

# RIVER FOREST ZONING BOARD OF APPEALS MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, October 14, 2021 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at <a href="mailto:cradatz@vrf.us">cradatz@vrf.us</a>. You may listen to the meeting by clicking here <a href="https://us02web.zoom.us/j/84578557570">https://us02web.zoom.us/j/84578557570</a> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 845 7855 7570. If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at <a href="mailto:cradatz@vrf.us">cradatz@vrf.us</a> by 12:00 pm on Thursday, October 14, 2021.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on June 10, 2021
- III. Appeal of the decision of the Zoning Administrator in regard to the definition of Grade at 558 Lathrop Avenue
- IV. Confirmation of Next Regularly Scheduled Meeting November 11, 2021
- V. Public Comment
- VI. Adjournment

# VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS MEETING MINUTES

June 10, 2021

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, June 10, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

#### I. CALL TO ORDER

Chairman Martin called the public hearing to order.

Upon roll call, the following persons were:

Present: Members Berni, Dombrowski, Lucchesi, and Chairman Martin.

Absent: Members Schubkegel, Smetana

Also Present: Lisa Scheiner, Acting Village Administrator

Clifford E. Radatz, Secretary Carmen Forte, Village Attorney

Jacob Seid, AICP, Senior Planner, and Jaemi Jackson, AICP, Senior Planner for

the Chicago Metropolitan Agency for Planning

# II. APPROVAL OF APRIL 8, 2021 ZONING BOARD OF APPEALS MEETING MINUTES

A MOTION was made by Dombrowski and SECONDED by Berni to approve the minutes of the April 8, 2021 Zoning Board of Appeals meeting.

Ayes: Berni, Dombrowski, Martin

Nays: None Motion Passed.

## III. APPROVAL OF MAY 20, 2021 ZONING BOARD OF APPEALS MEETING MINUTES

A MOTION was made by Dombrowski and SECONDED by Martin to approve the minutes of the May 20, 2021 Zoning Board of Appeals meeting.

Ayes: Dombrowski, Martin

Nays:

Motion Passed.

# IV. APPEAL OF THE ZONING ADMINISTRATOR - 138 AND 142 KEYSTONE AVENUE

Secretary Radatz swore in all parties wishing to speak.

Stuart Weiner, owner of 138 and 142 Keystone Avenue, explained that he is appealing the decision of the Zoning Administrator who has determined that he is unable to replace garages at both 138 and 142 Keystone Avenue with three-car garage at 142 Keystone that would provide off-street parking for both properties in order to achieve a greater amount of green space on his properties. Mr. Weiner stated that Mr. Radatz probably made the right decision and has applied the decision several times before, however, as the property owner of both lots he is in a unique position and will meet the intent of the Zoning Ordinance requirement, which is to provide sufficient off-street parking.

Secretary Radatz summarized that the Zoning Ordinance Sections 10-9-8 and 10-8-8 contain the same off-street parking requirements for the R1 and R2 Zoning District, which is that each lot must contain two enclosed parking spaces for passenger automobiles. He continued that every time a new house is built it must include two enclosed parking spaces. He said there are some lots in the Village that do not provide two enclosed parking spaces that may have been built before the Zoning Ordinance was enacted and perhaps also before automobiles. Mr. Radatz stated that during his tenure the purpose of the Zoning Ordinance has always been to maintain two enclosed spaces per lot. When building permits are received for garage demolition there must also be a plan to replace those two spaces in kind. The Village has always done its best to enforce the enclosed off-street parking requirement. Mr. Radatz acknowledged that it is unique for there to be one owner on two independent lots of record. However, he could sell either lot at which point one lot would have a three-car garage and one lot would have no enclosed parking spaces. He said that if the property owner's interpretation of the Zoning Ordinance is accepted that there is no requirement to maintain the two enclosed parking spaces then a property owner could construct a new home and then immediately file for a permit to demolish the garage and provide no enclosed parking.

Village Attorney Forte confirmed that Mr. Radatz followed the plain language of the Zoning ordinance and correctly applied it in this case. He said that the Village has historically and consistently applied the code correctly in the R1 and R2 zoning districts to require two enclosed parking spaces per lot to provide sufficient off-street parking facilities. He stated that overturning the Zoning Administrator's ruling in this case would be to ignore the plain language of the Zoning Ordinance. Mr. Forte noted that four affirmative votes are needed by the Zoning Board of Appeals to overturn the Zoning Administrator's ruling. He stated that the Zoning Board's ruling is final in this case and appealable to the Circuit Court.

Acting Village Administrator Scheiner noted, and Mr. Forte confirmed, that the role of the Zoning Board of Appeals in these matters is to determine if the Zoning Administrator has incorrectly interpreted the Zoning Ordinance.

In response to a question from Member Berni, Mr. Weiner stated that he rents one of the properties and it is currently occupied by tenants who would be allowed to utilize the garage at 142 Keystone. Mr. Berni noted that the property owner is only proposing to construct a three-car garage at 142 Keystone, not a four-car garage. Mr. Weiner said that is true.

Mr. Weiner reiterated that he meets the intent of the Zoning Ordinance to provide covered parking and has pictures of multiple properties where cars are not parked in the garage. If the intent of the rule is to provide covered parking it is not working. He said he is sure the Village correctly applied the rule but hopes that logic will prevail.

A MOTION was made by Martin and SECONDED by Berni to reverse the decision of the Zoning Administrator.

Ayes: None

Nays: Lucchesi, Dombrowski, Berni, Martin

Motion Fails.

A MOTION was made by Berni and SECONDED by Lucchesi to affirm the decision of the Zoning Administrator.

Ayes: Lucchesi, Dombrowski, Berni, Martin

Nays: None Motion Passed.

# V. DISCUSSION & DIRECTION: POTENTIAL AMENDMENTS TO THE RIVER FOREST ZONING ORDINANCE REGARDING ACCESSORY DWELLING UNITS

Secretary Radatz swore in all parties wishing to speak.

Chairman Martin recapped the presentation at the May meeting of the Zoning Board of Appeals.

Jaemi Jackson, Senior Planner from the Chicago Metropolitan Agency for Planning, reviewed her presentation from the May meeting.

Ryan Gilbert, a River Forest resident who works at home, spoke in support of accessory dwelling units as they would provide the ability to use space above their two car garage for home office space with a kitchenette and bathroom.

David Crosby, Plan Commission Chair, provided information regarding the genesis of this matter as outgrowth of the Comprehensive Plan and Affordable Housing Plan. The Zoning Board of Appeals is asked to consider amendments to the Zoning Ordinance to implement components of the Affordable Housing Plan.

In response to a question from Member Berni, Mr. Crosby stated that the Village currently has 9% affordable housing, which necessitates a plan under State law. Mr. Crosby and Acting Village Administrator Scheiner confirmed that the state establishes the affordability threshold for rental and owner-occupied properties based on regional data.

In response to a question from Member Dombrowski, Mr. Crosby stated that the goal of the Affordable Housing Plan is to meet and exceed the minimum requirement of 10% of all housing in River Forest qualify as affordable housing. Ms. Scheiner described the compulsory requirements of an affordable housing plan under the state law, including a defined affordable housing goal.

In response to a question from Chairman Martin, Mr. Crosby stated that the Village needs 39 affordable housing units to achieve the 10% minimum requirement. He clarified that ADUs is one strategy to help the Village achieve its goal, but is not intended to be the only way in which the Village satisfies the 10% minimum requirement.

Dan Lauber, River Forest resident, spoke in favor of accessory dwelling units. He encouraged the Village to thoroughly review this issue due to the technical zoning considerations that must be considered regarding accessory dwelling units such as units per lot, parking, etc. He encouraged the Village to look outside of Illinois for guidance regarding these policy decisions. He also stated that he believes this matter should be sent to the Plan Commission, not the Zoning Board of Appeals. He said the Plan Commission needs to make the policy decisions and then send them to the Zoning Board of Appeals who will review the recommended text amendments. He stated that the Zoning Board of Appeals does not have sufficient information to make these policy decisions and understand their impact on River Forest.

Mr. Gilbert reiterated his support for accessory dwelling units.

Jaemi Jackson presented a summary of the topics which the Zoning Board needs to consider. She noted that her colleague Jake Seid had just joined the meeting via Zoom. The topics included location (what Zoning Districts should ADU's be located in), types of ADU units (attached, detached, internal), Occupancy requirements, parking, and Administration of the program. Ms. Jackson noted that the discussion should focus on how ADU's should be permitted rather than the question of if ADU's should be permitted.

The Affordable Housing Plan recommends ADU's to be located in the R1 and R2 Districts, but the R3 District could also be considered.

Ms. Scheiner noted that the regulatory structure for ADU's can be adjusted to address the concerns of the community. She asked what were the Board's concerns regarding the implementation of the Plan.

Chairman Martin expressed concern over parking, suggesting that the regulation include a requirement of at least 1 additional enclosed parking space per ADU.

A question was posed if it was worthwhile to implement regulations for ADU's if only a few units actually get built. Ms. Scheiner hypothesized that only a few ADU's might be built, but that it was worthwhile as one portion of a plan to meet the goals for Affordable Housing.

Chairman Martin expressed support for considering studies and data from communities that have had ADU's for longer periods of time, 20 years or more. Ms. Jackson answered that most of those studies were from communities on the west coast rather than the midwest, and that given the differences in the housing markets, relying on those studies could result in comparing apples to oranges. Mr. Lauber disagreed vehemently.

Mr. Dombrowski commented on the hesitancy of the Zoning Board. He indicated that he could only support ADU's within existing structures and for family members only. He opposed the construction of new structures on any single family lot.

Mr. Berni expressed concerns regarding the Lot Coverage regulations of the Zoning ordinance. Ms. Jackson acknowledged that existing Zoning restrictions tend to limit the proliferation of ADU's.

Chairman Martin expressed concern about maintaining the character of the Village.

Ms. Jackson related how Princeton, New Jersey removed the occupancy requirements on their program and that the number of new permits in the following year was only two. Ms. Jackson noted that this was an example of the slow rate of growth.

Ms. Jackson noted there seemed to be a consensus for occupancy requirements.

Mr. Lucchesi requested that examples of ordinances from other jurisdictions be provided to the Board for review and consideration.

Ms. Scheiner summarized her understanding of the concerns of Zoning Board.

Chairman Martin stated his opinion that ADU's could be allowed in the R3 District as well as R1 and R2, they should be attached units, there should be an owner occupancy requirement, a parking requirement, and subject to a Special Use.

Mr. Lauber noted that one of the goals of allowing ADU's is to promote aging in place. He suggested one mechanism for regulating the placement of units was to add a spacing limit, requiring a minimum distance between units so there are not too many units in any block.

# VI. CONFIRMATION OF NEXT MEETING – JULY 8, 2021

No applications for Zoning Variations were anticipated to be filed for the July meeting.

# VII. PUBLIC COMMENT

Chairman Martin noted that David Berni was retiring from the Zoning Board of Appeals, that this was his last meeting, and thanked him for his years of service to the Village of River Forest.

## VIII. ADIOURNMENT

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MOTION to adjourn	n was made by Mr. Berni and SECONDED by Mr. Dombrowski.
Ayes: Nays: Motion passed.	Berni, Dombrowski, Lucchesi, and Chairman Martin. None.
Respectfully Submi	itted:
Clifford E. Radatz, S	Secretary

Frank Martin, Chairman Zoning Board of Appeals Date: \_\_\_\_\_



### **MEMORANDUM**

**DATE:** October 7, 2021

**TO:** Zoning Board of Appeals

FROM: Clifford E. Radatz Ce?

**Building Official** 

**SUBJECT:** Appeal of the decision of the Zoning Administrator – 558 Lathrop Avenue

Jeffrey Olshesky, owner of the property at 558 Lathrop Avenue, has appealed the decision of the Zoning Administrator to reject his building permit application to construct a new single family residence due to a misapplication of the definition of "Grade" resulting in the Floor Area ratio limit being exceeded.

A building permit application was submitted for review on August 11, 2021. Review comments were returned to the owner and architect on September 15, 2021, which cited definitions for "Floor Area" and "Grade" from section 10-3-1 of the Zoning ordinance, as follows:

FLOOR AREA, GROSS (For Determining Floor Area Ratio): The sum of the gross horizontal area of the several floors of a structure, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The gross floor area of a building shall include: ...

. . .

D. For structures that qualify as "new construction" under this section permitted on or after April 28, 2008, one hundred percent of the floor area of a basement, if four feet nine inches or more of the height of the basement projects above grade as measured from grade to the top of the first finished floor; for structures that do not qualify as "new construction" under this section, permitted on or after April 28, 2008, including additions that do not extend above the existing basement height above grade, the floor area of the basement shall not be included in the gross floor area;

GRADE: A datum or reference level determined as follows:

- A. For buildings adjoining one street only, by the elevation of the sidewalk at the center of that wall adjoining the street.
- B. For buildings adjoining more than one street, by the average of the elevations of the sidewalk at centers of all walls adjoining streets.

- C. For buildings having no wall adjoining the street, by the average level of the finished surface of the ground adjacent to the exterior walls of the building.
- 1. Any wall approximately parallel to and not more than five feet from a street line shall be considered as adjoining the street.
- 2. Where no sidewalk exists, the grade shall be established by the village engineer.

On the submitted drawings for the proposed house, the designer has chosen to set the elevation of the First Floor to be 4'-8" above the level of the ground directly adjacent to the building, rather than relating the floor to the elevation at the public walk, which is defined by the ordinance as "Grade". This relationship is shown on the Building Elevations on sheet A2.0, the Building Sections on sheet A3.0, and the Wall Section 1/A3.1. The level of the ground directly adjacent to the building is noted on the drawings to be 22 inches higher than the elevation at the public walk. Therefore, the First Floor is approximately 6'-7" above the elevation at the public walk, rather than the limit of 4'-9" set in the definition for Floor Area.

The definition does not prohibit the elevation of the First Floor from exceeding 4'-9" above the public walk, but it does require that when that elevation is exceeded that the area of the basement floor level be included in the calculation of the floor area ratio. Presently, the calculation of the Floor Area ratio for the proposed house, counting only the First and Second Floor, is 0.377. Adding the area of the Basement to the calculation will push the FAR substantially over the limit of 0.40, (probably close to 0.60).

It should also be observed that the Building Elevations and Building Sections correctly relate the maximum Building Height to Grade, the elevation at the public walk.

The owner is of the opinion that sentence C of the definition for Grade allows him to use the level of the ground next to the house as Grade because C.1. requires a wall of a building to be within 5 feet of the sidewalk before it is considered to adjoin the street. Our interpretation of this definition has consistently been that sentence C only applies to buildings that are sited deep into properties such as the Forest Preserve or other similar sites.

To adopt the owner's interpretation, sentences A and B of the definition would only be applicable to buildings with walls within 5 feet of a sidewalk (which would include almost none of the single family homes in the Village). Also, it should be noted that the level of the ground next to the house can be manipulated by the designer to possibly a great extent. An artificial berm placed around the house effectively alters Grade and the starting point from which all heights are measured.

Section 10-5-6-A allows the Zoning Board of Appeals to hear and decide appeals from any order, requirement, decision or determination made by the Zoning Administrator. The Zoning Board of Appeals may reverse or affirm or may amend the determination made by the Zoning Administrator which is being appealed, to the extent the Zoning Board of Appeals deems appropriate.

If the Zoning Board wishes to overturn the decision of the Zoning Administrator, the following motion should be made:

Motion to overturn the decision of the Zoning Administrator not to approve the building permit for the new single family residence at 558 Lathrop Avenue based on the reason of non-compliance with the Zoning Ordinance.

If you have any questions regarding this application, please do not hesitate to call me.

### Attachments:

Owner's email of September 16, 2021, appealing the decision of the Zoning Administrator Selection of drawings from the Permit application submission Zoning Analysis for proposed new single family residence at 558 Lathrop Avenue Village Attorney's opinion (to follow)

 From:
 jeff olshesky

 To:
 Cliff Radatz

 Cc:
 Michael Hershenson

**Subject:** Re: Appeal of the determination made by the zoning administrator.

Date: Thursday, September 16, 2021 1:01:26 PM

Attachments: VC 10-5-6.pdf

Cliff,

Thank you for sending this. As noted on our previous phone call, I disagree with the way "Grade," as defined in 10-3-1, has been applied to the building permit application at 558 Lathrop Ave, Reference Number R1XR68.

The definition distinguishes between a property that adjoins a street and one that does not. The plain English definition of "adjoin" is be touching or bound to. To clarify, the Zoning definition adds, " Any wall approximately parallel to and <u>not more than five feet</u> from a street line shall be considered as adjoining the street." (Grade definition, C1). As the parallel wall(s) of the proposed building at 558 Lathrop greatly exceed 5 feet in distance from the street, I take the position that the Grade reference level, in respect to the height of the proposed basement above grade, should be the "average level of the finished surface of the ground adjacent to the exterior walls of the building." (Grade Definition, C)

In my presentation to the zoning appeal board, I would like to document how the zoning authority determined that my proposed building does not meet the requirements of the definitions above, and instead chose to apply the definition used for buildings with a wall that adjoins the street.

Could you please respond to this email and briefly explain why or how the zoning authority arrived at the definition used in the permit review.

Thank you,

Jeff

Jeff Olshesky 619.699.9086

On Thursday, September 16, 2021, 10:16:43 AM CDT, Cliff Radatz <cradatz@vrf.us> wrote:

Village Code 10-5-6 attached.

#### **Clifford Radatz**

Village of River Forest

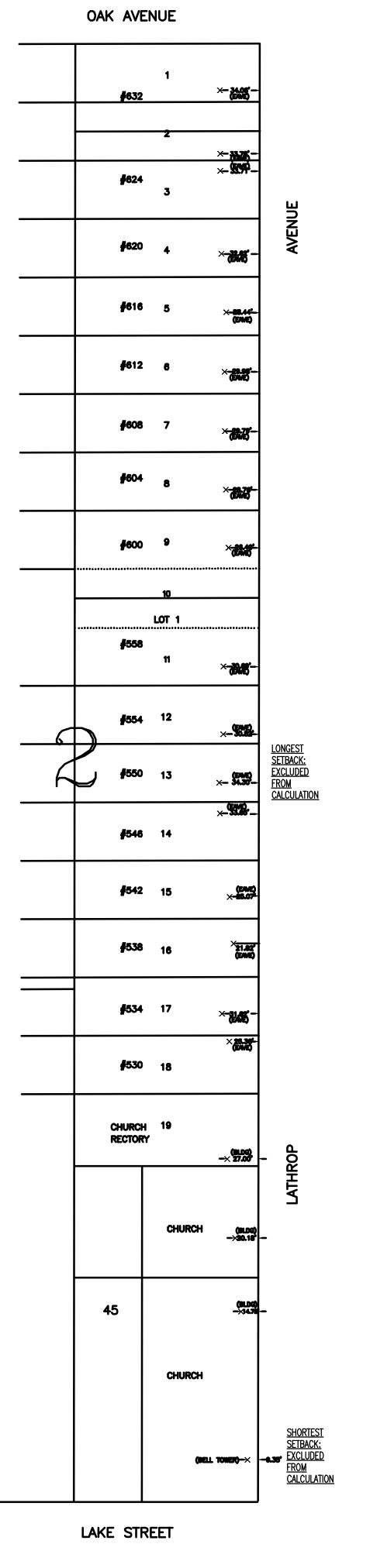
**Building Official** 

Phone (708) 366-8500 Ext. 357

Direct (708) 714-3557

Fax (708) 366-3702

# cradatz@vrf.us





FRONT S	ETBACK AVERAGE (LATHROP AVE.)
AVERAGE GRADE =	
	29.1
Address	Setback (FT.; per survey)
# 632 (Lot 1)	34.06
# 632 (Lot 2)	33.78
# 624	33.71
# 620	32.62
# 616	28.44
# 612	29.98
# 608	29.79
# 604	28.76
# 600	26.49
# 558	30.69
# 554	30.82
# 550	34.3 (Longest Setback; Omitted from Calc)
# 546	33.65
# 542	25.07
# 538	21.82
# 534	31.62
# 530	25.36
Church Rectory	27.00
Church (Lot 1)	20.18
Church (Lot 2)	9.35 (Shortest Setback; Omitted from Calc)

3 AVERAGE SETBACK CALCS
A0.0 Scale: 1/64" = 1'-0"

THE INFORMATION CONTAINED ON THE CONSTRUCTION DOCUMENTS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE ntract documents and with all the architect's and manufacturer's specifications, trade association recommendations, accepte IGINEERING AND CONSTRUCTION PRACTICES, AND APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE WHICH THE CONTRACTOR

2. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS AND BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.), FOR COORDINATION OF THE VARIOUS TRADES, AND FOR THE SAFE CONDITIONS ON THE JOB SITE. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT AND OWNER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT AND OWNER IS OBTAINED.

DO NOT SCALE OFF OF DRAWINGS; USE WRITTEN DIMENSIONS ONLY. IF DIMENSION IS MISSING OR INACCURATE, CONSULT WITH ARCHITECT IMMEDIATELY. 4. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. 5. ARCHITECT'S APPROVAL MUST BE SECURED IN WRITING FOR ALL SUBSTITUTIONS. IF ARCHITECT'S APPROVAL IS NOT OBTAINED, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY RELATED REPERCUSSIONS ISSUING FROM THE SUBSTITUTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY ITEMS DAMAGED DURING CONSTRUCTION.

7. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, AND AUTOMOBILE LIABILITY INSURANCE. CERTIFICATES OF INSURANCE SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL CAUSE TO HAVE AN ENDORSEMENT CONTAINED NAMING THE OWNER AND THE ARCHITECT AS ADDITIONAL INSURED. ALL CONTRACTORS MUST BE LICENSED AND BONDED. 8. GENERAL CONTRACTOR TO PROVIDE A SOILS REPORT (BASED ON 2 SOIL BORINGS) SIGNED BY A SOIL ENGINEER THAT VERIFIES THE SOIL BEARING CAPAVILLAGE PRIOR TO CONCRETE PLACEMENT. A COPY OF THE SOILS REPORT SHALL BE ON THE JOBSITE AT THE TIME OF FOOTING INSPECTION. NOTE ONLY- NO RESPONSE NECESSARY (SECTION R401.4).

SPOT SURVEYS: a. Included in general contract will be village of river forest required surveys for: SPOT SURVEY AT THE COMPLETION OF THE FOUNDATION. SPOT SURVEY FOR THE ELEVATION OF THE ROOF RIDGE BEAMS PRIOR TO COMPLETION OF THE ROOF FRAMING.

(PER THE CIVIL ENGINEERING DRAWINGS)

C. INSULATION, IECC SEC. 402

G. HANDRAILS, IRC SEC. 311.7.7

**ENERGY CONSERVATION CODE** 

BUILDING THERMAL ENVELOPE REQUIREMENTS FOR

WALL R-VALUE: REQUIRED: R-20; ACTUAL: R-20

ACTUAL: R-20 CONTINUOUS AT UNFINSHED

GENERAL CONTRACTOR'S EXPENSE.

SKYLIGHTS GLAZING U FACTOR: MAX: .55; ACTUAL: .51 CEILING R- VALUE: REQUIRED: R-49; ACTUAL: R-49

BASEMENT SLAB R-VALUE: REQUIRED R-10; ACTUAL R-10

FLOOR R-VALUE: REQUIRED: R-30 MIN.; ACTUAL: NOT APPLICABLE

CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE

3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN;

OTHER INFILTRATION CONTROL MEASURES;

INFILTRATION CONTROL MEASURES;

GLAZING U FACTOR: REQUIRED: 0.38 FIXED 0.45 OPERABLE; ACTUAL: 0.30

BASEMENT WALL R-VALUE: REQUIRED: R-15/19, BUT DUE TO THE GRADE HEIGHTS RELATIVE TO THE

BASEMENT, THEY WILL BE TREATED AS ABOVE GRADE WALLS WITH A REQUIREMENT OF R-20;

D. EXTERIOR LIGHTING, RIVER FOREST ORD, 150,605

F. BEDROOM WINDOW (EXITS), IRC SEC. R-310

H. CHIMNEYS & FIREPLACES, IRC SEC. CHAP. 10 D

I. DRIVEWAY APPROACH TO MEET RIVER FOREST SPEC. 1024

AS-BUILT TOPOGRAPHICAL SURVEY UPON COMPLETION OF THE SITE GRADING & DRAINAGE SCOPE OF WORK. 10. A SPOT SURVEY PREPARED BY A LICENSED LAND SURVEYOR WILL BE REQUIRED TO BE SUBMITTED PRIOR TO THE COMMENCEMENT OF ANY FRAMING OF THE STRUCTURE. THE SPOT SURVEY SHALL DEPICT THE DISTANCE FROM THE FOUNDATION TO EACH BOUNDARY OF THE PROPERTY AND THE ELEVATION OF THE TOP OF 11. PRIOR TO ROOF FRAMING, SUBMIT A LAND SURVEYORS LETTER OF CERTIFICATION (WITH LAND SURVEYOR'S SIGNATURE/SEAL AND DATE OF EXPIRATION)-STATING THE ROOF HEIGHT FROM THE AVERAGE GRADE ELEVATION-AS MEASURED FROM THE AVERAGE EXISTING GRADE AT THE CORNERS OF THE BUILDABLE AREA/PAD

WORK BY OTHERS: ALL CABINETRY (COUNTERS BY CONTRACTOR) (GC RESPONSIBLE FOR COORDINATION OF CABINETRY INSTALLATION), APPLIANCES, DRIVEWAY PREPARATION AND FINISH, ALL HARDSCAPE INCLUDING ALL SUB-PREPARATION (EXCEPT CONCRETE SLABS ARE IN CONTRACT AS NOTED UNDER STAIRS AND STOOPS), CLOSET RODS/SHELVES, WINDOW TREATMENTS, CARPET, VINYL FLOORING, SPORTS FLOORING, AUDIO/VISUAL SYSTEM, SECURITY SYSTEM, LIGHTING CONTROL SYSTEM, LANDSCAPING, POOL, TERRACE PAVERS, TOILET ACCESSORIES. SURFACE MOUNTED LIGHT FIXTURES ARE SUPPLIED BY OWNER/INSTALLED BY CONTRACTOR.

ALA DOCUMENT A 101 (LATEST EDITION) STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, AND ALA A201 (LATEST EDITION) GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION SHALL BE USED FOR THE CONSTRUCTION CONTRACT. MEDIATION & ARBITRATION SHALL BE THE MANDATORY METHOD OF RESOLVING CLAIMS & DISPUTES.

CONTRACTOR TO LIMIT EXCAVATION IN ATTEMPT TO SAVE MAXIMUM NUMBER OF TREES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF TEMPORARY FENCING OR OTHER PHYSICAL BARRIER AROUND TREE PRESERVATION AREAS AS REQUIRED BY THE GOVERNING MUNICIPALITY. NO CONSTRUCTION ACTIVITY, MOVEMENT, AND/OR PLACEMENT OF 12. GARAGE DOOR SHALL BE SOLID CORE OR 20 MINUTE RATED. (SEC. R-309.1, IRC) EQUIPMENT OR MATERIAL WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED. THE FENCING OR OTHER PHYSICAL BARRIER MUST STAY IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND AND SPACED NO FURTHER THAN 10 FEET APART. DRIVEWAYS ON PUBLIC PARKWAYS MUST BE 10 TO 15 FEET FROM THE BASE OF ESTABLISHED TREES DEPENDING ON TREE DIAMETER SIZE. 4. ALL EXCAVATION AND TRENCHING MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION AND TRENCHING STANDARD, PART 1926, REVISED JULY 1, 1990.

6. THE CIVIL ENGINEER RECOMMENDS THAT A PLUMBER IS HIRED TO TELEVISE ALL EXISTING DRAINS ON THE SITE TO MAKE SURE THAT NONE ARE COLLAPSED, DAMAGED, 16. ROOF VENTS SHALL COMPLY WITH IRC, SEC. R-806 ROOF VENTILATION. 7. AIR CONDITIONING CONDENSER LOCATION TO ADHERE TO ZONING SETBACK REQUIREMENTS. 8. 2018 I.R.C.; SECTION R106.3.1 PLANS ON JOB REQUIRED. A COPY OF APPROVED PLANS SHALL BE KEPT ON SITE OF THE BUILDING OR WORK & SHALL BE MADE AVAILABLE WHEN REQUIRED BY THE BUILDING OFFICIAL AT THE TIME OF INSPECTION 9. SECTION 890.1380 STORM WATER DRAINAGE REQUIRED. FOOTING DRAINS, STORM WATER DRAINS, ROOF DRAINS, PAVED AREA DRAINS, YARD DRAINS, COURTYARD DRAINS, AND

SIMILAR DRAINS SHALL BE CONNECTED TO THE VILLAGE OF H.P. STORM SEWER SYSTEM, OR TO ANOTHER APPROVED POINT OF DISCHARGE. 10. DOWNSPOUTS CONNECT TO VILLAGE STORM SEWER UNLESS NOTES OTHERWISE ON THE DRAINAGE & GRADING PLANS 11. TEMPORARY DRIVEWAY NOTICE A TEMPORARY GRAVEL DRIVEWAY MUST BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE INSTALLED IN THE APPROVED LOCATION 12. SECTION 3305.1 SANITARY FACILITIES REQUIRED: SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES 13. ALL WATER, SANITARY SEWER, AND STORM SEWER CONNECTION LOCATIONS WILL BE DETERMINED IN THE FIELD BY THE H.P. PUBLIC WORKS DEPARTMENT.

CONTRACTOR WILL CLEAN THE CONSTRUCTION SITE DAILY AND STORE TOOLS AND MATERIALS IN AN ORDERLY MANNER.

GENERAL CONTRACTOR'S RESPONSIBILITY: MAINTENANCE & RESTORATION FOR RIGHT-OF-WAY, ROAD, & MISC.

MUD/DEBRIS ON THE STREET SECTION 98.310(B) AND 96.207 OF THE RIVER FOREST CODE OF ORDINANCES.

14. SHALL PROVIDE: A. ROOF TIE DOWNS, IRC R-802.1 B. DOWNSPOUTS & SUMPS, RIVER FOREST ORD. 890-1380

THE DEPOSITING OF MUD, DIRT, STICKY SUBSTANCE, LITTER OR FOREIGN MATTER OF ANY KIND UPON THE STREET, ALLEY OR OTHER PUBLIC PLACE IS PROHIBITED. FAILURE TO CORRECT

IMMEDIATELY SHALL CAUSE THE ISSUANCE OF A STOP WORK ORDER AND/OR CITATION. WHOEVER VIOLATES, NEGLECTS OR REFUSES TO COMPLY WITH ANY OF THE PROVISIONS OF

THESE SECTIONS SHALL BE ISSUED A STOP WORK ORDER AND/OR FINED NOT LESS THAN TWENTY FIVE DOLLARS (\$25) NOR MORE THAN FIVE HUNDRED DOLLARS (\$500) IN THE CASE OF THE FIRST OFFENSE, AND NOT LESS THAN FIFTY DOLLARS (\$50) NOR MORE THAN FIVE HUNDRED DOLLARS (\$500) FOR EACH AND EVERY SUBSEQUENT OFFENSE AND SHALL PAY THE

CONTINUE SHALL CONSTITUTE A SEPARATE OFFENSE AND SHALL BE PUNISHABLE AS SUCH, PURSUANT TO RIVER FOREST CODE OF ORDINANCES 93.999 (E), 96.402 AND BOCA CODE

THIS PROJECT IS DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.). USING THE PRESCRIPTIVE APPROACH, THE

AIR LEAKAGE REQUIREMENTS (IECC 402.5); DWELLING WILL ACHIEVE COMPLIANCE TO THE MANDATORY AIR LEAKAGE & TIGHTNESS REQUIREMENTS PER THE

VISUAL INSPECTION OPTION AND PER BLOWER DOOR TEST AS DETAILED BELOW. BUILDING ENVELOPE TIGHTNESS & INSULATION INSTALLATION SHALL BE

CONSIDERED ACCEPTABLE WHEN THE ITEMS LISTED IN TABLE 402.4.2 (SEE BELOW), APPLICABLE TO THE METHOD OF CONSTRUCTION, ARE FIELD VERIFIED. AN

APPROVED PARTY INDEPENDENT FROM THE INSTALLER OF THE INSULATION SHALL INSPECT AND TEST THE AIR BARRIER & INSULATION PER BELOW AS PART OF THE

IECC R402.4.1.2 TESTING THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND 3 AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE

EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR

TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER

2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED

4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED;

5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF; AND 6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN

ALL NEW RESIDENTIAL BUILDINGS OR STRUCTURES OR INSIDE NEAREST THE POINT OF ENTRY OF THE SERVICE CONDUCTORS OF COMMERCIAL BUILDINGS OR STRUCTURES.

RESIDENCE COMPLIES WITH THE INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT BASED ON CLIMATE ZONE 5. (SEC. R402.1.1)

22. SMOKE DETECTORS: EVERY SINGLE FAMILY OCCUPANCY SHALL HAVE INSTALLED THEREIN AN APPROVED LOW VOLTAGE STAND-ALONE HARD-WIRED OR WIRELESS SMOKE DETECTOR SYSTEM. SMOKE DETECTORS MUST BE LOCATED IN FACH BEDROOM FOR NEW CONSTRUCTION, WITHIN 15 FEET OUTSIDE ANY BEDROOM, AT THE TOP OF EVERY STAIR, ON EACH FLOOR LEVEL AND WITHIN 10 FEET OF ANY FURNACE, WITH NO LESS THAN ONE DETECTOR ON EACH FLOOR LEVEL. (SEC 91.005 & SEC. 907.2.1, AMENDMENT TO THE INTERNATIONAL FIRE CODE 23. ALL BASEMENTS, CELLARS, CRAWL SPACES AND FURNACE AREAS ARE TO HAVE INSTALLED 110-VOLT HARD WIRED, BATTERY BACK UP, SMOKE DETECTORS (IF LESS THAN 50% DEMOLITION ONLY) OR LOW VOLTAGE STAND ALONE HARD-WIRED SMOKE DETECTOR SYSTEM IF ANY REMODELING OR NEW CONSTRUCTION TAKES PLACE TO AN EXISTING

26. THE FOLLOWING ADDITIONAL SEPARATE BRANCH CIRCUITS SHALL BE REQUIRED AS NEEDED:

STRUCTURE. (SEC. 907.2.1.4, AMENDMENT TO THE INTERNATIONAL FIRE CODE)

21. CRAWL SPACES TO BE CONDITIONED. (SEC. R-408, INTERNATIONAL RESIDENTIAL CODE)

20. PROVIDE COMBUSTION AIR TO FURNACE ROOM. (SEC. R-1701.1, INTERNATIONAL RESIDENTIAL CODE)

24. A CARBON MONOXIDE DETECTOR IS REQUIRED WITHIN 15' OF EVERY SLEEPING ROOM. THE CARBON MONOXIDE DETECTOR MAY BE COMBINED WITH A SMOKE DETECTOR, A CARBON MONOXIDE DETECTOR MAY BE BATTERY OPERATED OR HARDWIRED. VERIFY DISTANCE TO EACH BEDROOM. 2ND FLOOR MAY REQUIRE TWO DETECTORS. (STATE OF ILLINOIS, 25. ALL ELECTRICAL WIRING SHALL BE OF COPPER CONDUCTORS. (SEC. 110-5, AMENDMENT TO NATIONAL ELECTRICAL VILLAGE'S COST ARISING OUT OF ITS ENFORCEMENT ACTIVITIES. INCLUDING BUT NOT LIMITED TO ITS ATTORNEY'S FEES. EACH DAY THAT SUCH VIOLATION IS COMMITTED OR PERMITTED TO

ALL NEW WIRING INSTALLATIONS OR ANY CHANGES OR ADDITIONS TO ELECTRICAL SYSTEMS PREVIOUSLY CONSTRUCTED SHALL BE WITH RIGID METAL CONDUIT (GRC), INTERMEDIATE METAL CONDUIT (IMC) OR ELECTRIC METALLIC TUBING (IMC). 16. ELECTRICAL CODE ARTICLE 230-SERVICES THE FUSED OR MAIN BREAKER SERVICE DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION ON THE OUTSIDE OF (SEC. 3000-1, AMENDMENT TO NATIONAL ELÉCTRICAL CODE)

> CENTRAL AIR CONDITIONING SYSTEM. ELECTRIC RANGE. MICROWAVE OVE THROUGH WALL AIR CONDITIONERS AND HEATING UNITS. MOTORS OFF 1/4 HORSEPOWER OR LARGER. ELECTRIC WATER HEATERS. ELECTRIC DRYERS - 240 VOLT. SANITARY EJECTOR PUMP.

CENTRAL VACUUM SYSTEM

CODE REQUIREMENT NOTES

REGULATIONS & ALL VILLAGE OF RIVER FOREST AMENDMENTS:

3 INTERNATIONAL MECHANICAL CODE

03 INTERNATIONAL FIRE CODE

03 INTERNATIONAL RESIDENTIAL CODE

)3 INTERNATIONAL FUEL GAS CODE

005 NATIONAL ELECTRIC CODE

FLOORS: 40 LBS LIVE LOAD, 15 LBS DEAD LOAD;

COMPLY WITH CODE REQUIREMENTS.

OOTING DESIGN BEARING PRESSURE = 3,000 PSF.

3 INTERNATIONAL PROPERTY MAINTENANCE CODE

ATE OF ILLINOIS PLUMBING CODE, CURRENT EDITION

GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH 2003 IRC, SECTION R308.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ALL GOVERNING CODES, ORDINANCES,

003 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE VILLAGE OF RIVER FOREST ILLINOIS

Provide tempered glazing in all hazardous locations, including windows where an edge is within 24" of

ITHER EDGE OF A SWINGING DOOR, WINDOWS LOCATED LESS THAN 60" ABOVE THE STANDING SURFACE OF A TUB OR

B. FIREPLACES & CHIMNEYS TO COMPLY WITH IRC. CHAPTER 10. FIREPLACE HEARTHS TO EXTEND A MINIMUM OF 16" BEYOND

AREA OF GREATER THAN NINE SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.

THE FACE OF THE FIREPLACE OPENING AND A MINIMUM OF 8" ON EACH SIDE OF THE FIREPLACE OPENING FOR FIREPLACES HAVING AN OPENING OF LESS THAN 6 SQUARE FEET. THE HEARTH OF LARGER SIZED FIREPLACES SHALL

4. ALL STAIRWAYS SHALL MEET CODE REQUIREMENTS PER IRC, SEC. R-311.7 & R-311.2.2. HANDRAILS & GUARDRAILS SHALL

EXTEND A MINIMUM OF 20" BEYOND THE FACE OF THE FIREPLACE OPENING AND A MINIMUM OF 12" ON EACH SIDE

COMPLY WITH IRC, SEC. R-311.7.7 & R-312. MINIMUM STAIR WIDTH TO BE 36". INTERIOR HANDRAILS TO BE 34" TO 38"

THE REQUIRED HANDRAILS SHALL HAVE BOTH ENDS RETURNED TO THE WALL OR NEWEL POST. HANDRAILS SHALL BE

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE ENCLOSED WITH 1/2" MIN. GYPSUM BOARD.

PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS WITH (4) OR MORE RISERS PER IRC, SECTION

8311.7.7 maximum opening Between vertical Balusters is less than 4". Próvide a minimum of 80" headroom. INTERIOR AND EXTERIOR GUARDRAILS, GUARDWALLS, AND PARAPETS TO BE 36" ABOVE FINISHED FLOOR OR DECK.

THE MAXIMUM HEIGHT DIFFERENCE BETWEEN THE GREATEST AND THE SMALLEST RISER WITHIN ANY FLIGHT OF STAIRS SHALL

6. DIMENSIONAL LUMBER SHALL BE HEM FUR NO. 2 OR BETTER. DRILLING AND NOTCHING OF TOP PLATES AND STUDS WILL

WOOD FRAMING MEMBERS ADJACENT TO CONCRETE WALLS BELOW GRADE, SHALL EITHER BE PRESERVATIVE TREATED WOOD, OR SHALL HAVE AN AIR GAP BETWEEN THE FRAMING MEMBERS AND THE CONCRETE WALLS. OR SHALL HAVE AN

APPROVED VAPOR RETARDER APPLIED BETWEEN THE CONCRETE WALL AND THE FRAMING MEMBERS PER 2009 IRC,

9. FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) & TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES & BETWEEN THE TOP STORY & THE ROOF SPACE.

14. ONE WINDOW OR EXTERIOR DOOR IN EACH BEDROOM AS WELL AS EGRESS WINDOW WELLS SHALL COMPLY WITH IRC,

18. A MINIMUM TWO INCH HIGH DRIP PAN IS REQUIRED UNDER ALL APPLIANCES THAT MAY CONDENSATE OR HOLD WATER

19. THE SPACES BETWEEN STUDS OR JOISTS SHALL NOT BE UTILIZED AS A PLENUM FOR SUPPLY OR RETURN AIR. (SEC. 602.3,

ON LEVELS OF BUILDINGS OTHER THAN BASEMENTS. THE PAN MUST DRAIN THROUGH A PIPE A MINIMUM OF 3/4" DIAMETER TO AN OPEN SITE OF THE BUILDING'S PLUMBING SYSTEM. (SEC. 303.9, AMENDMENT TO INTERNATIONAL MECHANICAL

15. NO CELLAR IN ANY BUILDING SHALL BE USED FOR OR CONTAIN ANY QUARTERS FOR SLEEPING OR RESIDENTIAL COOKING.

8. PROVIDE 5/8" GYPSUM BOARD AT FRAME WALLS AND CEILING BETWEEN HOUSE AND GARAGE.

10. AIR CONDITIONING CONDENSER LOCATION TO ADHERE TO ZONING SETBACK REQUIREMENTS.

11. ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO CONCRETE. (SEC. 403.1.6, IRC)

17. SKYLIGHTS SHALL COMPLY WITH IRC, SEC. R-308.6 SKYLIGHTS & SLOPED GLAZING.

13. PROVIDE ACCESS TO ATTIC 22" X 30" MINIMUM. (SEC. R-807, IRC)

SEC. R-310 EMERGENCY ESCAPE & RESCUE OPENINGS.

AMENDMENT TO INTERNATIONAL MECHANICAL CODE)

(SEC. 150.407, H.P. AMENDMENT)

ABOVE NOSING. MAXIMUM RISER HEIGHT IS 7 3/4". MINIMUM TREAD DEPTH SHALL BE 10" WITH 1" NOSING. HANDRAILS AR'

ó próject nó greater than 3 1/2" into stáirway width and a clear space of no less than 1 1/2" from wall.

SHOWER, WINDOWS LOCATED LESS THAN 60" ABOVE A STAIRWAY LANDING OR WALKING SURFACE, WINDOWS WITH AN

RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE. FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.

28. LIGHT FIXTURE ABOVE WHIRLPOOL, TUBS AND SHOWERS SHALL BE G.F.I. (SEC. 680.6, NEC) 29. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS. DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT - SEE CODE FOR EXCEPTIONS.

30. EXTERIOR LIGHTING SHALL COMPLY WITH RIVER FOREST ORDINANCE 150.605. 31. THE MINIMUM DIAMETER OF A BUILDING SANITARY SEWER SERVICE SHALL BE 4". (SEC. 890.170.G, AMENDMENT TO ILLINOIS

32. A CLEAN OUT SHALL BE PROVIDED AT THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER. IT SHALL BE LOCATED OUTSIDE THE BUILDING WITHIN 5' OF THE FOUNDATION WALL. (RIVER FOREST PLUMBING AMENDMENT) 33. ALL FLOOR DRAINS AND HUB DRAINS BELOW GRADE SHALL BE A MINIMUM SIZE OF 4" IN DIAMETER. (RIVER FOREST

34. PLUMBING WALLS: ANY WALL WHICH CONTAINS ANY PLUMBING LINES, STACKS, BRANCHES, OR RISERS, ANY ONE OF WHICH IS AT LEAST 1 1/2" MIN. DIAMETER IN SIZE, SHALL CONSIST OF NOT LESS THAN 2X6 FRAMING MEMBERS. ANY MEASURES NECESSARY TO PROTECT SUCH PLUMBING FROM FREEZING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER. DRILLING & NOTCHING SHALL COMPLY WITH THE IRC (SEC. 171.350, RIVER FOREST ORDINANCE). 35. IN NO CASE SHALL THE WATER SERVICE PIPE BE LESS THAN 1" NOMINAL DIAMETER. (SEC. 890.1200, AMENDMENT TO

36. WHERE THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER SUPPLY TO THE FARTHEST FIXTURE EXCEEDS 50', THE HOT WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH A RE-CIRCULATION RETURN LINE. (SEC.

890. 1200. 12, AMENDMENT TO ILLINOIS STATE PLUMBING CODE)

37. THE VENT EXTENSION THROUGH AND ABOVE THE ROOF SHALL BE NOT LESS THAN 3" IN DIAMETER AND SHALL HAVE A DIAMETER AT LEAST 1" GREATER THAN THAT OF THE PIPE TO THE ROOF. (SEC. 890.1400.A, ILLINOIS STATE PLUMBING CODE)

38. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2) 39. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1½ INCHES (1½") WIDE FASTENED TO EACH PLATE. (SECTION:

40. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6) 41. THE MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST STAIR RISER SHALL NOT BE GREATER THAN 3/8". (SECTION R311.7.4)

42. ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION. 43. ANY WALL WHICH CONTAINS ANY PLUMBING LINES 1-1/2" IN DIAMETER OR GREATER SHALL BE IN A MINIMUM 2X6" WALL.

44. THE HVAC SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT. (SECTION R403.1)

45. EXTERIOR WALLS, INCLUDING BEHIND BATH TUBS, SHALL HAVE CONTINUOUS AIR BARRIER. (TABLE 402.4.1.1) 46. WHEN A PORTION OF THE HVAC SYSTEM IS LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE, DUCT TIGHTNESS SHALL BE VERIFIED BY A 3RD PARTY. (SECTION R403.3.3.) 47. WHEN FOLLOWING THE PRESCRIPTIVE METHOD ALL HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 (SECTION

48. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET THE ILLINOIS PLUMBING CODE AND VILLAGE OF RIVER FOREST ORDINANCES. 49. THE SUMP PIT SHALL BE A MINIMUM OF 2" ABOVE THE FLOOR.

50. PROVIDE BUILT-IN FIREPLACE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS, ALONG WITH ANY OTHER SPECIALIZED EQUIPMENT/APPLIANCE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS- AS WILL BE 51. ANY PROPOSED FIRE ALARM AND FIRE SPRINKLER SYSTEM INSTALLATION, OR MODIFICATIONS TO EXISTING SYSTEMS

THEREOF, REQUIRE SEPARATE FIRE ALARM PERMIT APPLICATIONS 52. GAS SHUT-OFF VALVE TO BE PROVIDED IN THE SAME ROOM AS THE FIREPLACE. 53. WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF THE CLEAR WINDOW OPENING A MINIMUM OF 24" ABOVE THE FINISHED FLOOR IN THE ROOM PER 2003 IRC, SECTION R612.2

54. PROVIDE NEW FIREBLOCKING PER 2003 IRC, SECTION R302.11 55. PROVIDE NEW DRAFTSTOP MATERIAL WITHIN FLOOR TRUSS FRAMING SUCH THAT AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 S.F. PER 2003 IRC, SECTION R302.12

56. ALL BASEMENT WINDOW WELLS GREATER THAN 30" IN DEPTH SHALL EITHER BE FITTED WITH A COVER APPROVED BY THE BUILDING CODE OFFICIAL OR SHALL BE SURROUNDED BY A MINIMUM 36" TALL GUARDRAIL WHICH DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (SECTION R310.2 AS AMENDED) 57. GENERAL CONTRACTOR TO PROVIDE INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN, BOTH OF WHICH ARE STAMPED AND SIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER FOR ALL PRE-ENGINEERED TRUSSES. TRUSS DRAWINGS AND LAYOUT SHALL BE ON THE JOBSITE AT THE TIME OF INSPECTIONS. (SECTION 802.10.1)

58. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE PRE-ENGINEERED TJI FLOOR JOISTS SHALL BE ON THE JOBSITE AT THE TIME OF INSPECTIONS. (SECTION 502.6.2)

59. THE ELEVATOR REQUIRES SEPARATE PERMIT APPLICATION. 60. ON-GROUND SWIMMING POOL WITH BARRIER REQUIRES SEPARATE PERMIT APPLICATION.

EXTERIOR LANDSCAPE STRUCTURES (I.E. EMERGENCY GENERATOR, ETC.) WILL REQUIRE SEPARATE PERMIT

2. APPROVED PLANS SHALL BE LOCATED ON SITE FOR ALL INSPECTIONS AS PER (SECTION R106.1.1) 3. THE BUILDING INSPECTOR MAY REQUIRE A SOIL BEARING TEST TO BE PERFORMED BY A GEOTECHNICAL ENGINEER WITH A REPORT SUBMITTED TO THE VILLAGE. IT SHALL BE THE ARCHITECT'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THE ENCOUNTERED GROUND MEETS THE DESIGN REQUIREMENTS SPECIFIED ON THE DRAWINGS

4. A SPOT SURVEY IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE VILLAGE PRIOR TO ANY FRAMING TAKING PLACE ON THE 5. A KEY BOX IS REQUIRED IN ALL ONE AND TWO FAMILY DWELLING UNITS WHERE MONITORED LOW VOLTAGE FIRE ALARM SYSTEMS,

MONITORED FIRE SPRINKLER SYSTEMS, RESIDENTIAL ELEVATORS OR LIFT SYSTEMS, OR MEDICAL ALERT SYSTEMS ARE INSTALLED. THE KEY BOX SHALL BE KEYED AND LOCATED WITHIN FIVE FEET OF THE FRONT EXIT DOOR AND NO LOWER THAN FIVE FEET ABOVI GROUND. (SECTION 314.8 AS AMENDED) 6. THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FOUR AIR CHANGES PER HOUR (ACH). A 3RD PARTY TEST IS REQUIRED AT THE CONTRACTOR'S EXPENSE. A COPY OF THE TEST REPORT SHALL BE GIVEN TO

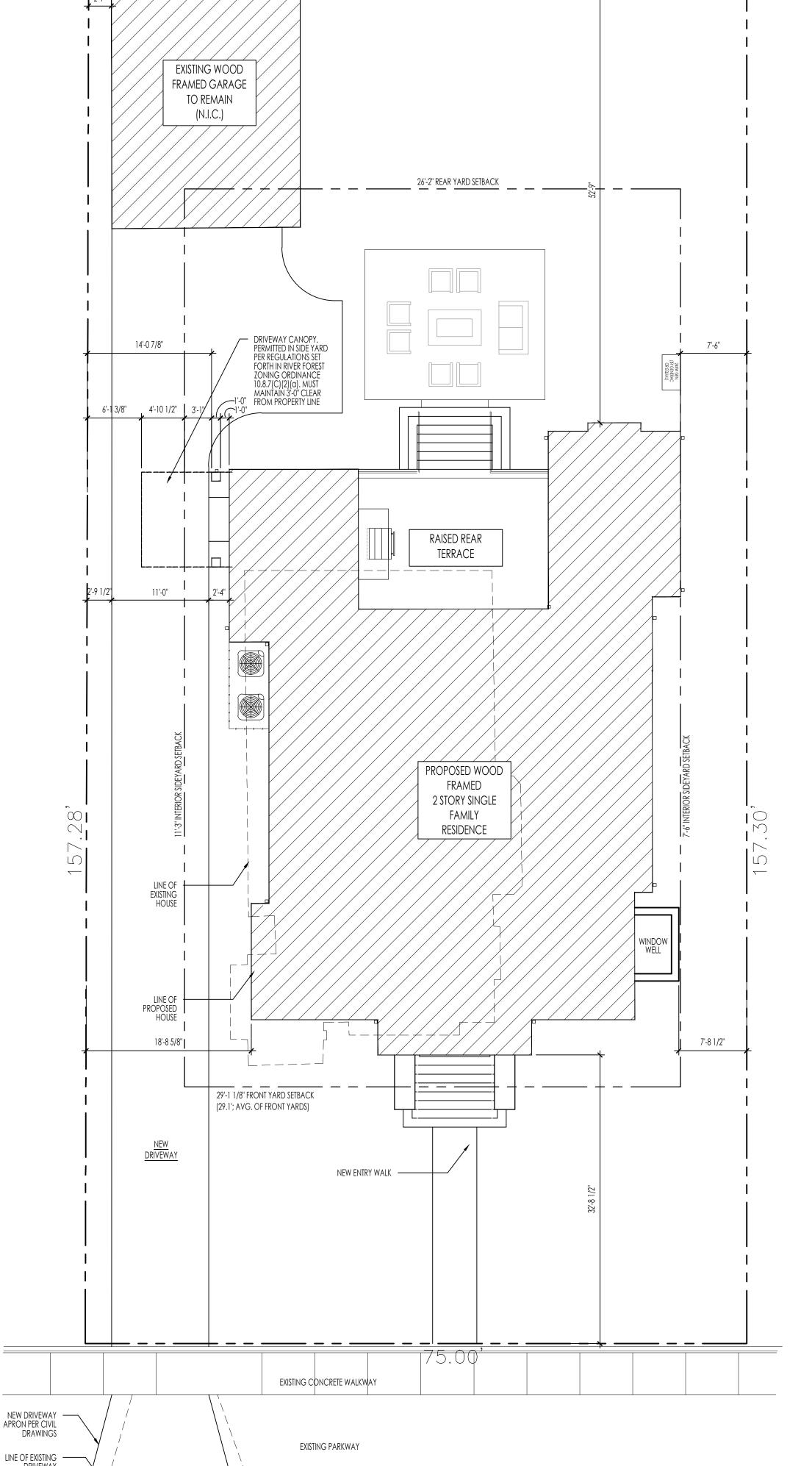
THE VILLAGÉ PRIOR TO FINAL INSPECTION 7. PRIOR TO ROOF FRAMING SUBMIT A LAND SURVEYORS LETTER OF CERTIFICATION (WITH LAND SURVEYOR'S SIGNATURE/SEAL AND DATE OF LICENSE EXPIRATION) - STATING THE ROOF HEIGHT FROM THE AVERAGE GRADE ELEVATION - AS MEASURED FROM THE AVERAGE EXISTING GRADE AT THE CORNERS OF THE BUILDING AREA/PAD (PER THE CIVIL ENGINEERING DRAWINGS)

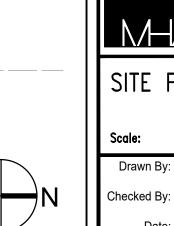
INSTALL FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13D. A SEPARATE FIRE SPRINKLER SYSTEM PERMIT SUBMITTAL IS REQUIRED FOR REVIEW & APPROVAL BY VILLAGE OF RIVER FOREST.

AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE- GARAGE AND CANTILEVERED FLOORS)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
Shafts, Penetrations	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
recessed Lighting	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.
DOOR BLOWER T DWELLING SHALL	EST: HAVE A BLOWER DOOR TEST DONE PER REQUIREMENTS IN THE 2015 IECC TABLE 402.4.1.2

NEW HOMES DUCT TESTING IS REQUIRED (IECC 403.3.3)

			F RIVER FOREST EQ'S AND CODE MATRIX	
ZONII	NG REQUIREMENTS			
TEM	ISSUE	ORDINANCE REQUIREMENT	PROPOSED	REMARKS
1.01	ZONING DISTRICT		R-2 (SINGLE FAMILY RESIDENTIAL)	
.02	PERMITTED USES	SINGLE FAMILY DETACHED HOUSE	SINGLE FAMILY DETACHED HOUSE	
.03	LOT AREA	8,712 SF. MINIMUM	LA = 11,754 SF.	
.04	LOT COVERAGE	(.30 x LA) = 3,526.2 SF. ALLOWABLE	SUBTOTAL OF BELOW = 3,353.60 SF.	
	FIRST FLOOR		2,642.72 SF.	
	GARAGE		609.25 SF.	
	DRIVEWAY CANOPY		101.63 SF.	
1.04	FLOOR AREA RATIO	(.40 x LA) = 4,701.6 SF. ALLOWABLE	SUBTOTAL OF BELOW = 4,674.02 SF. (27.58 SF UNDER ALLOWED)	
	ATTIC (> 7'-0")		0 SF.	
	SECOND FLOOR		2,027.29 SF.	
	FIRST FLOOR		2,537.48 SF. (INCLUDES 4-SEASONS RM)	
	BASEMENT		0 SF.	
	GARAGE		609.25 SF. (LESS 500 SF EXEMPTION) = 109.25 SF.	
1.06	BUILDING HEIGHT / # OF STORIES			
	PRINCIPLE STRUCTURE	35'-0" OR 2-1/2 STORIES (FROM GRADE AT NEAREST PUBLIC SIDEWALK)	31'-3 1/4"	
	ACCESSORY STRUCTURE	18'-0" OR 1-1/2 STORIES (FROM GRADE AT NEAREST PUBLIC SIDEWALK)	13'-1 7/8"	
07	A AIN HA AI HA A VA DID C			
1.07	MINIMUM YARDS FRONT YARD	AVERAGE SETBACK OF BLOCK. SEE #2&3/A0.0 = (29.1') = 29'-1 1/8"	32'-8 1/2" (FRONT PORCH ALLOWED TO ENCROACH)	
	SIDE YARD	ANY ONE SIDE YARD: GREATER OF 10% OF LOT WIDTH OR 5 FT: (LOT WIDTH = 75FT) = 7'-6" COMBINED SIDE YARDS: GREATER OF 25% OF LOT WIDTH OR 10 FT: (LOT WIDTH = 75FT) = 18'-9" ESTABLISHED SIDE YARDS: 7'-6" AT NORTH 11'-3" ATA SOUTH	7'-6" AT NORTHWEST & 7'-8 1/2" AT NORTHEAST 14'-1" AT SOUTHWEST & 18'-8 5/8" AT SOUTHEAST	
	REAR YARD	GREATER OF 15% OF LOT DEPTH OR 26'-2": (LOT DEPTH = 157.25FT) = 26'-2"	26'-2"	





1515 Sherman Ave / 2 South

GENERAL NOTES & SPECIFICATIONS CONSTRUCTION SCHEDULES

STRUCTURAL NOTES & SPECIFICATIONS

ATTIC & ROOF FRAMING PLANS

TREAD DIMENSIONS SHOWN DO NOT INCLUDE 1 1/4" NOSING.

WITH INTERIOR DESIGNER.

PROVIDE CONTINUOUS WOOD BLOCKING IN THE WALLS FOR ALL CABIN

MOLDINGS, TOWEL BARS, RAILINGS, DOOR STOPS, ETC. VERIFY LOCATION

ALL INTERIOR PARTITIONS TO BE 4 3/4" - UNLESS DIMENSIONED OTHERWIS

COORDINATE LOCATIONS OF FLOOR JOISTS WITH PLUMBING DRAIN

DRYWALL CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED FOR

TYPICAL SHOWER NICHES (UNLESS OTHERWISE DIMENSIONED) SHALL BE

12"WIDE X 24"HIGH X 4"DEEP, WITH SHELF 9" ABOVE BOTTOM OF NICHE.

BUILD ALL SOFFITS TO ENCLOSE AND CONCEAL DUCTWORK, PLUMBING,

INSULATE AND DOUBLE DRYWALL AROUND ALL VERTICAL AND HORIZONTA

WASTE STACKS AS REQUIRED TO MINIMIZE SOUND TRANSFER TO HABITABLE

MECHANICAL NOTE: TOP OF GRILLES HIGH IN WALLS TO BE 1'-0" BELOW

CEILING, TYP. BOTTOM OF GRILLES LOW IN WALLS TO BE 12" A.F.F., TYP.

ALL INTERIOR WALLS & FLOORS TO HAVE SOUND BATT INSULATION

LOCATIONS, HVAC CHASES, AND LIGHTING PATTERNS.

PROVIDE FLUSH WOOD SUPPLY REGISTERS IN WOOD FLOORS.

ELECTRICAL WORK, ETC. WHETHER SHOWN OR NOT ON PLANS. CONTRACTOR TO SCREW PLYWOOD DECKING TO JOISTS AFTER

EASY ACCESS TO MISCELLANEOUS VALVES.

TILE ALL WALLS AND CEILINGS OF SHOWERS

BOTTOM OF NICHE TO BE 3'-0" A.F.F.

INSTALLATION OF DRYWALL.

ALL INTERIOR PLUMBING & POCKET DOOR PARTITIONS TO BE 6 3/4" - UNLE

FIRST & SECOND FLOOR FRAMING PLAN

BASEMENT & FIRST FLOOR PLANS

SECOND & ROOF PLANS

EXTERIOR FLEVATIONS

INTERIOR ELEVATIONS

FOUNDATION PLAN,

E1.0 ELECTRICAL PLAN & NOTES

P1.0 PLUMBING RISER DIAGRAMS

CONSTRUCTION DETAILS

BUILDING SECTIONS

WALL SECTIONS

Evanston, Illinois 60201
Telephone: 847 . 869 . 7700
Facsimile: 847 . 869 . 7707 SITE PLAN

08 ISSUED FOR PERMIT

FOR REVIEW 06 FOR REVIEW

05 FOR REVIEW 04 FOR REVIEW 03 FOR REVIEW

FOR REVIEW

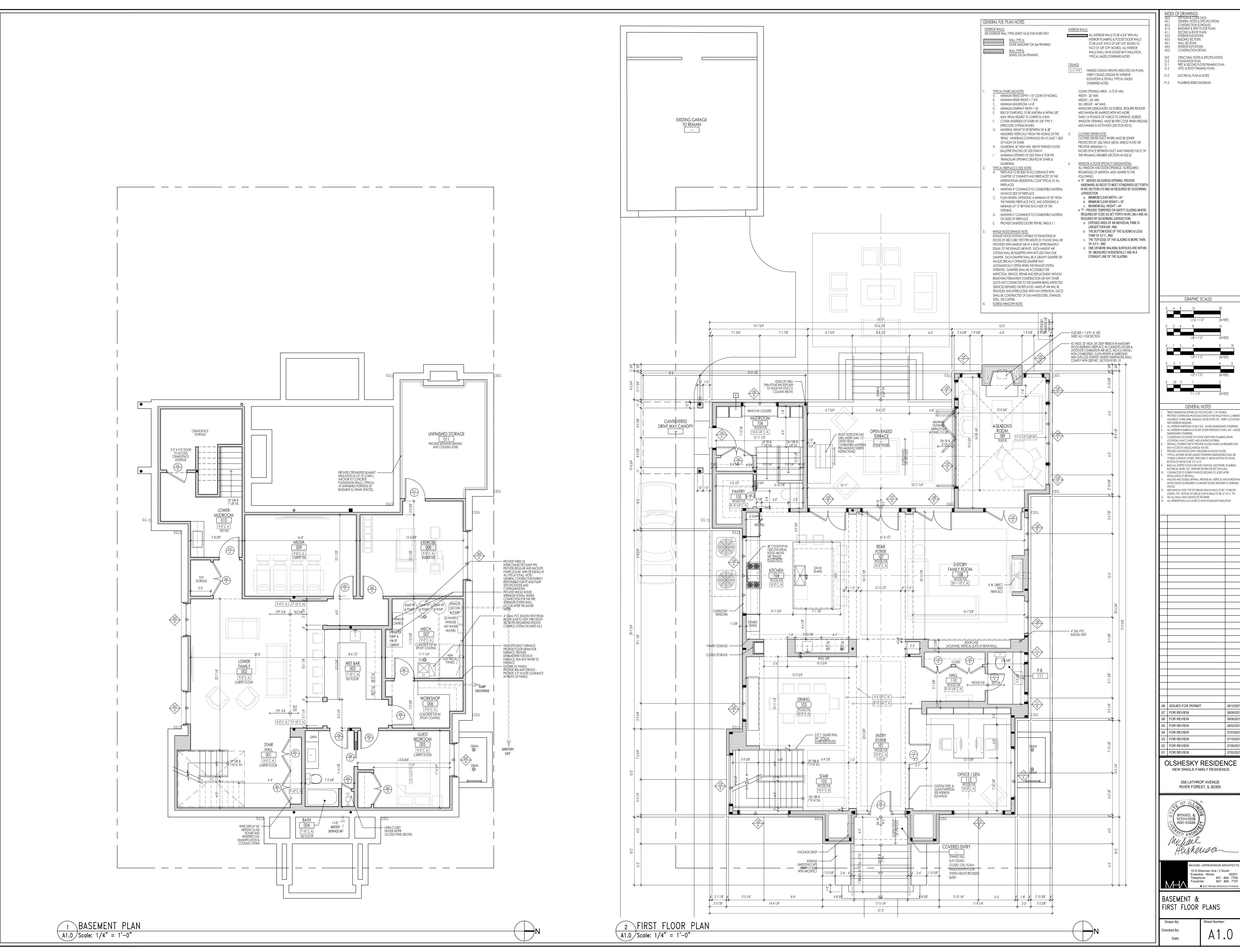
**OLSHESKY RESIDENCE** NEW SINGLE-FAMILY RESIDENCE

> 558 LATHROP AVENUE RIVER FOREST, IL 60305

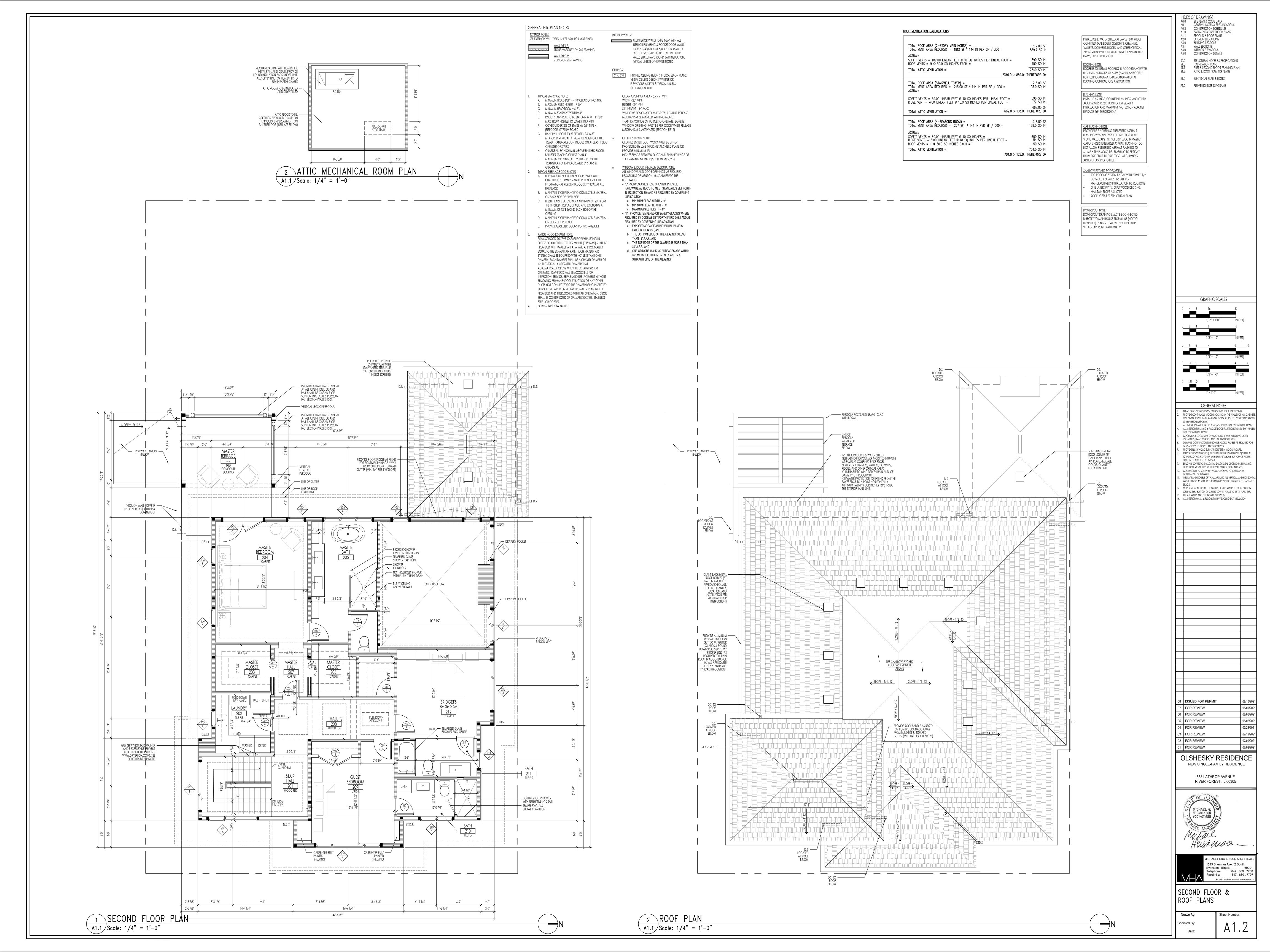
1 SITE PLAN A0.0 Scale: 1/8" = 1'-0"

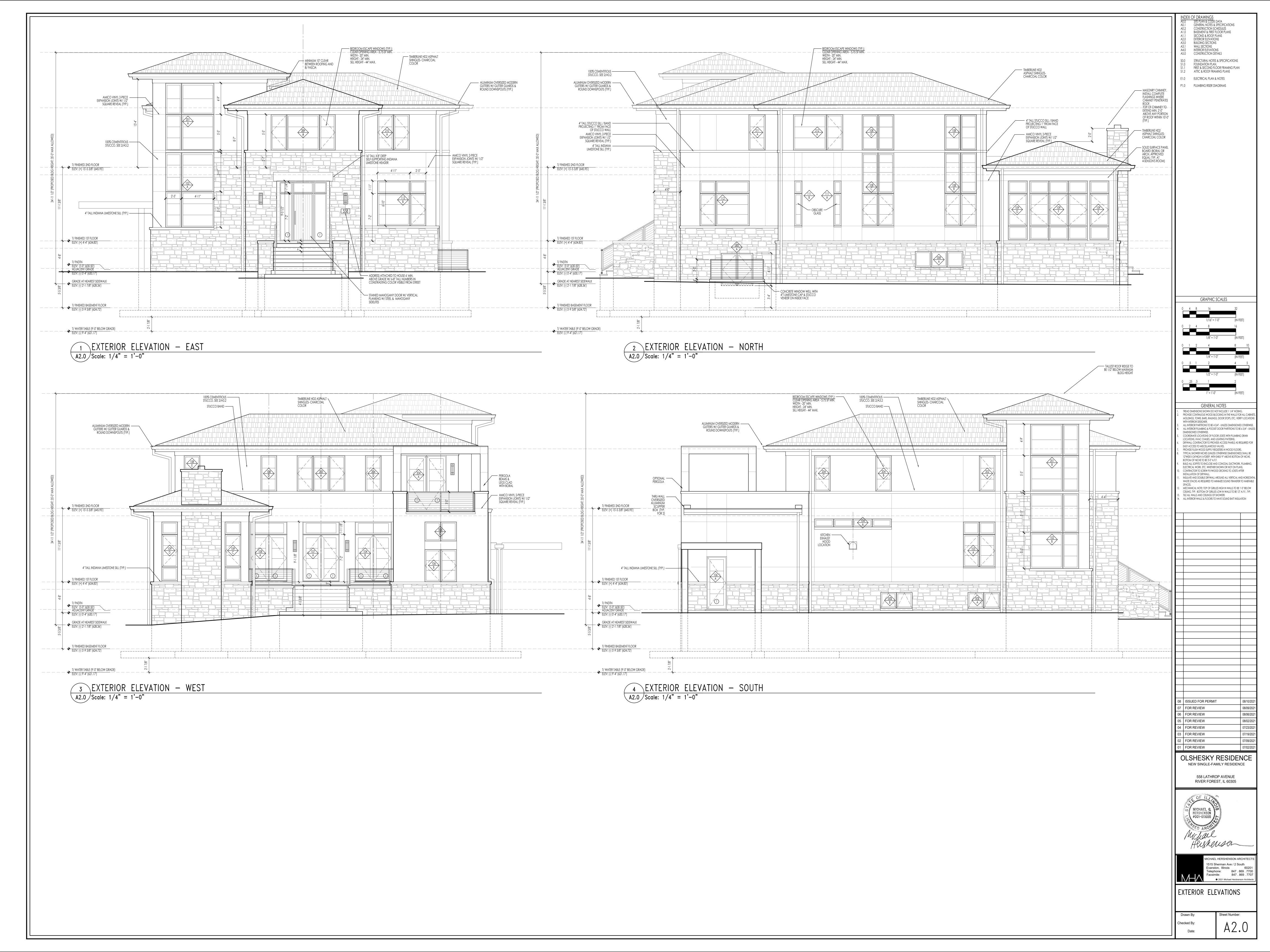
LATHROP AVENUE (R.O.W.)

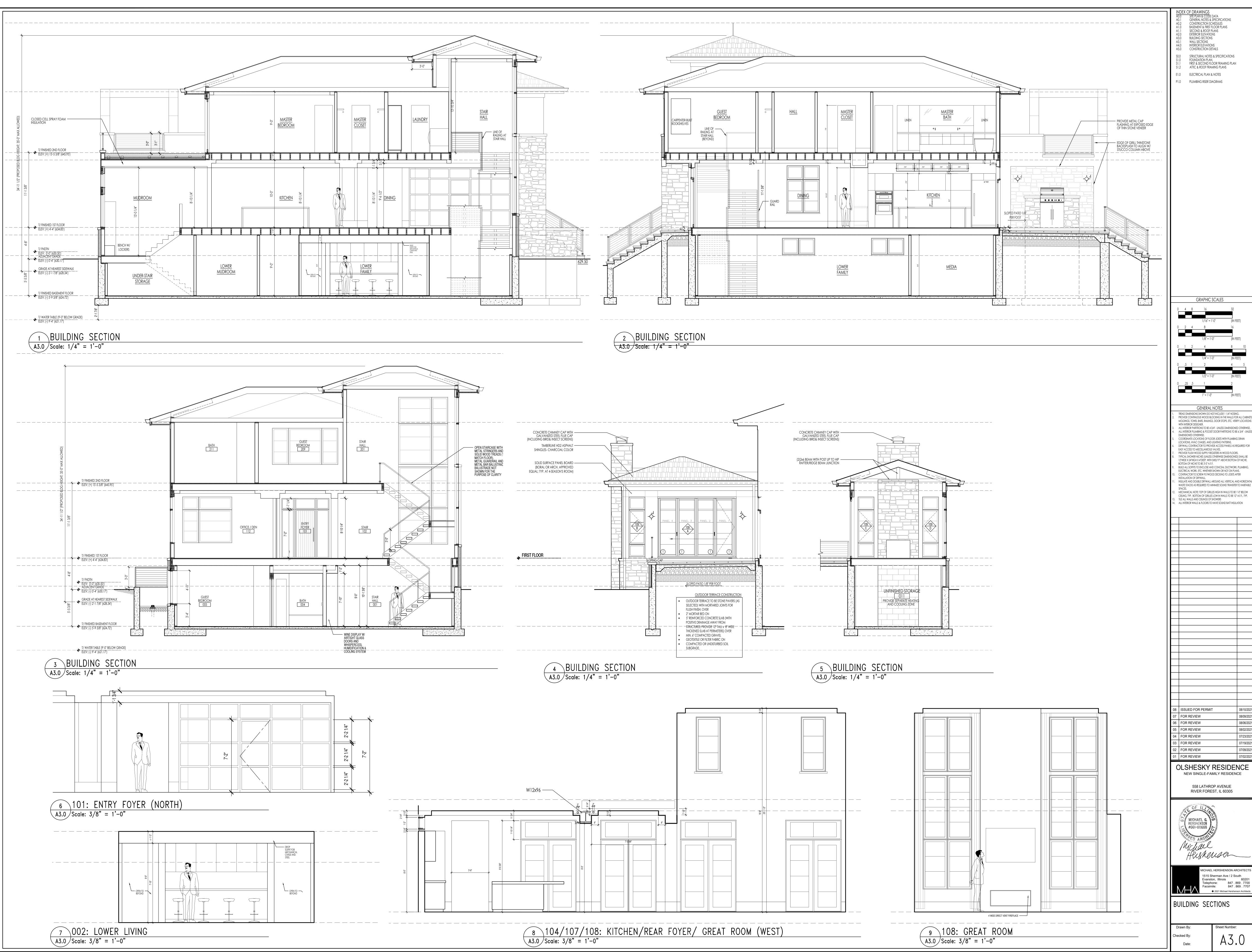
2 WAY TRAFFIC



SITE PLAN & CODE DATA GENERAL NOTES & SPECIFICATIONS CONSTRUCTION SCHEDULES BASEMENT & FIRST FLOOR PLANS SECOND & ROOF PLANS EXTERIOR FLEVATIONS **BUILDING SECTIONS** WALL SECTIONS



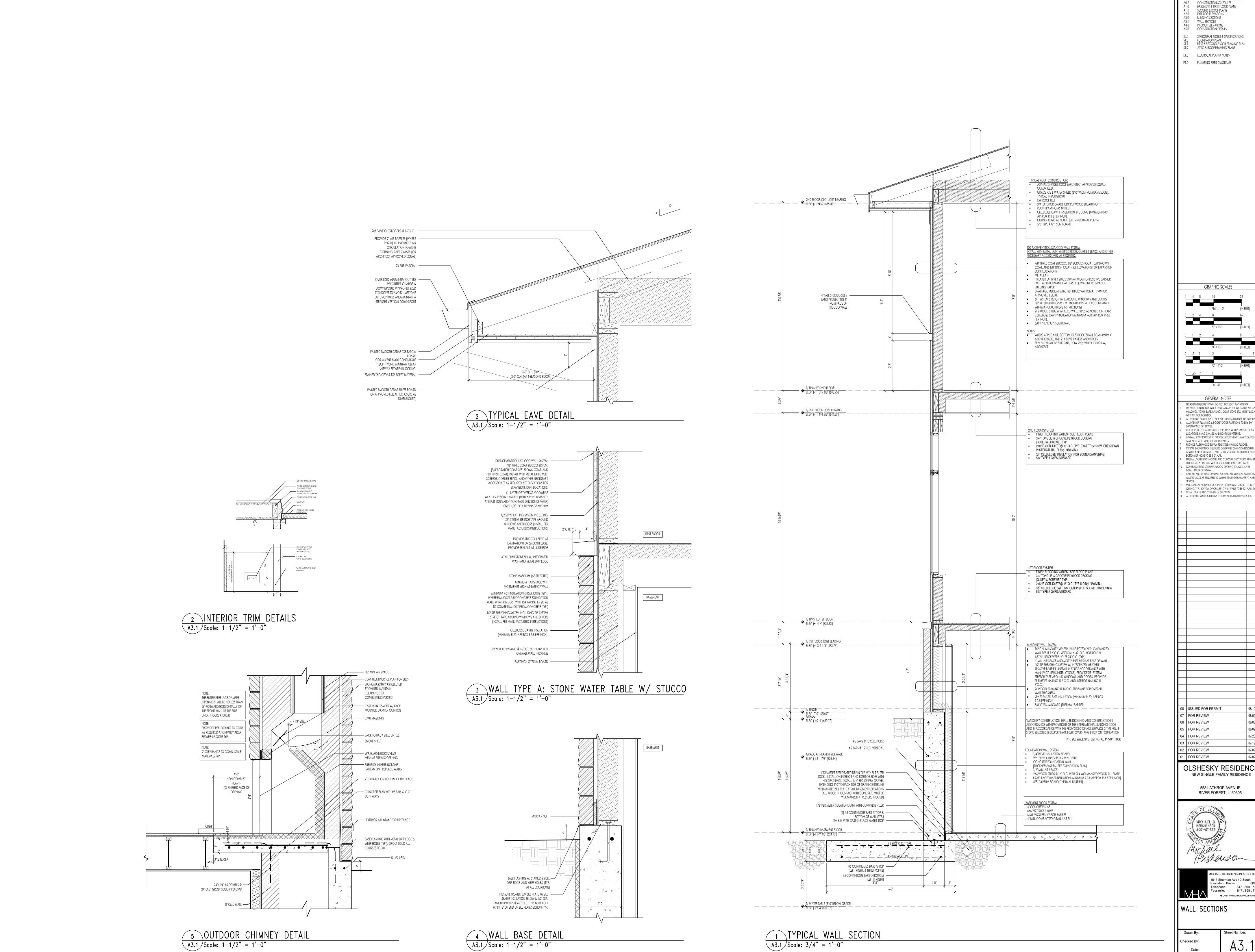




GENERAL NOTES & SPECIFICATIONS CONSTRUCTION SCHEDULES SECOND & ROOF PLANS EXTERIOR ELEVATIONS BUILDING SECTIONS WALL SECTIONS INTERIOR ELEVATIONS A5.0 CONSTRUCTION DETAILS STRUCTURAL NOTES & SPECIFICATION

1515 Sherman Ave / 2 South
Evanston, Illinois 60201
Telephone: 847 . 869 . 7700
Facsimile: 847 . 869 . 7707 BUILDING SECTIONS

Sheet Number:



SITE PLAN & CODE DATA GENERAL NOTES & SPECIFICATIONS CONSTRUCTION SCHEDULES BASEMENT & FIRST FLOOR PLANS SECOND & ROOF PLANS EXTERIOR ELEVATIONS **BUILDING SECTIONS** WALL SECTIONS INTERIOR ELEVATIONS A5.0 CONSTRUCTION DETAILS STRUCTURAL NOTES & SPECIFICATIONS

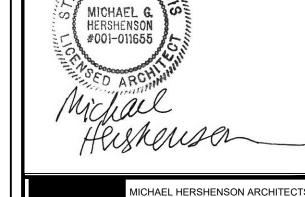
GRAPHIC SCALES GENERAL NOTES

TREAD DIMENSIONS SHOWN DO NOT INCLUDE 1 1/4" NOSING. PROVIDE CONTINUOUS WOOD BLOCKING IN THE WALLS FOR ALL CABINE MOLDINGS, TOWEL BARS, RAILINGS, DOOR STOPS, ETC. VERIFY LOCATIONS WITH INTERIOR DESIGNER. ALL INTERIOR PARTITIONS TO BE 43/4" - UNLESS DIMENSIONED OTHERWISE ALL INTERIOR PLUMBING & POCKET DOOR PARTITIONS TO BE 6 3/4" - UNLES DIMENSIONED OTHERWISE. COORDINATE LOCATIONS OF FLOOR JOISTS WITH PLUMBING DRAIN LOCATIONS, HVAC CHASES, AND LIGHTING PATTERNS.

DRYWALL CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED FOR EASY ACCESS TO MISCELLANEOUS VALVES. PROVIDE FLUSH WOOD SUPPLY REGISTERS IN WOOD FLOORS. TYPICAL SHOWER NICHES (UNLESS OTHERWISE DIMENSIONED) SHALL BE 12"WIDE X 24"HIGH X 4"DEEP, WITH SHELF 9" ABOVE BOTTOM OF NICHE. BOTTOM OF NICHE TO BE 3'-0" A.F.F. BUILD ALL SOFFITS TO ENCLOSE AND CONCEAL DUCTWORK, PLUMBING, ELECTRICAL WORK, ETC. WHETHER SHOWN OR NOT ON PLANS. CONTRACTOR TO SCREW PLYWOOD DECKING TO JOISTS AFTER INSTALLATION OF DRYWALL. INSULATE AND DOUBLE DRYWALL AROUND ALL VERTICAL AND HORIZONTA WASTE STACKS AS REQUIRED TO MINIMIZE SOUND TRANSFER TO HABITABLE MECHANICAL NOTE: TOP OF GRILLES HIGH IN WALLS TO BE 1'-0" BELOW CEILING, TYP. BOTTOM OF GRILLES LOW IN WALLS TO BE 12" A.F.F., TYP.

08 ISSUED FOR PERMIT 08/09/2021 7 FOR REVIEW 08/06/2021 06 FOR REVIEW 08/02/2021 05 FOR REVIEW 04 FOR REVIEW 07/09/2021 2 FOR REVIEW

OLSHESKY RESIDENCE NEW SINGLE-FAMILY RESIDENCE 558 LATHROP AVENUE



1515 Sherman Ave / 2 South
Evanston, Illinois 60201
Telephone: 847 . 869 . 7700
Facsimile: 847 . 869 . 7707

WALL SECTIONS

Sheet Number:

# Zoning Review Checklist

Address: 558 Lathrop Avenue Date of Review: 9/3/2021 Da Date of Submission: 8/11/2021

Revised:

Zoning District: R2

3					
Use:	New Single	e Family Resi	dence with a d	etached Gara	ge
		Permitted U	se		
Lot Area		Lot Width 75.00	Lot Depth 157.14	Lot Area 11785.13	
Lot Coverage		Allowed		Proposed	
30% allowed for the R2 District		3535.54		3372.41 28.62%	
Floor Area Ratio		Allowed		Proposed	
40% allowed for the R2 District		4714.05		4444.46	$\overline{\checkmark}$
(35% allowed for lots of 20,000 s.f. of Setbacks Frontyard	or more, with n	ninimum 8,000 s Required	s.f. of GFA)	37.71% Proposed	
Average of block, see 10-8-7 A	East			32.6000	
Eave Length				3.0000	
Setback to Eave		30.6081		29.6000	
Sideyard					
10% of Lot Width for the R2 District	North	7.5000		7.5000	$\overline{\checkmark}$
Eave Length				2.0000	
Setback to Eave		3.0000		5.5000	
Sideyard					
10% of Lot Width for the R2 District	South	7.5000		23.3333	$\overline{\checkmark}$
Eave Length				9.9167	
Setback to Eave		3.0000		13.4167	
Combined Sideyard					
25% of Lot Width for the R2 District		18.7500		30.8333	$\overline{\checkmark}$
Rearyard					
15% of Lot Depth or 26'-2" minimum	West			52.5600	
Eave Length		22 EZ02		1.0521	.√
Setback to Eave		23.5703		51.5079	$\checkmark$

# **Zoning Review Checklist**

Building Height Ridge	Allowed	Proposed
Height above grade in feet	35'	35' (?)
Story Height	2.5	2 🗹

First Floor Height above Grade	Allowed	Proposed
Top of First Floor Elevation		634.83
Top of "Grade" per Civil drawing		628.25
Height above grade in feet	4'-9"	6.58

For new construction, 100% of a basement is counted as Floor Area if 4'-9" or more of the height of the basement projects above grade as measured from grade to the top of the first finished floor;

Off-Street Parking	Required	quired Proposed		_
Garage spaces	2		2	$\overline{\mathbf{A}}$

<b>558 Lathrop Avenue</b> Area Calculations		9/3/2021	
Lot Area	75.0000	157.1350	11785.1250
Allowed Coverage	0.3000		3535.5375
Allowed FAR	0.4000		4714.0500

# Lot Coverage - Proposed

First Floor Area	Proposed		2624.1133
Detached Garage	Existing		609.9000
driveway canopy	10.73	9.92	106.3978
Second Floor OH	8	4	32.0000
	Total		3372.4112

# Floor Area - Proposed

Floor Area - Proposed	1st floor	2624.1133
	2nd floor	1710.4458
	Attic	0.0000
Detached Garage	Proposed	609.9000
garage allowance		-500.0000
		4444.4591

House - 1st floor - <b>Proposed</b>					
House - 1st floor - Proposed	pier 1 pier 2 A B C D E F G	4.7188 4.7188 43.4792 41.4792 43.4792 47.9792 14.6458 11.8021 15.0000 6.0000	4.0000 4.0000 13.1667 1.2708 28.3750 4.1250 15.4375 1.3854 18.7604 0.9479	18.8752 18.8752 572.4761 52.7118 1233.7223 197.9142 226.0945 16.3506 281.4060 5.6874 0.0000 <b>2624.1133</b>	
House - 2nd floor - <b>Proposed</b> OPEN TO BELOW	P Q R S	16.7708 42.8125 40.8125 42.8125 -16.6250	4.0000 12.5000 1.8958 31.4479 18.9792	67.0832 535.1563 77.3723 1346.3632 -315.5292 <b>1710.4458</b>	
Detached Garage - EXISTING	<b>G TO REMAIN</b> egtr	21.4000	28.5000	609.9000 0.0000 <b>609.9000</b>	



20 N. Wacker Drive, Ste 1660 Chicago, Illinois 60606-2903 T 312 984 6400 F 312 984 6444

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October 11, 2021

## **VIA ELECTRONIC MAIL**

Zoning Board of Appeals Village of River Forest 400 Park Avenue River Forest, Illinois 60305

Re: Appeal of the Zoning Administrator's Interpretation of the Zoning Ordinance regarding 558 Lathrop Avenue

Members of the Zoning Board of Appeals:

Village staff asked that the Village Attorney provide an analysis of the appeal by the owner of 558 Lathrop Avenue regarding an interpretation of the Zoning Ordinance made by the Village's Zoning Administrator. As discussed below, we agree with the Zoning Administrator's interpretation.

## **Background and Procedure**

Under the Village of River Forest Zoning Ordinance, the Zoning Administrator has the authority to interpret and apply the Zoning Ordinance. Zoning Ordinance, Section 10-5-1(A). If a person disagrees with the Zoning Administrator's interpretation of the Zoning Ordinance, an appeal may be made to the Zoning Board of Appeals. Zoning Ordinance, Section 10-5-6. After an appeal is filed, a public hearing date is set before the Zoning Board of Appeals.

At an appeal hearing, the Zoning Board of Appeals considers any testimony and documentation provided by the person who filed the appeal along with testimony and documentation provided by the Zoning Administrator. Zoning Ordinance, Section 10-5-6(E). After the hearing concludes, the Zoning Board of Appeals votes on whether or not to grant or deny the appeal. At least four (4) members of the Zoning Board of Appeals must vote to grant the appeal, otherwise it fails, and the Zoning Administrator's decision remains intact. Zoning Ordinance, Section 10-5-6(C). The Zoning Board of Appeals takes final action on appeals, subject to review in the Circuit Court of Cook County. 65 ILCS 5/11-13-13.

The appeal before you arises out of an interpretation of the Zoning Ordinance by the Zoning Administrator regarding plans submitted for a new single family home at 558 Lathrop Avenue. The property is located in the R-2 Single Family (Detached) Residential District.

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The owner claims that the grade of the proposed new single family home should be established by the average level of the finished surface of the ground adjacent to the proposed home, not the elevation as measured at the sidewalk in front of the proposed home. The Building Official and Zoning Administrator reviewed the request and denied it, because the Zoning Ordinance states that the grade of the proposed home is set at the elevation of the sidewalk, not the average level of the ground adjacent to the proposed home.

The owner appealed the Zoning Administrator's decision to the Zoning Board of Appeals and argues that the grade of the proposed home is established by the average level of the finished surface of the ground adjacent thereto. The appeal was filed by email on September 16, 2021.

# Appeal

In their appeal email, the owner claims that the Zoning Administrator mistakenly interpreted the Zoning Ordinance because the "definition [of 'grade' in the Zoning Ordinance] distinguishes between a property that adjoins a street and one that does not," and the proposed home does not adjoin the street because it is more than five feet (5') from the street.

# **Analysis**

The portion of the Zoning Ordinance relevant to the appeal is:

### Section 10-3-1, Definitions of Words and Terms:

GRADE: A datum or reference level determined as follows:

- A. For buildings adjoining one street only, by the elevation of the sidewalk at the center of that wall adjoining the street.
- B. For buildings adjoining more than one street, by the average of the elevations of the sidewalk at centers of all walls adjoining streets.
- C. For buildings having no wall adjoining the street, by the average level of the finished surface of the ground adjacent to the exterior walls of the building.
  - 1. Any wall approximately parallel to and not more than five feet from a street line shall be considered as adjoining the street.

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2. Where no sidewalk exists, the grade shall be established by the village engineer.

The owner argues that the definition of "grade" in Section 10-3-1 of the Zoning Ordinance applies depending on the distance between a building wall and the street, and that any wall more than five feet (5') from the street is subject to the grade measurement in Subsection (C) and the additional provisions in Subsections (C)(1) and (2).

The owner's interpretation is wrong. The definition of grade has three (3) parts, in Subsections (A), (B) and (C):

Subsection (A) provides that if a building adjoins one (1) street, the grade of the building is the elevation of the sidewalk at the center of the wall adjoining the street. The proposed home at 558 Lathrop Avenue will adjoin one (1) street, Lathrop Avenue. As such, the measurement method in Subsection (A) applies. This is the same conclusion as the Building Official and Zoning Administrator.

Subsection (B) provides that if a building adjoins two (2) streets, the grade of the building is the average elevation of the sidewalks at the center of both walls adjoining the streets. The proposed home is not on a corner lot, so the measurement method in Subsection (B) does not apply.

Subsection (C) provides that if a building does not have a wall adjoining a street, like buildings deep on Cook County Forest Preserve District property, then the grade of the building is based on the height of the surface of the ground around the building. Because the proposed home adjoins a street, the measurement method in Subsection (C) does not apply.

Subsection (C) also includes two Subsections, (C)(1) and (C)(2). These Subsections only apply if Subsection (C) applies, and are inapplicable to the proposed home because it has a wall adjoining one (1) street.

If the definition of grade applied as the owner suggests, than any wall more than five feet (5') from the street would have a grade set by the average level of the ground adjacent to the building. This interpretation is incorrect. First, this cannot be the correct interpretation of the Zoning Ordinance because there are few walls in the Village within five feet (5') of the street, as most buildings are set back dozens of feet from the street. If the owner's interpretation was accepted, it would effectively eliminate Subsections (A) and (B) from the Zoning Ordinance, as few buildings in the Village have walls within five feet (5') of the street, and the Zoning Ordinance should not be interpreted in a way that renders portions of it meaningless. Second, this interpretation is at odds with the Village's longstanding application of the definition of grade, as reported by the Building Official and the Zoning Administrator.

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For the reasons stated above, we agree with the Zoning Administrator's interpretation of the Zoning Ordinance in this matter.

Sincerely,

KLEIN, THORPE AND JENKINS, LTD.

Gregory T. Smith

cc: Lisa Scheiner, Acting Village Administrator and Zoning Administrator Clifford Radatz, Building Official

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4



mhadesign.com

October 6, 2021

Village of River Forest Village of River Forest Zoning Appeals Board 400 Park Avenue River Forest, IL 60305

Re: 558 Lathrop Avenue, New Construction Single Family Residence, permit #22-0663: Definition of Grade, Village Code section 10- 3-1.

#### To whom it may concern:

I have been a registered architect since 1986, specializing in residential new construction single family residences. I'm writing this letter to explain my interpretation of "grade" in the River Forest Zoning Ordinance.

#### Here is the definition:

GRADE: A datum or reference level determined as follows:

- A. For buildings adjoining one street only, by the elevation of the sidewalk at the center of that wall adjoining the street.
- B. For buildings adjoining more than one street, by the average of the elevations of the sidewalk at centers of all walls adjoining streets.
- C. For buildings having no wall adjoining the street, by the average level of the finished surface of the ground adjacent to the exterior walls of the building.
- 1. Any wall approximately parallel to and not more than five feet from a street line shall be considered as adjoining the street.
- 2. Where no sidewalk exists, the grade shall be established by the village engineer.

Under Clause C1, the definition clearly states that if the wall is further than 5' from the street line, than the wall would not be considered "adjoining" the street, and therefore, the average level of the finished surface of the ground adjacent to the exterior walls of the building should determine "grade".

This definition is not in the Residential District section. One can imagine a commercial situation where buildings are within 5' of the street, where it makes sense to use the sidewalk elevation to define grade.

Every other community I have worked in defines grade as the average level of the surface of the ground adjacent to the exterior walls of the structure. Some define grade with reference to the finished grade, and some define it as an average of pre-construction grade levels. I've listed some examples at the end of this letter.



Permit #22-0663: Definition of Grade October 6, 2021

Page 2

The clarity of clause C1, and the use of averaging in determining grade height in all other communities, led me to use "the average level of the finished surface of the ground adjacent to the exterior walls of the building" to determine grade at 558 Lathrop Avenue.

Please call or e-mail if you have any questions concerning this matter.

Sincerely yours,

Michael Hershenson, AIA, NCARB, RA Michael Hershenson Architects, Ltd.

Michael Husbergon

### **Examples of the definition of "grade" from other Communities:**

#### **Highland Park**

*Grade or Grade Level:* The average elevation at the corners of the smallest polygon formed by the intersecting lines of: the minimum required front yard, rear yard, side yard, subdivision setback lines, and steep slope setback lines (excluding established front yard setback lines) on a legal lot of record

#### Winnetka:

The extent of basement area included in Gross Floor Area calculations is based on the proportion of basement that is exposed above existing natural grade by more than the prescribed amount, measured from existing natural grade to top of the finished first floor level for "Post-FAR" buildings and to the bottom of the first floor joist for "Pre-FAR" buildings.

#### Glencoe:

GRADE. The curb level of a zoning lot; provided that, where a building is located on a natural terrace or slope, the grade shall be established by the average ground level at the building front.



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Permit #22-0663: Definition of Grade October 6, 2021 Page 3

#### Wilmette:

*Grade, average abutting.* The computed average of the existing elevations of the surrounding ground abutting the structure as measured at every one (1) foot of the perimeter of the structure.

#### Lake Forest:

GRADE, EXISTING. Established by either:

- 1. The building pad elevation, as shown on a subdivision grading plan as approved by the City Engineer; or
- 2. Where such plans do not exist, existing grade shall be the average elevation of the ground surface, in its natural state, measured at the corners of the proposed structure. For structures in excess of 100 feet in length, additional measurements at 100-foot intervals, measured from the lower corner to the higher corner, shall also be included in establishing the average. This comparison must be reviewed and approved by the City Engineer.

#### Chicago:

17-17-0265 Grade. The *curb level* adjacent to the *front property line* or the mean elevation of the finished *lot*, as measured along exterior building walls of the *principal building*, whichever is higher.

#### Oak Park:

- D. Building Height
- 1. Maximum Building Height: Maximum building height is measured as the vertical distance from the adjacent average grade, or equivalent, opposite the center of the front of a building to:
- I. Grade: Grade is measured as the average level of the finished surface of the ground adjacent to the exterior walls of the structure.