' IN LENGTH FROM PANEL TO CENTER OF LOAD SHALL NOT BE SMALLER THAN #10 AWG.
18. INSTALLATION OF ALL LIGHTING FIXTURES SHALL INCLUDE ALL NECESSARY CONDUIT (SOLID OR FLEXIBLE), WIRING, JUNCTION BOXED, ETC., FOR CIRCUIT DEVICES.
19. ALL CIRCUITRY TO BE RUN CONCEALED UNLESS OTHERWISE INDICATED.
20. MATERIAL AND EQUIPMENT SHALL MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE.
21. ALL BRANCH CIRCUITRY EXTENDING FROM ONE WALL OUTLET JUNCTION BOX TO ANOTHER SHALL NOT BE ROUTED HORIZONTALLY IN THE WALL CAVITY. THE BRANCH CIRCUITRY SHALL BE ROUTED VERTICALLY DOWN INTO THE JUNCTION BOX, VERTICALLY OUT OF THE JUNCTION BOX AND THEN RUN HORIZONTALLY THROUGH THE CEILING CAVITY AT A MINIMUM OF 3" ABOVE THE PARTITION CONSTRUCTION TO THE NEXT WALL OUTLET LOCATION. SEE BELOW.
22. ALL SUBCONTRACTORS SHALL PROVIDE FIRE-STOPPING EQUAL IN RATING TO THE FLOOR/CEILING AND WALL ASSEMBLIES THROUGH WHICH PENETRATIONS ARE MADE. THE GENERAL CONTRACTOR SHALL ENSURE FIRE-STOPPING IS INCLUDED IN ALL SUBCONTRACTOR'S SCOPE OF WORK.

GFI RECEPTACLE SHALL BE INSTALLED IN THE KITCHEN SO THAT NO POINT ALONG THE WALL COUNTER IS MORE THAN 24" HORIZONTALLY FROM A RECEPTACLE OUTLET

OUTLETS SERVING KITCHEN COUNTER TOP SURFACES SHALL BE SPACED 48" O.C. MAX

BOXES IN CEILINGS SHALL BE CAPABLE OF SUPPORTING FANS IN ACCORDANCE WITH 314.27 (A) AND (D) AND 422.18

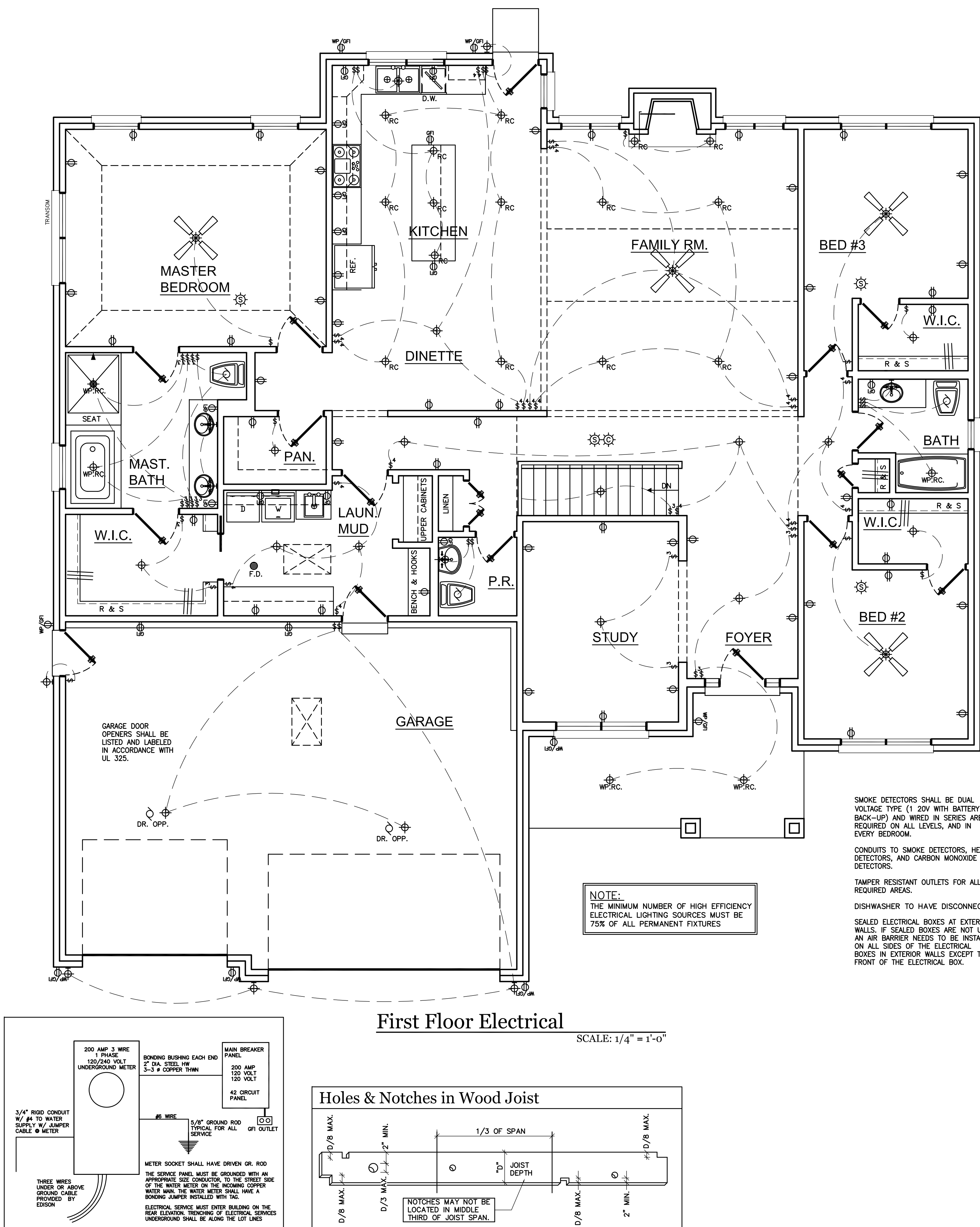
ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH A CARBON MONOXIDE DETECTOR & SMOKE DETECTOR WITHIN TEN FEET OF EVERY ROOM USED FOR SLEEPING. THE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP

SINGLE OR MULTIPLE CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ALL SLEEPING AREAS AND WITHIN 15 FEET, OF THE PATH OF MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING AREA

SWITCHES WITHIN 5' OF EDGE OF TUB OR SHOWERS ARE REQUIRED TO BE GFI PROTECTED

THE WHIRLPOOL TUB AND ITS ELECTRICAL COMPONENTS SHALL BE GFI PROTECTED

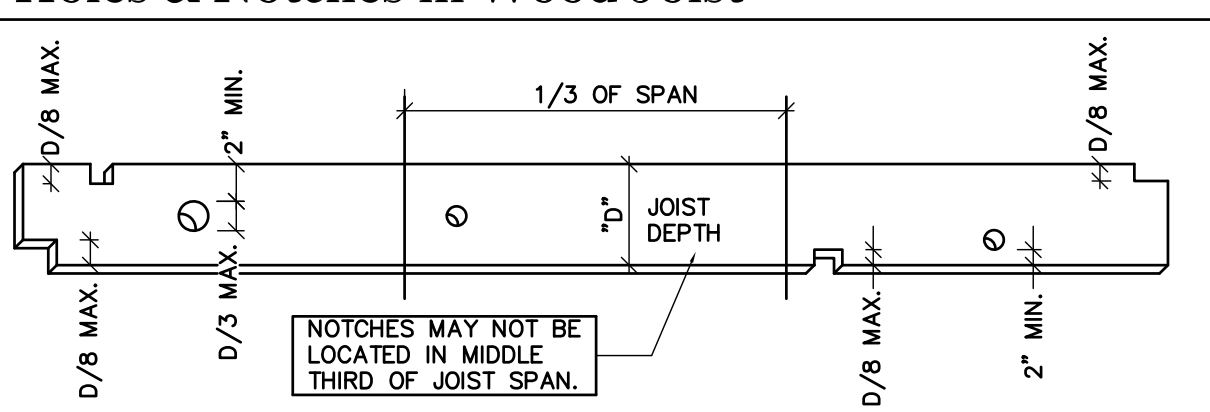
INSTALL SEPARATE 20AMP BRANCH CCTS FOR THE LAUNDRY, BATHROOM OUTLET LOADS & SMALL APPLIANCES



## First Floor Electrical

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

## Holes &amp; Notches in Wood Joist



Griffin Studios  
3257 W. 111th St.  
708 220 4736

PROJECT

Jordan Residence  
17127 Oriole Ave.  
Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

ISSUE

Bid Set

DATE

4-6-2023

JOB#

G23-023

SHEET

E-1



ELECTRICAL GENERAL NOTES

ELECTRICAL SERVICE

- 1.01 DESCRIPTION
- A. INSTALL A COMPLETE UNDERGROUND 200A (OR 400A UNDERGROUND) 120/240 VOLT SINGLE PHASE SERVICE, BETWEEN UTILITY COMPANY POINT OF SERVICE TO METER AND PANEL.
- B. INCLUDE IN BID ALL COSTS FOR BUILDING SERVICES, INCLUDING ELECTRICAL, TELEPHONE AND CABLE TV SYSTEM.
- C. UNDERGROUND SERVICES BY THIS CONTRACTOR SHALL BE 36" BELOW GRADE MINIMUM. A ELECTRICAL WARNING TAPE SHALL BE INSTALLED AT APPROXIMATELY 24" BELOW FINISHED GRADE.
- D. METER SHALL BE GROUNDED BETWEEN LUGS AND A 1/2"Ø X 8'-0" LONG COPPER GROUND ROD WITH A GROUND CABLE. CLAMP CABLE TO ROD WITH A ACORN TYPE CONNECTOR. 200A = #2-3/4", (400A=#1/10-1"Ø).
- E. GROUND ROD SHALL BE DRIVEN TO 4" ABOVE FINAL GRADE IN METER BOX, OR JUST BELOW GRADE OUT OF METER BOX.
- F. SERVICE SIZE SHALL BE: 200A-3 #5/Ø - 3" PVC (OR 400A - 3 #500 MCM - 4" PVC.) G. SERVICE CONDUIT BETWEEN WEATHER HEAD AND PANEL, OR METER AND PANEL, SHALL BE RIGID "MC" OR HEAVY WALL, EMT IS NOT ACCEPTABLE.

POWER/LIGHTING PANELS

- 1.01 DESCRIPTION
- A. IN THE BASEMENT OR AS REQUIRED, FURNISH AND INSTALL POWER PANELS IN CODE GAUGE STEEL CABINETS ARRANGED FOR SURFACE MOUNTING.
- B. PANELS SHALL BE DEAD FRONT TYPE HAVING MAIN CIRCUIT BREAKERS OR MAIN LUGS ONLY AND CIRCUIT BREAKER BRANCHES OF NUMBER, TYPE AND CAPACITY SHOWN ON SINGLE-PHASE, THREE-WIRE 120/240 VOLT, 60 HERTZ ALTERNATING CURRENT DISTRIBUTION.
- C. PANELS SHALL BE MADE UP OF INDIVIDUAL CIRCUIT BREAKER UNITS OF NUMBER, TYPE AND CAPACITY AS REQUIRED. TWO POLE CIRCUIT BREAKERS SHALL HAVE COMMON TRIP.
- D. LIGHTING PANELS SERVED BY 120/240 VOLT FEEDERS SHALL BE TYPE NLAB-3 OR NLAB-4 AS REQUIRED.
- E. MAINS SHALL BE SUITABLE FOR 120/240 VOLT, SINGLE PHASE, THREE-WIRE AND SHALL BE OF COPPER BUS BAR, PROVIDE NEUTRAL TERMINAL STRIP WITH TERMINALS NUMBERED CORRESPONDING TO BRANCHES ON PANELS.
- F. PROVIDE A DIRECTORY FRAME WITH TYPEWRITTEN DIRECTORY OF CIRCUITS ON INSIDE OF DOORS WHERE SAME OCCUR.
- G. ALL LIGHTING PANELS SHALL BE MANUFACTURED BY ERICKSON, SQUARE "D", OR APPROVED EQUAL.
- H. BREAKERS FOR HVAC EQUIPMENT SHALL BE "HACR" TYPE. 1. PROVIDE BREAKER LOCKS ON ALL HVAC, HVAC CONTROL.
- I. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.
- J. SUB PANELS ABOVE BASEMENT SHALL BE 3Ø CIRCUIT 100A WITH MAIN BREAKER, FED BY 3 #3-11/4" C
- K. MAINTAIN 30" WIDE, FLOOR TO CEILING CLEARANCE IN FRONT OF ALL PANELS.
- L. PANEL SHALL HAVE 10% SPARE AND 10% SPACE, MINIMUM, WHEN COMPLETE. DISTRIBUTION PANEL TO BE 200 AMPERE MCB WITH 20 POLE SPACES MINIMUM. PROVIDE BREAKERS AS REQUIRED.

CONDUIT AND RACEWAYS

- 1.01 DESCRIPTION
- A. CONDUIT FITTINGS SHALL BE MANUFACTURED BY APPLETON OR THOMAS & BETTS.
- B. FOR CONDUITS 1-1/4" AND LARGER, INSULATING BUSHINGS SHOULD BE USED-THOMAS & BETTS COMPANY OR APPLETON ELECTRIC PRODUCTS COMPANY.
- C. SIZE OF CONDUIT SHALL COMPLY WITH CODE REQUIREMENTS FOR TYPE OF WIRE AND CABLE USED.
- D. FURNISH AND INSTALL ALL RACEWAYS FOR TELEPHONE, CTRs, AND BRANCH WIRING AS REQUIRED OR SHOWN ON DRAWINGS. PROVIDE LOW VOLTAGE CONDUIT WHERE CODE REQUIRED.

CABLE AND WIRE 300 VOLT

- 1.01 DESCRIPTION
- A. ALL CABLE AND WIRE FOR POWER AND LIGHT SHALL BE INSTALLED IN CONDUIT.
- B. CABLE AND WIRE FOR FEEDERS SHALL BE THIN INSULATED, CONFORMING TO ALL THE REQUIREMENTS OF FEDERAL SPECIFICATIONS J-C 125C.
- C. WIRE FOR BRANCH WIRING INSTALLED IN WIRING SPACE OF FLUORESCENT LIGHTING FIXTURES SHALL BE HEAT-RESISTANT THERMOPLASTIC 90°C INSULATION. TYPE THHN.
- D. ALL WIRE SHALL BE PURE COPPER OF SIZE NOTED ON DRAWINGS. COPPER SHALL HAVE 98% CONDUCTIVITY, TYPE "THHN".
- E. WIRE, EXCEPT AS OTHERWISE NOTED, SHALL NOT BE LESS THAN NO. 12 AWG AND WIRE OF NO. 8 AWG AND LARGER SHALL BE STRANDED.
- F. STRANDED WIRE SHALL NOT BE WRAPPED AROUND BINDING POSTS BUT SHALL BE TERMINATED IN SOLDERLESS LUGS.
- G. CABLE CONNECTORS SHALL BE "T & B METHOD COLOR KEYED COMPRESSION TYPE" UNITS AS MANUFACTURED BY THOMAS & BETTS COMPANY FOR NO. 8 AWG AND LARGER CONDUCTORS.

OUTLET BOXES

- 1.01 DESCRIPTION
- A. EACH SWITCH, LIGHT, RECEPTACLE AND OTHER MISCELLANEOUS DEVICE SHALL BE PROVIDED WITH A GALVANIZED OR PRESSED STEEL OUTLET BOX OF THE KNOCKOUT TYPE, OF NOT LESS THAN No. 14 U.S. GAUGE STEEL. CONDUITS SHALL BE FASTENED WITH LOCKNUTS AND BUSHINGS AND ALL UNUSED KNOCKOUTS MUST BE LEFT SEALED. THERE MUST BE SUFFICIENT ROOM FOR WIRES AND BUSHINGS AND DEEP BOXES SHALL BE INSTALLED WHERE REQUIRED. BOXES SHALL BE SECURELY AND ADEQUATELY SUPPORTED.
- B. WHERE OUTLETS ARE INSTALLED IN CONCRETE OR OTHER CONSTRUCTION, FINAL FINISH IS TO BE PLASTER RINGS WITH RECESSED COVERS ON ALL SUCH OUTLETS. WHERE OTHER FINISHES ARE TO BE APPLIED, INSTALL EXTENSION RINGS AS REQUIRED. OUTLET BOXES IN CONCRETE SHALL BE CONCRETE TYPE.
- C. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES SPECIFIED HEREINAFTER AND AS SHOWN ON PLANS.
- D. CONDUITS SHALL NOT BE SUPPORTED FROM CEILING SYSTEMS OR PIPING/ MECHANICAL DUCT SYSTEMS.
- E. BOXES SHALL BE AS MANUFACTURED BY APPLETON, STEEL CITY, RACO, GROUSE-HINDS OR APPROVED EQUAL.

RECEPTACLES

- 1.01 DESCRIPTION
- A. EC TO FOLLOW ALL ITEMS OF NEC ARTICLE 210-52.
- B. OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET.
- C. GENERAL ROOM SPACING SHALL BE 12'-0" O.C. MAX.
- D. ADD A RECEPTACLE TO ANY WALL 2'-0" OR MORE IN LENGTH
- E. ANY FLOOR RECEPTACLE SHALL BE ON A "GFI" BREAKER.
- F. KITCHEN RECEPTACLE SPACING SHALL BE INSTALLED SO THAT NO POINT ALONG COUNTER IS MORE THAN 24" FROM AN OUTLET.
- G. ANY COUNTER 12" WIDE OR MORE SHALL HAVE AN OUTLET.
- H. ALL COUNTER OUTLETS SHALL BE QUAD (4 OUTLETS) EACH WIRED ON THERE OWN DEDICATED CIRCUIT 20 AMP.
- I. EACH REFRIGERATOR, MICROWAVE, DISPOSAL AND DISHWASHER SHALL BE ON A DEDICATED CIRCUIT, 20 AMP.
- J. EACH ISLAND SHALL GET ONE RECEPTACLE (MINIMUM) DEDICATED CIRCUIT, 20 AMP, 4"Ø.C.
- K. EACH PENINSULAR COUNTER SPACE SHALL GET ONE RECEPTACLE. MIN. 4"Ø.C.
- L. PROVIDE ONE GFI 20AMP RECEPTACLE IN EACH BATHROOM, WIRE ANY CEILING LIGHTS WITH-IN 2'-0" OF SHOWERS OR TUBS THRU THIS OUTLET. NO OTHER OUTLETS ARE ALLOWED ON THIS CIRCUIT.
- M. PROVIDE ONE GFI OUTLET IN BASEMENT, UNFINISHED AREA OR AT PANEL.
- N. EACH SUMP OR EJECTOR SHALL BE ON A SINGLE OUTLET DEDICATED GROUNDED CIRCUIT.
- O. A MINIMUM OF ONE RECEPTACLE @ FRONT AND REAR OF HOUSE, THESE OUTLET SHALL BE ON ON DEDICATED CIRCUITS AND 1/2 SWITCHED LOCALLY AT FRONT AND REAR DOOR.
- P. GARAGE SHALL HAVE A MINIMUM OF 1 RECEPTACLES AND ONE FOR EACH GARAGE DOOR OPENER.
- Q. EACH HALL SHALL HAVE ONE RECEPTACLE.
- R. PROVIDE A SEPARATE RECEPTACLE @ EVERY HVAC UNIT, WP GFI ON EXTERIOR.
- S. EACH RECEPTACLE BELOW GRADE IN UNFINISHED AREAS SHALL BE GFI.
- T. ANY BATH TUB MOTOR MUST BE ON GFI PROTECTION AND ACCESSIBLE. OUTLET BOXES ON OPPOSITESIDES OF RATED WALLS(WALLS SEPARATING GARAGE
- U. FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". UPC SECTION 709.7.
- V. DUPLEX RECEPTACLES FOR GENERAL PURPOSE SHALL BE SIDE WIRED GROUNDING TYPE WITH DOUBLE BINDING SCREWS, HAVING ESKELITE BODIES AND GROUNDING TERMINALS. WHITE IN COLOR LEVITON "DECORA" SMOOTH FACE.
- W. PLATES FOR WALL SWITCHES AND RECEPTACLES IN PLASTERED OR FINISHED AREAS SHALL BE WHITE, UNLESS OTHERWISE SPECIFIED OR SHOWN, SINGLE OR IN GANGS OF PROPER COMBINATION AS REQUIRED.

WALL SWITCHES

- 1.01 DESCRIPTION
- A. WALL SWITCHES SHALL BE LOCATED AS INDICATED ON DRAWINGS, ARRANGED SINGLY OR IN GANGS, AT THE HEIGHT SPECIFIED OR INDICATED AND SHALL HAVE APPROVED PLATES AND FINISH AS SPECIFIED HEREINAFTER. LEVITON OR EQUAL.
- B. ALL WALL SWITCHES SHALL HAVE CAPACITY OF 20 AMPERES AT 120 VOLTS ALTERNATING CURRENT AND SHALL BE LEVITON "DECORA" SERIES, WHITE.
- C. IN EACH ROOM ONE SWITCH MUST HAVE ROCKER ILLUMINATED WHEN LOAD IS OFF.

COMMUNICATION/LOW VOLTAGE

- 1.01 DESCRIPTION
- A. ADD A TELEPHONE OUTLET TO EVERY BEDROOM, 2 IN MASTER BEDROOM.
- B. ADD A TELEPHONE OUTLET IN KITCHEN, STUDY/ LIVING ROOM, FINISHED BASEMENT AND UNFINISHED BASEMENT.
- C. PROVIDE A COMPLETE DOOR BELL SYSTEM WITH PUSH BUTTONS @ EVERY ENTRY DOOR.
- D. PROVIDE A MOTORIZED OVER HEAD DOOR MOTOR WITH 2 REMOTES AND A EXTERIOR KEY PAD FOR EACH GARAGE DOOR.
- E. (OPTIONAL) PROVIDE A COMPLETE INTERCOM SYSTEM WITH A UNIT IN EACH:
1. BEDROOM
2. STUDY/LIVING ROOM
3. KITCHEN
4. GARAGE
5. BASEMENT
- F. PROVIDE A TV OUTLET IN EACH:
1. BEDROOM (2 IN MASTER)
2. LIVING ROOM
3. KITCHEN
4. BASEMENT WITH SPARE CAPACITY FOR 2 MORE TV's.
- G. EACH LOW VOLTAGE OUTLET SHALL HAVE A CONDUIT FROM BOX TO CEILING SPACE.
- H. PROVIDE A COMPLETE FIRE ALARM SYSTEM WITH ALL DETECTORS HARD WIRED BATTERY BACK UP SO THAT IF ONE SMOKE DETECTOR ALARMS, ALL DETECTORS ALARM.
- I. PROVIDE ONE CARBON MONOXIDE DETECTOR IN GARAGE AND EVERY ROOM WITH ANY TYPE OF FLAME, MOUNT @ 2'-0" AFF. ONLY IF REQUIRED BY LOCAL CODES.
- J. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTUATION OF ONE DETECTOR ACTUATES ALL DETECTORS.

LIGHTING

- 1.01 DESCRIPTION
- A. PROVIDE 2 WALL WASHER, FLUSH, CEILING DOWN LIGHTS ON A DIMMER FOR EACH FIRE PLACE.
- B. EACH SINK SHALL HAVE A SEPARATE LIGHT FIXTURE ON A SEPARATE SWITCH.
- C. EACH ROOM SHALL HAVE A MINIMUM OF ONE CEILING LIGHT FIXTURE. (EXCEPT LIVING ROOM).
- D. PROVIDE A DIMMER SWITCH FOR DINING ROOM LIGHTS.
- E. ALL CEILING OUTLETS IN MIDDLE OF ROOM SHALL HAVE A CODE APPROVED CEILING FAN BOX SUPPORT.
- F. PROVIDE A LIGHT AND SWITCH @ ATTIC ACCESS.
- G. EACH CLOSET SHALL HAVE A LIGHT AND WALL SWITCH .
- H. LIGHT SHALL BE CLOSET APPROVED. MAINTAIN 12" CLEARANCE FROM COMBUSTIBLES.

2.01 LIGHTING FIXTURES, LAMPS AND SUPPORTS

- A. ELECTRICAL CONTRACTOR FURNISH AND INSTALL NEW LIGHTING FIXTURES.
- B. PROVIDE PROPER SUPPORT FOR ALL LIGHTING FIXTURES, INCLUDE IN BID ALL MATERIALS REQUIRED.
- C. FURNISH AND INSTALL ALL LAMPS AS REQUIRED.

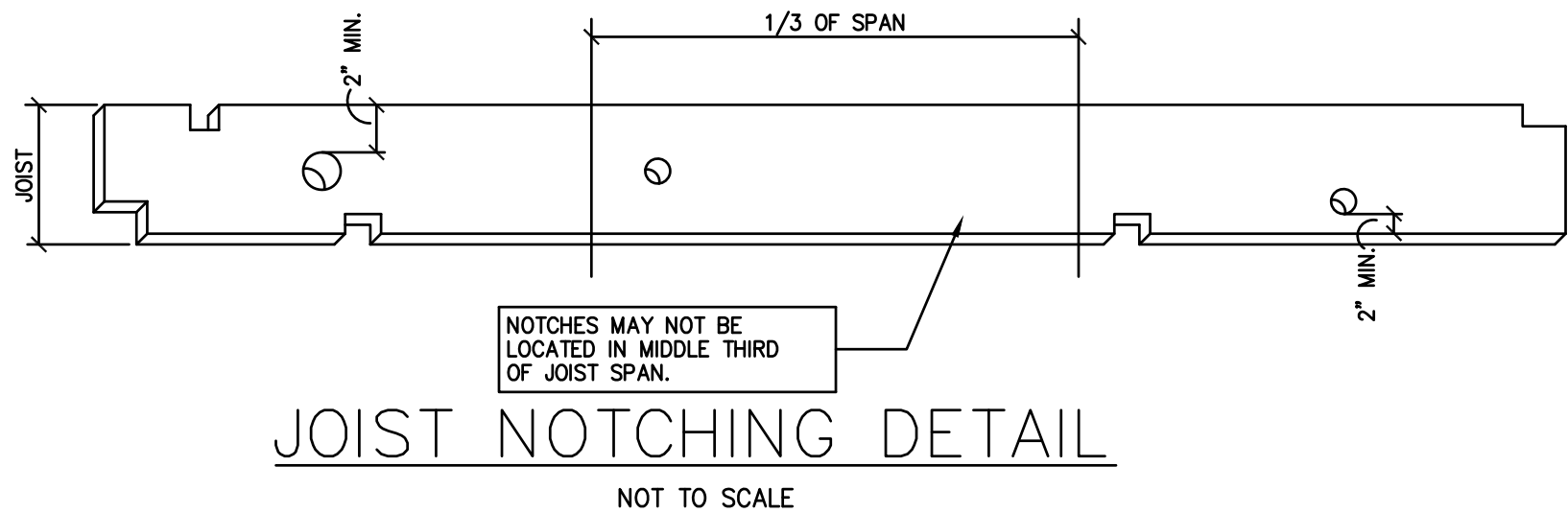
MISCELLANEOUS

- 1.01 DESCRIPTION
- A. PROVIDE A UNIT COST TO ADD:
1. TELEPHONE OUTLET
2. RECEPTACLE OUTLET
3. CEILING FAN AND WIRELESS CONTROL
4. EXTERIOR WP GFI WIRED TO SWITCH @ LOCAL DOOR.
- B. INCLUDE IN BID A LIGHTING FIXTURE ALLOWANCE OF \$100.00 PER LIGHT FIXTURE SHOWN, FIXTURES SHALL BE SUPPLIED BY OWNER INSTALLED AND WIRED BY EC.
- C. DURING CONSTRUCTION EC IS RESPONSIBLE TO PROVIDE POWER ON GFI PROTECTION, NO OTHER OUTLETS SHALL BE POWERED.
- D. ALL LIVE SERVICES MUST BE "LOCKED-OFF" DURING NON-CONSTRUCTION PERIODS.

ELECTRICAL DEVICES A.F.F.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L
REMAINING SWITCHES	48" TO C.L
WALL OUTLETS	12" TO C.L
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO C.L
WATER SOFTNER AND SUMP OUTLETS	48" TO C.L
TELEPHONE OUTLETS	12" TO C.L
TELEVISION OUTLETS	12" TO C.L
EXTERIOR GFI'S	12" TO C.L
GARAGE GFI'S	48" TO C.L
BASEMENT WALL OUTLETS	48" TO C.L
FRONT DOOR COACH LIGHT	5'-6" A.F.F.
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	7'-0" ABOVE GRADE
DINING AND BREAKFAST FIXTURE HEIGHT	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L
DOOR BELL CHIMES	84" TO C.L
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L
KITCHEN DISHWASHER "WHIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L
KITCHEN REFRIGERATOR	48" TO C.L
WAHER/DRYER OUTLET	36" TO C.L

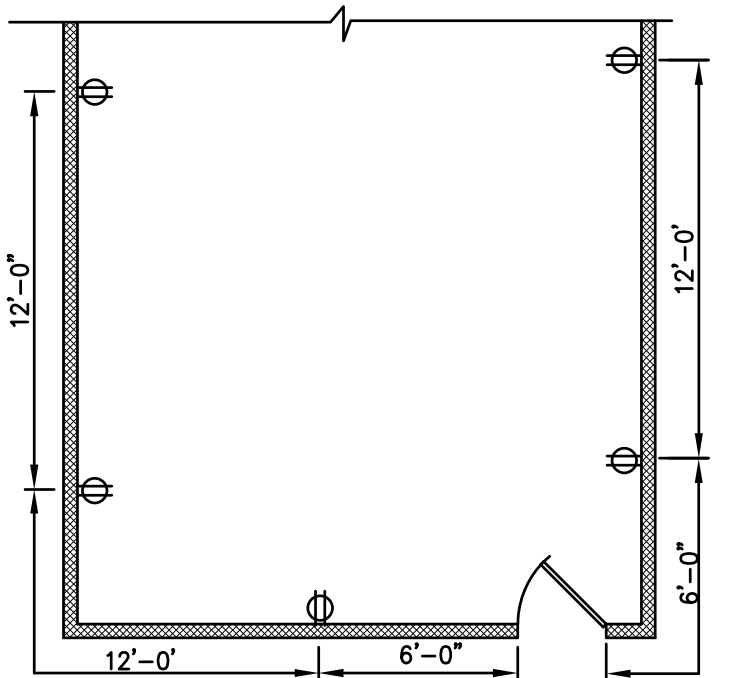
C.L.= CENTER LINE  
1= FIELD VERIFY  
2=MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"



NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TH THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

- EXCEPTIONS:
1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.
  2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

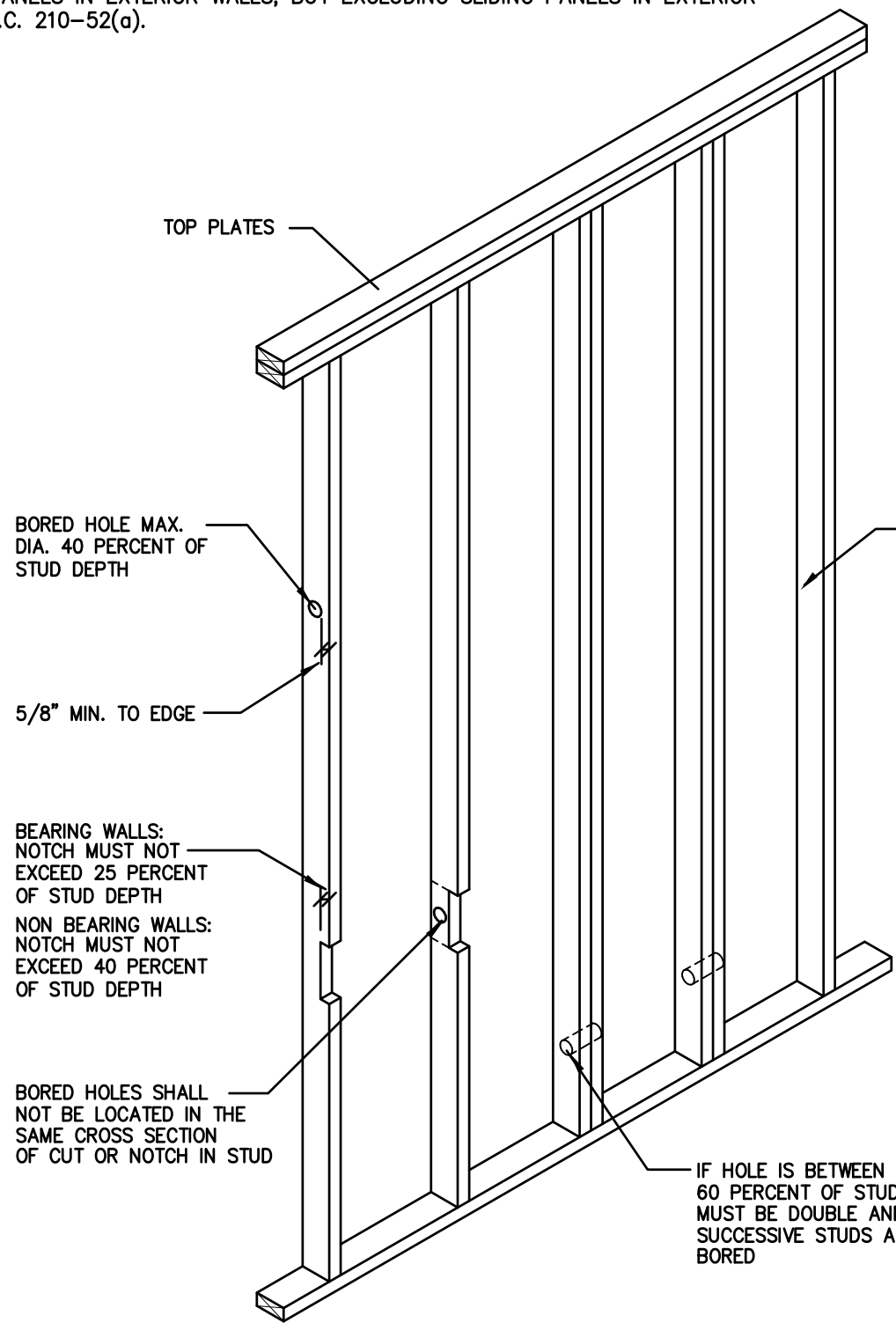


GENERAL ROOM RECEPTACLE LAYOUT

NTS

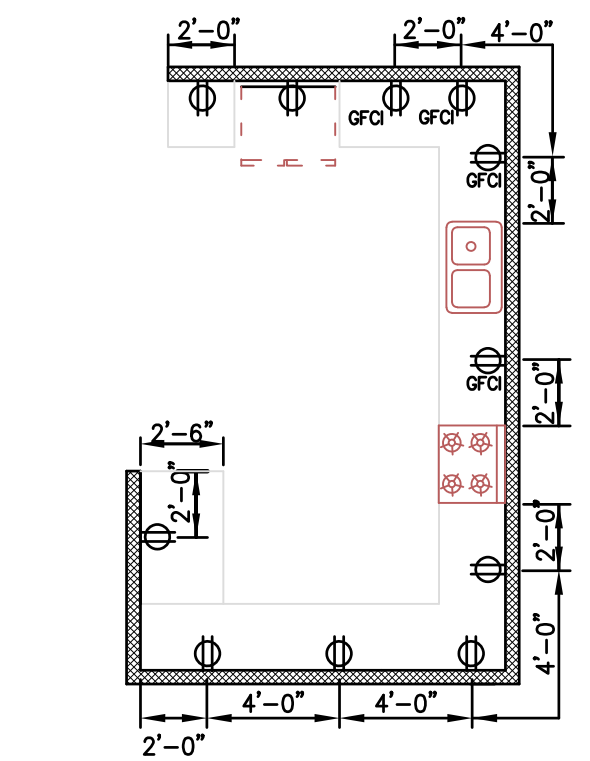
SPACING OF ELECTRICAL OUTLETS:

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 OUTLETIN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MOREIN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(c).



NOTCHING & BORING DETAIL

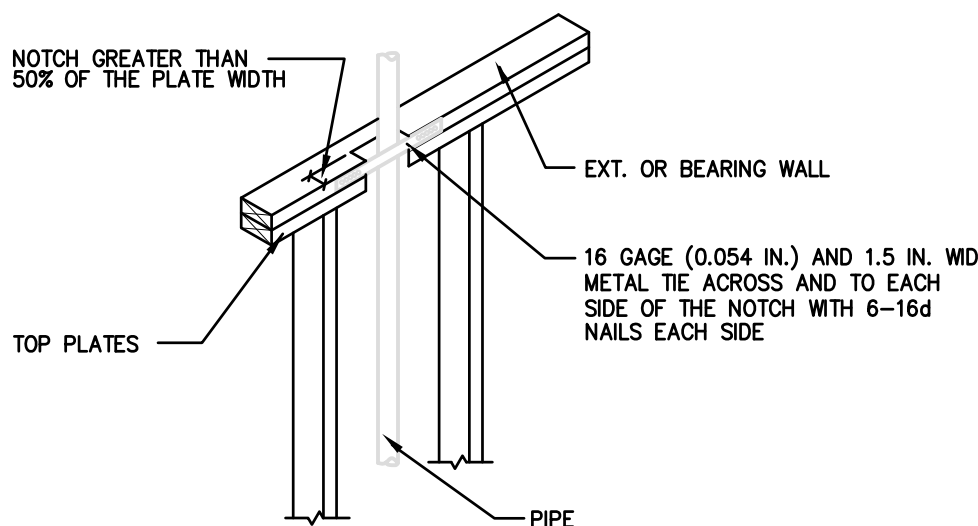
NOT TO SCALE



COUNTERTOP RECEPTACLE LAYOUT

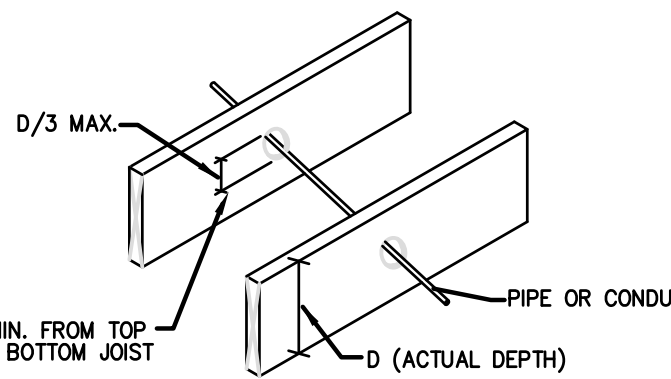
NTS

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. N.E.C. 210-52(c).



NOTCHING DETAIL

NOT TO SCALE



DRILLING DETAIL

NOT TO SCALE



Griffin Studios  
3257 W. 111th St.  
708 220 4736

PROJECT

Jordan Residence  
17127 Oriole Ave.  
Tinley Park, Illinois

Bid set only.  
See village for  
approved  
construction set

ISSUE

Bid Set  
2546

DATE

4-6-2023

JOB#

G23-023

SHEET

E-2









**Detached Single**  
**Status:** CLSD  
**Area:** 477  
**Address:** 17127 Oriole Ave, Tinley Park, IL 60477  
**Directions:** 171st West of Harlem to Oriole. South to Home

**MLS #:** 10299506  
**List Date:** 03/06/2019  
**List Dt Rec:** 03/06/2019  
**Closed:** 03/08/2021  
**Off Market:** 10/30/2020  
**Year Built:** 1955  
**Dimensions:** 100X200  
**Ownership:** Fee Simple  
**Corp Limits:** Tinley Park  
**Coordinates:** S:20 W:9  
**Rooms:** 6  
**Bedrooms:** 4  
**Basement:** None

**MLS #:** 10299506  
**List Date:** 03/06/2019  
**List Dt Rec:** 03/06/2019  
**Closed:** 03/08/2021  
**Off Market:** 10/30/2020  
**Year Built:** 1955  
**Dimensions:** 100X200  
**Ownership:** Fee Simple  
**Corp Limits:** Tinley Park  
**Coordinates:** S:20 W:9  
**Rooms:** 6  
**Bedrooms:** 4  
**Basement:** None

**List Price:** \$99,000  
**Orig List Price:** \$83,000  
**Sold Price:** \$85,500 (S)  
**Lst. Mkt. Time:** 581  
**Concessions:**  
**Contingency:**  
**Curr. Leased:**  
**Model:**  
**County:** Cook  
**# Fireplaces:**  
**Parking:** Exterior Space(s)  
**# Spaces:** Ext:4  
**Parking Incl:**  
**In Price:**

**Mobility Score:** 38 - Minimal Mobility. ?

**Remarks:** SHORT SALE OPPORTUNITY. 4 BEDROOM 1 BATH CAPE COD THAT'S NEEDS A TOTAL GUT JOB. CASH OFFERS ONLY. LENDER IS ON BOARD! SOLD AS IS! PLEASE NOTE \$99,000 WOULD BE THE LOWEST OFFER THAT THE LENDER WILL TAKE! THIS IS A REVERSE MORTGAGE SHORT SALE. \*\*BUYER MUST TOUR THE HOME BEFORE ANY OFFER IS ACCEPTED\*\*

#### School Data

**Elementary:** John A Barnes (140)  
**Junior High:** Virgil I Grissom (140)  
**High School:** Victor J Andrew (230)

#### Assessments

**Amount:** \$0  
**Frequency:** Not Applicable

#### Tax

**Amount:** \$4,847  
**PIN:** 27254000060000  
**Mult PINs:**  
**Tax Year:** 2019  
**Tax Exmps:** Homeowner, Senior, Senior Freeze

#### Miscellaneous

**Waterfront:** No  
**Appx SF:** 998  
**SF Source:** Assessor  
**Bldg. Assess. SF:** 988  
**Acreage:** 0.4591

**Special Assessments:** No  
**Special Service Area:** No  
**Master Association:** No  
**Master Assc. Freq.:** Not Required

#### Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X12	Main Level			Master Bedroom	13X11	Main Level		
Dining Room		Not Applicable			2nd Bedroom	11X10	Main Level		
Kitchen	13X12	Main Level			3rd Bedroom	15X11	2nd Level		
Family Room		Not Applicable			4th Bedroom	11X10	2nd Level		
Laundry Room									

#### Interior Property Features:

#### Exterior Property Features:

**Age:** 61-70 Years  
**Type:** 2 Stories  
**Style:** Cape Cod  
**Exterior:** Frame  
**Air Cond:** None  
**Heating:** Baseboard  
**Kitchen:**  
**Appliances:**  
**Dining:**  
**Attic:**  
**Basement Details:** Crawl  
**Bath Amin:**  
**Fireplace Details:**  
**Fireplace Location:**  
**Electricity:**  
**Equipment:**  
**Other Structures:**  
**Door Features:**  
**Window Features:**

**Laundry Features:**  
**Additional Rooms:** No additional rooms  
**Garage Ownership:**  
**Garage On Site:**  
**Garage Type:**  
**Garage Details:**  
**Parking Ownership:** Owned  
**Parking On Site:** Yes  
**Parking Details:**  
**Driveway:**  
**Foundation:**  
**Exst Bas/Fnd:**  
**Disability Access:** No  
**Disability Details:**  
**Exposure:** W (West)  
**Lot Size:** .25-.49 Acre  
**Lot Size Source:**  
**Lot Desc:**

**Roof:** Asphalt/Glass (Shingles)  
**Sewer:** Sewer-Public  
**Water:** Lake Michigan  
**Const Opts:**  
**General Info:** School Bus Service, Commuter Train, Interstate Access  
**Amenities:**  
**Asmt Incl:** None  
**HERS Index Score:**  
**Green Disc:**  
**Green Rating Source:**  
**Green Feats:**  
**Sale Terms:** Cash Only  
**Possession:** Negotiable  
**Occ Date:**  
**Rural:**  
**Add. Sales Info.:** Short Sale  
**Broker Owned/Interest:** No  
**Relist:**  
**Zero Lot Line:**

Copyright 2022 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10299506





**Land**  
**Status:**ACTV  
**Area:**477  
**Address:**17127 Oriole Ave , Tinley Park, IL 60477  
**Directions:**171st West of Harlem to Oriole. South to Home

**MLS #:**11428932  
**List Date:**06/06/2022  
**List Dt Rec:**06/08/2022

**List Price:**\$119,000  
**Orig List Price:**\$150,000  
**Sold Price:**

**Rental Price:**\$0  
**Rental Unit:**  
**Lst. Mkt. Time:**90  
**Concessions:**  
**Contingency:**  
**County:**Cook  
**# Fireplaces:**  
**Parking:**

**Closed:**  
**Off Market:**  
**Dimensions:**100X200  
**Ownership:**Fee Simple  
**Corp Limits:**Tinley Park  
**Coordinates:**S:20 W:9  
**Rooms:**  
**Bedrooms:**  
**Basement:**  
**Mobility Score:-**

**Contract Date:**  
**Financing:**  
**Subdivision:**  
**Township:**Orland  
**Bathrooms/ (full/half):**  
**Master Bath:**  
**Bmt Bath:**No

**Garage Type:**  
**# Spaces:**0

**Remarks:** **MOTIVATED SELLER! GREAT LOT FOR BUYERS OR BUILDERS .45 acre with gas, electric, water, and sewer at the site, NO extra costs! No structures to remove and ready to go. Close to Schools, Shopping, Dining and I-80. Great Location! Build your dream home here!!**

#### School Data

**Elementary:**John A Barnes (140)  
**Junior High:**Virgil I Grissom (140)  
**High School:**Victor J Andrew (230)

#### Assessments

**Special Assessments:**No  
**Special Service Area:**No

#### Tax

**Amount:**\$5,621.49  
**PIN:**27254000060000  
**Mult PINs:**  
**Tax Year:**2020  
**Tax Exmps:**None

#### Miscellaneous

**Waterfront:**No  
**Acreage:**0.45  
**Appx Land SF:**  
**Front Footage:**100  
**# Lots Avail:**  
**Farm:**No  
**Bldgs on Land?:**No

**Zoning Type:**  
**Actual Zoning:**

#### Laundry Features:

**Lot Size:** .25-.49 Acre  
**Lot Size Source:**  
**Pasture Acreage:**  
**Tillable Acreage:**  
**Wooded Acreage:**  
**Lot Desc:**  
**Land Desc:**  
**Land Amenities:**  
**Farms Type:**  
**Bldg Improvements:**  
**Current Use:** Residential  
**Potential Use:**  
**Location:**  
**Known Uens:**

#### Ownership Type:

**Frontage/Access:** City Street  
**Driveway:**  
**Road Surface:** Asphalt  
**Rail Availability:**  
**Tenant Pays:**  
**Min Req/SF (1):**  
**Min Req/SF (2):**  
**Other Min Req SF:**  
**Lease Type:**  
**Loans:**  
**Equity:**  
**Relist:**  
**Seller Needs:**  
**Seller Will:**

#### Type of House:

**Style of House:**  
**Basement Details:**  
**Construction:**  
**Exterior:**  
**Air Cond:**  
**Heating:**  
**Utilities to Site:** Electric to Site, Gas to Site,  
**Sewer-Storm Available, Water to Site**  
**General Info:** School Bus Service, Commuter  
**Train, Interstate Access**  
**Backup Package:** No  
**Backup Info:**  
**Possession:** Closing  
**Sale Terms:**  
**Addl Sales Info.:** None  
**Broker Owned/Interest:** No

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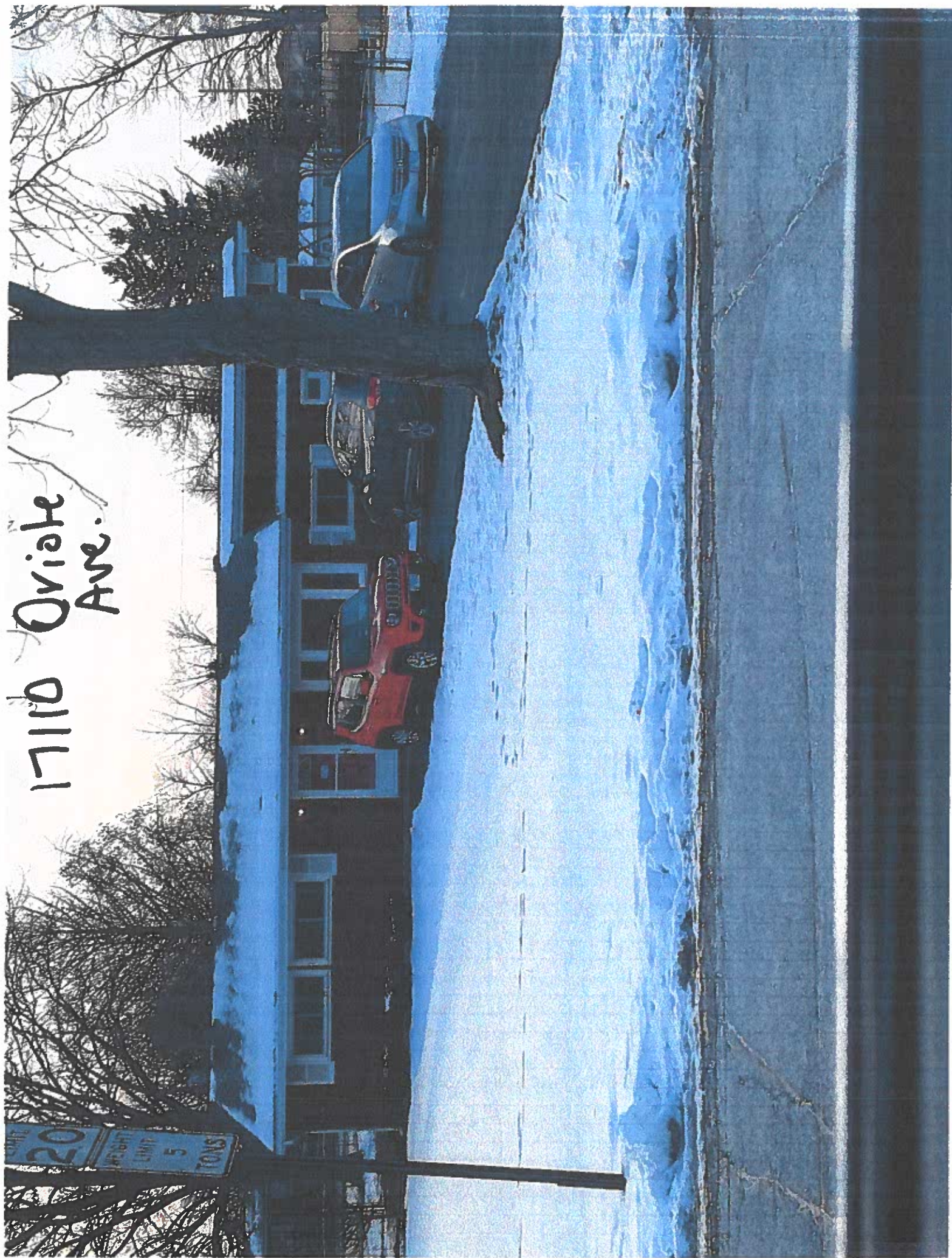
**MLS #:** 11428932

MLS#: 11428932 Land 17127 Oriole AVE Tinley Park IL 60477





17110 Oriole Ave.

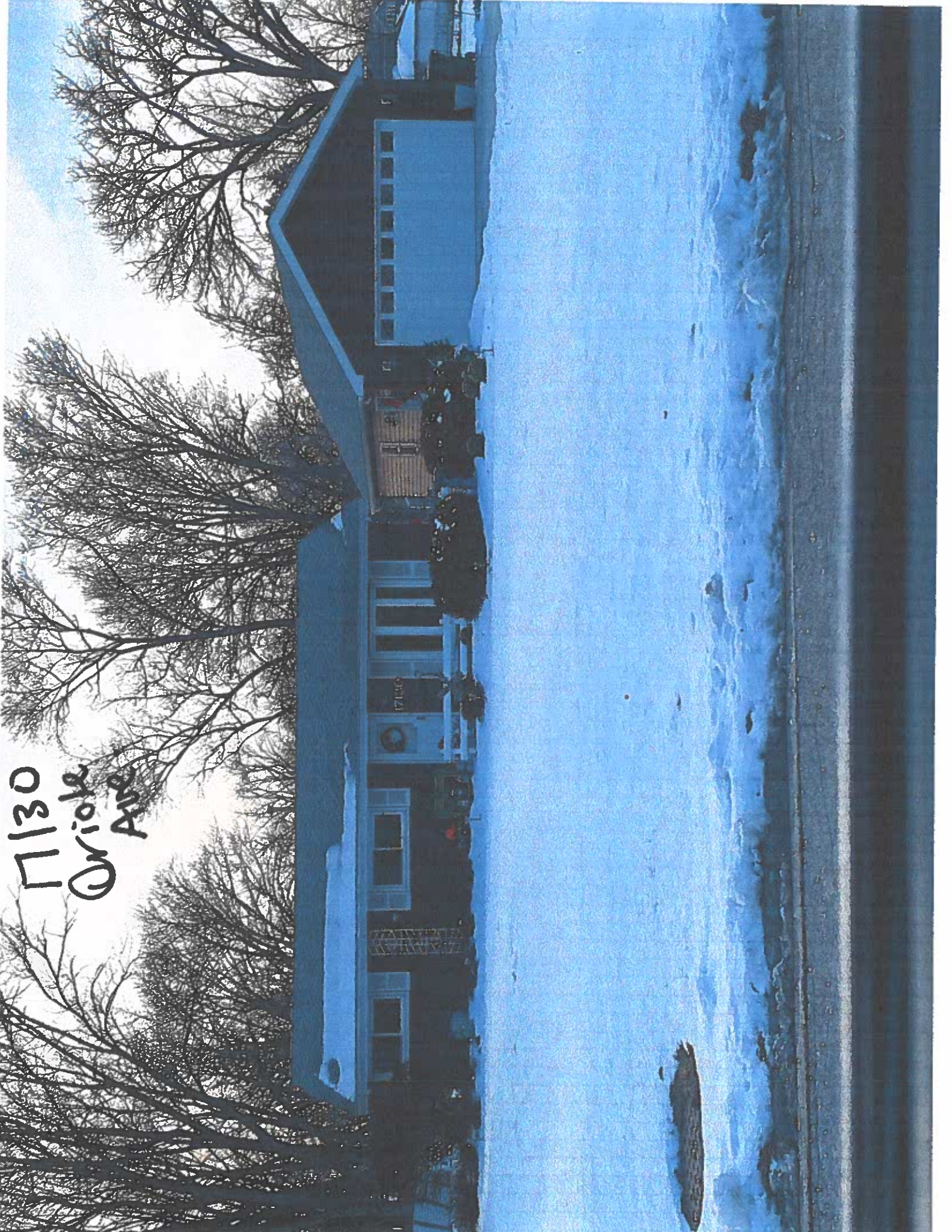




171 29 Oriole Ave.

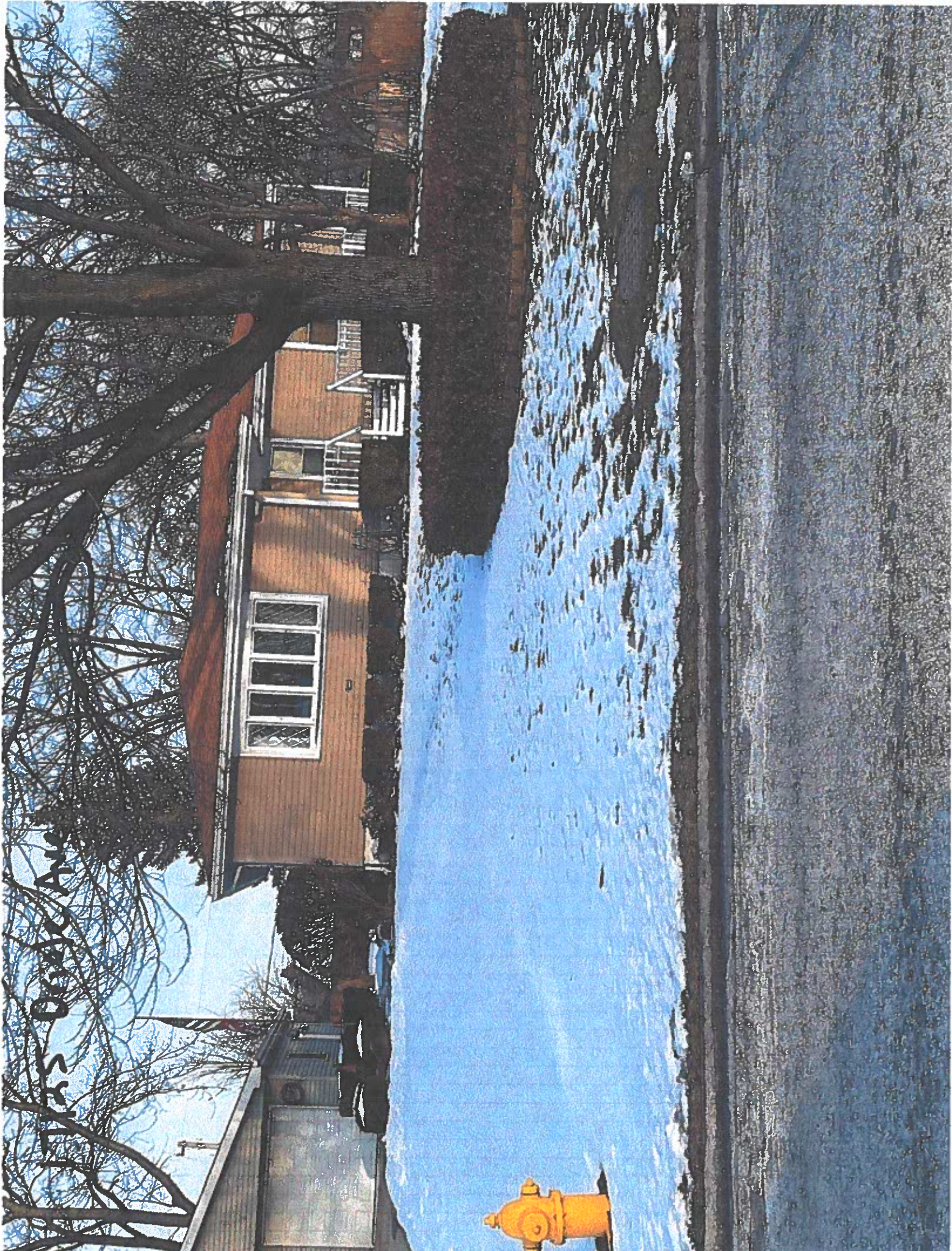






17130  
Oriole  
Ave





23 Oak Ave



# PLAN COMMISSION STAFF REPORT

May 4, 2023 – Public Hearing

## Zoning Text Amendment – Fence Regulations

### Petitioner

Village of Tinley Park

### Zoning Code Sections

Section III.J, Fence  
Regulations

### Approvals Sought

Text Amendment

### Project Manager

Michael O. Whalen, AICP  
Associate Planner



## EXECUTIVE SUMMARY

---

The purpose of this proposed amendment is to modify Section III.J, Fence Regulations of the Zoning Ordinance to allow additional fence encroachment into secondary front yards.

The Tinley Park Zoning Ordinance regulates fences for residential and non-residential development. In 2022, the Community Development Department processed seven residential fence variation applications, typically to adjust fenced-in areas for backyards on corner lots. These applications cost the Village staff time and cost residents time and money to go through the variation process. Staff also frequently discuss secondary front yard fences with the public, many of whom are frustrated with the current regulations. The Plan Commission, over the last couple of years, directed staff to consider potential changes to allow additional flexibility while still maintaining aesthetics and safety.

Relating to residential corner lot fences, the Village currently allows residents to place a fence at the setback line of secondary front yard. An existing administrative approval provision is available to allow additional encroachment of up to ten feet into secondary front yards so long as fences do not project beyond the abutting neighbors' required primary front yards. This regulation is designed to create some uniformity and reduce the visual impact of fences. As with all parts of the Zoning Ordinance, the fence regulations apply equally to all properties. Non-conforming fences must be brought into compliance during replacement.

The purpose of this Public Hearing is to discuss recommending that the Village Board modify the Zoning Ordinance, Sec. III.J, Fence Regulations. The Village Board last amended this Code section in 2019, to adjust provisions relating to corner lot fences. This report contains an overview of existing provisions and the information presented to the Plan Commission and Zoning Board of Appeals in 2017. The goal of the proposed amendment is to reduce the number of fence variation applications the Village receives each year while still controlling the aesthetics concerns of fenced-in yards.

## HISTORY

The Village adopted a building code in 1964 (Ord. No. 64-O-037) and amended it several times. Prior to 1974, the Village's Building Code had regulations pertaining to fences. Section 317 of this Code regulated fence materials, open and solid fences, and fence heights, and prohibited fences in required front yards. In 1976, the Building Code was amended (Ord. No. 76-O-041) to expressly prohibit fences outside required setbacks except where yards do not abut rights-of-way (rear and side yards for interior lots). This amendment also added that the finished side of fences must face adjacent properties and prohibited barbed wire. In 1978, a major amendment to the Zoning Ordinance occurred. While this Ordinance is missing, it is likely that this ordinance relocated fence regulations from the Building Code to the Zoning Ordinance.

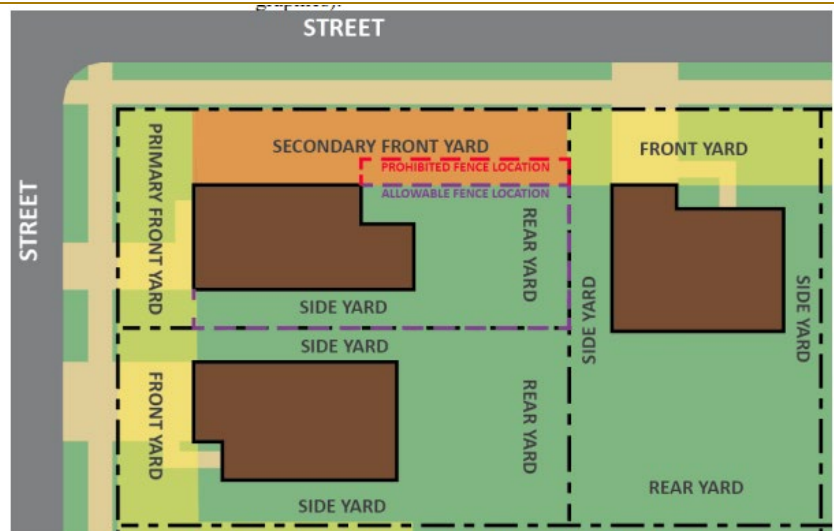
The Village Board amended the Zoning Ordinance in 2018 (Ord. No. 2018-O-002) to explicitly prohibit fences in secondary front yards for corner lots. The amendment also clarified language, added new definitions, and created a ten-foot administrative variation to allow fences in secondary front yards in certain circumstances. The amendment was the result of months of deliberation between the Zoning Board of Appeals, the Plan Commission, and the Community Development Committee, and was intended to reduce ambiguity and the number of fence variations. These groups anticipated that many existing fences would become nonconforming with the updated Code provisions since fence rules were not uniformly enforced. Language was added to the ordinance that fences being replaced must conform to the new standards.

The Village Board amended the Zoning Ordinance again in 2019 (Ord. No. 2019-O-017) to increase the height of open fences in secondary front yards from four feet to five feet. The purpose of this amendment was to require taller fences in yards with pools as an alternative to pool enclosures.

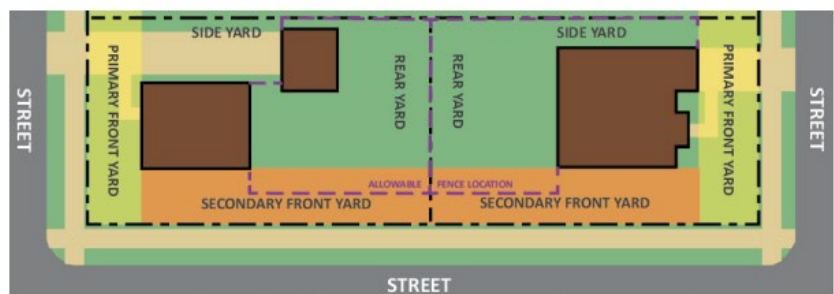
## EXISTING REGULATIONS

The Zoning Ordinance regulates the location, materials, and maximum height of fences. It contains provisions on permitting, temporary fences, and nonconforming fences. The allowable location is currently based on the lot type (interior, corner, etc.), and yard type (primary front, secondary front, side, and rear). The distances of the yards vary, depending on the zoning district the subject property is in. Thus, properties in a less-dense residential zoning district (such as R-1) require fences to be set back further in than a property in a more dense district (such as R-7). Sight lines and clear vision triangles must be maintained, and private fences are not allowed in rights-of-way, nor may obstruct utilities. Fences may be allowed in certain easements with written approval. Maximum fence height is 6'-0" from top of panel and 6'-6" to top of post, measured from grade. Permits are not required for fence repairs not more than one 8' section of fencing per year on a legally permitted fence.

The Zoning Ordinance contains a provision that allows an administrative variation for corner lot fences in R-1 through R-7 zoning districts. This administrative approval allows fences to



Graphic: Prohibited Fence Location in Secondary Front Yard



Graphic: Allowable Fence Location in Secondary Front Yard

Graphic per Section III.J.3.a.1 Administrative Approvals – Secondary Front Yard

encroach up to ten feet into a secondary front yard. They are limited to a maximum height of five feet panels and 5'-6" posts, must be open style (prohibiting chain link and privacy style), and not obstruct sight lines or cause a negative impact to safety. They cannot abut a neighboring primary front yard, meaning the provision may only be applied to properties where rear property lines abut, as depicted above.

Fence Variation requests that come to the Village Plan Commission and Village Board are generally evaluated in terms of whether there is a physical hardship or uniqueness to the property. Hardships for a Variation must be related to the physical characteristics of the property. Some situations where a variation may be approved include lots that are of an unusual shape such as three sides (two secondary front yards) or lots that are located behind the neighboring lot due to extended right-of-way lawn area.

In the Legacy District, open fences may be located within the buffer zone (parkway) when incorporated into raised planter beds or used as tree guards. Fences three to four feet tall are permitted along front property lines of private frontages. Residential lots with secondary front yards are permitted to have six-foot open or privacy fences fifteen feet from the property line, not extending past the front façade of the primary structure.

## **PREVIOUS PLAN COMMISSION DISCUSSION AND OPTIONS**

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At the March 16, 2023 Plan Commission meeting, the Commission directed staff to bring forward an amendment with unanimously agreed upon provisions highlighted in the Modified Regulations section below.

At the September 1, 2022 Plan Commission meeting, the Commission discussed fence regulations related to front yard fences in older, historic neighborhoods within the Village where the Legacy Code does not apply. Commissioners Shaw, Mani, and Gaskill, and Chairman Gray noted that the current regulations create nonconformities in historic neighborhoods where front yard fences are part of the character of the neighborhood.

To address front yard fences in historic neighborhoods, the Plan Commission could continue the current policy of requiring a variation to replace or install open fences in front yards. These variations can be conditioned to control the character of front yard fences and coordinate with existing properties. This policy would be applied on a case-by-case basis, which requires Staff and Commission time to consider each variation request.

The City of Evanston and Villages of Plainfield and Lemont take a different approach to recognize the context of front yard fences. Evanston designates certain streets as "Type 1 Streets" which are based on the character of a neighborhood. Along these streets, open-style front-yard fences are permitted. There are five streets designated as Type 1 Streets in the Evanston City Code. The streets are designated with specific block ranges, and either prohibit certain fence materials (mostly chain-link) or require wrought iron fences. Both Plainfield and Lemont allow 4' open fences only in their downtown zoning district areas.

Evanston's approach reduces the number of variations by allowing front yard fences by right along certain streets. Plainfield's and Lemont's approach does the same, but in a specific area rather than along certain streets. With front yard fences permitted by right, more property owners may opt to install appropriate style fences, enhancing the character of the neighborhood.

## MODIFIED REGULATIONS

---

After deliberation lead by staff, the Plan Commission unanimously agreed to direct staff bring forward an amendment to:

- Allow fences in secondary front yards no less than ten feet from the Secondary Front Yard property line that:
  - are open-style and/or privacy-style;
  - are no taller six feet (six-foot six-inch post height); and
  - are comprised of materials allowed elsewhere in Section III.J. Fence Regulations with the exception of chain-link.

An ordinance draft and code amendment draft showing additions and deletions are provided as attachments to this report. While not eliminating all variation requests these changes would greatly increase the yard area permitted to be fenced on corner lots. However, the changes also work to maintain aesthetics, still ensures visibility is maintained on all lots, and keeps the same requirements across all zoning districts.

## MOTION TO CONSIDER

---

If the Plan Commission wishes to act on the proposed text amendment, appropriate wording of the motion is:

**“...make a motion to recommend that the Village Board amend Section III.J. Fence Regulations of the Zoning Ordinance as described in the May 4, 2023 staff report and attached drafted ordinance to modify secondary front yard fence regulations.”**

## Staff Exhibit A

## History of Fence Regulations Related to Corner Lots

1956-2005	<i>"Fences in which the opening between the materials of which the fence is constructed represent less than seventy (70) percent of the total surface may be erected to a height not exceeding four (4) feet along the boundaries of a lot, except that no such fence shall be erected within thirty (30) feet of a street intersection. Wire fences and other fences in which the openings between the materials of which the fence is constructed represent more than seventy (70) percent of the total fence area may be erected to a height of six (6) feet, except within thirty (30) feet of a street intersection."</i>
2007-2009	<p>Corner fences are allowed 10 feet into the required side yard similar to the current regulations and allowed to be 6 foot solid with Zoning Administrator review of visibility.</p> <p><i>"Fences not exceeding six (6) feet in height above natural grade level projecting not more than ten (10) feet into the required front setback on the side yard street frontage of a corner lot in a residential zoning district, provided that the Zoning Administrator or his designee determines that the provisions of Section III.G of this Ordinance will be maintained and that there will be no obstruction to the visibility of vehicular or pedestrian traffic. If the Zoning Administrator deems that such a visibility obstruction would occur, he may require that portions of or all of the fence be constructed of an open design, or of a shorter height, or a combination of both, or the Zoning Administrator may deny the request. The determination of the Zoning Ordinance may be appealed to the Zoning Board of Appeals pursuant to Section X.F of this Ordinance."</i></p>
2011-2017	A chart was created which determined what accessory uses and structures could encroach within a required yard under certain situations. It was here when fences 6 feet in height were permitted as an obstruction within 10 feet of the required secondary front yard. The Zoning Administrator was left to determine if the fence was a visibility obstruction and if it was required to obtain a Variation or not. This process and the standards attached resulted in the inconsistent enforcement of the zoning code requirements and numerous issues that created aesthetic and visibility concerns.
2017-Present	Code Changes were initiated to determine what fences in the secondary front yard should be permitted going forward and to make the regulations clear to residents and staff. The new regulations were reviewed and revised by the Zoning Board of Appeals, Community Development Committee, and the Plan Commission. They were approved by the Village Board in January 2018. The result of the text amendments reduced allowable fences extending into the required secondary front yard to be a maximum 4 feet in height (4'6" posts) and open style (50% open to light and air). When approved it was known that there would be numerous fences that would become legal non-conforming in the Village and would need to come into compliance when their fence needed replacement or adjustment.

## EXHIBIT A

### FENCE REGULATIONS

#### 1. Permit Required.

a. A building permit is required for all work performed in association with the construction, alteration, or relocation of a fence except as outlined in Section III.J.1.b.

b. Exemptions. The following circumstances do not require a building permit; however, they are subject to the regulations within Section III.J.2.:

(1) Repairs of not more than one (1) eight-foot (8') section of fencing per year on a legally permitted fence; and

(2) Fences two feet (2') in height or less.

#### 2. Regulations. ~~for All Zoning Districts~~

##### a. Location.

(1) ~~Permitted Fence Location~~ in Nonresidential zoning districts:

PERMITTED FENCE LOCATION BY LOT TYPE AND YARD TYPE – <u>NONRESIDENTIAL</u>				
LOT TYPE	YARD TYPE			
	Front/Primary Front	Secondary Front	Side	Rear
Interior Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Interior Key Lot	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Corner Lot	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Reversed Corner Lot	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
Through Lot	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.



<b>Corner Through Lot</b>	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.
<b>Flag Lot</b>	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line

(2) Permitted fence location in Residential zoning districts:

<b>PERMITTED FENCE LOCATION BY LOT TYPE AND YARD TYPE – RESIDENTIAL</b>				
<b>LOT TYPE</b>	<b>YARD TYPE</b>			
	<b>Front/Primary Front</b>	<b>Secondary Front</b>	<b>Side</b>	<b>Rear</b>
<b>Interior Lot</b>	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Interior Key Lot</b>	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Corner Lot</b>	Fence Permitted at or behind Required Setback Line	Fence Permitted no less than ten feet in from secondary front yard property line(s). See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Reversed Corner Lot</b>	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Through Lot</b>	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.a.
<b>Corner Through Lot</b>	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Fence Permitted no less than ten feet in from secondary front yard property line(s) See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.a.
<b>Flag Lot</b>	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line

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(2)(3) Rights-of-Way, Drainage, and/or Utility Easements.

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- (i) No private fences shall be allowed or constructed within public street, highway, or alley right-of-ways.
- (ii) Fences may, by permit and written approval, be placed on drainage and/or public utility easements, so long as the fence does not interfere in any way with existing drainage patterns, underground, ground, or above-ground utilities.
- (iii) Fences shall not obstruct access to utilities. A gate or moveable section of fencing may be required.
- (iv) The Village or any utility company having authority to use such easements shall not be liable for repair or replacement of such fences in the event they are moved, damaged, or destroyed by virtue of the lawful use of said easement.

~~(3)~~(4) Clear Vision Triangle: Fences shall not obstruct sight lines and/or cause a negative impact to safety of pedestrians or vehicles. A clear vision triangle must be maintained.

b. Materials.

- (1) Fences shall consist of materials that are found by the Zoning Administrator or their designee to be durable and weather resistant. Fencing shall be painted, rust-proofed or otherwise protected against damage and decay so as to present an orderly appearance.
- (2) All fences shall be maintained in good, structurally sound repair and in a neat, clean, presentable and attractive condition.
- (3) Allowable Materials:
  - (i) PVC/vinyl
  - (ii) Wood
  - (iii) Wrought iron
  - (iv) Aluminum
  - (v) Galvanized steel (open style fencing only)
  - (vi) Masonry
  - (vii) Chain-link without slats (can be coated or uncoated)
  - (viii) Perimeter fencing (stone or concrete)
  - (ix) Similar materials, as approved by the Zoning Administrator or their designee
- (4) Prohibited Materials:
  - (i) Chain-link with slats

(ii) Glass and other reflective materials

(iii) Barbed wire

(iii)(iv) Chain-link within required secondary front yards

(5) Orientation of Finished Side: When a fence has a finished or decorative side, it shall be oriented to face outward toward adjacent parcels or street rights-of-way (away from the interior of the lot upon which the fence is erected).

(6) Fencing shall not have sharp edges.

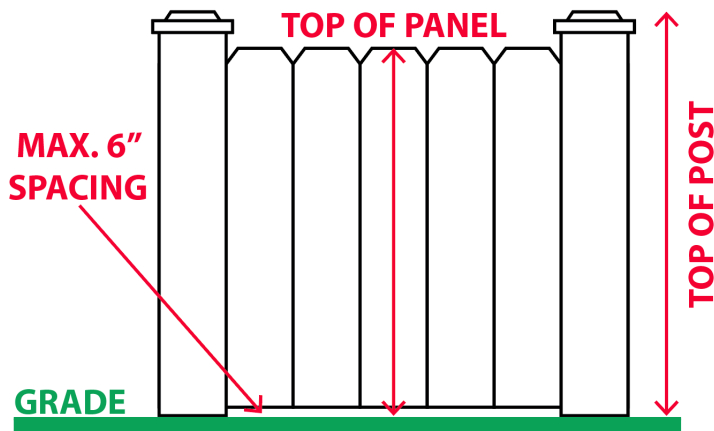
(7) Fencing shall be uniform in color.

c. Maximum Height. (see graphic)

(1) Top of Posts: six feet, six inches (6'6") when measured from grade.

(2) Top of Panel: six feet (6') when measured from grade.

(3) Spacing Between Grade and Bottom of Panel: maximum of six inches (6").

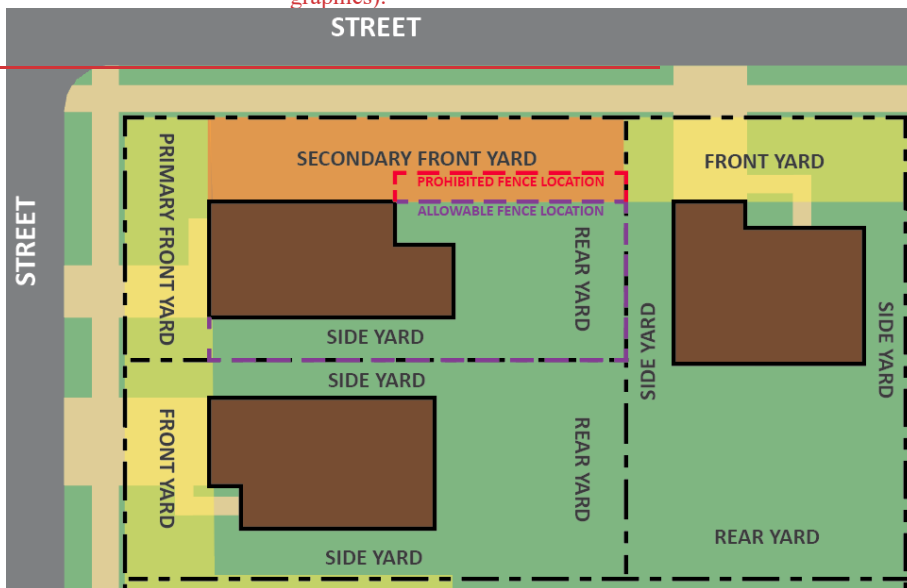


3. Administrative Approvals: The Zoning Administrator or their designee may grant administrative approval for a fence in the following circumstances:

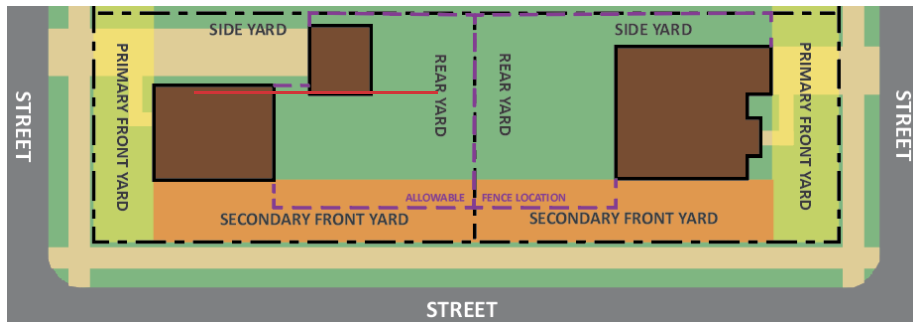
a. Secondary Front Yard

(1) A fence within a secondary front yard may be permitted to encroach up to ten feet (10') into the required front yard setback, provided that:

- (i) ~~The property is within a residential zoning district (R-1, R-2, R-3, R-4, R-5, R-6, & R-7);~~
- (ii) ~~The fence meets all material requirements within Section III.J.2.b.; however, the fence cannot be chain-link; and~~
- (iii) ~~The fence must be a maximum height of five feet, six inches (5'6") at the top of the posts and five feet (5') at the top of the panel when measured from grade;~~
- (iv) ~~The fence must be open style and have a minimum of fifty percent (50%) open space between the rails and posts;~~
- (v) ~~The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles; and~~
- (vi) ~~The fence cannot abut a neighboring front/primary front yard (see graphics).~~



*Graphic: Prohibited Fence Location in Secondary Front Yard*



*Graphic: Allowable Fence Location in Secondary Front Yard*

a. In the instance that a residential structure is nonconforming to the required front yard setback, a fence may be permitted to encroach into the required front yard setback to align with the established setback of the residential structure, provided that:

- (2)(1) The fence meets all provisions within Section III.J.2.b. and III.J.2.c.; and
- (3)(2) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles.

b. Through Lot.

(1) A fence may be permitted to be constructed along a property line that directly abuts a public right-of-way or private street if the Zoning Administrator or their designee determines that the lot line should be considered a side or rear lot line based on the adjacent established development pattern, provided that:

- (i) The fence meets all provisions within Section III.J.2.b. and III.J.2.c.; and
- (ii) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles.

4. Temporary Fences.

a. Temporary fences may be authorized by the Zoning Administrator or their designee for the purposes of securing or enclosing an area for a limited period of time (ex. construction sites, special events, and unsafe structures).

5. Nonconforming Fences. Fences existing at the time of the enactment of this Section III.J., or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section

III.J., shall be regarded as nonconforming fences – either a legal nonconforming fence or an illegal nonconforming fence.

- a. Legal Nonconforming Fences. Fences constructed with a permit on file with the Village. Minor ordinary repairs and maintenance (not exceeding repair on one (1) eight foot (8') wide section of fencing per year) may be completed on such fence. Nonconforming fences shall not be changed or altered in any manner that would increase the degree of its nonconformity or structurally altered to prolong its useful life.
  - b. Illegal Nonconforming Fences. Fences constructed without a permit. Such fences shall be immediately removed by the property owner, or a variation (in accordance with Section X.G. of the Zoning Ordinance) must be obtained.
6. Appeals and Variations. If the Zoning Administrator or their designee denies a fence as proposed, the Petitioner may appeal the denial before the Zoning Board of Appeals as outlined within Section X.F. of the Zoning Ordinance. A Petitioner may also submit a request for a variation as outlined within Section X.G. of the Zoning Ordinance.



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**THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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**ORDINANCE**  
**NO. 2023-O-XXX**

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**AN ORDINANCE AMENDING THE VILLAGE OF TINLEY PARK ZONING  
ORDINANCE REGARDING FENCE REGULATIONS**

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**MICHAEL W. GLOTZ, PRESIDENT**  
**NANCY O'CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY**  
**WILLIAM A. BRENNAN**  
**DENNIS P. MAHONEY**  
**MICHAEL G. MUELLER**  
**KENNETH E. SHAW**  
**COLLEEN M. SULLIVAN**  
**Board of Trustees**

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**VILLAGE OF TINLEY PARK**  
Will County, Illinois

**ORDINANCE NO. 2023-O-XXX**

**AN ORDINANCE AMENDING THE VILLAGE OF TINLEY PARK ZONING  
ORDINANCE REGARDING FENCE REGULATIONS**

**WHEREAS**, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

**WHEREAS**, the Village of Tinley Park (“Village”) desires to amend (“Amendments”) its Zoning Ordinance to modify fence regulations for corner lot properties; and

**WHEREAS**, amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Ordinance; and

**WHEREAS**, after due notice as required by law the Plan Commission of the Village held a Public Hearing on said Amendments on May 4, 2023, at which time all persons were afforded an opportunity to be heard; and

**WHEREAS**, the Plan Commission agreed that modifications to the allowable locations of fences on secondary front yards of residential corner lots will reduce the number of fence Variation requests sought each year; and

**WHEREAS**, the Plan Commission voted **X-X in favor to recommend** said Amendments to the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

**WHEREAS**, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendments to the Tinley Park Zoning Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:**

**SECTION 1:** that the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

**SECTION 2:** that Section III.J. (Fence Regulations), subsection 2.a. is hereby amended to create the distinction between residential and nonresidential fence locations as follows:

2. Regulations.

a. Location.

(1) Permitted fence location in ~~all~~ Nonresidential zoning districts:

<b>PERMITTED FENCE LOCATION BY LOT TYPE AND YARD TYPE – <u>NONRESIDENTIAL</u></b>				
<b>LOT TYPE</b>	<b>YARD TYPE</b>			
	<b>Front/Primary Front</b>	<b>Secondary Front</b>	<b>Side</b>	<b>Rear</b>
<b>Interior Lot</b>	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Interior Key Lot</b>	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Corner Lot</b>	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Reversed Corner Lot</b>	Fence Permitted at or behind Required Setback Line	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line
<b>Through Lot</b>	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.
<b>Corner Through Lot</b>	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Fence Permitted at or behind Required Setback Line. See also Section III.J.3.	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line. See Section III.J.3.b.
<b>Flag Lot</b>	Fence Permitted at or behind Required Setback Line	n/a	Permitted at 0' Setback from Property Line	Permitted at 0' Setback from Property Line

**(2) Permitted fence location in Residential zoning districts:**

<b><u>PERMITTED FENCE LOCATION BY LOT TYPE AND YARD TYPE – RESIDENTIAL</u></b>				
<b><u>LOT TYPE</u></b>	<b><u>YARD TYPE</u></b>			
	<b><u>Front/Primary Front</u></b>	<b><u>Secondary Front</u></b>	<b><u>Side</u></b>	<b><u>Rear</u></b>
<b><u>Interior Lot</u></b>	<b><u>Fence Permitted at or behind Required Setback Line</u></b>	<b><u>n/a</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>
<b><u>Interior Key Lot</u></b>	<b><u>Fence Permitted at or behind Required Setback Line</u></b>	<b><u>n/a</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>
<b><u>Corner Lot</u></b>	<b><u>Fence Permitted at or behind Required Setback Line</u></b>	<b><u>Fence Permitted no less than ten feet in from secondary front yard property line(s). See also Section III.J.3.</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>
<b><u>Reversed Corner Lot</u></b>	<b><u>Fence Permitted at or behind Required Setback Line</u></b>	<b><u>Fence Permitted at or behind Required Setback Line. See also Section III.J.3.</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>
<b><u>Through Lot</u></b>	<b><u>Fence Permitted at or behind Required Setback Line. See also Section III.J.3.</u></b>	<b><u>n/a</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>	<b><u>Permitted at 0' Setback from Property Line. See Section III.J.3.a.</u></b>
<b><u>Corner Through Lot</u></b>	<b><u>Fence Permitted at or behind Required Setback Line. See also Section III.J.3.</u></b>	<b><u>Fence Permitted no less than ten feet in from secondary front yard property line(s) See also Section III.J.3.</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>	<b><u>Permitted at 0' Setback from Property Line. See Section III.J.3.a.</u></b>
<b><u>Flag Lot</u></b>	<b><u>Fence Permitted at or behind Required Setback Line</u></b>	<b><u>n/a</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>	<b><u>Permitted at 0' Setback from Property Line</u></b>

**SECTION 3:** that Section III.J. (Fence Regulations), subsection 2.a.(1).2. is established to permit fences on residential lots within required secondary front yards no less than ten feet from the secondary front yard property line.

**SECTION 4:** that Section III.J. (Fence Regulations), subsection 2.b.(4) is hereby amended to prohibit chain-link fences in required secondary front yards.

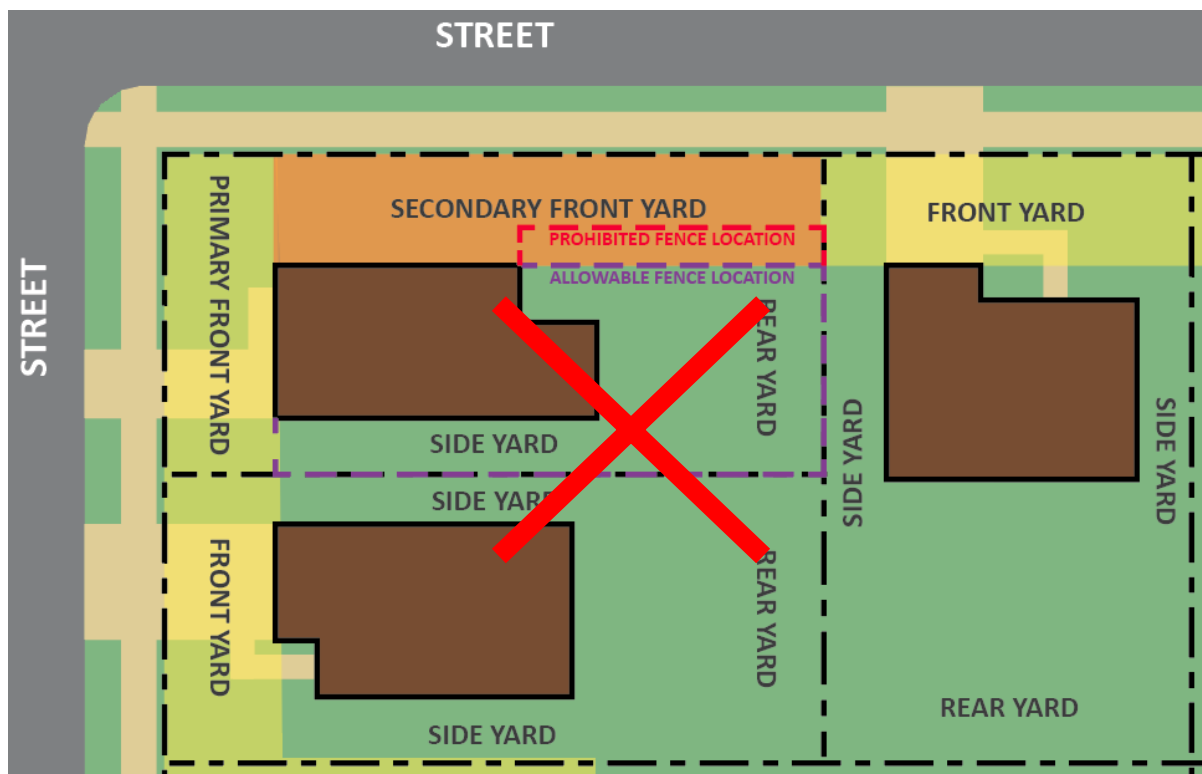
**SECTION 5:** that Section III.J. (Fence Regulations), subsection 3.a. is hereby stricken as follows:

a. Secondary Front Yard

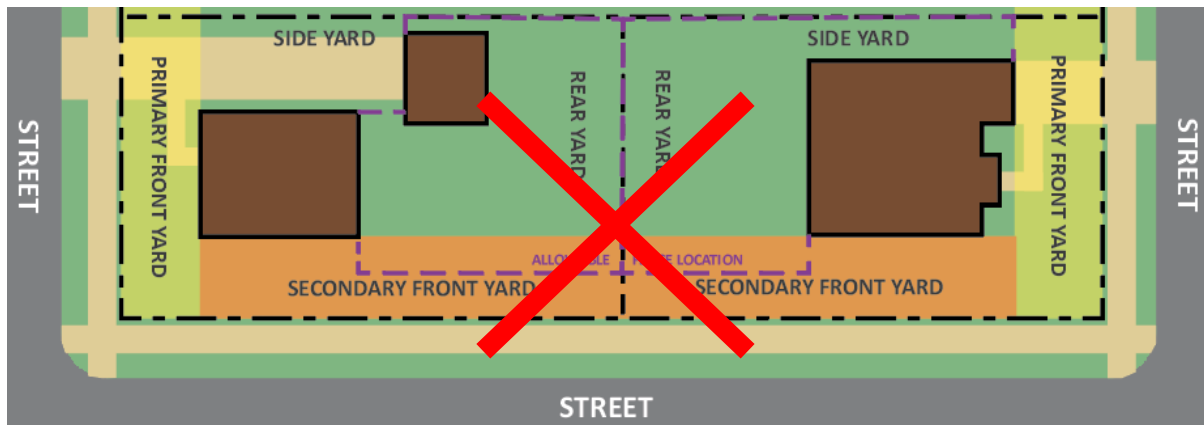
(1) A fence within a secondary front yard may be permitted to encroach up to ten feet (10') into the required front yard setback, provided that:

- (i) The property is within a residential zoning district (R-1, R-2, R-3, R-4, R-5, R-6, & R-7);
- (ii) The fence meets all material requirements within Section III.J.2.b.; however, the fence cannot be chain-link; and
- (iii) The fence must be a maximum height of five feet, six inches (5'6") at the top of the posts and five feet (5') at the top of the panel when measured from grade;
- (iv) The fence must be open style and have a minimum of fifty percent (50%) open space between the rails and posts;
- (v) The fence does not obstruct sight lines that may cause a negative impact to safety of pedestrians or vehicles; and
- (vi) The fence cannot abut a neighboring front/primary front yard (see graphics).

**SECTION 6:** that the graphics included as part of Section III.J. (Fence Regulations), subsection III.J.3.a.(1).(vi). are hereby stricken as follows:



*Graphic: Prohibited Fence Location in Secondary Front Yard*



*Graphic: Allowable Fence Location in Secondary Front Yard*

**SECTION 7:** that formatting and other insignificant changes are provided in this Amendment.

**SECTION 8:** that the attached document, incorporated into this ordinance as Exhibit A, provides document tracking for all changes to the Zoning Ordinance Section III.J.

**SECTION 9:** Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

**SECTION 10:** That this Ordinance shall be in full force and effect from and after its adoption and approval.

**SECTION 11:** That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 6th day of June 2023.

AYES:

NAYS:

ABSENT:

APPROVED THIS 6th day of June 2023.

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VILLAGE PRESIDENT



ATTEST:

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VILLAGE CLERK

STATE OF ILLINOIS       )  
COUNTY OF COOK       )     SS  
COUNTY OF WILL       )

CERTIFICATE

I, NANCY O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2023-O-XXX, “AN ORDINANCE AMENDING THE VILLAGE OF TINLEY PARK ZONING ORDINANCE REGARDING FENCE REGULATIONS” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 16, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6th day of June 2023.

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VILLAGE CLERK