



CITY OF WOOD DALE

COMMUNITY DEVELOPMENT COMMISSION **MEETING AGENDA**

Date & Time: September 20, 2021 at 7:00 PM
Location: Wood Dale City Call
404 N. Wood Dale Road, Wood Dale, IL 60191
Members: Jay Babowice, Ron Damasco, Jaime Ochoa, Richard Petersen,
Dave Shimanek, Tereasa Szatko, David Woods
Staff Liaison: Gosia Pociecha

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **BUSINESS ITEMS**

A. *Approval of Meeting Minutes from June 21, 2021*

IV. **PUBLIC HEARINGS**

A. *CDC-2020-0002*

An application has been filed requesting an approval of a map amendment (rezoning) of a residential property from R-1, Estate Residential, upon annexation, to R-2, Large Lot Single Family. The subject property is located at 17W271 Deerpath Rd, (PIN 03-15-404-006). The new address, upon annexation, will be: 382 E Deerpath Road. Salvatore Ursino is the owner of the parcel and the petitioner.

V. **STAFF LIAISON REPORT**

VI. **ADJOURNMENT**



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: June 21, 2021

Present: Dave Woods, Ron Damasco, Theresa Szatko,
Dave Shimanek, Jay Babowice

Absent: Richard Petersen

Also Present: Gosia Pociecha, Attorney Sean Conway
Lindsay Sanchez, Gary Vanek, Scott Carlson
Keith Carlson, Arthur Gallegos, Fidan Baldjiev, and 5 other
people in attendance

Meeting Convened at: 7:00 P.M.

CALL TO ORDER:

Mr. Shimanek made a motion, seconded by Mr. Woods, to appoint Mr. Ochoa as Chairman Pro Tem. The motion was unanimously approved by voice vote. Attorney Conway will act as facilitator for the Public Hearing.

Attorney Conway introduced and welcomed Mr. Jay Babowice as the new member of the Community Development Commission replacing Mr. George Vant.

APPROVAL OF THE MINUTES:

Mr. Woods made a motion to approve the minutes of the May 17, 2021 meeting; the motion was seconded by Mr. Ochoa. A roll call vote was taken with all members voting aye with the exception of Mr. Babowice who abstained. Motion carried.

PUBLIC HEARINGS:

CASE NO. CDC-2020-10

Celestina Salazar is requesting a fence variation to allow construction of a six foot (6') privacy fence in the corner side yard of property located at 524 N. Edgewood Ave.

OVERVIEW

Ms. Pociecha explained that per Sec. 17.602 of the Municipal Code, only four foot (4') high decorative fencing is allowed in the front yard, in this case, facing Edgewood Avenue and in the corner side yard facing Foster Avenue. To meet these requirements, applicant has proposed a combination of six foot (6') wood fencing with steel posts along the south, west and north property lines and a four foot (4') wrought iron style fence in the front

facing Edgewood Ave. In addition, two gates are proposed, one off of Edgewood to serve the existing driveway and the other which would serve a new proposed driveway that is currently under permit review. Another factor to be considered with this request is that construction of a code compliant six foot (6') privacy fence at the established building line would create a conflict with the existing pool behind the house, a pool which was constructed in 2002. The current property owners acquired the property in 2019. Commissioners were advised that staff has not received any specific objections to this proposal from neighbors; however, staff was contacted regarding the fact that petitioners sometimes park vehicles on the grass.

Petitioner explained her concerns in making this request; specifically, to provide a secured backyard for her children and to screen the property from truck traffic along Foster Ave.

DISCUSSION

Mr. Woods pointed to the fact that a similar front yard fence request was recently brought before the CDC and was denied. Ms. Szatko stated that the heavy truck traffic along Foster Avenue differentiates this request and should be taken into consideration.

RECOMMENDATION

At the conclusion of the Public Hearing, Ms. Szatko made a motion, seconded by Mr. Ochoa as follows:

Based on the submitted petition and the testimony presented, the proposed zoning variation is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated June 21, 2021 as the findings of the Community Development Commission, and recommend to the City Council approval of the zoning variation to allow six foot (6') high privacy fence in the corner side yard in Case No. CDC-2020-10 with the following conditions:

1. The six foot (6') high privacy fence along the north elevation not to extend past the rear wall of the primary structure.
2. The property be maintained in Code Compliance including but not limited to parking of vehicles only on improved surfaces.

Ayes: Babowice, Ochoa, Shimanek, Szatko

Nays: Woods, Damasco

Motion carries.

CASE NO. VAR-2021-0002

OVERVIEW

An application has been filed by Turkan Ozturk, owner and petitioner, for a reduction of the required side setback for a detached garage for a single family property located at 569 Gilbert Drive.

DISCUSSION

Ms. Pociеча described the circumstances regarding the request: in July of 2019, a permit was issued for replacement of a driveway and a garage slab. Since lot coverage was above that which is allowed, a percentage of the driveway was constructed with permeable pavers; this was approved and the permit holder was advised that a separate permit would be required for construction of the garage. Inspections of the permitted work revealed that construction of the garage was begun without a permit, work was stopped and a spot survey was submitted indicating that the slab did not meet the required five foot (5') side yard requirement. The north corner of the garage slab is 4'10" and the south corner is 4'8" away from the side property line. Petitioner was advised that, per language in the Municipal Code, there are no exceptions to this regulation; further, other than demolishing the existing garage structure which was done without a permit they were advised that they could apply for a variation.

RECOMMENDATION

Ms. Szatko made a motion, seconded by Mr. Ochoa as follows:

Based on the submitted petition and the testimony presented, the proposed zoning variation is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated June 21, 2021 as the findings of the Community Development Commission, and recommend to the City Council approval of the zoning variation to allow reduction of the side setback for detached garage from five feet (5') to four feet eight inches (4'8") in Case No. VAR-2021-02.

A roll call vote was taken with the following results:

Ayes: Damasco, Ochoa, Shimanek
Nays: Woods, Szatko, Babowice

Motion denied.

CASE NO. SPU-2021-0002

An application has been filed by Legacy Tile Flooring Distributors, Inc. For a Special Use and Major Site Plan Review to permit the operation of a flooring store under a Special Use for carpet, rug and linoleum store at 1450 N. Wood Dale Road.

DISCUSSION

This building was annexed to the city and granted a Special Use in 1998 to operate a similar flooring business. Petitioner and their representatives explained their plans to maintain that use and noted that there will be no changes made to the building's physical exterior or to the existing parking area; the only changes to be made will be to the internal office/showroom area. In response to the question, petitioner attested to the fact that the building is sprinklered. Discussion followed regarding supply delivery times and how best to address the fact that there is an existing townhouse development adjacent to this building with school bus traffic from that area. Mr. Arthur Gallegos, the owner of a unit in that complex raised this concern.

RECOMMENDATION

Ms. Szatko made a motion, seconded by Mr. Shimanek as follows.

Based on the submitted petition and the testimony presented, the proposed Special Use and Major Site Plan Review meets the standards of approval and is consistent with the UDO and the Comprehensive Plan; and, therefore I move that the Community Development Commission adopt the findings of fact included within the staff memo dated June 21, 2021 as the findings of the Community Development Commission and recommend to the City Council approval of the Special Use request to operate a flooring store at 1450 N. Wood Dale Rd. In Case No. SPU-2021-002.

A roll call vote was taken with the following results:

Ayes: Woods, Shimanek, Damasco, Ochoa, Babowice, Szatko

Nays: None

Motion passed.

Mrs. Szatko then amended her motion to include a condition limiting delivery times to the hours between 7:00 A.M and 7:00 P.M. only.

STAFF LIAISON REPORT

There was no report by staff.

ADJOURNMENT

The meeting was adjourned at 8:20 P.M.

Minutes taken by Marilyn Chiappetta

CITY OF WOOD DALE

Community Development



MEMO

DATE: September 20, 2021

TO: Community Development Commission

FROM: Gosia Pociecha, AICP, Planner

SUBJECT: Case No. CDC-2020-0002, Rezoning upon annexation from R-1 to R-2, 17W271 Deerpath Rd (to be known as 382 E Deerpath Rd)

REQUEST

An application has been filed by Salvatore Ursino for a zoning map amendment (rezoning) of residential property located at 17W271 Deerpath Rd (to be known as 382 E Deerpath Rd). Currently, the property is unincorporated. Upon annexation, the property would be zoned R-1, Estate Residential. The request is to rezone the subject property upon annexation from R-1, Estate Residential, to R-2, Large Lot Single Family.

PROPERTY INFORMATION

Site Address: 17W271 Deerpath Rd (to be known as 382 E Deerpath Rd)
PIN: 03-15-404-006
Property Size: 0.5 Acres (approx. 25,199 square feet)
Existing Land Use: Single Family Residential
Future Land Use: Single Family Residential
Existing Zoning: R-4 (Single Family) DuPage County Unincorporated

Surrounding Zoning / Land Use

North: R-2 (Large Lot Single Family) / Single Family Residential
South: R-2 (Large Lot Single Family) / Single Family Residential
East: R-2 (Large Lot Single Family) / Single Family Residential
West: R-2 (Large Lot Single Family) / Single Family Residential

ANALYSIS

Submittals

The analysis and recommendation provided in this memo are based on the following documents, which are on file in the Community Development Dept. and attached as noted:

- Public Hearing Application
- Proof of Ownership

- Plat of Survey (Exhibit A)
- Petitioner Narrative (Exhibit B)
- Petition for voluntary Annexation (Exhibit C)
- Plat of Annexation (Exhibit D)
- Topographical Survey (Exhibit E)
- Proposed Site Plan (Exhibit F)
- Proposed Elevations (Exhibit G)

Project Description

The subject property is located at 17W271 Deerpath Rd, (PIN 03-15-404-006), near the intersection of Deerpath Rd and Edgewood Ave (see the location map on next page) in Unincorporated DuPage County. Upon annexation, the address will be changed to: 382 E Deerpath Rd, Wood Dale, IL 60191. Currently, the property is classified R-4, Single Family, according to DuPage County Unincorporated Zoning. The property is vacant (Exhibit A). Salvatore Ursino is the owner of the property and the petitioner.

The applicant has petitioned for voluntary annexation in order to construct a new single family residence and connect to city water and sewer services. The applicant is requesting rezoning from R-1, Estate Residential, which is the default zoning designation for all annexed property, to R-2, Large Lot Single-Family (Exhibit B). The annexation petition is included with this petition as the rezoning is contingent upon the annexation (Exhibits C and D).

Upon annexation to the City, the intent of the property owner is to apply for a building permit for construction of a single family residence. A concept site plan and concept elevations for the proposed residence are included in the memo for informational purposes only (see Exhibits F and G).

Compliance with the Comprehensive Plan

The property is designated as Single Family Residential in the Future Land Use Map of the Comprehensive Plan. The Single Family Residential land use category for properties located in the southeast area of the City is intended to preserve the primarily single-family homes with some townhomes near the Metra station. It has less of a grid street network and more parks and green spaces throughout.

The proposed development will help the City in achieving Goal 2, Objective 6: Pursue annexation of locations that can add value to the City by incorporating desired business, residential sites, or recreational function by supporting voluntary annexation of residential property.

The requested rezoning to R-2, Large Lot Single Family, will support the use of the property as a single-family home and is consistent with the Comprehensive Plan.

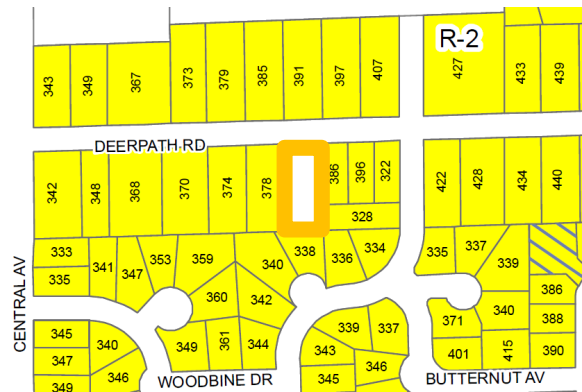


Location Map for 17W271 Deerpath Rd

Compliance with the Unified Development Ordinance (UDO)

Lot Development Standards

Upon annexation, the subject property will be designated as R-1, Estate Residential, by default. The petitioner has requested a rezoning from the default R-1 zoning to R-2, Large Lot Single Family. A Type 2 Building is allowed to be constructed in the R-2 Zoning Districts. The subject property meets the minimum R-2 lot standards set forth in the UDO. Since the lot is surrounded by similarly sized (including the same lot depth) residential lots that are zoned R-2, this zoning designation is the most appropriate and is compliant with the UDO.



	R-1 Lot Standards	R-2 Lot Standards	17W271 Deerpath
Lot Width (min.)	100 Ft.	80 Ft.	105 Ft.
Lot Depth (min.)	150 Ft.	125 Ft.	240 Ft.
Lot Size (min.)	15,000 Ft. ²	10,000 Ft. ²	25,199 Ft. ²
Lot Coverage (max.)	40%	40%	0%
Front Built-to-Line	25 Ft.	25 Ft.	Vacant
Side Setback	10 Ft. or 10% (whichever is less)	10 Ft. or 10% (whichever is less)	Vacant
Rear Setback (min.)	30 Ft.	30 Ft.	Vacant
Building Coverage (max.)	30%	30%	Vacant
Height (max.)	30 Ft.	30 Ft.	Vacant

Neighborhood Comment

Notice was provided to adjacent property owners in accordance with Section 17.401.D of the UDO. A public hearing sign was placed at the subject property and a public hearing notice published in Daily Herald on September 3, 2021. Staff received few questions from the public asking about the purpose of the public hearing, but no objections to the petition were received.

Findings of Fact

The Community Development Commission may recommend approval of a map amendment upon compliance with the Comprehensive Plan and Unified Development Ordinance. As stated previously, the requested rezoning of the subject property from R-1, Estate Residential, upon annexation to R-2, Large Lot Single Family, is consistent with both the Comprehensive Plan and the Unified Development Ordinance.

RECOMMENDATION

The Community Development Department finds that the request for map amendment (rezoning) of residential property located at 17W271 Deerpath Rd (to be known as 382 E Deerpath Rd) from a default R-1, Estate Residential, upon annexation to R-2, Large Lot Single-Family, is compatible with surrounding zoning and land use classifications, meets the requirements in the Unified Development Ordinance and is consistent with the City's Comprehensive Plan. Based on the above considerations, staff recommends that the Community Development Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the proposed map amendment (rezoning) is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated September 20, 2021 as the findings of the Community Development Commission, and recommend to the City Council approval of map amendment (rezoning) for 17W271 Deerpath Rd (to be known as 382 E Deerpath Rd) in Case No. CDC-2021-0002.

(Yes vote would be to approve; No vote would be to deny)

LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X— Fence Line

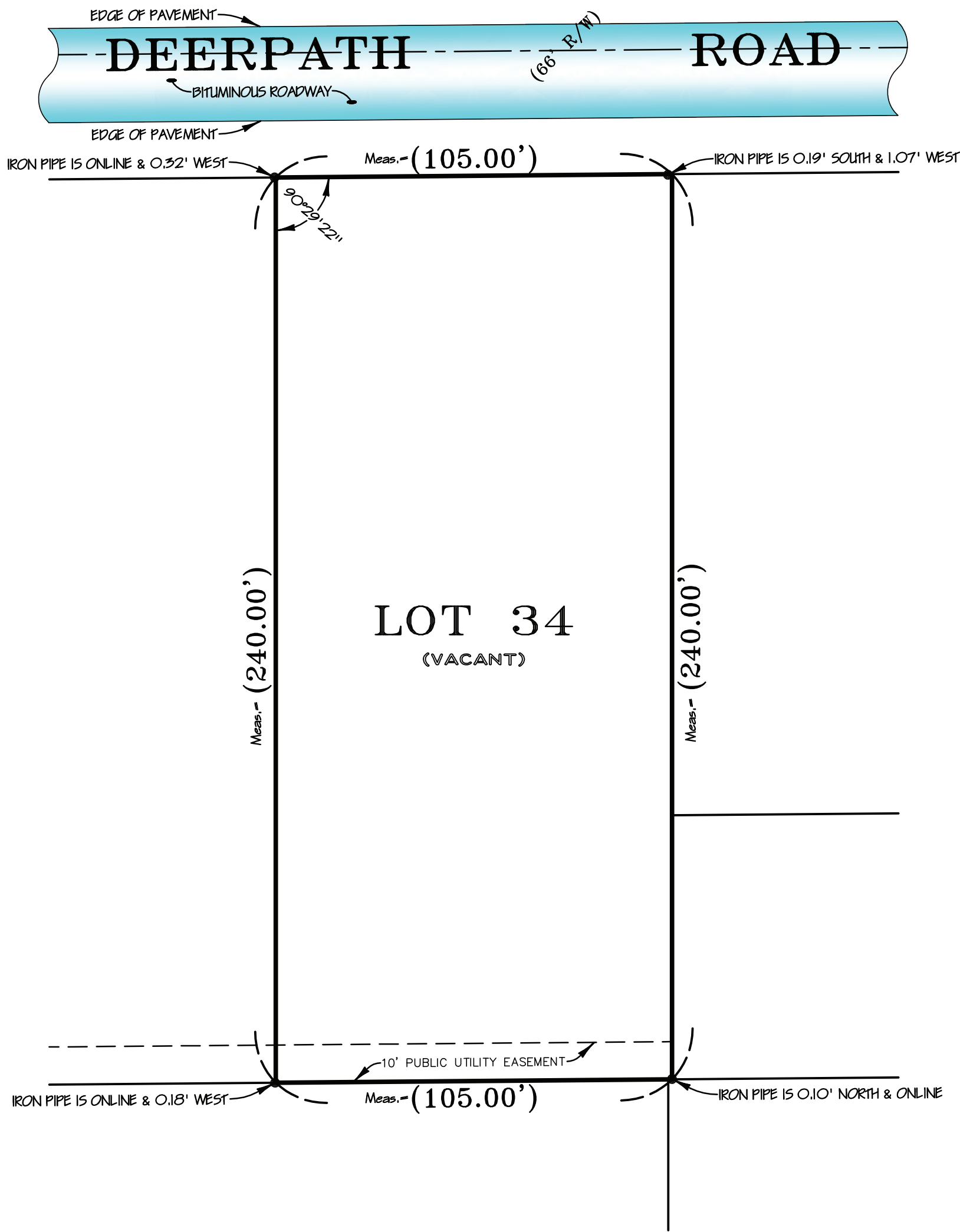
PLAT OF SURVEY

CDC-2021-0002

Exhibit A

LOT 34 IN BLAIR'S SECOND OAK GROVE SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1946 AS DOCUMENT 506506, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE = 25,199 SQ.FT.



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68' f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 4th DAY OF August, A.D. 2016

BY _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2016.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (Fax) 653-7682

PREPARED FOR:			
SAL URSINO			
DRAWN BY: CMG	DATE OF FIELD WORK: 08/04/16	SCALE: 1" = 30'	FLD.BK. - PAGE 48-00
			PROJECT NO. 28587

Salvatore Ursino
17W271 Deerpath Road, Wood Dale, IL 60068
sal.ursino@gmail.com | (847) 630-8075

August 11, 2021

City of Wood Dale
404 N. Wood Dale Rd.
Wood Dale, IL 60191

To Whom It May Concern:

While 2020 has been a journey everyone will remember, the housing market has fluctuated dramatically and instead of buying a home, I wanted the opportunity to invest in something more. Which gave me this idea of building a home for my future family and growing some roots within the Wood Dale community.

I'm asking the City of Wood Dale, the opportunity to annex my property within the city and rezoning from a DuPage County Unincorporated R-4 Single Family to a R-2 Large Lot Single Family, which corresponds with the homes in the area. Throughout the next several months, I'm planning on building a single-family home and an overview of the lot can be previewed in the following document (A-1 CH.pdf). I'm proposing a modern style prairie home that draws inspiration towards a minimal and clean aesthetic (A-7 CH.pdf).

I appreciate the community's support during these exciting times and allowing me to settle within a grow community close to Chicago. I'm looking forward to working with the city of Wood Dale on this project.

Thanks,

Salvatore Ursino

PETITION FOR ANNEXATION

**TO: CITY CLERK
OF THE CITY OF WOOD DALE
DUPAGE COUNTY, ILLINOIS**

The undersigned Petitioner(s) state, on oath, as follows:

1. This Petition for Annexation is presented to the City of Wood Dale pursuant to 65 ILCS 5/7-1-8.

2. The Property subject to this Petition ("Subject Property") bears the common address: **17W271 Deerpath Road**, and is legally described as follows and bears the following permanent index numbers: [You may attach a copy of the legal description and PIN]

Permanent Real Estate Index Number: 03-15-404-006

Lot 34 IN BLAIR'S SECOND OAK GROVE SUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1946 AS DOCUMENT 506506, IN DUPAGE COUNTY, ILLINOIS.

The Subject Property **X** is ____ is not currently vacant.

3. The Subject Property is owned by:

Salvatore Ursino

[Note, if the Property is owned by a Partnership, Corporation, Land Trust or Limited Liability Company, the appropriate form must be executed.]

NOTE: A copy of the Deed to the Subject Property must accompany this Petition.

As of the date of the filing of this Petition there are **NONE** electors residing on the Subject Property. Of these electors, no less than 51% approve of the filing of this Petition, as signified by their signatures as follows: [If there are no electors, please state "NONE"]

Salvatore Ursino

17W271 Deerpath Road

Printed Name/Signature

Address

[If additional space for signatures of electors is necessary, please add to this Petition].

4. That the Subject Property lies contiguous to the following rights-of-way:

Deerpath Road

5. The undersigned Petitioner(s) hereby request that the Subject Property be annexed to and become part of the City of Wood Dale, County Of DuPage, State of Illinois. Said Subject Property is not within the corporate limits of any municipality. Said Subject Property is contiguous to the City of Wood Dale, Illinois.

6. The undersigned Petitioner(s) understand and acknowledge that as a result of the determination to voluntarily annex the Subject Property to the City of Wood Dale, the Subject Property shall become subject to all of the laws of the City of Wood Dale.

7. That pursuant to the Illinois Statutes relative to annexation of property, when and if the said Subject Property is annexed to the City of Wood Dale, the new boundaries of the City of Wood Dale shall extend to the far side of the Subject Property and such new boundaries shall include all of every right-of-way within the area annexed.

Further affiants sayeth not.

AFFIDAVIT

The undersigned, being all of the Owners of Record and electors residing on the Subject Property as described herein, each being first duly sworn on oath, state that they have read the foregoing Petition for Annexation and each of them have subscribed thereto, and the facts as stated therein are true and correct.

Owners of Record: (Each signature must be made before a Notary)

SUBSCRIBED TO and SWORN BEFORE
me this 12 day of August, 2020.. 2021

NOTARY PUBLIC



PLAT OF ANNEXATION TO THE CITY OF WOOD DALE

CDC-2021-0002

LEGAL DESCRIPTION

LOT 34 IN BLAIR'S SECOND OAK GROVE SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1946 AS DOCUMENT 506506, IN DU PAGE COUNTY, ILLINOIS.

AREA TO BE ANNEXED = 25,199 SQ.FT. 0.578 ACRES

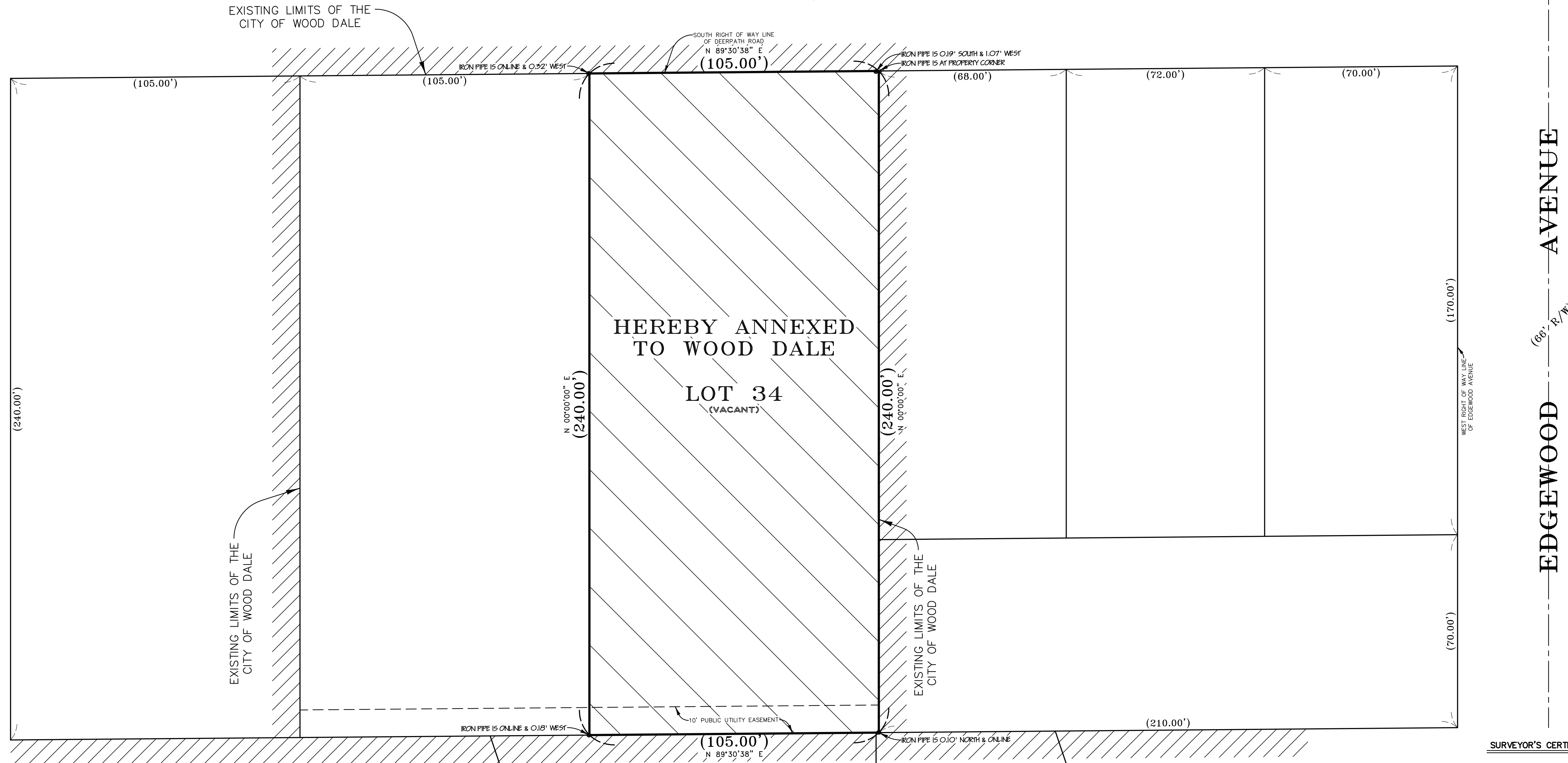
RECORDER'S CERTIFICATE **Exhibit D**

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

RECORDER OF DEEDS

DEERPETH ROAD



STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551 HAS PLATTED FOR THE PURPOSE OF ANNEXATION TO WHEATON SANITARY DISTRICT THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, WHICH TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 23rd DAY OF January A.D. 2020



BY: Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2020

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2021

P.I.N.: 03-15-404-006

Date of Field Work: 01/23/20	Drawn By: CMG	PLAT OF ANNEXATION	Sheet 1
Scale: 1" = 20'	Checked By: EAC	17 W 271 DEERPETH ROAD, WOODDALE DU PAGE COUNTY, ILLINOIS	
File No: 48-00	Approved: ADC	Project #	
Date:	Revision:	Prepared For: SAL URSINO	
		Prepared By: CARRADUS LAND SURVEY, INC.	
		100 Bridge Street, Suite 1, Wheaton, Illinois 60187 (630) 588-0416 (FAX) 653-7682	
		Project # 28587	

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THE UNDERSIGNED: _____

AND:
DO HEREBY CERTIFY THAT HE/SHE/THEY ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PREPARED FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WOOD DALE AS SHOWN BY THE PLAT HEREON DRAWN.

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

WOOD DALE CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THE ANNEXED PLAT IS IDENTIFIED AS REPRESENTATIVE OF THE PROPERTY INCORPORATED INTO AND MADE PART OF THE CITY OF WOOD DALE, AS PER ORDINANCE NO. _____ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID DISTRICT, DATED THIS _____ DAY OF _____, 20____

ATTEST: _____

SUBMITTED FOR RECORDING BY:

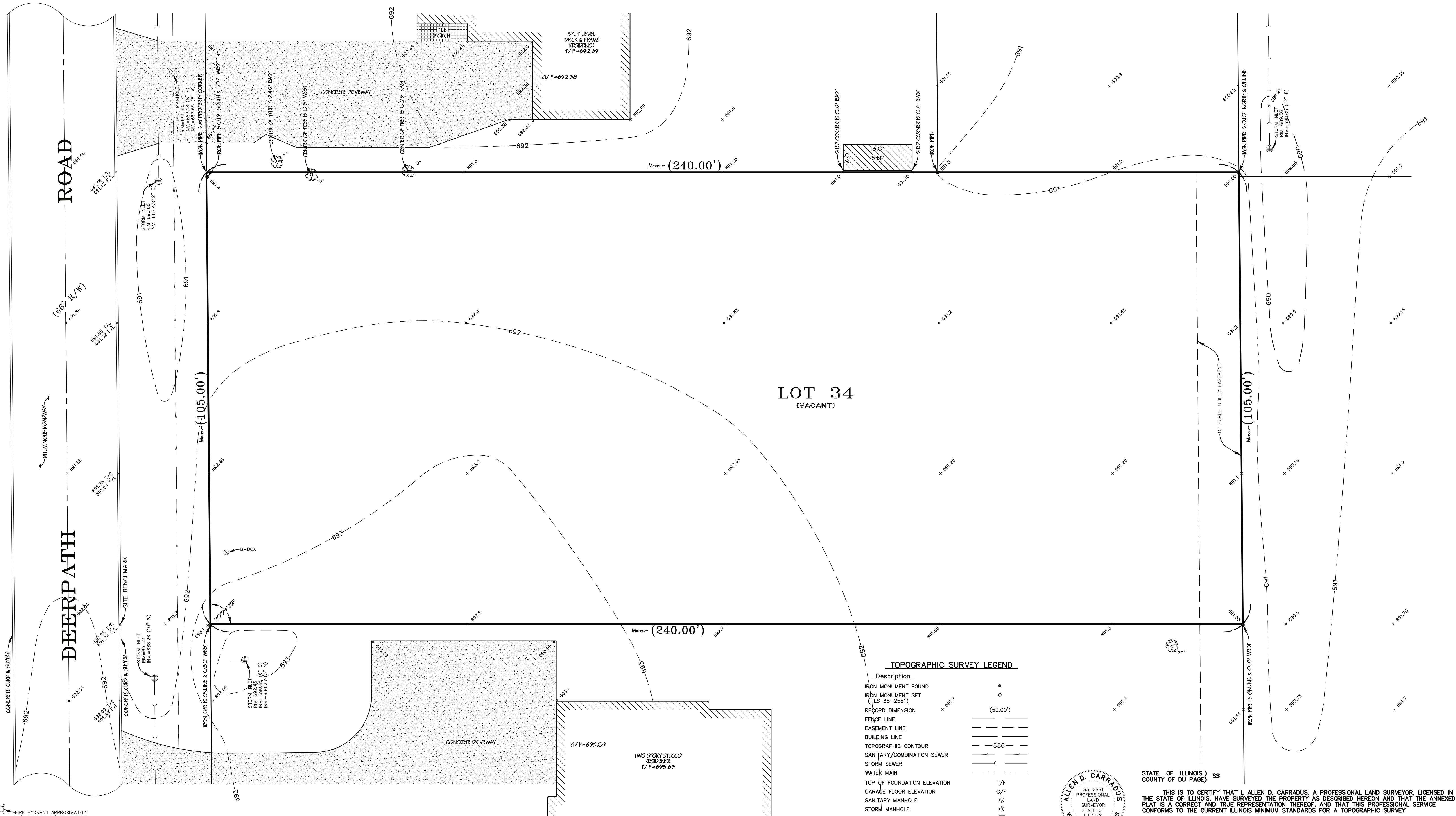
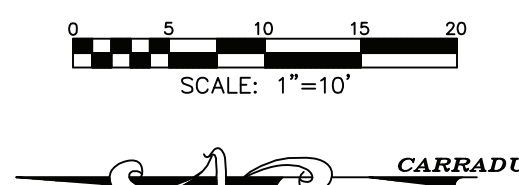
CITY OF WOOD DALE
404 N. WOOD DALE ROAD
WOOD DALE, ILLINOIS 60191

LEGAL DESCRIPTION

LOT 34 IN BLAIR'S SECOND OAK GROVE SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1946 AS DOCUMENT 506506, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE = 25,199 SQ.FT.

SITE BENCHMARK ELEV. = 691.95 (NAVD 88)
BOX CUT ON CONCRETE CURB ON SOUTH SIDE OF DEERPETH ROAD IN LINE WITH THE WEST LINE OF THE SITE EXTENDED.



LOT 34
(VACANT)

TOPOGRAPHIC SURVEY LEGEND

Description	Symbol
IRON MONUMENT FOUND	•
IRON MONUMENT SET (PLS 35-2551)	○
RECORD DIMENSION (50.00')	—(50.00)—
FENCE LINE	— — — — —
EASEMENT LINE	— — — — —
BUILDING LINE	— — — — —
TOPOGRAPHIC CONTOUR	- - - - -
SANITARY/COMBINATION SEWER	— — — — —
STORM SEWER	— — — — —
WATER MAIN	— — — — —
TOP OF FOUNDATION ELEVATION	T/F
GARAGE FLOOR ELEVATION	G/F
SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
CURB INLET	⊙
YARD INLET	⊙
FIRE HYDRANT	⊙
POWER POLE	⊙
SPOT ELEVATION	885.0 +
TREE	⊙
DRAINAGE FLOW ROUTE	→
SUMP PUMP DISCHARGE	← SP
DOWNSPOUT DISCHARGE	← DS



STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 23rd DAY OF January, A.D. 2020
BY Allen D. Carradus, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2020.

- SURVEY NOTES**
- All distances shown hereon are in feet and decimal parts thereof.
 - Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
 - Consult the local authorities for additional setback lines and restrictions not shown hereon.
 - Compare all survey points and report any discrepancies immediately.
 - Consult utility companies and municipalities prior to the start of any construction.
 - All dimensions to and along the buildings as shown hereon are exterior foundation measurements.
 - Do Not Assume distances from scaled measurements made hereon.

P.I.N.: 03-15-404-006

Date of Field Work	01/23/20	Drawn By	CMG
Scale	1" = 10'	Checked By	EAC
Plat Blk. Pg.	48-00	Approved	ADC
Date	01/30/20	Revision	REMOVE TREES
Date	02/10/20	Revision	ADDITIONAL TREES

TOPOGRAPHIC SURVEY
17 W 271 DEERPETH ROAD, WOODDALE
DU PAGE COUNTY, ILLINOIS

Prepared For: SAL URSINO

Prepared By: **CARRADUS LAND SURVEY, INC.**
100 Bridge Street, Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (FAX) 653-7682 carradus_survey@yahoo.com

Sheet **1** of 1
Project # **28587-TP**

1 GENERAL NOTES

- All work shall be done in strict conformance with all applicable codes and ordinances.
- It shall be the Contractor's responsibility to report any errors or inconsistencies found in the drawings in writing to the Architect before proceeding with affected work, or be responsible for all unauthorized deviations from the plans.
- All notes marked "typical" on the drawings are to be understood as "typical for all other similar situations found on the drawings for the job."
- On-site verification of all dimensions, conditions and exact fit and proper completion of the work shall be the responsibility of the Contractor.
- DO NOT SCALE THESE DRAWINGS.
- Structural steel shall conform to the ASTM Specification A-36 and the "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", latest edition, as published by the American Institute of Steel Construction. All steel connections are to be bolted, welded, or riveted in place.
- Verify all gas, electric, telephone, TV, security, intercom and requirements with Owner.

GENERAL CARPENTRY NOTES

- All carpentry work shall be in strict conformance with all applicable codes and ordinances.
- All exterior walls and bearing partitions shall have double top plates with 48" lap (min.).
- All exterior headers to be 2-2 x 12's (minimum) unless noted otherwise.
- All structural lumber shall be kiln-dried No. 2 or better Douglas Fir, with F-1150 (minimum) and all lumber being properly grade stamped.
- Provide either solid or diagonal cross-bracing between all joists at 8'-0" maximum.
- Install blocking for both accessories, closet rods, beams, etc.
- Do NOT cut or notch joists, rafters, trusses or bearing studs.
- Firestop horizontally and vertically at soffits and plumbing and heating openings.
- Provide 2x blocking between studs at rim line of all tubs and showers.
- All corner posts shall be not less than 3 studs.
- Wood all plates on top of foundation shall be placed on Portland Cement grout. USE OF WOOD SHIMS IS PROHIBITED.
- Plywood sub flooring to be glued and nailed as specified by the American Plywood Assoc.
- Align joists and rafters over bearing studs whenever possible.
- Provide barricades around all stairs openings and other large opening in the deck until otherwise protected.
- Cut all required HVAC openings and chimney openings as directed.
- Cleanup all scrap and debris daily.
- Temporary power required on site during construction.
- Provide additional 2x rim joist blocking under all bearing cripples at openings exceeding 5 feet.
- Provide 2-2x solid blocking above steel beams at all bearing cripples hitting wood deck above.
- Furnish and install miscellaneous metal flashing at the tops of door, windows, overhead doors, trim, etc. where required.
- Carpenters to wear hard hats, protective clothing and safety shoes when setting steel beams and columns.
- Provide use of a crane to set steel when loads are in excess of what can be managed safely by hand.
- When installing roof sheathing, allow 1/8" spacing at ends of panels and 1/4" at sides of panels. Use of H-clips is preferred.
- Carpenter contractor to furnish all necessary fasteners.

GENERAL SITE WORK NOTES

- Excavate, backfill, compact, and grade the site to the elevations shown on the drawings and as needed to meet the requirements of the construction shown in the Contract Documents.
- Use topsoil scraped from the area of new building construction and from sources outside the project limits as required.
- Excavate and backfill in a manner and sequence that will provide proper drainage at all times. For each excavation listed below, place acceptable soil materials in layers to required subsurface elevations:
 - A. In excavations: use satisfactory excavated or borrow material.
 - B. Under asphalt pavements: use subbase materials.
 - C. Under building slabs: use granular fill.
- Control soil compaction during construction to provide the minimum percentage of density specified for each area as determined according to ASTM D-1557.

GENERAL CONCRETE NOTES

- All concrete work shall be in strict conformance with all applicable codes and ordinances.
- All footings to rest on undisturbed soil or compacted fill at 90% ASTM compaction.
- All footings to be designed for 3000 psi soil bearing capacity.
- All reinforcing bars are to be ASTM Grade 40.
- All welded wire mesh to conform to ASTM 815-61T.
- All concrete to mixed and placed in accordance with ACI Standards.
- Protect all concrete from adverse weather.
- All basement and crawl space window area walls to be covered with metal grates (except egress windows) and have drains to footing drain tie below.
- Break off all wall ties and fill with mastic before proofing.
- All exposed concrete to have min. 5% to max. 7% air entrainment.
- Footing drain tie to be placed so as to provide positive drainage to sump pit.
- Provide interior footing drain tie when deemed necessary by local conditions.
- Concrete to be ready-mixed, 3000 psi (min.), 28 day strength (6 bag mix) to be poured continuously whenever possible.
- No concrete to be poured into standing water or when temperature is below 40 F.
- Interior flatwork to receive smooth steel trowel finish. Exterior flatwork to receive a broom finish.
- Tops of all concrete walls and slabs shall not vary more than 1/8" plus or minus from the grades and levels shown on the drawings.
- A vertical plastic barrier connecting footing and foundation shall be provided to keep out water.

GENERAL MASONRY NOTES

- All masonry work shall be in strict conformance with all applicable codes and ordinances.
- The Subcontractor and/or contractor shall protect his work and the work of others from damage during the course of construction.
- All mortar joints shall be finished with a smooth trowel concave or beveled surface.
- All chimneys shall be topped with a brick and/or concrete cap as shown on the plans. Provide a minimum of 1" slope from flue tile to edge of chimney to assure water run-off. CAP TO BE HELD TIGHT TO FLUE TILES ALL AROUND TO PREVENT ENTRANCE OF WATER INTO THE MASONRY FROM ABOVE. All flue tiles shall project a minimum 2" above the top of the chimney cap. Chimney shall receive cover/mesh to prevent animal access.
- All brick at edges and ends of hearths, rowlocks and sills shall be solid when such brick is available. When not available, cut brick faces may be substituted.
- Sub-contractor shall acid-wash and thoroughly rinse with clear water all interior and exterior brick and stone work, leaving them clean and free of latent cement, mortar and dirt.
- Subcontractor shall furnish and install all steel angles required over openings as sized in the List Schedule shown on the plans. All lintels shall have a shop-applied coat of rust inhibiting paint.
- Provide weep holes at 33" spacing maximum base course unless required otherwise by ordinance.
- Provide 1/2" galvanized metal wall ties at 16" O.C. horizontally and 16" O.C. vertically unless required otherwise by ordinance.
- Provide continuous 12 mil polyethylene base flashing or 15% felt behind brick to 2'-0" above top of foundation. Trim off all exposed flashing upon completion.
- All mortar to be mixed as per manufacturer's recommendations and per ASTM standards. No mortars standing for more than one (1) hour shall be used. Sand and water shall be clean.
- Subcontractor shall heat all materials as required by prevailing weather conditions, and shall protect all completed work from adverse weather.
- Grout all beam pockets in basement and crawl spaces.
- Grout around all metal flues where they enter masonry.
- Grout around all exterior light fixtures, outlets, hose bibbs and wall vents.
- Subcontractor shall furnish, fabricate and install all formwork necessary for the proper completion of his work as shown on the drawing.
- Subcontractor shall be prohibited from driving equipment or storing materials over the existing or future well, septic or utility installations.
- Provide 3/4" plywood gage blocking behind all interior masonry to accept the addition of drywall in the future.

GENERAL INSULATION NOTES

- All insulation work shall be in strict conformance with all applicable codes and ordinances.
 - All exterior stud walls and house/garage common walls shall be insulated with cellulose or fiberglass bot insulation as alternate-see Typical Construction Notes for thickness.
 - All rim and box joists between top of foundation and roof line shall be insulated with same material used for exterior walls unless the plans specify a greater amount.
 - Concrete walls in crawl space shall be insulated with semi-rigid insulation glued to exterior wall from top of grade to crawl space floor-see Typical Construction Notes for thickness.
 - Loose cellulose insulation shall be tightly packed around all exterior door and window frames and in all exterior wall spaces to small to receive batts.
 - See Typical Construction Notes for type and location of vapor barrier.
- CEILING**
- See Typical Construction Notes for type and thickness of insulation.
 - Blow-in insulation, when used, must be installed in strict accordance with manufacturer's recommendations and Federal standards as to pounds per square foot and density required.
 - Provide installer's certificate setting forth the type and R-value of the insulation material being installed.
 - Whenever two or more layers of batt insulation are specified, lay batts at right angles to the layer immediately below.
 - Furnish 4 inch thick styrofoam insulation for all attic access panels in insulated ceilings. Styrofoam shall be cut to the same size as the access panel and be bonded to it with an adhesive approved for such materials.

GENERAL SEALANTS AND CAULKING NOTES

- Throughout the work, seal and caulk joints where shown on the drawings, and elsewhere as required, to provide a positive barrier against passage of moisture and passage of air.
- Provide two-component, rubber-based compound, stating on its label compliance with Fed Spec TT-S-00227c, in color or colors approved by architect.
- Provide primers, backup materials bond-preventative materials, and other materials required for a complete and proper installation.
- Thoroughly and completely mask joints where the appearance of sealant on adjacent surfaces would be objectionable.
- Install materials in strict accordance with the recommendations of their manufacturers, tooling the joints to a neat smooth profile.

GENERAL ROOFING AND SHEET METAL NOTES

- All roofing work shall be in strict conformance with all applicable codes and ordinances.
- All shingles shall be of the type and weight specified on the building elevations, and laid in accordance with Manufacturer's recommendations, using four (4) galvanized hot-dipped nails per shingle.
- All starter courses of shingles shall be doubled.
- All ridges and hips shall be shingled with the roofing material so specified in item 1 above.
- All valleys shall be shingled with the roofing material so specified in item 1 above.
- All shingles on roof slopes of 4 in 12 or steeper pitch shall be underlaid with 15lb. asphalt impregnated felt. Such felt shall be lapped 2 inches at head joints and 6 inches at end joints and doubled in all shingle valleys.
- On roof pitches less than 4 in 12, 30 lb. asphalt impregnated felt shall be installed in accordance with the specifications in item 5 above.
- All shingles at gable ends and eave overhangs shall project over fascia board by 3/8 of an inch. Such projections shall be straight and uniform.
- Metal "Baby Shingles" shall be installed at the intersection of vertical surfaces and the ends of shingle courses.
- Roofing subcontractor shall clean up all scrap and debris caused by his work at the end of each working day.
- Provide flashing and sheet metal not specifically described in other sections of the specifications but required to prevent penetration of water through the exterior shell of the building, complying with pertinent recommendations contained in current edition of SMANON'S "Architectural Sheet Metal Manual".
- Where sheet metal is required, and no material or gage is indicated on the drawings, provide the highest gage and quality commensurate with the referenced standard.

GENERAL DRAINTILE NOTES

- All drain tile work shall be in strict conformance with all applicable codes and ordinances.
- Drain tile shall be installed in all areas where shown on the plans with opposite slope to sump location or daylight drain.
- Drain tile with silt sock, shall be extra heavy, 4 inch diameter, flexible corrugated perforated plastic pipe (PFA approved) laid on a bed of not less than 2 inches of stone and covered with not less than 6 inches of stone.
- Sump pits shall be of plastic and shall be equipped with metal covers.
- Sump pump shall be 2 inch Hydraulic #3200 or approved equal with PVC plastic discharge firmly supported with two brackets fastened to foundation wall.
- Discharge pipe shall be pitched to the outside and project 12 inches beyond the face of the siding. Discharge pipe opening shall be caulked.
- Window well drains shall be installed at all crawl space and basement window openings extending from adjacent 2 inches above the level of the gravel fill in the area well down to connection to the footing drainage.

GENERAL MECHANICAL NOTES

- All work shall be in strict conformance with all applicable codes, ordinances, and accepted engineering practices.
- All ductwork shall be sized, designed and constructed in accordance with ASHRAZ guidelines using 26 gauge galvanized steel.
- Joints and seams of supply and return ductwork shall be screwed (min. tree screws evenly spaced).
- All branch supply lines to be 6 inch round unless specified otherwise and equipped with dampers to permit balancing of the system.
- All dryer, range, bathroom and laundry room exhaust ductwork shall be fitted with suitable exterior caps with backdraft dampers.
- Combustion air intakes when required depending on furnace location shall be installed in accordance with KPFA 54.
- All floor diffusers shall be 4 inches by 10 inches, all wall diffusers and grilles shall be 6 inches by 10 inches.
- All supply or return air ductwork passing through attics or in unheated spaces shall be insulated with 3/4" thick fiberglass minimum.
- All supply, return and exhaust duct openings shall be screened during construction to prevent the entrance of foreign matter into the system.
- Duct all exhaust fans, dryer, range and oven exhausts to the outside.
- Variable speed fans shall be provided in addition to 90% efficiency fans.
- Programmable temperature controls shall be provided.
- Provide gas line to garage to support wall mounted furnace.

GENERAL HEATING, VENTILATION AND AIR CONDITIONING NOTES:

Heating system shall be designed to maintain 70 F inside temperature as measured 3'-0" above the floor when the outside air temperature is -10 F with a 15 MPH wind, air conditioning to cool to 70 F inside when outside air temperature is 95 F.

PLUMBING NOTES

- All plumbing work shall be in strict conformance with all applicable codes and ordinances.
- Plastic (PVC) piping for waste and vent shall conform to the latest ASTM specifications for residential use.
- Underground sewer lines interior or exterior to be SCH-40 or SDR-26 PVC.
- All under grounded piping shall be Type K copper with flared fittings.
- All suspended water piping shall be Type L copper with 95/5 solder for all copper pipe joints.
- Provide 24" air chamber height for risers & showers.
- Provide 12" air chamber at each hot and cold line at every fixture (except showers)
- Provide Y connection from dishwasher to disposal.
- Provide clean outs at every change in drain direction greater than 45.
- All supply lines exposed to view in living, both or dressing areas shall be chrome plated.
- All plumbing fixtures shall be provided with a water-saving device, utilizing a water flow rate not in excess of the maximum rates published by the Illinois Department of Transportation in Rules and Procedures for Lake Michigan Allotments.
- Provide shutoff valves at each hot and cold water line at every fixture.
- Insulate all hot water lines running through basement or crawl space.
- Gas line shall be rough to the garage to support wall mounted furnace.
- All hose outlets shall be provided outside of garage area.

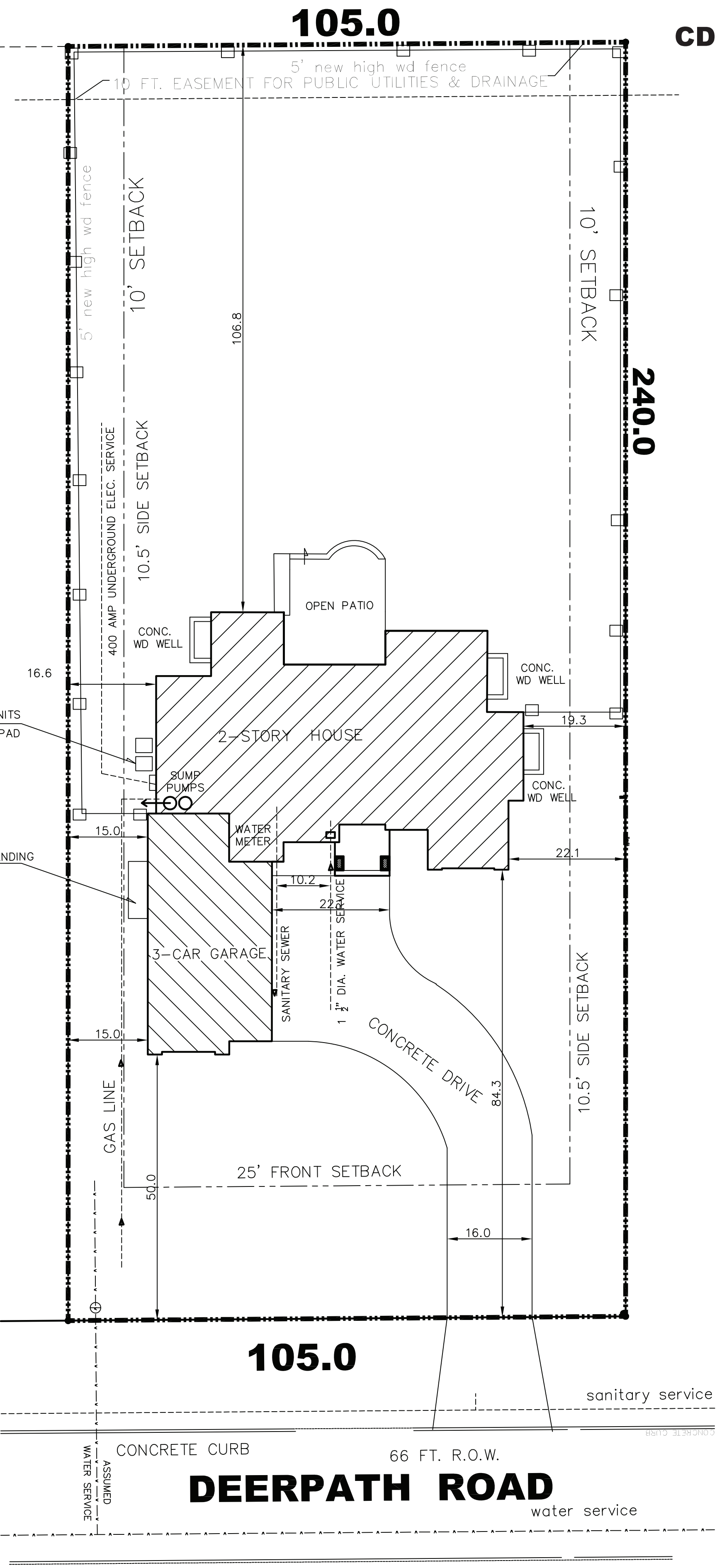
GENERAL ELECTRICAL NOTES

- All electrical work shall be in strict conformance with all applicable codes and ordinances.
- All interior outlets shall be of the 3 prong grounded type.
- Outlets in kitchen to be installed at 46 inches above the floor unless it notes otherwise on drawings.
- Outlets in bathrooms to be installed at 42 inches above the floor.
- All other outlets to be installed at 12 inches above the floor.
- Wall switches to be installed at 46 inches above the floor.
- All powered circuits shall be legibly labeled at the circuit breaker panel.
- All outlets and or switch boxes shall be located so as to eliminate the occurrence of back to back boxes.
- All outlets in bathrooms to be equipped with ground fault devices.
- Timers shall be provided for bathroom fans
- Dimmer switches shall be provided for bedroom, dining room, kitchen, family room and recreation room.
- Contractor shall carry casualty insurance of fire, rain, etc.

DESIGN CRITERIA	
MIN. APPLICABLE STRUCTURAL LIVE LOADS:	
ROOF	= 30PSF
FLOORS	= 40PSF
ATTIC W/STORAGE	= 20PSF
ATTIC NO STORAGE	= 10PSF
DECKS	= 40PSF
BALCONIES	= 60PSF
STAIRS	= 40PSF

DRAWING INDEX

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- A5 - MAIN FLOOR PL., STAIRS DETAIL AND NOTES
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- A7 - FRAMING NOTES,
- A8 - ROOF PLAN AND NOTES
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- A12 - GAS PIPING SHEMATICS
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- A15 - FIRST AND 2-ND FL. ELECTRICAL
- A16 - BASEMENT AND FIRST FL. HVAC PLANS
- A17 - HVAC NOTES
- A18 - SECOND FL. HVAC PLAN, RADON DISCHARGE



2 SITE PLAN

1"=15'

CDC-2021-0002
Exhibit F

NEW SINGLE FAMILY RESIDENCE @
17 W 271 DEERPATH Rd.
WOOD DALE IL.60106

3 FLOOR AREA CALCULATION

LOT AREA - 25,200 SQ. FT.

PROPOSED F.A.R. -

BASEMENT	- 0
FIRST FLOOR	- 2,450 SQ. FT.
SECOND FLOOR	- 916 sq.ft. SQ. FT.
TOTAL	- 3,366.0 SQ.FT. (13.36 %)

3-CAR ATTACHED GARAGE - 966.0 SQ.FT.
2-STORY FOYER & FAMILY Rm OPENING - 427 SQ.FT.

PROPOSED BLDG HEIGHT - 27'-10" TOTAL HEIGHT
PROPOSED BLDG COVERAGE - 3,502 SQ.FT. (13.9%)

HOUSE/ GARAGE	- 3,416 SQ.FT.
FRONT PORCH	- 86.0 SQ. FT.
TOTAL	- 3,502.0 SQ.FT.

PROPOSED IMPERVIOUS COVERAGE - see engineering plans

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH STATE AND LOCAL BUILDING CODES AND INSPECTION PROCEDURES WITHOUT RECOURSE TO OWNER OR ARCHITECT.

GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS FEES, LICENSES ETC. AS REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS LIKEWISE PAY FOR ALL SUBSEQUENT PERMITS FEES LICENSES ETC.

ALL CONTRACTORS SHALL CARRY THEIR OWN WORKMAN COMPENSATION AND GENERAL LIABILITY INSURANCE AND SHALL PROTECT THE OWNER, ARCHITECT AND THEIR AGENTS AND/OR THEIR EMPLOYEES AGAINST ALL CLAIMS AND DAMAGES RESULTING FROM THE PERFORMANCE OF THEIR WORK.

ALL CONTRACTORS SHALL CLEAN UP AFTER THEIR WORK AND TAKE PRECAUTION IN NOT DAMAGING OTHER WORK OR MATERIALS. CLEAN UP SHALL BE BROOM CLEAN. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SURPLUS MATERIAL AND PUBLISH PERTAINING TO THEIR WORK AND LEGALLY THEREOF.

CONSTRUCTION FENCING:
INSTALL CHAIN LINK FENCE WITH GATE AS REQUIRED BY CITY OF PROSPECT HEIGHT-SEE ENG. DRAWINGS.
-ALL CONSTRUCTION MATERIALS SHALL BE NEATLY STORED WITHIN THE REQUIRED SAFETY FENCING.
-TEMPERARY BATHROOM FACILITY SHOULD BE PLACED INSIDE OF THE REQUIRED SAFETY FENCING.
-THE CONSTRUCTION SITE MUST BE PROPERLY ADDRESSED DURING THE CONSTRUCTION TIME.
-APPROVED CONSTRUCTION PLANS AND PERMIT CARD TO BE ON SITE FOR ALL INSPECTIONS.

DUMPSTERS:
CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT, AND SHALL BE WITHIN A DUMPSITE, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSITERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.

ADDRESS DISPLAY:
ARABIC NUMERALS, 6" TO 8" INCH. IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.

THE FOLLOWING CODES AND AMENDMENTS ARE STRICTLY ADHERED TO AND THAT FINAL CONSTRUCTION AND INSTALLATIONS MUST BE IN CONFORMANCE WITH THESE CODES.

- ADOPTED BUILDING CODES:
2012 Residential Code FOR ONE AND 2-FAMILY DWELLINGS
- 2014 Illinois state plumbing code
- 2012 International Mechanical Code
- 2014 National Electric Code
- 2015 International Energy Conservation Code
- AND City of Prospect Height Code
- AND ALL VILLAGE OF WOOD DALE AMENDMENTS

IF ANY CONFLICT OCCURS BETWEEN PLAN AND CODES THE SPECIFIC CODE SECTION SHALL APPLY.

CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SPECIFICATIONS VERIFYING ALL EXIST. CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, AND NOTIFYING ARCHITECT IMMEDIATELY OF ALL DISCREPANCIES OR CONFLICTS. ARCHITECT IS NOT RESPONSIBLE FOR DIVIATIONS FROM THE ORIGINAL DRAWINGS.

NEW RESIDENCE at
17 W 271 DEERPATH RD
WOOD DALE, IL. 60106

DATE	TITLE:
07-27-2021	1. GENERAL NOTES
AS SHOWN	2. SITE PLAN
	3. FLOOR AREA CALCULATIONS
JOB #	
2021-14 - 15P	
REVISION:	

BEATA M. - KOCIUBA

BK ARCHITECT CO.
100 NIGRAHS AVE., SUITE 205
PARK RIDGE, IL 60068

CELL 847 877 6255
PHONE 847 823 1801

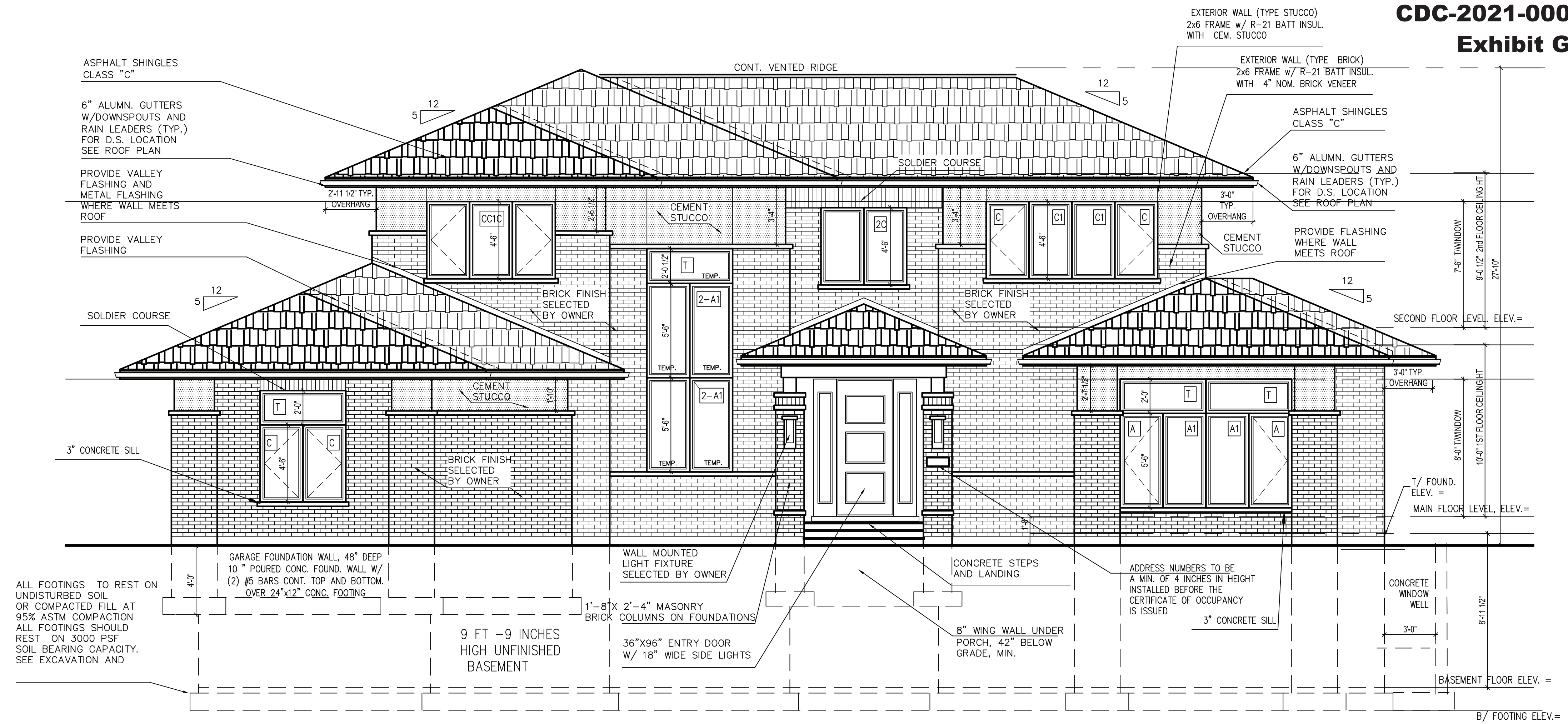
E-MAIL: bhbtdesign@gmail.com

BEATA KOCIUBA, ARCH. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF BEATA KOCIUBA, ARCH.

A1

LIGHT AND VENT. DATA

	ROOM NAME	AREA SQ. FT.	ORDINANCE REQUIREMENT		ACTUAL PROVIDED	
			NATURAL LIGHT AND VENTILATION	NATURAL LIGHT AND VENTILATION	NATURAL LIGHT AND VENTILATION	NATURAL LIGHT AND VENTILATION
			AREA GLASS (8%)	AREA VENT (4%)	AREA GLASS	AREA VENT
BSMT	UNFINISHED	1520	(2%) 30.4	(2%) 30.4	90	44
	FAMILY ROOM	386	(8%) 30.8	(4%) 15.4	136	48
	KITCHEN + DINING	532	(8%) 42.6	(4%) 21.3	92	68
	OFFICE	163	(8%) 13.0	(4%) 6.5	56	20
	POWDER ROOM	28	N/R	N/R	-	60 CFM EXH. FAN *
1ST FLOOR	MASTER BEDROOM	260	(8%) 20.8	(4%) 10.4	48	20
	MASTER BATH	144	N/R	N/R	23	20 +100 EXH. FAN *
	MASTER WALKING CLOSET	80	N/R	N/R	-	-
	LAUNDRY	68	N/R	N/R	-	-
	MUD ROOM	96	N/R	N/R	-	-
2ND FLOOR	BEDROOM #1	194	(8%) 15.5	(4%) 7.8	40	18.6
	BEDROOM #2	170	(8%) 13.3	(4%) 6.7	30	18.6
	BATH #1	48	N/R	N/R	8	6.8 + 60 CFM EXH. FAN*
	BATH #2	79	N/R	N/R	8	6.8 + 60 CFM EXH. FAN*

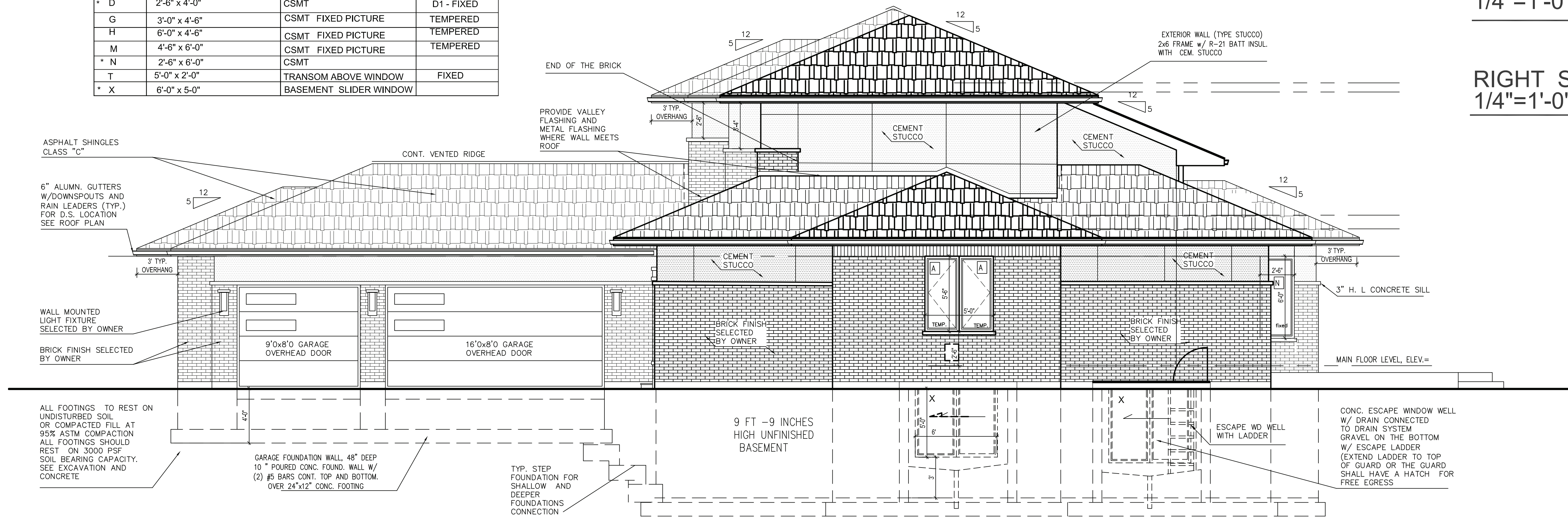


WINDOWS SCHEDULE

MARK	FRAME SIZE WxH	TYPE	REMARKS
* A	2'-6" x 5'-6"	CSMT	A1 - FIXED
* B	2'-6" x 5'-0"	CSMT	B1 - FIXED
* C	2'-6" x 4'-6"	CSMT	C1 - FIXED
* D	2'-6" x 4'-0"	CSMT	D1 - FIXED
G	3'-0" x 4'-6"	CSMT	FIXED PICTURE TEMPERED
H	6'-0" x 4'-6"	CSMT	FIXED PICTURE TEMPERED
M	4'-6" x 6'-0"	CSMT	FIXED PICTURE TEMPERED
* N	2'-6" x 6'-0"	CSMT	
T	5'-0" x 2'-0"	TRANSOM ABOVE WINDOW	FIXED
* X	6'-0" x 5'-0"	BASEMENT SLIDER WINDOW	

FRONT ELEVATION
1/4"=1'-0"

RIGHT SIDE ELEVATION
1/4"=1'-0"



NEW RESIDENCE at
17 W 271 DEERPATH RD
WOOD DALE, IL 60106

DATE: 07-27-21
TITLE: 1. FRONT ELEVATION
SCALE: 2. RIGHT SIDE ELEV.
1/4"=1'-0"
JOB #: 2021-14 -7 ELEV
REVISIONS:

BEATA M. - KOCIUBA
BK ARCHITECT CO
100 WIGGINS AVE., SUITE 205
PARK RIDGE, IL 60068
CELL: 847 877 6255
PHONE: 847 823 1801
E-MAIL: bmbuilt@gmail.com