FLOSSMOOR

Welcoming. Beautiful. Connected.

MAYOR: Michelle I. Nelson | VILLAGE CLERK: Cecil Porter | VILLAGE MANAGER: Bridget A. Wachtel
TRUSTEES: Gary Daggett | Kevin Dorsey | Rosalind Henderson Mustafa | George Lofton | James Mitros | Carolyn D. Rodgers

AGENDA

FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FLOSSMOOR, ILLINOIS

MONDAY, JUNE 15, 2026 • 7:00 PM • VILLAGE HALL

Join Zoom Meeting: https://us02web.zoom.us/j/85210894513?pwd=uZUHbLuNGHvJ6BUE21v70fK1RLbeBa.1
ID: 852 1089 4513 Passcode: 60422 Or join by phone (312) 626-6799

CALL TO ORDER

ROLL CALL

RECOGNITIONS AND APPOINTMENTS

1. **Juneteenth Proclamation**

PUBLIC PRESENT WISHING TO ADDRESS THE BOARD

CONSENT AGENDA

2. **Consideration of the Approval of Minutes of the Meeting Held on June 1, 2026**
3. **Presentation of Bills for Approval and Payment as Approved by the Finance Committee (June 15, 2026)**
4. **Consideration of the Approval of Executive Session Minutes and to Hold Some Confidential**
5. **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Granting Variations from the Requirements of Section 285-21-1 F. (A) [2] of the Flossmoor Zoning Ordinance - 1910 Hanover Lane**

• If you plan on attending a Village Board meeting and need an accommodation, please call 708-798-2300 or TDD 708-647-0179 at least one full business day prior to the meeting. •

6. **Consideration of a Capital Equipment Purchase For Two Police Vehicles**

7. **Consideration of a Contract Award for the FY27 MFT Pavement Crack Filling Program**

8. **Consideration of a Resolution Approving Salary Schedules for Fiscal Year 2026-2027**

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS

ACTION ITEMS

9. **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Final Plan for a Planned Unit Development A Special Use and a Plat of Re-Subdivision - 2611-2633 Flossmoor Road (BG Park Centre)**

10. **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a First Amendment to the Development Agreement by and between the Village of Flossmoor and BG Park Center**

DISCUSSION ITEMS

OTHER BUSINESS

11. **A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation**

ADJOURNMENT OF MEETING

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FLOSSMOOR
Welcoming. Beautiful. Connected.

Proclamation

***WHEREAS**, Flossmoor is a community steeped in history and energized by diversity and inclusion in all its forms; and,*

***WHEREAS**, as we celebrate our diversity and work to become more united and develop a shared understanding of each other, it is important to remember the journey and struggles of African Americans throughout our country's history; and,*

***WHEREAS**, although our country was founded on the bold declaration that all men were created equal, we know that this was not truly the case; and,*

***WHEREAS**, on June 19, 1865, more than two years after the issuance of the Emancipation Proclamation and months after the Civil War ended, General Gordon Granger issued a general order freeing the remaining slaves in Texas; and,*

***WHEREAS**, Juneteenth is a celebration of the end of the horrific institution of slavery and also a day to recognize the generations of African Americans who fought and gave so much in the quest for freedom and civil rights; and,*

***WHEREAS**, on Juneteenth, we are all called upon to recognize the significance of the day and join hearts and hands across Flossmoor to continue to make it the welcoming, beautiful and connected community we all hold dear;*

***NOW, BE IT RESOLVED** that the Village of Flossmoor shall honor and celebrate the date of June 19, 2026, as:*

"Juneteenth"

and encourage all Flossmoor residents to learn about the history of Juneteenth and celebrate the African American community and support African American businesses and organizations.

Dated this 15th day of June, 2026

_____

Michelle I. Nelson, Mayor

MINUTES OF MAYOR NELSON AND BOARD OF TRUSTEES FOR THE
REGULAR MEETING OF THE VILLAGE OF FLOSSMOOR, ILLINOIS
HELD ON JUNE 1, 2026

VILLAGE HALL June 1, 2026 7:00 PM

DRAFT

Village Clerk Porter took roll. There was a quorum.

PRESENT: Mayor Nelson and Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers.

ABSENT: None

ALSO PRESENT:

Ann Novoa, Finance Director	Carl Estelle, Chief of Police
Scott Bugner, Director of Bld & Zoning	Douglas Merkle, Deputy Chief of Police
John Brunke, Public Works Director	Bob Kopec, Fire Chief
Bridget Wachtel, Village Manager	Nicole Castagna, Asst to Vlg Mgr/Comm. Mgr.
Jonathan Bogue, Asst. Village Mgr.	Kathi Orr, Village Attorney

GENERAL STATEMENT/RULES OF ORDER (Announced by Mayor Nelson):

The meeting was streamed via Zoom. Mayor Nelson reviewed the public comment policy, which is available on the Village website.

RECOGNITIONS AND APPOINTMENTS:

Agenda Item # 1: A Proclamation Declaring June 2026 as Pride Month

Mayor Nelson introduced Annie Ford and Amariyah Raickett, both Lighthouse LGBTQ+ Scholarship Recipients, to accept Flossmoor's Pride Proclamation. Mayor Nelson, after introducing Ms. Ford and Ms. Raickett, reaffirmed the Village's support of the LGBTQ+ community by reading the proclamation and declaring the month of June as Pride Month.

Agenda Item #2: A Proclamation Honoring the 95th Birthday of Richard W. Condon

Mayor Nelson introduced Dr. Kris Condon to accept a proclamation on behalf of her father, long-time Flossmoor resident Richard (Dick) W. Condon. In 1932, Richard Condon moved to Flossmoor Park. He is a veteran of the Korean War, Vice-President of the Flossmoor Veterans' Memorial, and carved the Flossmoor crest which is on display in the boardroom. He has been a tremendous supporter of the community. Mayor Nelson read the Proclamation to honor Mr. Condon and declared his birthday, June 3, 2026, as "Richard W. Condon Day."

VILLAGE HALL June 1, 2026 7:00 PM

DRAFT

Agenda Item #3 A Proclamation Declaring June 3, 2026, as Global Running Day

Mayor Nelson read the Proclamation to declare June 3, 2026, as Global Running Day to recognize Flossmoor's embrace of community wellness, health, and recreation as essential components of a thriving and connected community. Mayor Nelson introduced the following to accept the proclamation:

- **Tamerra Buckhanan:** An 82-year-old Flossmoor resident and lifelong runner who recently earned the prestigious Abbott World Marathon Majors Six Star Medal and has completed every Flossmoor Hidden Gem Half Marathon event.

- **Hidden Gem Half Marathon Organizers: Tom Dobrez and Betsy Cutrara,** who were recognized for the race and winning the Chicago Area Runners Association (CARA) "Race of the Year" for three out of the past four years, and **Dr. Kalisha Hill,** who works on the medical staff.

- **Homewood-Flossmoor High School Girls Track & Field Team:** The team was honored for winning its second consecutive state championship.

- **Parker Junior High School Track & Field Team:** Recognized for earning multiple state titles, setting new records and achieving top finishes across events.

PUBLIC WISHING TO ADDRESS THE BOARD:

1. **Troy Holmes (Flossmoor resident):** Expressed his appreciation for the Village of Flossmoor's Pride Month and the Pride Flags that are flown in downtown Flossmoor. Discussed why it is important for the Village to fly the Pride flag, the history of the Pride Flag and its symbolism, and the many reasons he was upset when the Village of Homewood chose not to fly it this year.

2. **Adam Rogers:** Professional saxophonist. Performed music on his saxophone.

3. **Pastor Doyle Landry:** Discussed mental health issues in his family, the book "Black Pain" written by Terry Williams, and his concerns for high school students, senior citizens, and housing shortages.

Mayor Nelson called for a moment of silence in remembrance of **Spencer Leak, Jr.**, Flossmoor resident who recently passed away.

VILLAGE HALL June 1, 2026 7:00 PM

DRAFT

CONSENT AGENDA:

Mayor Nelson called for a Motion to approve **Consent Agenda Items #4-7**. Trustee Dorsey so moved, Trustee Daggett seconded. Mayor Nelson asked if there were any items on the Consent Agenda that were requested to be removed for discussion, and there were none.

A vote on the Motion was presented and passed unanimously by a roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

REPORTS OF COMMITTEES, COMMISSIONS AND BOARDS: Mayor Nelson stated there were no formal reports from the Committees or Commissions. Mayor Nelson provided information about the Public Art Commission's upcoming fundraiser (https://www.artflossmoor.com/) and the HF Park District's Pride Festival that is being held on June 12, 2026, in Flossmoor Park and supported by the Community Relations Commission.

ACTION ITEMS:

Agenda Item #8: Consideration of a Resolution of the Village of Flossmoor, Cook County, Illinois to Induce the Redevelopment of Certain Properties within the Proposed Southwest Flossmoor Tax Increment Redevelopment Project Area

Mayor Nelson called for a Motion to approve **Action Item #8**. Trustee Mustafa so moved, Trustee Daggett seconded.

This action item was presented by Kathleen F. Orr, Village Attorney who provided information about: (a) the Board having approved a development agreement with OBE Studios for a multi-media entertainment campus; (b) The developer having requested financial assistance from the Village; (c) Investigation supporting the subject property and adjacent properties qualifying as a "redevelopment project area" (a "TIF") under the TIF Act, and (d) recommendations for the proposed ordinance. The purpose of these recommendations is to assist OBE Studios and the Southland Development Agency in developing this property. Attorney Orr is working with John Brunke and Scott Bugner to prepare the TIF plan.

VILLAGE HALL June 1, 2026 7:00 PM

DRAFT

Mayor Nelson asked for comments from the Board. The Board engaged Attorney Orr in discussions that included confirming the parcels to be in the TIF, and that this would not subject the Village to any liabilities. The Board unanimously voiced support for this action item.

A vote on the Motion was presented and passed by a unanimous vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

Agenda Item #9: Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois Amending Chapter 200 of the Village of Flossmoor Municipal Code (Noise/Nuisance)

Mayor Nelson called for a Motion to approve **Action Item #9**. Trustee Mustafa so moved, Trustee Daggett seconded.

This action item was presented by Douglas Merkle, Deputy Chief of Police, who provided information about noise complaints received by the police department, difficulties the police department has with responding to noise complaints and enforcing standards regarding excessive and unreasonable noise within the Village.

Attorney Orr stated that the proposed ordinance needs to be amended so that the term "community events" under §200-7-4(D) states the following:

> **Community events: The term "community events" shall include such things as parades, festivals, drum corps, marching band shows, sports events, Fourth of July celebrations, sanctioned or sponsored in whole or in part by local governments, schools, houses of worship, or charitable or service organizations, including school attendance bells, playground noise, church bells, and approved block parties.**

Mayor Nelson called for a Motion to approve the amendment to **Action Item #9** under §200-7-4(D) "Community Events" of the proposed ordinance. Trustee Mitros so moved, Trustee Lofton seconded.

Mayor Nelson asked for questions. The Board responded with questions about the police department's discretion in noise complaint enforcement, the use of decibel standards, how the

ordinance will be enforced by police officers using their personal judgment, and fines for noise violations. The Board was in full support of this action item with the proposed amendment.

A vote on the Motion to Amend §200-7-4(D) "Community Events" of the proposed ordinance, as stated by Attorney Orr, was presented and passed by a unanimous roll call vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

A vote on the Motion, as amended, was presented and passed by a unanimous vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

DISCUSSION ITEMS: None

OTHER BUSINESS:

Mayor Nelson stated the Board needed to have an Executive Session, and before doing so, asked if there were any other business. The Board responded as follows:

Trustee Daggett: Congratulations to those who have graduates. Praised the accolades of the students. Also praised Public Works on the successful bids for the resurfacing project.

Trustee Rodgers: None.

Trustee Mustafa: Expressed appreciation to Mr. Richard Condon and his lifetime of contributions.

Trustee Mitros: None.

Trustee Lofton: Condolences to the Leak family on the passing of Spencer Leak, Jr. and gave information about his family, fraternal background, and their shared history.

Trustee Dorsey: Gave appreciation to everyone who came out for Flossmoor's "Taps Across America" community remembrance event on Memorial Day, Monday, May 25, 2026.

Clerk Porter: Expressed appreciation for Flossmoor's upcoming Pride Celebration, the contributions of Flossmoor's Community Engagement Manager, Stephanie Wright, in starting this annual event, and noted that Flossmoor is one of the first Chicago suburbs to have a Pride celebration.

Village Manager Wachtel: The Village is back on track to have the landscaping work completed, with work to begin by the end of the week. Ms. Wachtel explained that the contract is held by IDOT, and they are coordinating this remaining work. John Brunke, Director of Public Works, responded to questions from Trustee Mustafa about the plants for the downtown area.

Mayor Nelson provided the following updates about the Spring legislative session:

- No change in the local government distributive fund
- The Build Initiative stalled
- The E-Bike bill passed and is being reviewed by the Village
- The Body Cam bill stalled
- No regulations on data centers were passed
- Nothing was done with pensions

Agenda Item #10: A Motion to go into Executive Session to Discuss the Employment of Specific Individuals, Property Acquisition, and Litigation

Mayor Nelson called for a motion to go into Executive Session to discuss the employment of specific individuals. Trustee Lofton so moved, Trustee Daggett seconded.

A vote on the Motion was presented and passed by a unanimous vote.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

The Board went into Executive Session at approximately 8:28 p.m. The Board returned from Executive Session at approximately 8:40 p.m.

VILLAGE HALL June 1, 2026 7:00 PM

DRAFT

Mayor Nelson called for a Motion to Adjourn the meeting. All were in favor, none opposed.

AYES: Trustees Daggett, Dorsey, Lofton, Mitros, Mustafa, and Rodgers
ABSENT: None
ABSTAIN: None
NAYS: None

The Regular Meeting was adjourned at approximately 8:42 p.m.

Respectfully Submitted,

Cecil E. Porter
Village Clerk

VILLAGE OF FLOSSMOOR
6/15/2026
CLAIMS LIST SUMMARY

HAND CHECKS	$66,161.31
INVOICES	$274,750.49
TOTAL	$340,911.80

Village of Flossmoor
Detail Board Report

FY26

Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ACCURATE BIOMETRICS INC.							
212472604	04/30/26	$260.00		BACKGROUND CHECKS			
					01-49-4-636	PRE-EMPLOYMENT PHYSICALS	$65.00
					01-60-4-636	PRE-EMPLOYMENT PHYSICALS	$195.00
						VENDOR TOTAL:	$260.00
BAXTER & WOODMAN, INC.							
0284572	04/27/26	$1,877.70		FLOSSMOOR RD SANITARY RELOCATE CONST. OB			
					08-21-7-750	CBD SANITARY SEWER RELOCA	$1,877.70
0285725	05/26/26	$602.85		FLOSSMOOR RD VIADUCT PH. 3 CONST. OB			
					17-01-4-742	FLOSSMOOR RD VIAD CONS OB	$602.85
0284583	04/27/26	$3,487.50		1413 HHC DRAINAGE ENG.			
					07-01-7-762	1413 HEATHER HILL CRESCENT	$3,487.50
0284642	04/27/26	$2,186.00		LSL REPL. PLAN UPDATE			
					08-11-7-773	LEAD SERVICE LINE REPLACEME	$2,186.00
0284458	04/27/26	$3,934.16		FLOSSMOOR RD. VIADUCT PH.3 CONST. OB			
					17-01-4-742	FLOSSMOOR RD VIAD CONS OB	$3,934.16
0285889	05/26/26	$13,210.25		DARTMOUTH BIKE BRIDGE & STABILIZATION ENGINEERING			
					01-55-7-770	DARTMOUTH RD BIKE BRIDGE P	$13,210.25
0284584	04/27/26	$25,065.20		DARTMOUTH BIKE BRIDGE & STABILIZATION ENGINEERING			
					01-55-7-770	DARTMOUTH RD BIKE BRIDGE P	$25,065.20
						VENDOR TOTAL:	$50,363.66
BMO FINANCIAL GROUP							
WACHTEL 041626	04/16/26	$903.28		ZOOM MONTHLY, SEEDS			
					01-42-4-645	WEBSITE APPLICATIONS	$48.00
					01-41-4-655	GREEN COMMISION	$855.28
WACHTEL 031526	03/15/26	$281.52		ZOOM-MO BILLING/BOARD SPEC SESS MEAL/NEW RESIDENT EVENT INVITATIONS/EVENT RACK CARDS			
					01-42-4-645	WEBSITE APPLICATIONS	$48.00
					01-41-5-661	TRAINING	$91.72
					01-41-4-651	COMMUNITY RELATIONS COMMI	$99.99
					01-41-4-653	MARKETING PROGRAMS	$57.76
					01-41-4-653	MARKETING PROGRAMS	$(57.76)
					01-41-4-653	MARKETING PROGRAMS	$41.81
MILOVANOVIC 0315	03/15/26	$60.00		THE MORTON ARBORETUM - URBAN FORESTRY TRAINING			
					01-60-5-661	TRAINING	$60.00
KORTUM 031526	03/15/26	$198.72		COFFE, WATER & CLOROX WIPES			
					01-67-3-605	OPERATING SUPPLIES	$198.72
NOVOA 03152026	03/15/26	$1,125.36		SIMPLIFILE, IGFOA RENEWAL			

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-43-4-634	MISCELLANEOUS SERVICES	$500.30
					01-43-4-634	MISCELLANEOUS SERVICES	$100.06
					01-43-5-660	DUES AND SUBSCRIPTIONS	$525.00
KOPEC 031526	03/15/26	$1,011.56		MEDICAL SUPPLIES			
					01-49-3-622	EMS EQUIPMENT & SUPPLIES	$550.55
					01-49-3-622	EMS EQUIPMENT & SUPPLIES	$371.25
					01-49-3-622	EMS EQUIPMENT & SUPPLIES	$89.76
WEGMANN 031526	03/15/26	$723.13		CAKE, SEAGATE EXPANSION, BATTERIES			
					01-48-3-605	OPERATING SUPPLIES	$75.99
					01-48-3-607	COMPUTER EQUIPMENT & SUPP	$385.85
					01-48-3-607	COMPUTER EQUIPMENT & SUPP	$(35.86)
					26-01-7-701	SO SUBURB EMERG RESP TEAM	$297.15
MERKLE 031526	03/15/26	$181.00		BODY CAMERA MOUNTS, BACKGROUND CHECK			
					01-50-3-605	OPERATING SUPPLIES	$170.00
					01-48-4-636	PRE-EMPLOYMENT PHYSICALS	$11.00
FISHER 031526	03/15/26	$195.00		ICC MEMBERSHIP, PERMIT TECH REGISTRATION			
					01-53-5-660	DUES AND SUBSCRIPTIONS	$170.00
					01-53-5-660	DUES AND SUBSCRIPTIONS	$25.00
BOGUE 041526	04/16/26	$496.30		SAFETY CARD, POSTCARDS, SUBSCRIPTION & BRICK ORDER			
					01-41-4-653	MARKETING PROGRAMS	$71.50
					01-41-4-653	MARKETING PROGRAMS	$47.86
					01-42-5-660	DUES AND SUBSCRIPTIONS	$149.90
					27-01-3-619	PROGRAM COMMODITIES	$227.04
KOPEC 041626	04/16/26	$2,050.00		FURNITURE REPAIR, CONFERENCE			
					01-49-3-611	DORMITORY/STATION SUPPLIES	$1,920.00
					01-49-5-663	FIRE TUITION AND FEES	$130.00
NOVOA 041626	04/16/26	$299.00		DUES RENEWAL - SHRM			
					01-43-5-660	DUES AND SUBSCRIPTIONS	$299.00
WEGMANN 041626	04/16/26	$1,903.64		1ST AID, PUBLIC RELATIONS			
					01-48-3-605	OPERATING SUPPLIES	$51.90
					01-48-3-605	OPERATING SUPPLIES	$1,200.00
					01-48-3-601	OFFICE SUPPLIES	$651.74
MERKLE 041626	04/16/26	$1,222.15		BACKGROUND CHECKS, KEYBOARD, LOCKERS,CALENDER			
					01-43-4-634	MISCELLANEOUS SERVICES	$66.00
					01-48-3-607	COMPUTER EQUIPMENT & SUPP	$322.04
					01-48-5-660	DUES AND SUBSCRIPTIONS	$225.00
					01-50-3-607	COMPUTER EQUIPMENT & SUPP	$119.95
					01-48-3-606	OFFICE EQUIPMENT	$489.16

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$10,650.66
BRITES TRANSPORTATION LLC							
4538	04/24/26	$1,347.92		STONE RESTOCK			
					08-11-6-675	WATER SYSTEM MAINT & REPAI	$673.96
					08-13-3-619	PROGRAM COMMODITIES	$673.96
						VENDOR TOTAL:	$1,347.92
CAUSEY PUBLIC FINANCE LLC							
CPF3177	05/29/26	$1,500.00		PROFESSION SERVICES: 4/6/2021-4/6/2026			
					17-01-8-772	ARBITRAGE REBATE SERVICES	$1,500.00
						VENDOR TOTAL:	$1,500.00
CHICAGO TRIBUNE							
58071	03/31/26	$109.25		PC LEGAL NOTICE			
					01-45-4-638	ADVERTISING	$109.25
88005	04/30/26	$74.24		PROPOSED BUDGET			
					01-43-4-638	ADVERTISING	$74.24
						VENDOR TOTAL:	$183.49
COMED							
0994561222 050126	05/01/26	$1,323.73		MFT STREET LIGHT POWER 3/25/26-4/24/26			
					02-01-4-630	ELECTRIC, POWER, AND LIGHT	$1,323.73
2611372222 050726	05/07/26	$114.55		WESTERN TOWER POWER 4/8/26-5/7/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$114.55
						VENDOR TOTAL:	$1,438.28
CORE & MAIN LP							
Y764270	04/01/26	$427.00		BBOX PLUGS & PLUG GRABBER			
					08-11-3-605	OPERATING SUPPLIES	$309.00
					08-11-3-615	SMALL TOOLS & EQUIPMENT	$118.00
						VENDOR TOTAL:	$427.00
DYNEGY ENERGY SERVICES							
032080007634	05/02/26	$183.94		KEDZIE PUMP STATION 3/30/26-4/28/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$183.94
032080007632	05/02/26	$1,363.52		VOLLMER RES 3/30/26-4/28/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$1,363.52
032080007633	05/02/26	$916.17		STERLING STATION 3/30/26-4/28/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$916.17

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
032800001562	05/02/26	$2,528.52		BUTTERFIELD LS 3/30/26-4/28/26			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$2,528.52
						VENDOR TOTAL:	$4,992.15
EMS MANAGEMENT & CONSULTANTS							
EMS025239	03/31/26	$3,567.00		AMBULANCE COLLECTIONS MARCH 2026			
					01-49-4-656	AMBULANCE COLLECTION SERVI	$3,567.00
						VENDOR TOTAL:	$3,567.00
EVT TECHNOLOGIES							
7741	05/08/26	$112.45		C119 800 PORTABLE INSTALL			
					01-49-3-621	COMMUNICATIONS EQUIPMENT	$112.45
						VENDOR TOTAL:	$112.45
GRAINGER, INC.							
9861785393	03/31/26	$32.42		RAIN JACKET			
					01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	$10.80
					08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	$10.81
					08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	$10.81
						VENDOR TOTAL:	$32.42
HOME DEPOT CREDIT SERVICES							
6900961	04/20/26	$313.54		ACCOUNT #6035322502036134: HERBICIDE & DEHUMIDIFIER			
					01-63-6-677	PROGRAM MAINTENANCE	$313.54
2090300	04/24/26	$309.00		ACCOUNT #6035322502036134-DEHUMIDIFIER			
					01-67-3-605	OPERATING SUPPLIES	$309.00
8903050	05/08/26	$313.54		ACCOUNT #6035322502036134-HERBICIDE			
					01-63-6-677	PROGRAM MAINTENANCE	$313.54
						VENDOR TOTAL:	$936.08
ILLINOIS STATE TOLL HIGHWAY							
G123000008748	01/08/26	$28.25		DPW TOLLS 10/1/2025-12/31/2025			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$9.41
					08-11-6-671	MAINTENANCE AND SUPPLIES	$9.42
					08-21-6-671	MAINTENANCE AND SUPPLIES	$9.42
G125000011841	04/06/26	$5.25		DPW TOLLS 01/01/2026-03/31/2026			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$1.75
					08-11-6-671	MAINTENANCE AND SUPPLIES	$1.75
					08-21-6-671	MAINTENANCE AND SUPPLIES	$1.75

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$33.50
IRMA							
301666	01/31/26	$850.00		AD&D VOLUNTEER COVERAGE 11/1/25-11/1/26			
					01-43-4-643	IRMA SUPPLEMENTAL INSURAN	$850.00
301786	01/31/26	$836.29		JANUARY 2026 DEDUCTIBLE			
					01-48-4-642	IRMA INSURANCE DEDUCTIBLE	$619.29
					01-60-4-642	IRMA INSURANCE DEDUCTIBLE	$217.00
301847	02/28/26	$345.66		FEBRUARY 2026 DEDUCTIBLE			
					01-48-4-642	IRMA INSURANCE DEDUCTIBLE	$345.66
301913	03/31/26	$9,157.84		MARCH 2026 DEDUCTIBLE			
					01-48-4-642	IRMA INSURANCE DEDUCTIBLE	$5,390.84
					01-60-4-642	IRMA INSURANCE DEDUCTIBLE	$3,767.00
301980	04/30/26	$4,614.00		APRIL 2026 DEDUCTIBLE			
					01-48-4-642	IRMA INSURANCE DEDUCTIBLE	$4,614.00
						VENDOR TOTAL:	$15,803.79
M.E. SIMPSON COMPANY, INC.							
45885	01/29/26	$695.00		LEAK LOCATE			
					08-11-4-632	LEAK DETECTION PROGRAM	$695.00
						VENDOR TOTAL:	$695.00
STATE INDUSTRIAL PRODUCTS CORP							
904112120	02/24/24	$228.38		FLOOR CLEANER			
					01-49-3-616	CLEANING SUPPLIES	$228.38
						VENDOR TOTAL:	$228.38
STREICHERS							
S1651314	03/09/26	$221.10		TYPE 3 MAGAZINE DD TRANSPORT BOX			
					26-01-7-701	SO SUBURB EMERG RESP TEAM	$221.10
						VENDOR TOTAL:	$221.10
UNITED PARCEL SERVICE							
0000F36604156	04/11/26	$24.93		IEPA MONTHLY SAMPLE			
					01-55-3-603	POSTAGE	$24.93
						VENDOR TOTAL:	$24.93
WELLNESS IQ INC							
56121	05/22/26	$425.00		HEALTH REWARDS: 4/16/26-4/30/26			
					01-48-2-592	EAP & WELLNESS PROGRAMS	$300.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-42-2-592	EAP & WELLNESS PROGRAMS	$125.00
						VENDOR TOTAL:	$425.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount

Total Amount Being Paid: $93,242.81
Total Number of Invoices: 51

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
ACCURBIO	ACCURATE BIOMETRICS INC.	N	260.00	0.00	260.00
BAXTER&W	BAXTER & WOODMAN, INC.	N	50,363.66	0.00	50,363.66
BMOFIN	BMO FINANCIAL GROUP	N	10,650.66	0.00	10,650.66
BRITES	BRITES TRANSPORTATION LLC	N	1,347.92	0.00	1,347.92
CAUSEY	CAUSEY PUBLIC FINANCE LLC	N	1,500.00	0.00	1,500.00
CHICAGOTRI	CHICAGO TRIBUNE	N	183.49	0.00	183.49
COM0994	COMED	N	1,323.73	0.00	1,323.73
COM2611	COMED	N	114.55	0.00	114.55
CORE&MAI	CORE & MAIN LP	Y	427.00	0.00	427.00
DYNEGY	DYNEGY ENERGY SERVICES	N	4,992.15	0.00	4,992.15
EMSMANAGE	EMS MANAGEMENT & CONSULTANTS	N	3,567.00	0.00	3,567.00
EVTECH	EVT TECHNOLOGIES	N	112.45	0.00	112.45
GRAINGER	GRAINGER, INC.	N	32.42	0.00	32.42
HOMEDEPO	HOME DEPOT CREDIT SERVICES	N	936.08	0.00	936.08
ILLSTATE	ILLINOIS STATE TOLL HIGHWAY	N	33.50	0.00	33.50
IRMA	IRMA	N	15,803.79	0.00	15,803.79
M.E.SIMP	M.E. SIMPSON COMPANY, INC.	N	695.00	0.00	695.00
STATECHE	STATE INDUSTRIAL PRODUCTS CORP	N	228.38	0.00	228.38
STREICHE	STREICHERS	N	221.10	0.00	221.10
UPS	UNITED PARCEL SERVICE	N	24.93	0.00	24.93
WELLNESSIQ	WELLNESS IQ INC	N	425.00	0.00	425.00
Report Total:			$93,242.81	Total: 0.00	Total: $93,242.81

Village of Flossmoor
Detail Board Report

Manual Checks Issued: 06/01/26 thru 06/01/26

Vendor Name / Invoice #	Invoice Date	Amount	Check #	Check Date	PO #	Invoice Description	GL Number	GL Description	Line Amount
DEPARTMENT OF TREASURY									
06012026-IRS	06/01/26	$66,161.31	86446	06/01/26		GO BOND SERIES 2021 YEAR 5 ARBITRIAGE PAYMENT			
							17-01-8-773	ARBITRAGE PAYMENT	$66,161.31
								VENDOR TOTAL:	$66,161.31

Total Amount Being Paid: $66,161.31
Total Number of Invoices: 1

AP VENDOR ACTIVITY REPORT FOR VILLAGE OF FLOSSMOOR

Activity From 06/01/2026 To 06/01/2026 Vendor Code: IRS DOT - DEPARTMENT OF TREASURY Vendor Codes: IRS DOT - DEPARTMENT OF TREASURY

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
IRS DOT	DEPARTMENT OF TREASURY	N	66,161.31	66,161.31	0.00
Report Total:			Total: 66,161.31	Total: 66,161.31	

Village of Flossmoor
Detail Board Report

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Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
ADVANCE SWEEPING SERVICES INC							
3242	05/29/26	$9,690.00		STREET SWEEPING 5/29/26			
					07-01-4-632	STREET SWEEPING	$9,690.00
						VENDOR TOTAL:	$9,690.00
AIR ONE EQUIPMENT INC							
23677	05/28/26	$20.00		SCBA REPAIR			
					01-49-6-674	EQUIP MAINTENANCE & SUPPLI	$20.00
236728	05/28/26	$1,051.00		AKRON VALVE CONTROLLER			
					01-49-3-617	HOSE AND PAGER SUPPLIES	$1,051.00
						VENDOR TOTAL:	$1,071.00
AMAZON CAPITAL SERVICES							
1WKKVWKMMV47	05/12/26	$130.23		KEYBOARD/MOUSE/CABLE TIES			
					01-49-3-607	COMPUTER EQUIPMENT & SUPP	$130.23
193NMVR7R9TY	05/15/26	$143.76		BUSTELO COFFEE			
					01-67-3-605	OPERATING SUPPLIES	$143.76
1YYHHTVH9946	05/18/26	$432.96		AMERICAN FLAGS			
					01-60-6-682	CBD FLAGS	$432.96
1T1LRHG67NH3	05/18/26	$196.90		UTILITY PANTS/OTTERBOX CASE/SCREEN PROTECTOR/GROMMET EYELET PLIERS KIT			
					01-60-3-612	UNIFORMS & RELATED SUPPLIE	$132.00
					08-11-3-601	OFFICE SUPPLIES	$64.90
17X3WQ3R966T	05/18/26	$521.23		FOLDING TABLE CART/ROTATING NOZZLE/CALL LOG BOOKS/CARGO PANTS			
					01-60-3-612	UNIFORMS & RELATED SUPPLIE	$107.98
					08-21-3-615	SMALL TOOLS & EQUIPMENT	$242.84
					01-55-3-601	OFFICE SUPPLIES	$170.41
13WKCVY34WCT	05/20/26	$325.92		LASER POINTER/CANDY/FACIAL TISSUE/DIGITAL SIGNAGE PLAYER			
					01-41-3-601	OFFICE SUPPLIES	$289.97
					01-42-3-601	OFFICE SUPPLIES	$13.48
					01-67-3-605	OPERATING SUPPLIES	$22.47
1MGNLGPCX6MQ	05/15/26	$605.58		VEHICLE WASHING SUPPLIES			
					01-49-6-671	VEHICLE MAINTENANCE	$605.58
11JC6FC697RK	05/11/26	$47.92		COFFEE RESTOCK ADMIN/FIN			
					01-67-3-605	OPERATING SUPPLIES	$47.92
11JC6FC67QFX	05/11/26	$50.97		2026-2027 MONTHLY PLANNER/FILE FOLDERS/STICKY NOTES			
					01-60-3-601	OFFICE SUPPLIES	$50.97
11JC6FC67Y3C	05/11/26	$229.92		SOCKS/HIKING PANTS			
					01-60-3-612	UNIFORMS & RELATED SUPPLIE	$229.92
13WNPXNFW1F7	05/11/26	$95.96		OTTERBOX PHONE CASE/SCREEN PROTECTOR			

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
1RQTK1HJ947V	05/11/26	$259.99		WORK BOOTS	01-60-3-605	OPERATING SUPPLIES	$95.96
					01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	$86.66
					08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	$86.66
					08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	$86.67
						VENDOR TOTAL:	$3,041.34
BAXTER & WOODMAN, INC.							
0285886	05/26/26	$6,957.25		1413 HEATHER HILL DRAINAGE ENGINEER			
					07-01-7-762	1413 HEATHER HILL CRESCENT	$6,957.25
						VENDOR TOTAL:	$6,957.25
BLACKBURN MFG. CO.							
IN0031645	05/06/26	$465.30		RESTOCK MARKING FLAGS			
					01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	$155.10
					08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	$155.10
					08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	$155.10
						VENDOR TOTAL:	$465.30
BLUE ALPHA GEAR LLC							
IN0282	05/27/26	$123.90		MAGAZINE POUCH/RADIO POUCH			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$123.90
						VENDOR TOTAL:	$123.90
BLUE-COLLAR SUPPLY CO.							
19003	05/14/26	$32.49		UNIFORMS & RELATED SUPPLIES: D'APICE SHIRT			
19004	05/14/26	$85.90		UNIFORMS & RELATED SUPPLIES: TUCKER SHIRTS	01-60-3-612	UNIFORMS & RELATED SUPPLIE	$32.49
					01-60-3-612	UNIFORMS & RELATED SUPPLIE	$85.90
						VENDOR TOTAL:	$118.39
BULTEMA'S FARMSTAND & GREENHOUSE							
000006	06/12/26	$3,894.00		HANGING FLOWER BASKETS			
					01-62-3-619	PROGRAM COMMODITIES	$3,635.00
					01-62-6-677	PROGRAM MAINTENANCE	$259.00
						VENDOR TOTAL:	$3,894.00
C & M PIPE & SUPPLY CO							
28067	05/14/26	$1,438.00		PIPE, COUPLINGS, MANHOLE HOOK & HYDRANT WRENCH			
					09-01-6-671	MAINTENANCE AND SUPPLIES	$1,220.00

Village of Flossmoor
Detail Board Report
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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					08-21-3-615	SMALL TOOLS & EQUIPMENT	$120.00
					08-11-3-615	SMALL TOOLS & EQUIPMENT	$98.00
						VENDOR TOTAL:	$1,438.00
C.O.P.S. & F.I.R.E. PERSONNEL							
2494	05/26/26	$1,850.00		SERGEANT PROMOTION EXAM-7 CANDIDATES			
					01-48-4-630	PROFESSIONAL SERVICES	$1,850.00
						VENDOR TOTAL:	$1,850.00
CALUMET CITY PLUMBING							
72744	05/07/26	$1,000.00		FIRE DEPARTMENT BATHROOM SERVICE CALL			
					01-67-4-634	MISCELLANEOUS SERVICES	$1,000.00
						VENDOR TOTAL:	$1,000.00
CASE LOTS INC.							
30842	05/07/26	$432.50		RESTOCK PAPER PRODUCTS			
					01-67-3-616	CLEANING SUPPLIES	$432.50
						VENDOR TOTAL:	$432.50
NICOLE CASTAGNA							
MAY 2026	05/31/26	$35.28		REIMBURSE MILEAGE - MAY 2026			
					01-42-4-652	MEETINGS AND EVENTS	$35.28
						VENDOR TOTAL:	$35.28
CLEANING SPECIALIST, INC.							
10419	06/02/26	$350.00		BODY REMOVAL & TRANSPORT 5/26/26			
					01-48-4-630	PROFESSIONAL SERVICES	$350.00
10420	06/02/26	$350.00		BODY REMOVAL & TRANSPORT 5/28/26			
					01-48-4-630	PROFESSIONAL SERVICES	$350.00
						VENDOR TOTAL:	$700.00
COMCAST							
0001890 052326	05/23/26	$230.90		FD XFINITY 6/1/26-6/30/26			
					28-01-4-639	COMCAST SERVICE	$230.90
						VENDOR TOTAL:	$230.90
COMED							
3022002111 042426	05/26/26	$171.87		HEATHER ROAD LIFT STA POWER			
6725003000	05/26/26	$45.07		CBD PEDESTAL POWER 4/24/26-5/26/26	08-21-4-631	ELECTRIC, POWER, & LIGHT	$171.87

Village of Flossmoor
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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					40-33-4-634	MISCELLANEOUS SERVICES	$45.07
0025482000 05/26/	05/26/26	$73.53		CENTRAL DRIVE ALLEY LIGHTS POWER 2/24/26-3/25/26			
					02-01-4-630	ELECTRIC, POWER, AND LIGHT	$73.53
6568992000	05/26/26	$71.82		STERLING TOWER POWER 4/24/26-5/26/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$71.82
						VENDOR TOTAL:	$362.29
CONSERV FS-TINLEY PARK							
66069264	05/08/26	$193.85		HERBICIDE & FERTILIZER			
					01-60-3-605	OPERATING SUPPLIES	$193.85
						VENDOR TOTAL:	$193.85
CORE INTEGRATED MARKETING							
134936	05/26/26	$85.00		VIDEO GAMING LICENSES			
					01-43-3-609	LICENSE AND PERMIT SUPPLIES	$85.00
						VENDOR TOTAL:	$85.00
RICHARD G. CRUSOR, JR.							
052826	05/28/26	$450.00		ADMIN HEARING OFFICER 5/14/26			
					01-44-4-646	LOCAL ADJUDICATION SERVICE	$450.00
						VENDOR TOTAL:	$450.00
DACRA TECH LLC							
2026-05-056	05/31/26	$1,000.00		DACRA MUNICIPAL ENFORCEMENT SYSTEM-			
					01-44-4-646	LOCAL ADJUDICATION SERVICE	$1,000.00
						VENDOR TOTAL:	$1,000.00
EAGLE UNIFORM CO INC							
527093	05/22/26	$165.60		UNIFORM BARKER			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$165.60
530203	05/28/26	$95.00		UNIFORM MAYDEN			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$95.00
530213	05/28/26	$81.00		UNIFORM ESTRADA			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$81.00
52135-3	05/14/26	$85.00		UNIFORM FILKINS			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$85.00
53329-3	06/02/26	$285.00		UNIFORM TAYLOR			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$285.00
53568-3	06/04/26	$22.05		UNIFORM BARKER			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$22.05

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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
53578-3	06/04/26	$35.00		UNIFORM TAYLOR			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$35.00
						VENDOR TOTAL:	$768.65
EBEL'S ACE HARDWARE							
3539533	05/18/26	$91.58		CARPET CLEANER RENTAL & CLEANING SOLUTION			
					01-67-3-616	CLEANING SUPPLIES	$21.59
					01-60-4-651	EQUIPMENT RENTAL	$69.99
3539533 2	05/18/26	$(30.00)		CARPET CLEANER RENTAL DEPOSIT CREDIT			
					01-60-4-651	EQUIPMENT RENTAL	$(30.00)
						VENDOR TOTAL:	$61.58
EGSL							
326735	05/14/26	$1,350.00		AIR QUALITY TEST			
					01-67-4-634	MISCELLANEOUS SERVICES	$1,350.00
						VENDOR TOTAL:	$1,350.00
EXPERT CHEMICAL & SUPPLY INC							
990061	05/12/26	$450.97		RESTOCK SOAPS & URINAL SCREENS			
					01-67-3-616	CLEANING SUPPLIES	$450.97
						VENDOR TOTAL:	$450.97
FITZSIMMONS							
9798891	05/29/26	$15.00		H TANK			
					01-49-6-675	EMS EQUIPMENT MAINTENANCE	$15.00
						VENDOR TOTAL:	$15.00
FPR GROUP LLC							
2026-004	05/30/26	$450.00		FIRE PREVENTION SERVICES			
					01-49-4-630	PROFESSIONAL SERVICES	$450.00
						VENDOR TOTAL:	$450.00
GALLAGHER MATERIALS CORP.							
43255	05/14/26	$177.00		ASPHAT MIX / MFT SECTION #26-00000-00-GM			
					01-68-3-619	PROGRAM COMMODITIES	$44.25
					02-01-3-606	ASPHALT MIX	$44.25
					08-14-3-612	ASPHALT MIX	$44.25
					08-24-3-612	ASPHALT MIX	$44.25
43222	05/13/26	$118.00		ASPHALT MIX / MFT SECTION #26-00000-00-GM			
					01-68-3-619	PROGRAM COMMODITIES	$29.50

Village of Flossmoor
Detail Board Report
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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					02-01-3-606	ASPHALT MIX	$29.50
					08-14-3-612	ASPHALT MIX	$29.50
					08-24-3-612	ASPHALT MIX	$29.50
43112	05/08/26	$177.00		ASPHALT MIX / MFT SECTION #26-00000-00-GM			
					01-68-3-619	PROGRAM COMMODITIES	$44.25
					02-01-3-606	ASPHALT MIX	$44.25
					08-14-3-612	ASPHALT MIX	$44.25
					08-24-3-612	ASPHALT MIX	$44.25
43158	05/11/26	$177.00		ASPHALT MIX / MFT SECTION #26-00000-00-GM			
					01-68-3-619	PROGRAM COMMODITIES	$44.25
					02-01-3-606	ASPHALT MIX	$44.25
					08-14-3-612	ASPHALT MIX	$44.25
					08-24-3-612	ASPHALT MIX	$44.25
43188	05/12/26	$147.50		ASPHALT MIX / MFT SECTION #26-00000-00-GM			
					01-68-3-619	PROGRAM COMMODITIES	$36.87
					02-01-3-606	ASPHALT MIX	$36.87
					08-14-3-612	ASPHALT MIX	$36.88
					08-24-3-612	ASPHALT MIX	$36.88
43274	05/15/26	$147.50		ASPHALT MIX / MFT SCTION #26-00000-00-GM			
					01-68-3-619	PROGRAM COMMODITIES	$36.87
					02-01-3-606	ASPHALT MIX	$36.87
					08-14-3-612	ASPHALT MIX	$36.88
					08-24-3-612	ASPHALT MIX	$36.88
						VENDOR TOTAL:	$944.00
GALLS, LLC							
035043515	05/13/26	$(174.90)		SAILSBERY: CREDIT FOR BATTLE BELT			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$(174.90)
035042345	05/13/26	$7.99		UNIFORMS & RELATED SUPPLIES			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$7.99
035109159	05/20/26	$251.97		UNIFORMS & RELATED SUPPLIES			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$251.97
						VENDOR TOTAL:	$85.06
GASVODA & ASSOCIATES INC							
INV26SVC0499	05/27/26	$518.50		WOODS LIFT STATION SERVICE CALL			
					09-01-6-683	LIFT STATION MAINTENANCE	$518.50
						VENDOR TOTAL:	$518.50

Village of Flossmoor
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Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
GOSHEN POLICE DEPARTMENT							
2026-005	05/26/26	$400.00		HONOR GUARD CAMO - BARKER			
					01-48-5-661	TRAINING	$400.00
						VENDOR TOTAL:	$400.00
GREEN GLEN NURSERY, INC.							
92147	05/12/26	$836.00		VH LANDSCAPING PROJECT			
					01-62-6-677	PROGRAM MAINTENANCE	$836.00
						VENDOR TOTAL:	$836.00
HIGH STAR TRAFFIC							
20372	05/12/26	$186.85		STREET NAMES SIGNS			
					02-01-3-610	STREET SIGNS	$186.85
						VENDOR TOTAL:	$186.85
HOLLAND PRINTING INC							
79527	05/27/26	$60.00		BUSINESS CARDS-KOPEC			
					01-49-4-635	PRINTING	$60.00
						VENDOR TOTAL:	$60.00
HOMEWOOD DISPOSAL SERVICE INC							
9910921	05/15/26	$683.20		VH REFUSE REMOVAL CUST #10-13317: 5/7/2026			
					01-67-4-654	SCAVENGER AND DISPOSAL SER	$683.20
9909883	05/14/26	$1,747.20		STREET SWEEPINGS - 5/6/2026			
					01-67-4-654	SCAVENGER AND DISPOSAL SER	$1,747.20
						VENDOR TOTAL:	$2,430.40
IGFOA							
06112026	06/04/26	$100.00		UB BILLING SEMINAR: C. MELENDEZ			
					01-43-5-661	TRAINING	$100.00
						VENDOR TOTAL:	$100.00
KANKAKEE NURSERY CO.							
139781	05/13/26	$360.00		TREES - VH LANDSCAPE PROJECT			
					01-63-4-653	PARKWAY TREE SERVICES	$360.00
						VENDOR TOTAL:	$360.00
KNOX COMPANY							
INVKA521730	05/12/26	$721.00		CLOUD LICENSE 1YR 7/31/26-7/31/27			
					01-49-6-672	DEPARTMENT IT MAINTENANCE	$721.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$721.00
LBM TOOLS LLC							
052126140284	05/21/26	$13.55		MECHANIC TOOL STOCK - TORX WRENCH			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$3.38
					07-01-6-671	MAINTENANCE AND SUPPLIES	$3.39
					08-11-6-671	MAINTENANCE AND SUPPLIES	$3.39
					08-21-6-671	MAINTENANCE AND SUPPLIES	$3.39
						VENDOR TOTAL:	$13.55
M & J UNDERGROUND							
709	05/12/26	$1,316.00		STORM SEWER TV			
					07-01-6-678	CONTRACT MAINTENANCE	$1,316.00
752	06/02/26	$2,970.00		EMERGENCY WATER MAIN REPAIRS: 2043 HUTCHINSON RD			
					09-01-6-677	SAN SEWER REHAB MAINTENAN	$2,970.00
						VENDOR TOTAL:	$4,286.00
MATTHEW O'SHEA CONSULTING INC.							
85	06/01/26	$3,000.00		LOBBYING SERVICES JUNE 2026			
					01-41-4-632	LOBBYING SERVICES	$3,000.00
						VENDOR TOTAL:	$3,000.00
MENARDS							
52497	05/18/26	$7.99		OIL FILTER			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$7.99
52194	05/14/26	$156.38		WHEEL & TAPE / PIPES			
					08-11-3-615	SMALL TOOLS & EQUIPMENT	$134.90
					08-11-6-675	WATER SYSTEM MAINT & REPAI	$21.48
						VENDOR TOTAL:	$164.37
METIRI GROUP - GENEVA							
GA6002535	05/29/26	$842.80		WATER SAMPLE TESTING			
					08-11-6-677	WATER FACILITY MAINTENANCE	$842.80
						VENDOR TOTAL:	$842.80
MIDWEST OFFICE INTERIORS							
6022026	06/02/26	$2,227.86		OFFICE FURNITURE: HALF PAYMENT			
					01-42-3-606	OFFICE EQUIPMENT	$2,227.86
						VENDOR TOTAL:	$2,227.86

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
MONARCH AUTO SUPPLY INC							
6981685196	06/01/26	$8.73		AMB 19 - LIFT SUPPORT INTERCHANGE 4488			
					01-49-6-671	VEHICLE MAINTENANCE	$8.73
						VENDOR TOTAL:	$8.73
MUNICIPAL GIS PARTNERS INC							
9247	05/31/26	$1,850.00		MGP-365 SERVICES			
					01-42-6-673	VILLAGE SHARED IT MAINTENA	$166.50
					01-43-6-673	VILLAGE SHARED IT MAINTENA	$74.00
					01-45-6-673	VILLAGE SHARED IT MAINTENA	$55.50
					01-48-6-673	VILLAGE SHARED IT MAINTENA	$444.00
					01-49-6-673	VILLAGE SHARED IT MAINTENA	$610.50
					01-50-6-673	VILLAGE SHARED IT MAINTENA	$55.50
					01-53-6-673	VILLAGE SHARED IT MAINTENA	$55.50
					01-55-6-673	VILLAGE SHARED IT MAINTENA	$203.50
					08-10-6-684	W&S IT SHARED SERVICE	$185.00
8708	05/31/26	$6,230.22		GISC STAFFING			
					01-55-4-650	GIS CONSORTIUM	$3,115.11
					08-11-4-650	GIS CONSORTIUM	$1,557.56
					08-21-4-650	GIS CONSORTIUM	$1,557.55
						VENDOR TOTAL:	$8,080.22
NATIONAL ASSN OF EMS EDUCATORS							
300044518	06/01/26	$95.00		ANNUAL DUES			
					01-49-5-660	DUES AND SUBSCRIPTIONS	$95.00
						VENDOR TOTAL:	$95.00
NICOR GAS							
25186956857 05262	05/28/26	$64.72		WOODS LIFT STATION GAS BILL 4/27/26-5/27/26			
					08-21-4-631	ELECTRIC, POWER, & LIGHT	$64.72
96444410003	05/21/26	$415.98		DPWSC GAS BILL 4/22/26-5/21/26			
					01-67-4-653	GAS, ENERGY/PUMPS, & HEATIN	$415.98
39196092900 05192	05/19/26	$1.10		STERLING PUMP STATION GAS BILL 4/20/26-5/19/26			
					08-11-4-631	ELECTRIC, POWER, AND LIGHT	$1.10
						VENDOR TOTAL:	$481.80
NORMA ADAMS							
060926	06/09/26	$75.00		REFUND OF RENTAL DEPOSIT			
					01-00-6-486	MISCELLANEOUS REVENUE	$75.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$75.00
NORTHEAST FLAGS							
1222	05/12/26	$12,395.00		67 - 3X5 FLOSSMOOR FLAG			
					01-60-6-682	CBD FLAGS	$12,395.00
						VENDOR TOTAL:	$12,395.00
PALFINGER USA LLC							
IN960523	05/21/26	$710.00		BUCKET TRUCK INSPECTION			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$177.50
					07-01-6-671	MAINTENANCE AND SUPPLIES	$177.50
					08-11-6-671	MAINTENANCE AND SUPPLIES	$177.50
					08-21-6-671	MAINTENANCE AND SUPPLIES	$177.50
						VENDOR TOTAL:	$710.00
PARAMEDIC SERVICES OF ILLINOIS INC							
9706	06/01/26	$68,021.70		CONTRACTED FD PERSONNEL-PERIOD ENDING			
					01-49-4-650	CONTRACT FF/PM PERSONNEL	$68,021.70
						VENDOR TOTAL:	$68,021.70
PREMISTAR-SOUTH							
INV000012702	05/29/26	$2,540.00		HVAC MECHANICAL SERVICE - DPW			
					01-67-6-680	MAINTENANCE CONTRACTS	$2,540.00
INV000012701	05/29/26	$7,480.00		HVAC MECHANICAL SERVICE - VH			
					01-67-6-680	MAINTENANCE CONTRACTS	$7,480.00
						VENDOR TOTAL:	$10,020.00
PUBLIC SAFETY DIRECT, INC.							
107335	05/22/26	$126.00		VIADUCT BANNER-JUNE EVENTS			
					01-41-4-653	MARKETING PROGRAMS	$126.00
						VENDOR TOTAL:	$126.00
RAY O'HERRON CO INC							
2480709	05/22/26	$203.98		UNIFORM BARKER			
					01-48-3-612	UNIFORMS & RELATED SUPPLIE	$203.98
						VENDOR TOTAL:	$203.98
SHONKWILER APPRAISERS, INC							
26E2901	05/29/26	$2,800.00		1648 WESTERN AVENUE PROPERTY APPRAISAL			
					01-55-7-783	1648 WESTERN AVE FLOODPRO	$2,800.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$2,800.00
SIKICH LLP							
206933	05/31/26	$5,985.00		PROGRESS BILLING FOR APRIL 2026 AUDIT THROUGH 05/31/2026			
					01-43-4-633	ACCOUNTING AND AUDIT SERVI	$5,985.00
						VENDOR TOTAL:	$5,985.00
SMITH GARSON, INC.							
1012525	06/01/26	$5,000.00		LOBBYING SERVICES			
					01-41-4-632	LOBBYING SERVICES	$5,000.00
						VENDOR TOTAL:	$5,000.00
SOUTHWEST DIGITAL PRINTING							
062634	06/04/26	$56.80		BLUEPRINT COPIES FOR 2827 VOLLMER			
					12-00-0-286	MISCELLANEOUS DEPOSITS	$56.80
						VENDOR TOTAL:	$56.80
SOX OUTLET LLC							
INV0940	05/14/26	$75.98		LANGEFELD: UNIFORM			
					01-60-3-612	UNIFORMS & RELATED SUPPLIE	$75.98
INV0938	05/14/26	$169.99		D'APICE: BOOTS			
					01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	$56.66
					08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	$56.66
					08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	$56.67
INV0948	05/14/26	$169.99		LANGEFELD: BOOTS			
					01-60-3-618	SAFETY EQUIPMENT & SUPPLIES	$56.66
					08-11-3-618	SAFETY EQUIPMENT & SUPPLIES	$56.66
					08-21-3-618	SAFETY EQUIPMENT & SUPPLIES	$56.67
						VENDOR TOTAL:	$415.96
STANLEY STEEMER INTERNATIONAL INC							
14086316-68	05/01/26	$1,700.00		FIRE DEPT DUCT CLEANING			
					01-67-4-634	MISCELLANEOUS SERVICES	$1,700.00
						VENDOR TOTAL:	$1,700.00
STONYTIRE INCORPORATED							
1216731	05/27/26	$271.37		VAC TRUCK TIRE REPAIR			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$67.84
					08-11-6-671	MAINTENANCE AND SUPPLIES	$67.84
					08-21-6-671	MAINTENANCE AND SUPPLIES	$67.84

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					07-01-6-671	MAINTENANCE AND SUPPLIES	$67.85
						VENDOR TOTAL:	$271.37
T.R.L. TIRE SERVICE CORP							
038834	05/08/26	$234.64		REPLACEMENT TIRE			
					01-60-6-671	MAINTENANCE AND SUPPLIES	$58.66
					08-11-6-671	MAINTENANCE AND SUPPLIES	$58.66
					08-21-6-671	MAINTENANCE AND SUPPLIES	$58.66
					07-01-6-671	MAINTENANCE AND SUPPLIES	$58.66
						VENDOR TOTAL:	$234.64
THOMSON REUTERS-WEST							
853659343	06/01/26	$909.59		ONLINE/SOFTWARE SUBSCRIPTION MAY 2026			
					01-48-6-672	DEPARTMENT IT MAINTENANCE	$909.59
						VENDOR TOTAL:	$909.59
TROPHIES & AWARDS PLUS							
1361	05/18/26	$175.00		COMMISSIONER NAME TAGS			
					01-41-3-612	UNIFORMS	$175.00
						VENDOR TOTAL:	$175.00
UNIFORMS DIRECT							
O1009920	05/28/26	$167.00		DUTY SHIRTS-BERK			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$167.00
O1009646	05/28/26	$185.00		DUTY SHIRTS KOPEC			
					01-49-3-612	UNIFORMS & RELATED SUPPLIE	$185.00
						VENDOR TOTAL:	$352.00
USA BLUE BOOK							
INV01046652	05/13/26	$905.82		LOCATER			
					08-11-3-615	SMALL TOOLS & EQUIPMENT	$452.91
					08-21-3-615	SMALL TOOLS & EQUIPMENT	$452.91
INV01051472	05/19/26	$262.20		FLASHLIGHT			
					01-60-3-615	SMALL TOOLS & EQUIPMENT	$262.20
						VENDOR TOTAL:	$1,168.02
UTERMARK & SONS							
71627	05/19/26	$90.00		LAWN CUTTING: 2817 FLOSSMOOR RD			
					01-53-4-653	CODE ENFORCEMENT MOWING	$90.00
71626	05/19/26	$90.00		LAWN CUTTING: 19016 HARDING			

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
					01-53-4-653	CODE ENFORCEMENT MOWING	$90.00
						VENDOR TOTAL:	$180.00
VERIZON WIRELESS							
6143761792	05/16/26	$1,960.35		MOBILE TELEPHONES 4/17/26 - 5/16/26			
					01-42-4-637	TELEPHONE	$174.17
					01-43-4-637	TELEPHONE	$78.76
					01-45-4-637	TELEPHONE	$39.38
					01-53-4-637	TELEPHONE	$39.38
					01-50-4-637	TELEPHONE	$692.74
					01-55-4-637	TELEPHONE	$935.92
						VENDOR TOTAL:	$1,960.35
WAREHOUSE DIRECT							
6146374-0	05/07/26	$598.90		OFFICE SUPPLIES			
					01-43-3-601	OFFICE SUPPLIES	$598.90
6152772-0	05/19/26	$525.90		OFFICE SUPPLIES			
					01-43-3-601	OFFICE SUPPLIES	$525.90
61500990	05/14/26	$48.13		OFFICE SUPPLIES			
					01-53-3-601	OFFICE SUPPLIES	$48.13
						VENDOR TOTAL:	$1,172.93
WELLNESS IQ INC							
56243	05/30/26	$250.00		PERSONIFY HEALTH REWARDS: 5/1/26-5/15/26			
					01-48-2-592	EAP & WELLNESS PROGRAMS	$125.00
					01-50-2-592	EAP & WELLNESS PROGRAMS	$125.00
						VENDOR TOTAL:	$250.00
WERNING MAINTENANCE							
10071VFPWS	05/24/26	$780.00		MAY CLEANING-DPW			
					01-67-4-630	CLEANING SERVICE	$780.00
10070VFVHC	05/24/26	$3,500.00		MAY CLEANING SERVICE-VH			
					01-67-4-630	CLEANING SERVICE	$3,500.00
						VENDOR TOTAL:	$4,280.00
WORKING WELL							
47863	05/02/26	$170.00		EMPLOYEE PHYSICAL KOLOSH			
					01-60-4-636	PRE-EMPLOYMENT PHYSICALS	$170.00
47085	05/02/26	$422.00		PRE EMPLOYEE PHYSICAL FRITZ&VILL HEP B VACC VARGAS			
					01-60-4-636	PRE-EMPLOYMENT PHYSICALS	$422.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount
						VENDOR TOTAL:	$592.00
WRIGHT MATERIALS LLC							
13855	05/14/26	$375.00		TOPSOIL			
					08-12-3-619	PROGRAM COMMODITIES	$125.00
					08-22-3-619	PROGRAM COMMODITIES	$125.00
					09-01-3-620	GROUND REPAIR MATERIAL	$125.00
						VENDOR TOTAL:	$375.00

Village of Flossmoor
Detail Board Report
Invoices Due On/Before: 06/16/26

Vendor Name / Invoice #	Invoice Date	Invoice Amount	PO #	Invoice Description	GL Number	GL Description	Line Amount

Total Amount Being Paid: $181,507.68
Total Number of Invoices: 120

Vendor Code	Vendor Name	1099	Invoice Total	Check Total	Difference
ADVANCES	ADVANCE SWEEPING SERVICES IN	N	9,690.00	0.00	9,690.00
AIRONEEQ	AIR ONE EQUIPMENT INC	N	1,071.00	0.00	1,071.00
AMAZON	AMAZON CAPITAL SERVICES	N	3,041.34	0.00	3,041.34
BAXTER&W	BAXTER & WOODMAN, INC.	N	6,957.25	0.00	6,957.25
BLACKBUR	BLACKBURN MFG. CO.	N	465.30	0.00	465.30
BLUEALPHA	BLUE ALPHA GEAR LLC	N	123.90	0.00	123.90
BLUECOLL	BLUE-COLLAR SUPPLY CO.	N	118.39	0.00	118.39
BULTEMAS	BULTEMA'S FARMSTAND & GREENH	N	3,894.00	0.00	3,894.00
C&MPIPE	C & M PIPE & SUPPLY CO	N	1,438.00	0.00	1,438.00
CALCITYP	CALUMET CITY PLUMBING	N	1,000.00	0.00	1,000.00
CASELOTS	CASE LOTS INC.	N	432.50	0.00	432.50
CASTAGNAN	NICOLE CASTAGNA	N	35.28	0.00	35.28
CLEANING	CLEANING SPECIALIST, INC.	N	700.00	0.00	700.00
COM0025	COMED	N	73.53	0.00	73.53
COM3022	COMED	N	171.87	0.00	171.87
COM6568	COMED	N	71.82	0.00	71.82
COM6725	COMED	N	45.07	0.00	45.07
COMCAST FD	COMCAST	N	230.90	0.00	230.90
CONSERVTP	CONSERV FS-TINLEY PARK	N	193.85	0.00	193.85
COPSTEST	C.O.P.S. & F.I.R.E. PERSONN	N	1,850.00	0.00	1,850.00
CORE	CORE INTEGRATED MARKETING	N	85.00	0.00	85.00
CRUSOR	RICHARD G. CRUSOR, JR.	Y	450.00	0.00	450.00
DACRA	DACRA TECH LLC	Y	1,000.00	0.00	1,000.00
EAGLEUNI	EAGLE UNIFORM CO INC	N	768.65	0.00	768.65
EBELSACE	EBEL'S ACE HARDWARE	N	61.58	0.00	61.58
EGSL	EGSL	N	1,350.00	0.00	1,350.00
EXPERT	EXPERT CHEMICAL & SUPPLY INC	N	450.97	0.00	450.97
FITZSIMM	FITZSIMMONS	N	15.00	0.00	15.00
FPRGROUP	FPR GROUP LLC	Y	450.00	0.00	450.00
GALLAMAT	GALLAGHER MATERIALS CORP.	N	944.00	0.00	944.00
GALLS	GALLS, LLC	N	85.06	0.00	85.06
GASVODA	GASVODA & ASSOCIATES INC	N	518.50	0.00	518.50
GOSHENPOLI	GOSHEN POLICE DEPARTMENT	N	400.00	0.00	400.00
GREENGLE	GREEN GLEN NURSERY, INC.	N	836.00	0.00	836.00
HIGHSTAR	HIGH STAR TRAFFIC	Y	186.85	0.00	186.85
HOLLANDP	HOLLAND PRINTING INC	N	60.00	0.00	60.00
HOMEWOOD	HOMEWOOD DISPOSAL SERVICE IN	N	2,430.40	0.00	2,430.40
IGFOA	IGFOA	N	100.00	0.00	100.00
KANKAKEENU	KANKAKEE NURSERY CO.	N	360.00	0.00	360.00
KNOXCOMP	KNOX COMPANY	N	721.00	0.00	721.00
LBMTOOLS	LBM TOOLS LLC	Y	13.55	0.00	13.55
M&JUNDER	M & J UNDERGROUND	N	4,286.00	0.00	4,286.00
MATTHEWO	MATTHEW O'SHEA CONSULTING IN	N	3,000.00	0.00	3,000.00
MENARDS	MENARDS	N	164.37	0.00	164.37
METIRI	METIRI GROUP - GENEVA	N	842.80	0.00	842.80
MIDWESTO	MIDWEST OFFICE INTERIORS	N	2,227.86	0.00	2,227.86
MONARCH	MONARCH AUTO SUPPLY INC	N	8.73	0.00	8.73
MUNICIPALG	MUNICIPAL GIS PARTNERS INC	N	8,080.22	0.00	8,080.22
NAEMSE	NATIONAL ASSN OF EMS EDUCATO	N	95.00	0.00	95.00
NICOR-DPW	NICOR GAS	N	415.98	0.00	415.98
NICOR-STER	NICOR GAS	N	1.10	0.00	1.10
NICOR-WOOD	NICOR GAS	N	64.72	0.00	64.72
NORMAADAMS	NORMA ADAMS	N	75.00	0.00	75.00
NORTHFLA	NORTHEAST FLAGS	N	12,395.00	0.00	12,395.00
PALFINGE	PALFINGER USA LLC	N	710.00	0.00	710.00
PARAMEDICS	PARAMEDIC SERVICES OF ILLINO	N	68,021.70	0.00	68,021.70
PREMISTAR	PREMISTAR-SOUTH	Y	10,020.00	0.00	10,020.00
PUBSAFET	PUBLIC SAFETY DIRECT, INC.	N	126.00	0.00	126.00
RAYOHERR	RAY O'HERRON CO INC	N	203.98	0.00	203.98
SHONKWILER	SHONKWILER APPRAISERS, INC	N	2,800.00	0.00	2,800.00
SIKICH	SIKICH LLP	Y	5,985.00	0.00	5,985.00
SMITHGAR	SMITH GARSON, INC.	N	5,000.00	0.00	5,000.00
SOX	SOX OUTLET LLC	Y	415.96	0.00	415.96
STANLEYS	STANLEY STEEMER INTERNATIONA	N	1,700.00	0.00	1,700.00
STONYTIR	STONYTIRE INCORPORATED	Y	271.37	0.00	271.37
SWPRINT	SOUTHWEST DIGITAL PRINTING	N	56.80	0.00	56.80
T.R.L.	T.R.L. TIRE SERVICE CORP	N	234.64	0.00	234.64
THOMWEST	THOMSON REUTERS-WEST	N	909.59	0.00	909.59
TROPHIES	TROPHIES & AWARDS PLUS	N	175.00	0.00	175.00
UNIFORMSD	UNIFORMS DIRECT	Y	352.00	0.00	352.00
USABLUE	USA BLUE BOOK	N	1,168.02	0.00	1,168.02
UTERMARK	UTERMARK & SONS	N	180.00	0.00	180.00
VERIZON452	VERIZON WIRELESS	N	1,960.35	0.00	1,960.35
WAREHOUS	WAREHOUSE DIRECT	N	1,172.93	0.00	1,172.93
WELLNESSIQ	WELLNESS IQ INC	N	250.00	0.00	250.00
WERNING	WERNING MAINTENANCE	N	4,280.00	0.00	4,280.00
WORKING	WORKING WELL	Y	592.00	0.00	592.00
WRIGHTMAT	WRIGHT MATERIALS LLC	N	375.00	0.00	375.00
Report Total:			Total: 181,507.68	Total: 0.00	

TO: **Mayor Nelson and Board of Trustees**
FROM: **Bridget Wachtel, Village Manager**
DATE: **June 15, 2026**
SUBJECT: **Approval of Executive Session Minutes**

FLOSSMOOR

We are required to approve executive session minutes and then review those minutes to determine if any should be released for the public to review. We have 10 sets of executive session minutes: April 21, 2025; October 6, 2025; October 20, 2025; December 15, 2025; January 20, 2026; February 5, 2026; February 16, 2026; February 19, 2026; April 6, 2026 and May 18, 2026, that have been prepared since the last Board review. The Village Attorney and I recommend keeping all of these minutes confidential except for October 6, 2025; October 20, 2025; December 15, 2025; January 20, 2026 and February 16, 2026.

The Illinois Open Meetings Act permits a public body to destroy the verbatim recordings of executive sessions 18 months old and older after:

1) The public body approves minutes of the closed meeting that meet the written minutes requirement of the Act; and

2) The public body approves the destruction of the particular recording.

In addition to approving the Executive Session minutes listed above, the Board is also approving destroying recordings prior to December 15, 2024, for those minutes of executive session that have been approved per the Open Meetings Act. Those audio recordings include November 13, 2023; March 18, 2024; April 1, 2024; April 9, 2024; April 15, 2024; May 6, 2024; September 3, 2024; September 16, 2024; November 4, 2024; November 18, 2024 and December 2, 2024.

MEMORANDUM

FLOSSMOOR
Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager

CC:

FROM: Scott Bugner, Director of Building and Zoning

DATE: June 15, 2026

RE: **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Granting Variations from the Requirements of Section 285-21-1 F. (A) [2] of the Flossmoor Zoning Ordinance - 1910 Hanover Lane**

On May 26, 2026, the Zoning Board of Appeals held a public hearing of a request for a variation from Section **285-21-1 F. (a) [2]** of the Flossmoor Zoning Ordinance prohibiting fences in front or side yards. The request had been submitted by Sherita Savage, owner of the property located at 1910 Hanover Lane. The facts of the matter are as follows:

The subject property is a corner lot located at the southwest corner of Hanover Lane and Princeton Road and is improved with a single-family residence and attached garage.

The petitioner is seeking a variance to construct a six-foot-high vinyl fence with a portion located within the front and side yard.

The petitioner argued that there are multiple safety, traffic and loitering issues, including the following:

1. Daily herds of deer, coyotes and wild dogs in the back yard are eating the vegetation and acting aggressively.
2. Drainage issues from other properties with higher elevations.
3. Increased foot, automobile and motorized vehicle traffic due to recent nearby park renovations, people and vehicles loitering along the east side of the property.
4. Illegal dumping of lawn waste and garbage.
5. Lack of street lighting.
6. Failure to obey posted no trespassing signs.

At the close of the public hearing, the Zoning Board of Appeals recommended that the variance be granted as amended to move the fence on the east and west sides further south as indicated on the revised site plan.

To assist you in your consideration of this matter, please find attached the following materials:

- Finding of Fact
- Site plan indicating the proposed location of the fence
- Legal Notice
- Notice to Residents and Address Map
- Exhibits A and B
- Proposed Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, GRANTING VARIATIONS FROM THE REQUIREMENTS OF SECTION 285-21-1 F. (a) [2] OF THE FLOSSMOOR ZONING ORDINANCE

(1910 Hanover Lane)

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "*Village*") is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Mayor and Board of Trustees of the Village (the "*Corporate Authorities*") may provide for and allow variances to provide relief when strict compliance with the requirements of the Flossmoor Zoning Ordinance (the "*Zoning Ordinance*") presents a particular hardship; and,

WHEREAS, in accordance with the Zoning Ordinance, Sherita Savage (the "*Applicant*") filed an application, which is attached hereto and made a part hereof as Exhibit A (the "*Application*"), for a variation from the requirements of Section 285-21-1 F. (a) [2] of the Zoning Ordinance to permit a fence to be constructed within a front or side yard at the property commonly known as 1910 Hanover Lane, Flossmoor, Illinois (the "*Subject Property*"), which Subject Property is legally described on Exhibit B attached hereto and made a part hereof; and,

WHEREAS, the Zoning Board of Appeals, after publishing notice, conducted a public hearing on the Application on May 26, 2026, and thereafter made its findings of fact and determination in writing that the variance requested meets the standards set forth in Section 285-26-7 C. of the Zoning Ordinance and recommended to the Corporate Authorities that it be granted, all as required by the Zoning Ordinance; and,

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Zoning Board of Appeals.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1: That variation from the requirements of Section 285-21-1 F. (a) [2] of the Zoning Ordinance is hereby granted to permit the construction of a fence in accordance with the Application and site plan as amended.

Section 2: That unless the Owner commences and completes construction in accordance with the building permit issued therefore within one year of the adoption of this Ordinance, this Ordinance shall be automatically repealed.

Section 3: That if any of the benefits conferred by the variations granted herein are abandoned or not utilized for any continuous period of one year, said variations shall, to the extent of such abandonment or nonuse, be deemed void.

Section 4: That this ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided by law.

Passed this _____ day of _____, 2026.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

_____
Mayor

ATTEST:

_____
Village Clerk

FLOSSMOOR ZONING BOARD OF APPEALS
FINDINGS OF FACT

SAVAGE
PETITION FOR VARIATION
MAY 26, 2026

1. The petitioner, Sherita Savage is the owner of the subject property, 1910 Hanover Lane.

2. The subject property is a corner lot located at the southwest corner of Hanover Lane and Princeton Road and is improved with a single-family dwelling with an attached garage.

3. The petitioners wish to construct a fence in a front or side yard.

4. **Section 285-21-1 F. (1) (a) [2]** of the zoning ordinance prohibits fences in or on the boundary of any provided front or side yard.

5. The petitioners are seeking a variation to install a fence in a portion of a front or side yard.

6. The petitioners argues that there are several safety, traffic and loitering issues including the following: daily herds of deer, coyotes and wild dogs in the back yard which are eating vegetation and acting aggressively; Drainage issues from properties with higher elevations; increased foot, automobile and motorized vehicle traffic due to recent nearby park renovations, people and vehicles loitering along the east side of the property; illegal dumping of lawn waste and garbage; lack of street lighting; failure to obey posted no trespassing signs.

The Zoning Board of Appeals recommends that this petition for variation be **granted** based on the following Findings of Fact.

A. The Zoning Board of Appeals found that there was a practical difficulty or an undue hardship due to the location of the property being on a corner lot.

B. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

C. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion of public streets, or increase the danger of fire, or endanger public safety or substantially diminish or impair property values within the neighborhood.

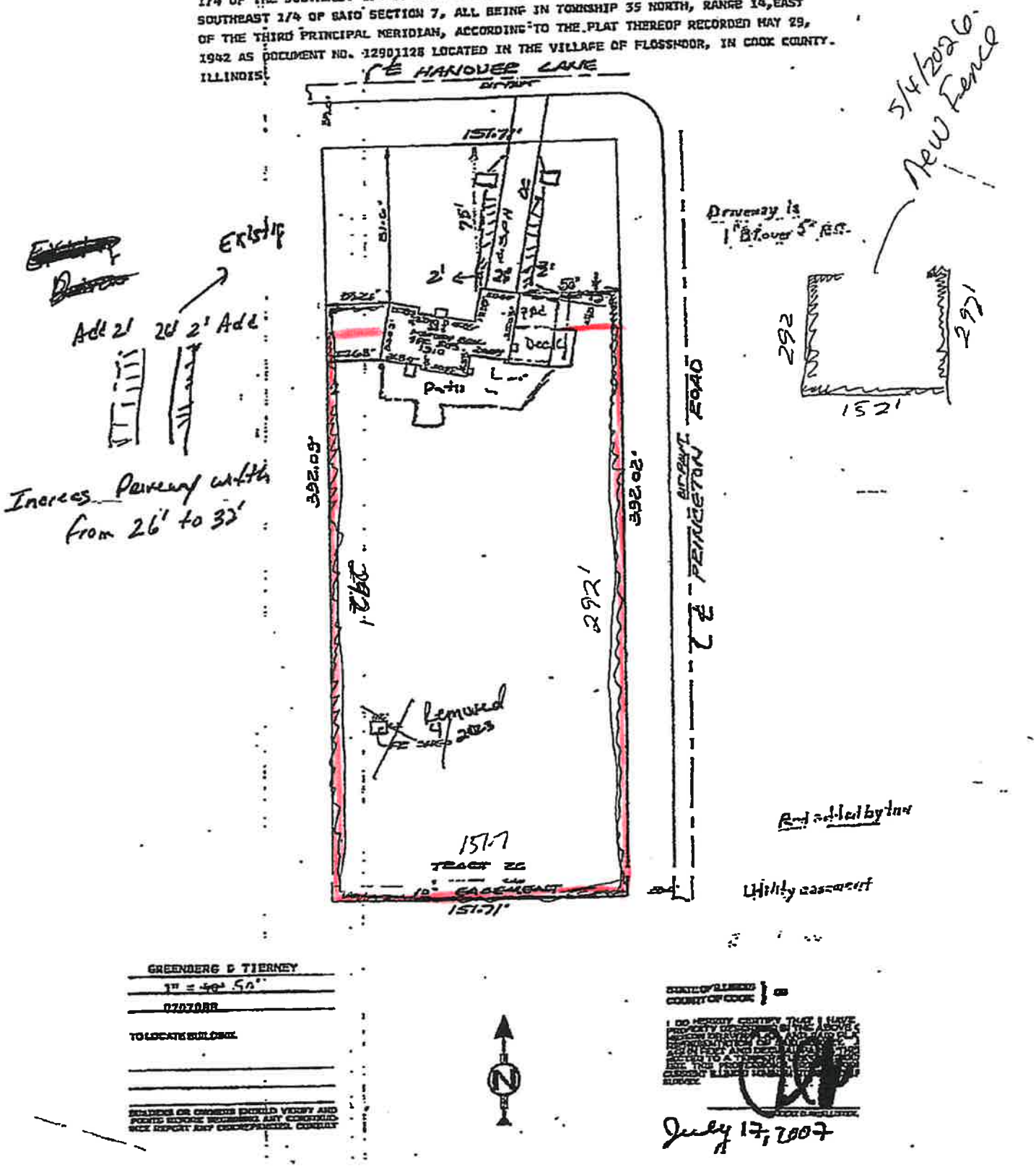
D. There was no testimony or correspondence submitted by neighboring residents.

D. There have been no previous requests for variation of a similar nature by this petitioner.

1797

PLAT OF SURVEY

LOT 26 IN FREDERICK H. BARTLETT'S GOLF AND COUNTRY CLUB ESTATES, BEING A SUBDIVISION OF THE SOUTH 2150 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7 AND THE EAST 40 FEET LYING NORTH OF THE SOUTH 2150 FEET OF SAID EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; ALSO THE WEST 574.71 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, ALL BEING IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1942 AS DOCUMENT NO. 12901128 LOCATED IN THE VILLAGE OF FLOSSMOOR, IN COOK COUNTY, ILLINOIS.



CHICAGO TRIBUNE
media group

LEGAL NOTICE
PUBLIC HEARING
FLOSSMOOR
ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing will be held before the Flossmoor Zoning Board of Appeals on Tuesday, May 26, 2026, at 6:30 p.m., in the Board Room of the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois 60422.

LOCATION:

1910 Hanover Lane, Flossmoor IL. 60422 – PIN # 32-07-403-004-0000

APPLICANT:

Sherita Savage has filed an application for a variation from Section 285-21-1 F. [2] of the Flossmoor Zoning Ordinance prohibiting fences in front or side yards

All interested parties are encouraged to attend and to present oral or written testimony

/s/ Mark Mathewson, Chairperson
Flossmoor Zoning Board of Appeals
5/10/2026 71884

FLOSSMOOR

Welcoming. Beautiful. Connected.

Village of Flossmoor
Building Department
2800 Flossmoor Road
Flossmoor, Illinois 60422
Phone: 708.957.4101
TDD: 708.647.0179
Fax: 708.335.5490
www.flossmoor.org

Building and Zoning Administrator
Scott Bugner

Mayor
Michelle I. Nelson

Trustees
Gary Daggett
Kevin Dorsey
Rosalind Henderson Mustafa
George Lofton
James Mitros
Carolyn D. Rodgers

Village Clerk
Cecil Porter

Village Manager
Bridget A. Wachtel

May 13, 2026

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Tuesday, May 26, 2026, the Flossmoor Zoning Board of Appeals will hold a public hearing to consider a request for approval of a variance from the Flossmoor Zoning Ordinance prohibiting fences in front or side yards. If approved the variance would permit the installation of a fence in a side yard.

A map locating the property is shown on the back of this letter.

The meeting will be held in person at Village Hall beginning at 6:30 p.m. All interested parties are encouraged to attend and to present oral or written testimony. Members of the public may also comment on the Public Hearing by email to info@flossmoor.org. Comments received by 5:00 p.m. Monday, May 25, 2026 will be read into the record.

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,



Scott M. Bugner

Director of Building and Zoning

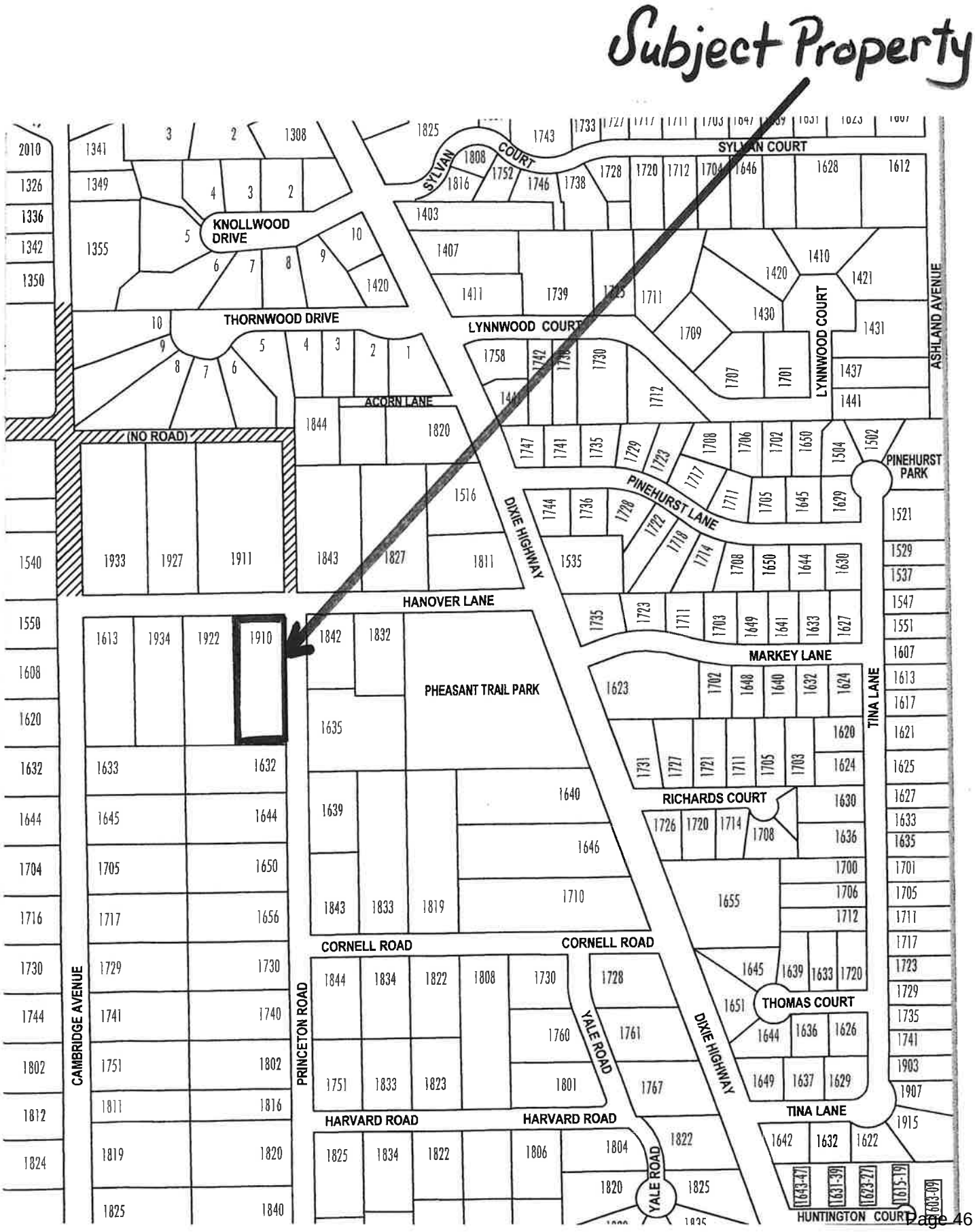

Subject Property
SYLVAN COURT
SYLVAN COURT
KNOLLWOOD DRIVE
THORNWOOD DRIVE
LYNNWOOD COURT
LYNNWOOD COURT
ASHLAND AVENUE
ACORN LANE
(NO ROAD)
PINEHURST PARK
PINEHURST LANE
DIXIE HIGHWAY
HANOVER LANE
MARKEY LANE
TINA LANE
PHEASANT TRAIL PARK
RICHARDS COURT
THOMAS COURT
CORNELL ROAD
CORNELL ROAD
CAMBRIDGE AVENUE
PRINCETON ROAD
YALE ROAD
YALE ROAD
HARVARD ROAD
HARVARD ROAD
DIXIE HIGHWAY
TINA LANE
HUNTINGTON COURT

EXHIBIT "A"

FOR ZONING BOARD OF APPEALS

OFFICE OF THE BUILDING AND ZONING DIRECTOR

Application for Zoning Variance

This form shall be used to request any variation from the requirements of the Village's Zoning Ordinance. Applicants should read the application carefully before completing it. The completed application, any supporting documents/letters and the application fee should be returned to the Building Department at Village Hall. No request will be scheduled for a Public Hearing until a completed application, all required submittals, and the application fee has been submitted to the Building Department.

PROPERTY INFORMATION

1910 HANOVER LN, FLOSSMOOR , 60422

Address/Location of Property for which a Variance is being requested (Subject Property)

SHERITA SAVAGE

Name of applicant

1910 HANOVER LN, FLOSSMOOR , 60422

Applicant Mailing Address

Applicant Email Address: [redacted]

Applicant Phone Number: [redacted]

If applicant is not the owner of the property, please provide the following information:

Owner Name

Owner Address

Owner Phone Number: _____

Owner Email Address: _____

A variance is permission to depart from the strict application of the requirements of the Village's Zoning Ordinance. Variances are granted only after a Public Hearing of the request is conducted by the Flossmoor Zoning Board of Appeals and passage of an ordinance by the Flossmoor Village Board. A variance only modifies the dimensional requirements of a specific zoning district and does not include the substitution of uses assigned to other zoning districts. For example, you cannot request a variance that would allow a retail store in a residential neighborhood.

For a variance to be granted the Zoning Board of Appeals must find, with the concurrence of the Village Board, that strict enforcement of the Zoning Ordinance, as it applied to a specific property, would create an undue hardship and/or present a practical difficulty. It is the obligation of the petitioner to demonstrate that a hardship and/or practical difficulty exists or will result if the variance is not granted. "Hardships", as defined in this procedure, do not include those that are self-imposed or personal in nature.

Any grant of a variance must conform to the "Standards for Variations" as contained in Section 26-106.3 of the Flossmoor Zoning Ordinance. A copy of these standards is attached to this application form.

ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS:

1. Please state the nature of the requested variance, giving distances and dimensions where appropriate, if possible, attach site plans, drawings, and/or sketches illustrating the requested variance.

I have attached my plat of survey showing the 6 ft tall vinyl privacy fence that I would like to install along my property line located on the Eash, West and South side of home as follows:

- West side – Start at the front of home towards the west property line and then run south to the southwest property line
- East side – Start at the garage towards the east property line and then run south towards the southeast property line
- South side – Start from the southwest corner property line to the southeast corner property line

2. What is the nature of the practical difficulty or hardship that would result if the requirements of the Zoning Ordinance are strictly applied to your property?

SEE THE ATTACHED RESPONSE.

3. Would other properties in your immediate neighborhood have similar characteristics and/or problems? If so, how many?

YES, MY NAME NEIGHBOR VANESSA SMITH HAD SIMILAR PROBLEMS AND HER VARIANCE WAS APPROVED 01/22/2022

ADDRESS: 1811 HANOVER LANE

4. What effect will the requested variance have on adjoining property and the neighborhood in general?

NONE

5. Within the last year have you applied for a similar variance for this property? If so, please provide the date when you applied and the results of your request.

NO

Applicant Signature: [redacted] 5/4/2026

Owner Signature: [redacted] Date 5/4/2026

(applications must have property owner's signature) Date

PROPERTY ADDRESS: 1910 HANOVER LN. FLOSSMOOR. IL

RESPONSE TO QUESTION #2

What is the nature of the practical difficulty or hardship that would result if the requirements of the Zoning Ordinance are strictly applied to your property?

I have owned and lived on the property for over 12 years and have experienced several safety and traffic and loitering issues. If the variance is not approved, then the following problems will still remain:
Backyard:

1. Daily, herds of deer , coyotes and wild dogs that prey on my land year-round. The deer sleep and invade my entire backyard and comes onto my patio to eat vegetation. Also, has aggressively approaches my family when we are in yard.
2. My home is located on the lowest elevation on Hanover Lane where all rainwater and neighboring homes water drains are pitched towards my rear half of the yard. The back half of my backyard is not usable as the stays wet most of the year, which restricts full usage of my property. If I'm granted the variance I will have more usage of my property.

East Side Safety Concerns:

3. Due to the recent park renovations, there has been increased foot traffic, automobile traffic and motorized bicycles. They cut across my property. Dog walkers do not pick dog waste on my property. On a weekly basis, people are loitering on my east side of the property. In addition, frequently there are strangers that park on the east side of home sitting and looking into my back yard.
4. Landscapers (not hired by me) are illegally parked and dumping garbage and lawn waste onto my property. Also, using their utilizing my property to mulch their leaves on the property and leaving the waste. In addition to blowing leaves into my yard. The east side of the property looks like a wild forest that is not maintained by the village. If variance is granted this will eliminate the problem.
5. On the corner of Princeton and Hanover Ln there are no public streetlighting and pitch back and no visibility due to the shrubs and trees that hangover from properties on both sides of street. Installing a new vinyl fence will brighten the street and increase visibility, making it safer for pedestrians and vehicle. Also, it will prevent people from crossing my property line.
6. I'm legally liable that anything that occurs within my property. They are violating by no trespassing sign. Erecting a fence long the East proper line will reduce the liability risk.

PROPERTY ADDRESS: 1910 HANOVER LN, FLOSSMOOR, IL

DATE SUBMITTED: 5/4/2026

FEE PAID: $300 cb

REQUESTED HEARING DATE: 5/26/26

DATE PUBLISHED: 5/10/26

DATE RESIDENTS NOTIFIED: 5/10/26

EXHIBIT “B”

1910 HANOVER LANE LEGAL DESCRIPTION:

LOT 25 IN FREDERICK H. BARTLETT’S GOLF AND COUNTRY CLUB ESTATES, BEING A SUBDIVISION OF THE SOUTH 2150 FEET OF THE EAST ¼ OF THE SOUTWEST ¼ OF SECTION 7 AND THE EAST 40 FEET LYING NORTH OF THE SOUTH 2150 FEET OF SAID EAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 7, ALSO THE WEST 574 FEET OF THE SOUTHEAST ¼ OF SAID SECTION 7, ALL BEING IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINICIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1942 AS DOCUMENT NO. 12901125 LOCATED IN THE VILLAGE OF FLOSSMOOR, IN COOK COUNTY, ILLINOIS.

MEMORANDUM

FLOSSMOOR
Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Carl Estelle, Police Chief
DATE: June 15, 2026
RE: **Consideration of a Capital Equipment Purchase For Two Police Vehicles**

The Fiscal Year 2027 budget includes an allocation of $60,000 for the purchase of a replacement admin vehicle for the Deputy Chief of Police. The Deputy Chief's current vehicle, a 2016 Ford Taurus with 133,390 miles, will be reassigned to the Detectives bureau. The Deputy Chief has never been assigned a new vehicle. Funding was prepared as part of the 2027 budget to address this need. This new vehicle will remain in the Capital Equipment Budget with a five-year replacement schedule.

The total cost of the admin vehicle from Sutton Ford and emergency equipment from Emergency Vehicle Tech (EVT) is estimated at $51,826, which is $8,174.00 under the budgeted amount. This total included a trade-in value of the village-owned 2012 Ford F250, which was $1,800.00.

The patrol division currently operates with six fully marked patrol vehicles. Vehicle # 423 is due to be replaced per the capital equipment budget vehicle replacement program and will be reassigned to a Community Service Officer (CSO). The current CSO vehicle will be stripped of its markings and will be converted into an unmarked car that will be used for training and special operations. The total cost for the patrol vehicle from Sutton Ford and the emergency equipment from EVT is estimated at $69,910, which is $6,966 more than the budgeted amount. This total included a trade-in value of the village-owned 2016 Dodge Charger, which was $2,500.00.

Through the Suburban Purchasing Cooperative (SPC), two 2026 Ford Explorers have been made available for purchase from Sutton Ford of Matteson, Illinois. The SPC is a joint purchasing program sponsored by the South Suburban Mayors and Managers Association, Northwest Municipal Conference, DuPage Mayors and Managers Conference, and the Will County Governmental League. Collectively, these organizations represent numerous government agencies throughout Illinois and negotiate favorable contract terms for commonly purchased products.

The SPC contract price satisfies the Village's public bidding requirements and ensures the most cost-effective pricing. Following the purchase, the vehicle will be upfitted by Emergency Vehicle Tech (EVT) of Mokena, Illinois, with all necessary equipment for use as a command staff vehicle.

The total cost of the two patrol vehicles, including necessary upfitting, is estimated at $121,735.00, which is $1,209.00 below the total budgeted amount of $122,944.00. The SPC contract pricing meets the village's public bidding requirements and ensures cost-effective purchasing.

Once acquired, the vehicles will be outfitted by EVT of Mokena, Illinois, with all required patrol equipment. A detailed summary of the quote is provided below.

Vendor	Equipment	Total
Sutton Ford, Matteson, IL	(2) Ford Explorers	$ 88,945.00
EVT	Upfitting for (2) Ford Explorers	$ 32,790.00
Total from Capital Equipment		**$121,735.00**

With the above discussion in mind, the Police Department respectfully recommends that the Mayor and Village Board of Trustees award the replacement purchase and upfitting of two 2026 Ford Explorers through the Suburban Purchasing Cooperative and Emergency Vehicle Tech, in accordance with the FY2027 budget.

Strategic Initiative (s) Addressed

4.9. Maintain, enhance, and foster community safety

Sutton Ford COMMERCIAL & FLEET

SUTTON FORD INC.
21315 CENTRAL AVE.
MATTESON IL 60443

QUOTE

Wednesday, May 27, 2026
DATE

PURCHASER'S NAME

CITY OF FLOSSMOOR

STREET ADDRESS

2800 FLOSSMOOR ROAD

CITY	STATE	ZIP	BUS PHONE
FLOSSMOOR	IL	60422	

PLEASE ENTER MY ORDER FOR THE FOLLOWING NEW ☑ USED ☐ SUV ☑ TRUCK ☐ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
2026	FORD	EXPLORER	POLICE INTERCEPTOR	BLACK		K15642
VIN NO.	1FM5K8AB3TGB64753	MILES		SALES REP		Scott Ourednik

2026 FORD EXPLORER PIU, 3.3L V6 AWD		$47,595.00	*TRADE-IN INFORMATION*	
DRIVER SIDE UNITY SPOT LAMP, REAR DOOR			MAKE OF USED VEHICLE	DODGE
LOCKS INOPERABLE WITH HIDDEN PLUNGER,			YEAR	2016
GLOBAL LOCK/UNLOCK,BADGE DELETE, NOISE			MODEL	CHARGER
SUPPRESION GROUND STRAPS, CPU			VEHICLE IDENT. NO.	2C3CDXBG0GH17
REKEYED TO 1435X		$1,650.00	MILEAGE	98,989
STATE CONTRACT #22-416CMS-BOSS4-P-41049		$1,650.00	TRADE VALUE	2,500
TRADE VALUE - 2018 DODGE CHARGER		$2,500.00		
SUBTOTAL		$48,395.00	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE		$0.00	ORDERING FIN	QD633
DOCUMENTATION FEE		$0.00	END USER FIN	QD633
ILLINIOS SALES TAX	7.25%	$0.00	SALES TYPE	3
COUNTY TAX- COOK	1.00%	$0.00	GPC DISCOUNT	
CITY OF CHICAGO TAX	1.25%	$0.00	GPC REF #	
COOK COUNTY WHEEL TAX		$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE M OR MP PLATES		$173.00	56M DISCOUNT	
EXTENDED SERVICE CONTRACT		$0.00	RETAIL REBATE #	
TOTAL PRICE		$48,568.00		
CASH DOWN PAYMENT		$0.00		
REBATE		$0.00		
TOTAL DOWN PAYMENT		$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY		**$48,568.00**		

Purchaser agrees that this Order includes all of terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any price agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby ***THIS ORDER IS NOT A BINDING CONTRACT. DEALER SHALL NOT BE OBLIGATED TO SELL UNTIL APPROVAL OF THE TERMS HEREOF IS GIVEN BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE A RETAIL INSTALLMENT CONTRACT BETWEEN THE PARTIES HERETO BASED ON SUCH TERMS. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF, DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE: (A) ON ALL GOODS AND SERVICES SOLD BY DEALERS;*** *AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS-NOT EXPRESSLY WARRANTED OR GUARANTEED." TO THE NEGOTIATED CASH SALE PRICE OF EACH VEHICLE. THERE WILL BE ADDED THE SUM OF $303.60 FOR DEALER COSTS AND OVERHEAD FOR ITEM RELATING TO PREPARING, HANDLING AND PROCESSING DOCUMENTS FOR THE MOTOR VEHICLE AND THE CLOSING OF THE TRANSACTION. THE ONLY OTHER ADDITIONAL CHARGES PERMITTED ARE DEALER-ADDED OPTIONS. WARRANTY AND SERVICE CONTRACTS, INSURANCE AND THE ACTUAL COST OF LICENSE AND TITLE REGISTRATION AND TAXES.*

ACCEPTED BY: _____
PURCHASER'S SIGNATURE
DATE 5/27/2026

ACCEPTED BY: Scott Ourednik
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 5/27/2026

V.C.

Sutton Ford COMMERCIAL & FLEET

SUTTON FORD INC.
21315 CENTRAL AVE.
MATTESON IL 60443

QUOTE

Friday, May 22, 2026
DATE

PURCHASER'S NAME

CITY OF FLOSSMOOR

STREET ADDRESS

2800 FLOSSMOOR ROAD

CITY	STATE	ZIP	BUS PHONE
FLOSSMOOR	IL	60422	312-996-6637

PLEASE ENTER MY ORDER FOR THE FOLLOWING — NEW ☑ USED ☐ SUV ☑ TRUCK ☐ CAR ☐

YEAR	MAKE	MODEL	BODY TYPE	COLOR	TRIM	STOCK NO.
2026	FORD	EXPLORER	AWD SUV	GRAY	ACTIVE	TGB62816
VIN NO.	1FMUK8DH8TGB62816	MILES		SALES REP	Scott Ourednik	

FORD EXPLORER ACTIVE AWD		$41,067.00	*TRADE-IN INFORMATION*	
			MAKE OF USED VEHICLE	FORD
CUSTOMER PICK UP			YEAR	2012
			MODEL	F250
STATE CONTRACT #22-416CMS-BOSS4-P-41049			VEHICLE IDENT. NO.	1FT7X2B61CEC98623
KEYLESS ENTRY		$507.00	MILEAGE	105961
3RD KEY FOB		$430.00	TRADE VALUE	$1,800.00
TRADE VALUE - 2012 FORD F250		$1,800.00		
SUBTOTAL		$40,204.00	*FLEET SALES INFORMATION*	
ELECTRONIC FILING FEE		$0.00	ORDERING FIN	QD633
DOCUMENTATION FEE		$0.00	END USER FIN	QD633
ILLINIOS SALES TAX	7.25%	$0.00	SALES TYPE	3
COUNTY TAX- COOK	1.00%	$0.00	GPC DISCOUNT	
CITY OF CHICAGO TAX	1.25%	$0.00	GPC REF #	
COOK COUNTY WHEEL TAX		$0.00	56A/CPA DISCOUNT	
LICENSE, TRANSFER, TITLE M OR MP PLATES		$173.00	56M DISCOUNT	
EXTENDED SERVICE CONTRACT		$0.00	RETAIL REBATE #	
TOTAL PRICE		$40,377.00		
CASH DOWN PAYMENT		$0.00		
REBATE		$0.00		
TOTAL DOWN PAYMENT		$0.00		
UNPAID CASH BALANCE DUE ON DELIVERY		**$40,377.00**		

Purchaser agrees that this Order includes all of terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any price agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby ***THIS ORDER IS NOT A BINDING CONTRACT. DEALER SHALL NOT BE OBLIGATED TO SELL UNTIL APPROVAL OF THE TERMS HEREOF IS GIVEN BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE A RETAIL INSTALLMENT CONTRACT BETWEEN THE PARTIES HERETO BASED ON SUCH TERMS. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF, DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE: (A) ON ALL GOODS AND SERVICES SOLD BY DEALERS;*** *AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS-NOT EXPRESSLY WARRANTED OR GUARANTEED." TO THE NEGOTIATED CASH SALE PRICE OF EACH VEHICLE. THERE WILL BE ADDED THE SUM OF $303.60 FOR DEALER COSTS AND OVERHEAD FOR ITEM RELATING TO PREPARING, HANDLING AND PROCESSING DOCUMENTS FOR THE MOTOR VEHICLE AND THE CLOSING OF THE TRANSACTION. THE ONLY OTHER ADDITIONAL CHARGES PERMITTED ARE DEALER-ADDED OPTIONS. WARRANTY AND SERVICE CONTRACTS, INSURANCE AND THE ACTUAL COST OF LICENSE AND TITLE REGISTRATION AND TAXES.*

ACCEPTED BY: _____
PURCHASER'S SIGNATURE
DATE 5/22/2026

ACCEPTED BY: Scott Ourednik
DEALER OR HIS AUTHORIZED REPRESENTATIVE
DATE 5/22/2026

EVT Tech
9910 W 190th Street, Suite E
Mokena, IL 60448

Estimate

Date	Estimate #
5/13/2026	5065

Name / Address	Ship To
Flossmoor Police Department 2800 Flossmoor Road Flossmoor, IL. 60422	

Vehicle Type	Unit Number	Terms
Retail Explorer	Deputy Chief	Net 30

Qty	Item	Description	Rate	Total
1	ETSS100J	S/O 100W Composite siren speaker	189.95	189.95
1	ETSSVBK01	S/O 100n Speaker bracket 2020 PI Utility	49.95	49.95
2	EMPS21GQ4-8	S/O mpower® Fascia 4" Light with Stud Mount 18 LED 9-32 Volt SAE with 1.5' Pigtail Black Housing with Stealth Lens RED/BLU/WHT	157.25	314.50
2	PMP2BKEDGE	Edge Clip Bracket Kit for mpower® 4' Fascia Light	12.45	24.90
		^^^ Speaker and grill lights ^^^		
1	ENFWB01EJZ	S/O nForce Front interior bar. 2025 FPIU. RW-BW	749.95	749.95
1	NT-2500	Priority Green Nano Tube preemption power supply.	299.95	299.95
1	20.1880	Strobe Tube with reflector assembly	99.95	99.95
1	ENFWB01P3B	S/O nForce rear interior light bar. 2025 FPIU. Red/Amber-Blue/Amber	749.95	749.95
		^^^ Interior light bars with preemption emitter ^^^		
2	ESLRL61158	SounfOff Signal SL Running Light, 61" - 5 Module, Dual/Split Color Red/Blue/White	344.85	689.70
2	PSLVBK01	S/O Mounting Kit for SL Running Light includes: Bracket, adaptor plate & Hardware Kit, Ford Explorer 2020-2023	29.95	59.90
		^^^ Running board lights ^^^		
1	ETTFFUT-16	S/O Flashback Plug-In Alternating Taillight Flasher, Solid State - 2.4 f.p.s. for Ford Utility 2016-2020	79.95	79.95
		^^^ Tail lights ^^^		
2	EMPS1STS4RBW	S/O mpower® 3' Fascia Light w/ Stud Mount, 18' hard wire w/ sync option, Black Housing, 12 LED, Tricolor - Red/Blue/White	119.975	239.95
1	12.0918	Able 2 Angled LED Flood Light - 9" / 18W	76.05	76.05
		^^^ Under hatch warning and cargo illumination ^^^		
1	ENGSA5101	S/O bluePRINT® 500 Series Remote Amplifier with Link, 10-16v, 100 Watt single-tone	719.95	719.95
1	ENGCP15002	S/O Handheld Controller with Microphone with 15' extension cable, compatible with bluePRINT® Control Systems (Remote)	149.00	149.00

THANK-YOU for Considering EVT Tech for Your Emergency Equipment and Installation Needs! We Look Forward to Working With You and Your Department!

Total

Signature _____

Phone #	Fax #
708-479-6721	708-479-6746

Web Site
www.evt.tech

EVT Tech
9910 W 190th Street, Suite E
Mokena, IL 60448

Estimate

Date	Estimate #
5/13/2026	5065

Name / Address	Ship To
Flossmoor Police Department 2800 Flossmoor Road Flossmoor, IL. 60422	

Vehicle Type	Unit Number	Terms
Retail Explorer	Deputy Chief	Net 30

Qty	Item	Description	Rate	Total
1	ENGLNVH018	Vehicle Harness for bluePRINT® 500 with Link with 25' data cable for Ford F-150 2024-2025, Ford Police Interceptor / Explorer 2025	199.50	199.50
1	ENGSYMD01	S/O bluePRINT Sync® Module ^^^ Siren and lighting controls ^^^	219.00	219.00
1	NPN-TINT	Tint front two windows and windshield visor to conceal lights	280.00	280.00
1	S4C	CargoRaxx S4C 43" cargo tray for 2020+ Interceptor Utility.	599.00	599.00
1	UWD-1	Cargo Raxx Utility/Weapons Drawer - T-Lock	774.00	774.00
1	FL PACKAGE	CargoRaxx accessory package. 2 flare boxes, extinguisher, caution tape and halligan mounts and reflective tape ^^^ Cargo area storage and weapon drawer ^^^	275.00	275.00
1	ROOF-FT-NITI-M	Sti-Co Flexi-Whip Roof Mount Antenna, BLK	74.00	74.00
1	MB8U25	25' Antenna Coax, 3/4' NMO Brass Mount - Black	34.95	34.95
1	RFU-600-1	Mini-UHF Connector	4.95	4.95
1	AAM01JQH9JC1_N	Motorola CM300D ANALOG, 136-174 MHz, 45 watt, 99 channel mobile ^^^ VHF radio and antenna ^^^	624.95	624.95
1	Install Materials	Misc Installation Materials (Wire, In-Line Fuse Holders, Fuses, Connectors, Hole Plugs,ZipTies, Tape, Screws, Bolts, Etc)	175.00	175.00
1	LABOR	Install above listed lighting and siren package.	3,695.00	3,695.00

THANK-YOU for Considering EVT Tech for Your Emergency Equipment and Installation Needs! We Look Forward to Working With You and Your Department!

Total $11,448.95

Signature _____

Phone #	Fax #
708-479-6721	708-479-6746

Web Site
www.evt.tech

EVT Tech
9910 W 190th Street, Suite E
Mokena, IL 60448

Estimate

Date	Estimate #
5/13/2026	5064

Name / Address	Ship To
Flossmoor Police Department 2800 Flossmoor Road Flossmoor, IL. 60422	

Vehicle Type	Unit Number	Terms
2025 FPIU	Patrol	Net 30

Qty	Item	Description	Rate	Total
1	5344T-2L52	Go Rhino light ready push bumper. Textured steel. 2020+ FPIU. Fits SoundOff Signal mPower 4" lights	524.95	524.95
2	EMPS2STS5RBW	S/O mpower® 4' Fascia Light w/ Stud Mount, 18' hard wire w/ sync option, Black Housing, 18 LED, Tricolor - Red/Blue/White	143.45	286.90
		^^^ Lighted push bumper ^^^		
2	ELUC3H010W	S/O Universal UnderCover Screw-In LED Insert. 5-wire harness. Color White	89.95	179.90
1	ENGND04102	S/O bluePRINT remote node, 4 inputs, 10 outputs	224.95	224.95
1	ENGHNK05	S/O bluePRINT remote node harness kit	42.95	42.95
		^^^ Headlight corners ^^^		
1	ETSS100J	S/O 100W Composite siren speaker	189.95	189.95
1	ETSSVBK01	S/O 100n Speaker bracket 2020 PI Utility	49.95	49.95
		^^^ Speaker and bracket ^^^		
1	ENULB011UN-49A	S/O 48" nFuse light bar RW-BW front, RA-BA rear. 2020+ FPIU hook kit Replaces ENULB011UN-38V	1,565.00	1,565.00
1	NT-2500	Priority Green Nano Tube preemption power supply.	295.00	295.00
1	20.1880	Strobe Tube with reflector assembly	104.95	104.95
		^^^ Light bar with preemption emitter ^^^		
2	EMPSA05C3-8	S/O mpower® Fascia 4x2 Light w/ Stud Mount, 18" 5-wire w/ sync option & 1.5 Pigtail, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 36 LED, Tricolor - Red/Blue/White	204.75	409.50
2	PMPSAWSSSB	S/O Window Shroud Kit for 4x2 Light. Single	16.80	33.60
		^^^ 1/4 windows ^^^		
2	EMPS2QMS5RBW	S/O mpower™ 4' Fascia Light w/ Quick Mount, Black Housing, 18 LED, Tri Color - Red/Blue/White	143.45	286.90
		^^^ Adjacent License plate ^^^		
1	ENGSA5101	S/O bluePRINT® 500 Series Remote Amplifier with Link, 10-16v, 100 Watt single-tone	719.95	719.95
1	ENGCP18004	S/O Rotary Control Panel with Microphone, compatible with bluePRINT® Control Systems (Remote)	203.30	203.30

THANK-YOU for Considering EVT Tech for Your Emergency Equipment and Installation Needs! We Look Forward to Working With You and Your Department!

Total

Signature _____

Phone #	Fax #
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Web Site
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Mokena, IL 60448

Estimate

Date	Estimate #
5/13/2026	5064

Name / Address	Ship To
Flossmoor Police Department 2800 Flossmoor Road Flossmoor, IL. 60422	

Vehicle Type	Unit Number	Terms
2025 FPIU	Patrol	Net 30

Qty	Item	Description	Rate	Total
1	ENGLNVH018	Vehicle Harness for bluePRINT® 500 with Link with 25' data cable for Ford F-150 2024-2025, Ford Police Interceptor / Explorer 2025	199.50	199.50
1	ENGSYMD01	S/O bluePRINT Sync® Module ^^^ Siren and lighting controls ^^^	219.00	219.00
1	C-VS-1012-INUT-2	Havis Vehicle-Specific 22" Angled Console For 2020-2025 Ford Interceptor Utility	560.40	560.40
1	CUP2-1001	Havis XL Self-Adjusting Double Cup Holder	59.95	59.95
1	C-ARM-103	Havis Hinged Armrest for Equipment Console	184.95	184.95
2	MMSU-1	Magnetic Mic Single Unit	39.95	79.90
2	C-MCB	Mic clip bracket	17.60	35.20
1	C-DMM-3028	Havis Heavy-Duty Dash Mount for 2025 Ford Interceptor Utility Vehicle	475.25	475.25
1	C-MD-119	Havis 11" Slide Out Locking Swing Arm with Low Profile Motion Device Adapter	327.50	327.50
1	IKEY-THN	Lund iKey Thin Keyboard Tray	134.95	134.95
1	SB-87-TP-USB	IKEY SkinnyBoard Rugged Mobile Keyboard with Touchpad In-Vehicle ^^^ Console, computer mount and accessories ^^^ *** Customer to supply docking station ***	330.00	330.00
1	475-0065	Jotto Ford PI Utility (2020+) Space Creator Vehicle Partition Featuring Bidirectional Recessed Housing (Full Window w/ Safety Wire Option)	1,225.00	1,225.00
1	475-0968	Jotto High Security Extension Panel for 2020+ Ford PI Utility VP9 Space Creator Vehicle Partition - Two Piece Steel HSEP	0.00	0.00
1	475-0850	Jotto Gun Rack - Single Weapon, Partition Mounted, Vertical (GR3-AR-XTRD-GL3XL Mounted) - Flat or Recessed Housing	515.00	515.00
1	475-0848	Jotto Ford PI Utility (2020+) Window Armor - Vertical (OEM Doors)	330.00	330.00
1	475-0923	Jotto Ford PI Utility (2020+) Replacement Bio-Seat System ^^^ Prisoner transport and weapon retention ^^^	1,775.00	1,775.00
1	S4C	CargoRaxx S4C 43" cargo tray for 2020+ Interceptor Utility.	599.00	599.00
1	UWD-1	Cargo Raxx Utility/Weapons Drawer - T-Lock	774.00	774.00

THANK-YOU for Considering EVT Tech for Your Emergency Equipment and Installation Needs! We Look Forward to Working With You and Your Department!

Total

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Estimate

Date	Estimate #
5/13/2026	5064

Name / Address	Ship To
Flossmoor Police Department 2800 Flossmoor Road Flossmoor, IL. 60422	

Vehicle Type	Unit Number	Terms
2025 FPIU	Patrol	Net 30

Qty	Item	Description	Rate	Total
1	FL PACKAGE	CargoRaxx accessory package. 2 flare boxes, extinguisher, caution tape and halligan mounts and reflective tape	275.00	275.00
1	LOFT-PIU20-EC	Lund Industries 20+ Ford Police Utility/Explorer Loft Electronic Equipment Tray - Interior Dimension 16.5" x 40" LOFT-PIU20-EC Includes removable stand-off electronics installation platform ^^^ Rear storage and equipment tray ^^^	845.00	845.00
1	ROOF-FT-NITI-M	Sti-Co Flexi-Whip Roof Mount Antenna, BLK	72.95	72.95
1	MB8U25	25' Antenna Coax, 3/4' NMO Brass Mount - Black	34.95	34.95
1	RFU-600-1	Mini-UHF Connector	4.95	4.95
1	AAM01JQH9JC1_N	Motorola CM300D ANALOG, 136-174 MHz, 45 watt, 99 channel mobile ^^^ VHF Rafio and antenna ^^^	624.95	624.95
1	ECVDMLTALDC	S/O LED Dome Light - 6" Round, w/ Red LED Night Light, fits Dodge Charger, Ford PI Sedan & Utility, 10-30V, White Lens / White LEDs	79.95	79.95
1	Install Materials	Misc Installation Materials (Wire, In-Line Fuse Holders, Fuses, Connectors, Hole Plugs,ZipTies, Tape, Screws, Bolts, Etc)	300.00	300.00
1	LABOR	Install above listed equipment plus customer supplied VHF radio, computer docking station, radar and Getac Video system	4,795.00	4,795.00
2	EMPS1STS4RBW	S/O mpower® 3' Fascia Light w/ Stud Mount, 18' hard wire w/ sync option, Black Housing, 12 LED, Tricolor - Red/Blue/White ^^^ Rear facing when Hatch is open ^^^	119.95	239.90
1	12.0918	Able 2 Angled LED Flood Light - 9" / 18W ^^^ Cargo area illumination ^^^	76.05	76.05
1	GRAPHIC-PKG	Vinyl Graphics per customer design, installed	1,050.00	1,050.00

THANK-YOU for Considering EVT Tech for Your Emergency Equipment and Installation Needs! We Look Forward to Working With You and Your Department!

Total $21,341.05

Signature _____

Phone #	Fax #
708-479-6721	708-479-6746

Web Site
www.evt.tech

MEMORANDUM

FLOSSMOOR
Welcoming. Beautiful. Connected.

TO: Bridget A. Wachtel, Village Manager
CC:
FROM: John S. Brunke, Public Works Director
DATE: June 15, 2026
RE: **Consideration of a Contract Award for the FY27 MFT Pavement Crack Filling Program**

Included in the FY27 approved MFT Fund Budget is $40,000 for the annual pavement crack filling program. The purpose of a pavement crack filling program is to clean out cracks in newer asphalt pavement and fill them with a fiber asphalt sealant that prevents water and debris from filling the cracks, which leads to pavement potholes and pavement failure from winter freeze/thaw cycles. It is estimated that a good pavement crack filling program can extend the life cycle of pavement by 5+ years more than a pavement that does not receive this treatment.

The asphalt pavement streets that benefit most from a pavement crack filling program are those that are still in good condition but have minimal to moderate cracks forming in the surface. Streets that have a severe amount of cracking or “alligator” cracking, where the pavement cracks form round to sectional shapes, are not good candidates for crack filling because the crack filling operation cannot be done efficiently with the necessary crack routing and the process may cause more harm than good. The streets that are good candidates for crack filling are typically the ones with PASER ratings of 6-8, or good to very good condition. The streets that are not good candidates are typically the ones with PASER ratings of 3-5, or poor to fair condition. However, Public Works has found some streets in the inventory with PASER ratings of 3-5 that are good candidates for crack filling and have included them in this year’s program list.

Below is the list of 19 streets that are included in this year’s program, which total 4.27 miles. It should be noted that this list is all of the streets in the inventory that can be crack filled at this time, since they are the only ones that have cracks and are good candidates for the program.

Location	Length (ft.)	Paser Rating
Ballantrae		
Ballantrae Way (Crawford Ave. to Tiree Ct.)	1,600	8
Hills-Highlands		
Maple Rd. (Beech St. to Poplar Rd.)	1,575	8
Poplar Rd. (Maple Rd. to Elm St.)	875	8
Poplar Pl. (Flossmoor Rd. to Poplar Rd.)	185	8
Heather Hill		

Berry Ln. (Bob-o-Link Rd. to Scott Cr.)	500	8
Bob-o-Link Rd. (Berry Ln. to Maryland Ave.)	500	10
Douglas Ave. (Flossmoor Rd. to Maryland Ave.)	1,620	8
Maryland Ave. (Oakmont Ave. to Sterling Ave.)	695	10
Oakmont Ave. (Sunset Ave. to Maryland Ave.)	1,041	8
<u>Braeburn - Brassie</u>		
Braeburn Ave. (Flossmoor Rd. to Butterfield Rd.)	3,045	8
Caddy St. (CN/Metra RR to Western Ave.)	1,500	8
<u>Flossmoor Park</u>		
Travers Ln. (Collett Ln. to Hutchison Rd.)	1,638	8
Vardon Ln. (Western Ave. to Hutchison Rd.)	1,210	8
<u>Old Flossmoor</u>		
Braemar Rd. (Governors Hwy. to School St.)	1,500	8
<u>Southeast Flossmoor</u>		
Cambridge Ave. (Oxford Ct. to Butterfield Cr.)	450	8
Oxford Ct. (Dartmouth Rd. to Cambridge Ave.)	450	8
Tina Ln. (Dixie Hwy to End)	2,500	8
<u>Southwest Flossmoor</u>		
Central Park Ave. (Vollmer Rd. to 198th St. West)	360	8
198th St. (3800 198th St. to Central Park Ave.)	1,300	6

Public Works Staff estimated the amount of crack filling material by multiplying the total length of streets by 1.0 lb./lineal foot. This resulted in an estimated bid quantity of 22,544 lbs. of fiber asphalt crack sealant material. On June 9, 2026, bids were opened for the project. Eight bid packets were sent out and two bids were received. The project was bid out at the unit price per pound for fiber asphalt sealant, which is typical in the industry for pavement crack filling projects. Below is a summary of the bids received.

Bidder	**Unit Price**	**Total**
Denler, Inc.	$1.58/lb	$35,619.52
SKC Construction, Inc.	$1.87/lb	$42,157.28

Engineer's Cost Opinion *$1.75/lb* *$39,452.00*

The lowest responsible bid was received from Denler, Inc. Denler, Inc. completed our pavement crack filling in 2023, and their work was very good.

With the above discussion in mind, Public Works Staff recommends that the Mayor and Village Board of Trustees award the FY27 MFT Pavement Crack Filling Program contract to Denler, Inc. of Joliet, IL, in the amount of $35,619.52.

Strategic Initiative (s) Addressed

2.1 Implement phases of the storm sewer and street refurbishment projects as funding becomes available.

MEMORANDUM

FLOSSMOOR
Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Jonathan Bogue, Assistant Village Manager
DATE: June 15, 2026
RE: **Consideration of a Resolution Approving Salary Schedules for Fiscal Year 2026-2027**

Attached is a resolution adopting updated salary schedules for Fiscal Year 2026-2027, effective immediately. The only changes made are the removal of a part-time administrative assistant position and the addition of a full-time executive assistant position.

Strategic Initiative (s) Addressed

5.1. Assess and adjust staffing as needed in light of the need to focus the staff on delivering top-flight core services

Resolution No. 2026- ____

A RESOLUTION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS APPROVING SALARY SCHEDULES FOR FISCAL YEAR 2026-2027

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "*Village*"), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Mayor and Board of Trustees (the "*Corporate Authorities*") have reviewed the salary schedules for all Village employees, part-time and full-time, as recommended by the Village Manager; and,

WHEREAS, after approval of all of said salary schedules for fiscal year 2026-2027, the Corporate Authorities have determined that it is in the best interest of the Village to amend these salary schedules due to the addition of full time position, as hereinafter provided.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1. On April 21, 2026, the schedule of the salary ranges for full-time Village employees for fiscal year 2026-2027 was approved; however, due to the addition of a full-time position, a revised schedule of salary ranges for full-time employees for fiscal year 2026-2027 is hereby approved as set forth on Exhibit A attached hereto and made a part hereof.

Section 2. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the Major and Board of Trustees of the Village of Flossmoor, Cook County, Illinois this ____ day of _____ 2026.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

_____
Mayor

Attest:

_____
Village Clerk

Exhibit A

VILLAGE OF FLOSSMOOR **PART-TIME SALARIES** **MAY 1, 2026** **(3%)**
Revised 6/11/26

Position	Number	Eligible For ATB Increase	Pay Type	Wage Rate	Annual Hours	Budget FY 26-27	Dept. Totals
Executive							
Temporary Assistant	1	Yes	Hourly	23.08	103	2,366	
Program & Event Coordinator	1	Yes	Hourly	25.84	377	9,740	
							12,106
Finance							
Part-Time Assistant	2	Yes	Hourly	23.08	173	7,987	7,987
Police							
Comm Serv Offr-A -3 yrs (imrf)	0	Yes	Hourly	26.85	1,180		
Comm Serv Offr-A -2 yrs (imrf)	0	Yes	Hourly	24.69			
Comm Serv Offr-A -1 yr (imrf)	1	Yes	Hourly	22.52			
Comm Serv Offr-B - 3 yrs	0	Yes	Hourly	26.85			
Comm Serv Offr-B - 2 yrs	1	Yes	Hourly	24.69			
Comm Serv Offr-B - 1 yr	0	Yes	Hourly	22.52	600	45,487	
Animal Warden	0	No	Hourly	15.56	-	-	
Crossing Guards	2	No	Daily	34.76	180		
Crossing Guards	2	No	Daily	31.13	180		
Crossing Guards	2	No	Daily	above rates	180	23,400	68,887
Pub. Safety Records & Rec.							
Records Clerk-A -> 5 yrs (imrf)	1	Yes	Hourly	34.83	1,000		
Records Clerk-A -3-5 yrs (imrf)	0	Yes	Hourly	31.33			
Records Clerk-A -< 3 yrs (imrf)	0	Yes	Hourly	27.85			
Records Clerk-A -training (imrf)	0	Yes	Hourly	20.90			
Records Clerk-B -> 5 yrs	5	Yes	Hourly	34.83			
Records Clerk-B -3-5 yrs	1	Yes	Hourly	31.33			
Records Clerk-B -up to 3 yrs	1	Yes	Hourly	27.84			
Records Clerk-B -in training	0	Yes	Hourly	20.90	2,500		114,427
Fire							
Duty Shift-Plan I Commander	10	Yes	Hourly	30.90			
Duty Shift-Plan II (FF/PM or Eng)	28	Yes	Hourly	27.18			
Duty Shift-Plan III (FF/EMT or PM)	5	Yes	Hourly	21.27			
Duty Shift-Plan IV (FF or EMT)	3	Yes	Hourly	17.44			
Duty Shift-Plan V (Candidates)	1	Yes	Hourly	16.03	6,264	481,888	
Mechanic	0	Yes	Hourly	44.53		0	
Mechanic Helper	1	Yes	Hourly	41.80	77	3,218	
Temporary Assistant	1	Yes	Hourly	23.08	197	4,547	
Fire Inspector	2	Yes	Hourly	30.69	999	30,663	

5-1-26

Position	Number	Eligible For ATB Increase	Pay Type	Wage Rate	Annual Hours	Budget FY 26-27	Totals
Fire-Continued							
Paramedic- 0-3 yrs (85%)	6	No	Monthly	185.76			
Paramedic- 4-8 yrs	5	No	Monthly	218.54			
Paramedic- > 8 yrs	11	No	Monthly	253.29	12	57,614	
EMT- 0-3 years (85%)	10	No	Monthly	92.88			

EMT- 4-8 years	4	No	Monthly	109.26			
EMT- > 8 years	6	No	Monthly	126.64	8		
Photography Coord.	1	Yes	Annual	3,987.78	1	3,988	
Inspectional Services							
Temporary Assistant	1	Yes	Hourly	23.08	194	4,478	
Electrical Code Administrator	1	No	Hourly	36.31			
			Hourly	36.31	300	10,500	
Plumbing Code Administrator	2	No	Hourly	36.31			
			Hourly	36.31	200	7,000	
Building Inspector	2	Yes	Hourly	23.92	463	11,076	
		No	Hourly	36.31			
		Yes	Admin asst	23.92			
Property Maint Inspectors	2	Yes	Hourly	27.58	1,729	47,693	
Back-up Inspectors & Administrators	1		(At above part-time rates)				
Public Works							80,746
Temporary Assistant	1	Yes	Hourly	23.08	334	7,709	
Horticult. Workers-Seasonal	2	Yes	Hourly	16.76-23.51	1,250	0	
Laborer - WD/SC/SSR (6 month)	1	No	Hourly	16.03-20.30	999	14,985	
^Position paid from more than one department							22,694

(Shading indicates changes from prior fiscal year)

VILLAGE OF FLOSSMOOR **Revised 6/11/26**
FULL-TIME POSITION SALARY RANGES
MAY 1, 2026 (3%)

	Position	Entry Level Salary	Maximum Salary (Goal)	Number
	Village Manager's Office			
**	Village Manager	164,871	206,089	1
	Village Mgr Vehicle Allowance	9,000	9,000	
**	Assistant Village Manager	136,795	170,995	1
**	Assistant to the Village Manager - Communications Manager	86,062	107,577	1
**	Community Engagament Manager	69,662	87,078	1
	Executive Assistant	62,391	77,989	1
	Finance Department			
**	Finance Director	136,795	170,995	1
**	Assistant Finance Director	120,515	150,644	1
	Accounting Clerk	62,391	77,989	3
	Cashier/Receptionist	54,084	67,605	1
	Fire Department			
**	Fire Chief	136,795	170,995	1
**	Assistant Fire Chief	120,515	150,644	1
	Shift Captain	109,583	133,306	3
	Department Secretary (Fire)	58,144	72,680	1
	Building Department			
**	Director of Building & Zoning	136,795	170,995	1
	Department Secretary	58,144	72,679	1
	Property Maintenace Inspector	54,084	67,605	1
	Police Department			
**	Police Chief	136,795	170,995	1
**	Deputy Chief	120,515	150,644	1
**	Police Commander	116,205	145,256	1
	Sergeant	113,057	141,321	3
	Patrol Officer-Detective	70,195	112,940	2
	Detective Clothing Allowance		700	
	Patrol Officer-Shift Leader	70,195	112,940	3
	Patrol Officer-Acting Shift Leader	67,563	110,308	3
	Patrol Officer	66,841	109,586	7
	Community Service Officer	65,212	81,515	1
	Community Service Officer II	54,084	67,605	1
	Public Safety Reception & Records			
	Civilian Administrative Assistant	66,706	83,383	1
	Police Records Clerk	59,956	74,945	3
	Public Works Department			
**	Director of Public Works	136,795	170,995	1
**	Assistant Public Works Director	120,515	150,644	1
	Streets and Building Supervisor	94,093	114,343	1
	Water and Sewer Supervisor	94,093	114,343	1
	Forestry Maintenance Technician	86,720	108,400	1
	Mechanic	86,720	108,400	1
	Utility Maintenance Technician	90,834	112,206	1
	Maintenance Worker	70,439	88,049	7
	Department Secretary	58,144	72,680	1
				62

** Exempt Position - not eligible for overtime

5/1/25 FOP pay plan

MEMORANDUM

FLOSSMOOR
Welcoming. Beautiful. Connected.

TO: Bridget Wachtel, Village Manager
CC:
FROM: Scott Bugner, Director of Building and Zoning

DATE: June 15, 2026
RE: **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a Final Plan for a Planned Unit Development A Special Use and a Plat of Re-Subdivision - 2611-2633 Flossmoor Road (BG Park Centre)**

On April 15, 2026, The Flossmoor Plan Commission held a public hearing to consider the approval of a Planned Unit Development, a Special Use, and a Plat of Re-Subdivision for a 12-unit townhome development, a future restaurant and associated parking lot at 2611-2633 Flossmoor Road, submitted by the petitioner BG Park Centre LLC. Following much deliberation by the developer and Commissioners, the proposed plan was denied due to several factors, including the proposed restaurant and parking lot, which were considered to be incompatible with the townhomes due to the density and proposed location on the .87 acre lot. Other factors leading to the denial included particular architectural aspects of the townhomes, as well as inconsistent engineering, architectural and landscape plans.

The petitioner agreed to revise the plan to eliminate the future restaurant and parking lot, and to locate the townhomes further to the south to allow for additional resident parking off the alley. On May 21, 2026, the Plan Commission voted on and approved a motion to reconsider the petitioner's request based on the submittal of the revised plan. A motion to approve the revised final plan was voted on and unanimously approved, with a recommendation that the proposed fencing be altered or eliminated and that the proposed stormwater detention be located underground instead of above ground. The petitioner agreed with the Plan Commission's recommendations and has revised the plans accordingly to be presented to the Board of Trustees for consideration. The petitioner is seeking approval of an ordinance approving the final plan, a special use permit and a plat of re-subdivision.

To assist you in consideration of this matter, please find attached the following materials:

- Findings and Recommendations
- Engineering Plans
- Earthwork and Foundation Plans
- Architectural Plans
- Landscape Plan
- Plat of Re-subdivision
- Bylaws
- Proposed Ordinance

Strategic Initiative (s) Addressed

3.3 Target development of vacant commercial properties.

ORDINANCE NO.

AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING A FINAL PLAN FOR A PLANNED UNIT DEVELOPMENT A SPECIAL USE AND A PLAT OF RE-SUBDIVISION – 2611-2633 FLOSSMOOR ROAD (BG PARK CENTRE)

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "*Village*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, BG Park Centre LLC is the contract purchaser (the "Petitioner") of 2611-2633 Flossmoor Road, legally described in Exhibit "A" (the "Subject Property"); and,

WHEREAS, The Petitioner is requesting approval of a final plan for a Planned Unit Development, a Special Use and a plat of re-subdivision to construct twelve townhomes; and,

WHEREAS, on April 16, 2026, after providing all notices required by law, the Village's Plan Commission convened and held a public hearing on the Petitioner's application for approval of a preliminary plan for a Planned Unit Development, a Special Use and a Plat of Re-subdivision; and,

WHEREAS, the Plan Commission voted to deny the plan, which included a parking lot and future restaurant development; and,

WHEREAS, on May 21, 2026 the Plan Commission voted on a motion to reconsider Petitioner's request which excluded the proposed parking lot and future restaurant in accordance with the Flossmoor Zoning Ordinance's standards for Special Uses set forth in Section 285-26-9., and, upon conclusion, issued its findings of fact and recommended approval of the Petitioner's request to approve a preliminary and final plan for a Planned Unit Development, a Special Use Permit and a plat of re-subdivision; and,

WHEREAS, the Corporate Authorities have reviewed the Plan Commission's findings of fact and recommendations; and,

WHEREAS, the Petitioner has agreed to conform with the Plan Commission's recommendations as described in the findings of fact and recommendations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: The Corporate Authorities hereby approve the Petitioner's request for a final plan for a Planned Unit Development a Special Use and a plat of re-subdivision to permit the property to be developed as depicted in the site development plans on file in the office of the Building and Zoning Administrator, and otherwise pursuant and subject to all of the provisions of (a) Article 18 Section 285-18-5 (B-5 Central Business District) except Section 285-18-5 D., (b) Article 20 (Planned Unit Development), and (c) Article 26 Section 285-26-9 (Special Use Permits), all within the 1981 Comprehensive Amendment to the Zoning Ordinance of the Village of Flossmoor except as expressly modified by this Ordinance.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and

publication as provided by law.

Passed this _____ day of _____, 2026.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINED: _____

PASSED: _____

APPROVED: _____

PUBLISHED: _____

APPROVED:

_____
Mayor

ATTEST:

_____
Village Clerk

FINDINGS AND RECOMMENDATIONS

FLOSSMOOR PLAN COMMISSION
MAY 21, 2026

PRELIMINARY PLAN FOR A PLANNED UNIT DEVELOPMENT, A SPECIAL USE PERMIT AND A PLAT OF RE-SUBDIVISION
BG PARK CENTRE
2611-2633 FLOSSMOOR ROAD

1. The petitioner, BG Park Centre LLC, is the contract purchaser of 2611-2633 Flossmoor Road, A Village owned property.

2. The Subject property is a 37,500 square foot property.

3. The property is currently zoned **B-5 Central Business District**.

4. The petitioner has proposed a 12 unit townhouse development.

5. The petitioner has also proposed a plat of re-subdivision.

Upon review of all submittals and considering testimony offered by the petitioner, the Flossmoor Plan Commission finds that:

A. The proposed Final Plan meets the requirements and standards of the Planned Unit Development regulations.

   a. The type and location of the development does not impose a detrimental influence upon surrounding properties.

   b. The project will be comprised of 4 – 3 unit townhomes.

   c. The development will have a positive impact on the economic well-being of the Village.

   d. The Commission believes that the general design and configuration of the plan is consistent with development standards of the Village.

   e. The site is already provided with adequate utilities and is located on an improved street.

   f. The plan is compatible with adjacent properties and the neighborhood.

   g. The proposed project will have minimal impact on the local environment.

   h. The plan conforms with the intent and spirit of the planning objectives of the Village.

In conclusion the Plan Commission recommends to the Mayor and Board of Trustees that an Preliminary Plan for a Planned Unit Development, a Special Use and a plat of re-subdivision be ***approved*** with recommendations to relocate or eliminate proposed fencing and to provide subsurface stormwater detention instead of above ground, and to grant an exception to Section 285-18-5 D. to permit dwelling units at grade.

PARK CENTRE TOWNHOMES

SITE IMPROVEMENT PLANS

2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

GENERAL NOTES

THE FOLLOWING STANDARD SPECIFICATIONS AND NOTES AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS (FINAL PLANS AND SPECIFICATIONS) ARE MEANT TO ASSIST IN THE CONSTRUCTION OF VARIOUS IMPROVEMENTS. THESE FINAL PLANS AND SPECIFICATIONS ARE NOT MEANT TO DEFINE A CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER, M. GINGERICH GEREAUX AND ASSOCIATES (MG2A), OR A CONTRACTOR. THE RELATIONSHIP BETWEEN THE OWNER AND MG2A IS TYPICALLY DEFINED IN A PROFESSIONAL SERVICES AGREEMENT. MG2A HAS NO CONTRACTUAL RELATIONSHIP WITH THE CONTRACTOR(S). **MG2A RECOMMENDS THE OWNER AND ANY CONTRACTOR(S) USING THESE FINAL PLANS AND SPECIFICATIONS ENTER IN TO AN AGREEMENT TO CLEARLY DEFINE THE OWNER'S AND CONTRACTOR'S EXPECTATIONS REGARDING, THE OWNERS RESPONSIBILITIES, THE CONTRACTORS RESPONSIBILITIES AND SCOPE OF WORK, PERFORMANCE SCHEDULE, COMPENSATION, AND OTHER GENERAL TERMS AND CONDITIONS.**

STANDARD SPECIFICATIONS

1. THE **ENGINEER** IS M. GINGERICH, GEREAUX AND ASSOCIATES, 25620 SOUTH GOUGAR ROAD, MANHATTAN, ILLINOIS 60442.
2. THE **OWNER** IS: GREGORY ENERPRISES
3. THE **CONTRACTOR(S)** ARE ALL THOSE UTILIZING THESE PLANS IN ANY WAY TO CONSTRUCT THE IMPROVEMENTS SHOWN.

STANDARD SPECIFICATIONS

CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FOLLOWING COMMONLY REFERENCED STANDARD SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THESE STANDARD SPECIFICATIONS AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS SHALL TAKE PRECEDENTS.

1. ALL APPLICABLE **ROAD IMPROVEMENTS, DRAINAGE FEATURES, LANDSCAPING, RESTORATION, WORK ZONE TRAFFIC CONTROL AND OTHER CONSTRUCTION ACTIVITIES** SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION", CURRENT EDITION AND APPLICABLE STANDARDS. ***(IDOT SPECIFICATIONS)***
2. ALL APPLICABLE **SOIL EROSION CONTROL MEASURES** SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL", CURRENT EDITION.
3. **WATER MAIN, SANITARY SEWERS AND STORM SEWERS** SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, CURRENT EDITION.
4. **WATER MAIN AND APPURTENANCES** SHALL ALSO BE CONSTRUCTED TO THE STANDARDS OF **VILLAGE OF FLOSSMOOR, ILLINOIS.**

GENERAL NOTES

1. MG2A HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
2. CONTRACTOR(S) SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES; AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OSHA STANDARDS. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE WORKING PLACE FOR HIS EMPLOYEES. **CONTRACTOR(S) ARE RESPONSIBLE FOR THE SUPERVISION, DIRECTION AND CONDUCT OF THEIR EMPLOYEES, AGENTS, MATERIAL SUPPLIERS AND VENDORS.**
3. TRAFFIC CONTROL SHALL BE USED WHEN APPROPRIATE AND SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS. SUCH TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE WORK UNLESS OTHERWISE SPECIFIED IN AN AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.
4. THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MG2A, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MG2A.
5. ANY CONTRACTOR(S) USING THESE DRAWINGS SHALL OBTAIN AND THEREAFTER KEEP IN FORCE THROUGH THE DURATION OF THAT USE CUSTOMARY AND APPROPRIATE INSURANCE COVERAGE, WHICH SHALL INCLUDE WORKERS COMPENSATION AND EMPLOYERS LIABILITY, COMMERCIAL GENERAL LIABILITY, COMMERCIAL AUTOMOBILE LIABILITY, AND UMBRELLA LIABILITY. **CERTIFICATE(S) OF INSURANCE BY THE INSURER(S) ISSUING THE POLICIES SHALL BE FILED WITH MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK DESCRIBED ON THESE DRAWINGS.**
6. ANY CONTRACTOR(S) USING THESE DRAWINGS, BY SAID USE, SHALL BE SUBJECT TO THE INDEMNIFICATION PROVISIONS OF THE "LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC" SECTION OF THE **IDOT SPECIFICATIONS**, WHERE, THE OWNER, MG2A SHALL BE SUBSTITUTED FOR THE WORD "DEPARTMENT" IN THESE PROVISIONS.
7. EQUALS SHALL BE DETERMINED BY MG2A AND OWNER ONLY AND MAY REQUIRE THE APPROVAL OF VARIOUS AGENCIES PERMITTING THE WORK.
8. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS NOT DESCRIBED ON THESE DRAWINGS OR CONSTRUCTING IMPROVEMENTS DIFFERENTLY THAN AS DESCRIBED ON THESE DRAWINGS (FIELD CHANGES). **GOVERNMENTAL AGENCIES/ LOCAL UTILITY AGENCIES HAVING JURISDICTION OVER THIS WORK INCLUDE: VILLAGE OF FLOSSMOOR, AND ILLINOIS DEPARTMENT OF TRANSPORTATION.**
9. **ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.**
10. PERMITS SHALL BE OBTAINED FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY. MG2A HAS NOT OBTAINED PERMITS FOR THE WORK. THE OWNER OR CONTRACTOR SHALL OBTAIN ALL PERMITS.
11. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 2 WORKING DAYS PRIOR TO COVERING ANY EXPOSED SUBGRADE, PLACING ANY FILL, BACKFILLING SANITARY, WATER, OR STORM LINES, PLACING BASE COURSE STONE, PLACING CONFLOSSMOOR, OR PLACING ASPHALT.

EXISTING FIELD TILES, UTILITIES AND CONFLICTS NOTES

1. THE MUNICIPAL ENGINEER SHALL BE NOTIFIED UPON ENCOUNTERING ANY FIELD TILE ON SITE. A MEETING SHALL BE CONDUCTED ON SITE WITH THE MUNICIPAL ENGINEER, PRIOR TO ANY DISPOSITION BEING DETERMINED. THE MUNICIPAL ENGINEER HAS SOLE AUTHORITY IN REQUIREMENTS FOR ANY FIELD TILE ENCOUNTERED DURING CONSTRUCTION. EXISTING FIELD TILES/UNDERDRAINS SHALL NOT BE RE-CONNECTED TO ANY COMBINED SEWER SYSTEM.
2. THE CONTRACTOR SHALL CALL JULIE # 1-800-892-0123 PRIOR TO ANY EXCAVATION TO ASSURE ALL UTILITIES ARE LOCATED PROPERLY. DAMAGE TO UTILITIES SHALL BE PROMPTLY REPORTED TO THE UTILITY OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
3. EXISTING STORM SEWERS, SANITARY SEWERS, WATER MAINS, AND OTHER UTILITIES MAY EXIST BUT MAY NOT HAVE BEEN MARKED BY JULIE. THESE UTILITIES MAY NOT APPEAR ON THE FINAL PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONTACT MUNICIPAL, COUNTY, AND STATE GOVERNMENTAL AGENCIES THAT MAY REASONABLY BE EXPECTED TO HAVE UTILITIES ON OR NEAR AREAS TO BE EXCAVATED IN ORDER TO HAVE THE UTILITIES LOCATED PROPERLY.
4. THE LOCATION OF AN UNDERGROUND UTILITY IS OFTEN NOT KNOWN. THE ACTUAL DEPTH AND ALIGNMENT OF UTILITIES HAVE NOT BEEN MEASURED BY MG2A. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERFIED BY THE CONTRACTOR AT HIS OWN EXPENSE PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MG2A AND THE UTILITY OWNER TO RESOLVE ANY UTILITY OR OTHER CONFLICTS NOT INDICATED WITHIN THE PLANS PRIOR TO INSTITUTING ANY CHANGES.
6. EXPENSE IN CONNECTING PROPOSED UTILITIES TO EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, UNLESS OTHERWISE INDICATED.

PAVEMENT & CURB NOTES

1. TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER AND WITHIN 2 FEET OF PAVED OR GRAVEL AREAS AND IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE IDOT SPECIFICATIONS AND ISPE SPECIFICATIONS AND VILLAGE/CITY REQUIREMENTS.

EARTHWORK

1. **THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE CONSIDERED AGREED TO BY THE CONTRACTOR(S).** THE CONTRACTOR(S) MAY, AT THEIR OWN COST, COLLECT ADDITIONAL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WITH WORK DESCRIBED ON THESE PLANS. ANY DISCREPANCIES BETWEEN TOPOGRAPHIC DATA COLLECTED BY THE CONTRACTOR(S) AND THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE REPORTED TO MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK.
2. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. SURPLUS EXCAVATED SOIL MATERIALS SHALL BE TRANSPORTED TO LOCATIONS ON THE PROPERTY DESIGNATED BY THE OWNER, OR AS IDENTIFIED OTHERWISE IN PROJECT SPECIFICATIONS, DOCUMENTS, OR SPECIAL PROVISIONS.
4. THE CONTRACTOR SHALL PROVIDE ALL EARTH MATERIAL REQUIRED TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS. THIS INCLUDES PROVIDING AND HAULING SUITABLE FILL TO THE SITE AS MAY BE NECESSARY.
5. ALL FILLS SHALL BE COMPACTED LIFTS WITH A MAXIMUM THICKNESS OF 6 INCHES OR AS OTHERWISE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.
6. PRIOR TO COMMENCING ANY FILL OPERATIONS IN STRUCTURAL BUILDING, PAVEMENT, GRAVEL, OR SIDEWALK AREAS, ALL TOPSOIL IS TO BE REMOVED.
7. UPON STRIPPING OF TOPSOIL FROM STRUCTURAL, PAVEMENT, GRAVEL, AND/OR UTILITY AREAS AND PRIOR TO PLACEMENT OF FILL OF ANY TYPE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR THE OWNER.
8. IN-SITU SOILS AND EARTH FILL PLACED IN STRUCTURAL AND PAVEMENT AREAS IN SHALL BE EVALUATED USING A FULLY LOADED EXCAVATION HAULING TRUCK (PROOF ROLLED) PRIOR TO COMMENCEMENT OF FURTHER WORK UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY SOIL STUDIES HAVE BEEN COMPLETED OR ANY RECOMMENDATIONS HAVE BEEN REPORTED REGARDING EARTHWORK.
10. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY PARTICULAR TESTING OF SOIL SURFACES OR FILL SOILS IS REQUIRED.
11. FINAL TOPSOIL THICKNESS IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 4" UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
12. IF DISTURBED EARTH AREAS ARE PROPOSED WITHIN THE IDOT RIGHT-OF-WAY (95TH STREET), IT SHALL BE BE COMPLETED ONLY AFTER RECEIVING A PERMIT FROM IDOT AND RESTORED WITH 4" TOPSOIL, FERTILIZED AND SEEDED WITH IDOT CLASS 2A (SALT TOLERANT) AND COVERED WITH STRAW MAT.
13. UNLESS OTHERWISE AGREED TO BY THE OWNER AND CONTRACTOR, EARTHWORK INCLUDES ALL CLEARING, GRUBBING, TREE REMOVAL, EXCAVATION, FILL, OVERHAUL, FINISHED GRADING, AND PLACEMENT OF TOPSOIL TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER GRAVITY PIPE AND FITTINGS WITH LESS THAN 15 FT COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 AND SHALL BE IN ACCORDANCE WITH ASTM D-3034 FOR PIPES 15" AND SMALLER. WALL THICKNESS SHALL BE T-1 (HEAVY WALL) MEETING THE REQUIREMENTS OF ASTM F-679. JOINT MATERIAL TO CONFORM TO ASTM D-3212 & F-477, UNLESS OTHERWISE NOTED ON THE PLANS. ANY DUCTILE IRON PIPE USED FOR SEWER SERVICE SHALL CONFORM TO ANSI A 21.51 (AWWA C151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C150), CEMENT LINED WITH BITUMINOUS COATING PER ANSI A 21.4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS PER ANSI A 21.11 (AWWA C111 AND C600).
2. SANITARY SEWER SHALL BE CONSTRUCTED ON A MINIMUM BEDDING OF 4" AND THE PIPE BACKFILLED WITH A MINIMUM 12" OF BEDDING MATERIAL COVERING THE PIPE. BEDDING MATERIAL SHALL BE CLASS 1 (CA-7) IN COMPLIANCE WITH ASTM D-2321.
3. ALL SANITARY MANHOLES SHALL BE TYPE A, PRECAST CONFLOSSMOOR 48" INSIDE DIAMETER WITH EAST JORDAN 102223 AND GASKETED LID. LID SHALL BE EMBOSSED WITH "SANITARY" AND **VILLAGE OF FLOSSMOOR"** PER CITY STANDARDS. ALL JOINTS NEED TO BE EXTERNALLY WRAPPED WITH MACWRAP OR EQUAL. RUBBER GASKETED BOOTS ARE REQUIRED FOR THE MAIN AT THE MANHOLE WALL.
4. ALL SANITARY MANHOLE CASTINGS, ADJUSTING RINGS AND MANHOLE SECTION SHALL BE SET IN BUTYL ROPE OR APPROVED EQUAL. EACH MANHOLE CONE AND BARREL SECTION JOINT SHALL ALSO BE EXTERNALLY SEALED WITH A 6" WIDE SEALING BAND OF RUBBER AND MASTIC. THE BAND SHALL HAVE AN OUTER LAYER OF RUBBER OR POLYTHYLENE WITH AN UNDER LAYER OF RUBBERIZED MASTIC MEETING THE REQUIREMENTS OF ASTM C-877-02 (STANDARD SPECIFICATION FOR EXTERNAL SEALING BANDS FOR CONFLOSSMOOR PIPE, MANHOLES, AND PRECAST BOX SECTIONS). PIPE CONNECTION TO NEW AND EXISTING MANHOLES THROUGH OPENINGS (CAST OR CORE-DRILLED) SHALL BE PROVIDED WITH A FLEXIBLE RUBBER WATERTIGHT CONNECTOR CONFORMING TO ASTM C-923 (STANDARD SPECIFICATIONS FOR RESILIENT CONNECTIONS BETWEEN REINFORCED CONFLOSSMOOR MANHOLE STRUCTURES AND PIPES)
5. EXTERIOR CHIMNEY SEALS SHALL BE USED ON SANITARY MANHOLES.
6. ALL MANHOLES LOCATED IN AREAS SUBJECT TO INUNDATION MUST HAVE WATERPROOF, BOLT-DOWN FRAMES AND LIDS.
7. MINIMUM COVER ON SEWER PIPE SHALL BE 5 FT. ANY SEWER WITH LESS THAN 5 FT OF COVER SHALL HAVE INSULATION WRAPPED AROUND PIPE.
8. WHEN UTILITY STRUCTURE ADJUSTMENT IS NECESSARY, A MINIMUM OF TWO ADJUSTING RINGS (MIN 6" ADJUSTING HEIGHT) AND MAXIMUM OF THREE RINGS (MAX 10" ADJUSTING HEIGHT), NO 1" OR 2" CONFLOSSMOOR RINGS ARE ALLOWED. UNDER PAVED AREAS, TOP RING SHOULD BE RUBBER. USE ONE (1) EJIW INFRA-RISER RUBBER COMPOSITE.
9. MAXIMUM ALLOWABLE INFILTRATION FOR GRAVITY SEWER SHALL BE **100 GAL PER INCH DIA PER MILE PER DAY.**
10. ALL SANITARY SEWER MAINS SHALL BE AIR TESTED CONFORMING TO **STANDARD SPECIFICATIONS** SECTION 31-1.13C.
11. ALL SANITARY SEWER SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH SECTIONS 31-1.13D OF THE **STANDARD SPECIFICATIONS**.
12. ALL SANITARY MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH EITHER ASTM C969 OR C1244.

WATER MAIN AND/OR SERVICE NOTES

1. WATER MAIN AND SERVICES 4 INCH AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 WITH MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI/AWWA/C151/A21.51, A21.50 AND C111/A21.11. PIPE AND FITTINGS SHALL BE CEMENT LINED PER ANSI A21.4/C104. JOINTS SHALL BE RESTRAINED WITH MEGALUGS. WATER MAIN SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE PER ANSI A21.5.
2. WATER MAIN AND SERVICE MUST BE 5.5 FEET DEEP AND CROSS A MINIMUM OF 18 INCHES BELOW ANY STORM OR SANITARY SEWER.
3. WATER SERVICE SHALL HAVE NO FLARED FITTINGS FOR COPPER LINES - ONLY COMPRESSION FITTINGS (1) FORD G STYLE GRIP JOINT (2) MCDONALD "T" COMPRESSION JOINT.
4. THE NON-CITY (PRIVATE) RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE WATER SERVICE STARTS AT THE TAP ON THE MAIN, WHICH INCLUDES THE SADDLE AND CORPORATION STOP.
5. ALL SERVICE TAPS SHALL BE SUPPORTED BY A SADDLE. SERVICE TAPES OVER ONE-INCH (1") SHALL BE EPOXY-COATED AND SUPPOSED BY STAINLESS STEEL STRAPS. THE USE OF A C-CLAMP IS ALSO ACCEPTABLE. SERVICES LARGER THAN TWO-INCHES (2") SHALL BE MADE WITH A STAINLESS STEEL TAPPING TEE (SPLIT TEE) WITH EPOXY-COATED, STAINLESS STEEL BANDS (1-1/2" OR 2") TO CONNECT TO CITY WATER MAIN OR AS APPROVED BY THE CITY ENGINEER. SHUT OFF VALVES SHALL BE NO FURTHER THAN TWO-FEET (2') FROM THE MAIN.

STORM SEWER NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONFLOSSMOOR PIPE (RCP) CLASS IV, CONFORMING TO ASTM C76 WITH "O" RING JOINTS CONFORMING TO ASTM C443, UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE OWNER.
2. ALL STORM SEWER PIPE SHOWN A POLYVINYL CHLORIDE (PVC) SHALL BE SDR 26 CONFORMING TO ASTM D-3034. JOINT MATERIAL CONFIRM TO ASTM D3212.
3. ALL STORM SEWER PIPE SHOWN AS HDPE SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS) N-12 PIPE OR EQUAL.
4. ALL PIPE NOTED AS PERFORATED PVC SHALL HAVE PERFORATIONS AND SHALL BE EITHER PERFORATED PVC OR PERFORATED ADS N-12 PIPE. IF PERFORATIONS ARE ON 1 SIDE OF PIPE THEY SHALL BE SHALL BE PLACED FACING DOWN.
5. ALL STORM STRUCTURES SHALL BE PRECAST CONFLOSSMOOR OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LID/GRATE. SOLID LIDS SHALL BE IMPRINTED WITH 'STORM'.
6. ALL STORM SEWER REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT IDENTIFIED FOR REMOVAL IS INCIDENTAL AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS APPROVED BY THE OWNER.

STORM WATER, SEDIMENT & EROSION CONTROL

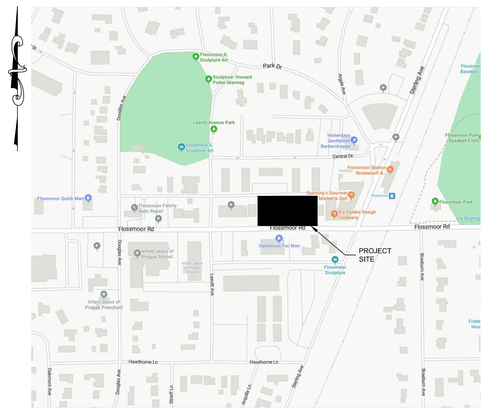
3. ACCORDING TO THE LIMITS OF IMPROVEMENTS DESCRIBED ON THIS PLAN SET, THE TOTAL DISTURBED AREA IS MORE THAN ONE ACRE AND WILL REQUIRE AN NPDES CONSTRUCTION STORMWATER PERMIT. THE OWNER AND CONTRACTOR SHOULD ASSURE BEST MANAGEMENT PRACTICES FOR STORM WATER AND SEDIMENT CONTROL ARE UTILIZED AND MAINTAINED. SPECIAL ATTENTION SHOULD BE PAID TO DISPOSAL OF MATERIALS SUCH AS EXCESS CONFLOSSMOOR AND CLEANING WHEELS BEFORE LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.
5. ALL DISTURBED AREAS SHALL BE SEEDED PER IDOT CLASS 1 LAWN MIXTURE WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF THE SITE CONSTRUCTION OPERATIONS UNLESS OTHERWISE NOTED ON PLANS.
6. DITCH CHECKS, INLET PROTECTION, AND OTHER LIKE CONTROLS SHALL BE INSTALLED IMMEDIATELY AFTER THE RELEVANT CONSTRUCTION ACTIVITIES.
7. ALL TEMPORARY EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED, BY THE CONTRACTOR, ON A WEEKLY BASIS.
8. ALL STORM SEWER STRUCTURES ARE TO BE PROTECTED FROM SEDIMENT WITH APPROVED INLET PROTECTION FILTER BAGS/BASKETS..
9. ALL ADJACENT STREETS MUST BE KEPT CLEAR OF DEBRIS. INSPECT DAILY AND CLEAN WHEN NECESSARY.
10. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE SHALL BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
11. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGE SHALL BE ROUTED THROUGH SEDIMENT TRAP OR BASIN.

WETLANDS / FLOODPLAIN

1. NO EXISTING WETLAND HAVE BEEN IDENTIFIED.
2. THE PROPERTY IS AS LOCATED IN A "ZONE X" DESIGNATED AREA, AS IDENTIFIED ON PANEL 17031C0741J, EFFECTIVE AUGUST 19, 2008 OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).

MWRD GENERAL NOTES - SEE SHEET C4

SITE LOCATION



LEGEND

EXISTING	PROPOSED	
	x P###.#	PAVEMENT SPOT ELEVATION
	x T/C###.#	TOP OF CURB PAVEMENT SPOT ELEVATION
	x S/W###.#	SIDEWALK SPOT ELEVATION
	x P###.#	EARTH SPOT ELEVATION
		CONTOUR LINE
		PIPE CULVERT
		STORM MANHOLE
		STORM SEWER
		FLARED END SECTION
		SANITARY MANHOLE
		COMBINED SEWER
		SANITARY SEWER
W	12"W	WATER MAIN
		FIRE HYDRANT
		LIGHT POLE
		POWER POLE
OHU		OVERHEAD UTILITIES
UGT		UNDERGROUND UTILITIES
EP		ELECTRIC PEDESTAL
ET		TRANSFORMER
T		COMMUNICATIONS UTILITY MANHOLE
GAS GAS GAS		NICOR GAS SERVICE (BY NICOR)
GAS GAS		NICOR GAS MAIN W/ SIZE
		FENCE
		OVERLAND FLOOD ROUTE
	@#.#%	DRAINAGE FLOW ARROW W/ SLOPE WHERE SHOWN
		AGGREGATE
		ASPHALT (STANDARD/HEAVY DUTY)
		CONFLOSSMOOR

BENCHMARK

DESCRIPTION: SANITARY MANHOLE ± 41' EAST OF THE SOUTHEAST CORNER OF THE PROPERTY ELEVATION = 669.31' (NAVD 88)

Sheet List Table

Sheet Number	Sheet Title
C1	COVER
C2	SITE PLAN
C3	DRAINAGE EXHIBIT
C4	STORMWATER POLLUTION & PREVENTION PLAN
C5	CONSTRUCTION DETAILS

DRAINAGE CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

SITE CONDITION NARRATIVE

IN MY OPINION, THERE ARE NO WETLANDS, NO FLOODPLAINS / FLOODWAYS , AND NO RIPARIAN ENVIRONMENTS WITHIN THE PROPOSED AREA OF DEVELOPMENT, OR WITHIN 100 FEET OF THE PROPOSED DEVELOPMENT.

ENGINEER _____ REG. NO. _____

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY Cook
CITY-TOWNSHIP Village of Flossmoor
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS

OR

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

PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
12/14/25	BPH	PER VILLAGE REVIEW
02/06/26	BPH	PER VILLAGE REVIEW
03/06/26	BPH	PER VILLAGE REVIEW
05/15/26	BPH	PER VILLAGE REVIEW
06/04/26	BPH	PER VILLAGE REVIEW

DESIGN: BPH
DRAWING: NIB
CHECKED: BPH
APPROVED: BPH

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25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

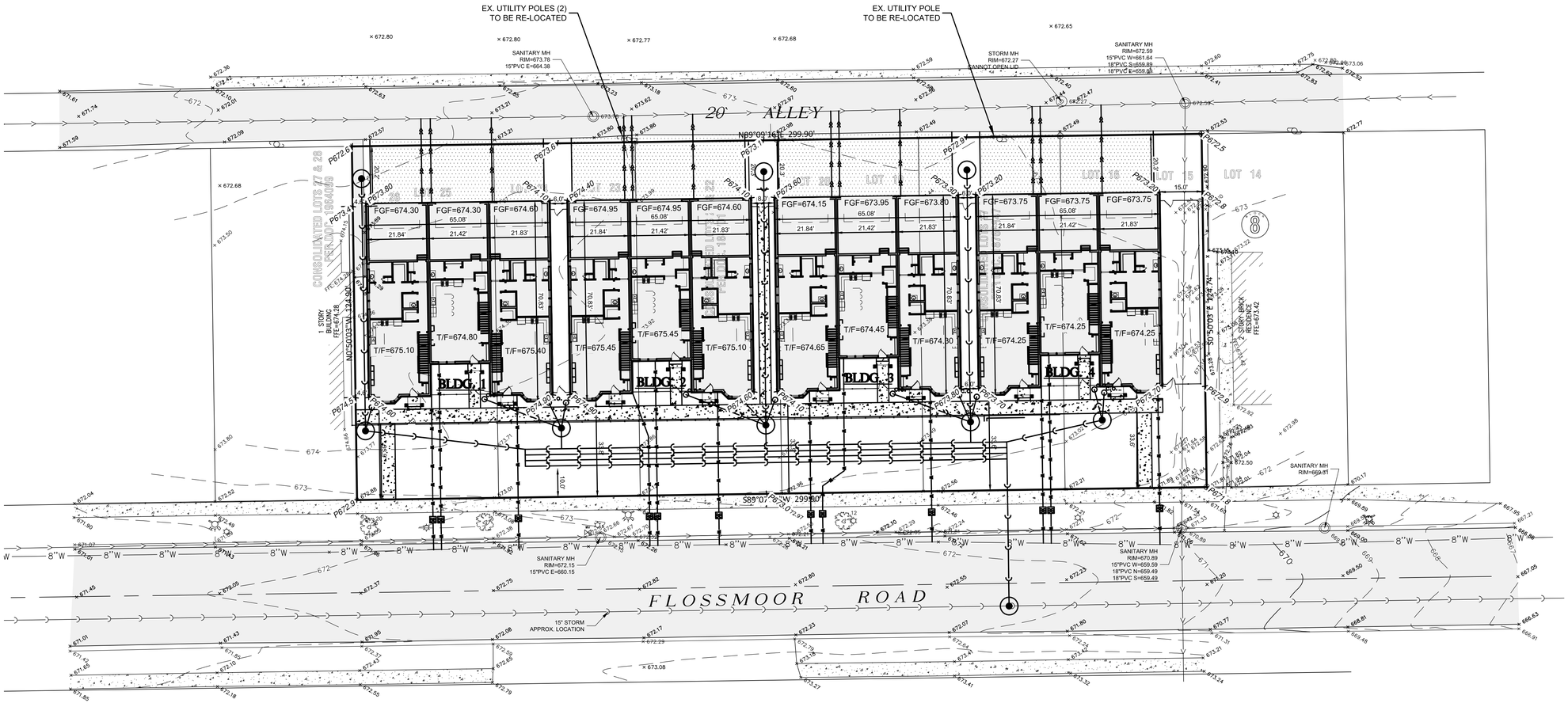
PARK CENTRE TOWNHOMES
2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

COVER SHEET

SHEET NO. 1 OF 5

JOB NO. 25–303

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LEGEND

○	FOUND IRON PIPE	EP	ELECTRIC PEDESTAL
7.77' / (7.77')	MEASURED DATA / RECORDED DATA	ET	TRANSFORMER
T/F	TOP OF FOUNDATION	TP	TELEPHONE PEDESTAL
FGF	FINISHED GARAGE FLOOR ELEVATION	CP	CABLE PEDESTAL
FFE	FINISHED FLOOR ELEVATION	BB	BUFFALO BOX
⊕	STORM SEWER MANHOLE	TS	TRAFFIC SIGNAL VAULT
◎	SANITARY SEWER MANHOLE	x	FENCE LINE
WV	FIRE HYDRANT	OHU	OVERHEAD UTILITY LINE
⊠	WATER VALVE	W	WATER MAIN
⊗	WATER VALVE VAULT		SANITARY SEWER
♿	HANDICAPPED PARKING		STORM SEWER
☼	LIGHT POLE		ASPHALT SURFACE
	POWER POLE		CONFLOSSMOOR SURFACE
	SIGN		
12"	TREE DIAMETER		
	TREE		

SITE DATA SUMMARY

GROSS SITE AREA	37,500 sq.ft.
NET SITE AREA	37,500 sq.ft.
TOTAL NUMBER OF UNITS	12 UNITS

LEGAL DESCRIPTION
THE CONSOLIDATION OF LOTS 21 AND 22 PER DOCUMENT 18870153, LINNEA'S CONSOLIDATION OF LOTS 17 AND 18 PER DOCUMENT 18766847 AND LOTS 15,16,23,24,25 AND 26 ALL IN BLOCK 8, OF THE SUBDIVISION OF 91.76 ACRES OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1901 AS DOCUMENT 31091176, IN COOK COUNTY, ILLINOIS.

0 20' 40'

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
12/14/25	BPH	PERMIT REVIEW
02/06/26	BPH	PER VILLAGE REVIEW
03/06/26	BPH	PER VILLAGE REVIEW
05/15/26	BPH	PER VILLAGE REVIEW
06/04/26	BPH	PER VILLAGE REVIEW

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25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
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DESIGN: BPH
DRAWING: NB
CHECKED: BPH
APPROVED: BPH

PARK CENTRE TOWNHOMES
2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

SITE PLAN

SHEET NO. 2 OF 5

JOB NO. 25-303

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CONTIGUOUS OWNERSHIP AREA ~ 0.86 ACRES

DEVELOPMENT AREA SUMMARY

TOTAL PROPERTY OWNERSHIP	= 0.86 AC.
ONSITE DEVELOPED AREA TRIBUTARY TO BASIN	=0.86 AC.
TOTAL SITE AREA	=0.86 AC.

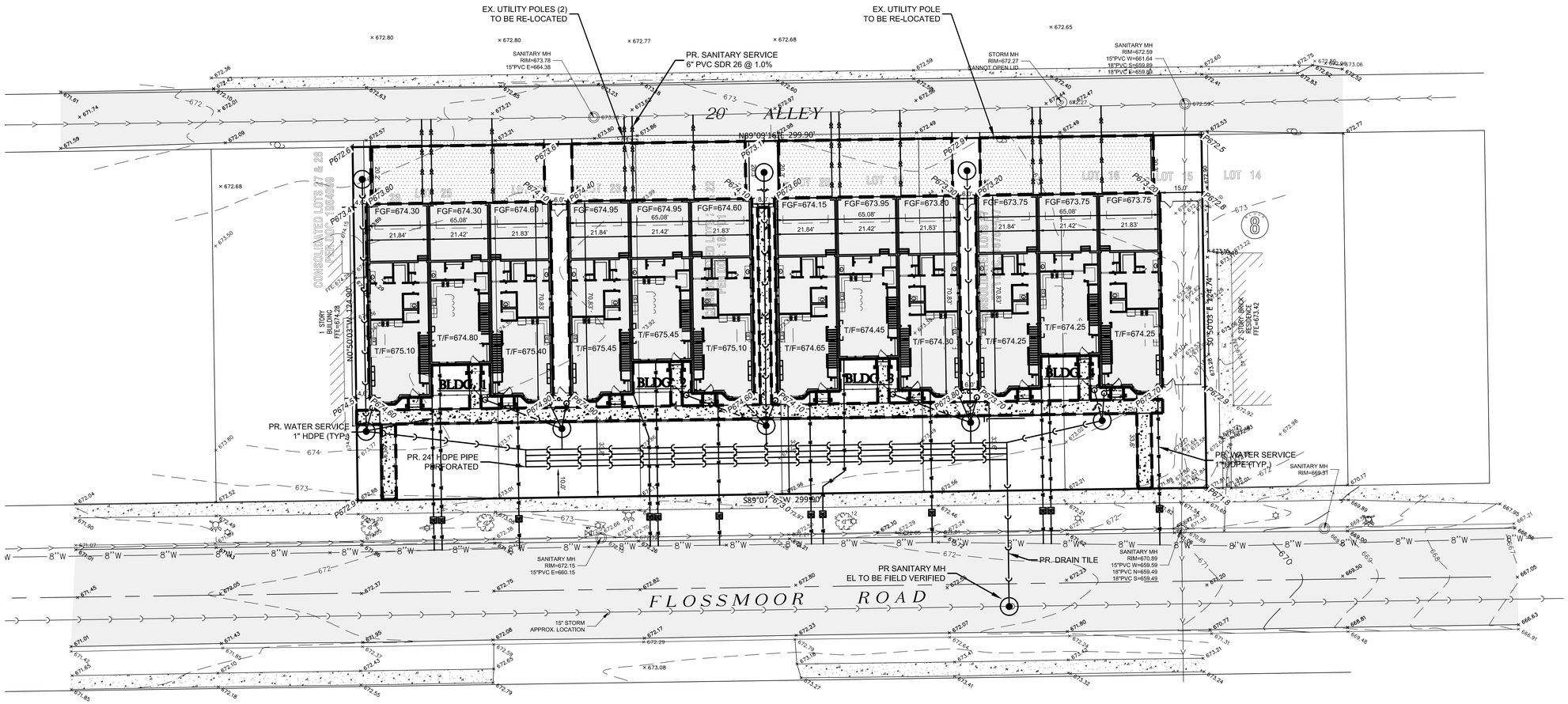
DEVELOPMENT VOLUME CONTROL VOLUME SUMMARY

IMPERVIOUS AREA = 0.56 AC

REQUIRED VOLUME CONTROL VOLUME
0.56 AC. IMP. x 0.08333' = 0.047 AC-FT
TOTAL REQUIRED = 0.047 AC-FT

PROVIDED VC PIPE STORAGE (24" HDPE) = 0.047 AC-FT min.
680' OF 24" HDPE - V = (3.14) * (1)^2 * 100' / 43,560 = 0.052 AC-FT
TOTAL VC PIPE STORAGE = 0.052 AC-FT

ESTIMATED SEASONAL GROUNDWATER ELEV. = T.B.D. PER SOILS REPORT, (MIN. 2-FT BELOW BOTTOM OF VOLUME CONTROL REQ'D)



LEGEND

- STORM BASIN BOUNDARY
- (#) STORM STRUCTURE ID
- DRAINAGE FLOW ARROW
- 100YR OVERLAND FLOW ROUTE
- TC — TC Tc PATH

PROPOSED SURFACE LEGEND

- IMPERVIOUS AREA
- PERVIOUS AREA-SEEDING IDOT CL.1
- VOLUME CONTROL AREA

0 20' 40'

PLAN EDITION MILESTONES		
DATE	BY	DESIGN FOR REVIEW
02/14/25	BPH	PER VILLAGE REVIEW
02/26/26	BPH	PER VILLAGE REVIEW
03/26/26	BPH	PER VILLAGE REVIEW
05/15/26	BPH	PER VILLAGE REVIEW
06/04/26	BPH	PER VILLAGE REVIEW

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DESIGN: BPH
DRAWING: NB
CHECKED: BPH
APPROVED: BPH

PARK CENTRE TOWNHOMES

2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

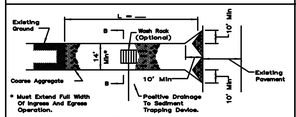
DRAINAGE EXHIBIT

SHEET NO. 3 OF 5

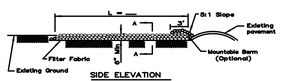
JOB NO. 25–303

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STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



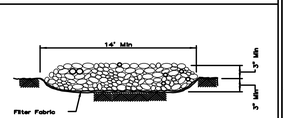
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class ___. I will shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25S ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

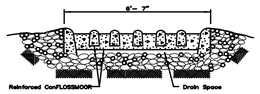
REFERENCE	STANDARD DWG. NO.
Project	IL-630
Designed — Date	SHEET 1 OF 1
Checked — Date	DATE 8-16-04
Approved — Date	

NRCS Natural Resources Conservation Service

STABILIZED CONSTRUCTION ENTRANCE PLAN



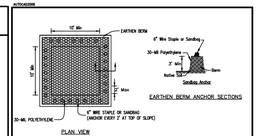
SECTION A-A



SECTION B-B

REFERENCE	STANDARD DWG. NO.
Project	IL-630
Designed — Date	SHEET 1 OF 1
Checked — Date	DATE 8-16-04
Approved — Date	

NRCS Natural Resources Conservation Service

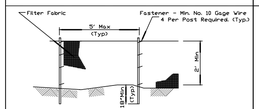


NOTES:
1. Maintaining temporary conFLOSSMOOR washout facilities and removing waste concrete and disposing of hardened conFLOSSMOOR and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

REFERENCE	STANDARD DWG. NO.
Project	IL-630
Designed — Date	SHEET 1 OF 1
Checked — Date	DATE 8-16-04
Approved — Date	

TEMPORARY CONFLOSSMOOR WASHOUT FACILITY - EARTHEN TYPE

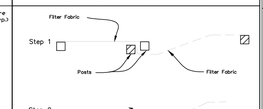
SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and irens ed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 For nonwoven and 40 For oven.
3. Fence posts shall be either standard steet post or wood post with a minnun cross-sectional area of 30 sq. in.

REFERENCE	STANDARD DWG. NO.
Designed — Date	ILM-620A
Checked — Date	SHEET 1 OF 2
Approved — Date	DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES

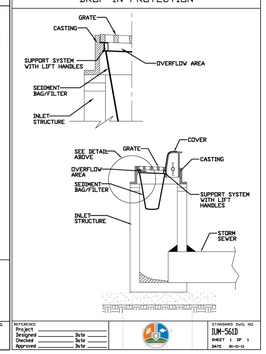


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Fold the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE	STANDARD DWG. NO.
Designed — Date	ILM-620B(W)
Checked — Date	SHEET 1 OF 1
Approved — Date	DATE 3-16-2012

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE	STANDARD DWG. NO.
Project	ILM-562D
Designed — Date	SHEET 1 OF 1
Checked — Date	DATE 10-10-12
Approved — Date	

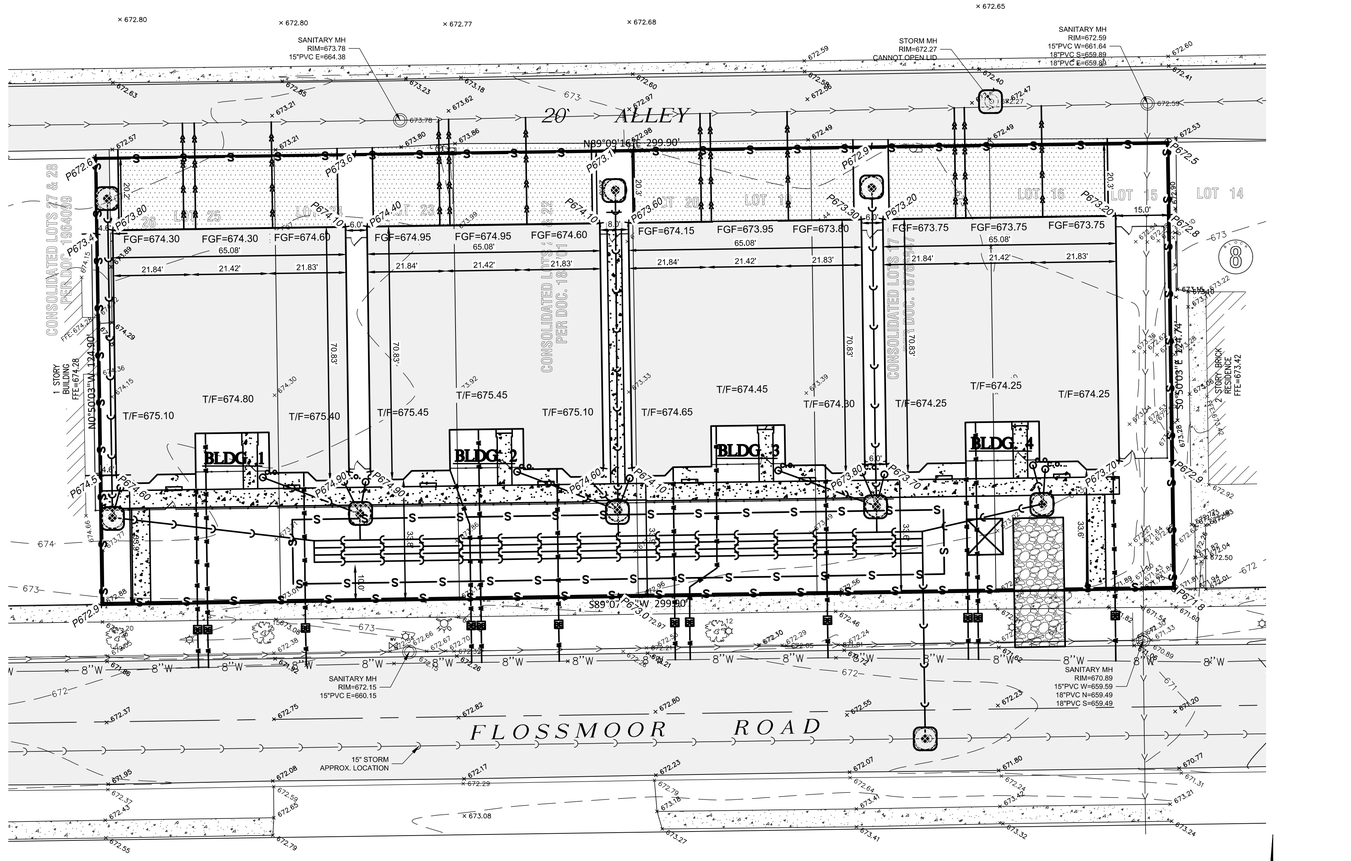
Temporary Erosion Control Notes:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, VILLAGE OF FLOSSMOOR SEDIMENT & EROSION CONTROL REQUIREMENTS.
2. INLET AND PIPE PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER STORM SEWER CONSTRUCTION. CONTRACTOR SHALL PLACE FILTER DROP-IN PROTECTION UNDER LIDS OF ALL PROPOSED DRAINAGE STRUCTURES.
3. RUNOFF FROM EXCAVATED AREAS SHALL LEAVE THE SITE THROUGH SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL ADJUST HIS OPERATION AND IMPLEMENT EROSION CONTROL MEASURES ACCORDINGLY.
4. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE BEEN CONCLUDED. TEMPORARY STOCKPILE SHALL BE SEEDED IF IN PLACE FOR MORE THAN 3 DAYS.
5. SEDIMENT BASIN TO BE CONSTRUCTED PRIOR TO MAJOR LAND DISTURBANCES.

Storm Water Pollution Prevention Notes:

1. THE OWNER, ENGINEER, AND CONTRACTOR SHALL BE FAMILIAR WITH NPDES GENERAL PERMIT ILR-10 AND THE REQUIRED DOCUMENTS ASSOCIATED WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE OWNER IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (NOI) TO THE IEPA AFTER THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE NOI IS POSTMARKED AT LEAST 30 DAYS BEFORE COMMENCEMENT OF ANY WORK ON SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE SWPPP ON SITE AT ALL TIMES.
4. INSPECTION OF CONTROLS WILL BE COMPLETED BY THE OWNER'S REPRESENTATIVE AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM 0.5" OR GREATER.
5. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE IEPA IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
6. A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHMENT RATE OF VEGETATION. THE NOT SHALL BE SENT TO THE IEPA.
7. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS AND LITER IN PROPER DUMPSTERS, CONFLOSSMOOR TRUCK WASHOUT IN WASHOUT FACILITY, CHEMICALS SHALL BE STORED AND DISPOSED OF PER MANUFACTURER, AND SANITARY WASTE IN PORTABLE TOILET FACILITY. THE CONSTRUCTION SITE SHALL NOT CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE CONTRACTOR SHALL HAVE THE LOCATIONS OF THE TEMPORARY FACILITIES APPROVED BY THE OWNER.

RESTORATION NOTE: DISTURBED EARTH AND SITE TURF AREAS SHALL BE RESTORED W/ MIN. 4" TOPSOIL; FERTILIZED W/ A STARTER FERTILIZER BLENDED MIX OF 50# EACH OF N, P, & K; IDOT CLASS 1 SEEDING; AND COVERED W/ KNITTED STRAW MATTE (OR, WHERE SLOPES ARE STEEPER THAN 8:1, NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET). DISTURBED EARTH AREAS IN STEGER ROAD R.O.W. TO BE RESTORED W/ 4" MIN TOP SOIL AND SOD.


20' ALLEY
N89°09'16"E 299.90'
S89°07'26"W 299.90'
CONSOLIDATED LOTS 27 & 28 PER PLAT DOC. 1904095
CONSOLIDATED LOTS 25 & 26 PER DOC. 1904095
CONSOLIDATED LOTS 23 & 24 PER DOC. 1904095
CONSOLIDATED LOTS 21 & 22 PER DOC. 1904095
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 16
LOT 15
LOT 14
FGF=674.30
FGF=674.30
FGF=674.60
FGF=674.95
FGF=674.95
FGF=674.60
FGF=674.15
FGF=673.95
FGF=673.80
FGF=673.75
FGF=673.75
FGF=673.75
65.08'
21.84'
21.42'
21.83'
T/F=675.10
T/F=674.80
T/F=675.40
T/F=675.45
T/F=675.45
T/F=675.10
T/F=674.65
T/F=674.45
T/F=674.30
T/F=674.25
T/F=674.25
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
1 STORY BUILDING W/ CRAWL SPACE
FFE=675.20
FFE=674.29
FFE=674.36
FFE=674.15
FFE=674.30
FFE=673.92
FFE=673.53
FFE=673.89
FFE=673.89
FFE=673.89

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

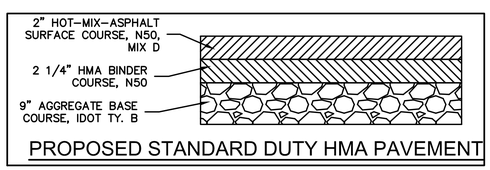
TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

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PROPOSED STANDARD DUTY HMA PAVEMENT

PLAN EDITION MILESTONES

DATE	BY	DESIGN FIRM REVIEW
12/14/25	BPH	DESIGN FIRM REVIEW
02/06/26	BPH	PER VILLAGE REVIEW
03/06/26	BPH	PER VILLAGE REVIEW
05/15/26	BPH	PER VILLAGE REVIEW
06/04/26	BPH	PER VILLAGE REVIEW

CIVIL ENGINEERING
SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
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25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: BPH
DRAWING: NB
CHECKED: BPH
APPROVED: BPH

PARK CENTRE TOWNHOMES
2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

CONSTRUCTION DETAILS

SHEET NO.
5 OF 5

JOB NO. 25-303

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PARK CENTRE TOWNHOMES

SITE EARTHWORK/FOUNDATION PLANS

2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

GENERAL NOTES

THE FOLLOWING STANDARD SPECIFICATIONS AND NOTES AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS (FINAL PLANS AND SPECIFICATIONS) ARE MEANT TO ASSIST IN THE CONSTRUCTION OF VARIOUS IMPROVEMENTS. THESE FINAL PLANS AND SPECIFICATIONS ARE NOT MEANT TO DEFINE A CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER, M. GINGERICH GEREAUX AND ASSOCIATES (MG2A), OR A CONTRACTOR. THE RELATIONSHIP BETWEEN THE OWNER AND MG2A IS TYPICALLY DEFINED IN A PROFESSIONAL SERVICES AGREEMENT. MG2A HAS NO CONTRACTUAL RELATIONSHIP WITH THE CONTRACTOR(S). **MG2A RECOMMENDS THE OWNER AND ANY CONTRACTOR(S) USING THESE FINAL PLANS AND SPECIFICATIONS ENTER IN TO AN AGREEMENT TO CLEARLY DEFINE THE OWNER'S AND CONTRACTOR'S EXPECTATIONS REGARDING, THE OWNERS RESPONSIBILITIES, THE CONTRACTORS RESPONSIBILITIES AND SCOPE OF WORK, PERFORMANCE SCHEDULE, COMPENSATION, AND OTHER GENERAL TERMS AND CONDITIONS.**

STANDARD SPECIFICATIONS

1. THE **ENGINEER** IS M. GINGERICH, GEREAUX AND ASSOCIATES, 25620 SOUTH GOUGAR ROAD, MANHATTAN, ILLINOIS 60442.
2. THE **OWNER** IS: GREGORY ENERPRISES
3. THE **CONTRACTOR(S)** ARE ALL THOSE UTILIZING THESE PLANS IN ANY WAY TO CONSTRUCT THE IMPROVEMENTS SHOWN.

STANDARD SPECIFICATIONS

CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FOLLOWING COMMONLY REFERENCED STANDARD SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THESE STANDARD SPECIFICATIONS AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS SHALL TAKE PRECEDENTS.

1. ALL APPLICABLE **ROAD IMPROVEMENTS, DRAINAGE FEATURES, LANDSCAPING, RESTORATION, WORK ZONE TRAFFIC CONTROL AND OTHER CONSTRUCTION ACTIVITIES** SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION", CURRENT EDITION AND APPLICABLE STANDARDS. ***(IDOT SPECIFICATIONS)***
2. ALL APPLICABLE **SOIL EROSION CONTROL MEASURES** SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL", CURRENT EDITION.
3. **WATER MAIN, SANITARY SEWERS AND STORM SEWERS** SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, CURRENT EDITION.
4. **WATER MAIN AND APPURTENANCES** SHALL ALSO BE CONSTRUCTED TO THE STANDARDS OF **VILLAGE OF FLOSSMOOR, ILLINOIS.**

GENERAL NOTES

1. MG2A HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
2. CONTRACTOR(S) SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES; AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OSHA STANDARDS. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE WORKING PLACE FOR HIS EMPLOYEES. **CONTRACTOR(S) ARE RESPONSIBLE FOR THE SUPERVISION, DIRECTION AND CONDUCT OF THEIR EMPLOYEES, AGENTS, MATERIAL SUPPLIERS AND VENDORS.**
3. TRAFFIC CONTROL SHALL BE USED WHEN APPROPRIATE AND SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS. SUCH TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE WORK UNLESS OTHERWISE SPECIFIED IN AN AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.
4. THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MG2A, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MG2A.
5. ANY CONTRACTOR(S) USING THESE DRAWINGS SHALL OBTAIN AND THEREAFTER KEEP IN FORCE THROUGH THE DURATION OF THAT USE CUSTOMARY AND APPROPRIATE INSURANCE COVERAGE, WHICH SHALL INCLUDE WORKERS COMPENSATION AND EMPLOYERS LIABILITY, COMMERCIAL GENERAL LIABILITY, COMMERCIAL AUTOMOBILE LIABILITY, AND UMBRELLA LIABILITY. **CERTIFICATE(S) OF INSURANCE BY THE INSURER(S) ISSUING THE POLICIES SHALL BE FILED WITH MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK DESCRIBED ON THESE DRAWINGS.**
6. ANY CONTRACTOR(S) USING THESE DRAWINGS, BY SAID USE, SHALL BE SUBJECT TO THE INDEMNIFICATION PROVISIONS OF THE "LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC" SECTION OF THE **IDOT SPECIFICATIONS**, WHERE, THE OWNER, MG2A SHALL BE SUBSTITUTED FOR THE WORD "DEPARTMENT" IN THESE PROVISIONS.
7. EQUALS SHALL BE DETERMINED BY MG2A AND OWNER ONLY AND MAY REQUIRE THE APPROVAL OF VARIOUS AGENCIES PERMITTING THE WORK.
8. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS NOT DESCRIBED ON THESE DRAWINGS OR CONSTRUCTING IMPROVEMENTS DIFFERENTLY THAN AS DESCRIBED ON THESE DRAWINGS (FIELD CHANGES). **GOVERNMENTAL AGENCIES/ LOCAL UTILITY AGENCIES HAVING JURISDICTION OVER THIS WORK INCLUDE: VILLAGE OF FLOSSMOOR, AND ILLINOIS DEPARTMENT OF TRANSPORTATION.**
9. **ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.**
10. PERMITS SHALL BE OBTAINED FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY. MG2A HAS NOT OBTAINED PERMITS FOR THE WORK. THE OWNER OR CONTRACTOR SHALL OBTAIN ALL PERMITS.
11. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 2 WORKING DAYS PRIOR TO COVERING ANY EXPOSED SUBGRADE, PLACING ANY FILL, BACKFILLING SANITARY, WATER, OR STORM LINES, PLACING BASE COURSE STONE, PLACING CONFLOSSMOOR, OR PLACING ASPHALT.

EXISTING FIELD TILES, UTILITIES AND CONFLICTS NOTES

1. THE MUNICIPAL ENGINEER SHALL BE NOTIFIED UPON ENCOUNTERING ANY FIELD TILE ON SITE. A MEETING SHALL BE CONDUCTED ON SITE WITH THE MUNICIPAL ENGINEER, PRIOR TO ANY DISPOSITION BEING DETERMINED. THE MUNICIPAL ENGINEER HAS SOLE AUTHORITY IN REQUIREMENTS FOR ANY FIELD TILE ENCOUNTERED DURING CONSTRUCTION. EXISTING FIELD TILES/UNDERDRAINS SHALL NOT BE RE-CONNECTED TO ANY COMBINED SEWER SYSTEM.
2. THE CONTRACTOR SHALL CALL JULIE # 1-800-892-0123 PRIOR TO ANY EXCAVATION TO ASSURE ALL UTILITIES ARE LOCATED PROPERLY. DAMAGE TO UTILITIES SHALL BE PROMPTLY REPORTED TO THE UTILITY OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
3. EXISTING STORM SEWERS, SANITARY SEWERS, WATER MAINS, AND OTHER UTILITIES MAY EXIST BUT MAY NOT HAVE BEEN MARKED BY JULIE. THESE UTILITIES MAY NOT APPEAR ON THE FINAL PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONTACT MUNICIPAL, COUNTY, AND STATE GOVERNMENTAL AGENCIES THAT MAY REASONABLY BE EXPECTED TO HAVE UTILITIES ON OR NEAR AREAS TO BE EXCAVATED IN ORDER TO HAVE THE UTILITIES LOCATED PROPERLY.
4. THE LOCATION OF AN UNDERGROUND UTILITY IS OFTEN NOT KNOWN. THE ACTUAL DEPTH AND ALIGNMENT OF UTILITIES HAVE NOT BEEN MEASURED BY MG2A. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERFIED BY THE CONTRACTOR AT HIS OWN EXPENSE PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MG2A AND THE UTILITY OWNER TO RESOLVE ANY UTILITY OR OTHER CONFLICTS NOT INDICATED WITHIN THE PLANS PRIOR TO INSTITUTING ANY CHANGES.
6. EXPENSE IN CONNECTING PROPOSED UTILITIES TO EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, UNLESS OTHERWISE INDICATED.

PAVEMENT & CURB NOTES

1. TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER AND WITHIN 2 FEET OF PAVED OR GRAVEL AREAS AND IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE IDOT SPECIFICATIONS AND ISPE SPECIFICATIONS AND VILLAGE/CITY REQUIREMENTS.

EARTHWORK

1. **THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE CONSIDERED AGREED TO BY THE CONTRACTOR(S).** THE CONTRACTOR(S) MAY, AT THEIR OWN COST, COLLECT ADDITIONAL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WITH WORK DESCRIBED ON THESE PLANS. ANY DISCREPANCIES BETWEEN TOPOGRAPHIC DATA COLLECTED BY THE CONTRACTOR(S) AND THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE REPORTED TO MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK.
2. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. SURPLUS EXCAVATED SOIL MATERIALS SHALL BE TRANSPORTED TO LOCATIONS ON THE PROPERTY DESIGNATED BY THE OWNER, OR AS IDENTIFIED OTHERWISE IN PROJECT SPECIFICATIONS, DOCUMENTS, OR SPECIAL PROVISIONS.
4. THE CONTRACTOR SHALL PROVIDE ALL EARTH MATERIAL REQUIRED TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS. THIS INCLUDES PROVIDING AND HAULING SUITABLE FILL TO THE SITE AS MAY BE NECESSARY.
5. ALL FILLS SHALL BE COMPACTED LIFTS WITH A MAXIMUM THICKNESS OF 6 INCHES OR AS OTHERWISE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.
6. PRIOR TO COMMENCING ANY FILL OPERATIONS IN STRUCTURAL BUILDING, PAVEMENT, GRAVEL, OR SIDEWALK AREAS, ALL TOPSOIL IS TO BE REMOVED.
7. UPON STRIPPING OF TOPSOIL FROM STRUCTURAL, PAVEMENT, GRAVEL, AND/OR UTILITY AREAS AND PRIOR TO PLACEMENT OF FILL OF ANY TYPE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR THE OWNER.
8. IN-SITU SOILS AND EARTH FILL PLACED IN STRUCTURAL AND PAVEMENT AREAS IN SHALL BE EVALUATED USING A FULLY LOADED EXCAVATION HAULING TRUCK (PROOF ROLLED) PRIOR TO COMMENCEMENT OF FURTHER WORK UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY SOIL STUDIES HAVE BEEN COMPLETED OR ANY RECOMMENDATIONS HAVE BEEN REPORTED REGARDING EARTHWORK.
10. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY PARTICULAR TESTING OF SOIL SURFACES OR FILL SOILS IS REQUIRED.
11. FINAL TOPSOIL THICKNESS IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 4" UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
12. IF DISTURBED EARTH AREAS ARE PROPOSED WITHIN THE IDOT RIGHT-OF-WAY (95TH STREET), IT SHALL BE BE COMPLETED ONLY AFTER RECEIVING A PERMIT FROM IDOT AND RESTORED WITH 4" TOPSOIL, FERTILIZED AND SEEDED WITH IDOT CLASS 2A (SALT TOLERANT) AND COVERED WITH STRAW MAT.
13. UNLESS OTHERWISE AGREED TO BY THE OWNER AND CONTRACTOR, EARTHWORK INCLUDES ALL CLEARING, GRUBBING, TREE REMOVAL, EXCAVATION, FILL, OVERHAUL, FINISHED GRADING, AND PLACEMENT OF TOPSOIL TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER GRAVITY PIPE AND FITTINGS WITH LESS THAN 15 FT COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 AND SHALL BE IN ACCORDANCE WITH ASTM D-3034 FOR PIPES 15" AND SMALLER. WALL THICKNESS SHALL BE T-1 (HEAVY WALL) MEETING THE REQUIREMENTS OF ASTM F-679. JOINT MATERIAL TO CONFORM TO ASTM D-3212 & F-477, UNLESS OTHERWISE NOTED ON THE PLANS. ANY DUCTILE IRON PIPE USED FOR SEWER SERVICE SHALL CONFORM TO ANSI A 21.51 (AWWA C151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C150), CEMENT LINED WITH BITUMINOUS COATING PER ANSI A 21.4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS PER ANSI A 21.11 (AWWA C111 AND C600).
2. SANITARY SEWER SHALL BE CONSTRUCTED ON A MINIMUM BEDDING OF 4" AND THE PIPE BACKFILLED WITH A MINIMUM 12" OF BEDDING MATERIAL COVERING THE PIPE. BEDDING MATERIAL SHALL BE CLASS 1 (CA-7) IN COMPLIANCE WITH ASTM D-2321.
3. ALL SANITARY MANHOLES SHALL BE TYPE A, PRECAST CONFLOSSMOOR 48" INSIDE DIAMETER WITH EAST JORDAN 102223 AND GASKETED LID. LID SHALL BE EMBOSSED WITH "SANITARY" AND **VILLAGE OF FLOSSMOOR"** PER CITY STANDARDS. ALL JOINTS NEED TO BE EXTERNALLY WRAPPED WITH MACWRAP OR EQUAL. RUBBER GASKETED BOOTS ARE REQUIRED FOR THE MAIN AT THE MANHOLE WALL.
4. ALL SANITARY MANHOLE CASTINGS, ADJUSTING RINGS AND MANHOLE SECTION SHALL BE SET IN BUTYL ROPE OR APPROVED EQUAL. EACH MANHOLE CONE AND BARREL SECTION JOINT SHALL ALSO BE EXTERNALLY SEALED WITH A 6" WIDE SEALING BAND OF RUBBER AND MASTIC. THE BAND SHALL HAVE AN OUTER LAYER OF RUBBER OR POLYTHYLENE WITH AN UNDER LAYER OF RUBBERIZED MASTIC MEETING THE REQUIREMENTS OF ASTM C-877-02 (STANDARD SPECIFICATION FOR EXTERNAL SEALING BANDS FOR CONFLOSSMOOR PIPE, MANHOLES, AND PRECAST BOX SECTIONS). PIPE CONNECTION TO NEW AND EXISTING MANHOLES THROUGH OPENINGS (CAST OR CORE-DRILLED) SHALL BE PROVIDED WITH A FLEXIBLE RUBBER WATERTIGHT CONNECTOR CONFORMING TO ASTM C-923 (STANDARD SPECIFICATIONS FOR RESILIENT CONNECTIONS BETWEEN REINFORCED CONFLOSSMOOR MANHOLE STRUCTURES AND PIPES)
5. EXTERIOR CHIMNEY SEALS SHALL BE USED ON SANITARY MANHOLES.
6. ALL MANHOLES LOCATED IN AREAS SUBJECT TO INUNDATION MUST HAVE WATERPROOF, BOLT-DOWN FRAMES AND LIDS.
7. MINIMUM COVER ON SEWER PIPE SHALL BE 5 FT. ANY SEWER WITH LESS THAN 5 FT OF COVER SHALL HAVE INSULATION WRAPPED AROUND PIPE.
8. WHEN UTILITY STRUCTURE ADJUSTMENT IS NECESSARY, A MINIMUM OF TWO ADJUSTING RINGS (MIN 6" ADJUSTING HEIGHT) AND MAXIMUM OF THREE RINGS (MAX 10" ADJUSTING HEIGHT), NO 1" OR 2" CONFLOSSMOOR RINGS ARE ALLOWED. UNDER PAVED AREAS, TOP RING SHOULD BE RUBBER. USE ONE (1) EJIW INFRA-RISER RUBBER COMPOSITE.
9. MAXIMUM ALLOWABLE INFILTRATION FOR GRAVITY SEWER SHALL BE **100 GAL PER INCH DIA PER MILE PER DAY.**
10. ALL SANITARY SEWER MAINS SHALL BE AIR TESTED CONFORMING TO **STANDARD SPECIFICATIONS** SECTION 31-1.13C.
11. ALL SANITARY SEWER SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH SECTIONS 31-1.13D OF THE **STANDARD SPECIFICATIONS**.
12. ALL SANITARY MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH EITHER ASTM C969 OR C1244.

WATER MAIN AND/OR SERVICE NOTES

1. WATER MAIN AND SERVICES 4 INCH AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 WITH MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI/AWWA/C151/A21.51, A21.50 AND C111/A21.11. PIPE AND FITTINGS SHALL BE CEMENT LINED PER ANSI A21.4/C104. JOINTS SHALL BE RESTRAINED WITH MEGALUGS. WATER MAIN SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE PER ANSI A21.5.
2. WATER MAIN AND SERVICE MUST BE 5.5 FEET DEEP AND CROSS A MINIMUM OF 18 INCHES BELOW ANY STORM OR SANITARY SEWER.
3. WATER SERVICE SHALL HAVE NO FLARED FITTINGS FOR COPPER LINES - ONLY COMPRESSION FITTINGS (1) FORD G STYLE GRIP JOINT (2) MCDONALD "T" COMPRESSION JOINT.
4. THE NON-CITY (PRIVATE) RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE WATER SERVICE STARTS AT THE TAP ON THE MAIN, WHICH INCLUDES THE SADDLE AND CORPORATION STOP.
5. ALL SERVICE TAPS SHALL BE SUPPORTED BY A SADDLE. SERVICE TAPES OVER ONE-INCH (1") SHALL BE EPOXY-COATED AND SUPPOSED BY STAINLESS STEEL STRAPS. THE USE OF A C-CLAMP IS ALSO ACCEPTABLE. SERVICES LARGER THAN TWO-INCHES (2") SHALL BE MADE WITH A STAINLESS STEEL TAPPING TEE (SPLIT TEE) WITH EPOXY-COATED, STAINLESS STEEL BANDS (1-1/2" OR 2") TO CONNECT TO CITY WATER MAIN OR AS APPROVED BY THE CITY ENGINEER. SHUT OFF VALVES SHALL BE NO FURTHER THAN TWO-FEET (2') FROM THE MAIN.

STORM SEWER NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONFLOSSMOOR PIPE (RCP) CLASS IV, CONFORMING TO ASTM C76 WITH "O" RING JOINTS CONFORMING TO ASTM C443, UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE OWNER.
2. ALL STORM SEWER PIPE SHOWN A POLYVINYL CHLORIDE (PVC) SHALL BE SDR 26 CONFORMING TO ASTM D-3034. JOINT MATERIAL CONFIRM TO ASTM D3212.
3. ALL STORM SEWER PIPE SHOWN AS HDPE SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS) N-12 PIPE OR EQUAL.
4. ALL PIPE NOTED AS PERFORATED PVC SHALL HAVE PERFORATIONS AND SHALL BE EITHER PERFORATED PVC OR PERFORATED ADS N-12 PIPE. IF PERFORATIONS ARE ON 1 SIDE OF PIPE THEY SHALL BE SHALL BE PLACED FACING DOWN.
5. ALL STORM STRUCTURES SHALL BE PRECAST CONFLOSSMOOR OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LID/GRATE. SOLID LIDS SHALL BE IMPRINTED WITH 'STORM'.
6. ALL STORM SEWER REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT IDENTIFIED FOR REMOVAL IS INCIDENTAL AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS APPROVED BY THE OWNER.

STORM WATER, SEDIMENT & EROSION CONTROL

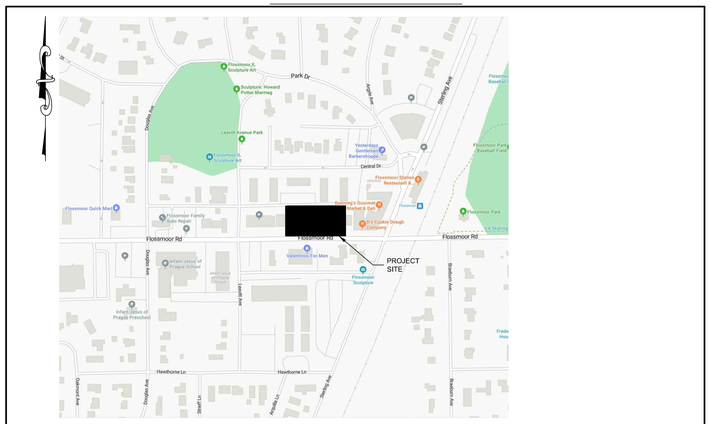
3. ACCORDING TO THE LIMITS OF IMPROVEMENTS DESCRIBED ON THIS PLAN SET, THE TOTAL DISTURBED AREA IS MORE THAN ONE ACRE AND WILL REQUIRE AN NPDES CONSTRUCTION STORMWATER PERMIT. THE OWNER AND CONTRACTOR SHOULD ASSURE BEST MANAGEMENT PRACTICES FOR STORM WATER AND SEDIMENT CONTROL ARE UTILIZED AND MAINTAINED. SPECIAL ATTENTION SHOULD BE PAID TO DISPOSAL OF MATERIALS SUCH AS EXCESS CONFLOSSMOOR AND CLEANING WHEELS BEFORE LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.
5. ALL DISTURBED AREAS SHALL BE SEEDED PER IDOT CLASS 1 LAWN MIXTURE WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF THE SITE CONSTRUCTION OPERATIONS UNLESS OTHERWISE NOTED ON PLANS.
6. DITCH CHECKS, INLET PROTECTION, AND OTHER LIKE CONTROLS SHALL BE INSTALLED IMMEDIATELY AFTER THE RELEVANT CONSTRUCTION ACTIVITIES.
7. ALL TEMPORARY EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED, BY THE CONTRACTOR, ON A WEEKLY BASIS.
8. ALL STORM SEWER STRUCTURES ARE TO BE PROTECTED FROM SEDIMENT WITH APPROVED INLET PROTECTION FILTER BAGS/BASKETS..
9. ALL ADJACENT STREETS MUST BE KEPT CLEAR OF DEBRIS. INSPECT DAILY AND CLEAN WHEN NECESSARY.
10. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE SHALL BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
11. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGE SHALL BE ROUTED THROUGH SEDIMENT TRAP OR BASIN.

WETLANDS / FLOODPLAIN

1. NO EXISTING WETLAND HAVE BEEN IDENTIFIED.
2. THE PROPERTY IS AS LOCATED IN A "ZONE X" DESIGNATED AREA, AS IDENTIFIED ON PANEL 17031C0741J, EFFECTIVE AUGUST 19, 2008 OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).

MWRD GENERAL NOTES - SEE SHEET C4

SITE LOCATION



LEGEND

EXISTING	PROPOSED	
^x^x^x^x	x P###.#	PAVEMENT SPOT ELEVATION
^x^x^x^x	x T/C###.#	TOP OF CURB PAVEMENT SPOT ELEVATION
^x^x^x^x	x S/W###.#	SIDEWALK SPOT ELEVATION
^x^x^x^x	x P###.#	EARTH SPOT ELEVATION
		CONTOUR LINE
		PIPE CULVERT
		STORM MANHOLE
		STORM SEWER
		FLARED END SECTION
		SANITARY MANHOLE
		COMBINED SEWER
		SANITARY SEWER
W	12"W	WATER MAIN
		FIRE HYDRANT
		LIGHT POLE
		POWER POLE
OHU		OVERHEAD UTILITIES
UGT		UNDERGROUND UTILITIES
EP		ELECTRIC PEDESTAL
ET		TRANSFORMER
T		COMMUNICATIONS UTILITY MANHOLE
GAS GAS GAS		NICOR GAS SERVICE (BY NICOR)
GAS GAS		NICOR GAS MAIN W/ SIZE
		FENCE
		OVERLAND FLOOD ROUTE
	@#.#%	DRAINAGE FLOW ARROW W/ SLOPE WHERE SHOWN
		AGGREGATE
		ASPHALT (STANDARD/HEAVY DUTY)
		CONFLOSSMOOR

BENCHMARK

DESCRIPTION: SANITARY MANHOLE ± 41' EAST OF THE SOUTHEAST CORNER OF THE PROPERTY ELEVATION = 669.31' (NAVD 88)

Sheet List Table

Sheet Number	Sheet Title
C1	COVER
C2	EXISTING TOPOGRAPHY & DEMO PLAN
C3	SITE GRADING PLAN
C4	STORMWATER POLLUTION & PREVENTION PLAN
C5	CONSTRUCTION DETAILS

DRAINAGE CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

SITE CONDITION NARRATIVE

IN MY OPINION, THERE ARE NO WETLANDS, NO FLOODPLAINS / FLOODWAYS , AND NO RIPARIAN ENVIRONMENTS WITHIN THE PROPOSED AREA OF DEVELOPMENT, OR WITHIN 100 FEET OF THE PROPOSED DEVELOPMENT.

ENGINEER _____ REG. NO. _____

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY Cook
CITY-TOWNSHIP Village of Flossmoor

OR

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

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
08/04/25	BPH	ISSUED FOR REVIEW

DESIGN: BPH
DRAWING: NB
CHECKED: BPH
APPROVED: BPH

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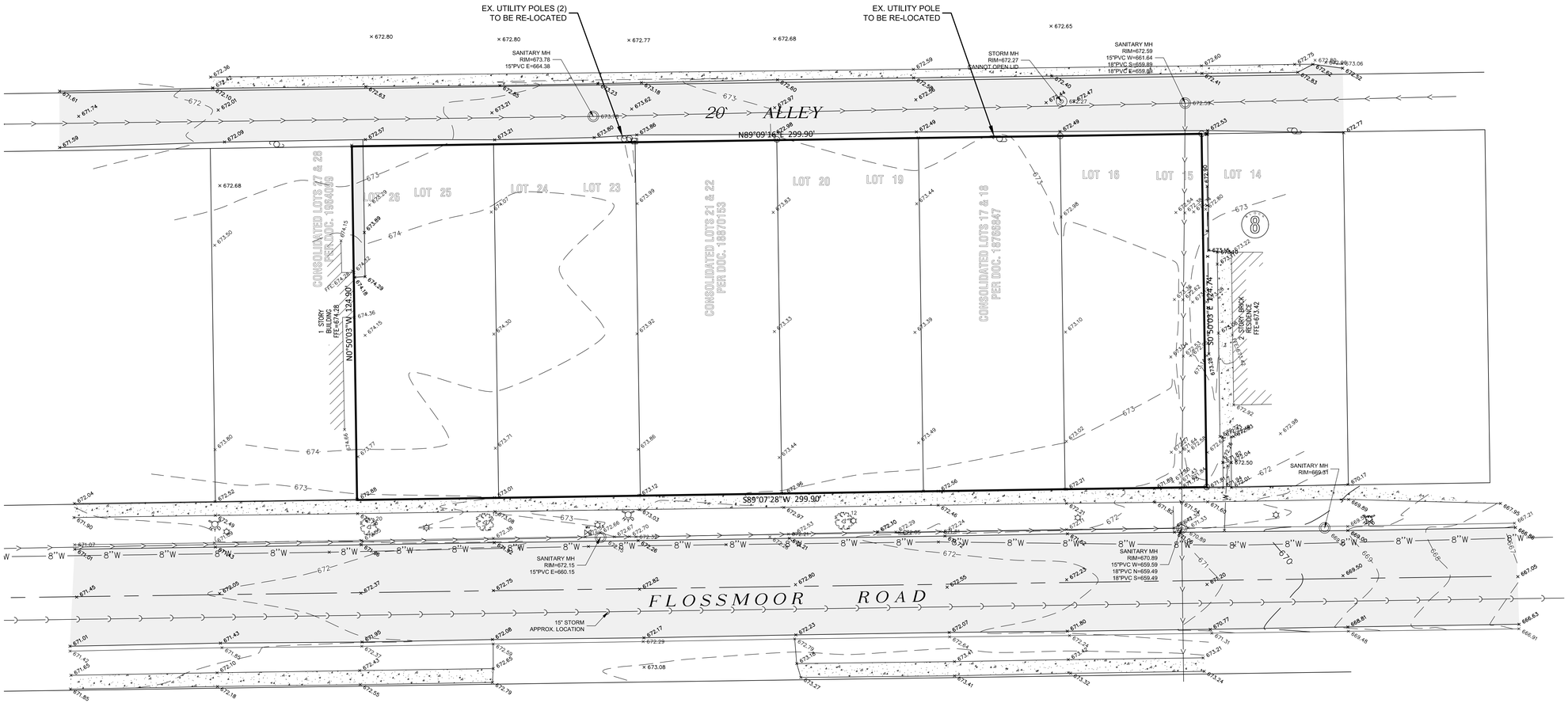
PARK CENTRE TOWNHOMES
2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

COVER SHEET

SHEET NO.
C1 OF C5

JOB NO. 25–303

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LEGEND

○	FOUND IRON PIPE	EP	ELECTRIC PEDESTAL
7.77' (7.77')	MEASURED DATA RECORDED DATA	ET	TRANSFORMER
T/F	TOP OF FOUNDATION	TP	TELEPHONE PEDESTAL
FGF	FINISHED GARAGE FLOOR ELEVATION	CP	CABLE PEDESTAL
FFE	FINISHED FLOOR ELEVATION	BB	BUFFALO BOX
	STORM SEWER MANHOLE	TS	TRAFFIC SIGNAL VAULT
	SANITARY SEWER MANHOLE	x	FENCE LINE
WV	FIRE HYDRANT	OHU	OVERHEAD UTILITY LINE
	WATER VALVE	W	WATER MAIN
	WATER VALVE VAULT		SANITARY SEWER
	HANDICAPPED PARKING		STORM SEWER
	LIGHT POLE		ASPHALT SURFACE
	POWER POLE		CONFLOSSMOOR SURFACE
	SIGN		
12"	TREE DIAMETER		
	TREE		

SITE DATA SUMMARY

GROSS SITE AREA	37,500 sq.ft.
NET SITE AREA	37,500 sq.ft.
TOTAL NUMBER OF UNITS	12 UNITS

LEGAL DESCRIPTION
THE CONSOLIDATION OF LOTS 21 AND 22 PER DOCUMENT 18870153, LINNEA'S CONSOLIDATION OF LOTS 17 AND 18 PER DOCUMENT 18766847 AND LOTS 15,16,23,24,25 AND 26 ALL IN BLOCK 8, OF THE SUBDIVISION OF 91.76 ACRES OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1901 AS DOCUMENT 31091176, IN COOK COUNTY, ILLINOIS.

0 20' 40'

PLAN EDITION MILESTONES

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PARK CENTRE TOWNHOMES

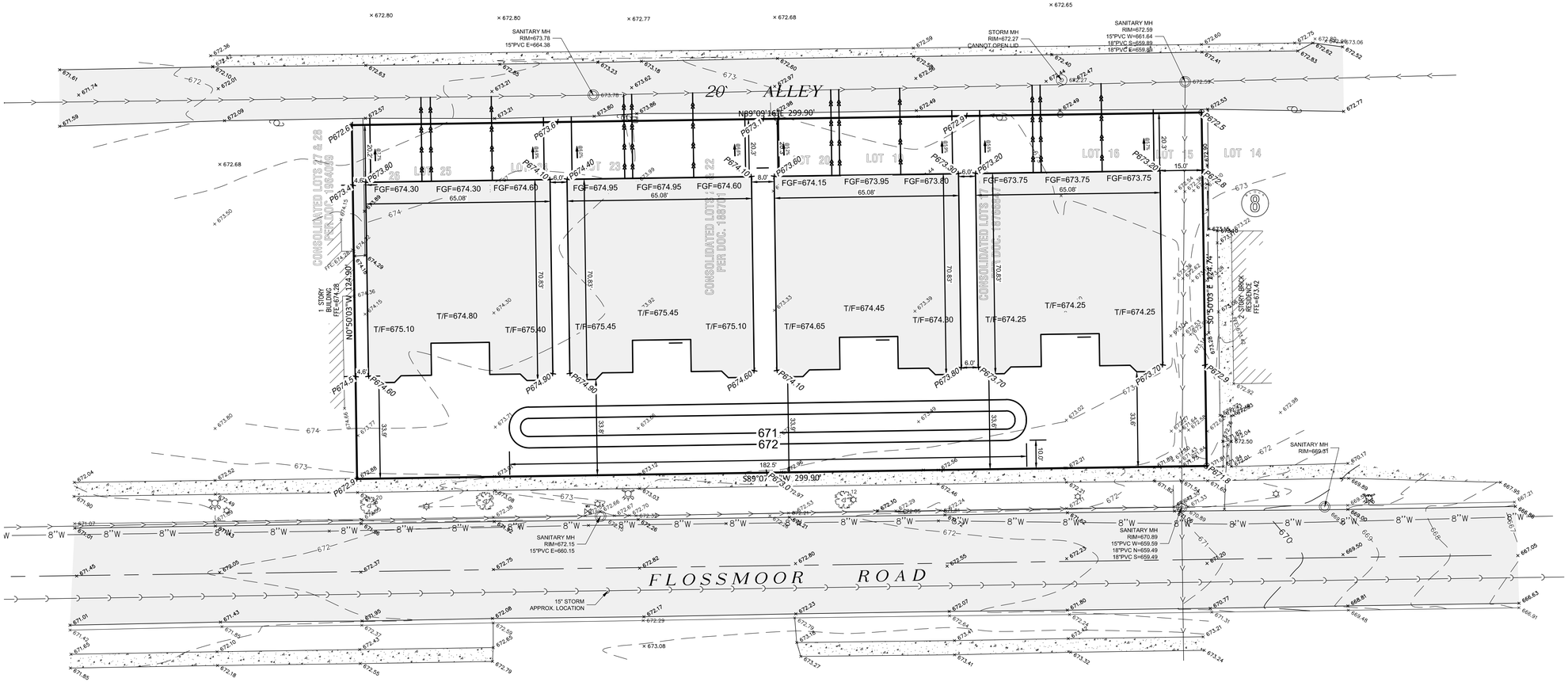
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FLOSSMOOR, IL

EXISTING TOPOGRAPHY & DEMO PLAN

SHEET NO.
C2 OF C5

JOB NO. 25-303

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LEGEND

○	FOUND IRON PIPE	EP	ELECTRIC PEDESTAL
7.77' (7.77')	MEASURED DATA RECORDED DATA	ET	TRANSFORMER
T/F FGF FFE	TOP OF FOUNDATION FINISHED GARAGE FLOOR ELEVATION FINISHED FLOOR ELEVATION	TP	TELEPHONE PEDESTAL
	STORM SEWER MANHOLE	CP	CABLE PEDESTAL
	SANITARY SEWER MANHOLE	BB	BUFFALO BOX
WV	FIRE HYDRANT	TS	TRAFFIC SIGNAL VAULT
	WATER VALVE	x	FENCE LINE
	WATER VALVE VAULT	OHU	OVERHEAD UTILITY LINE
	HANDICAPPED PARKING	W	WATER MAIN
	LIGHT POLE		SANITARY SEWER
	POWER POLE		STORM SEWER
	SIGN		ASPHALT SURFACE
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PARK CENTRE TOWNHOMES

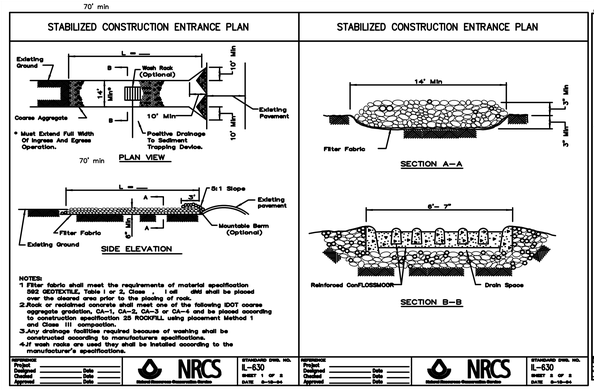
2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

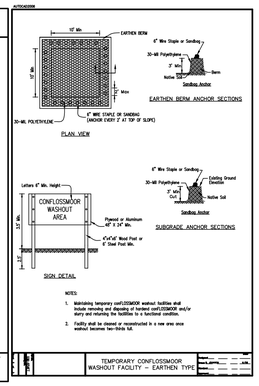
SITE GRADING PLAN

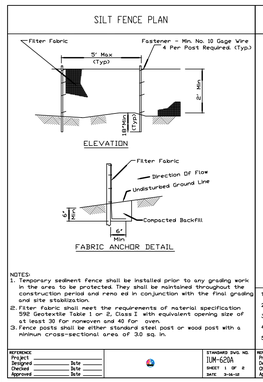
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C3 OF C5

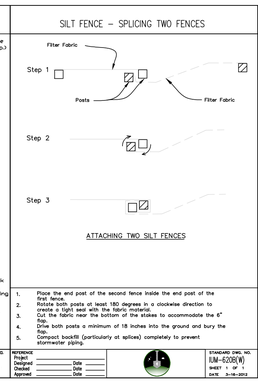
JOB NO. 25-303

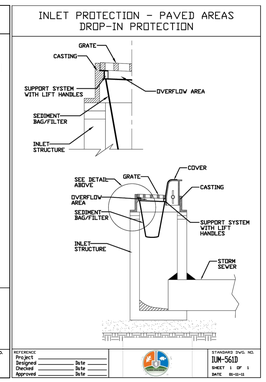
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Temporary Erosion Control Notes:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, VILLAGE OF FLOSSMOOR SEDIMENT & EROSION CONTROL REQUIREMENTS.

2. INLET AND PIPE PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER STORM SEWER CONSTRUCTION. CONTRACTOR SHALL PLACE FILTER DROP-IN PROTECTION UNDER LIDS OF ALL PROPOSED DRAINAGE STRUCTURES.

3. RUNOFF FROM EXCAVATED AREAS SHALL LEAVE THE SITE THROUGH SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL ADJUST HIS OPERATION AND IMPLEMENT EROSION CONTROL MEASURES ACCORDINGLY.

4. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE BEEN CONCLUDED. TEMPORARY STOCKPILE SHALL BE SEEDED IF IN PLACE FOR MORE THAN 3 DAYS.

5. SEDIMENT BASIN TO BE CONSTRUCTED PRIOR TO MAJOR LAND DISTURBANCES.

Storm Water Pollution Prevention Notes:

1. THE OWNER, ENGINEER, AND CONTRACTOR SHALL BE FAMILIAR WITH NPDES GENERAL PERMIT ILR-10 AND THE REQUIRED DOCUMENTS ASSOCIATED WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

2. THE OWNER IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (NOI) TO THE IEPA AFTER THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE NOI IS POSTMARKED AT LEAST 30 DAYS BEFORE COMMENCEMENT OF ANY WORK ON SITE.

3. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE SWPPP ON SITE AT ALL TIMES.

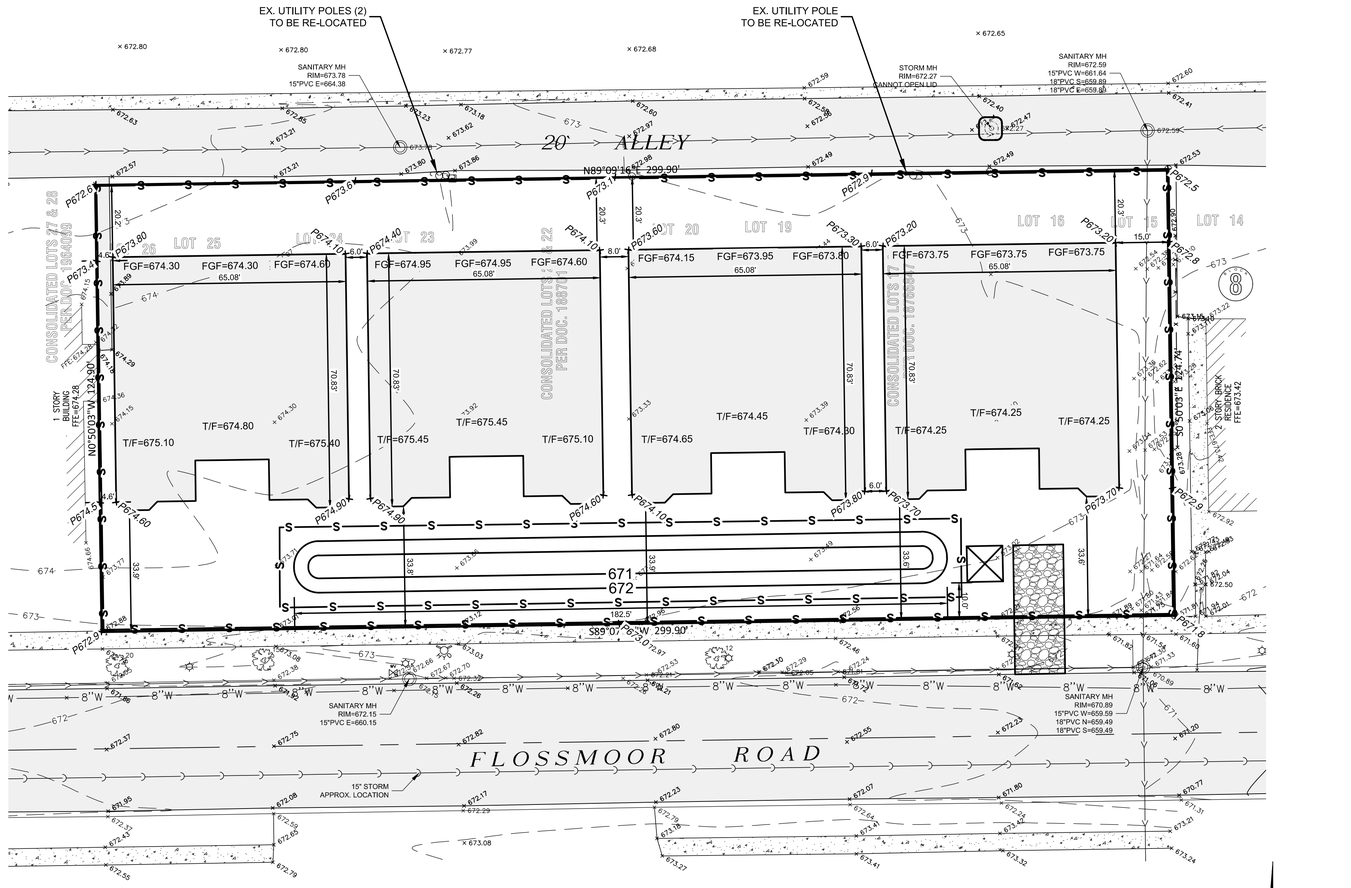
4. INSPECTION OF CONTROLS WILL BE COMPLETED BY THE OWNER'S REPRESENTATIVE AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM 0.5" OR GREATER.

5. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE IEPA IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.

6. A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHMENT RATE OF VEGETATION. THE NOT SHALL BE SENT TO THE IEPA.

7. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS AND LITER IN PROPER DUMPSTERS, CONFLOSSMOOR TRUCK WASHOUT IN WASHOUT FACILITY, CHEMICALS SHALL BE STORED AND DISPOSED OF PER MANUFACTURER, AND SANITARY WASTE IN PORTABLE TOILET FACILITY. THE CONSTRUCTION SITE SHALL NOT CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE CONTRACTOR SHALL HAVE THE LOCATIONS OF THE TEMPORARY FACILITIES APPROVED BY THE OWNER.

RESTORATION NOTE: DISTURBED EARTH AND SITE TURF AREAS SHALL BE RESTORED W/ MIN. 4" TOPSOIL; FERTILIZED W/ A STARTER FERTILIZER BLENDED MIX OF 50# EACH OF N, P, & K; IDOT CLASS 1 SEEDING; AND COVERED W/ KNITTED STRAW MATTE (OR, WHERE SLOPES ARE STEEPER THAN 8:1, NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET). DISTURBED EARTH AREAS IN STEGER ROAD R.O.W. TO BE RESTORED W/ 4" MIN TOP SOIL AND SOD.



STORM WATER
CONSTRUCTION SEQUENCE

IMPLEMENTATION SCHEDULE	
1.	INSTALL SILT FENCE
2.	DEMOLITION AND CLEARING
3.	INSTALL TEMP INLET PROTECTION FOR EXISTING STRUCTURES
4.	STRIP TOPSOIL
5.	MASS GRADE SITE
6.	INSTALL STORM SEWER
7.	INSTALL TEMP. INLET PROTECTION
8.	FINISH GRADING SITE
9.	INSTALL PERMANENT SEEDING
10.	REMOVE TEMP. EROSION CONTROL MEASURES

LEGEND

—S— - PERIMETER EROSION BARRIER (SILT FENCE)

- PROP TEMPORARY INLET PROTECTION

- STABILIZED CONSTRUCTION ENTRANCE

- CONCRETE WASHOUT

AREA OF DISTURBANCE = 0.86 ACRES

STABILIZE TURF AREAS OF SITE WITH
PERMANENT SEED MIX (UNLESS OTHERWISE NOTED)
50% KY BLUEGRASS
30% PERENNIAL RYEGRASS
20% CREEPING RED FESCUE
SEED RATE: 400 LB PER ACRE

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
08/04/25	BPH	ISSUED FOR REVIEW

CIVIL ENGINEERING
SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: BPH
DRAWING: NIB
CHECKED: BPH
APPROVED: BPH

PARK CENTRE TOWNHOMES

2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

STORMWATER POLLUTION & PREVENTION PLAN

SHEET NO.
C4 OF C5

JOB NO. 25-303

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DETENTION VOLUME PROVIDED

PROJECT: PARK CENTRE TOWNHOMES **PERMIT NUMBER:**

LOCATION: FLOSSMOOR, IL **DATE:** 6/4/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
671.00	1109.00			0.00
		1848.00	0.04	
672.00	2587.00			0.04

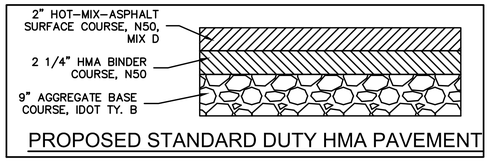
STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.04
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.04**

4/7/2022



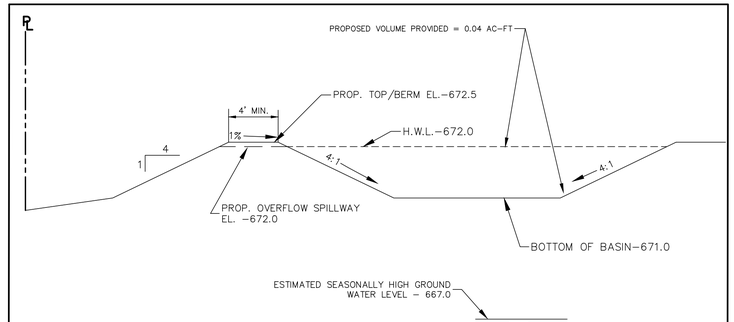
PROPOSED STANDARD DUTY HMA PAVEMENT

DEVELOPMENT VOLUME CONTROL VOLUME SUMMARY

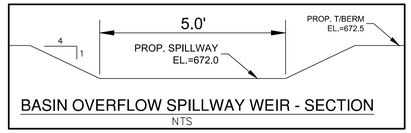
IMPERVIOUS AREA = 0.39 AC

REQUIRED VOLUME CONTROL VOLUME
0.39 AC. IMP. x 0.08333' = 0.033 AC-FT
TOTAL REQUIRED = 0.033 AC-FT

ESTIMATED SEASONAL GROUNDWATER ELEV. = T.B.D. PER SOILS REPORT, (MIN. 2-FT BELOW BOTTOM OF VOLUME CONTROL REQ'D)



TEMPORARY MITIGATION BASIN SECTION



BASIN OVERFLOW SPILLWAY WEIR - SECTION
NTS

OVERLAND WEIR SIZING\
A = 0.86 ac
C_v = (0.39 x 0.9 + 0.47 x 0.45) / 0.86 = 0.65
I (100-yr, 15-min) = 9.28 in/hr
$Q = C_vIA$ = 5.2 cfs

WEIR CAPACITY = $cLH^{3/2}$ = 3.0 x 5.0 ft X $0.50^{3/2}$ ft = 5.3 cfs

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF FLOSSMOOR MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO MNOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF FLOSSMOOR ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS N/A FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL	10/13/2022
MWRD GENERAL NOTES	STD. DWG. NO.18
	PAGE NO. 19

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
06/04/26	BPH	ISSUED FOR REVIEW

CIVIL ENGINEERING
SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: BPH
DRAWING: NB
CHECKED: BPH
APPROVED: BPH

PARK CENTRE TOWNHOMES
2611-2633 FLOSSMOOR ROAD
FLOSSMOOR, IL

CONSTRUCTION DETAILS

SHEET NO.
C5 OF C5

JOB NO. 25-303

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CUSTOM TOWNHOME FOR
GREGORY ENTERPRISES
FLOSSMOOR TOWNCENTER
FLOSSMOOR, ILLINOIS

GENERAL REQUIREMENTS

A. FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLE IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THE SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. CONTRACTORS PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED.

B. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME.

C. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NULLIFY AND VOID ANY ARCHITECTURAL CERTIFICATION PERTAINING TO THIS PROJECT.

CODES ALL WORK SHALL COMPLY WITH THE FOLLOWING:

A. 2020 NATIONAL ELECTRICAL CODE
CURRENT ILLINOIS PLUMBING CODE
2021 ILLINOIS ENERGY EFFICIENT BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL SWIMMING POOL AND SPA CODE

B. BEFORE FINAL CONSTRUCTION DOCUMENTS ARE ISSUED FOR CONSTRUCTION, THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO INSURE THEIR COMPLIANCE WITH ALL APPLICABLE LOCAL AND NATIONAL CODES. IF CODE DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS APPEAR, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES IN WRITING BY THE CONTRACTOR OR BUILDING OFFICIAL, AND ALLOWED TO ALTER THE CONSTRUCTION DOCUMENTS SO AS TO COMPLY WITH GOVERNING CODES BEFORE CONSTRUCTION BEGINS.

C. UPON RECEIPT OF APPROVAL FROM THE GOVERNING OFFICIAL, APPROVED FINAL CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE CONTRACTOR BY THE ARCHITECT.

D. IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING AND ALLOWED AMPLE TIME TO REMEDY SAID DISCREPANCIES.

INTENTION

A. THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES, NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERRED THEREFROM.

B. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S OR SUBCONTRACTOR'S SCHEDULES OR FOR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

C. ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTENT OF THE CONSTRUCTION DOCUMENTS, AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMAN LIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUBCONTRACTORS' PERFORMANCE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT OF OVERLAP OF EACH OTHERS WORK AND TO SUCCESSFULLY COMPLETE HE EXECUTION OF THE WORK.

D. ALL SUBCONTRACTOR WORK SHALL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT, OR CONTRACTOR. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY.

E. EACH SUBCONTRACTOR, UNLESS SPECIFICALLY EXEMPTED BY THE ITEMS OF HIS SUBCONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOBSITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUBCONTRACTORS. CONTRACTOR WILL DETERMINE HOW SOON AFTER SUBCONTRACTOR COMPLETES EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.

F. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED, AND CONDITIONED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

G. ALL ALTERNATES ARE AT THE OPTION OF THE OWNER AND SHALL BE AT THE OWNERS REQUEST, CONSTRUCTED IN ADDITION TO OR IN LIEU OF THE TYPICAL CONDITION.

DESIGN LOADS

USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR)	60	7
DECKS	60	7
ROOF RAFTERS	30	10
ROOF RAFTERS W/CATHEDRAL CEILING	30	15
ROOF RAFTERS(HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30	17
ATTICS(NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10	10
ATTICS(LIMITED ATTIC STORAGE)	20	10
FLOORS	40	10
FLOORS(SLEEPING ROOMS)	30	10
STAIRS	30	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200	
WALLS-STUD	10	
WALLS-BRICK(STD)	40	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5	
FLEXICORE (DECKS)	100	50
FLEXICORE (GARAGE FLOORS)	100	100

FOR SI: 1 PSF=0.0479 kN/m^2, 1 SQUARE INCH=645 mm^2.

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

BASE LUMBER VALUES

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

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

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

ALL STEEL LINTELS & BEAMS SHALL BE SHOP PRIMED.

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

THE PROPER AND CORRECT ADDRESS SHALL BE MOUNTED ON THE HOUSE AND CLEARLY VISABLE FROM THE MAIN STREET. ADDRESS CHARACTERS SHALL BE ARABIC NUMERALS AND SHALL BE AT LEAST 6" IN HEIGHT AND MOUNTED ON A CONTRASTING BACKGROUND OTHER THAN GLASS. (SECTION R-319)

CADD REF : 325082 - 6415

SYMBOLS

- SECTION NUMBER / SHEET NUMBER (2 / D-4)
- DETAIL LETTER / SHEET NUMBER (a / D-1)
- ROOF PITCH RATIO (12 / 8 OR 8/12)
- LEVEL LINE
- REVISION
- TEST BORING
- SUPPLY AIR THROUGH WALL
- SUPPLY AIR(FLOOR)
- SUPPLY AIR(CEILING)
- CEILING PATTERN DETAIL W/HEIGHT
- FLUE
- SQUARE FOOTAGE
- CENTER LINE, ELEVATION LINES
- HIDDEN LINE
- BREAK LINE
- WOOD FRAME WALL
- BRICK VENEER
- E.I.F.S.
- FIRE BLOCKING
- CONC. BLOCK FILL
- EARTH
- CONCRETE
- GRAVEL FILL
- BATT INSULATION
- CONCRETE BLOCK
- MINIMUM 3"X3" SOLID BEARING OR AS REQUIRED
- SILLCOCK

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR						
AGG	AGGREGATE	FB	FACE BRICK	INCL	INCLUDE	GT	QUARRY TILE
AP	ACCESS PANEL	FCM	FACE OF MASONRY	INS	INSULATION		
A/C	AIR-CONDITIONING	FOS	FACE OF STUDS	INT	INTERIOR	RAD	RADIUS
ALT	ALTERNATE	FN	FENCE	INTM	INTERMEDIATE	RL	RAILING
AL	ALUMINUM	FGL	FIBERGLASS			REF	REFERENCE
ANOD	ANODIZED	FIN	FINISH	JT	JOINT	RFL	REFLECTED(ING)(OR)
ARCH	ARCHITECTURAL)			JF	JOINT FILLER		
AD	AREA DRAIN	FFE	FINISHED FLOOR ELEVATION	JST	JOIST	REF	REFRIGERATOR
ASPH	ASPHALT	FFL	FINISHED FLOOR LINE			REG	REGISTER
		FG	FINISHED GRADE			RE	REINFORCE
BM	BENCH MARK	FA	FIRE ALARM	KIT	KITCHEN	RCP	REINFORCED CONCRETE PIPE
BVL	BEVELED	FH	FIRE HYDRANT			REM	REMOVE
BLK	BLOCK	FP	FIRE PROOF			REQD	REQUIRED
BLKG	BLOCKING	FRC	FIRE RESISTANT COATING	LAM	LAMINATED	RA	RETURN AIR
BD	BOARD	FRT	FIRE RETARDANT	LAV	LAVATORY	RVS	REVERSE (SIDE)
BOT	BOTTOM	FLG	FLASHING	LT	LIGHT	REV	REVISIONS - REVISED
BRK	BRICK	FLR	FLOORING)	LG	LIGHT CONTROL	ROW	RIGHT OF WAY
BLDG	BUILDING	FD	FLOOR DRAIN	LTL	LINTEL	R	RISER
		FLUR	FLUORESCENT	LL	LIVE LOAD	RD	ROOF DRAIN
CAB	CABINET	FTG	FOOTING	LVR	LOUVER	RFG	ROOFING
CSMT	CASEMENT	FDN	FOUNDATION			RM	ROOM
CI	CAST IRON	FUR	FURRED(ING)	MH	MANHOLE	RO	ROUGH OPENING
CB	CATCH BASIN	GV	GALVANIZED	MFR	MANUFACTURE	RB	RUBBER BASE
CK	CAULKING	GC	GENERAL CONTRACTOR	MAS	MASONRY	RBT	RUBBER TILE
CLG	CEILING	GL	GLASS, GLAZING	MO	MASONRY OPENING		
CEM	CEMENT	GD	GRADE, GRADING	MTL	MATERIAL	SD	STORM DRAIN
$\Q$	CENTERLINE	GVL	GRAVEL	MAX	MAXIMUM	STR	STRUCTURAL
CER	CERAMIC	GT	GROUT	MMB	MEMBER	SUS	SUSPENDED
CT	CERAMIC TILE	GPDW	GYPSUM DRY WALL	MET	METAL	SYS	SYSTEM
CO	CLEAN OUT (ISHER)			MIN	MINIMUM		
CONC	CONCRETE	HDW	HARDWARE	MIR	MIRROR	TEL	TELEPHONE
CMU	CONCRETE MASONRY UNIT	HDR	HEADER	MISC	MISCELLANEOUS	THK	THICK(NESS)
CONST	CONSTRUCTION	HTG	HEATING	MOD	MODULAR	THR	THRESHOLD
CRS	COURSE(S)	HVAC	HEATING-VENTILATING-AIR CONDITIONING	MLD	MOLDING	TBR	TO BE REMOVED
C46	GIRB AND GUTTER	HT	HEIGHT	MT	MOUNTING	TPD	TOILET PAPER DISPENSER
		HG	HOLLOW CORE	MULL	MULLION	TC	TOP OF GIRB
DPR	DAMPER	HM	HOLLOW METAL			TP	TOP OF PAVEMENT
DP	DAMPPROOFING	HOR	HORIZONTAL	NAT	NATURAL	TSL	TOP OF SLAB
DL	DEAD LOAD	HB	HOSE BIBB	NIC	NOT IN CONTRACT	TST	TOP OF STEEL
DEMO	DEMOLISH, DEMOLITION	HW	HOT WATER HEATER	NTS	NOT TO SCALE	TOW	TOP OF WALL
DEP	DEPRESSED					TB	TOWEL BAR
DTL	DETAIL	SFGL	SAFETY GLASS	OC	ON CENTER	TR	TRANSOM
DIAG	DIAGONAL	SA	SANITARY SEWER	OPN	OPENING	T	TREAD
DIAM	DIAMETER	SCH	SCHEDULE	OD	OUTSIDE DIAMETER	TYP	TYPICAL
DIM	DIMENSION	SNT	SEALANT	OA	OVERALL		
DR	DOOR	SEC	SECTION	OH	OVERHEAD	UNF	UNFINISHED
DS	DOWNSPOUT	STK	SERVICE TANK			UG	UNDERGROUND
D	DRAIN	SHTH	SHEATHING				
DWR	DRAWER	SHT	SHEET	PNT	PAINT	VERT	VERTICAL
DWG	DRAWING	SH	SHELF - SHELVING	PNL	PANEL	VIN	VINYL
DW	DRIVEWAY	SIM	SIMILAR	PAR	PARALLEL	VB	VINYL BASE
		SKL	SKYLIGHT	PBD	PARTICLE BOARD	VF	VINYL FABRIC
ESMT	EASEMENT	SL	SLEEVE	PTN	PARTITION	VT	VINYL TILE
EP	EDGE OF PAVEMENT	SC	SOLID CORE	PV	PAVED	VCP	VITRIFIED CLAY PIPE
ELEC	ELECTRICAL)	SPC	SPACER	PVMT	PAVEMENT		
EP	ELECTRICAL PANELBOARD	SPK	SPRINKLER	PED	PEDESTAL	WC	WATER CLOSET
EL	ELEVATION	SPL	SPECIAL	PLAS	PLASTER	WP	WATER PROOF(ING)
EMER	EMERGENCY	SPEG	SPECIFICATION (S)	PLAM	PLASTIC LAMINATE	WIN	WINDOW
ENC	ENCLOSURE(S)	SQ	SQUARE	PL	PLATE	WM	WIRE MESH
EQ	EQUAL	STD	STANDARD	PG	PLATE GLASS	W/	WITH
EST	ESTIMATE	ST	STEEL	PWD	PLYWOOD		
EXCA	EXCAVATE	STG	STORAGE	PVC	POLYVINYL CHLORIDE		
EXH	EXHAUST						
EXIST	EXISTING			PP	POWER POLE		
EXP	EXPOSED			PPH	PREFINISHED		
EXT	EXTERIOR			PCC	PORTLAND CEMENT CONCRETE		

BUILDING DATA	
NAME OF AREA	AREA (SF)
LOT AREA	33,044
F.A.R. ALLOW. (20% LOT)	6,608.8
F.A.R. ACTUAL	5,818
BASEMENT OVER 4'-6" LIVABLE	-
FIRST FLOOR LIVABLE	4,321
POOL HOUSE	331
SCREEN PORCH	232
SECOND FLOOR LIVABLE	934
GARAGE (ATTACHED over 1,000sf)	0
GARAGE (DETACHED)	N/A

WATER SERVICE DATA			
NO. OF FIXTURES	FIXTURES	FIXTURE LOAD	TOTAL
1	KITCHEN SINK	2	2
1	DISHWASHER	1	1
7	LAVATORIES	1	7
5	WATER CLOSET	3	15
1	BATHTUBS	2	2
4	SHOWERS	2	8
1	WASHER HOOK-UP	2	2
1	LAUNDRY TRAY	3	3
TOTAL WATER SUPPLY FIXTURE UNITS			40
REQUIRED SUPPLY PIPE SIZE: 1 1/2" DIA.			
REQUIRED METER SIZE: 1 1/2" DIA.			

NOTE:
FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING

DRAWING INDEX

T-1	TITLE SHEET
SP-1	SPECIFICATION SHEET
S-1	SITE PLAN
A-1	ELEVATION & ROOF PLAN
A-2	ELEVATIONS
A-3	FOUNDATION PLAN
A-4	3 UNIT FIRST FLOOR PLAN
A-5	3 UNIT SECOND FLOOR PLAN
M-1	MECHANICAL/PLUMBING NOTES
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL FLOOR PLANS
D-3	BRICK, FRAME, AND FOUNDATION DETAILS
D-4	WALL SECTIONS

CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF TO THE STATE AND LOCAL BUILDING CODES OF

William K Olson

WK OLSON ARCHITECTS INC.-ARCHITECTURAL REG. NO. 184-004117
REGISTRATION EXPIRATION DATE: APRIL OF 2027

WWW.OLSONPLANS.COM

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

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TITLE SHEET

08/06/25
DATE

LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS
EXPIRES 11/30/2026

William K Olson
SIGNATURE

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB
DATE:	12/05/25
PROJ NO:	325082
PREV NO:	(-)

SHEET NUMBER
T-1
OF 15

1.0 GENERAL REQUIREMENTS

1.01 THESE ARE SUGGESTED SPECIFICATIONS (SUB-CONTRACTOR SHALL VERIFY WITH CONTRACTOR IF THESE SPECIFICATIONS ARE EXCEEDED OR CHANGED).

1.02 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

1.03 ALL PARTITION DIMENSIONS ON PLAN SHEETS ARE TO FACE OF DRYWALL INTERIOR AND FACE OF EXTERIOR WALL. NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. FINISHED DIMENSIONS AT CRITICAL AREA'S SUCH AS CLOSETS, BATHTUBS, ETC. MUST BE HELD.

1.04 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

1.05 PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL OUTLET, SWITCHES, LIGHT LOCATIONS FOR ROUTING ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS.

1.06 ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR.

2.0 MATERIALS AND WORKMANSHIP

2.01 ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

2.02 EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS.

2.03 MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE GENERAL CONTRACTOR AND OR OWNER.

2.04 EACH SUBCONTRACTOR SHALL AMEND AND MAKE GOOD, AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR MATERIAL.

2.05 EACH SUBCONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY HIS WORK.

3.0 EXCAVATION AND CONCRETE

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

3.02 THE EXCAVATION CONTRACTOR SHALL PROVIDE PUMPING WHERE NECESSARY FOR COMPLETION OF HIS WORK. UPON COMPLETION OF EXCAVATION, THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING NECESSARY TO THE WORK.

3.03 GRADE 6" BELOW TOP OF FOUNDATION, OR AS SHOWN ON DRAWINGS.

3.04 ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 3000 PSF, OR AS NOTED ON FOUNDATION PLAN.

3.05 ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW TOP OF FINISHED GRADE AND AS SHOWN ON DRAWINGS.

3.06 ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318-63, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ASTM C150. ALL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

3.07 THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN CONCRETE WALLS FOR TELEPHONE, PLUMBING, ELECTRICAL AND MECHANICAL TRADES.

3.08 THE GENERAL CONTRACTOR SHALL PROVIDE HEATERS WHERE REQUIRED TO MAINTAIN PROPER CURING TEMPERATURE OF WORK POURED IN 50 DEGREE OR BELOW WEATHER.

3.09 POUR ALL CONCRETE KING WALLS MONOLITHICALLY WITH FOUNDATION WALLS.

3.10 THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS, ETC. IN CONFORMANCE WITH THE SIZES AND SHAPES INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE NATURE OF THE WORK.

3.11 THE CONCRETE CONTRACTOR SHALL APPLY ONE COAT MEMBRANE DAMPPROOFING AT ALL CRAWL SPACE AND BASEMENT WALLS OR AS SPECIFIED BY OWNER.

3.12 SITE EXCAVATING SHALL BE IN ACCORDANCE WITH A LICENSED SOIL ENGINEER AND BE APPROVED BY THE MUNICIPALITY.

3.13 GARAGE FLOORS TO BE 5" THICK, OR AS CALLED FOR ON DRAWINGS.

3.14 6" HIGH MINIMUM CONCRETE GAS CURB BETWEEN GARAGE AND HOUSE.

3.15 CONCRETE SLAB THICKNESS IN CRAWL SPACE AS CALLED FOR ON DRAWINGS SET ON 4" STONE.

4.0 MASONRY

4.01 CONCRETE MASONRY UNITS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS-ASTM C 90 WITH MOISTURE CONTENT NOT EXCEEDING 50% OF TOTAL ABSORPTION.

4.02 MORTAR SHALL CONFORM TO THE STANDARD SPECIFICATION FOR MORTAR OF MASONRY UNITS-ASTM C 270 AND SHALL BE TYPE N-GREY COLOR WITH CONCAVE TOOLED JOINTS. (VERIFY WITH OWNER IF COLOR MORTAR IS TO BE USED)

4.03 BRICK MASONRY UNITS SHALL BE FACE BRICK SET IN TYPE (N) MORTAR, BRICK COLOR TO BE SELECTED BY OWNER.

4.04 PROVIDE CUT STONE SILLS AT WINDOWS, DOOR AND FIREPLACE CHIMNEY, UNLESS OTHERWISE NOTED ON PLANS AT MASONRY AREA'S.

4.05 PROVIDE STEEL LINTELS ABOVE ALL MASONRY OPENINGS AS NOTED ON PLANS.

4.06 MASONRY CONTRACTOR SHALL CLEAN ALL EXPOSED MASONRY OF ALL MORTAR DROPPINGS AND OTHER DEBRIS AS SOON AS PRACTICAL.

4.07 WALL TIES FOR ATTACHMENT TO THE WOOD FRAME WALL SHALL BE GALVANIZED CORRUGATED METAL TIES.

4.08 MASONRY CONTRACTOR SHALL FOLLOW PROCEDURE AS SPEC. BY THE MASONRY INSTITUTE FOR ANY MASONRY CONSTRUCTION BELOW 40 DEGREES F.

4.09 MASONRY WORK EXPOSED TO WEATHER SHALL BE PROTECTED AT THE END OF EACH DAYS WORK SO THAT NO WATER WILL ENTER THE CAVITY.

4.10 BEAM POCKETS SHALL BE MORTARED IN SOLID AFTER ROUGH INSPECTION.

4.11 PROVIDE CORROSIVE-RESISTANT METAL FLASHING UNDER ALL ROW-LOCK SILLS AND WALL CAPS.

4.12 PROVIDE CORROSIVE-RESISTANT METAL FLASHING FLASHING AT ROOF/BRICK INTERSECTION, CHIMNEY FLASHINGS AND ANY EXPOSED INTERSECTION VISIBLE ON BUILDING ELEVATIONS.

4.13 FIREPLACE CHIMNEYS AND FURNACE FLUES 2'-0" MINIMUM ABOVE ANY ROOF PORTION WITHIN 10'-0" HORIZONTALLY.

4.14 FIREPLACE HEARTHS 20" IN WIDTH FROM BRICK FACE AND 12" WIDER ON EACH SIDE OF FIREPLACE OPENING.

4.15 PROVIDE CORROSIVE RESISTAN METAL FLASHING OR FLASHING TAPE AT ALL EXTERIOR DOOR & WINDOW OPENINGS IN ADDITION TO MANUFACTURERS SUPPLIED NAILING FIN.

4.16 TOPS OF ALL CHIMNEY FLUES MUST BE FITTED WITH CHIMNEY CAPS (SPARK ARRESTORS).

4.17 MASONRY SHALL BE CLEANED WITH APPROVED CLEANING MATERIALS.

5.0 STRUCTURAL STEEL

5.01 ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR A-36 STEEL AND SHALL BE SHOP COATED.

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

CADD REF : 325082

6.0 CARPENTRY

6.01 STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", N.L.M.A. LATEST EDITION. STRUCTURAL MEMBERS THAT ARE 2"x12" SHALL BE CANADIAN (NSH FIR #2) OR EQUAL. STRUCTURAL MEMBERS 2"x10" OR LESS SHALL BE CANADIAN (SPRUCE PINE FIR #2) OR EQUAL.

6.02 PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS.

6.03 PROVIDE 1"x4" CROSS BRIDGING AT 8'-0" O.C. MAXIMUM OR APPROVED METAL BRIDGING.

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

6.05 ALL FLITCHED BEAMS TO BE CONSTRUCTED WITH 2-2x 's AND STEEL PLATE AS SHOWN ON PLANS-BOLTED TOGETHER WITH 1/2" DIAMETER BOLTS AT 18" O.C. STAGGERED AT QUARTER POINTS TOP AND BOTTOM. ALL HEADERS AND HEADER JOISTS SHALL BE NAILED TOGETHER.

6.06 USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS. ("SIMPSON" OR APPROVED EQUAL).

6.07 STRUCTURAL PLYWOOD
- A. FLOOR SHEATHING FIRST FLOOR CRAWL SPACE OR BASEMENT-3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE. GLUED AND RING SHANK NAILED, 1/4" UNDERLAYMENT AT TILED AREAS.
- B. FLOOR SHEATHING SECOND FLOOR-3/4" TONGUE AND GROOVE PLYWOOD WITH WITH EXTERIOR GLUE. GLUED AND RING SHANK NAILED. 1/4" UNDERLAYMENT AT TILED AREA'S.
- C. ROOF SHEATHING TO BE 1/2" CDX PLYWOOD (OR APPROVED EQUAL) WITH EXTERIOR GLUE.
- D. SOFFITS-PRE-FABRICATED ALUMINUM FASCIA AND SOFFIT SYSTEM OR AS SPECIFIED ON DRAWING.
- E. ALL PLYWOOD SHALL BE APA APPROVED.

6.08 ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING THROUGH FLOORS ARE TO HAVE SPACE SEALED OFF WITH APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION. FIRESTOP ALL FURRING, PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL.

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

6.10 GABLES ARE TO BE SHEATHED IN 1/2" SHEATHING BY MANUFACTURER.

6.11 ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE 5 SHELVES-ENTRY, WARDROBE, AND WALK-IN CLOSETS TO HAVE ONE HANGER BAR AND ONE SHELF (UNLESS STATED OTHERWISE BY OWNER).

6.12 JAMBS TO ALL CLOSETS AND OPENINGS WITHOUT PREHUNG DOORS ARE TO HAVE CASED OPENINGS.

6.13 INSTALL 22"x30" ATTIC ACCESS W/FINISHED CEILING PANEL AT ALL ATTICS. PROVIDE MIN. 22"x30" CRAWL SPACE ACCESS.

6.14 N/A

6.15 N/A

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

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

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

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

6.19 PROVIDE 1/2" PLYWOOD CORNER BRACING, OR 1x4 LET IN CORNERS.

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

6.21 PROVIDE 2-INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32 INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD, 1/2-INCH GYPSUM BOARD, OR 1/2-INCH CEMENT BASED MILLBOARD FIRESTOPS AT ALL SOFFITS/WALL CAVITIES OR CEILING JOIST CAVITIES.

6.22 ALL AREA'S RECEIVING VINYL OR CERAMIC TILE EXCEPT BATHROOMS SHALL HAVE BASE AND SHOE.

6.23 ALL SOFFITS, CEILING OPENINGS, FLOOR OPENINGS AND STAIRS SHALL BE FIRESTOPPED ACCORDING TO LOCAL CODES.

6.24 ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

6.25 CAULK ALL EXTERIOR OPENINGS. (SEE SPEC.#6.3)

6.26 PROVIDE VENT CHUTES AT SOFFIT VENTS.

6.27 SOFFIT VENTS AT 6'-0" O.C. (TYPICAL)

6.28 PROVIDE GUARDRAILS ON OPEN SIDES OF STAIRS.

6.29 36" GUARDRAILS ON LANDINGS OR AT FLOOR AREAS OPEN TO BELOW.

6.30 PROVIDE HANDRAIL ON GARAGE STAIR.

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

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

6.33 VAULTED CEILINGS REQUIRE VENT CHUTES IN EACH RAFTER SPACE AT EXTERIOR WALL AND 1" MINIMUM AIR SPACE ABOVE INSULATION.

6.34 INDICATE FIBER BENDING AND SPECIES OF FRAMING MEMBERS.

6.35 EXPOSED KRAFT PAPER INSULATION IN BASEMENTS MUST HAVE FLAME SPREAD OF 25 OR LESS.

6.36 6'-8" HEADROOM MINIMUM ON STAIRS.

6.37 MAXIMUM RISER AND TREAD SHALL BE PER LOCAL CODE REQUIREMENTS. OR AS CALLED FOR ON DRAWINGS.

6.38 APPROVED LABELED SAFETY GLAZING UNITS SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR PURPOSE OF GLAZING:
- A. GLAZING IN INGRESS AND EGRESS DOORS.
- B. GLAZING IN FIXED AND SLIDING SWING PANELS OF PATIO DOORS.
- C. GLAZING IN STORM DOORS.
- D. GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES.
- E. GLAZING WHERE NEAREST VERTICAL EDGE IS WITHIN 12" OF A DOOR AND BOTTOM EDGE IS BELOW THE TOP OF THE DOOR.
- F. GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18"(VERIFY) ABOVE THE FINISHED FLOOR LEVEL OR (VERIFY) GLAZING WITHIN 36" OF A WALKING SURFACE.

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

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

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

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

7.0 MOISTURE CONTROL

7.01 ALL CONCEALED FLASHING SHALL BE A MINIMUM OF 26 GAUGE SHEET METAL. PROVIDE SHEET METAL BABY TIN VALLEY FLASHING.

7.02 BASE AND SILL FLASHING TO BE EQUAL TO 6 MIL VISQUEEN POLYETHYLENE FILM OR "NEVASTRAL" FLASHING OR EQUAL.

7.03 ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHERTIGHT. ELASTIC CAULKING COMPOUND SHALL BE NON-STAINING POLYSULPHIDE OR ACRYLIC OR BUTYL.

7.04 INSULATION:
- A. PROVIDE R-21 WALL INSULATION WITH VAPOR BARRIER TO ROOM SIDE.
- B. PROVIDE R-38 INSULATION WITH VAPOR BARRIER TO ROOM SIDE AT GATHEDRAL CEILING. R-44 INSULATION WITH VAPOR BARRIER AT FLAT CEILING.

7.05 PROVIDE CORROSIVE RESISTANT FLASHING OVER ALL HORIZONTAL TRIM INCLUDING GARAGE AND PATIO DOORS. USE 4 MIL. POLYETHELENE FLASHING AT ALL WINDOW AND DOOR JAMBS.

7.06 ALL WATER PIPING SHALL BE INSULATED IN AREAS SUBJECT TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS ON THE COLD SIDE ONLY.

7.07 PROVIDE GUTTERS AND DOWNSPOUTS WITH DISCHARGE 5'-0" MIN. FROM FOUNDATION OR CONCRETE SPLASH BLOCKS (IF PERMITTED BY LOCAL ORDINANCE).

7.08 PROVIDE TYVEK BUILDING WRAP BEHIND SIDING BRICK AND STONE VENEERS.

7.09 ROOF SHINGLES TO BE MIN. 235# ASPHALT ON 15# FELT WITH 50# FELT ICE DAM ON ROOFS WITH 4-12 PITCH OR LESS OR PER LOCAL ORDINANCES. (VERIFY TYPE AS SHOWN ON PLANS AND ELEVATIONS)

7.10 INSTALL ADEQUATE NUMBER OF ROOF VENTS PER LOCAL CODES.

8.0 DOORS AND WINDOWS

8.01 EXTERIOR ENTRANCE DOORS ARE TO BE EQUAL TO "PEASE" PREHUNG DOORS WITH STANDARD WOOD FRAME, MANUFACTURER TO PROVIDE ALL HARDWARE INCLUDING LOCKS, WOOD SILL, METAL THRESHOLD AND WEATHERSTRIPPING. MATCH DOOR DESIGN SHOWN ON ELEVATIONS.

8.02 INTERIOR HOLLOW CORE DOORS SHALL BE FLUSH OAK. OR AS CALLED FOR ON DRAWINGS.

8.03 BI-FOLD DOORS SHALL BE RAISED PANEL OR FLUSH OAK 6'-8" HIGH

8.04 PROVIDE TEMPERED GLASS IN ALL PATIO DOORS AND ENTRY SIDELIGHTS AND WHERE OTHERWISE REQUIRED BY CODES.

8.05 DOOR AND WINDOW PERFORMANCE SHALL BE AS SET FORTH BY MUNICIPAL ORDINANCE.

8.06 GARAGE SERVICE DOOR (TO HOUSE) AND FRAME ASSEMBLY SHALL BE 20 MINUTE FIRE RATED AND BE PROVIDED WITH THRESHOLD AND GASKETS.

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

9.0 FINISHES

9.01 INSTALL U.S. GYPSUM OR EQUAL 5/8 SYSTEM 1/2" TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE GLUED AND NAILED (SCREWS IN LIEU OF NAILS OPTIONAL). PATCH ALL NAIL HEADS AND LEAVE SURFACE FREE FROM WAVES, PITS AND BUCKLES. USE 5/8" FIRECODE WALLBOARD WHERE REQUIRED FOR FIRE RATING AND PROVIDE 1/2" WATER RESISTANT CONCRETE BOARD AT ALL BATHTUB AND SHOWER RECESSES.
- A. PROVIDE 5/8" F.C. WALLBOARD ON ALL GARAGE CEILINGS.
- B. 5/8" F.C. WALLBOARD BETWEEN GARAGE AND HOUSE SHALL BE INSTALLED TO BOTTOM OF SHEATHING.

9.02 CERAMIC TILE FOR WALLS AND BASES SHALL BE GLAZED CERAMIC TILE. TILE APPLICATION SHALL BE BY ORGANIC MASTIC ADHESIVE FOR WALLS. GROUT SHALL BE LATEX PORTLAND CEMENT. CAULK AROUND TUBS WITH SUITABLE CAULKING. PROVIDE 18 ROWS OF CERAMIC TILE PLUS CAP ABOVE TOP OF SHOWER BASIN AT ALL SHOWER WALLS. PROVIDE UNDERLAYMENT FOR ALL FLOOR TILE INSTALLATIONS.

9.03 PAINTING
- A. INTERIOR WALLS TO HAVE TWO COATS FLAT LATEX PAINT.
- B. ALL RISERS AND TREADS AT STAIRS TO BE CARPETED BY OTHERS EXCEPT AS NOTED AND ALL STRINGERS ARE TO BE STAINED UNLESS OTHERWISE NOTED.
- C. INTERIOR DOORS, WINDOWS, AND TRIM TO BE SEMI-GLOSS OR LATEX ENAMEL, TWO COATS, OR STAINED SEALED AND VARNISHED.
- D. ALL EXTERIOR WOOD AND PLYWOOD SHALL BE STAINED OR PAINTED AS PER MANUFACTURERS INSTRUCTIONS.

9.04 BATH ACCESSORIES SHALL BE AS FOLLOWS:
- A. POWDER ROOM-ONE 18" TOWEL BAR AND ONE RECESSED TOILET PAPER HOLDER.
- B. BATH WITH TUB OR SHOWER-ONE 24" TOWEL BAR OPPOSITE SHOWER HEAD, ONE TOWEL RING AND RECESSED TOILET PAPER HOLDER, ONE RECESSED CERAMIC SOAP DISH AND GRAB BAR (AT TUB ONLY).

10.0 H.V.A.C. (SEE SHEET M-1 FOR DETAILED SPECIFICATION)

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

10.02 PERMITS, FEES, CODES, ORDINANCES AND REGULATIONS
- A. OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTION FEES REQUIRED BY GOVERNING BODIES IN CONNECTION WITH THE WORK.
- B. ALL WORK SHALL COMPLY WITH GOVERNING CODES, ORDINANCES, AND REGULATIONS OF CITY, VILLAGE, COUNTY, AND STATE.

10.03 QUALITY ASSURANCE
- A. INDUSTRY STANDARDS AND CODES: UNLESS MODIFIED BY THESE SPECIFICATIONS, THE DESIGN, MANUFACTURE, TESTING AND METHOD OF INSTALLING ALL MATERIALS, APPARATUS AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING:
  1. ARI CODE FOR REFRIGERATION APPARATUS
  2. ANSI B9.1 SAFETY CODE FOR MECHANICAL REFRIGERATION
  3. SMACNA
  4. ASHRAE

10.04 SYSTEM DESIGN
- A. HEATING SYSTEM IS DESIGNED TO HEAT THE LIVING AREA @ 70°F WHEN OUTSIDE TEMP. IS -10°F WITH A 15 MPH WIND AND COOLING THE LIVING AREA @ 75°F WHEN OUTSIDE TEMP. IS 90°F.
- B. EQUIPMENT NOISE AT THE LOT LINE SHALL NOT EXCEED 55DB. ON THE "A" SCALE.

10.05 SUBMITTALS
- A. OPERATION AND MAINTENANCE MANUALS: SUBMIT COPIES IN COMPLIANCE WITH SECTION, OPERATION AND MAINTENANCE MANUALS.

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

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

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

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

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

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

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

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

10.14 FINAL INSPECTION
- A. NOTICE TO GENERAL CONTRACTOR THAT THE WORK IS READY FOR FINAL INSPECTION. THE CONTRACTOR SHALL:
- B. CONTRACTOR SHALL FURNISH NECESSARY MECHANICS TO OPERATE SYSTEM, MAKE NECESSARY ADJUSTMENTS AND ASSIST WITH FINAL INSPECTION.

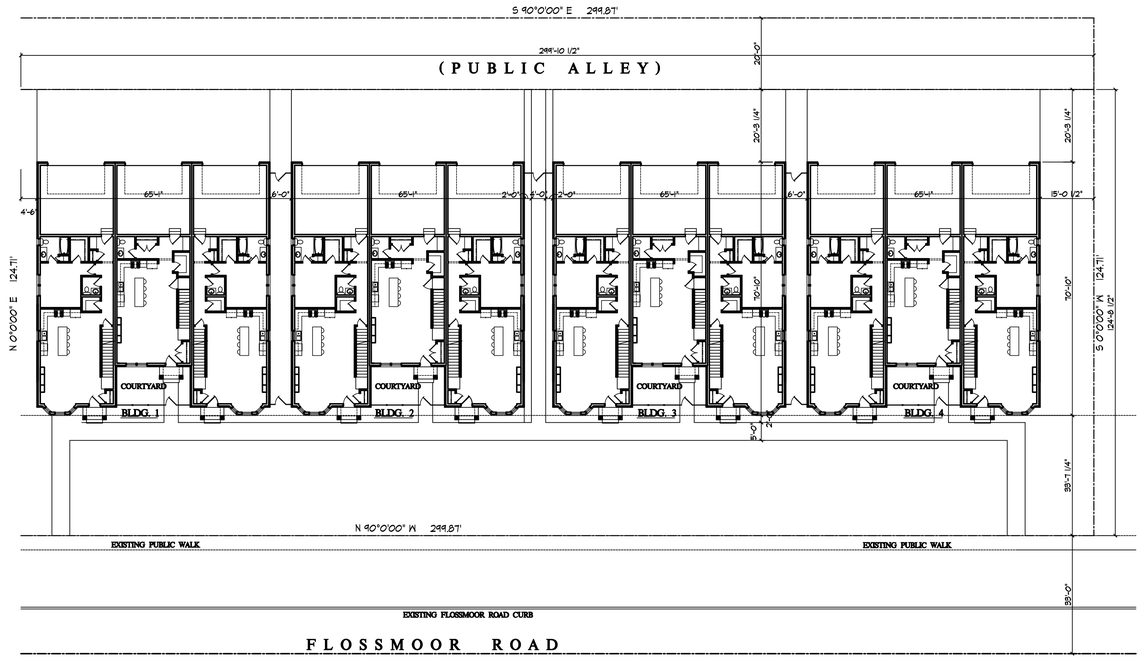
11.0 PLUMBING (SEE SHEET M-1 FOR DETAILED SPECIFICATION)

11.01 DESCRIPTION
- A. ALL PLUMBING AND ASSOCIATED WORK IS GOVERNED BY THIS SECTION. PROVIDE LABOR AND MATERIALS NECESSARY TO PROVIDE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

11.02 QUALITY ASSURANCE
- A. OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTION FEES REQUIRED BY GOVERNING BODIES IN CONNECTION WITH THE WORK. DELIVER CERTIFICATES OF INSPECTION TO THE OWNER.
- B. ALL WORK SHALL COMPLY WITH GOVERNING CODES, ORDINANCES, AND REGULATIONS OF CITY, VILLAGE, COUNTY, AND STATE.
- C. SAMPLES: SUBMIT WHEN SPECIFIED OR REQUESTED.

11.03 GENERAL
- A. PLUMBING SYSTEMS SHALL BE PROVIDED COMPLETE. SHOULD A SYSTEM, OR ANY PART THEREOF FAIL TO MEET PERFORMANCE REQUIREMENTS, NECESSARY REPLACEMENTS, ALTERATIONS OR REPAIRS, AS REQUIRED BY THE OWNER'S REPRESENTATIVE, SHALL BE MADE TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS AND ALL BUILDING CONSTRUCTION AND FINISHES DAMAGED OR MARRIED BY SUCH REPLACEMENTS, ALTERATIONS OR REPAIRS SHALL BE RESTORED TO PRIOR CONDITION, AT NO ADDITIONAL COST TO THE OWNER.
- B. WHERE MULTIPLE ITEMS OF EQUIPMENT OR MATERIALS ARE REQUIRED THEY SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. SPECIFIED REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURER'S NAMES AND MODEL OR CATALOG NUMBERS.
- C. INSERTS, PIPE SLEEVES, HANGERS, SUPPORTS, FIXTURES, TRIM DRAINS AND ANCHORAGE OF PLUMBING SHALL BE PROVIDED AS SPECIFIED HEREIN. WHERE SUCH ITEMS ARE TO BE SET OR EMBEDDED IN CONCRETE, MASONRY OR SIMILAR WORK, THE ITEMS SHALL BE FURNISHED AND NOT DELAY IN THE WORK.

11.04 INSTALLATION AND WORKMANSHIP
- A. THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY MATERIAL, APPARATUS OR EQUIPMENT WHICH, IN THE OPINION OF THE OWNER, IS IMPROPERLY INSTALLED SHALL BE REMOVED AND REINSTALLED IN AN APPROVED MANNER AT NO ADDITIONAL COST TO THE OWNER.
- B. THE LOCATION OF PLUMBING PIPING SHALL BE COORDINATED TO ENSURE THAT IT CLEARS OPENINGS AND STRUCTURAL MEMBERS, THAT PIPING INDICATED AS CONCEALED CAN BE PROPERLY CONCEALED IN WALLS OR PARTITIONS AND THAT IT DOES NOT INTERFERE WITH LIGHTS, DUCTWORK OR EQUIPMENT HAVING FIXED LOCATIONS. MAKE NECESSARY HORIZONTAL OR VERTICAL OFFSETS WITH PIPE FITTINGS TO INSTALL THE SYSTEM IN THE AVAILABLE SPACE. CONCEAL OR INSTALL TIGHT TO STRUCTURE (IF EXPOSED) UNLESS OTHERWISE NOTED OR APPROVED BY OWNER.
- C. PIPING SHALL BE EXPOSED IN FINISHED AREAS ONLY WHERE INDICATED OR WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- D. WHERE DRAIN OR WATER CONNECTIONS NECESSARY TO THE OPERATION OF FIXTURES OR EQUIPMENT ARE NOT SPECIFICALLY SHOWN ON DIAGRAMS, EXTEND NECESSARY BRANCHES TO THE CLOSEST INDICATED BRANCH OR MAIN, AT NO ADDITIONAL COST TO THE O



1"=20'-0"

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SITE PLAN

CADD REF.: 325082 –

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES

FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

14334 Town Center Dr.
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WKO OLSON ARCHITECTS INC.

Tel (708)301-6111
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SITE PLAN

08/06/25
DATE

LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS

EXPIRES 11/30/2026

SIGNATURE

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB
DATE:	12/05/25
PROJ NO:	325082
PREV NO:	(-)

SHEET NUMBER

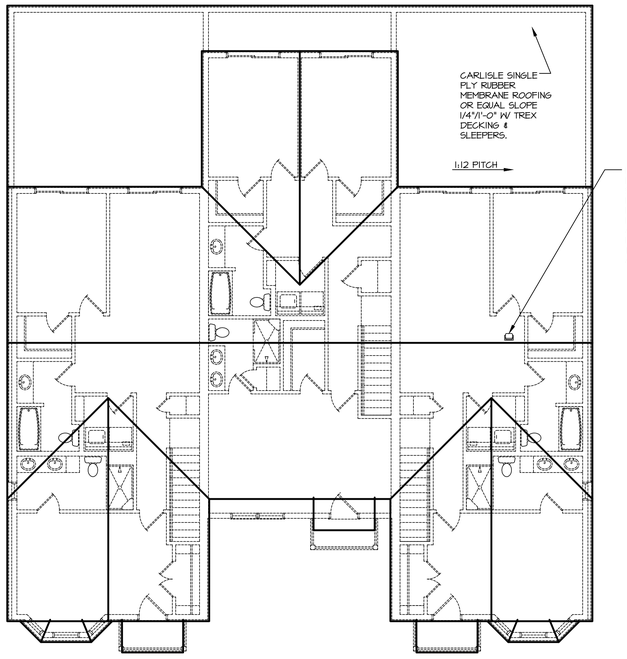
S-1

OF 15



FRONT ELEVATION

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

SAFETY GLASS REQUIREMENTS

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

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

2. GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SLIDING & BIFOLD CLOSET DOOR ASSEMBLIES

3. GLAZING IN STORM DOORS.

4. GLAZING IN ALL UNFRAMED SWINGING DOORS.

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

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

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THEN 36" ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.

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

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

10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS, WITHIN 36" (914mm) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60"(1524mm) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" (1524mm) HORIZONTALLY OF A WLAKING OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60"(1524mm) ABOVE THE NOSE OF THE TREAD.

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

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

ROOF PLAN NOTES

GROUND SNOW LOAD: 30 PSF
DEAD LOAD: 10 PSF

1. USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)
   2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4"
   2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"
   HEM FIR
   2"x12" @ 12" O.C. = 24'-4"
   2"x12" @ 16" O.C. = 21'-1"
2. ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS, IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
3. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
4. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
5. IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS, ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
6. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
7. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.
8. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
9. RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
10. THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

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

ELEVATION NOTES

1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. (E) ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20". FOR COMPLETE EGRESS WINDOW REQUIREMENTS, REFER TO IRC SEC. R310.
3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
4. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
5. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
6. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
7. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
8. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
9. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VAULE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE	TRAY CLG W/OUT ATTIC R-VALUE
5 AND MARINE 4	.30 MAX	.55 MAX	NR	49	20 OR 13+5	13/17	30	15/19 4'-0" BELOW GRADE	10-2 FEET	15/19	30 IFC OR EQUAL TO 300 SF OR 20%, WHICHEVER IS LESS

CAD REF : 325082 - 6415

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

WKO ARCHITECTS INC.
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Homer Glen, Illinois 60491
Tel (708)301-6111
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E-mail wkolsonarc@AOL.com

ROOF PLAN AND FRONT ELEVATION

08/06/25
DATE

LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS
EXPIRES 11/30/2026

SIGNATURE

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB
DATE:	12/05/25
PROJ NO:	325082
PREV NO:	(-)

SHEET NUMBER
A-1
OF 15

2018 IECC COMPLIANCE REQUIREMENTS
AS AMENDED BY THE STATE OF ILLINOIS

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

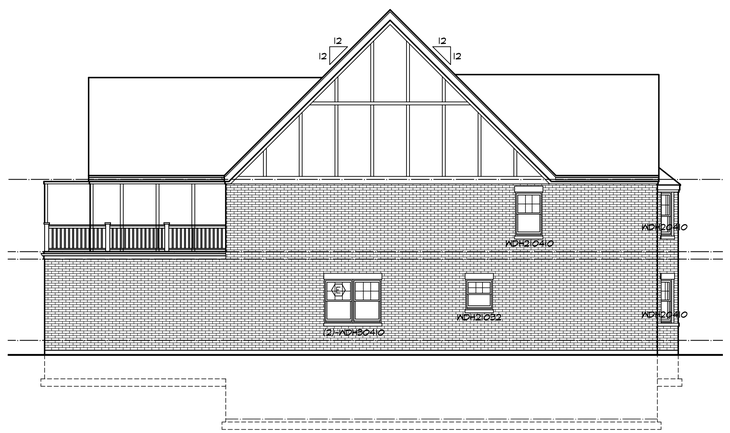
2. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 4 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF .2 INCHES(50 PASCALS) AND DONE BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL PRIOR TO FINAL INSPECTION. (IF USING A BUILDING WRAP THAT CAN QUALIFY AS AN AIR BARRIER TAPE ALL SEAMS)
3. PROVIDE GASKET ON DOORS FOR WOOD BURNING FIREPLACES/EXCEPT LISTED AND APPROVED PRE-FAB FIREPLACES)
4. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS EXCEPT LOW VOLTAGE LIGHTING.
6. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
7. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM AND MUST BE PROGRAMMABLE
8. ATTIC ACCESS PANELS MUST BE INSULATED EQUIVALENT TO THE SURROUNDING SURFACE AND WEATHER STRIPPED. MUST HAVE DRYWALL ON THE UNDERSIDE.
9. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM R-3.
10. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MIN. OF R-3 WITH A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.
11. INSULATE THE FOLLOWING PIPES WITH R-3 INSULATION.
    A)PIPING LARGER THAN 3/4" NOMINAL DIAMETER
    B)PIPING SERVING MORE THAN ONE DWELLING UNIT
    C)PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS
    D)PIPING LOCATED OUTSIDE THE CONDITIONED SPACE
    E)PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
    F)PIPING LOCATED UNDER A FLOOR SLAB
    G)BURIED PIPING
    H)SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS
    I)PIPING WITH RUN LENGTHS GREATER THAN THE MAX. RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER
      3/8" PIPE 30 FEET OR MORE WITH R-3
      1/2" PIPE 20 FEET OR MORE WITH R-3
      3/4" PIPE 10 FEET OR MORE WITH R-3
      GREATER THAN 3/4" PIPE 5 FEET OR MORE WITH R-3
12. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE.
13. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. AIR HANDLERS SHALL HAVE AN AIR LEAKAGE OF NO MORE THAN 2% OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.
14. HEATING AND COOLING EQUIPMENT MUST BE SIZED PER ACCA MANUAL S BASED ON BUILDINGS LOADS CALCULATED IN ACCORDANCE WITH MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS (SUBMIT CALCS)
15. DUCT TIGHTNESS. IF DUCTS ARE OUTSIDE THE THERMAL ENVELOPE THE DUCTS MUST BE DUCT BLASTED TO CHECK FOR TOTAL LEAKAGE OF LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED ACROSS THE ENTIRE SYSTEM. TIGHTNESS SHALL BE VERIFIED BY 3RD PARTY.
16. MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTATIVE MAINTENANCE.
17. BUILDINGS OF UNUSUALLY TIGHT CONSTRUCTION SHALL HAVE ALL COMBUSTION AIR TAKEN FROM THE OUTSIDE.
18. ALL DOORS AND WINDOWS WILL HAVE A U-VALUE OF .30 OR LESS AND A SKYLIGHT U-VALUE OF .55 OR LESS (LEAVE STICKERS ON WINDOWS UNTIL AFTER INSULATION INSPECTION)
19. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR FROM THE EAVE INTO THE ATTIC. FOR AIR IMPERMEABLE INSULATIONS IN VENTED ATTICS A BAFFLE MUST BE INSTALLED BETWEEN EACH RAFTER ALONG THE SIDE AND OVER THE INSULATION(ANY SOLID MATERIAL IS ACCEPTABLE)
20. THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF-CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 S.F. THROUGHOUT THE ATTIC SPACE.
21. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.
22. THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC SECTION R303.4 AND DESIGNED TO M1507.3 OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION(HVAC CONTRACTOR TO SUBMIT METHOD OF COMPLIANCE)

PLEASE SEE SHEET M-1 FOR WHOLE HOUSE MECHANICAL VENTILATION COMPLIANCE WITH 2018 IECC SECTION R403.6.



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

REFER TO SHEET A-1 FOR ELEVATION NOTES


12
12
12
12
WDH2104I0
WDH2104I0
WDH2104I0

FOUNDATION NOTES

1. FOR SPECIFICATIONS SEE SHEET SP-1.
2. FOR DETAILS AND WALL SECTIONS SEE SHEET D-1
3. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED TO 12" O.C. UNDER CERAMIC TILE FLOOR AREAS.
4. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED TO 12" O.C. UNDER TUB AREAS.
5. IF CONCRETE FLOOR, JOISTS & STEEL FOR FIRST FLOOR IS NOT IN PLACE FOUNDATION WALLS SHALL BE BRACED WITH 2"x8" @ 45° TO TOP OF FOUNDATION WALLS 8'-0" O.C. AND AT ALL FOUNDATION CORNERS 12'-0" FROM WALLS.
6. ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 3,000 PSF.
7. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED (2"x4" STUDS w/ 1/2" DRYWALL BOTH SIDES).
8. DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS

BASEMENT WALLS, FOUNDATIONS, INTERIOR FLOOR SLABS (EXCEPT GARAGE), AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER IS REQUIRED TO HAVE A MINIMUM 3,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS, AND BE AIR ENTRAINED (5-7% BY VOLUME) WHERE SUBJECT TO FREEZING AND THAWING. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE EXPOSED TO THE WEATHER IS REQUIRED TO HAVE A MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AND BE AIR ENTRAINED (5-7% BY VOLUME). PORCHES, CARPORT SLABS, STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS ARE REQUIRED TO HAVE A MINIMUM 3500 PSI COMPRESSIVE STRENGTH, BE AIR ENTRAINED (5-7% BY VOLUME), AND THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL NOT EXCEED THE PERCENTAGES OF TOTAL WEIGHT OF CEMENTITIOUS MATERIALS WHERE EXPOSED TO DEICING CHEMICALS.

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

BACKFILL NOTE:
DUE TO THE LARGE FORCES THAT WILL BE CREATED BY THE SOIL NEXT TO THE BASEMENT WALL, IT IS IMPERATIVE THAT THE BACKFILL NOT BE PLACED UNTIL AFTER THE BASEMENT FLOOR SLAB HAS BEEN POURED AND THE UPPER PORTIONS OF THE WALL ARE RESTRAINED BY EITHER THE FIRST FLOOR OR BY A HORIZONTAL BRACING SYSTEM OR BY BOTH. IT IS ALSO IMPERATIVE THAT THE BACKFILL NOT BE OVER COMPACTED AS THE FORCES GENERATED BY THE SOIL COULD CRACK THE FOUNDATION WALL.

LVL FASTENING SCHEDULE

NOTES:
1. CONFIRM ADEQUACY OF THE BEAM (DEPTH AND NUMBER OF PIECES) FOR CARRYING THE DESIGNATED LOAD.
2. STRESS LEVEL FOR NAIL AND BOLT VALUES IS 100%, INCREASES OF 15% FOR SNOW LOADED OR 25% FOR NON-SNOW LOADED FLOOR CONDITIONS ARE PERMITTED.
3. TOP AND BOTTOM ROW OF CONNECTORS SHOULD BE 2" FROM EDGE.
4. BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS, USE WASHERS UNDER HEAD AND NUT.
5. FOR THREE-RIDGE NUMBERS, SPECIFIED MEMBERS IS THE SAME ON EACH SIDE.
6. TO MINIMIZE ROTATION, FOUR - PIECE MEMBERS SHOULD ONLY BE USED WHEN LOADS ARE APPLIED TO BOTH SIDES OR CONNECTED ACROSS THE TOP OF THE MEMBERS.
7. FOUR-PIECE MEMBERS MUST BE BOLTED OR ATTAGHED WITH 6" SCREWS FROM BOTH SIDES.
8. FLIGHT JOINTS MUST BE ATTACHED WITH APPROVED METAL HANGERS.
9. SCREWS ARE NOT PER SPECIFIC DESIGN STRONG - TIE 2009 INSTALLED PER MANUFACTURER INSTRUCTIONS. SCREWS FOR 3-PLY AND 4-PLY MEMBERS MUST BE FROM BOTH SIDES OF BEAM.
10. FASTENMASTER TRUSSLOK SCREWS FOR 2-PLY, 3-PLY, OR 6 ½" LONG FOR 4-PLY, CONNECTIONS MAY BE DOUBLED FOR 12" ON-CENTER SPACING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DO NOT OVERTIGHTEN SCREWS.

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (POUND PER LINERAL FOOT)

PIECES & MEMBER	10D NAILS A & B	1/2" BOLTS SCREWS (NOTES 9) C & D	TRUSSLOK E
	2 ROWS @ 12" O.C.	2 ROWS @ 12" O.C.	2 ROWS @ 24" O.C. STAGGERED
	2 ROWS @ 8" O.C.	3 ROWS @ 12" O.C.	
2	505	760	505	1015	500	995	545
3	380	570	380	760	375	745	410
4	NOT PERMITTED		340	675	330	665	335

A (NAILS) & F (SCREWS) TWO ROWS 12" O.C.

B (NAILS) THREE ROWS 12" O.C.

C (BOLTS) & E (SCREWS) & G (TRUSSLOK SCREWS - NOTE 10) TWO ROWS 24" O.C. STAGGERED

D (NAILS) & F (SCREWS) TWO ROWS 12" O.C.

1 3/4" MULTIPLE PILES

2 PLY (IN SUPPORTING) | 3 PLY (IN SUPPORTING) | 4 PLY (IN SUPPORTING) | 4 PLY (IN SUPPORTING) | 4 PLY (ON DIRECTION)

FRAMING NOTES: DEAD LOAD 10#/S.F.

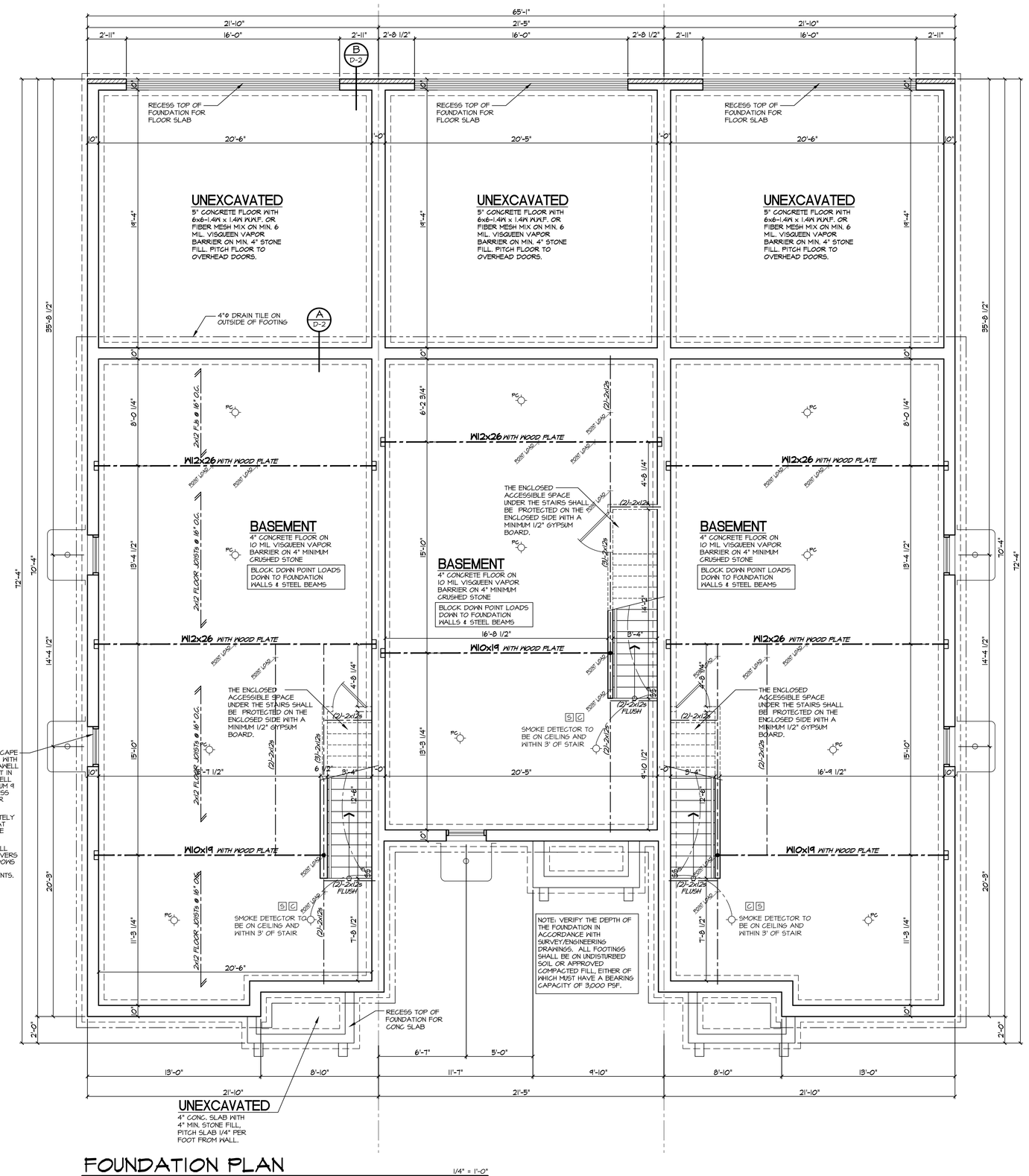
CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS, FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

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

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUS JOIST MAC MILLAN" OR APPROVED EQUAL.
T.JI JOISTS ARE MANUFACTURED BY " TRUS JOIST MAC MILLAN" OR APPROVED EQUAL.

CADD REF : 325082 -2175



FOUNDATION PLAN

1/4" = 1'-0"

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

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WKO ARCHITECTS INC.
E-mail

BASEMENT/ FOUNDATION PLAN

08/06/25
DATE

LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS

EXPIRES 11/30/2026
SIGNATURE

APP'D:	WKO
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SHEET NUMBER
A-3
OF 15

FRAMING NOTES: DEAD LOAD 10#/S.F.

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

ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR #2			HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12" O.C.	14'-4"	18'-4"	22'-11"	28'-6"
16" O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD				
12" O.C.			19'-0"	22'-6"
16" O.C.			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD				
12" O.C.			17'-3"	20'-4"
16" O.C.			15'-5"	17'-7"

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

GENERAL NOTES

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

LVL FASTENING SCHEDULE

NOTES:
1. CONFIRM ADEQUACY OF THE BEAM (DEPTH AND NUMBER OF PIECES) FOR CARRYING THE DESIGNATED LOAD.
2. STRESS LEVEL FOR NAIL AND BOLT VALUES IS 100%. INCREASES OF 15% FOR SNOW LOADED OR 25% FOR NON-SNOW LOADED FLOOR CONDITIONS ARE PERMITTED.
3. TOP AND BOTTOM ROW OF CONNECTORS SHOULD BE 2" FROM EDGE.
4. BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBER. USE WASHERS UNDER HEAD AND NUT.
5. FOR THREE-PIECE MEMBER, SPECIFIED NAILING IS FROM THE EACH SIDE.
6. TO MINIMIZE ROTATION, FOUR - PIECE MEMBERS SHOULD ONLY BE USED WHEN LOADS ARE APPLIED TO BOTH SIDE, OR COMPLETELY ACROSS THE TOP OF THE MEMBER.
7. FOUR-PIECE MEMBERS MUST BE BOLTED OR ATTACHED WITH 6" SCREWS FROM BOTH SIDES.
8. FLOOR JOISTS MUST BE ATTACHED WITH APPROVED METAL HANGERS.
9. SCREWS ARE USP HS SERIES OR SIMPSON STRONG - TIE SDS INSTALLED PER MANUFACTURER INSTRUCTIONS. SCREWS FOR 3-PLY AND 4-PLY MEMBERS MUST BE FROM BOTH SIDES OF BEAM.
10. FASTENMASTER TRUSSLOK SCREWS FOR 2-PLY, 3-PLY, OR 6 1/2" LONG FOR 4-PLY, CONNECTIONS MAY BE DOUBLED FOR 12" ON-CENTER SPACING. INSTALL PER MANUFACTURER'S RECOMMENDATION. DO NOT OVERTIGHTEN SCREWS.

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (POUND PER LINERAL FOOT)

PIECE MEMBER	120 NAILS A	120 NAILS B	1/2" BOLTS C	1/2" BOLTS D	SCREWS (NOTES 9) E	SCREWS (NOTES 9) F	TRUSSLOK G
	2 ROWS 3 POINT 16" O.C.	3 ROWS 3 POINT 24" O.C.	2 ROWS 3 POINT 24" O.C.	3 ROWS 3 POINT 24" O.C.	2 ROWS 3 POINT 24" O.C.	3 ROWS 3 POINT 24" O.C.	2 ROWS 3 POINT 24" O.C.
2	505	760	505	1015	500	995	995
3	380	570	380	760	375	745	575
4	NOT PERMITTED		440	675	330	665	435

A (NAILS) & F (SCREWS) TWO ROWS 12" O.C.

B (NAILS) THREE ROWS 12" O.C.

C (BOLTS) & E (SCREWS) & G (TRUSSLOK SCREWS - NOTE 10) TWO ROWS 24" O.C. STAGGERED

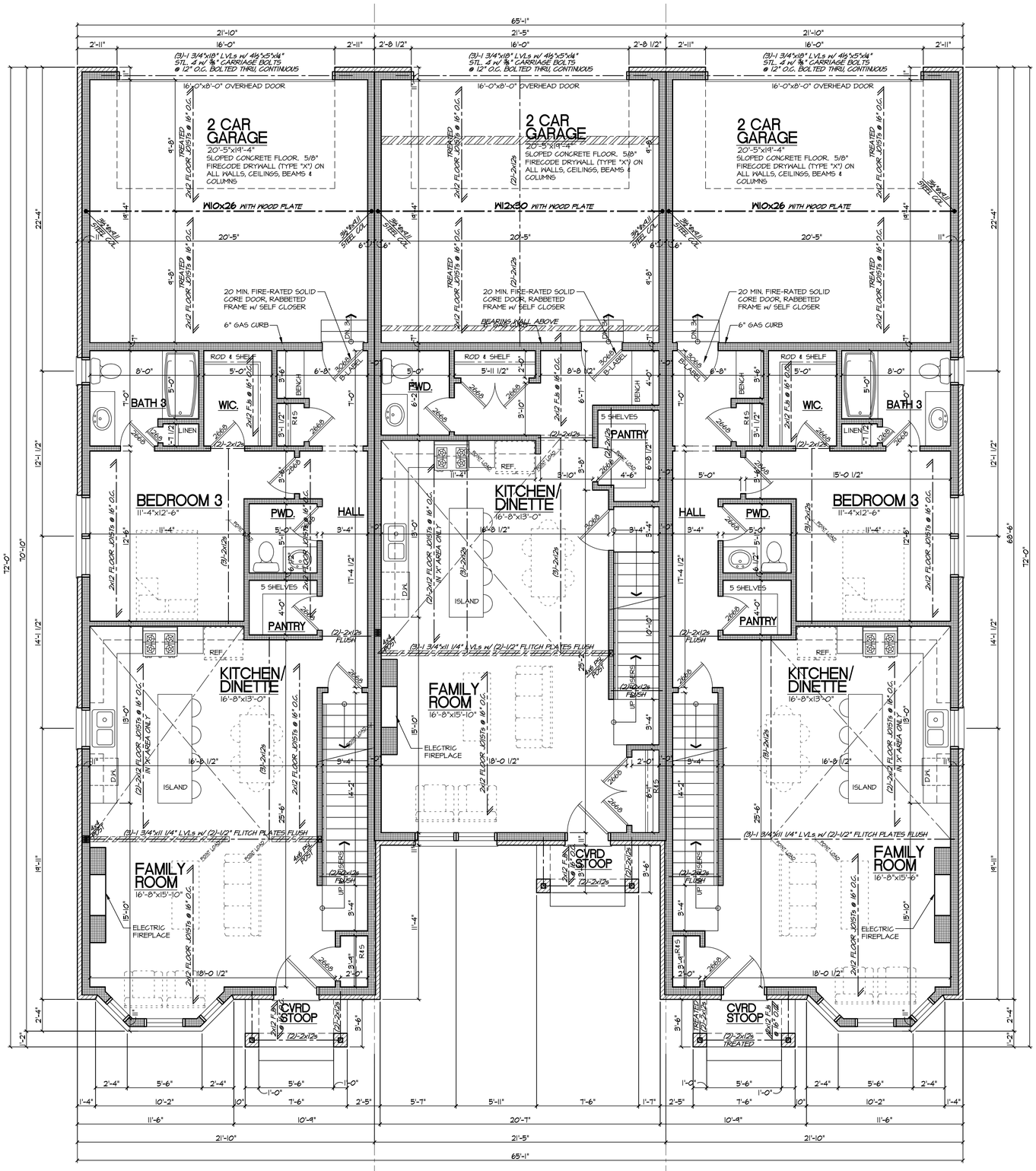
D (NAILS) & F (SCREWS) TWO ROWS 12" O.C.

1 3/4" MULTIPLE PILES

2 PLY (NO CONNECTION) | 3 PLY (W/ CONNECTION) | 4 PLY (W/ CONNECTION) | 4 PLY (W/ CONNECTION) | 4 PLY (NO CONNECTION)

LIGHT AND VENTILATION SCHEDULE

ROOMS	FLOOR AREA	LIGHT REQ'D	LIGHT ACTUAL	VENT REQ'D	VENT ACTUAL	MECH. REQ'D	MECH. ACTUAL
KITCHEN/DINETTE	345	31.6	34.8	15.8	37.8		
PREP KITCHEN	117	9.4	14.7	4.7	14.0		
SUN ROOM	256	20.5	52.2	10.3	38.4		
DINING ROOM	240	19.2	44.1	9.6	28.0		
GREAT ROOM	440	35.2	41.2	17.6	19.5		
STUDY	191	15.3	44.1	7.7	28.0		
SITTING ROOM	160	12.8	29.4	6.4	28.0		
MASTER SUITE	245	19.6	29.4	9.8	28.0		
BEDROOM 2	358	28.6	88.2	14.3	56.0		
MASTER BATH	175					263	275 cfm
MASTER WC	24					36	50 cfm
POOL BATH	60					90	100 cfm
BATH 2	125					188	200cfm
PWD	42					63	75 cfm
PWD 2	30					45	50 cfm
BEDROOM 3	238	19.0	44.1	8.0	28.0		
BEDROOM 4	238	19.0	44.1	8.0	28.0		
BATH 3	76					114	125 cfm
BATH 4	77					116	125 cfm
BASEMENT (2%)	4232	84.6	72.0	84.6	72.0		



FIRST FLOOR PLAN

1/4" = 1'-0"

CAD REF : 325082 - 5356

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

WKOLSON ARCHITECTS INC.
14334 Town Center Dr.
Homer Glen, Illinois 60491
Tel (708)301-6111
Fax (708)301-2503
E-mail wkolsonarc@AOL.com

FIRST FLOOR PLAN

08/06/25
DATE
LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS
EXPIRES 11/30/2026
SIGNATURE

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB
DATE:	12/05/25
PROJ NO:	325082
PREV NO:	(-)

SHEET NUMBER
A-4
OF 15

FRAMING NOTES: DEAD LOAD 10#/S.F.

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

ALLOWABLE SPANS ARE AS FOLLOWS:

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

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUS JOIST MAC MILLAN" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY " TRUS JOIST MAC MILLAN" OR APPROVED EQUAL.

GENERAL NOTES

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

BASEMENT WALLS, FOUNDATIONS, INTERIOR FLOOR SLABS (EXCEPT GARAGE), AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER IS REQUIRED TO HAVE A MINIMUM 3,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS, AND BE AIR ENTRAINED (5-7% BY VOLUME) WHERE SUBJECT TO FREEZING AND THAWING. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE EXPOSED TO THE WEATHER IS REQUIRED TO HAVE A MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AND BE AIR ENTRAINED (5-7% BY VOLUME), PORCHES, CARPORT SLABS, STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS ARE REQUIRED TO HAVE A MINIMUM 3500 PSI COMPRESSIVE STRENGTH, BE AIR ENTRAINED (5-7% BY VOLUME), AND THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL NOT EXCEED THE PERCENTAGES OF TOTAL WEIGHT OF CEMENTITIOUS MATERIALS WHERE EXPOSED TO DEICING CHEMICALS.

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

BACKFILL NOTE:
DUE TO THE LARGE FORCES THAT WILL BE CREATED BY THE SOIL NEXT TO THE BASEMENT WALL, IT IS IMPERATIVE THAT THE BACKFILL NOT BE PLACED UNTIL AFTER THE BASEMENT FLOOR SLAB HAS BEEN POURED AND THE UPPER PORTIONS OF THE WALL ARE RESTRAINED BY EITHER THE FIRST FLOOR OR BY A HORIZONTAL BRACING SYSTEM OR BY BOTH. IT IS ALSO IMPERATIVE THAT THE BACKFILL NOT BE OVER COMPACTED AS THE FORCES GENERATED BY THE SOIL COULD CRACK THE FOUNDATION WALL.

LVL FASTENING SCHEDULE

NOTES:
1. CONFIRM ADEQUACY OF THE BEAM DEPTH AND NUMBER OF PIECES) FOR CARRYING THE DESIGNATED LOAD.
2. STRESS LEVEL FOR NAIL AND BOLT VALUES IS 100%. INCREASES OF 15% FOR SNOW LOADED OR 25% FOR NON-SNOW LOADED FLOOR CONDITIONS ARE PERMITTED.
3. TOP AND BOTTOM ROW OF CONNECTIONS SHOULD BE 2" FROM EDGE.
4. BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBER. USE WASHERS UNDER HEAD AND NUT.
5. FOR THREE-PIECE MEMBER, SPECIFIED NAILING IS FROM THE EACH SIDE.
6. TO PREVENT ROTATION FOR - PIECE MEMBERS SHOULD ONLY BE USED WHEN LOADS ARE APPLIED TO BOTH SIDE, OR COMPLETELY ACROSS THE TOP OF THE MEMBER.
7. FOR MULTIPLE MEMBERS MUST BE BOLTED OR ATTACHED WITH 6" LONG SCREWS FROM BOTH SIDES.
8. FLOOR JOISTS MUST BE ATTACHED WITH APPROVED METAL HANGERS.
9. SCREWS: USP WS SERIES OR SIMPSON STRONG - TIE SDS INSTALLED PER MANUFACTURER INSTRUCTIONS. SCREWS FOR 3-PLY AND 4-PLY MEMBERS MUST BE FROM BOTH SIDES OF BEAM.
10. FASTENMASTER TRUSSLOK SCREWS FOR 2-PLY, 3-PLY, OR 4-PLY CONNECTIONS MAY BE DOUBLED FOR 12" ON-CENTER SPACEING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DO NOT OVERTIGHTEN SCREWS.

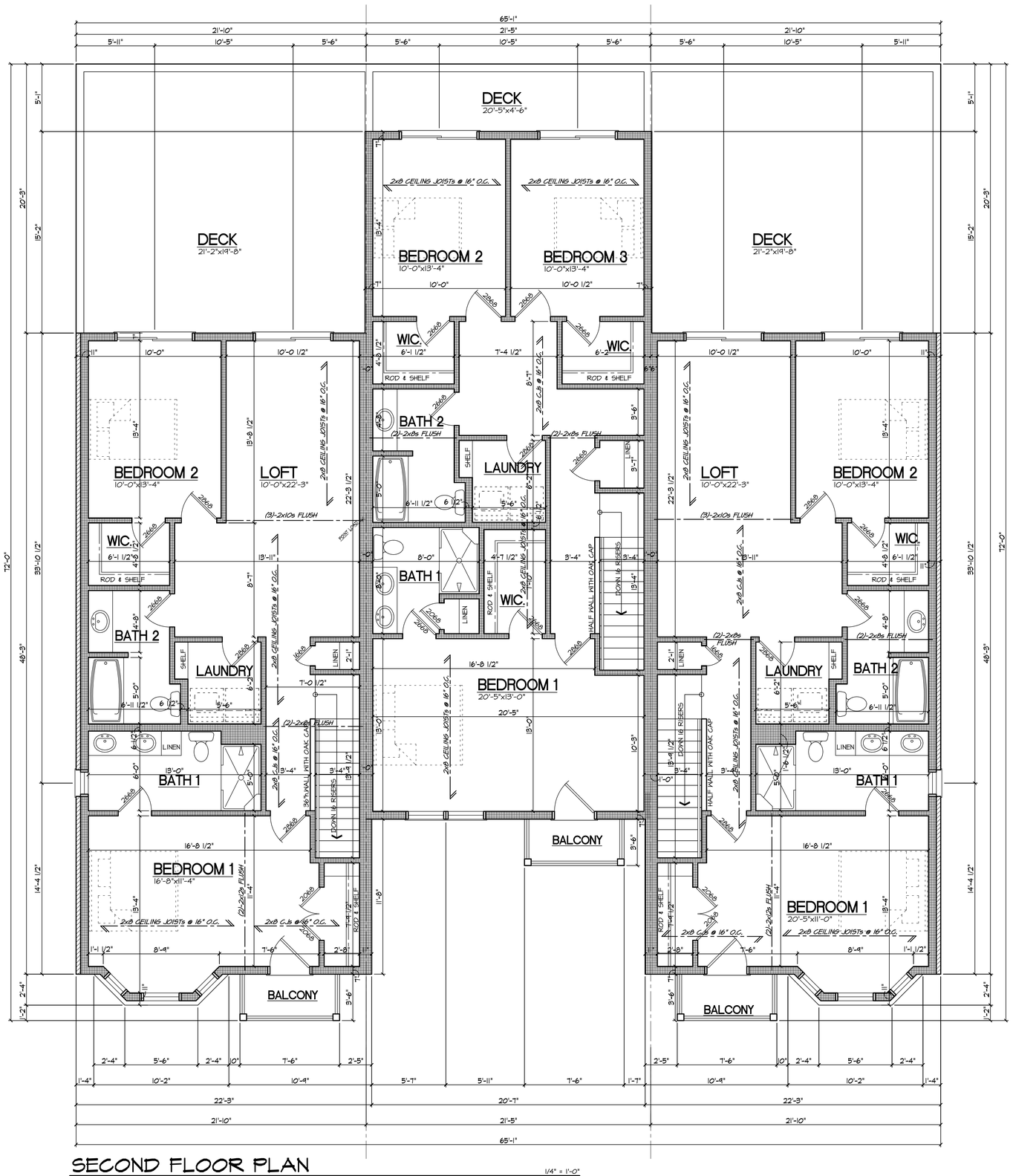
MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (POUND PER LINERAL FOOT)

PIECES MEMBER	16D NAILS A	16D NAILS B	1/2" BOLTS/SCREWS (NOTES 9) C	1/2" BOLTS/SCREWS (NOTES 9) D	TRUSSLOK A	TRUSSLOK B	TRUSSLOK G
	2 ROWS 16" O.C.	3 ROWS 24" O.C.	2 ROWS 24" O.C.	3 ROWS 24" O.C.	2 ROWS 16" O.C.	3 ROWS 24" O.C.	2 ROWS 16" O.C.
2	505	760	505	1015	600	995	995
3	380	570	380	760	375	745	745
4	HOT MINATED		340	675	330	665	665

A (NAILS) & F (SCREWS) TWO ROWS 12" O.C.
B (NAILS) THREE ROWS 12" O.C.
C (BOLTS) & E (SCREWS) & G (TRUSSLOK SCREWS - NOTE 10) TWO ROWS 24" O.C. STAGGERED
D (NAILS) & F (SCREWS) TWO ROWS 12" O.C.

1 3/4" MULTIPLE PILES

2 PLY (ON CONNECTION) 3 PLY (ON CONNECTION) 4 PLY (4C CONNECTION) 4 PLY (4C CONNECTION) 4 PLY (2NS CONNECTION)



SECOND FLOOR PLAN

1/4" = 1'-0"

CAD REF : 325082 - 1059

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

WKO ARCHITECTS INC.
14334 Town Center Dr.
Homer Glen, Illinois 60491
Tel (708)301-6111
Fax (708)301-2503
E-mail wkolsonarc@AOL.com

SECOND FLOOR PLAN

08/06/25
DATE
LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS
EXPIRES 11/30/2026
SIGNATURE

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB
DATE:	12/05/25
PROJ NO:	325082
PREV NO:	(-)

SHEET NUMBER
A-5
OF 15

PLUMBING GENERAL NOTES

PLUMBING PIPING

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

B. WASTE, VENT, DOMESTIC WATER.

2.01 PIPING MATERIALS
A. OPTIONS
1. CAST IRON HUBLESS SANITARY PIPE AND FITTINGS: CISPI STD. 301.
2. CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT: ASTM A 74.
3. CAST IRON SOIL PIPE AND FITTINGS, EXTRA HEAVY WEIGHT: ASTM A 74.
4. STEEL PIPE: ASTM A 53.
5. MALLEABLE IRON FITTINGS, ISO LB.: ASTM A 197.
6. PIPE THREADS: ANSI B2.1.
7. NIPPLES, PIPE (THREADED): FED SPEC. WW-N-351.
8. COPPER WATER TUBE: ASTM B 88.
9. COPPER DRAINAGE TUBE DWV: ASTM B 306.
10. WROUGHT COPPER AND BRONZE SOLDER-JOINT PRESSURE FITTINGS: ANSI B16.24.
11. WROUGHT COPPER AND WROUGHT COPPER ALLOY SOLDER-JOINT DRAINAGE FITTINGS: ANSI B16.29.
12. CAULKING LEAD: FED. SPEC. QQ-L-40 (2).
13. SHEET LEAD, FED. SPEC. QQ-L-201.
14. SHEET COPPER: ASTM B 152.
15. NO-HUB STAINLESS STEEL COUPLING AND GASKETS: CISPI STD. 5-301.
16. PVC AND ABS DWV PIPE FITTINGS: ASTM D 2665 FOR PVC AND ASTM D 2661 FOR ABS.
17. PVC AND ABS SOLVENT CEMENTS: ASTM D 2564 FOR PVC AND ASTM D 2235 FOR ABS.

2.02 JOINTS AND CONNECTIONS
A. OPTIONS
1. CAST IRON, HUB AND SPIGOT: PACKED WITH OAKUM AND FINISHED WITH LEAD NOT LESS THAN 1 INCH DEEP, WELL CAULKED.
2. CAST IRON, NO-HUB: NEOPRENE GASKET AND STAINLESS STEEL RETAINING RING.
3. BETWEEN LEAD AND BRASS: FERRULES OR SOLDERING NIPPLES WITH WIPED JOINTS 3/8" THICK AND 3/4" EACH SIDE OF JOINTS.
4. SCREWED JOINTS: AMERICAN NATIONAL STANDARD WITH PIPE FREE FROM CUTTING AND BURRS. THREE THREADS EXPOSED MAXIMUM.
5. SOLDERED JOINTS: 95-5 TIN-ANTIMONY SOLDER. SLIP JOINTS: USE FOR PLUMBING TRAP SEALS ON INLET SIDE ONLY.
6. BETWEEN COPPER AND FERROUS MATERIALS: INSULATING DIELECTRIC UNION.
7. FLANGED JOINTS: FURNISH WITH COMPANION FLANGE AND CLOTH INSERTED RUBBER GASKET.
8. FLANGED BOLTS: ASTM A 354, MINIMUM GRADE BD, ALLOY STEEL WITH HEX NUTS IN COMPLIANCE WITH ANSI B18.22 AND STANDARD ROLLED STEEL WASHERS.
9. ASSEMBLY FOR HUBLESS PIPING: AS RECOMMENDED BY THE MANUFACTURER.
10. SOLVENT WELD, PVC: AS RECOMMENDED BY PIPE MANUFACTURER.
11. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCERS, INCREASERS OR REDUCING FITTINGS. BUSHINGS WILL NOT BE PERMITTED.

2.03 PIPE SLEEVES
A. SCHEDULE 40 BLACK STEEL, GALVANIZED 26 GAGE STEEL, PROVIDE FOR ALL PIPES THROUGH WALLS AND FLOORS.

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

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

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

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

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

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

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

C. APPROVED MANUFACTURERS: ZURN, JOSAM OR JONESPEC.

D. PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE FOR EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK.

3.01 INSTALLATION
A. BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER.

B. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING. PITCH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

C. EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE BETWEEN STRUCTURES AND THROUGH JOIST WEBBING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

D. PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

E. APPLY LUBRICANT TO SCREW JOINT MALE THREADS.

F. METAL TO BE SOLDERED SHALL BE CLEANED AND FLUXED AS SUITABLE FOR THE SOLDER USED.

G. NOTCHING OF COPPER TUBING OR PLASTIC PIPING FOR CONNECTIONS WILL NOT BE PERMITTED.

H. NO SEWER OR WATER PIPE SHALL BE ALLOWED UNDER THE GARAGE SLAB.

3.02 INSTALLATION
A. PIPE SLEEVES:
1. EXTEND SLEEVE 1/4 INCH BEYOND FINISHED SURFACE.
2. PROVIDE CLEARANCE BETWEEN SLEEVE AND PIPE OR BETWEEN SLEEVE AND INSULATION TO ALLOW FOR PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION.
3. INSULATION SHALL PASS CONTINUOUS THROUGH THE SLEEVE.
4. CAULK BETWEEN SLEEVE AND PIPE OR SLEEVE AND INSULATION.
5. ESCUTCHEONS: FIT AROUND INSULATION WHERE PRESENT.
6. WATER HAMMER ARRESTERS: INSTALL AS REQUIRED.
7. CLEAN OUTS: INSTALL AS REQUIRED 50'-0" MAX. PROVIDE ADDITIONAL CLEANOUTS WHERE REQUIRED BY LOCAL CODES AND FOR CONVENIENCE OF TESTING AND ERECTION AT CONTRACTOR'S OPTION.
8. FRAMES AND COVERS SHALL BE FLUSH WITH ADJOINING ARCHITECTURAL FINISH.

PLUMBING HANGERS AND SUPPORTS

1.01 DESCRIPTION
A. PROVIDE HANGERS FOR ALL PIPING NOT INDICATED BELOW GRADE. USE HANGERS CAPABLE OF ADJUSTMENT.

2.01 HANGERS AND SUPPORTS
A. HANGERS FOR BLACK OR GALVANIZED STEEL PIPE SHALL BE GRINNELL, MODEL NO. 65 OR APPROVED EQUAL.

B. HANGERS FOR CAST IRON PIPE SHALL BE GRINNELL, MODEL NO. 260 OR APPROVED EQUAL.

C. HANGERS FOR COPPER TUBING SHALL BE GRINNELL, MODEL NO. 97 C OR APPROVED EQUAL.

D. TRAPEZE HANGERS OF A TYPE APPROVED BY THE OWNER'S REPRESENTATIVE MAY BE USED WHERE PIPES ARE DESIGNED TO RUN PARALLEL AT THE SAME ELEVATION.

E. PROVIDE ISOLATION HANGER WITH PROTECTIVE SHIELD, GRINNELL, MODEL NO. 300 108 OR APPROVED EQUAL, FOR ALL INSULATED PIPING. AT HANGER POINTS, PROVIDE 6 INCH LONG SECTION OF 1/2 INCH THICK CALCIUM SILICATE SECTIONAL PIPE INSULATION WITH FACTORY LONGITUDINAL LAP. SEAL BUTT JOINTS WITH INSULATING CEMENT.

F. STRAP HANGERS: NOT PERMITTED.

G. INSERTS: IN CONCRETE, GRINNEL MODEL NO. 285 OR APPROVED EQUAL HAVING ADJUSTMENT FROM 3/4 INCH THROUGH 1-1/4 INCH. IN METAL DECKS READHEAD SDI OR APPROVED EQUAL.

I. SIDE BEAM CLAMPS: PROVIDE WHEN SUPPORTING FROM STRUCTURAL STEEL MEMBERS, GRINNELL, MODEL 225 OR APPROVED EQUAL.

J. OTHER SUPPORTS: OBTAIN OWNER'S REPRESENTATIVE APPROVAL FOR OTHER METHODS OF SUPPORT.

3.01 SPACING OF HANGERS
A. PROVIDE HANGER AT EACH CHANGE OF DIRECTION.

B. SPACE HANGERS AND SUPPORTS TO PREVENT SAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES WITH SPACING NO GREATER AND ROD NO SMALLER THAN SHOWN ON THE FOLLOWING TABLE. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

C. FERROUS PIPING AND COPPER TUBING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
1/2" THROUGH 1-1/2"	6 FT.	5/8"
2" THROUGH 3"	10 FT.	1/2"
4" THROUGH 5"	12 FT.	5/8"
6" AND LARGER	16 FT.	3/4"

D. CAST IRON PIPING:

DIAMETER OF PIPE	MAXIMUM SPACING	ROD SIZE
2" AND 3"	EACH JOINT	5/8"
4" AND 5"	EACH JOINT	1/2"
6" AND 8"	EACH JOINT	3/4"
10" THROUGH 15"	EACH JOINT (TWO HANGERS)	3/4"

CADD REF.: 325082

PLUMBING, FIXTURES, TRIM AND DRAINS

1.01 MANUFACTURER
A. MANUFACTURER SHALL BE AS SPECIFIED HEREIN OR APPROVED EQUAL.

2.01 PIPING
A. PIPING TO SERVE FIXTURES AND EQUIPMENT AND EXPOSED TO VIEW IN FINISHED AREAS SHALL BE BRASS, CHROMIUM PLATED.

2.02 SUPPORTS
A. PROVIDE ALL BRACKETS, PLATES, CARRIERS, ANCHORS AND FASTENING DEVICES REQUIRED FOR ANCHORING THE FIXTURES RIGIDLY IN PLACE.

2.03 FIXTURES
A. PROVIDE PLUMBING FIXTURES AS SCHEDULED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS, AMERICAN STANDARD, KOHLER, ELJER OR APPROVED EQUAL.

B. WATER CLOSETS 3 1/2 GALLON PER FLUSH MAXIMUM, SHOWERS, LAVS AND SINKS 3 GALLON PER MINUTE FLOW CONTROL.

2.04 PLUMBING DRAINS

A. FURNISH WITH SEEPAGE FLANGE WHERE INSTALLED WITH PANS OR FLASHING, FURNISH CLAMPING

B. ALL DRAINS SHALL BE OF THE SAME MANUFACTURER.

C. PROVIDE FLOOR DRAINS WITH 4 INCH DEEP SEAL TRAPS.

D. PROVIDE ALL DRAINS AS SHOWN ON DRAWINGS OR AS REQUIRED.

E. PROVIDE GRAY BOX WITH SILL FAUCETS AND ONE STANDPIPE FOR CLOTHES WASHER AND 2" DRAIN.

3.01 INSTALLATION
A. DRAIN SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS; ACCESSIBLE AND LOCATED TO SUIT EQUIPMENT APPROVED FOR INSTALLATION. WHERE FLUSH VALVES ARE SPECIFIED WITH FIXTURES, THE SUPPLY TO THE VALVE IN EACH ROOM SHALL BE AT THE SAME HEIGHT FOR THE TYPE OF FIXTURE AND THE VALVE SHALL BE SET IN PLACE SO THAT THE CENTER LINE OF THE VALVE DISCHARGE IS DIRECTLY ABOVE THE CENTER LINE OF FIXTURE STUD. BENDING OF NIPPLE BETWEEN THE VALVE AND THE STUD TO ACHIEVE CONNECTION WILL NOT BE PERMITTED.

B. CHROME PLATED PIPING REQUIRING THE USE OF WRENCH SHALL BE PROTECTED FROM DAMAGE.

GAS PIPING

1.01 PIPING
A. SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. PIPE SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE FITTINGS

2.01 INSTALLATION
A. PIPING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

B. INSTALL GAS SHUTOFF AND GAS MANIFOLDS AS INDICATED OR REQUIRED.

C. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS PIPING TO ALL APPLIANCES, HEATING APPARATUS, HOT WATER HEATERS FIREPLACES.

DOMESTIC HOT AND COLD WATER

1.01 DESCRIPTION
A. THE WORK INCLUDES FURNISHING AND INSTALLING HOT AND COLD WATER PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN OR AS REQUIRED.

2.01 PIPING
A. HOT AND COLD WATER PIPING SHALL BE COPPER WATER TUBE HARD TEMPER, TYPE "L" WITH WROUGHT SOLDER FITTINGS ABOVE FLOOR AND SOFT TEMPER TYPE "K" WITH WROUGHT SOLDER FITTINGS BELOW GRADE.

2.02 GATE VALVES
A. SPECIFIED IN SECTION, PLUMBING VALVES .

B. PROVIDE FREEZE-PROOF HOSE BIBS WHERE INDICATED ON DRAWINGS WITH VACUUM BREAKERS.

C. PROVIDE CHROME PLATED FIXTURE SUPPLIES AND STOPS FOR EVERY FIXTURE CONNECTION.

3.01 INSTALLATION
A. NOTCHING OF PIPE FOR CONNECTION NOT PERMITTED.

B. WHERE POSSIBILITY OF BACKFLOW FROM THE DRAIN TO THE SUPPLY FITTING EXISTS, INSTALL VACUUM BREAKERS.

C. NOT MORE THAN ONE LAVATORY, SINK, OR SIMILAR FIXTURE SHALL BE SUPPLIED BY A 1/2 INCH BRANCH. LINEAR DIMENSIONS NOT TO EXCEED 5 FEET.

D. MAKE CONNECTION TO EQUIPMENT AND FIXTURES INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.

E. HOT WATER BRANCH CONNECTIONS TO DISTRIBUTION MAINS SHALL BE TOP TAKE-OFF, SWING JOINT TYPE.

F. ALL PIPING INSTALLED BELOW GROUND SHALL RECEIVE TWO COATS OF KOPPERS NO. 50 OR APPROVED EQUAL.

G. PROVIDE A 12" AIR CHAMBER AT EVERY FIXTURE AND A 24" AIR CHAMBER AT TOP OF RISERS.

H. WATER METER SIZE SHALL BE 1" MIN. WITH 14" SPREAD OPENING.

PLUMBING INSULATION

1.01 DESCRIPTION
A. INSULATION SHALL NOT BE INSTALLED UNTIL TESTING PROCEDURES HAVE BEEN COMPLIED WITH AND ALL SURFACES HAVE BEEN CLEANED AND FREE OF DIRT, GREASE AND COMPLETELY DRIED.

B. MATERIALS SHALL COMPLY WITH UL 723, FLAME SPREAD RATING, NOT SURFACE TEST PERFORMANCE, AND SMOKE DEVELOPED RATING.

2.01 INSULATION
A. INSULATION FOR HOT AND COLD WATER PIPING, HORIZONTAL RAIN LEADERS & ROOF DRAIN ASSEMBLIES SHALL BE SECTIONAL GLASS FIBER AS MANUFACTURED BY OWENS CORNING FIBERGLASS TYPE ASJ/SSLI OR APPROVED EQUAL, WITH FACTORY APPLIED, ALL PURPOSE, FIRE RETARDANT JACKET.

B. INSULATION FOR EXPOSED HOT AND COLD WATER PIPING SHALL BE SECTIONAL GLASS FIBER AS MANUFACTURED BY OWENS CORNING FIBERGLASS TYPE ASJ/SSLII OR APPROVED EQUAL, WITH FACTORY APPLIED, .016 EMBOSSED ALUMINUM JACKET.

C. ADHESIVE SHALL BE BENJAMIN FOSTER 30-36, OR APPROVED EQUAL, WHITE INSULATION LAGGING ADHESIVE.

2.02 VAPOR BARRIER MASTIC
A. SHALL BE BENJAMIN FOSTER NO. 82-07, WHITE, OR APPROVED EQUAL.

3.01 INSTALLATION
A. HOT AND COLD WATER PIPING: SHALL BE INSULATED WITH 1 INCH THICK GLASS FIBER INSULATION HAVING A FACTORY APPLIED, ALL PURPOSE, FIRE RETARDANT JACKET WITH A MINIMUM R-4.0 PER INCH. CONCEALED AND EXPOSED PIPING SHALL HAVE THE INSULATION APPLIED WITH SIDE AND END JOINTS BUTTED TIGHTLY, SEAL JACKET LESS AND BUTT JOINT STRIPS WITH ADHESIVE.

4.01 PIPES IN EXTERIOR WALLS
A. ANY PIPES IN EXTERIOR WALLS MUST MAINTAIN INSULATION THICKNESS OF R-19 MIN. BETWEEN THE PIPE AND EXTERIOR SHEATHING (IECC w/AMMENDMENTS IRC2.1)

DOMESTIC WATER HEATER

1.01 DESCRIPTION
A. PROVIDE GAS FIRED WATER HEATING EQUIPMENT AS SHOWN ON DRAWINGS AND SPECIFIED.

2.01 WATER HEATER
A. AS PER CONTRACT.

B. PROVIDE PRESSURE TEMPERATURE RELIEF VALVE.

C. 100 DEGREES F TEMPERATURE RISE.

D. MIXING VALVE ASSEMBLY 140 DEGREES F AND 120 DEGREES F LEAVING WATER TEMPERATURE.

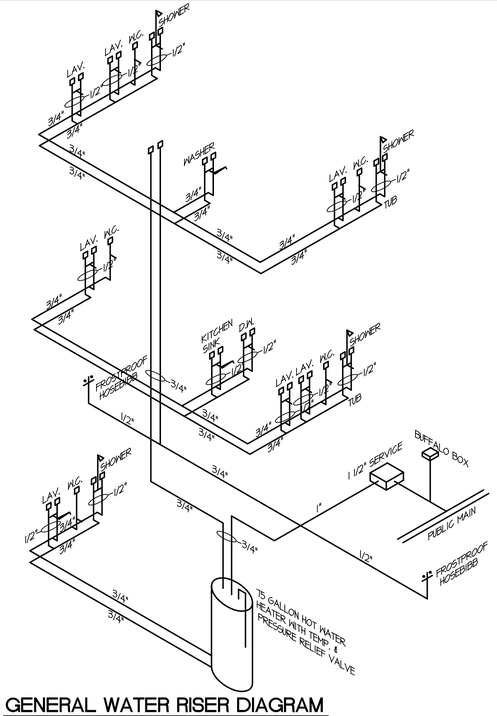
2.02 DISCHARGE PIPE
A. RELIEF VALVE DISCHARGE SHALL BE COPPER WATER TUBE, TYPE M.

3.01 INSTALLATION
A. WATER HEATER SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS.

B. DISCHARGE PIPE SHALL HAVE TERMINATING END CUT AT 45 DEGREE ANGLE.

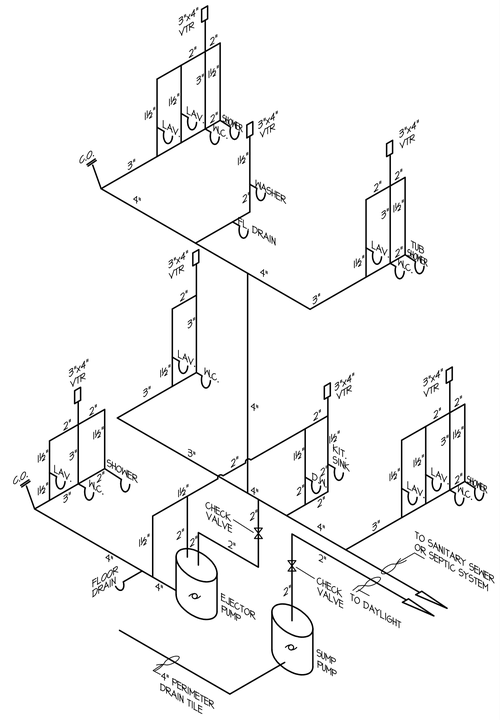
C. TERMINATE RELIEF VALVE DRAIN 2" ABOVE FLOOR DRAIN.

D. PROVIDE "SAFEPAN" IF H.H. IS ON 1st. OR 2nd. FLOOR OR AS REQUIRED BY LOCAL CODES.



GENERAL WATER RISER DIAGRAM

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



GENERAL SOIL WASTE AND VENT DIAGRAM

RETURN PIPES= PVC

HVAC GENERAL NOTES

HVAC PIPING, CONDENSATE DRAIN

1.01 DESCRIPTION
A. PROVIDE CONDENSATE DRAIN PIPING AS SPECIFIED HEREIN.
B. PROVIDE REFRIGERATION PIPING AS REQUIRED.

2.01 MATERIALS: CONDENSATE PIPING.
A. PIPING SHALL BE PVC: ASTM D2665.
B. FITTINGS SHALL BE PVC: ASTM D2466-402.
C. PVC SOLVENT CEMENT; ASTM D2564 FOR PVC.

2.02 MATERIALS: REFRIGERATION PIPING
A. PIPING SHALL BE COPPER TYPE "L".
B. FITTINGS SWEAT, ARGUSHIT BRAZED.
C. 15% SILVER SOLDER.

3.01 INSTALLATION
A. PROVIDE CONDENSATE DRAINS FOR ALL REFRIGERATION EVAPORATORS AND AIR CONDITIONING UNITS.
B. CONDENSATE DRAIN PIPING SHALL BE INSTALLED WITH TRAP AT THE COIL CONNECTION AND SHALL HAVE A MINIMUM SEAL DEPTH EQUAL TO THE RESPECTIVE AIR HANDLING UNIT FAN STATIC PRESSURE. DEPTH SHALL BE A MINIMUM OF 3".
C. PROVIDE REFRIGERATION PIPING AS REQUIRED.

HVAC INSULATION

1.01 DESCRIPTION
A. ALL CONGEALED LOW PRESSURE DUCT SYSTEMS SHALL BE INSULATED.

2.01 INSULATION
A. EXTERNAL INSULATION SHALL BE 1-1/2 INCH THICK, 3/4 POUND DENSITY, SCHULLER TYPE SMALL LITE, FSK SPIN-GLAS OR APPROVED EQUAL WITH AN EMBOSSED ALUMINUM FOIL FACING.
B. INTERNAL INSULATION SHALL BE 1-INCH THICK, 3/4" POUND DENSITY (G=0.28 @ 75° F) LINER SHALL HAVE A COATED AIR SIDE SURFACE TO PREVENT EROSION. APPLY ADHESIVES AND FASTENERS PER SMACNA AND THE MANUFACTURER. ALL TRANSVERSE EDGES TO BE COATED WITH ADHESIVE.
2.02 ADHESIVES, MASTIC, SEALANTS
A. ADHESIVE SHALL BE FOSTERS 85-20, STUDWELD PINS SHALL BE SEALED WITH FOSTERS 30-36 ADHESIVE.
B. ALL JOINTS, SEAMS AND BREAKS IN THE VAPOR BARRIER SHALL BE SEALED WITH FOSTERS 85-00, REINFORCED WITH 4 INCH WIDE GLASS FABRIC.

3.01 INSTALLATION
A. ALL SUPPLY AND RETURN AIR DUCTWORK IN UNCONDITIONED SPACE.
B. AIR SUPPLY DIFFUSER BACKS AND NECKS.
1. ALL AIR SUPPLY DIFFUSERS BACKS AND NECKS, SHALL BE INSULATED WITH 1-INCH THICK, 3/4 POUND DENSITY, MANVILLE R-SERIES SMALL LITE OR APPROVED EQUAL FIBERGLASS BLANKET INSULATION, HAVING A CONDUCTANCE (k) NO GREATER THAN 0.31. ADHERE INSULATION TO THE DUCT AS SPECIFIED BELOW.

HVAC UNITS

1.01 DESCRIPTION
A. INSTALL AIR CONDITIONING UNITS OF THE CAPACITIES INDICATED, COMPLETE WITH GAS-FIRED HEATING SYSTEM, WHERE INDICATED ON THE DRAWINGS.
B. UNIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ASHE AND ANSI CODES AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
C. UNIT SHALL BE RATED IN ACCORDANCE WITH THE LATEST ARI STANDARD 21. WHERE SPECIFIED OPERATING CONDITIONS ARE OTHER THAN ARI STANDARD CONDITIONS, CAPACITIES SHALL BE INTERPOLATED FROM ARI CONDITIONS.
D. ALL FURNACES TO BE EQUIPPED WITH A GENERAL MODEL #800 HUMIDIFIER.
E. ALL FLUES SHALL BE CLASS "B" AND EXTEND 6'-0" ABOVE ROOF.
F. COMBUSTION AIR INTAKES SHALL BE INSTALLED FOR FURNACE AND WATER HEATER IN ACCORDANCE WITH 2012 INTERNATIONAL BUILDING CODES.
G. CLASS "B" VENTS TO HAVE MINIMUM 1" CLEARANCE TO COMBUSTIBLES AND BE FIRESTOPPED AT FLOORS. CLASS "A" FLUES (WHERE REQUIRED) TO HAVE 2" CLEARANCE TO COMBUSTIBLES.
H. ALL FLUES SHALL BE ACCORDING TO SIZES REQUIRED AND U.L. APPROVED

1.02 MANUFACTURER
A. UNITS SHALL BE CARRIER, TRANE OR APPROVED EQUAL.

DUCTWORK, LOW PRESSURE, GALVANIZED STEEL (2" S.P. OR LESS).

1.01 QUALITY ASSURANCE
A. DUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "HVAC DUCT CONSTRUCTION STANDARDS" PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA)
B. ALL SUPPLY OPENINGS TO BE A MINIMUM OF 15'-0" FROM ANY AND ALL EXHAUST OPENINGS.
C. ALL FLOOR REGISTERS TO BE A MAXIMUM OF 4" FROM A WALL.
D. MINIMUM SUPPLY OR EXHAUST AIR TO BE 50 CFM.
E. DRYER EXHAUST SHALL BE 4" DUCTED TO EXTERIOR WITH SUITABLE CAP AND BACKDRAFT DAMPER. RUN IS LIMITED TO 25'-0" LESS 5'-0" FOR EVERY 90° ELBOW.
F. BATHROOM AND POWDER ROOM EXHAUST FAN SHALL BE SIZED IN ACCORDANCE WITH SCHEDULE AND DUCTED TO EXTERIOR WITH SUITABLE CAP AND BACKDRAFT DAMPER.

1.02 JOB CONDITIONS
A. INSPECT THE DRAWINGS AND VERIFY EXISTING CONDITIONS IN THE FIELD. REPORT CONFLICTS BEFORE STARTING FABRICATION.

2.01 DUCT MATERIAL
A. WEIGHTS AND GAGES SHALL BE IN ACCORDANCE WITH TABLE 1 OF "HVAC DUCT CONSTRUCTION STANDARDS" PUBLISHED BY SMACNA. DUCT MATERIAL SHALL BE GALVANIZED STEEL.

2.02 SPLITTER DAMPERS
A. SPLITTERS SHALL BE 18 GAGE GALVANIZED STEEL WITH HORIZONTAL AND VERTICAL DIMENSIONS SUFFICIENT TO CLOSE OFF AIR TO BRANCH. PROVIDE VENTLOK NO. 601 END BEARINGS AND VENTLOK NO. 640 DAMPER ASSEMBLY.

2.03 VOLUME DAMPERS
A. VOLUME DAMPERS SHALL BE 16 GAGE STEEL; SINGLE BLADE UP TO 8" X 8", OPPOSED BLADE ON ALL DUCTS OVER 8" X 8". PROVIDE VENTLOK NO. 601 END BEARINGS AND VENTLOK NO. 641 SELF-LOCKING REGULATOR. DAMPER RODS SHALL BE 1/2" SQUARE BARS WITH BLADES SECURELY RIVETED TO BAR.

2.04 TURNING VANES
A. SQUARE AND RECTANGULAR ELBOWS SHALL CONTAIN TITUS NO. AS-225 TURNING VANES.

2.05 HANGERS
A. IN ACCORDANCE WITH CHAPTER IV OF SMACNA / ANCI.

2.06 FLEXIBLE CONNECTIONS
A. FLEXIBLE CONNECTIONS SHALL BE PROVIDED FOR EACH AIR HANDLING DEVICE TO PREVENT TRANSMISSION OF VIBRATIONS. MAKE FLEXIBLE CONNECTION A MINIMUM OF 4 INCHES WIDE OF VENTGLAS AS MADE BY VENTFABRICS, INC.
B. EXCEPTION: KITCHEN EXHAUST CONNECTIONS ARE RIGID.

3.01 INSTALLATION
A. GENERAL: SPLIT, DIVIDE OR TURN DUCTS AS NECESSARY TO AVOID OBSTRUCTIONS AND, IN SUCH CASES, PROVIDE AIR STREAM DEFLECTORS AND INCREASE SIZE OF DUCT TO AN EQUIVALENT AREA.
B. SPLITTERS: RIGIDLY ATTACH SPLITTERS TO PIVOT ROD AND OPERATING LINKAGE. SET DAMPER ASSEMBLY ON RAISED INSULATED BASE ON INSULATED DUCTWORK.
C. VOLUME DAMPERS: SUPPLY AND MAKE-UP AIR DUCTWORK IN CONCEALED SPACES. SET REGULATOR ON RAISED BASE ON INSULATED DUCTWORK. MARK END OF DAMPER ROD TO SHOW DAMPER POSITION.
D. FLEXIBLE CONNECTIONS: SECURE FLEXIBLE CONNECTIONS TO DUCT AND UNIT WITH GALVANIZED STEEL STRAPS HOLDING THE MATERIAL IN FORMED GALVANIZED STEEL CHANNELS.
E. TEST PLUGS: PROVIDE SQUARE HEAD TYPE TEST PLUGS AS REQUIRED FOR INSERTION OF TEST APPARATUS. PROVIDE A RING AND A REMOVABLE INSULATION PLUG WHERE DUCTS ARE INSULATED.
F. PAINTING: PAINT INTERIOR OF DUCTWORK FLAT BLACK WHERE VISIBLE THROUGH GRILLES AND REGISTERS.
G. SEALING: DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH SMACNA "SEAL CLASS B".

3.02 CORRECTIONS
A. REMOVE ALL DUCTWORK FOUND TO VIBRATE, CHATTER OR PULSATE AND REPLACE WITH NEW DUCTWORK.

AIR DISTRIBUTION DEVICES

1.01 DESCRIPTION
A. AIR DISTRIBUTION DEVICES SHALL BE PROVIDED TO DELIVER THE INDICATED VOLUME OF SUPPLY AIR WITHOUT EXCEEDING THE NC RATING AS FOLLOWS:

2.01 GRILLES AND REGISTERS
A. MANUFACTURER SHALL BE TITUS, OR APPROVED EQUIVALENT.
B. GRILLES, AND REGISTERS SHALL BE OF THE SURFACE, FLUSH, OR LAY-IN MOUNTING CORRESPONDING TO THE CEILING IN WHICH THEY ARE LOCATED.
C. THE FINISH OF THE DIFFUSERS, GRILLE, OR REGISTER FACE PANEL SHALL BE BAKED ENAMEL, OFF WHITE COLOR.
D. WHERE MOUNTING SCREWS ARE REQUIRED IN AIR DISTRIBUTION DEVICES, THEY SHALL BE FINISHED TO MATCH THE ADJACENT SURFACE OF THE DEVICES.
E. SUPPLY AND RETURN GRILLES AND REGISTERS WHICH ARE SURFACE MOUNTED SHALL BE PROVIDED WITH SPONGE RUBBER GASKETED FRAMES TO PREVENT SMUDGING.

3.01 INSTALLATION
A. INSTALL WHERE SHOWN ON DRAWINGS.
B. DIFFUSERS, REGISTERS AND FITTINGS SHALL BE SECURELY ATTACHED TO FINISH SURFACES, OR STRUCTURAL MEMBERS BEHIND FINISH SURFACES.

DUCTWORK, LOW PRESSURE, FLEXIBLE

1.01 DESCRIPTION
A. PROVIDE WHERE INDICATED ON THE DRAWINGS (IF AVAILABLE) OR SPECIFIED HEREIN, FACTORY FABRICATED AND PRE-INSULATED FLEXIBLE DUCTS.

1.02 QUALITY ASSURANCE
A. FLEXIBLE DUCTS, INCLUDING INSULATION AND SEALANTS, SHALL CONFORM TO THE REQUIREMENTS OF NFPA 90A AND UL STANDARD 181 FOR CLASS 1 DUCTS.
B. PERFORMANCE DATA SHALL BE BASED ON TEST PERFORMED IN ACCORDANCE WITH AIR DIFFUSION COUNCIL FLEXIBLE AIR DUCT TEST CODE FD'72.

2.01 LOW PRESSURE FLEXIBLE DUCTWORK:
A. LOW PRESSURE FLEXIBLE DUCTWORK SHALL CONSIST OF CORROSION RESISTANT SPRING STEEL HELIX BONDED TO A GLASS REINFORCED NEOPRENE SLEEVE INSULATED WITH A MINIMUM OF 1 INCH THICK, 1 POUND DENSITY FIBERGLASS INSULATION WHICH IS IN TURN COVERED WITH AN OUTER VAPOR BARRIER OF FIBER REINFORCED FOIL-SCRIM-KRAFT LAMINATE.
B. INSULATION SHALL HAVE A THERMAL CONDUCTIVITY (K) NO GREATER THAN 0.25 AT 75° F.
C. DUCT FOR LOW VELOCITY SYSTEM CONNECTORS SHALL HAVE A WORKING PRESSURE OF NOT LESS THAN 1-1/2 INCHES OF WATER GAGE AND A MAXIMUM OPERATING TEMPERATURE OF NOT LESS THAN 250° F.

2.02 DUCT CONNECTORS
A. WHERE FLEXIBLE DUCTS CONNECT TO LOW PRESSURE DUCTS TO FORM RUN OUTS TO INDIVIDUAL OUTLETS, PROVIDE FACTORY FABRICATED FITTINGS. COMPLETE WITH MANUAL BALANCING DAMPERS HAVING LOCKING QUADRANTS. WHERE LOW PRESSURE DUCTS ARE INTERNALLY INSULATED THE CONNECTOR SHALL BE FURNISHED WITH AIR EXTENSION TO PROJECT THROUGH AND PROTECT THE INSULATION FOR CONNECTION TO EQUIPMENT. AUXILIARY SLEEVES SHALL BE PROVIDED TO ALLOW AT LEAST 2 INCHES OF SURFACE FOR CLAMPING OF FLEXIBLE DUCTWORK. SLEEVES SHALL BE SCREWED OR BOLTED TO EQUIPMENT LIP FRAME.

2.03 CLAMPS
A. PROVIDE GALVANIZED SPRING STEEL CLAMPS OR PANDUIT STRAPS AT CONNECTIONS TO DUCT FITTINGS OR DEVICES.

2.04 MANUFACTURER
A. FLEXIBLE DUCTWORK AND COMPONENTS SHALL BE AS MANUFACTURED BY GENERAL ENVIRONMENTAL CORPORATION OR APPROVED EQUAL.

3.01 INSTALLATION
A. INSTALL DUCT CONNECTORS TO LOW PRESSURE DUCTS USING MANUFACTURER' TEMPLATE FOR ALL HOLES AND SECURE THE CONNECTOR WITH SHEET METAL SCREWS HAVING FIRST APPLIED FOSTERS 30-02 DUCT SEALANT TO THE ADJOINING SURFACES. DO NOT PRESSURIZE THE SYSTEM FOR 48 HOURS.
B. STRETCH NEW DUCT WHEN REMOVING IT FROM CARTONS WHERE IT MAY HAVE BEEN SHIPPED IN A COMPRESSED STATE.
C. USE THE MINIMUM LENGTH OF FL

ELECTRICAL GENERAL NOTES

ELECTRICAL SERVICE

1.01 DESCRIPTION

A. INSTALL A COMPLETE UNDERGROUND 200A (OR 400A UNDERGROUND) 120/240 VOLT SINGLE PHASE SERVICE, BETWEEN UTILITY COMPANY POINT OF SERVICE TO METER AND PANEL.

B. INCLUDE IN BID ALL COSTS FOR BUILDING SERVICES, INCLUDING ELECTRICAL, TELEPHONE AND CABLE TV SYSTEM.

C. UNDERGROUND SERVICES BY THIS CONTRACTOR SHALL BE 36" BELOW GRADE MINIMUM. A ELECTRICAL WARNING TAPE SHALL BE INSTALLED AT APPROXIMATELY 24" BELOW FINISHED GRADE. ALL UNDERGROUND SERVICES TO BE INSTALLED IN SCHEDULE 80 RIGID NONMETALLIC CONDUIT OR THE EQUIVALENT.

D. METER SHALL BE GROUNDED BETWEEN LUGS AND A 1/2"D X 8'-0" LONG COPPER GROUND ROD WITH A GROUND CABLE. CLAMP CABLE TO ROD WITH A ACORN TYPE CONNECTOR. 200a = #2-3/4C, (400a=#1/0-1/C.)

E. GROUND ROD SHALL BE DRIVEN TO 4" ABOVE FINAL GRADE IN METER BOX, OR JUST BELOW GRADE OUT OF METER BOX.

F. SERVICE SIZE SHALL BE: 200A -3 #3/0 - 3" PVC (OR 400A - 3 #500 MCM - 4" PVC.)

G. SERVICE CONDUIT BETWEEN WEATHER HEAD AND PANEL OR METER AND PANEL SHALL BE RIGID "IMC" OR HEAVY WALL EMT IS NOT ACCEPTABLE.

POWER/LIGHTING PANELS

1.01 DESCRIPTION

A. IN THE BASEMENT OR AS REQUIRED, FURNISH AND INSTALL POWER PANELS IN CODE GAUGE STEEL CABINETS ARRANGED FOR SURFACE MOUNTING.

B. PANELS SHALL BE DEAD FRONT TYPE HAVING MAIN CIRCUIT BREAKERS OR MAIN LUGS ONLY AND CIRCUIT BREAKER BRANCHES OF NUMBER, TYPE AND CAPACITY SHOWN ON SINGLE-PHASE, THREE-WIRE 120/240 VOLT, 60 HERTZ ALTERNATING CURRENT DISTRIBUTION.

C. PANELS SHALL BE MADE UP OF INDIVIDUAL CIRCUIT BREAKER UNITS OF NUMBER, TYPE AND CAPACITY AS REQUIRED. TWO POLE CIRCUIT BREAKERS SHALL HAVE COMMON TRIP.

D. LIGHTING PANELS SERVED BY 120/240 VOLT FEEDERS SHALL BE TYPE NLAB-3 OR NLAB-4 AS REQUIRED.

E. MAINS SHALL BE SUITABLE FOR 120/240 VOLT, SINGLE PHASE, THREE-WIRE AND SHALL BE OF COPPER BUS BAR. PROVIDE NEUTRAL TERMINAL STRIP WITH TERMINALS NUMBERED CORRESPONDING TO BRANCHES ON PANELS.

F. PROVIDE A DIRECTORY FRAME WITH TYPEWRITTEN DIRECTORY OF CIRCUITS ON INSIDE OF DOORS WHERE SAME OCCUR.

G. ALL LIGHTING PANELS SHALL BE MANUFACTURED BY ERICKSON, SQUARE "D", OR APPROVED EQUAL.

H. BREAKERS FOR HVAC EQUIPMENT SHALL BE "HACR" TYPE.
   I. PROVIDE BREAKER LOCKS ON ALL HVAC, HVAC CONTROL.

I. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.

J. SUB PANELS ABOVE BASEMENT SHALL BE 30 CIRCUIT 100A WITH MAIN BREAKER, FED BY 3 #3-1 1/4" C

K. MAINTAIN 30" WIDE, FLOOR TO CEILING CLEARANCE IN FRONT OF ALL PANELS.

L. PANEL SHALL HAVE 10% SPARE AND 10% SPACE, MINIMUM, WHEN COMPLETE. DISTRIBUTION PANEL TO BE 200 AMPERE MCB WITH 20 POLE SPACES MINIMUM. PROVIDE BREAKERS AS REQUIRED.

CONDUIT AND RACEWAYS

1.01 DESCRIPTION

A. CONDUIT FITTINGS SHALL BE MANUFACTURED BY APPLETON OR THOMAS & BETTS.

B. FOR CONDUITS 1-1/4" AND LARGER, INSULATING BUSHINGS SHALL BE USED- THOMAS & BETTS COMPANY OR APPLETON ELECTRIC PRODUCTS COMPANY.

C. SIZE OF CONDUIT SHALL COMPLY WITH CODE REQUIREMENTS FOR TYPE OF WIRE AND CABLE USED.

D. FURNISH AND INSTALL ALL RACEWAYS FOR TELEPHONE, CRTs, AND BRANCH WIRING AS REQUIRED OR SHOWN ON DRAWINGS. PROVIDE LOW VOLTAGE CONDUIT WHERE CODE REQUIRED.

CABLE AND WIRE 300 VOLT

1.01 DESCRIPTION

A. ALL CABLE AND WIRE FOR POWER AND LIGHT SHALL BE INSTALLED IN RIDGID METAL CONDUIT.

B. CABLE AND WIRE FOR FEEDERS SHALL BE THWN INSULATED, CONFORMING TO ALL THE REQUIREMENTS OF FEDERAL SPECIFICATIONS J-C 12IC.

C. WIRE FOR BRANCH WIRING INSTALLED IN WIRING SPACE OF FLUORESCENT LIGHTING FIXTURES SHALL BE HEAT-RESISTANT THERMOPLASTIC 90°C INSULATION. TYPE THHN.

D. ALL WIRE SHALL BE PURE COPPER OF SIZE NOTED ON DRAWINGS. COPPER SHALL HAVE 98% CONDUCTIVITY, TYPE "THHN".

E. WIRE, EXCEPT AS OTHERWISE NOTED, SHALL NOT BE LESS THAN No. 12 AWG AND WIRE OF No. 8 AWG AND LARGER SHALL BE STRANDED.

F. STRANDED WIRE SHALL NOT BE WRAPPED AROUND BINDING POSTS BUT SHALL BE TERMINATED IN SOLDERLESS LUGS.

G. CABLE CONNECTORS SHALL BE "T & B METHOD COLOR KEYED COMPRESSION TYPE" UNITS AS MANUFACTURED BY THOMAS & BETTS COMPANY FOR No. 8 AWG AND LARGER CONDUCTORS.

OUTLET BOXES

1.01 DESCRIPTION

A. EACH SWITCH, LIGHT, RECEPTACLE AND OTHER MISCELLANEOUS DEVICE SHALL BE PROVIDED WITH A GALVANIZED OR PRESSED STEEL OUTLET BOX OF THE KNOCKOUT TYPE, OF NOT LESS THAN No. 14 U.S. GAUGE STEEL CONDUITS SHALL BE FASTENED WITH LOCKNUTS AND BUSHINGS AND ALL UNUSED KNOCKOUTS MUST BE LEFT SEALED. THERE MUST BE SUFFICIENT ROOM FOR WIRES AND BUSHINGS AND DEEP BOXES SHALL BE INSTALLED WHERE REQUIRED. BOXES SHALL BE SECURELY AND ADEQUATELY SUPPORTED.

B. WHERE OUTLETS ARE INSTALLED IN CONCRETE OR OTHER CONSTRUCTION, FINAL FINISH IS TO BE PLASTER RINGS WITH RECESSED OVERS ON ALL SUCH OUTLETS, WHERE OTHER FINISHES ARE TO BE APPLIED, INSTALL EXTENSION RINGS AS REQUIRED OUTLET BOXES IN CONCRETE SHALL BE CONCRETE TYPE.

C. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL SPECIAL OUTLET BOXES THAT MAY BE REQUIRED TO ENCLOSE RECEPTACLES SPECIFIED HEREINAFTER AND AS SHOWN ON PLANS.

D. CONDUITS SHALL NOT BE SUPPORTED FROM CEILING SYSTEMS OR PIPING/MECHANICAL DUCT SYSTEMS.

E. BOXES SHALL BE AS MANUFACTURED BY APPLETON, STEEL CITY, RACO, CROUSE-HINDS OR APPROVED EQUAL.

F. ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF HOUSE/GARAGE WALL SHALL BE SEPERATED BY A HORIZONTAL DIFFERENCE OF NOT LESS THAN 24 INCHES.

RECEPTACLES

1.01 DESCRIPTION

A. EC TO FOLLOW ALL ITEMS OF NEC ARTICLE 210-52.

B. OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM AN OUTLET.

C. GENERAL ROOM SPACING SHALL BE 12'-0" O.C. MAX.

D. ADD A RECEPTACLE TO ANY WALL 2'-0" OR MORE IN LENGTH

E. ANY FLOOR RECEPTACLE SHALL BE ON A "GFI"BREAKER.

F. KITCHEN RECEPTACLE SPACING SHALL BE INSTALLED SO THAT NO POINT ALONG COUNTER IS MORE THAN 24" FROM AN OUTLET.

G. ANY COUNTER 12" WIDE OR MORE SHALL HAVE AN OUTLET.

H. EACH REFRIGERATOR, MICROWAVE, DISPOSAL AND DISHWASHER SHALL BE ON A DEDICATED CIRCUIT, 20 AMP.

I. EACH ISLAND SHALL GET ONE RECEPTACLE (MINIMUM) DEDICATED CIRCUIT, 20 AMP, 4'O.C.

J. EACH PENINSULAL COUNTER SPACE SHALL GET ONE RECEPTACLE. MIN, 4'O.C.

K. PROVIDE ONE GFI 20AMP RECEPTACLE IN EACH BATHROOM, WIRE ANY CEILING LIGHTS WITH-IN 2'-0" OF SHOWERS OR TUBS THRU THIS OUTLET. NO OTHER OUTLETS ARE ALLOWED ON THIS CIRCUIT.

L. PROVIDE ONE GFI OUTLET IN BASEMENT, UNFINISHED AREA OR AT PANEL.

M. EACH SUMP OR EJECTOR SHALL BE ON A SINGLE OUTLET DEDICATED GROUNDED CIRCUIT.

N. A MINIMUM OF ONE RECEPTACLE @ FRONT AND REAR OF HOUSE. THESE OUTLET SHALL BE ON ON DEDICATED CIRCUITS AND 1/2 SWITCHED LOCALLY AT FRONT AND REAR DOOR.

O. GARAGE SHALL HAVE A MINIMUM OF 1 RECEPTACLES AND ONE FOR EACH GARAGE DOOR OPENER.

P. EACH HALL SHALL HAVE ONE RECEPTACLE.

Q. PROVIDE A SEPERATE RECEPTACLE @ EVERY HVAC UNIT, NP GFI ON EXTERIOR.

R. EACH RECEPTACLE BELOW GRADE IN UNFINISHED AREAS SHALL BE GFI.

S. ANY BATH TUB MOTOR MUST BE ON GFI PROTECTION AND ACCESIBLE. OUTLET BOXES ON OPPOSITESIDES OF RATED WALLS/WALLS SEPEARATING GARAGE

T. FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". UPC SECTION 709.7.

V. DUPLEX RECEPTACLES FOR GENERAL PURPOSE SHALL BE SIDE WIRED GROUNDING TYPE WITH DOUBLE BINDING SCREWS, HAVING BAKELITE BODIES AND GROUNDING TERMINALS. WHITE IN COLOR LEVITON "DECORA" SMOOTH FACE.

W. PLATES FOR WALL SWITCHES AND RECEPTACLES IN PLASTERED OR FINISHED AREAS SHALL BE WHITE, UNLESS OTHERWISE SPECIFIED OR SHOWN, SINGLE OR IN GANGS OF PROPER COMBINATION AS REQUIRED.

X. OUTLETS SERVING KITCHEN COUNTERTOP SURFACES MUST BE G.F.I.

Y. ALL OUTLETS IN GARAGE MUST BE G.F.I.

Z. LIGHT FIXTURES ABOVE WHIRLPOOLS, TUBS, AND SHOWERS MUST BE G.F.I., LIGHT FIXTURES ABOVE WHIRLPOOLS MUST BE ON A G.F.I. CIRCUIT AND TIMER CONTROL MUST BE LOCATED 5'-0" AWAY FROM THE INSIDE EDGE OF TUB.

WALL SWITCHES

1.01 DESCRIPTION

A. WALL SWITCHES SHALL BE LOCATED AS INDICATED ON DRAWINGS, ARRANGED SINGLY OR IN GANGS, AT THE HEIGHT SPECIFIED OR INDICATED AND SHALL HAVE APPROVED PLATES AND FINISH AS SPECIFIED HEREINAFTER. LEVITON OR EQUAL.

B. ALL WALL SWITCHES SHALL HAVE CAPACITY OF 20 AMPERES AT 120 VOLTS ALTERNATING CURRENT AND SHALL BE LEVITON "DECORA" SERIES, WHITE.

C. IN EACH ROOM ONE SWITCH MUST HAVE ROCKER ILLUMINATED WHEN LOAD IS OFF.

COMMUNICATION/LOW VOLTAGE

1.01 DESCRIPTION

A. ADD A TELEPHONE OUTLET TO EVERY BEDROOM, 2 IN MASTER BEDROOM.

B. ADD A TELEPHONE OUTLET IN KITCHEN, STUDY/ LIVING ROOM, FINISHED BASEMENT AND UNFINISHED BASEMNET.

C. PROVIDE A COMPLETE DOOR BELL SYSTEM WITH PUSH BUTTONS @ EVERY ENTRY DOOR.

D. PROVIDE A MOTORIZED OVER HEAD DOOR MOTOR WITH 2 REMOTES AND A EXTERIOR KEY PAD FOR EACH GARAGE DOOR.

E. (OPTIONAL) PROVIDE A COMPLETE INTERCOM SYSTEM WITH A UNIT IN EACH:
   1. BEDROOM
   2. STUDY/LIVING ROOM
   3. KITCHEN
   4. GARAGE
   5. BASEMENT

F. PROVIDE A TV OUTLET IN EACH:
   1. BEDROOM (2 IN MASTER)
   2. LIVING ROOM
   3. KITCHEN
   4. BASEMENT WITH SPARE CAPACITY FOR 2 MORE TV's.

G. EACH LOW VOLTAGE OUTLET SHALL HAVE A CONDUIT FROM BOX TO CEILING SPACE.

H. PROVIDE A COMPLETE FIRE ALARM SYSTEM WITH ALL DETECTORS HARD WIRED BATTERY BACK UP SO THAT IF ONE SMOKE DETECTOR ALARMS, ALL DETECTORS ALARM.

I. PROVIDE ONE CARBON MONIXDE DETECTOR IN GARAGE AND EVERY ROOM WITH ANY TYPE OF FLAME, MOUNT @ 2'-0" AFF. ONLY IF REQUIRED BY LOCAL CODES.

J. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTUATION OF ONE DETECTOR ACTUATES ALL DETECTORS.

LIGHTING

1.01 DESCRIPTION

A. PROVIDE 2 WALL WASHER, FLUSH, CEILING DOWN LIGHTS ON A DIMMER FOR EACH FIRE PLACE.

B. EACH SINK SHALL HAVE A SEPARATE LIGHT FIXTURE ON A SEPARATE SWITCH.

C. EACH ROOM SHALL HAVE A MINIMUM OF ONE CEILING LIGHT FIXTURE. (EXCEPT LIVING ROOM).

D. PROVIDE A DIMMER SWITCH FOR DINING ROOM LIGHTS.

E. ALL CEILING OUTLETS IN MIDDLE OF ROOM SHALL HAVE A CODE APPROVED CEILING FAN BOX SUPPORT.

F. PROVIDE A LIGHT AND SWITCH @ ATTIC ACCESS.

G. EACH CLOSET SHALL HAVE A LIGHT AND WALL SWITCH. LIGHT SHALL BE CLOSET APPROVED. MAINTAIN 12" CLEARANCE FROM COMBUSTIBLES.

2.01 LIGHTING FIXTURES, LAMPS AND SUPPORTS

A. ELECTRICAL CONTRACTOR FURNISH AND INSTALL NEW LIGHTING FIXTURES.

B. PROVIDE PROPER SUPPORT FOR ALL LIGHTING FIXTURES, INCLUDE IN BID ALL MATERIALS REQUIRED.

C. FURNISH AND INSTALL ALL LAMPS AS REQUIRED.

MISCELLANEOUS

1.01 DESCRIPTION

A. PROVIDE A UNIT COST TO ADD: 1. TELEPHONE OUTLET
   2. RECEPTACLE OUTLET
   3. CEILING FAN AND WIRELESS CONTROL
   4. EXTERIOR NP GFI WIRED TO SWITCH @ LOCAL DOOR.

B. INCLUDE IN BID A LIGHTING FIXTURE ALLOWANCE OF $100.00 PER LIGHT FIXTURE SHOWN. FIXTURES SHALL BE SUPPLIED BY OWNER INSTALLED AND WIRED BY EC.

C. DURING CONSTRUCTION EC IS RESPONSIBLE TO PROVIDE POWER ON GFI PROTECTION, NO OTHER OUTLETS SHALL BE POWERED.

D. ALL LIVE SERVICES MUST BE "LOCKED-OFF" DURING NON-CONSTRUCTION PERIODS.

2.01 ARC-FAULT INTERRUPTER PROTECTS ALL BRANCH CIRCUITS SUPPLYING OUTLETS IN BEDROOMS.

3.01 PROVIDE 3" PIPE TO FULL WIRE FROM BASEMENT TO ATTIC

4.01 HOME WIRED FOR EMERGENCY GENERATOR.

5.01 APRIL-AIRE HUMIDIFIER WITH OUTSIDE TEMPERATURE READING/CONTROL.

6.01 HOME WIRED FOR TV, SATELLITE, PHONE AND COMPUTER NETWORK.

7.01 THE RECEPTACLES IN THE DINETTE AREA AND DINING ROOM MUST BE SERVED BY A 20A SMALL APPLIANCE BRANCH CIRCUIT.

8.01 ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A NO. 8 SOLID.

9.01 A. LIGHT FIXTURES IN CLOSETS MUST BE A SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURE WITH A COMPLETE ENCLOSED LAMP, OR A SURFACE MOUNTED OR RECESSED FLOURESCENT FIXTURE. A NO. 8 SOLID.

B. SURFACE MOUNTED INCANDESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF 12" AWAY FROM THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT, RECESSED FLOURESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF 6" AWAY FROM THE NEAREST STORAGE SPACE. LIGHT FIXTURES IN CLOSETS MUST HAVE A COMPLETELY ENCLOSED LAMP.

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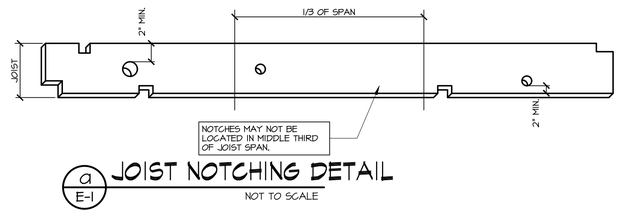
ELECTRICAL DEVICES A.F.F.

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

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

ARC-FAULT REQUIREMENTS:
ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (AFCI) SHALL BE PROVIDED AS REQUIRED IN SECTION 210.12 OF 2020 NEC. ALL 120-VOLTS, SINGLE PHASE, 15 & 20 AMPS BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT. KITCHEN, ROOMS/DENS, SUNROOMS, FINISHED AREAS OF BASEMENTS, CLOSETS, HALLWAYS OR SIMILAR ROOMS/SPACES. INCLUDING THE OUTLETS REQUIRED TO BE GFI PROTECTED, SUCH AS AT KITCHEN/LAUNDRY & BAR OUTLETS

TAMPER RESISTANT OUTLETS:
ALL OUTLETS LESS THAN 60" AFF. TO BE T.R. (TAMPER RESISTANT) THROUGHOUT DWELLING. (INTERIOR & EXTERIOR).



a E-1 JOIST NOTCHING DETAIL
NOT TO SCALE

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

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

EXCEPTIONS: 1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.

2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

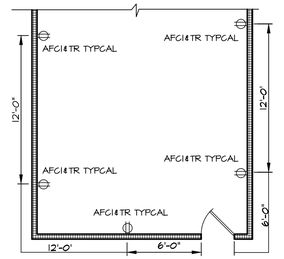
CUTTING AND NOTCHING: STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION.

SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT IN TO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE NOTCH.

EXCEPTIONS: NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 4 INCH NOMINAL (102 mm) AND THE LENGTH OF THE CANTILEVERS DO NOT EXCEED 24 INCHES (610 mm).

ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECT OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.

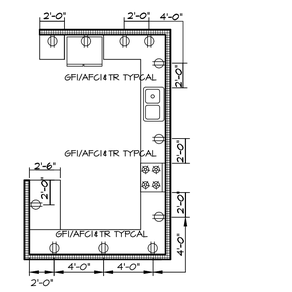
ALTERATIONS TO TRUSSES: TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (e.g., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.



GENERAL ROOM RECEPTACLE LAYOUT

MINIMUM-2020 NEC & DUPAGE COUNTY BUILDING CODE NTS

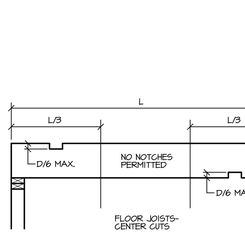
SPACING OF ELECTRICAL OUTLETS:
A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLETIN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MOREIN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(a).



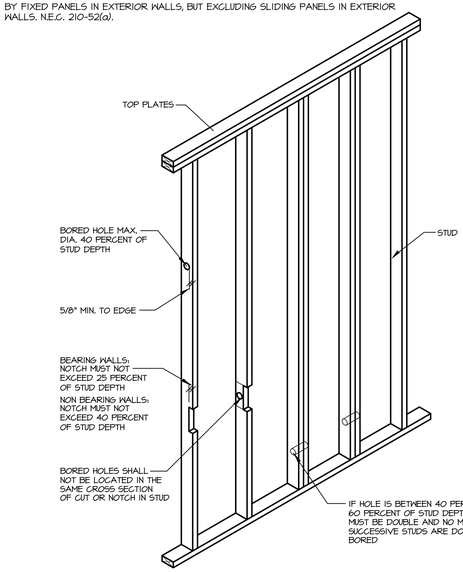
COUNTERTOP RECEPTACLE LAYOUT

MINIMUM-2020 NEC & DUPAGE COUNTY BUILDING CODE NTS

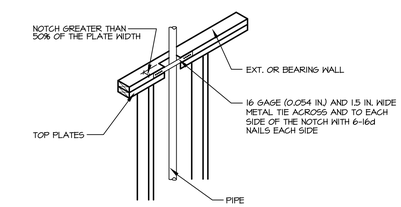
KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(c).



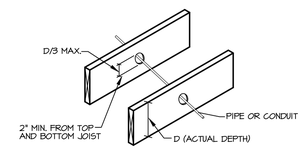
b E-1 NOTCHING DETAIL
NOT TO SCALE



c E-1 NOTCHING & BORING DETAIL
NOT TO SCALE



d E-1 NOTCHING DETAIL
NOT TO SCALE



e E-1 DRILLING DETAIL
NOT TO SCALE

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

WKO ARCHITECTS INC.
14334 Town Center Dr.
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wkolsonarc@AOL.com
E-mail

ELECTRICAL GENERAL NOTES

08/06/25
DATE

LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS

EXPIRES 11/30/2026

SIGNATURE

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB
DATE:	12/05/25
PROJ NO:	325082
PREV NO:	(-)

SHEET NUMBER
E-1
OF 15

ELECTRICAL SYMBOLS

- WALL SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- GFI/WP — WEATHERPROOF, GROUND FAULT INTERUPTER DUPLEX OUTLET
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ONE SIDE SWITCHED
- ELECTRICAL PANEL
- CEILING FAN
- R — RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- P — PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- PC — LIGHT FIXTURE WITH PULL CHAIN
- WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER.
- M — MOTOR
- F — CEILING EXHAUST FAN/LIGHT PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED.
- CONDUIT RUN CONCEALED ABOVE CEILING
- S — SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP SEE NOTE #8 IN "ELECTRICAL NOTES" .
- C — CARBON MONOXIDE DETECTOR

ELECTRICAL NOTES

1. ALL CLOSETS SHALL BE:

A. RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.

B. FLOURESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.

C. INCANDESCENT LIGHTS WITH 12" BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE. (SEC. 680.22.B.4 NEC)

2. LIGHT FIXTURES ABOVE WHIRLPOOL, TUBS AND SHOWERS SHALL BE G.F.I.,

3. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER

4. LIGHT FIXTURE ABOVE WHIRLPOOL BATH MUST BE ON A G.F.I. CIRCUIT AND TIMER CONTROL MUST BE LOCATED 5'-0" AWAY FROM THE INSIDE EDGE OF THE TUB

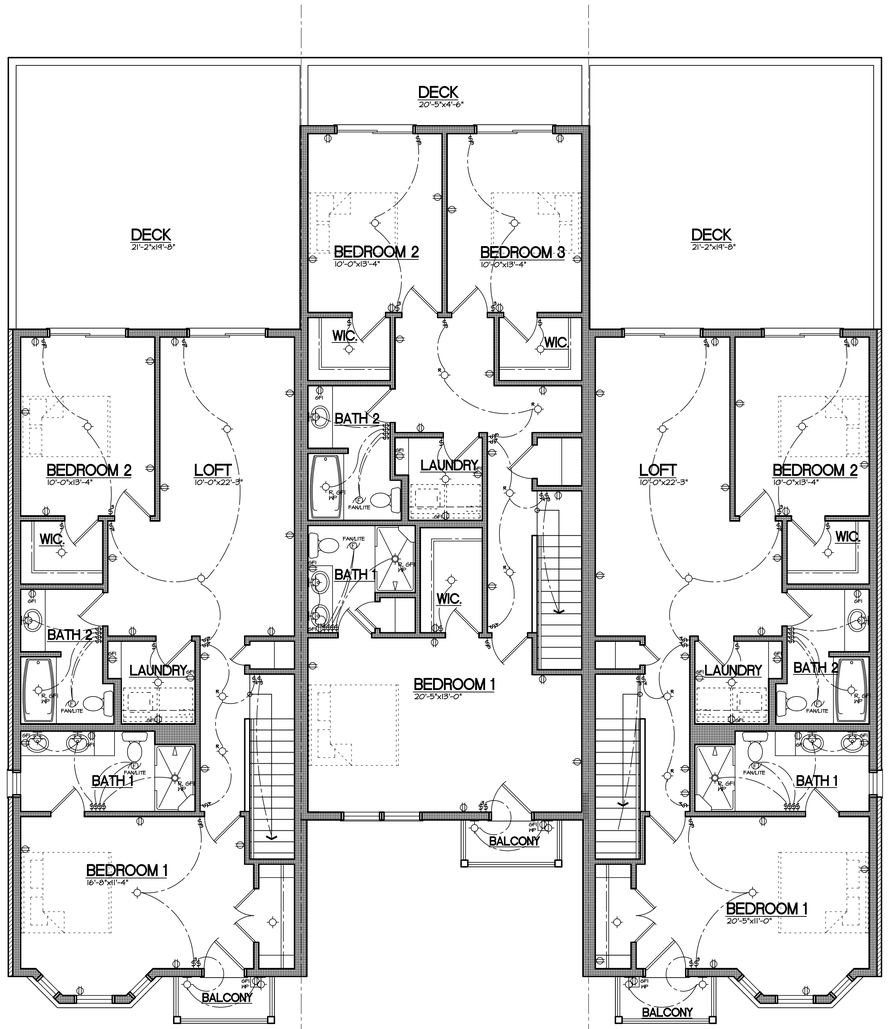
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TAMPER RESISTANT OUTLETS:
ALL OUTLETS LESS THAN 60" AFF. TO BE T.R. (TAMPER RESISTANT) THROUGHOUT DWELLING. (INTERIOR & EXTERIOR).



FIRST FLOOR ELECTRICAL PLAN

3/16"=1'-0"



SECOND FLOOR ELECTRICAL PLAN

3/16"=1'-0"

CADD REF : 325082

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

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ELECTRICAL FLOOR PLANS

08/06/25
DATE

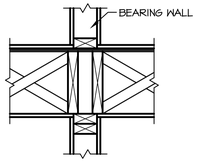
LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
STATE OF ILLINOIS

EXPIRES 11/30/2026

SIGNATURE

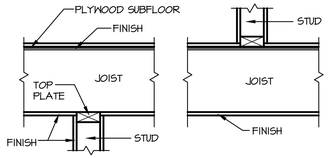
APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB
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PROJ NO:	325082
PREV NO:	(-)

SHEET NUMBER
E-2
OF 15



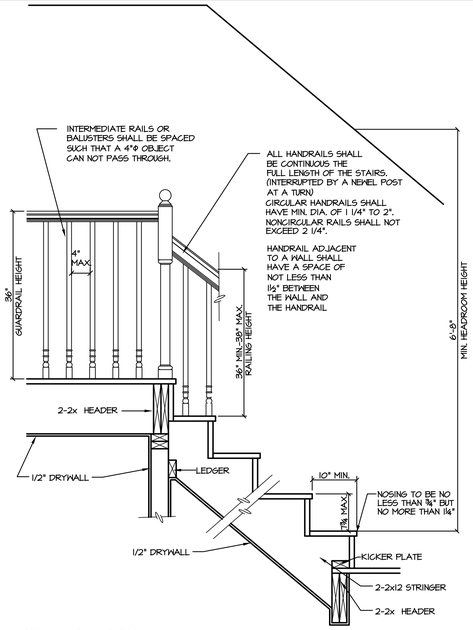
BEARING WALL
PARALLEL TO FLOOR JST.

M D-1 **DETAILS @ BEARING WALLS**
1"=1'-0"

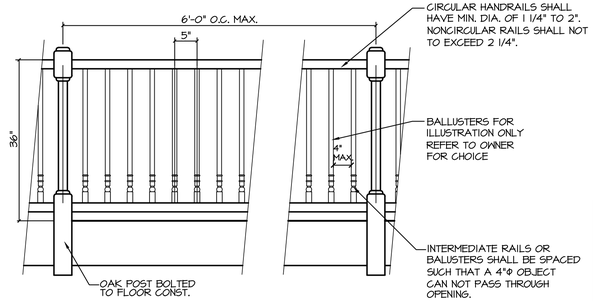


PARTITIONS PERPENDICULAR TO JOISTS

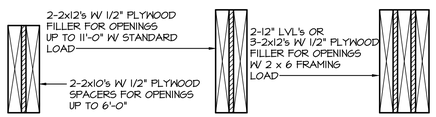
N D-1 **PARTITION WALL DETAILS**
1"=1'-0"



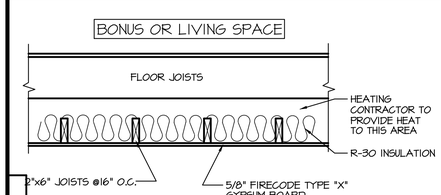
J D-1 **STAIR DETAIL**
3/4"=1'-0"



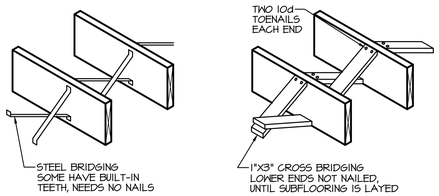
K D-1 **TYP. RAILING ELEVATION**
3/4"=1'-0"



Q D-1 **HEADER DETAIL**
3/4"=1'-0"

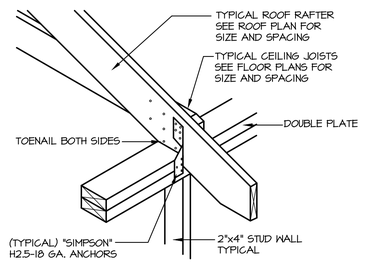


R D-1 **DROPPED GARAGE CEILING**
3/4"=1'-0"

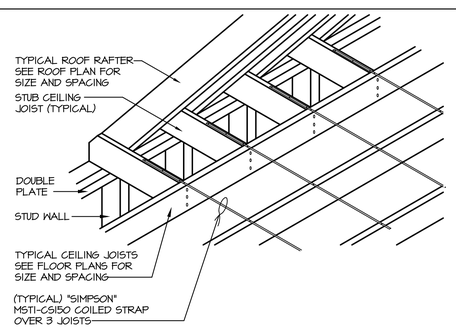


NOTE:
BRIDGING TO BE INSTALLED AT MID POINT BUT NOT TO EXCEED 8'-0" O/C. IF SPANS EXCEED 8'-0" THAN ANOTHER ROW MUST BE ADDED

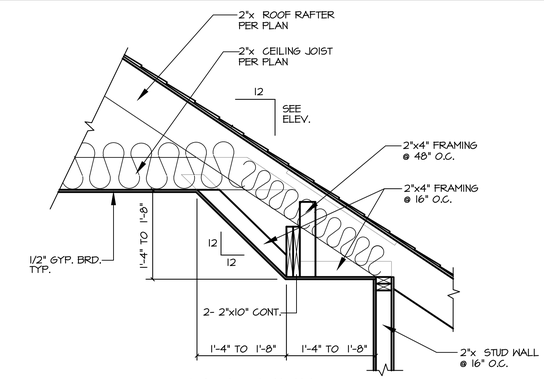
L D-1 **BRIDGING DETAILS**
3/4"=1'-0"



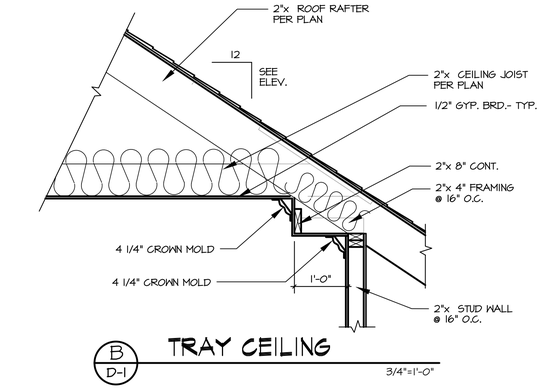
D D-1 **RAFTER ANCHORAGE DETAIL**
IF REQUIRED BY LOC. CODE



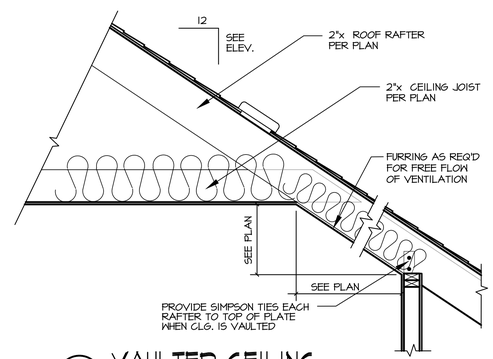
H D-1 **CEILING JOIST ANCHORAGE DETAIL**
TYPICAL WHERE CEILING JOIST FRAME IN OPPOSITE DIRECTION OF RAFTERS.



A D-1 **TRAY CEILING**
3/4"=1'-0"



B D-1 **TRAY CEILING**
3/4"=1'-0"



C D-1 **VAULTED CEILING**
3/4"=1'-0"

CADD REF.: 325082

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES
FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

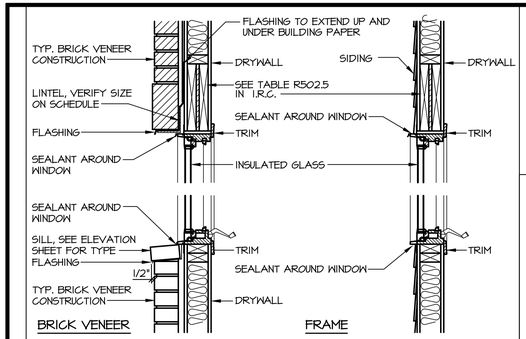
14334 Town Center Dr.
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Tel (708)301-2503
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E-mail
WKO OLSON ARCHITECTS INC.

08/06/25
DATE
LICENSED ARCHITECT
WILLIAM K. OLSON
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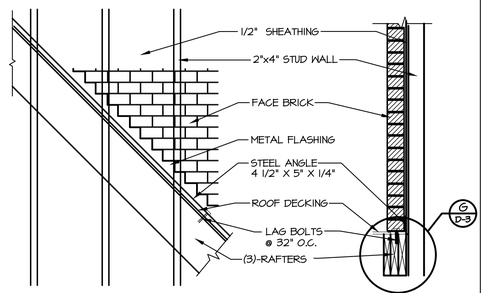
SHEET NUMBER

OF 15



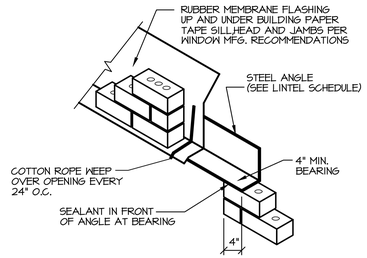
H D-3 **WINDOW DETAIL**

3/4"=1'-0"



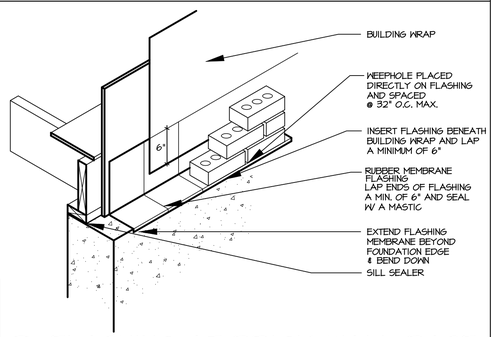
B D-3 **BRICK SUPPORT @ RAKE**

3/4"=1'-0"



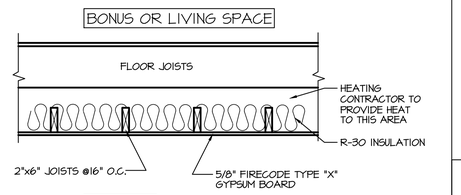
F D-3 **LINTEL DETAIL**

3/4"=1'-0"



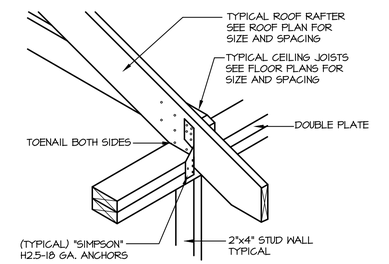
J D-3 **FLASHING AT BRICK WALL BASE**

1" = 1'-0"



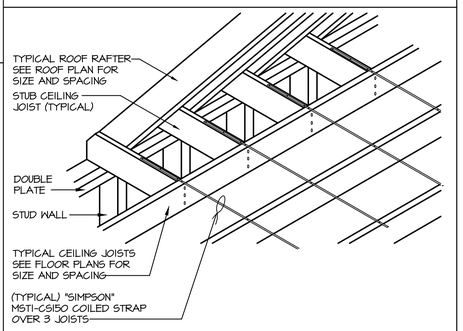
R D-1 **DROPPED GARAGE CEILING**

3/4"=1'-0"



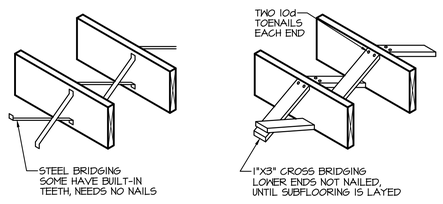
D D-1 **RAFTER ANCHORAGE DETAIL**

IF REQUIRED BY LOC. CODE



H D-1 **CEILING JOIST ANCHORAGE DETAIL**

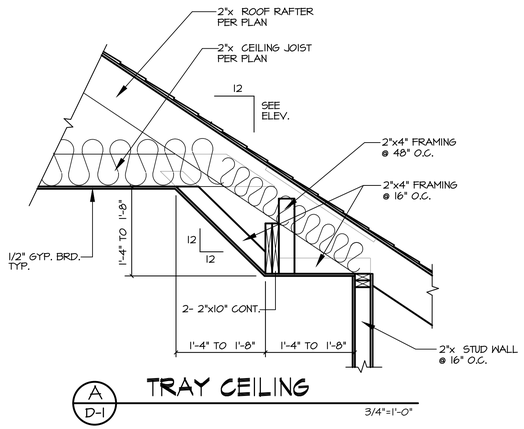
TYPICAL WHERE CEILING JOIST FRAME IN OPPOSITE DIRECTION OF RAFTERS.



NOTE:
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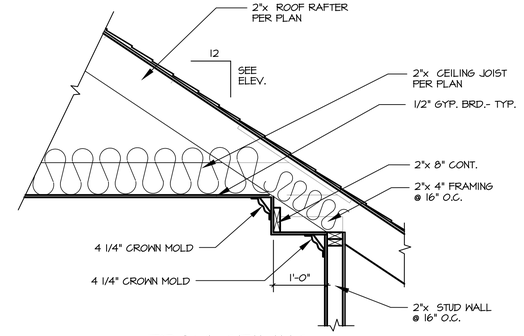
L D-1 **BRIDGING DETAILS**

3/4"=1'-0"



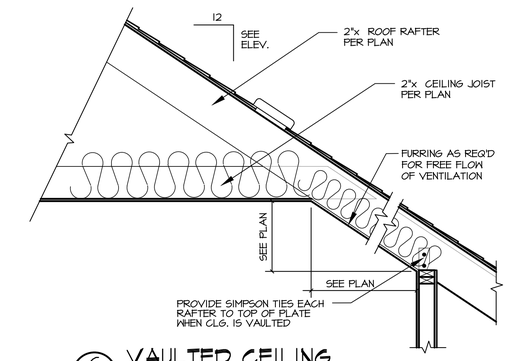
A D-1 **TRAY CEILING**

3/4"=1'-0"



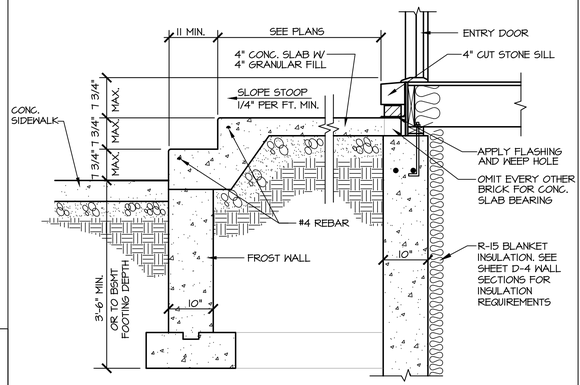
B D-1 **TRAY CEILING**

3/4"=1'-0"



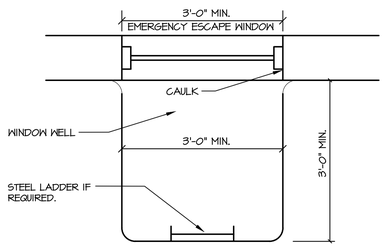
C D-1 **VAULTED CEILING**

3/4"=1'-0"



H D-2 **DETAIL @ FRONT ENTRY**

3/4"=1'-0"

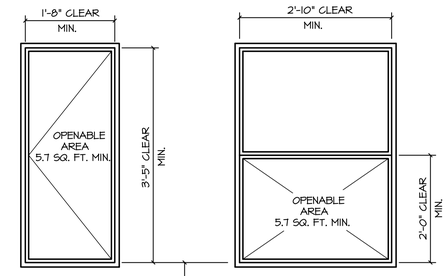


WINDOW WELL SHALL PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 3'-0".

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm), SHALL PROJECT AT LEAST 3 INCHES (76 mm) FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 mm) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

J D-2 **BASEMENT EMERGENCY ESCAPE WELL**

3/4"=1'-0"



K D-2 **EMERGENCY ESCAPE WINDOWS**

3/4"=1'-0"

CAD: REF : 325082

REVISIONS

CUSTOM TOWN HOMES FOR
GREGORY ENTERPRISES

FLOSSMOOR ROAD
FLOSSMOOR, ILLINOIS

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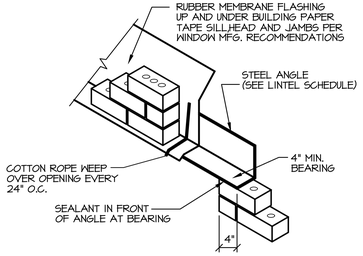
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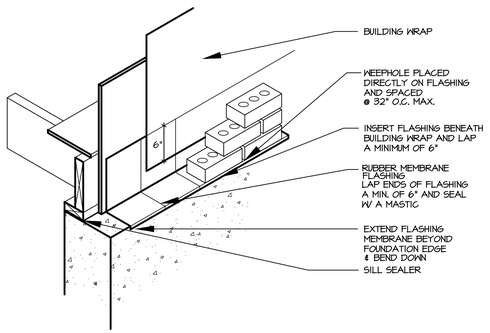
SHEET NUMBER

OF 15



F D-3 **LINTEL DETAIL**

3/4"=1'-0"



J D-3 **FLASHING AT BRICK WALL BASE**

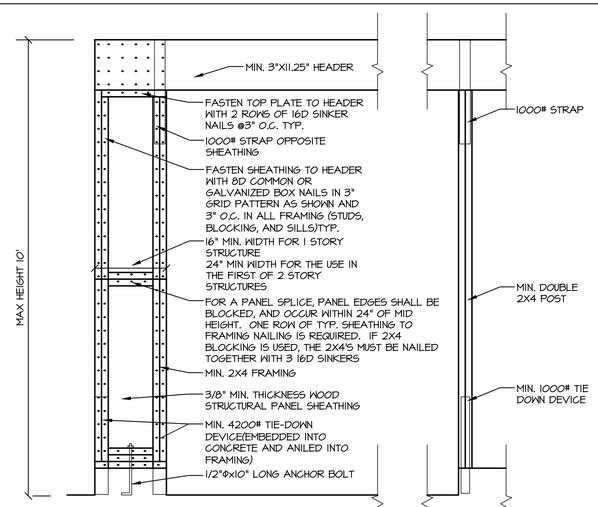
1" = 1'-0"

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF ½" OR EQUAL REINFORCING BARS
3 x 3 x ¼	6'-0"	3'-6"	3'-0"	1
4 x 3 x ¼	8'-0"	5'-0"	3'-0"	1
6 x 3½ x ¼	14'-0"	8'-0"	3'-6"	2

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
B. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES, OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

K D-3 **LINTEL SCHEDULE**

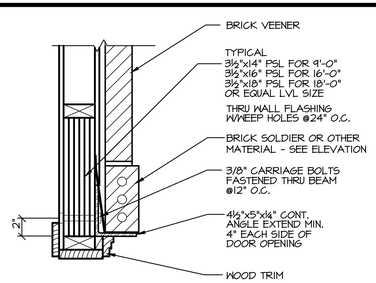
1/4" = 1'-0"



ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

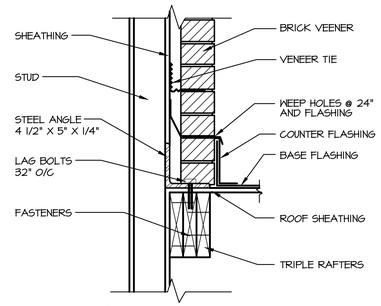
L D-3 (WHEN OPENING IS 6'-0" TO 18'-0" AND WALL NEXT TO OPENING IS LESS THAN 4'-0")

(2006 IRC R602.10.6.2) NTS



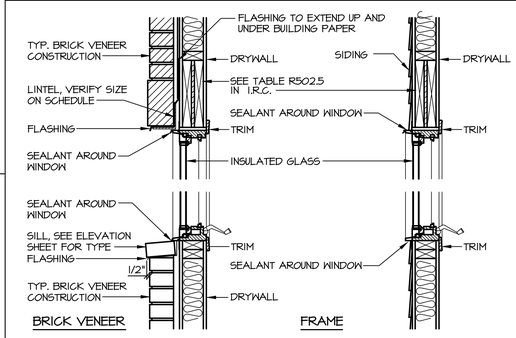
E D-3 **BRICK SUPPORT AT GARAGE DOOR**

1 1/2"=1'-0"



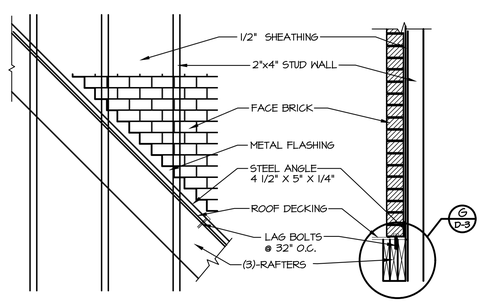
G D-3 **TYPICAL BRICK SUPPORT** WHEN RAFTERS SUPPORT STEEL ANGLE

1 1/2"=1'-0"



H D-3 **WINDOW DETAIL**

3/4"=1'-0"



B D-3 **BRICK SUPPORT @ RAKE**

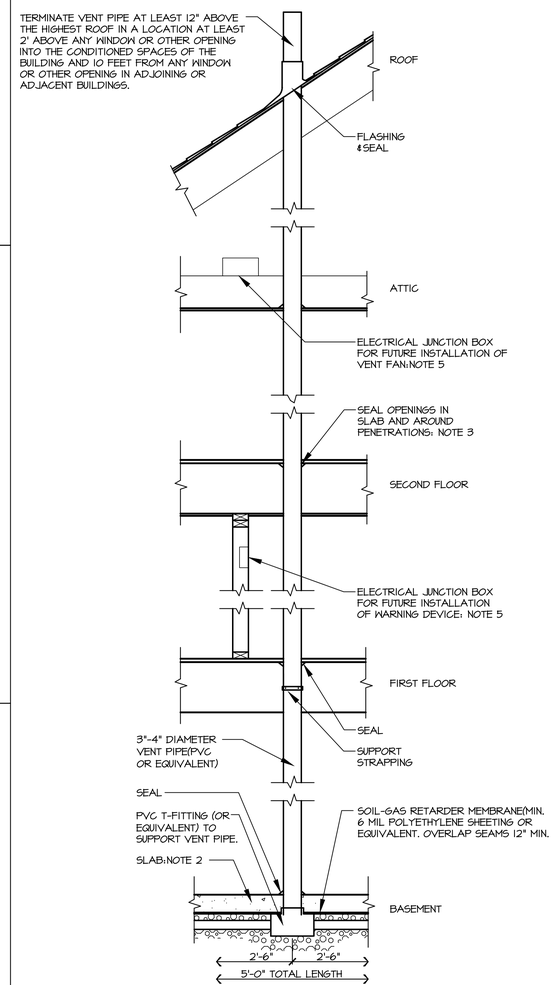
3/4"=1'-0"

PASSIVE SSD SYSTEM

1. SHEETING COVERS ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12". ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING. OPENING AROUND TUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER FLOOR ASSEMBLY SHALL BE FILLED WITH POLYURETHANE CAULK OR EQUIVALENT.
2. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OTHER AREA OUTSIDE THE HABITABLE SPACE. THE PIPE NEED NOT BE ACCESSIBLE IN AN ATTIC SPACE WHEN AN APPROVED ROOF-TOP ELECTRICAL SUPPLY IS PROVIDED FOR FUTURE USE.
3. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LABEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. LABEL READS:"RADON REDUCTION SYSTEM"
4. PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF THE VENT PIPE.
5. INTERIOR FOOTINGS OR OTHER BARRIERS SEPARATE THE SUB-SLAB AGGREGATE OR OTHER GAS-PERMEABLE MATERIALS, EACH AREA SHALL BE FITTED WITH INDIVIDUAL GAS PIPE. VENT PIPES SHALL CONNECT TO A SINGLE VENT THAT TERMINATES ABOVE THE ROOF OR EACH INDIVIDUAL VENT PIPE SHALL TERMINATE SEPARATELY ABOVE THEN ROOF.
6. ALL COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR SOIL GAS RETARDANT
7. IN BUILDINGS WHERE INTERIOR FOOTINGS SEPARATE THE SUB SLAB AGGREGATE EACH AREA SHALL BE FITTED WITH AN INDIVIDUAL VENT PIPE.

RADON NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS:AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI.302.1R" AND "ACI.332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMETRIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



4 D-4 **RADON OUT DETAIL**

3/4"=1'-0"

REVISIONS

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FLOSSMOOR, ILLINOIS

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WKO ARCHITECTS INC.

Tel (708)301-6111
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E-mail wkolsonarc@AOL.com

BRICK DETAILS

08/06/25
DATE

LICENSED ARCHITECT
WILLIAM K. OLSON
001.006709
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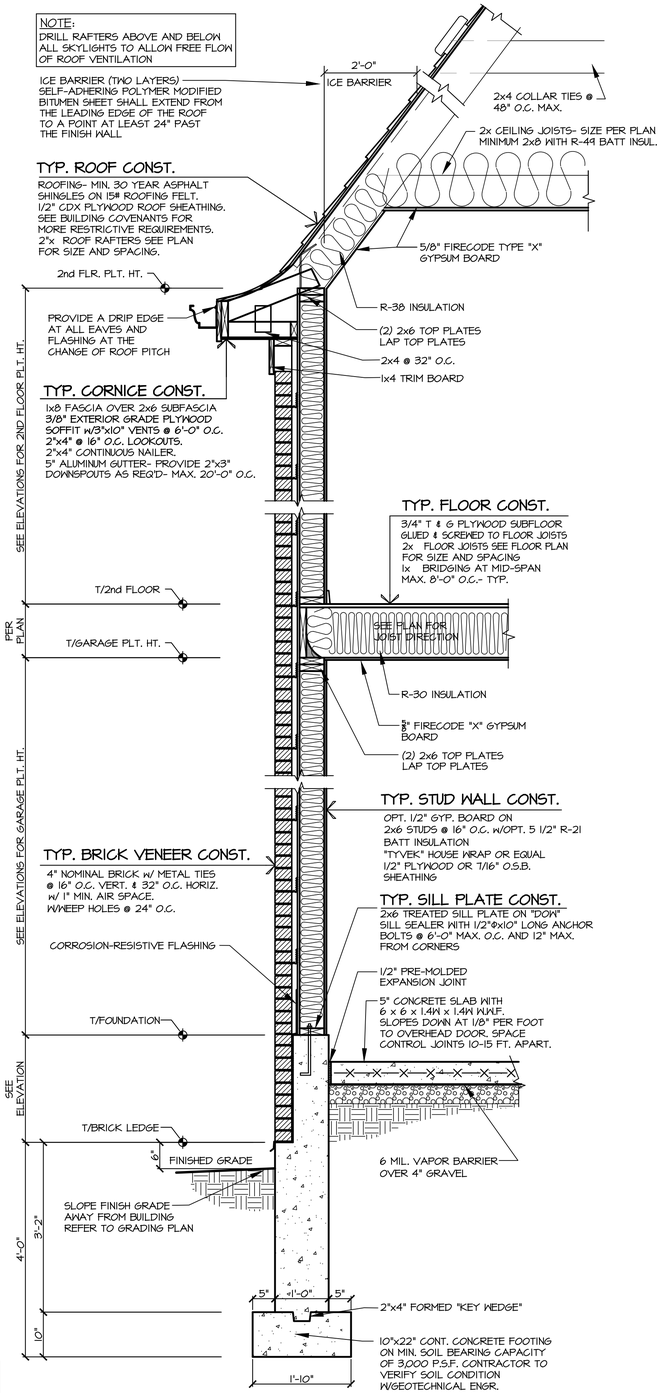
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APP'D:	WKO
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SHEET NUMBER D-3

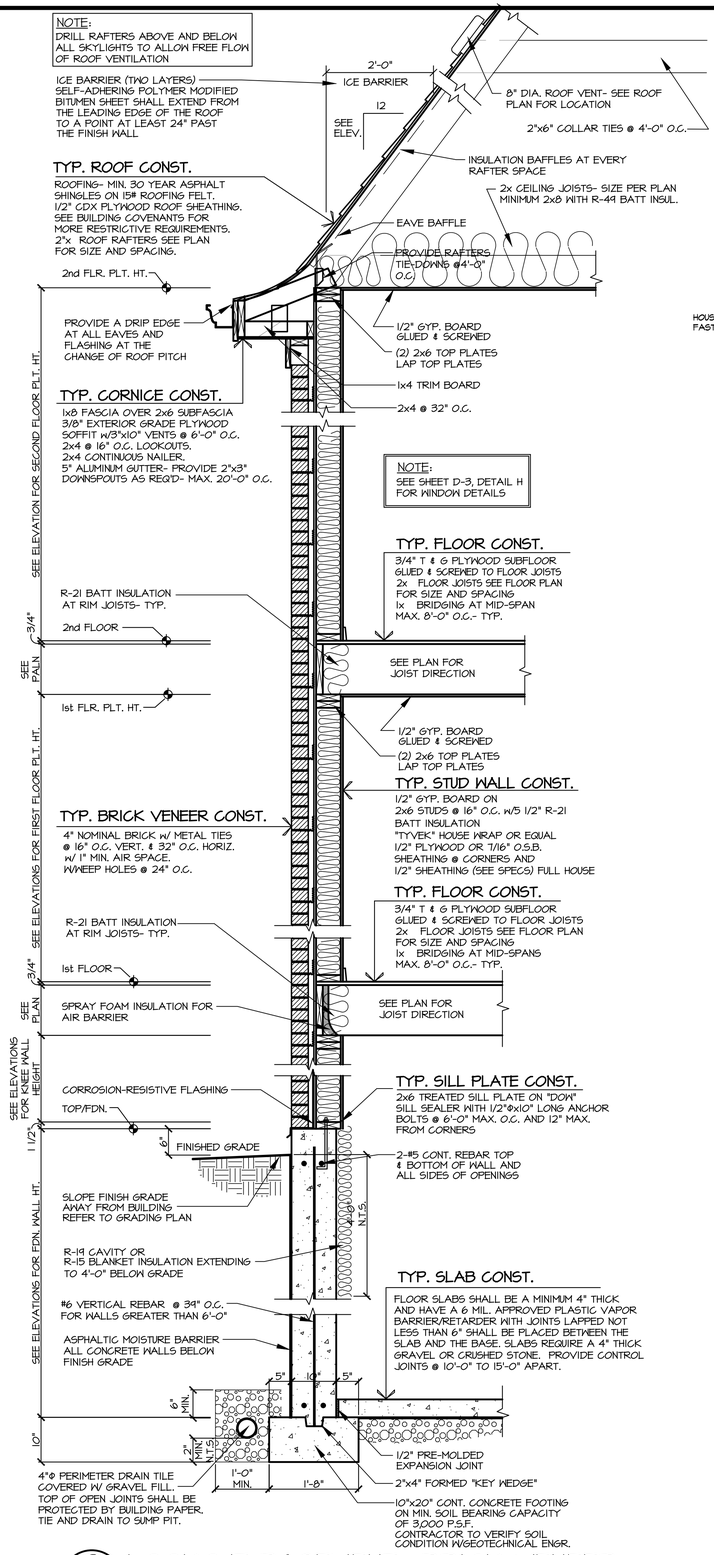
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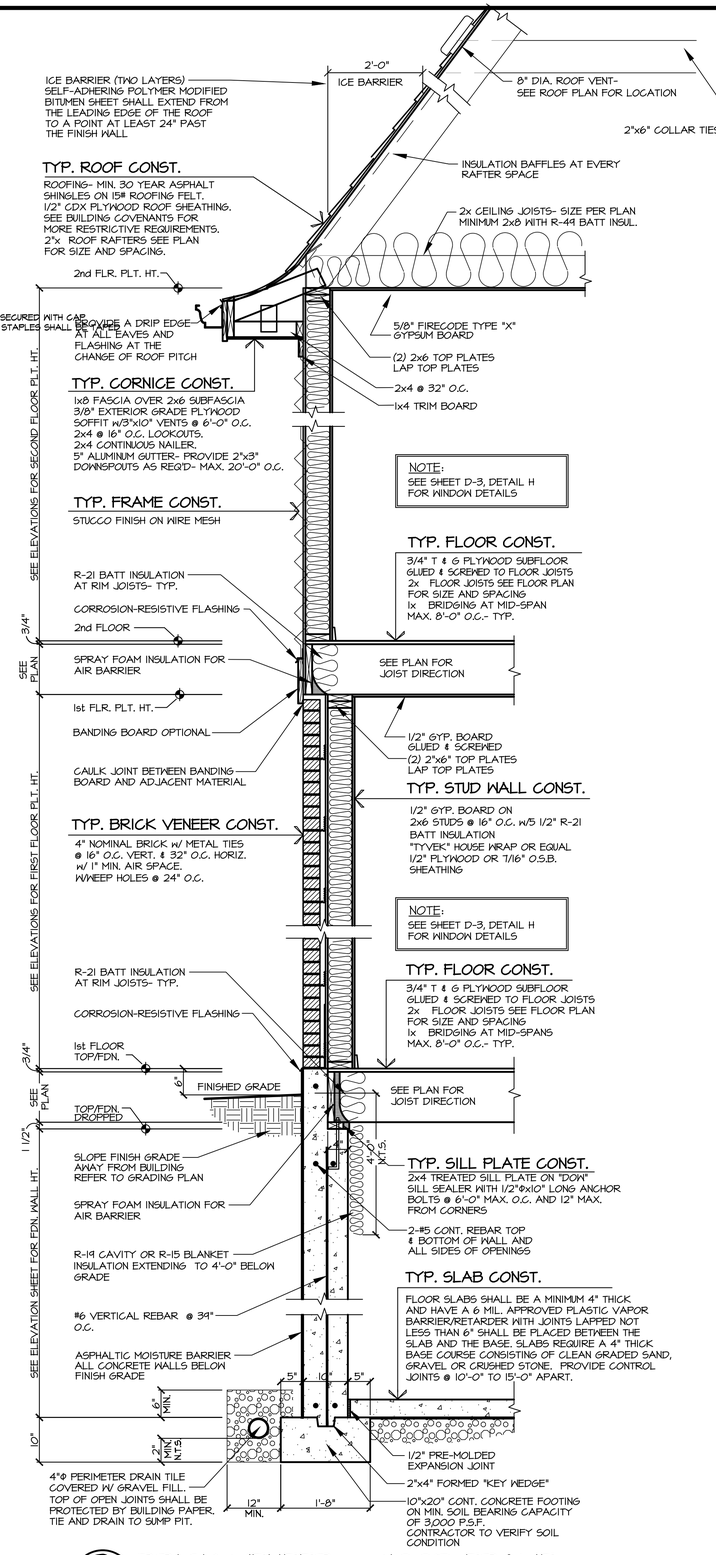
1 D-4 GARAGE WALL-BRICK VENEER ROOM ABOVE

3/4"=1'-0"



2 D-4 LOOKOUT BASEMENT- BRICK VENEER

3/4"=1'-0"



3 D-4 BRICK VENEER & WOOD FRAME DROPPED JOIST

3/4"=1'-0"

CAD REF : 325082

REVISIONS

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FLOSSMOOR, ILLINOIS

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Tel (708)301-2503
Fax
wkolsonar@AOL.com
E-mail

WALL SECTIONS

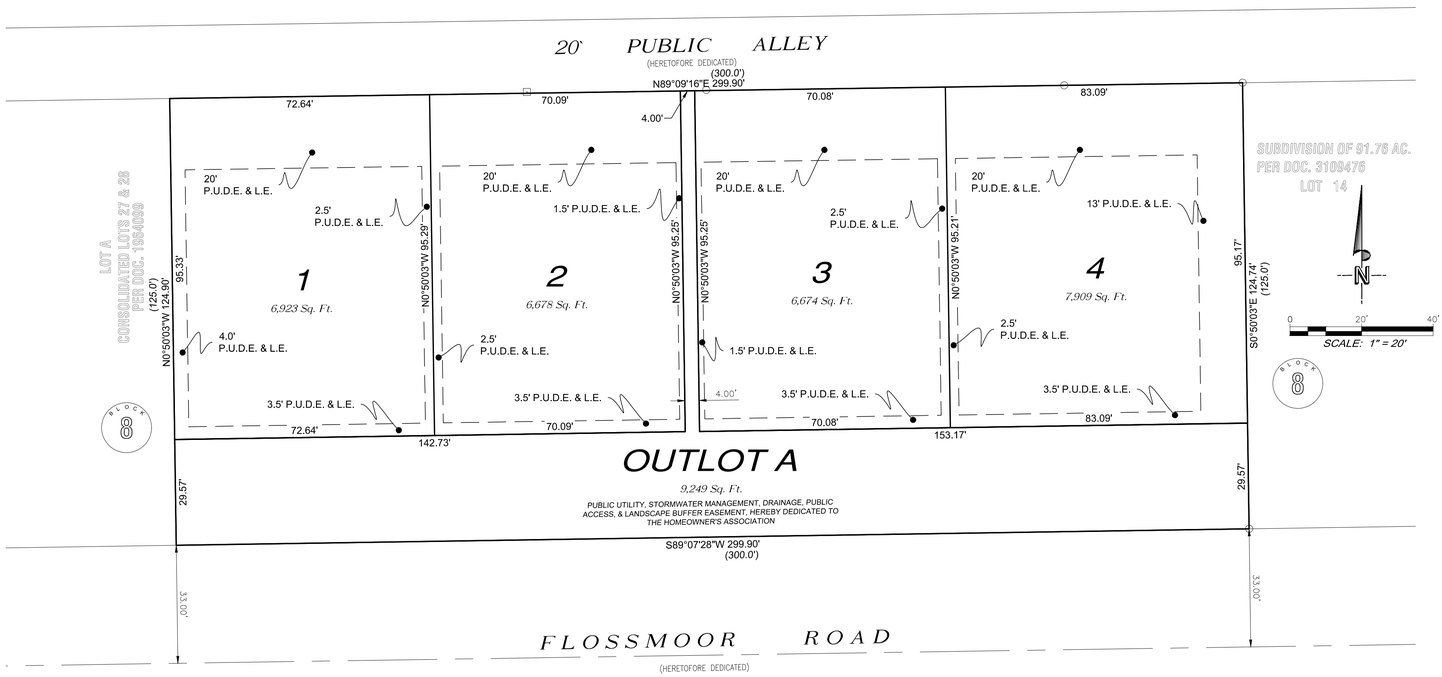
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PREV NO:	(-)

SHEET NUMBER
D-4
OF 15

FINAL PLAT
of
PARK CENTRE

BEING A RESUBDIVISION OF LOTS 15 THROUGH 26 IN BLOCK 8 OF THE SUBDIVISION OF 91.76 ACRES OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

○	FOUND IRON PIPE
⊡	FOUND IRON ROD
7.77'	MEASURED DATA
(7.77')	RECORDED DATA
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT

MORTGAGEE'S CONSENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)SS

_____ AS MORTGAGEE FOR THE LAND DESCRIBED IN THIS SUBDIVISION OR PLANNED UNIT DEVELOPMENT HEREBY CONSENTS TO SAID SUBDIVISION OR PLANNED UNIT DEVELOPMENT AS SHOWN AND DESCRIBED ON THIS PLAT.

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

BY: _____ TITLE:_____

ATTEST: _____ TITLE:_____

ADDRESS: _____

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.

COUNTY OF _____)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY , IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS SHOWN HEREON AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS:

_____ DAY OF _____, 20____.

_____
(NOTARY PUBLIC)

OWNER'S CERTIFICATE

STATE OF ILLINOIS) S.S.

COUNTY OF _____)

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

THE UNDERSIGNED FURTHER CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE LIMITS OF FLOSSMOOR SCHOOL DISTRICT 161, HOMEWOOD FLOSSMOOR COMMUNITY HIGH SCHOOL 233, AND PRAIRIE STATE COMMUNITY COLLEGE DISTRICT 515.

DATED THIS: _____ DAY OF _____, 20____.

_____ _____
(SIGNED OWNER) (SIGNED OWNER)

_____ _____
(OWNER) (ADDRESS)

_____ _____
(PRINTED NAME) (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.

COUNTY OF _____)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY , IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS SHOWN HEREON AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS:

_____ DAY OF _____, 20____.

_____
(NOTARY PUBLIC)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANKAKEE)

THIS IS TO CERTIFY THAT I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

THE CONSOLIDATION OF LOTS 21 AND 22 PER DOCUMENT 18870153, LINNEA'S CONSOLIDATION OF LOTS 17 AND 18 PER DOCUMENT 18766847 AND LOTS 15,16,23,24,25 AND 26 ALL IN BLOCK 8, OF THE SUBDIVISION OF 91.76 ACRES OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1901 AS DOCUMENT 31091176, IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17031C0741J, DATED AUGUST 19th, 2025.
2. ALL LOT CORNERS WILL BE SET WITH A ⅝ INCH BY 30 INCH REBAR WITH ORANGE CAP STAMPED "MG2A 3880", IN ACCORDANCE WITH THE PLAT ACT AND MINIMUM STANDARDS OF PRACTICE AS AMENDED.
3. THE BASIS OF BEARING IS REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON THE NORTH AMERICAN DATUM OF 1983 (N.A.D.83) (2011 ADJUSTMENT) AND ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. THE ACCOMPANIED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
5. THIS SUBDIVISION CONTAINS 0.86 ACRES MORE OR LESS.
6. INCLUDES P.I.N.(s): 31-01-420-021-0000, 31-01-420-038-0000, 31-01-420-045-0000, 31-01-420-026-0000, 31-01-420-046-0000, 31-01-420-029-0000, AND 31-01-420-030-0000
7. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FLOSSMOOR.

DATED: _____, 2026.

_____
JONATHAN C. CROSS
ILLINOIS PROFESSIONAL LAND SURVEYOR 035.003880
LICENSE EXPIRES NOVEMBER 30, 2026

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

REVIEWED BY PLAN COMMISSION OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS,

THIS: _____ DAY OF _____, 20____.

_____
(SIGNED CHAIRMAN)

_____
(SIGNED SECRETARY)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

APPROVED BY THE VILLAGE OF FLOSSMOOR BOARD AT THEIR MEETING HELD

THIS: _____ DAY OF _____, 20____.

_____
(SIGNED PRESIDENT)

_____
(SIGNED VILLAGE CLERK)

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE SAID PROPERTY OR ANY PART THEREOF.

DATED THIS _____ DAY OF _____, 20____

_____
(VILLAGE CLERK)

DRAINAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS SUBDIVISION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION COULD BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS COULD BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS: _____ DAY OF _____, 20____.

_____ _____
(ENGINEER) (ILLINOIS LICENSE NO.)

COOK COUNTY DEPARTMENT OF TRANSPORTATION & HIGHWAYS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT 765 ILCS 205/2, HOWEVER, A HIGHWAY PERMIT CONFORMING TO THE STANDARDS OF COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____ DAY OF _____, A.D. _____.

_____
SUPERINTENDENT OF HIGHWAYS
COOK COUNTY, ILLINOIS

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company, Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon. No building or other structures shall be constructed or erected in any easement area without the prior written consent of grantee.

PUBLIC UTILITY, STORMWATER MANAGEMENT, AND DRAINAGE EASEMENTS

All easements indicated as public utility and drainage easements on the plat are reserved for and granted to the Village of Flossmoor and to those public utility companies operating under franchise from the Village of Flossmoor, including, but not limited to, Ameritech Telephone Company, Nicor Gas Company, Commonwealth Edison Electric Company, Comcast Cable Television Company and their successors and assigns, for perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utilities, transmission and distribution systems including storm and/or sanitary sewers, water mains, valve vaults, and hydrants together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village of Flossmoor, over, upon, along, under, through said indicated easement, together with right of access across property for necessary men and equipment to do any of the above work; The right is also granted to cut down, trim, or remove trees, shrubs, or other plants on the easement that interfere with the operation of the sewers and other utilities. No permanent buildings, trees or other structures shall interfere with the aforesaid uses or rights. Where an easement is used for both sewer and /or water mains and other utilities, the other utility installations are subject to the ordinances of the Village of Flossmoor.

The placement of any landscaping not in with the approved landscape plan or grading plan for a given property, or any accessory building or structure, swimming pool, fence or other improvement which in any way could cause an impediment to the overland flow of storm water within said drainage easement is hereby prohibited.

LANDSCAPE BUFFER EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS' ASSOCIATION AS MAY BE FURTHER DEFINED IN THE HOME OWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED LANDSCAPE BUFFER EASEMENT (LE) TO INSTALL, REPAIR, REMOVE, REPLACE, INSPECT, AND MAINTAIN LANDSCAPE BERMS, PLANTINGS AND STRUCTURES AS DEPICTED ON THE SUBDIVISION LANDSCAPE PLAN IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE LANDSCAPE EASEMENT INCLUDING WITHOUT LIMITATION ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS OVER OR THROUGH SAID EASEMENT THAT ARE NOT SHOWN ON THE PLANS NOR SHALL VEGETATION BE REMOVED EXCEPT TO REPLACE DEAD OR DISEASED VEGETATION WITH LIKE SPECIES WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND THE VILLAGE OF FLOSSMOOR. THE GRADES OF THE SUBDIVIDED HOME APPROVED BY THE MUNICIPAL ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION AND MAINTENANCE OF LANDSCAPE PLANTINGS OF SAID GRANTEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE LANDSCAPING FACILITIES LOCATED WITHIN SAID EASEMENT.

IF THE HOMEOWNERS' ASSOCIATION FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE HOMEOWNERS' ASSOCIATION FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE HOME.

PUBLIC ACCESS EASEMENT PROVISION

AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO TRANSIENTS, CUSTOMERS, GUESTS AND SIMILAR VEHICULAR TRAFFIC FOR THE BENEFIT OF ALL LOTS THEIR HEIRS SUCCESSORS, AND ASSIGNS, OVER ALL AREAS HEREON SHOWN AND DESIGNATED "PUBLIC ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS AS DESCRIBED AND SHOWN HEREON PROVIDING ACCESS TO THE PUBLIC ROADWAY.

PREPARED BY & MAIL TO:

REVISIONS		
DATE	BY	DESCRIPTION
12/22/25	JCC	PRELIMINARY SUBMITTAL FOR VILLAGE REVIEW
3/09/26	BPH	FOR VILLAGE REVIEW
5/20/26	NIB	PER VILLAGE REVIEW

MG2A
CIVIL ENGINEERING
LAND SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: BYRON GREGORY
SITE ADDRESS: FLOSSMOOR ROAD FLOSSMOOR, IL
DRAFTED BY:JRH
FIELDED BY: RPT
PG:1 of 1
JOB NUMBER: 25-303

BY-LAWS

OF

BG PARK CENTRE HOMEOWNERS ASSOCIATION

An Illinois Not-for-Profit Corporation

Village of Flossmoor, Cook County, Illinois

DRAFT — FOR CLIENT REVIEW ONLY

NOT FOR RECORDING OR DISTRIBUTION

— COMBINED WITH —

INITIAL RULES AND REGULATIONS

OF

BG PARK CENTRE HOMEOWNERS ASSOCIATION

BY-LAWS OF BG PARK CENTRE HOMEOWNERS ASSOCIATION

PREAMBLE

These By-Laws govern the administration, operation, and management of BG PARK CENTRE HOMEOWNERS ASSOCIATION (the "Association"), an Illinois not-for-profit corporation organized under the Illinois General Not For Profit Corporation Act of 1986, 805 ILCS 105/101.01 et seq. The Association has been formed to manage, maintain, and administer the common areas and common facilities of BG Park Centre Townhomes, a planned unit development consisting of thirteen (13) luxury attached townhome units located at 2611–2633 Flossmoor Road in the Village of Flossmoor, Cook County, Illinois (the "Property"), in accordance with the Declaration of Covenants, Conditions and Restrictions for BG Park Centre Townhomes (the "Declaration") recorded or to be recorded with the Cook County Recorder of Deeds.

These By-Laws are intended to supplement and implement the Declaration. In the event of any conflict between these By-Laws and the Declaration, the Declaration shall control. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Declaration.

ARTICLE I — OFFICES AND PRINCIPAL PLACE OF BUSINESS

Section 1.1. Registered Office.

The Association shall maintain a registered office and registered agent in the State of Illinois as required by the Illinois General Not For Profit Corporation Act. The registered office may, but need not, be the same as the Association's principal place of business.

Section 1.2. Principal Place of Business.

The principal place of business of the Association shall be located at the Property or at such other place within Cook County, Illinois as the Board of Directors may designate from time to time.

ARTICLE II — MEMBERSHIP AND VOTING

Section 2.1. Qualification.

Every Owner of a Lot in BG Park Centre Townhomes, as defined in the Declaration, shall be a member of the Association. Membership is mandatory and appurtenant to ownership of a Lot and may not be separated from ownership. A person or entity ceases to be a member upon conveyance of the member's last Lot.

Section 2.2. Classes of Membership.

The Association shall have two classes of membership as set forth in the Declaration:

(a) Class A Members. All Owners other than the Declarant. Each Class A Member shall be entitled to one (1) vote per Lot owned.

(b) Class B Member. The Declarant, BG Park Centre LLC. The Class B Member shall be entitled to three (3) votes per Lot owned by the Declarant. The Class B membership shall automatically convert to Class A membership upon the earliest of: (i) the date on which the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; (ii) two (2) years after the last Lot is conveyed by the Declarant to an Owner; or (iii) five (5) years after the recording of the Declaration.

Section 2.3. Voting.

At any meeting of members, each member shall be entitled to cast the votes allocated to each Lot owned. Votes may be cast in person or by written proxy. A proxy shall be in writing, signed by the member, and filed with the Secretary prior to the meeting. No proxy shall be valid for more than eleven (11) months unless it expressly provides for a longer period, which shall not exceed three (3) years.

If a Lot is owned by more than one person or entity, the co-owners shall designate in writing to the Secretary the person authorized to cast votes for that Lot. In the absence of such designation, votes for a jointly-owned Lot may be cast by any one co-owner, but in no event shall the total votes cast for any Lot exceed the number of votes allocated to that Lot.

Section 2.4. Quorum.

At any duly called meeting of the members, the presence in person or by proxy of members representing a majority of the total votes in the Association shall constitute a quorum for the transaction of business. If a quorum is not present at any meeting, the members present may adjourn the meeting to a date not less than five (5) nor more than thirty (30) days thereafter, and at such adjourned meeting, the members present in person or by proxy shall constitute a quorum.

Section 2.5. Action Without a Meeting.

Any action required or permitted to be taken at any meeting of the members may be taken without a meeting if all members entitled to vote on the action consent in writing to such action. Such written consent shall have the same effect as a vote at a meeting duly called and noticed.

ARTICLE III — MEETINGS OF MEMBERS

Section 3.1. Annual Meeting.

The Association shall hold an annual meeting of the members not less than once each calendar year at a date, time, and place determined by the Board of Directors. The primary purpose of the annual meeting shall be the election of directors (when applicable), presentation of the annual budget and financial statements, and the transaction of such other business as may properly come before the meeting.

Section 3.2. Special Meetings.

Special meetings of the members may be called at any time by: (a) the President; (b) a majority of the Board of Directors; or (c) members holding not less than twenty-five percent (25%) of the total votes in the Association upon written petition delivered to the Secretary. A special meeting called by member petition shall be held within thirty (30) days after delivery of the petition to the Secretary.

Section 3.3. Notice of Meetings.

Written notice of each meeting of the members, stating the date, time, place, and purpose of the meeting, shall be delivered to each member not less than ten (10) nor more than sixty (60) days prior to the meeting. Notice shall be delivered personally, by first-class mail, or by electronic transmission to the address of each member as shown in the Association's records. Notice of a special meeting shall state the specific purpose for which the meeting is called, and no business other than that stated in the notice shall be transacted at a special meeting.

Section 3.4. Order of Business.

The order of business at annual meetings shall be: (1) determination of quorum; (2) approval of minutes of the preceding meeting; (3) reports of officers; (4) reports of committees; (5) election of directors, if applicable; (6) unfinished business; (7) new business; and (8) adjournment. The presiding officer may modify the order of business with the consent of the members present.

Section 3.5. Conduct of Meetings.

Meetings of the members shall be presided over by the President or, in the President's absence, by the Vice President or such other officer as the Board may designate. The Secretary shall keep minutes of all meetings of the members. Meetings shall be conducted in accordance with Robert's Rules of Order, Newly Revised, to the extent not inconsistent with these By-Laws or the Declaration.

ARTICLE IV — BOARD OF DIRECTORS

Section 4.1. Powers and Duties.

The Board of Directors shall have full power and authority to manage the affairs of the Association and to exercise all powers of the Association that are not specifically reserved to the members by these By-Laws, the Declaration, or applicable law. The Board's powers and duties shall include, without limitation:

(a) Administering and enforcing the provisions of the Declaration, these By-Laws, and the Association's rules and regulations;

(b) Establishing, levying, and collecting Assessments as provided in the Declaration;

(c) Maintaining, repairing, and improving the Common Area;

(d) Engaging and supervising managing agents, contractors, and employees;

(e) Obtaining and maintaining insurance as required by the Declaration;

(f) Adopting, amending, and enforcing rules and regulations for the use of the Common Area and the conduct of members;

(g) Opening and maintaining bank accounts and investing Association funds;

(h) Preparing and adopting an annual budget;

(i) Maintaining adequate reserve funds for the repair and replacement of Common Area improvements; and

(j) Taking such other action as may be necessary or appropriate to carry out the Association's responsibilities under the Declaration.

Section 4.2. Number and Qualification.

The Board of Directors shall consist of three (3) directors. Each director must be a member of the Association (i.e., an Owner of a Lot) or, in the case of an Owner that is a business entity, an officer, manager, or principal of such entity. During the period of Declarant's control, the Declarant may appoint directors who are representatives of the Declarant.

Section 4.3. Election and Term.

Directors shall be elected at the annual meeting of the members by a plurality of votes cast. Directors shall serve staggered terms as follows: at the first election of the full Board after transition of control from the Declarant, one (1) director shall be elected for a one (1) year term, one (1) director shall be elected for a two (2) year term, and one (1) director shall be elected for a three (3) year term. Thereafter, each successor director shall be elected for a three

(3) year term. Directors may be re-elected without limitation. Each director shall hold office until the director's successor is elected and qualified, or until the director's earlier resignation, removal, or death.

Section 4.4. Declarant Appointment Rights.

During the period of the Class B membership as described in the Declaration and Article II of these By-Laws, the Declarant shall have the right to appoint and remove all members of the Board of Directors without the consent of the Class A Members. Upon the conversion of the Class B membership to Class A membership, the Declarant shall call a special meeting of the members within sixty (60) days for the purpose of electing a Board of Directors from among the Class A Members.

Section 4.5. Resignation.

Any director may resign at any time by delivering written notice of resignation to the President or Secretary. A resignation shall be effective upon delivery unless it specifies a later effective date.

Section 4.6. Removal.

Any director elected by the Class A Members may be removed, with or without cause, by the affirmative vote of a majority of the total votes in the Class A membership at a meeting duly called for such purpose. Any director appointed by the Declarant may be removed only by the Declarant during the period of Declarant's control.

Section 4.7. Vacancies.

Vacancies on the Board of Directors occurring for any reason other than the expiration of a term shall be filled by appointment of the remaining directors (even if less than a quorum), provided that a vacancy resulting from the removal of a director by the members shall be filled by election at the same meeting at which the removal occurred or at a subsequent special meeting. A director appointed or elected to fill a vacancy shall serve for the remainder of the unexpired term.

Section 4.8. Compensation.

Directors shall serve without compensation. The Board may, however, authorize reimbursement of reasonable expenses incurred by directors in the performance of their duties, including expenses for attendance at meetings, upon submission of appropriate documentation.

ARTICLE V — MEETINGS OF THE BOARD OF DIRECTORS

Section 5.1. Regular Meetings.

The Board of Directors shall hold regular meetings at least quarterly at a date, time, and place determined by the Board. Regular meetings may be held without notice other than the general announcement of the schedule of regular meetings, which shall be provided to all members annually.

Section 5.2. Special Meetings.

Special meetings of the Board may be called by the President or by any two (2) directors upon at least forty-eight (48) hours' notice to all directors, stating the date, time, place, and purpose of the meeting. Notice may be given by personal delivery, telephone, email, or text message.

Section 5.3. Open Meetings.

All regular and special meetings of the Board of Directors shall be open to all members of the Association, who shall have the right to attend and observe. Members shall not have the right to participate in Board deliberations unless the Board, in its discretion, opens a portion of the meeting for member comment. The Board may hold executive sessions closed to members for the following limited purposes: (a) pending or threatened litigation; (b) personnel matters; (c) matters relating to contracts under negotiation; or (d) delinquent Assessment matters involving a specific Owner.

Section 5.4. Quorum and Voting.

A majority of the total number of directors then in office shall constitute a quorum for the transaction of business. Each director shall be entitled to one (1) vote. All actions of the Board shall require the affirmative vote of a majority of the directors present at a meeting at which a quorum is present, unless a greater vote is required by these By-Laws or the Declaration.

Section 5.5. Action Without a Meeting.

The Board may take any action required or permitted to be taken at a meeting by unanimous written consent of all directors then in office, setting forth the action taken. Such written consent shall be filed with the minutes of the proceedings of the Board and shall have the same effect as a unanimous vote at a duly called meeting.

Section 5.6. Telephonic and Electronic Meetings.

Directors may participate in any meeting of the Board by means of telephone conference call, video conference, or similar communications technology by which all persons participating can hear each other simultaneously. Such participation shall constitute presence in person at the meeting.

Section 5.7. Minutes.

The Secretary (or a person designated by the Board) shall keep accurate minutes of all Board meetings. Minutes shall be approved at the next subsequent meeting and made available to any member upon written request within a reasonable time.

ARTICLE VI — OFFICERS

Section 6.1. Officers.

The officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer. The Board may create such additional offices as it deems necessary. All officers shall be directors of the Association, except that the Board may appoint a Secretary or Treasurer who is not a director.

Section 6.2. Election and Term.

Officers shall be elected by the Board of Directors at the first meeting of the Board following each annual meeting of the members, or as soon thereafter as practicable. Each officer shall serve a term of one (1) year or until the officer's successor is elected and qualified, or until the officer's earlier resignation, removal, or death. Officers may be re-elected without limitation.

Section 6.3. Removal.

Any officer may be removed by the Board of Directors, with or without cause, at any regular or special meeting of the Board.

Section 6.4. President.

The President shall be the chief executive officer of the Association and shall preside at all meetings of the members and of the Board of Directors. The President shall have general supervision of the business and affairs of the Association, shall execute all contracts and instruments on behalf of the Association unless otherwise directed by the Board, and shall perform such other duties as are incident to the office or assigned by the Board.

Section 6.5. Vice President.

The Vice President shall perform the duties of the President in the President's absence or disability and shall perform such other duties as are assigned by the Board or the President.

Section 6.6. Secretary.

The Secretary shall keep the minutes of all meetings of the members and of the Board of Directors; shall maintain the membership roster and other records of the Association; shall give all required notices of meetings; shall be custodian of the corporate seal (if any); and shall perform such other duties as are incident to the office or assigned by the Board.

Section 6.7. Treasurer.

The Treasurer shall have custody of all funds and financial records of the Association; shall maintain complete and accurate financial records; shall collect all Assessments and other amounts due the Association; shall disburse funds as authorized by the Board; shall prepare or cause to be prepared financial statements of the Association; and shall perform such other duties as are incident to the office or assigned by the Board. The Treasurer shall cause an annual review or audit of the Association's financial records to be conducted by a qualified accountant at such times as the Board may determine or as required by applicable law.

ARTICLE VII — COMMITTEES

Section 7.1. Standing Committees.

The Board may establish standing committees to assist in the administration of the Association's affairs. Standing committees shall include the Architectural Review Committee ("ARC") as described in the Declaration. The Board shall establish the composition, responsibilities, and procedures of each standing committee.

Section 7.2. Special Committees.

The Board may appoint special committees from time to time for specific purposes. Special committees shall have only the authority expressly delegated to them by the Board and shall report to and serve at the pleasure of the Board.

Section 7.3. Architectural Review Committee.

The ARC shall consist of not fewer than three (3) persons appointed by the Board. The ARC shall review and act upon applications for exterior modifications and improvements to Lots and Units as provided in Article VI of the Declaration. The ARC shall adopt written design guidelines and shall apply them consistently to all applications. The ARC shall report its activities to the Board at each regular Board meeting.

ARTICLE VIII — FINANCES AND ASSESSMENTS

Section 8.1. Fiscal Year.

The fiscal year of the Association shall be the calendar year (January 1 through December 31) unless the Board, by resolution, establishes a different fiscal year.

Section 8.2. Annual Budget.

Not less than thirty (30) days prior to the commencement of each fiscal year, the Board shall prepare or cause to be prepared a proposed annual budget for the Association. The budget shall include projected Common Expenses for the coming year, including operating expenses, administrative costs, insurance premiums, and contributions to the reserve fund. A copy of the proposed budget shall be provided to each member not less than thirty (30) days prior to the commencement of the fiscal year to which it applies.

Section 8.3. Reserve Fund.

The Association shall maintain a reserve fund for the repair, replacement, and maintenance of major Common Area components. The Board shall conduct or cause to be conducted a reserve study not less frequently than every three (3) years to assess the adequacy of the reserve fund and to establish an appropriate annual reserve contribution. Reserve funds shall be maintained in a separate account and shall not be commingled with operating funds.

Section 8.4. Assessments.

Assessments shall be levied and collected in accordance with Article III of the Declaration. The Treasurer shall maintain complete and accurate records of all Assessments levied and collected. Delinquent Assessments shall be subject to interest, late fees, collection costs, and lien enforcement as provided in the Declaration.

Section 8.5. Depository.

The Association's funds shall be deposited in a federally insured financial institution selected by the Board. Checks, drafts, and other withdrawals from Association accounts shall require the signature of such officers or authorized persons as the Board may designate. The Board may require dual signatures for withdrawals above a threshold amount established by resolution.

Section 8.6. Financial Statements.

The Treasurer shall prepare or cause to be prepared annual financial statements of the Association, including at minimum a balance sheet and a statement of revenues and expenses, within ninety (90) days after the close of each fiscal year. Annual financial statements shall be made available to any member upon written request. The Board may authorize an independent accountant to review or audit the Association's financial records as it deems appropriate or as required by law.

Section 8.7. Contracts and Expenditures.

The Board may authorize any officer or agent to enter into contracts or make expenditures on behalf of the Association. Expenditures not included in the approved annual budget or in excess of such amounts as the Board may establish by resolution shall require prior Board approval. Contracts for management services, maintenance, or other services exceeding one (1) year in duration shall require approval by a majority of the Board and shall contain a provision allowing termination without cause upon not more than ninety (90) days' notice.

ARTICLE IX — INDEMNIFICATION AND LIABILITY

Section 9.1. Indemnification of Directors and Officers.

The Association shall indemnify and hold harmless each current and former director and officer of the Association from and against any and all claims, liabilities, damages, costs, and expenses (including reasonable attorneys' fees) arising from any act or omission in the performance of their duties as a director or officer, to the fullest extent permitted by the Illinois General Not For Profit Corporation Act and applicable law; provided, however, that no indemnification shall be provided for: (a) acts or omissions constituting willful misconduct, gross negligence, or fraud; (b) acts taken in bad faith or in knowing violation of law; or (c) matters as to which the director or officer shall have been adjudged liable to the Association.

Section 9.2. Liability Limitation.

No director or officer shall be personally liable to the Association or to any member for monetary damages for any act or omission in the director's or officer's capacity as a director or officer, except to the extent such limitation is not permitted by applicable Illinois law.

Section 9.3. Insurance.

The Association may purchase and maintain directors' and officers' liability insurance on behalf of any person who is or was a director or officer of the Association against any liability asserted against such person in such capacity, whether or not the Association would have the power to indemnify such person under applicable law.

ARTICLE X — MISCELLANEOUS PROVISIONS

Section 10.1. Corporate Seal.

The Board may adopt a corporate seal, which shall be circular in form and shall bear the name of the Association. The seal may be used by causing it to be impressed or affixed to

any document requiring a seal, or a facsimile thereof may be used. Failure to affix the corporate seal shall not affect the validity of any instrument.

Section 10.2. Books and Records.

The Association shall maintain the following records at its principal place of business or registered office: (a) Articles of Incorporation and all amendments; (b) these By-Laws and all amendments; (c) minutes of all meetings of members and of the Board; (d) the current membership roster with addresses; (e) financial statements for the current and two preceding fiscal years; (f) the annual budget; and (g) such other records as may be required by applicable law. Any member may inspect and copy Association records upon reasonable written request in accordance with the Illinois General Not For Profit Corporation Act.

Section 10.3. Conflicts of Interest.

A director or officer who has a direct or indirect financial interest in any contract, transaction, or other matter before the Board shall disclose such interest to the Board and shall recuse himself or herself from discussion and voting on such matter. The Board shall maintain a written conflicts of interest policy consistent with the requirements of applicable law.

Section 10.4. Parliamentary Authority.

The rules contained in the current edition of Robert's Rules of Order, Newly Revised, shall govern the Association in all cases to which they are applicable and in which they are not inconsistent with these By-Laws, the Declaration, the Articles of Incorporation, or applicable law.

Section 10.5. Amendments to By-Laws.

These By-Laws may be amended by the affirmative vote of two-thirds (2/3) of the total votes represented at any duly called meeting of the members at which a quorum is present, provided that the text of any proposed amendment shall be included in or attached to the notice of the meeting. During the period of Declarant's control of the Board, the Declarant may amend these By-Laws without member approval to correct errors, resolve ambiguities, or comply with requirements of the Village of Flossmoor or applicable law, provided that no such amendment shall materially and adversely affect the rights of any member.

Section 10.6. Interpretation.

These By-Laws shall be liberally construed to effectuate the purposes for which the Association was formed. In the event of any ambiguity, the Board's reasonable interpretation shall be given deference. The headings used in these By-Laws are for convenience only and shall not be used to interpret or limit the scope of any provision.

Section 10.7. Effective Date.

These By-Laws shall become effective upon the recording of the Declaration with the Cook County Recorder of Deeds and the filing of the Articles of Incorporation of the Association with the Illinois Secretary of State.

CERTIFICATE OF ADOPTION

The undersigned, being all of the initial Directors of BG PARK CENTRE HOMEOWNERS ASSOCIATION, hereby certify that the foregoing By-Laws were duly adopted as the By-Laws of the Association as of the ___ day of _____, 20___.

_____
Director

_____
Director

_____
Director

INITIAL RULES AND REGULATIONS
OF
BG PARK CENTRE HOMEOWNERS ASSOCIATION

Village of Flossmoor, Cook County, Illinois

Adopted pursuant to Article VI of the Declaration of Covenants,
Conditions and Restrictions for BG Park Centre Townhomes

DRAFT — FOR CLIENT REVIEW ONLY

INTRODUCTION

These Initial Rules and Regulations (these "Rules") of BG Park Centre Homeowners Association (the "Association") have been adopted by the Board of Directors pursuant to Article VI of the Declaration of Covenants, Conditions and Restrictions for BG Park Centre Townhomes (the "Declaration") and Article VII of the Association's By-Laws. These Rules are intended to promote the health, safety, and welfare of all residents; to protect and enhance property values; and to foster a harmonious living environment within BG Park Centre Townhomes.

These Rules supplement and implement the Declaration and the By-Laws and are subordinate to them. Capitalized terms used but not defined herein have the meanings given in the Declaration. In the event of any conflict between these Rules and the Declaration or the By-Laws, the Declaration or By-Laws, as applicable, shall control.

The Board of Directors has the authority to amend, supplement, and clarify these Rules from time to time as circumstances require. Notice of any amendment shall be provided to all Owners not less than thirty (30) days prior to the effective date, except in the case of emergency amendments. Violations of these Rules are subject to the enforcement procedures and fines set forth in the Declaration and these Rules.

1. Leasing and Short-Term Rentals

1.1 No Lot or Townhome Unit shall be leased, rented, or made available for occupancy for any period of less than twelve (12) consecutive calendar months. This prohibition applies to all forms of short-term or transient occupancy, including but not limited to rentals listed on platforms such as Airbnb, VRBO, HomeAway, Vacasa, or any similar service. This restriction is a material requirement of the Village of Flossmoor Development Agreement and may not be waived by the Board.

1.2 All leases shall be in writing and shall include a provision incorporating and requiring the tenant's compliance with the Declaration, By-Laws, and these Rules. The Owner shall provide the Association with a copy of the executed lease within fifteen (15) days of execution, together with the names of all adult occupants.

1.3 An Owner who leases a Unit remains fully responsible to the Association for the conduct of the tenant and for all Assessments and obligations of the Owner under the Declaration. The Owner's obligation to pay Assessments is not relieved or suspended during any tenancy.

1.4 Occupancy of any Unit shall be limited to the lessees named in the lease and their immediate family members, plus bona fide guests for periods not exceeding thirty (30) consecutive days.

2. Parking and Vehicles

2.1 Each Lot includes a garage and, where shown on the Final Plat, a designated driveway apron. Owners are encouraged to park within their garages. Garage spaces shall be used for the parking of motor vehicles and for reasonable storage consistent with fire code requirements.

2.2 Guest parking, where provided on the Final Plat, is for the temporary use of guests only and shall not be used as overflow parking by Owners or tenants on a regular or permanent basis. Guest parking spaces are on a first-come, first-served basis.

2.3 The following vehicles are prohibited from parking or storage on any Lot, Common Area, or private drive except within an enclosed garage: (a) vehicles that are unlicensed, unregistered, or inoperable; (b) commercial trucks, semi-trailers, or vehicles with a gross vehicle weight rating exceeding 10,000 lbs.; (c) recreational vehicles, motorhomes, or campers; (d) boats or personal watercraft on trailers; (e) construction equipment or heavy machinery.

2.4 No vehicle repairs, maintenance, or servicing shall be performed on any Lot or Common Area except within an enclosed garage, and then only for personal vehicles of the Owner or occupant. Commercial vehicle repair is prohibited.

2.5 Vehicles shall not be parked in a manner that blocks the private drive, fire lanes, mailbox areas, or access to any Unit. Fire lanes shall be kept clear at all times.

2.6 Abandoned vehicles (defined as vehicles unmoved for more than fourteen (14) consecutive days and appearing inoperable) may be reported to the Board, which may arrange for towing at the vehicle owner's expense after reasonable notice.

3. Garbage, Recycling, and Refuse

3.1 All garbage, recycling, and refuse shall be stored in lidded containers within the Owner's garage or in a screened storage area, except on scheduled collection days.

3.2 Refuse and recycling containers may be placed at the curb or designated collection area no earlier than the evening before a scheduled collection day and shall be returned to the garage or storage area by 9:00 p.m. on the day of collection.

3.3 Containers shall be kept clean and in good repair. Damaged containers that may cause spillage shall be promptly replaced. Containers shall not be stored in driveways, on patios visible from the street, or in any location visible from the Common Area or street except during collection periods.

3.4 Bulk items, appliances, furniture, and similar refuse shall be disposed of in compliance with Village of Flossmoor refuse collection ordinances. Bulk items shall not be left at the curb except on designated Village bulk collection days.

3.5 No burning of refuse, yard waste, or any other materials is permitted on any Lot or in any Common Area.

4. Pets and Animals

4.1 Owners and tenants may keep a reasonable number of conventional household pets (dogs, cats, and similar domesticated animals) within their Units. The Board may by resolution establish a limit on the number of pets per Unit and may prohibit specific breeds or species determined to pose a safety risk.

4.2 No animals shall be kept, bred, or maintained for any commercial purpose.

4.3 All dogs and cats shall be licensed in compliance with Cook County and Village of Flossmoor requirements.

4.4 All pets shall be kept on a leash or under direct physical control of a responsible person at all times when outside a Unit in the Common Area. No pet shall be left unattended outside in the Common Area.

4.5 Owners and tenants are responsible for the immediate removal and sanitary disposal of all pet waste from Common Areas and neighboring Lots. Failure to remove pet waste is a violation subject to fine.

4.6 Any pet that creates excessive noise, causes damage to Common Area property, or poses a demonstrable threat to residents, guests, or other animals may be required to be permanently removed from the Property upon written notice from the Board following a hearing.

5. Noise, Nuisance, and General Conduct

5.1 All residents and their guests shall conduct themselves in a manner that does not unreasonably interfere with the quiet enjoyment of neighboring Units. Excessive noise, including amplified music, loud parties, barking dogs, power equipment, or similar disturbances, is prohibited between the hours of 10:00 p.m. and 8:00 a.m. on weekdays and 11:00 p.m. and 9:00 a.m. on weekends and holidays.

5.2 Power equipment, including lawn mowers, blowers, and similar devices, shall not be operated before 8:00 a.m. or after 8:00 p.m. on any day.

5.3 Common Areas shall be used in a respectful manner. No activity shall be conducted in the Common Area that is hazardous, that creates excessive noise or litter, or that unreasonably interferes with other residents' enjoyment of the Common Area.

5.4 Fireworks of any kind are prohibited on the Property.

5.5 All residents and their guests shall comply with all applicable Village of Flossmoor ordinances and Cook County and Illinois laws while on the Property.

6. Common Area Use and Care

6.1 The Common Area is for the use and enjoyment of all Owners, tenants, and their guests. Use of the Common Area shall not unreasonably interfere with the rights of other residents.

6.2 No personal property (bicycles, furniture, equipment, toys, etc.) shall be permanently stored or left unattended in the Common Area. Items left in the Common Area without authorization may be removed by the Association without liability.

6.3 No structures, decorations, plantings, or improvements shall be placed in the Common Area without the prior written approval of the Board.

6.4 Owners and their guests are responsible for any damage caused to the Common Area by the Owner, household members, tenants, or guests. The cost of repair shall be assessed against the Owner as an Individual Assessment.

6.5 Private drives and walkways within the Common Area shall be kept free of obstructions at all times, including snow and ice adjacent to each Owner's Unit to the extent required by the Board's snow removal policy.

7. Exterior Appearance and Modifications

7.1 Owners shall maintain the exterior of their Units in a clean, neat, and well-maintained condition at all times. Peeling paint, broken fixtures, damaged trim, and similar conditions visible from the Common Area or street shall be corrected promptly.

7.2 No exterior modification, addition, or improvement to any Unit shall be commenced without the prior written approval of the Architectural Review Committee ("ARC") as provided in the Declaration. This includes, without limitation: painting the exterior of a Unit in a color other than the originally approved color palette; installation of storm doors, security doors, or screen doors not consistent with original design; installation of window air conditioning units; erection of fences, walls, trellises, or arbors; and addition of lighting fixtures, address numbers, or decorative elements visible from the exterior.

7.3 Patios, balconies, and decks shall be maintained in a clean and orderly condition. Outdoor furniture shall be of residential quality. Storage of household items, equipment, or refuse on patios, balconies, or decks visible from the Common Area or street is prohibited.

7.4 Window treatments visible from the exterior (blinds, drapes, shutters) shall be of neutral or muted color and shall present an attractive appearance from outside the Unit. No aluminum foil, newspaper, cardboard, or similar materials shall be used as window coverings.

7.5 Holiday and seasonal decorations may be displayed no earlier than thirty (30) days before the applicable holiday and shall be removed no later than fifteen (15) days after the holiday. Decorations shall not be excessive, shall not create noise or light disturbance for neighboring Units, and shall comply with all applicable fire codes.

7.6 No clotheslines or outdoor drying of laundry shall be permitted in any area visible from the Common Area or street.

8. Move-In and Move-Out Procedures

8.1 Owners shall notify the Association's managing agent (or the Secretary if no managing agent is engaged) not less than five (5) business days prior to any move-in or move-out involving the use of a moving truck or large vehicle.

8.2 Moving trucks and delivery vehicles shall be parked in a manner that does not block the private drive or neighboring Units' access for longer than reasonably necessary. Large vehicles shall not be left overnight on the private drive.

8.3 Owners and tenants are responsible for any damage to Common Area property (driveways, walks, landscaping, walls) caused during a move-in or move-out. Such damage shall be promptly reported to the Association and repaired at the Owner's expense.

8.4 Move-in and move-out activities involving freight elevators or common equipment (if any) shall be scheduled in advance with the Association to avoid conflicts with other residents.

9. Signs

9.1 No sign of any kind shall be displayed on any Lot or Unit visible from the exterior, except as follows: (a) one (1) "For Sale" or "For Lease" sign per Lot, not to exceed the size permitted by Village ordinance; (b) one (1) security company identification sign not exceeding two (2) square feet, professionally printed; (c) one (1) political sign per Lot during election season, not to exceed the size permitted by applicable law; and (d) signs expressly approved in writing by the Board.

9.2 No signs shall be affixed to the exterior of any building, fence, wall, or Common Area without Board approval.

9.3 The Declarant is not subject to the restrictions of this Section 9 with respect to signs promoting the sale of Lots during the period of development and sale.

10. Smoking

10.1 Smoking (including cigarettes, cigars, pipes, electronic cigarettes, vaping devices, and similar products) is prohibited in all Common Areas, including private drives, walkways, and open spaces.

10.2 Smoking within a Unit is permitted, provided the Owner takes reasonable precautions to prevent smoke and odor from migrating to adjoining Units through shared walls, HVAC systems, or other means. Owners whose smoking causes demonstrable migration of smoke or odor into neighboring Units may be required to take remedial action at the Owner's expense.

11. Enforcement and Schedule of Fines

11.1 Violations of these Rules shall be subject to the enforcement procedures set forth in Article IX of the Declaration, including written notice and an opportunity to cure.

11.2 Following notice and an opportunity to be heard before the Board or a hearing committee, the Board may impose fines for violations in accordance with the following schedule (which may be amended by Board resolution after notice to members):

First Violation: Written warning with opportunity to cure within the notice period.

Second Violation: $100 fine per occurrence.

Third and Subsequent Violations: $250 fine per occurrence.

Continuing Violations: $50 per day for each day a violation continues after the cure period.

Parking Violations: $50 per occurrence for unauthorized parking; $150 for blocking fire lanes or emergency access.

Pet Waste: $50 per occurrence.

Short-Term Rental Violation: $500 per occurrence and $100 per day for each day the violation continues; violation to be reported to the Village of Flossmoor.

11.3 Fines shall be assessed as Individual Assessments against the Owner's Lot and shall constitute a lien on the Lot as provided in the Declaration.

11.4 Any Owner subject to a fine shall have the right to request a hearing before the Board within fifteen (15) days of the notice of fine. The Board shall schedule a hearing within thirty (30) days of the request. The Board's decision following a hearing shall be final.

11.5 The Association shall have the right to recover reasonable attorneys' fees and costs in any action to enforce these Rules or collect fines.

12. Miscellaneous

12.1 These Rules apply to all Owners, tenants, occupants, guests, and invitees of any Lot. Owners are responsible for ensuring that their tenants, household members, and guests are aware of and comply with these Rules.

12.2 These Rules shall be interpreted and applied consistently with the Declaration and the By-Laws. In the event of any conflict, the Declaration or By-Laws shall control.

12.3 The Board may, in its discretion and upon reasonable notice, grant variances from these Rules in cases of hardship or unique circumstances, provided that no variance shall be granted from the short-term rental prohibition or any other requirement imposed by the Development Agreement with the Village of Flossmoor.

12.4 Any Owner with a question, concern, or request regarding these Rules should contact the Association's managing agent or Board Secretary in writing.

12.5 These Rules shall be effective upon adoption by the Board of Directors. A copy of these Rules shall be provided to each Owner at the time of closing on a Lot and to each tenant prior to occupancy.

ADOPTION OF RULES AND REGULATIONS

The foregoing Initial Rules and Regulations were duly adopted by the Board of Directors of BG Park Centre Homeowners Association at a meeting held on the ___ day of _____, 20___.

_____

President, Board of Directors

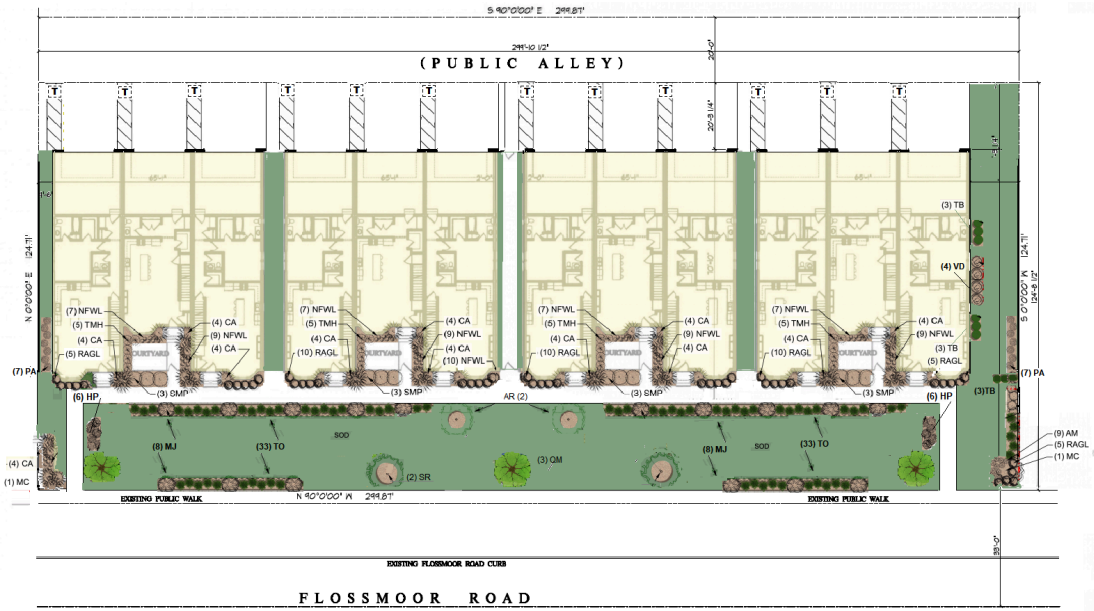
_____

Secretary, Board of Directors

PRELIMINARY LANDSCAPE PLAN

FLOSSMOOR PARK CENTRE

FLOSSMOOR, ILLINOIS



Plant Legend

Symbol	Qty	Key	Common	Botanical	Size	Symbol	Qty	Key	Common	Botanical	Size	
	4	VD	Chicago Lustre Viburnum	Viburnum dentatum 'Chicago Lustre'	5 gal.		36	CA	Karl Foerester Feather Reed Grass	Calamagrostis × acutiflora 'Karl Foerster'	3 gal.	OK
	16	MJ	Jane Magnolia	Magnolia 'Jane'	6' Clump		12	HP	Little Quick Fire Hydrangea	Hydrangea paniculata	3 gal.	OK
	2	MC	Coral Burst Crabapple	Malus 'Coral Burst'	2.5" Cal.		9	AM	Millenium Ornamental Allium	Allium hybird	1 gal.	OK
	12	SMP	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 gal.		2	AR	Red Sunset Maple	Acer rubrum 'Franksred'	2" Cal.	OK
	66	TO	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	6'		14	PA	Russian Sage	Perovskia atriplicifolia	1 gal.	OK
	3	QM	Burr Oak	Quercus Macrocarpa	2.5" Cal.		64	NFWL	Walker's Low Nepeta	Nepeta x faassenii 'Walkers Low'	1 gal.	OK
	45	RAGL	Gro-low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal.		6	TB	Yew	Taxus baccata 'Repandens'	5 gal.	OK
	20	TMH	Hicks Yew	Taxus x media 'Hicksii'	5 gal.		2	SR	Ivory Silk Japanese Lilac Tree	Syringa reticulata 'Ivory Silk'	6' Clump	

NOTES:

1. THERE ARE NO EXISTING ON-SITE TREES THAT WILL BE PRESERVED

[T] - DENOTES TRASH LOCATION ONLY ON PICKUP DAYS. AT ALL OTHER TIMES. AT ALL OTHER TIMES THE DUMPSTER WILL BE KEPT IN THE GARAGE PER BYLAWS.

N

SCALE: 1"=20'

DEVELOPMENT
FLOSSMOOR, IL

a touch of green
Landscape Design, Installation & Garden Center

PH: (708) 301-2090

12720 W. 159TH ST.
HOMER GLEN, IL. 60491

GREGORY ENTERPRISES

DATE ISSUED: MAY 17, 2026
JUNE 8, 2026

DESIGNED BY: JAL

CHECKED BY: GS

LICENSED LANDSCAPE ARCHITECT
Gregory B. Stevens
157001001
STATE OF ILLINOIS

DATE: 08/31/2027

GREG STEVENS, PLA
ILLINOIS REG. NO. LA157001001
(FOR THE FIRM)

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

LP-101

MEMORANDUM

FLOSSMOOR
Welcoming. Beautiful. Connected.

TO: Mayor Nelson and Board of Trustees
CC:
FROM: Bridget A. Wachtel, Village Manager

DATE: June 15, 2026

RE: **Consideration of an Ordinance of the Village of Flossmoor, Cook County, Illinois, Approving a First Amendment to the Development Agreement by and between the Village of Flossmoor and BG Park Center**

Attached for the Board's consideration is an Amendment to the Redevelopment Agreement between BG Park Centre and the Village of Flossmoor. The original agreement was approved December 16, 2024, and due to circumstances beyond their control, the developer has just concluded with the Plan Commission, and the plans were considered by the Village Board this evening, June 15, 2026.

The amendment addresses the following:

1. The original agreement provided for reimbursement to the Developer for redevelopment project costs from 75% of the annual incremental taxes generated from the Subject Property. The amendment increases that annual cap to 90% of the incremental taxes generated. Importantly, the total cap of the reimbursement has not changed and is capped at the lessor of twenty-two percent (22%) of the total costs of the Project or $1,465,000. This change simply expedites the reimbursement.
2. The timeline was clarified to reflect that the conveyance of property from the Village to BG Park Centre will follow the issuance of the building permits.
3. The amendment permits marketing signage for the sale of the townhomes with one sign of 6 feet by 8 feet on the property.
4. The amendment permits "soil from the excavation at the Subject Property at a site to be designated by the Village for a period not to exceed the date of the issuance of the final certificate of occupancy for the Project." The Village will require restoration of this temporary storage location to its original condition. Failure to meet this provision of the agreement will jeopardize the agreement in its entirety.

   The amendment has been prepared by Village Attorney Kathi Orr and shared with BG Park Centre. Staff recommends that the Village Board approve this amendment to the redevelopment agreement as presented.

Strategic Initiative (s) Addressed

3.3. Target development of vacant commercial properties.
2.6. Promote Flossmoor to attract homebuyers.

Ordinance No. _____

AN ORDINANCE OF THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS, APPROVING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF FLOSSMOOR AND BG PARK CENTER

WHEREAS, the Village of Flossmoor, Cook County, Illinois (the "*Village*") is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, on December 16, 2024, the Mayor and Board of Trustees approved a Development Agreement (the "*Original Agreement*") by and between the Village of Flossmoor, Cook County, Illinois and BG Park Centre LLC (the "*Developer*") providing for the development of twelve (12) townhomes (the "*Project*") on properties commonly known as 2611 to 2633 Flossmoor owned by the Village (the "*Subject Property*"); and,

WHEREAS, this Developer has now advised the Village that in order to complete the required financing for the Project, the Developer has requested that the Original Agreement be amended to provide that the Developer receives annual reimbursement of redevelopment project costs from ninety (90) percent of the Incremental Taxes generated from the Project; and, has also requested clarification of all of the conditions precedent to the conveyance of the Subject Property as set forth in Section 3.1 of the Original Agreement; and,

WHEREAS, the Village has requested that the Developer limit the size of the marketing signage to be placed at the Subject Property and to agree to a specific area and time limitation for the placement of the accumulation of dirt resulting from the excavation to construct the Project.

WHEREAS, after a review of the requests of the Developer and the Village, it has been determined that it is in the interest of the Village and the Developer to amend the Original Agreement as provided in the First Amendment attached hereto.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Flossmoor, Cook County, Illinois, as follows:

Section 1: The foregoing preambles are hereby incorporated into this Ordinance as if fully restated.

Section 2: The First Amendment to the Development Agreement By and Between the Village of Flossmoor, Cook County, Illinois and BG Park Center, LLC, an Illinois limited liability company, in the form attached hereto and made a part hereof is hereby approved and the Mayor and the Village Clerk are authorized to execute said Agreement.

Section 3: That this ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided by law.

Passed this ____ day of _____ 2026.

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAINED: _____
PASSED: _____
APPROVED: _____
PUBLISHED: _____

APPROVED:

_____
Mayor

Attest:

_____
Village Clerk

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF FLOSSMOOR, COOK COUNTY, ILLINOIS AND BG PARK CENTRE LLC

THIS FIRST AMENDMENT (the "*Amendment*") to the Development Agreement dated December 16, 2024 (the "*Original Agreement*") is entered into as of the _____ day of _____, 2026, by and between the Village of Flossmoor, Cook County, Illinois, an Illinois municipal corporation ("*Village*"), and BG Park Centre LLC, an Illinois limited liability Company ("*Developer*").

In consideration of the mutual covenants and agreements set forth in this Amendment, the Village and the Developer hereby agree as follows:

ARTICLE 1: PURPOSE OF AMENDMENT

1.1 Each of the terms used in this Amendment shall have the meaning as set forth in the Original Agreement.

1.2 On December 16, 2024, the Mayor and Board of Trustees approved a Development Agreement by and between the Village of Flossmoor, Cook County, Illinois and BG Park Centre LLC (the "*Original Agreement")* providing for the development of twelve (12) townhomes (the "*Project*") on properties commonly known as 2611 to 2633 Flossmoor owned by the Village (the "*Subject Property*").

1.3 Section 4.1 of Article 4 of the Original Agreement obligated the Village to reimburse the Developer for redevelopment project costs, as defined in the Original Agreement, (so long as a notice of an event of default had not been issued and remained outstanding) in an amount equal to: (i) the lessor of twenty-two percent (22%) of the total costs of the Project; or, (ii) $1,465,000 (the "*Total Reimbursement*'), payable from seventy-five percent (75%) of the Incremental Taxes, generated from the Subject Property pursuant to the procedures as set forth in Section 4.4 of the Original Agreement.

The Developer has now advised the Village that in order to complete the required financing for the Project the Developer has requested that the Original Agreement be amended to provide that the Developer receives annual reimbursement of redevelopment project costs from ninety (90) percent of the Incremental Taxes generated from the Project.

1.4 The Developer has requested clarification of all of the conditions precedent to the conveyance of the Subject Property as set forth in Section 3.1 of the Original Agreement in order to finalize all financing and it is agreed that Section 3.1 be amended to require, upon approval of

all required permits for the Project, the Village will convey the Subject Property as hereinafter provided.

1.5 The Village requests that the Developer limit the size of the marketing signage to be placed at the Subject Property and to agree to a specific area and time limitation for the placement of the accumulation of dirt resulting from the excavation to construct the Project.

ARTICLE 2: AMENDMENTS TO THE ORIGINAL AGREEMENT

2.1 The Village has reviewed the request for annual reimbursement of eligible Redevelopment Project Costs in an amount equal to ninety (90) percent of the Incremental Taxes with respect to the Subject Property and has determined that it is in the best interest of the Village to amend Section 4.3 of the Original Agreement by replacing seventy-five (75) percent of the Incremental Taxes to ninety percent (90%).

2.2 Pursuant to Section 3.1 of the Original Agreement, the Village agreed to convey the Subject Property to the Developer pursuant to the terms and conditions provided in Article 3 but only upon satisfaction of all conditions set forth in Sections 2.1 through 2.8; however, it has been determined that Section 3.1 be amended to delete the reference to Section 2.1 through 2.8 and be replaced with a reference of Sections 2.1 through 2.6. In addition, Sections 2.5 and 2.6 of the Original Agreement be deleted and restated as follows:

2.5 Within ninety (90) days approval of the Final Plan for the Project, the Developer shall submit applications for all required permits to construct the Project and any other governmental entity having jurisdiction over the Subject Property and diligently pursue the applications until approval is received.

2.6 The Developer shall commence construction of the Project within thirty (30) days after receipt of all required permits and complete construction of the Project and receive certificates of occupancy for each townhouse within twenty-four (24) months from the date of commencement of construction. The Developer hereby agrees, notwithstanding any Village ordinance or resolution, that marketing signage at the Subject Property is limited to one sign of 6 feet by 8 feet.

The Village hereby agrees to permit the Developer to deposit soil from the excavation at the Subject Property to a site to be designated by the Village for a period not to exceed the date of the issuance of the final certificate of occupancy for the Project and to return the site to the same condition as found before any deposits were made by the Developer. Failure to do so is a violation of the Original Agreement and this Amendment and be cause for the immediate termination of the Original Agreement as amended by this

Amendment.

ARTICLE 3: MUTUAL UNDERSTANDINGS

3.1 No modification, addition, deletion, revision, alteration, or other change to the Original Agreement or this Amendment shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of the Original Agreement, unless amended by this Amendment shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of the Original Agreement or this Amendment shall be deemed or construed as a waiver of any other term or condition of the Original Agreement or this Amendment, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of the Original Agreement or this Amendment.

3.2 No claim as a third-party beneficiary under the Original Agreement of this Amendment by any person, firm, or corporation shall be made, or be valid, against the Village or the Developer.

3.3 The Original Agreement and this Amendment shall constitute all agreements of the Parties; all prior or other agreements between the Parties, whether written or oral, are merged into the Original Agreement as amended by this Amendment and shall be of no force and effect.

3.4 All other terms, conditions and obligations of the Village and the Developer as stated in the Original Agreement are in full force and effect.

3.5 This Amendment is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the date first written above.

VILLAGE OF FLOSSMOOR

By: _____
Mayor

Attest:

By: _____
Village Clerk

Date: _____, 2026

BG Park Centre, LLC

By: _____

Date: _____, 2026