



**PLAN COMMISSION / ZONING BOARD OF APPEALS
AGENDA**

**Thursday, November 9, 2023
6:30 P.M.**

**Frankfort Village Hall
432 W. Nebraska Street (Board Room)**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of October 26, 2023**
- 4. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare (Ref#107)**
CONTINUATION OF PUBLIC HEARING FROM 10/26/23)
Requests: (1) Special Use Permit for a Landscape Business; and (2) Special Use Permit for Outdoor Storage of uncontained bulk materials in the I-2 General Industrial District (PINs: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000).
- 5. 1.5 Mile Review: Will County Zoning Case #ZC-23-073 (Stuenkel Solar Farm I, LLC)**
Request: Special Use Permit for a commercial solar energy facility in the A-1 Agricultural District for property located on the south side of Stuenkel Road, approximately ¼ mile east of 88th Avenue (PIN: 18-13-11-100-005-0000).
- 6. 1.5 Mile Review: Will County Zoning Case #ZC-23-091 (Kuse Solar Farm, LLC)**
Request: Special Use Permit for a commercial solar energy facility in the A-1 Agricultural District for property located at the southwest corner of 104th Avenue and Kuse Road (PIN: 18-13-05-400-012-0000).
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business**
- 10. Attendance Confirmation (December 14, 2023)**
- 11. Adjournment**

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

October 26, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Schaeffer called the meeting to order at 6:30 PM

Commissioners Present: Nichole Schaeffer (Chair), Will Markunas, Dan Knieriem, Brian James, Johnny Morris

Commissioners Absent: David Hogan, Jessica Jakubowski

Staff Present: Planning & Economic Development Director Mike Schwarz, Senior Planner Christopher Gruba

Elected Officials Present: None

A. Approval of the Minutes from October 12th, 2023

Chair Schaeffer asked for questions or comments regarding the minutes. There were none.

Motion (#1): To approve the minutes from October 12th, 2023, as presented.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

B. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare

Chair Schaeffer asked any members of the audience wishing to speak on public hearing items this evening to raise their right hands. She swore in members of the audience.

Chair Schaeffer read the agenda for 165 Industry Avenue, Unit C – CNC Lawncare.

Mike Schwarz presented the staff report.

Chair Schaeffer asked the applicant if they wished to add anything. The applicant, Chad Uthe, said he did not.

Commissioner James asked the applicant if he was currently operating the business and if so, for how long. Mr. Uthe replied that he has been operating the business on the property since about August 2020.

Chair Schaeffer asked the Commission if the proposed uses were reasonable. She noted that the outside needs to be tidied up.

Commissioner Markunas asked whether the concrete storage bins would be relocated to where they are illustrated on the plans. Mr. Uthe responded yes. Commissioner Markunas asked if there would be no other storage of materials on the property. Mr. Uthe responded that that was correct. Commissioner Markunas asked how the land around the storage bins would be graded. Mr. Uthe replied that there would be compacted stone.

Commissioner Knieriem asked the applicant if the owner of the property was present. Mr. Uthe responded that he was not. Commissioner Knieriem said that he was surprised by that because a lot of the discussion and requests would largely affect him as the owner. Commissioner Knieriem asked the applicant if the owner was aware of the meeting. Mr. Uthe responded that he didn't think that the owner was informed. Mr. Uthe said that the owner was not opposed to combining the two parcels as proposed. Commissioner Knieriem asked the applicant if he brought potential clients to the property. Mr. Uthe replied no. Commissioner Knieriem asked the applicant if he was proud of the appearance of the property. Mr. Uthe responded that he was not, but that he is in the process of cleaning up the property. Commissioner Knieriem said that since the business has been operating for three years that that was a lot of time to make progress on the cleanup. He noted that there are cars on the property that don't have windows or wheels. Mr. Uthe responded that he does not own those cars, but that he will get them removed. Commissioner Knieriem asked who owns the vehicles. Mr. Uthe responded that it was someone that he knows. Commissioner Knieriem said that the appearance of the property has gotten worse since the last time the project came before the PC/ZBA and that it doesn't meet Frankfort's standards. Commissioner Knieriem asked about water and drainage on the site. He noted that dirt is being moved on the site and asked if the applicant was trying to expand the size of the lot. Mr. Uthe responded that they brought in piles of aggregate in order to prevent water from reaching the culverts. Commissioner Knieriem asked if the drains weren't working. Mr. Uthe replied that the existing piles of aggregate were not allowing water to move.

Commissioner Markunas asked who would be responsible for improving the property. Mr. Uthe said the he would be responsible, not the owner. Commissioner Markunas asked the applicant if he was coordinating the lot consolidation as well. Mr. Uthe said that the owner would be handling the lot consolidation.

Mr. Morris said that he would have wanted the owner to be present at the public hearing. Commissioner James agreed and added that support from the owner will be imperative

once the project reaches the Village Board. He suggested tabling the public hearing until a later date when the owner could attend.

Chair Schaeffer said that the conditions of approval are predicated on whether the owner will consolidate the parcels and that it would be best to consolidate the parcels. Otherwise, if the parcels change ownership in the future, the parcel with road frontage could restrict access to the parcel without frontage.

Chair Schaeffer asked if the applicant was granted a business license. Mike Schwarz replied no. Mr. Uthe said that he had applied for a business license. Mike Schwarz added that if the property were granted a Special Use Permit, that it would run with the land, even if the property ownership changed hands, as long as the property were operated in about the same way.

Chair Schaeffer said that requesting that the business operations be tidy was not an unreasonable request and that they should consider paving the site. Commissioner Markunas said that any junk vehicles should be removed as soon as possible. He added that it would be difficult to vote on the public hearing requests without the owner present. Chair Schaeffer recommended that the applicant elect to table the public hearing until a future meeting when the owner could be present, but that this decision to table was his. Mr. Uthe requested that the public hearing be tabled until November 9th.

Adjacent property owner, Ron Kirsch, approached the podium. He said that he owns the building to the west at 155 Industry. He said that he's witnessed the property change and change ownership since 1977. He noted that there are concrete blocks that have been pushed over, which are a safety hazard. He said that the fence is damaged between the subject property and the mini-storage warehouse property, which should be removed and replaced. He said that burning of materials also occasionally happens on the subject property, and odors and smoke sometimes blow onto his property. He had asked the manager of the property to cease burning materials on site, but their response was that burning occurs after business hours or on weekends. He said that the gutters are coming off the roof of the subject property and that he would like to see proper stormwater drainage because it does lead to occasional flooding on his property.

Motion (#2): To keep open and continue the public hearing until November 9th, 2023.

Motion by: Morris

Seconded by: James

Approved: (5-0)

C. Public Hearing: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center)

Mike Schwarz presented the staff report.

The applicant, Rob Steinmetz, along wife Priscilla Steinmetz, Executive Director of The Bridge Teen Center, and the Project Architect Patrick McCarty, signed in at the podium.

Chair Schaeffer thanked the applicant for incorporating the Commission's comments from the last meeting. She asked if the building would be wood-sided. The applicant responded yes, and that it would not be a wood composite, but stained cedar that tends to be weather and insect resistant. She asked what style of gates would be used on the trash enclosure. The applicant responded that the trash enclosure would be constructed of brick to match the building and be 6' tall. He said that it would have a wood cedar gate.

Chair Schaeffer asked the Commission if anyone had comments regarding Condition #1, regarding cleanup of the drop-off area at the end of the business day. There were no objections.

Chair Schaeffer asked for comments regarding Condition #2, regarding the turnoff of parking lot lights after hours. Commissioner Morris asked the applicant if he had had any conversations with the HOA about this.

The Georgetown HOA president, Jenny Bulthuis, approached the podium. She said that lighting was one of the HOA's main concerns. She said that she's also concerned about the lighting in the cupolas and asked if those could be turned off after hours as well. The applicant responded that yes, the cupola internal lighting would be turned off at the same time as the parking lot lights, after business hours. The architect did note that the lights within the cupolas would have more of soft glow and not shine like a rotating beacon. He added that all of the light lumens were well under the maximum brightness permitted by code. Commissioner Morris said that there should be some lighting on the site for security. The architect noted that the building would still have lights at entrances and have cameras and a security system. Chair Schaeffer asked if the parking lot lights and cupola lighting would turn off within 1 hour after close. The architect responded yes. She asked about the intent of the building lights. The architect replied that they would be building-mounted lights like on a house.

Chair Schaeffer asked the Commission if anyone had any concerns about the several non-conforming aspects of the site. There were none.

Commissioner Markunas asked the architect why the freestanding sign would be set back at 10' from the front property line instead of the required 25'. The architect replied that a 25' setback would force a location of the ground sign within the existing private drive aisle.

The topic of a multi-use path along Harlem Avenue was raised. Commissioner Knieriem said that Harlem Avenue is not a heavily biked road and that a bike path would be rather foolish. He also said that there's not a lot of existing businesses in this area to serve as destinations. He suggested that the installation of the path could be delayed until the area

became more developed. Commissioner Markunas said that it may be best to request construction of the sidewalk or provide a cash-in-lieu donation. Commissioner James said that connections to the Old Plank Road Trail are more important than connections to Harlem Avenue.

Chair Schaeffer raised the topic of non-conforming height of the existing light poles. She preferred that the light poles remained as-is, instead cutting them shorter to comply with the code.

Chair Schaeffer raised the topic of phasing landscaping. She said that it made sense to allow the landscaping to be installed in phases, but that there should be a timeframe in which to do so. Mike Schwarz read staff's recommended language for landscaping phasing. He noted that the landscaping could be installed within 3 years of the date of Village Board approval or within 1 year of development of Lot 2, whichever comes first. Commissioner Knieriem suggested that landscaping on Lot 2 should be postponed until it's developed. Commissioner Markunas said that if the requirement for the landscape berm along the west property line were waived, then the entirety of the landscaping along the west property line adjacent to the Georgetown subdivision should be installed immediately. He was not as concerned about installing landscaping along the north and south property lines.

Jenny Bulthuis said that she thought that a berm was going to be installed along the west property line. Mike Schwarz noted that the Village's engineering consultant may view the installation of a berm as a challenge for drainage, since there are required overland flow routes for drainage as well as existing and new underground utilities. Chair Schaeffer asked if the code requires a berm. Mike Schwarz replied that a berm was required, but could be waived by the PC/ZBA. Commissioner Markunas said that the landscape berm should be installed immediately, without delay.

Georgetown resident, Joe Feminis, approached the podium. He said that he completely backs the overall project, but would like it to be done right. He said that the previous owner of the subject property began installation of the berm but didn't finish. He said that when there are heavy rains, the backyards of the abutting residential properties flood. In spite of this, he would prefer the installation of a berm, as it would help the most for insulation from noise and lighting. He said that his house would be located near the proposed dumpster corral and would like as much screening as possible.

Mr. Feminis asked if the project were approved, whether the Special Use Permits would be permanent. Mike Schwarz responded yes and that any development on the other parcels would need to return to the PC/ZBA for approval through a Major Change to a PUD.

Georgetown resident, Sharon Jackson, approached the podium. She said that she serves on the HOA board. She asked why the development would occur concurrently. Mike

Schwarz responded that the Village ordinance allows for phasing. She said that she'd prefer that landscaping be installed around the entire site instead of a berm. She noted that a sidewalk along Harlem Avenue would be nice, since some people walk to Walgreen's. She asked that if the ground sign were installed as proposed, if it would interfere with the future installation of a sidewalk along Harlem Avenue. Mike Schwarz responded no, because the sidewalk would be placed within the right-of-way. Ms. Jackson said that she did not like that the ground sign was slightly oversized and instead it should be reduced to meet code.

Chair Schaeffer asked the applicant if they wished to further elaborate on the project or business model. Pricella Steinmetz approached the podium and provided a brief explanation. Chair Schaeffer asked about the types of products for sale. Ms. Steinmetz said that products include mostly upscale home goods like furniture and that it would not look like a thrift store nor would it sell clothing.

Mike Schwarz noted that the sign area on the ground sign only would be able to exceed the maximum area allowed under the Sign Regulations if an ordinance modification was granted as part of the proposed PUD. Commissioner Markunas said that he did not object to a slightly larger ground sign. Commissioner James said that he'd prefer that all of the landscaping along the west property line be installed immediately. Chair Schaeffer expressed that she was not in favor of a berm along the west property line since it may negatively impact the existing utilities. Commissioner Knieriem suggested a compromise, perhaps by installing landscaping along the west property line immediately where there are gaps in the landscaping. Chair Schaeffer suggested that the installation should be installed within 1 year instead of 3 years. She also noted that a cash-in-lieu donation should be made instead of installing the sidewalk along Harlem Avenue. Commissioner James recommended to the applicant that they bring material samples to the future Village Board meeting. Commissioner Morris excused himself at 8:46 pm and arrived back at 8:48 pm.

Chair Schaeffer asked if any other members of the public wished to speak. There were none.

Motion (#3): To close the public hearing.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

Motion (#4): Recommend to the Village Board approval of a Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet in the B-4 Office District, for the subject property located at 21420 S. Harlem Avenue, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval, and additionally subject to the following conditions:

1. The donation drop-off area shall be cleaned at the end of business each day so that no items are stored overnight or when the retail store is closed.
2. Parking lot lights and cupola lights shall be connected to a shutoff timer which automatically turns off the lights no later than one hour after the close of business each night.

Motion by: Markunas

Seconded by: Morris

Approved: (5-0)

Motion (#5): Recommend to the Village Board approval of a Special Use Permit for a Planned Unit Development in the B-4 Office District, for the subject property located at 21420 S. Harlem Avenue, with the following Village ordinance modifications/exceptions:

1. Continuation of the existing site-related non-conformities as noted in this staff report.
2. Reduction of the required minimum setback of a freestanding sign from 25 feet to 10 feet [Municipal Code Section 151.041(B)(1)(b)].
3. Increase of the required maximum area of a freestanding sign for a single-tenant commercial building which has a total building size of 0 to 9,999 square feet, from 15 square feet to 18 square feet [Municipal Code Section 151.041(h)].
4. An exception to allow a waiver of the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan [Article 3, Section F, Part 6(c) of the Zoning Ordinance, and Section 7.2-4 of the Land Subdivision Regulations]. Staff is suggesting a condition that would delay the construction or cash-in-lieu payment for the path until such time that within one year of the adjacent undeveloped property to the north being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
5. An exception to allow continuation of the non-conforming parking lot light fixture height (increase from 20 feet to 25 feet).
6. A modification to allow delayed installation of the required transition yard landscaping along the west and south property lines adjacent to those residential lots which have extensive rear yard landscaping that currently provide a visual screen, said delay would be for a period of one (1) year from the date of Village Board approval of this Special Use Permit or within one (1) year of Village approval of future development on the proposed Lot 2, whichever occurs first;

in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval, and additionally subject to the following conditions:

1. Construction or a cash-in-lieu payment to the Village for the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan, shall be the responsibility of the property owner at such time that within one year of the adjacent undeveloped property to the north (PINs 19-09-24-401-004-0000 and 19-09-24-401-029-0000) being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
2. The Landscape Plan shall be revised to comply with the required parking lot screening prior to Village Board consideration of this Special Use Permit.

Motion by: James

Seconded by: Morris

Approved: (4-1, Markunas voted no due to Condition #6)

Motion (#6): Recommend to the Village Board approval of the Preliminary and Final PUD Development Plan for the subject property located at 21420 S. Harlem Avenue, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval; and additionally subject to the following conditions:

1. Construction or a cash-in-lieu payment to the Village for the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan, shall be the responsibility of the property owner at such time that within one year of the adjacent undeveloped property to the north (PINs 19-09-24-401-004-0000 and 19-09-24-401-029-0000) being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
2. The Landscape Plan shall be revised to comply with the required parking lot screening prior to Village Board consideration of this Special Use Permit.

Motion by: Markunas

Seconded by: James

Approved: (5-0)

Motion (#7): Recommend to the Village Board approval of the Preliminary and Plat of Resubdivision for “The Bridge Re-Subdivision”, for the subject property located at 21420 S. Harlem Avenue, subject to any necessary technical revisions prior to recording.

Motion by: James

Seconded by: Morris

Approved: (5-0)

D. Public Hearing: 601 Prestwick Drive – Prestwick Country Club Cart Barn

Commissioner Markunas recused himself from the meeting and left the Board Room at 8:55 p.m.

Chris Gruba presented the staff report.

Steven Weiss, the Project Architect, signed in at the podium. He summarized the need for the four requested variations and presented the proposed exterior materials products board.

Chair Schaeffer asked about the trees that were cut down as shown on the presentation photos. She asked if these trees were located on country club property.

Steven Weiss responded yes that the trees were located on country club property, but they were invasive Mulberry trees.

Chair Schaeffer asked if these removed trees were located within the footprint of the proposed new cart barn or if these were removed for maintenance purposes.

Steven Weiss responded that these trees were removed for maintenance purposes. He added that a Landscape Plan will be submitted to the Village soon for the area around the clubhouse.

Commissioner James stated that there is a mess of wood pallets and other materials as shown in the presentation photos. The way that the site looks today is not great. Please keep it clean moving forward.

Steven Weiss stated that there is a small portable shed that is being relocated elsewhere on the site. He admits that this area of the property has not been well maintained.

Commissioner Morris stated that it is an eyesore.

Commissioner Knieriem suggested that maybe the PC/ZBA would condition the variations on the cleanup of the site.

Gary Guild approached the podium and stated that he is the House Liaison and a member of the Prestwick Country Club. He stated that the area has been cleaned up this week.

Commissioner Knieriem stated that the site was not clean today when he visited.

Commissioner Morris asked about the timing of the construction.

Steven Weiss stated that construction of the proposed new cart barn would begin in November if the variations were approved by the Village Board. Seventy new golf carts will be delivered by April 1st, 2024. The clubhouse expansion and renovation will begin next winter. He expects that the project will be completed by mid-2024.

Commissioner James asked if there will be electric golf carts.

Steven Weiss replied yes, these will be new electric golf carts powered by lithium-ion batteries.

Chair Schaeffer asked where the small portable shed is moving.

Steven Weiss replied that this is a storage shed for range balls and is moving closer to the water tower. The shed is 120 square feet, 10' x 12'.

Chair Schaeffer reminded Steven Weiss to make sure that the new shed location will allow for compliance with the required setbacks per the Zoning Ordinance.

Chair Schaeffer stated that the next topic to discuss is the proposed exterior building materials. She would like to see a stone wainscot to tie in with the clubhouse. She asked if the clubhouse expansion will match the existing building.

Steven Weiss replied yes it will match. He added that the proposed new cart barn frames the site, and he doesn't want it to compete architecturally with the clubhouse but still wants it to be consistent with the existing colors. The design team and applicant looked at stone or brick material for the wainscot base, but in his opinion, the cart barn should be more in the background. At some point, the country club has a plan to improve the existing clubhouse and add a porte cochère covered entry to the building.

Commissioner Knieriem stated that he agrees with Chair Schaeffer. There should be a better material on the wainscot for both aesthetics and durability. The cart barn needs some element to tie it in with the clubhouse.

Commissioner Morris asked Steven Weiss if they are open to brick or stone on the base.

Commissioner James stated that he is okay with Hardie Board® siding. He asked if golf carts hit the side of the building, how will the proposed wainscot material hold up over time.

Steven Weiss responded that if they did change the wainscot material it would be more of a stone or masonry veneer and not actual brick or stone material. Also, there is a curb to stop golf carts from hitting the side of the cart barn.

Commissioner Knieriem stated that the PC/ZBA has established a precedent for requiring full dimension brick or stone not veneer products.

Steven Weiss replied that if that is the case, they would seek an exterior materials variation. They would also need to add a brick ledge around the foundation. He presented a sample of a potential brick fiber cement material for the wainscot base. He stated that the other option would be a Nichiha® brand fiber and cement formed stone veneer material. Such a product would meet the visual requirement.

Chair Schaffer asked staff if exterior building materials are an issue in the E-R Estate Residential District.

Chris Gruba replied that there is no definitive exterior materials requirement for accessory structures, but it has been Village practice to require that the materials match the primary structure.

Chair Schaeffer asked the other commission members if they are open to a veneer material that looks like stone.

Commissioner Knieriem stated yes, he could support that. He asked what the gutters are tied into.

Steven Weiss replied that the new gutters will splash on grade onto the parking lot, but that the site drains along the west side of the cart barn toward the center of the country club property.

Commissioner Schaeffer asked about the drainage impact on the neighboring residential property to the west.

Steven Weiss replied that the property to the west is higher in elevation.

Chris Gruba clarified that a minimum of four favorable votes are necessary for a favorable recommendation to the Village Board for each of the variation requests.

Steven Weiss stated that he was surprised that only one wall sign would be permitted on the golf cart building.

Chris Gruba explained the allowable signage in the E-R Estate Residential District. Only one wall sign is permitted.

Chair Schaeffer asked if there were any alternatives to the proposed wall signage that better reflects the country club than the bagpiper logo.

Steven Weiss responded that his guess is that the country club would leave the walls blank rather than install another type of sign.

Commissioner James stated that he has no problem with the proposed bagpiper logo for the sign.

Commissioner Morris stated that he has no problem with the proposed bagpiper logo for the sign.

Commissioner Knieriem stated that he has no problem with the proposed bagpiper logo for the sign.

Chair Schaeffer asked Steven Weiss if the applicant would be amendable to compliance with the Sign Regulations by having only one wall sign.

Steven Weiss replied yes.

Gary Guild, seated in the audience, asked if they could request a second sign later.

Chris Gruba replied yes, which could be part of the future clubhouse addition project, processed as a new PUD.

Chair Schaeffer stated that she appreciates the roof dormers but noticed that there are none on the west side.

Steven Weiss responded that these were omitted from the west side of the roof on purpose to downplay the impact to the neighbor.

Chair Schaeffer stated that if she owned that house, she would prefer to see those roof dormers. She asked other commission members for their thoughts.

Commissioner James stated that additional roof dormers were not needed.

Commissioner Morris stated that additional roof dormers were not needed.

Commissioner Knieriem stated that additional roof dormers were not needed.

Chair Schaeffer asked if there were any other questions or comments from the other commission members regarding the building elevations. There were no other questions or comments.

Chair Schaeffer stated that the next topic to discuss is trees. She stated that for the record she is in favor of trees that are a minimum of 6 feet in height, planted 15 feet apart.

Steven Weiss responded that rather than planting a row of trees, they would be looking to plant natural looking clusters of trees. He added that definitely there will be some landscaping there.

Chris Gruba stated that the PC/ZBA could add a condition that a Landscape Plan be provided for staff review prior to Village Board consideration of the four variation requests.

Steven Weiss stated that the applicant could live with a condition that a Landscape Plan be submitted to the PC/ZBA within a year.

Commissioner James asked if there will be any exterior lighting on the new cart barn building.

Steven Weiss replied that there will be small sconce lights above each door for area lighting. These will be on the north, south and east elevations, but not on the west elevation.

Commissioner Morris asked if the bagpiper logo sign would be illuminated.

Steven Weiss replied no.

Commissioner Knieriem asked if the new cart barn building would have a sprinkler system.

Steven Weiss replied yes. There will be a dry fire suppression system due to the golf carts being powered by batteries.

Chair Scaheffer asked if there will be a new water service to the building.

Steven Weiss replied yes, there will be a new 6-inch water service line to serve the building.

Chair Schaeffer explained that cleaning up the site should be added as a condition of approval as well as a requirement that the applicant shall within one year of Village Board

approval submit a Landscape Plan for staff review. The latter condition would be added to the motion for the third Variation listed in the staff report.

Steven Weiss asked staff to display another building rendering that was submitted showing a stone wainscot base.

Chris Gruba located the other rendering and displayed it on the video screen and computer monitors in the Board Room.

Commissioner Knieriem stated that he likes this rendering better as the wainscot better matches the clubhouse building.

Commissioner Morris stated that he agrees.

Chair Schaffer stated that she likes the darker stone color per the material sample that was distributed earlier in the meeting.

Commissioner James stated that he personally would prefer to steer away from a gray color.

Steven Weiss stated that there is an existing dark brown color on the existing clubhouse building between some of the windows, which they could try to match on the wainscot base for the new cart barn building.

Chair Schaeffer asked if there were any other questions or comments from the applicant or the public before she entertains motions. There were no other questions or comments.

Motion (#8): To close the public hearing.

Motion by: Knieriem

Seconded by: Morris

Approved: (4-0)

Motion (#9): Recommend to the Village Board to approve a variation request for size from the permitted 144 square feet to 4,320 square feet per Article 5, Section D, Part 2(b) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Motion (#10): Recommend to the Village Board to approve a variation request for height from the permitted 15' to 21' per Article 5, Section D, Part 2(c) of the Zoning Ordinance,

in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Motion (#11): Recommend to the Village Board to approve a variation request to permit an accessory structure within a front yard, whereas only sides and rear yards are permitted per Article 5, Section D, Part 2(a) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval, and subject to the following conditions:

1. The existing stumps and wood pallets shall be cleared during construction of the proposed building.
2. A Landscape Plan for the area around the cart barn shall be submitted for staff review and approval and required plantings shall be installed within one year of Village Board approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Motion (#12): Recommend to the Village Board to approve a variation request to permit an accessory structure in front of the primary structure Article 5, Section D, Part 2(a) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval, and subject to the following condition:

1. The building elevations shall be revised to reflect a charcoal color stone veneer wainscot on all four sides.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Commissioner Markunas returned to the Board Room at 9:51 p.m.

E. Workshop: Village of Frankfort Zoning Ordinance Text Amendment

Chris Gruba presented the staff report.

Chair Schaeffer stated that the 1.7% limitation seems to be the sweet spot. She added that the text cleanups make sense.

Commissioner Markunas stated that the 1.7% limitation fits and will save staff time and effort with future variation requests.

Chris Gruba stated that the next step is a public hearing on the proposed text amendments prior to Village Board consideration.

Commissioner James stated that the 1,000 square-foot maximum may be too generous. Some discussion ensued regarding the dimensions of a hypothetical square accessory building which is 1,000 square feet.

After some discussion, it was the consensus of the Commission to modify the proposed text amendment to include a maximum of 500 square feet.

F. Public Comments

There were no public comments.

G. Village Board & Committee Updates

Mike Schwarz stated that several items that previously came before the Plan Commission/Zoning Board of Appeals were approved by the Village Board at its meeting on October 16th, 2023. The Preliminary and Final Plat of Re-Subdivision of Lots 2 and 3 in Iron Gate Estates was approved. The Special Use Permit for Indoor Recreation for 4Ever Yoga and Pilates at 83 and 87 Bankview Drive was approved.

H. Other Business

There was no other business discussed.

I. Attendance Confirmation (November 9th, 2023)

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting. Commissioner Knieriem and Chair Schaeffer indicated that they are not able to attend the next meeting on November 9th.

Motion (#9): Adjournment 10:13 P.M.

The motion was unanimously approved by voice vote (5-0).

Approved November 9th, 2023

As Presented _____ As Amended _____

_____/s/ Nicole Schaeffer, Chair

_____/s/ Secretary

Project: CNC Lawn care, Inc.
Meeting Type: Public Hearing
Request: 2 Special Use Permits (Landscape Company and Outdoor Storage of uncontained bulk materials)
Location: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey)
Subdivision: 165 Industry Avenue Condos
Applicant: Chad Uthe, President of CNC Lawn care, Inc.
Prop. Owner: AJ Inter Estate, LLC
Representative: Same as applicant
Report by: Michael J. Schwarz, AICP

Site Details

Lot Size: 2.52 acres
PIN: 19-09-34-103-009-1001 (Condo Unit),
 19-09-34-902-000-0000 (Common Area),
 19-09-34-100-071-0000 (Storage Area)
Existing Zoning: I-2, General Industrial
Proposed Zoning: I-2 with a Special Use for a Landscape Company
 and a Special Use for Outdoor Storage of
 uncontained bulk materials
Buildings: 1 building, 2 parcels
Total Sq. Ft.: 6,500 square feet +/- (tenant space)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Industrial	Business Park	I-2
North	Undeveloped/Industrial	Business Park	I-2
South	Industrial	Business Park	I-2
East	Industrial	Business Park	I-2
West	Industrial	Business Park	I-2

Figure 1. Location Map



Project Summary

The applicant proposes to operate a landscape company with accessory outdoor storage of uncontained bulk materials at 165 Industry Avenue. The property at 165 Industry Avenue is subdivided into three different condominium units within the principal structure and includes a common area around the principal structure. The applicant would locate his operations in Unit C (Unit 3 on the Plat of Survey) and would have access to the common area around the building. The applicant is proposing outdoor storage on a separate parcel of land immediately adjacent to the north, which is under the same ownership. The PC/ZBA discussed this application at a workshop on April 20, 2023 and at the initial public hearing on October 26, 2023 (see attached minutes).

Attachments

1. 2022 Aerial Photo from Will County GIS
2. Plat of Survey of all subject parcels, dated 8.21.14, received 1.12.23

3. Topographic Survey of all subject parcels, dated 6.1.21, received 1.19.23
4. Site Plan ("Yard Sketch") for all subject parcels, dated 9.27.23, received 9.27.23
5. Mesh Screening Image submitted by applicant, received 7.19.23
6. Special Use Findings of Fact prepared by applicant
7. Site Photos taken on 04.20.23
8. Site Photos taken on 11.2.23
9. Approved Minutes of the 4.27.23 PC/ZBA Meeting
10. Draft Minutes of the 10.26.23 PC/ZBA Meeting
11. Special Use Findings of Fact Commissioner Evaluation Form

Analysis

In consideration of the request, staff offers the following points of discussion:

Proposed Uses

1. Landscape companies and outdoor storage of uncontained bulk materials are both permitted as special uses in the I-2, General Industrial District.
2. Per the Zoning Ordinance, all outdoor storage facilities must comply with the setback requirements and bulk regulations of the I-2 District. All outdoor storage areas shall also be located on a paved surface unless the storage area is located in the rear yard and behind the rear façade of the primary structure and is enclosed by a fence. There is currently no fencing around the uncontained bulk materials located on site.
3. Based on early conversations with the applicant, staff was informed that the proposed outdoor storage will be located on the north side of the property on a separate parcel, behind the front façade of the building at 165 Industry Avenue. According to the submitted Plat of Survey and Site Plan ("Yard Sketch"), the outdoor storage is located on the northmost portion of Parcel 1.
4. During the initial site visit that staff conducted on April 20, 2023, staff observed a CNC Lawncare sign applied to the inside of a window in Unit C. A CNC Lawncare pickup truck was also parked on the site. Subsequent site visits have confirmed that the business is currently operating from the site. Finally, staff notes that the CNC Lawncare website reflects a business address of 165 Industry Avenue, Unit C. Although a Business License was applied for, it has not yet been issued pending the outcome of the subject Special Use Permits application.

Parcel Layout, the Zoning Ordinance, and the Subdivision Ordinance

1. The Special Use Permit requests involve two parcels of land (Parcel 1, which includes Units 1, 2 and 3 in 165 Industry Avenue Condominium, on Lot 3 in Empire's Subdivision; and Parcel 2 which is an unsubdivided property that may at one time have been part of the property located at 1000 and 1018 Lambrecht Road to the east. Staff researched and discovered that the PIN for this parcel was assigned in October 1992. The underlying land was annexed into the Village of Frankfort prior to 1974, which means that the land would have been subject to the 1976 Subdivision Regulations. Parcels 1 and 2 are currently under the same ownership but are separate tax parcels.
2. The proposed landscape business would operate out of Unit C (Unit 3 on the Plat of Survey) which is a condominium unit (the PIN ending 009-1001 on Parcel 1) and is considered the principal use of that unit on the property. Meanwhile, the proposed outdoor storage would be located on the northern portion of Parcel 1 (PIN 19-09-34-902-000-0000) which is the common area of the overall subject property and would be accessory to the landscape company use. Per the Zoning Ordinance, accessory uses and structures must be "in connection with" a principal use which is permitted within such district.

3. The applicant has permission from the property owner to use both the condominium unit and the northern plot of land to operate his business. However, if a strict interpretation of the Zoning Ordinance was applied, the proposed outdoor storage would not be permitted on the northern parcel, as it is not associated with a principal use on that same northern parcel. Article 5, Section D, Part 1(d) of the Zoning Ordinance states, *"Accessory uses and structures must be in connection with a principal use which is permitted within such district."* However, one could interpret the phrase "in connection with" in a different way, such that the accessory use is physically adjacent to the principal use.
4. Article 5, Section D, Part 1(b) of the Zoning Ordinance states, *"Accessory uses and structures, as defined in Article 12, in the B-1, B-2, B-3, B-4, O-R, I-1, I-2 and H-1 when the property is not used for single-family residential, must be approved during the site plan review process (as described in Article 3, Section H)."*
5. The parcel to the north also does not meet the requirements of the Subdivision Regulations (Ord. 921). Section 9.5-5 states that *"[e]very lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Planning Commission."* Today, the only way to access the parcel to the north is by driving through the common area of the condominiums to the south. However, since the two parcels of land are separate tax parcels, it is possible that they may be held by different property owners at some point in the future. In that case, any potential future owner of the parcel to the north would not have frontage for direct access onto a public street.
6. Staff has identified several options for the Plan Commission to consider to rectify the above situation.
 - One option (preferable) is for the property owner to consolidate both Parcels 1 and 2 via a Plat of Resubdivision, and amend the condominium documents, so that the northern parcel is brought into compliance with the Subdivision Ordinance. This option would also address the provision stated in the Zoning Ordinance relating to principal and accessory uses being in connection with one another.
 - Another option may be to require the recording of a cross access easement, in which the owner of the condominium property (Parcel 1) grants the owner of parcel to the north (Parcel 2) access to Industry Avenue. This option would require the approval of the Plan Commission per Section 9.5-5 of the Subdivision Regulations which states *"Every lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Planning Commission."* However, this option would not resolve the Zoning Ordinance issue. There is also some uncertainty regarding the legality of granting an easement to oneself.
7. Staff previously communicated with the property owner and his attorney about these options. At the time of writing, the property owner has not indicated how he wishes to proceed in addressing the situation in order for the proposed landscape company to proceed through the Special Use process. Staff is suggesting that the Plan Commission/Zoning Board of Appeals should address this issue with a condition that would stipulate that the property owner shall consolidate the parcels within one year of Village Board approval of the Special Use Permit for a Landscape Business.
8. Based on available aerial photographs, it appears that there is a driveway on the north end of 1000 and 1018 Lambrecht Road that runs westward to Parcel 2. The subject property owner has suggested that the proposed tenant (CNC Lawncare, Inc.) could use that driveway to access the proposed outdoor storage area. Staff has confirmed that there is an existing recorded ingress and egress easement located in the northeastern corner of the northern parcel which was recorded in 1998 as depicted on the submitted Plat

of Survey. The eastern half of the driveway which is located within that easement (the half which directly connects to Lambrecht Road and runs along 1018 Lambrecht) is paved, while the western half (which connects to Parcel 2) is gravel. As seen on the aerial photo and the site photos, the driveway narrows to a single travel lane over a culvert as it crosses onto the subject property.

Standards for Special Uses

No special use shall be recommended by the Plan Commission, unless such Commission shall find:

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
- e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Findings for Consideration

The Plan Commission/Zoning Board of Appeals finds:

1. That the establishment, maintenance or operation of the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
2. That the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the

applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. That the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Affirmative Motions

For the Commission's consideration, staff provides the following potential affirmative motions:

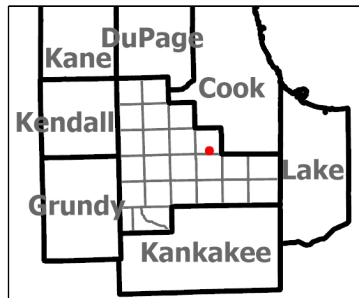
1. Recommend that the Village Board approve the request for a Special Use Permit for a Landscape Business for the property located at 165 Industry Avenue, Unit 3 (PINs: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):
 1. Within one year of the date of Village Board approval of a Special Use Permit for a Landscape Business, the property owner shall record a Plat of Resubdivision to consolidate Parcels 1 and 2, and shall amend the existing condominium documents and record amended condominium documents as may be legally necessary, so that the northern parcel is brought into compliance with the Subdivision Ordinance (by achieving frontage on a public right-of-way) and the proposed accessory use for outdoor storage of uncontained bulk materials is thereby brought into compliance with the Zoning Ordinance (by achieving a location on the same parcel and in connection with the principal use of a landscape business); Non-compliance with this condition may result in fees and penalties pursuant to Article 11, Section A of the Zoning Ordinance; and
 2. Any and all vehicles associated with the landscape business, including customer vehicles, employee personal vehicles, trucks, and trailers shall be parked on an approved paved surface; and
 3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
 4. Any and all dirt and other debris on the paved surfaces of Parcels 1 and 2 and/or on any portion of the public street, shall be swept clean on a daily basis; and
 5. Any and all existing outdoor storage materials, equipment, and vehicles on Parcel 2 (PIN 19-09-34-100-071-0000) that are not in accordance with the submitted Site Plan ("Yard Plan" dated September 27, 2023) shall be removed from said parcel within 60 days of the date of Village Board approval of a Special Use Permit for a Landscape Business; and
 6. The property owner or owner of the landscape business shall submit a Grading Plan for Parcel 2 (PIN 19-09-34-100-071-0000), within 60 days of the date of Village Board approval of a Special Use Permit for a Landscape Business, with said Grading Plan to be reviewed by the Village Engineer; Following approval of the Grading Plan, all dirt ground surfaces shall be planted with grass seed or installed with

sod within 6 months of the date of Village Board approval of a Special Use Permit for a Landscape Business.

2. Recommend that the Village Board approve the request for a Special Use Permit for Outdoor Storage of uncontained bulk materials, in the I-2 General Industrial District, for the property located at 165 Industry Avenue, Unit 3 (PINs: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):
 1. If and when the property owner desires to transfer ownership of Parcel 2 (PIN 19-09-34-100-071-0000), if such transfer is done prior to any consolidation of Parcels 1 and 2, the Special Use Permit for outdoor storage of uncontained bulk materials shall become null and void on any portion of Parcel 2 (PIN 19-09-34-100-071-0000); and
 2. Bulk materials stored on site may not exceed the fence height and/or shall be completely screened from the public right-of-way and adjacent properties; and
 3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
 4. Any and all dirt and other debris on the paved surfaces of Parcels 1 and 2 and/or on any portion of the public street, shall be swept clean on a daily basis; and
 5. Any and all existing outdoor storage materials, equipment, and vehicles on Parcel 2 (PIN 19-09-34-100-071-0000) that are not in accordance with the submitted Site Plan ("Yard Plan" dated September 27, 2023) shall be removed from said parcel within 60 days of the date of Village Board approval of a Special Use Permit for Outdoor Storage of uncontained bulk materials; and
 6. The property owner or owner of the landscape business shall submit a Grading Plan for Parcel 2 (PIN 19-09-34-100-071-0000), within 60 days of the date of Village Board approval of a Special Use Permit for a Landscape Business, with said Grading Plan to be reviewed by the Village Engineer; Following approval of the Grading Plan, any and all dirt ground surfaces shall be planted with grass seed or installed with sod within 6 months of the date of Village Board approval of a Special Use Permit for Outdoor Storage of uncontained bulk materials.

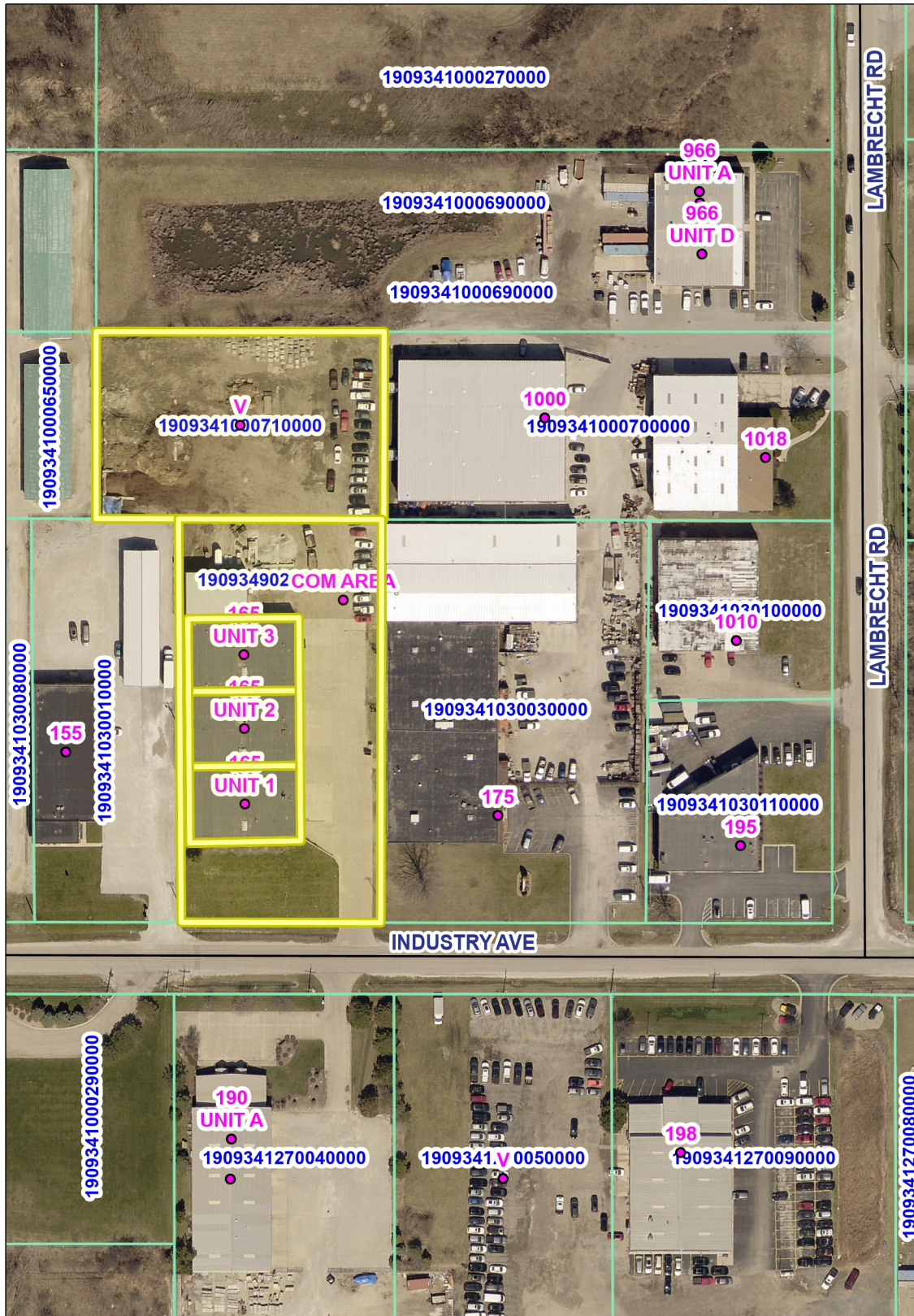


165 Industry Avenue



Legend

- Address Points
- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels
- Townships



Notes

Date: 10/18/2023

1: 2,257



0 0.04 0.07 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

PLAT OF SURVEY

RECEIVED

By aduffin at 10:56 am, Jan 12, 2023

LEGAL DESCRIPTION

PARCEL 1:

UNITS 1, 2 AND 3, IN 165 INDUSTRY AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 IN EMPIRE'S SUBDIVISION, OF THE NORTH 363 FEET OF THE SOUTH 1332.20 FEET OF THE EAST 720.00 FEET OF THE WEST 1320 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1975, AS DOCUMENT NO. R75-32245, IN WILL COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 13, 1985 AS DOCUMENT NO. R85-14444, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE WEST 253 FEET OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 660 FEET OF THE WEST 1320 FEET OF THE NORTH 330 FEET OF THE SOUTH 1662.20 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

(165 INDUSTRY AVENUE, FRANKFORT, ILLINOIS)

NOTES:

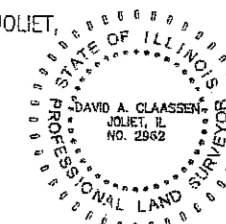
DOC. NO. 528109, BOOK 869 PG. 111 AND DOC. NO. 434189 BOOK 390 PG. 349 BLANKET PIPELINE EASEMENTS. NOT SHOWN.

PIN: 19-09-34-103-009-1001; 19-09-34-103-009-1002; 19-09-34-103-009-1003; 19-09-34-100-071-0000;

STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS, THIS 21st DAY OF AUGUST, 2014.



DAVID A. CLAASSEN, ILLINOIS LAND SURVEYOR NO. 2962
LICENSE EXPIRES 11-30-14

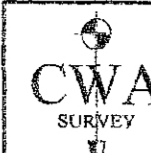
NOTE: REFER TO TITLE POLICY FOR BUILDING AND EASEMENT RESTRICTIONS.

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

○ 5/8" x 30" FOUND IRON
(123.45') REBAR PLACED
123.45' RECORDED DATA
123.45'(COMP) MEASURED DIMENSION
COMPUTED DIMENSION

H:\6100-6199\6163\DWG\6163.DWG

JOB #6163



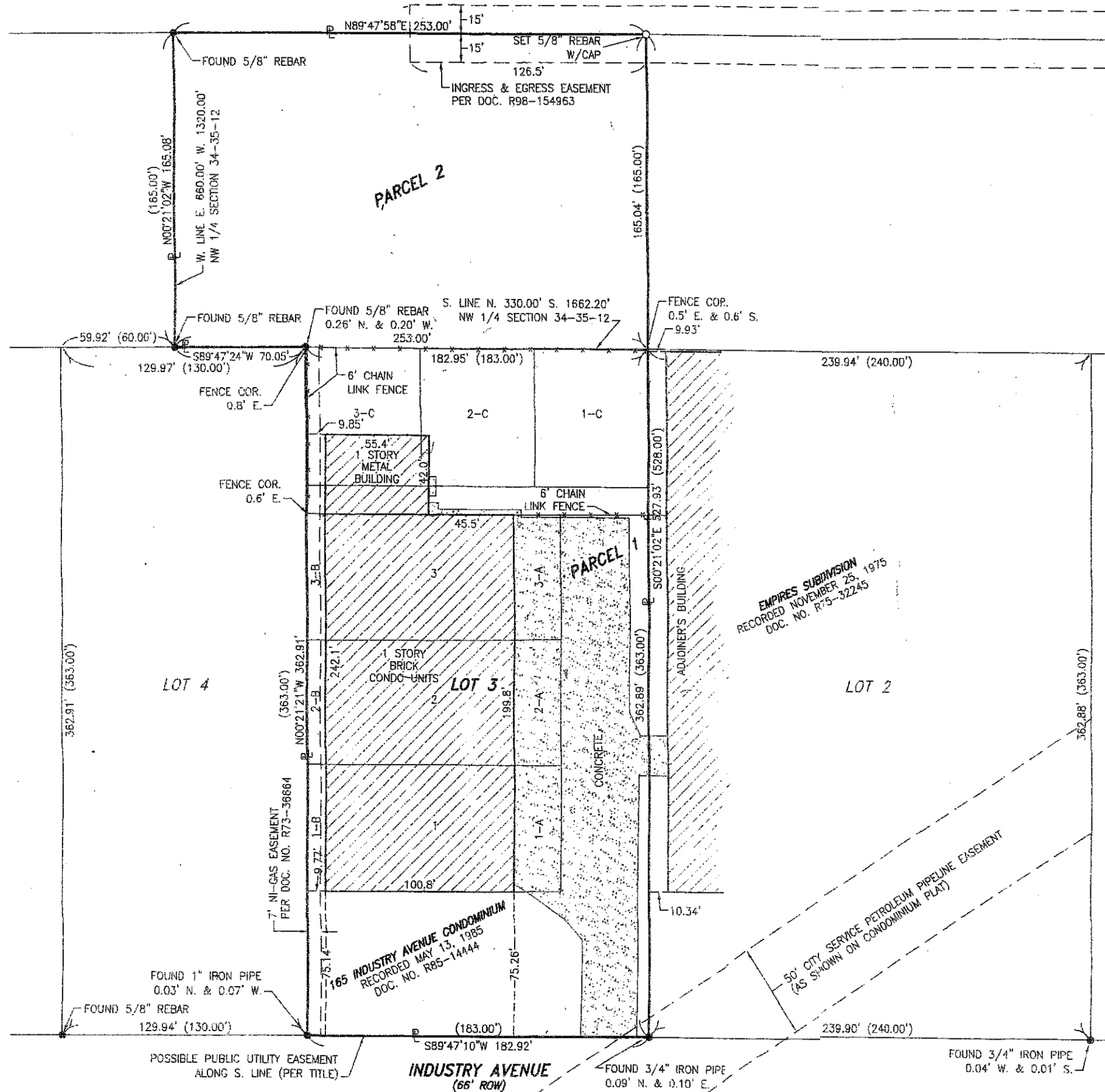
CLAASSEN, WHITE & ASSOCIATES, P.C.
LAND SURVEYORS

121 AIRPORT DRIVE, UNIT 1, JOLIET, ILLINOIS 60431
(815) 744-3720 claassenwhite@cwasurvey.com

RICHARD A. CHISHOLM
9700 W. 131st STREET
PALOS PARK, ILLINOIS 60464

SCALE: 1"=40'
DATE: 08/21/14

40 60 80 100
SCALE: 1" = 40'



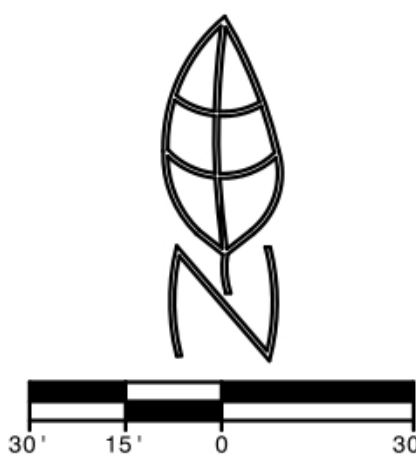
TOPOGRAPHIC SURVEY

OF

PARCEL ONE: UNITS 1, 2 & 3 IN 165 INDUSTRY AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 IN EMPIRES SUBDIVISION OF THE NORTH 363 FEET OF THE SOUTH 1332.20 FEET OF THE WEST 720.00 FEET OF THE WEST 1320 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1975 AS DOCUMENT NO. R75-32245, IN WILL COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 13, 1985 AS DOCUMENT NO. R85-14444, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE WEST 253 FEET OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 660 FEET OF THE WEST 1320 FEET OF THE NORTH 330 FEET OF THE SOUTH 1662.20 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

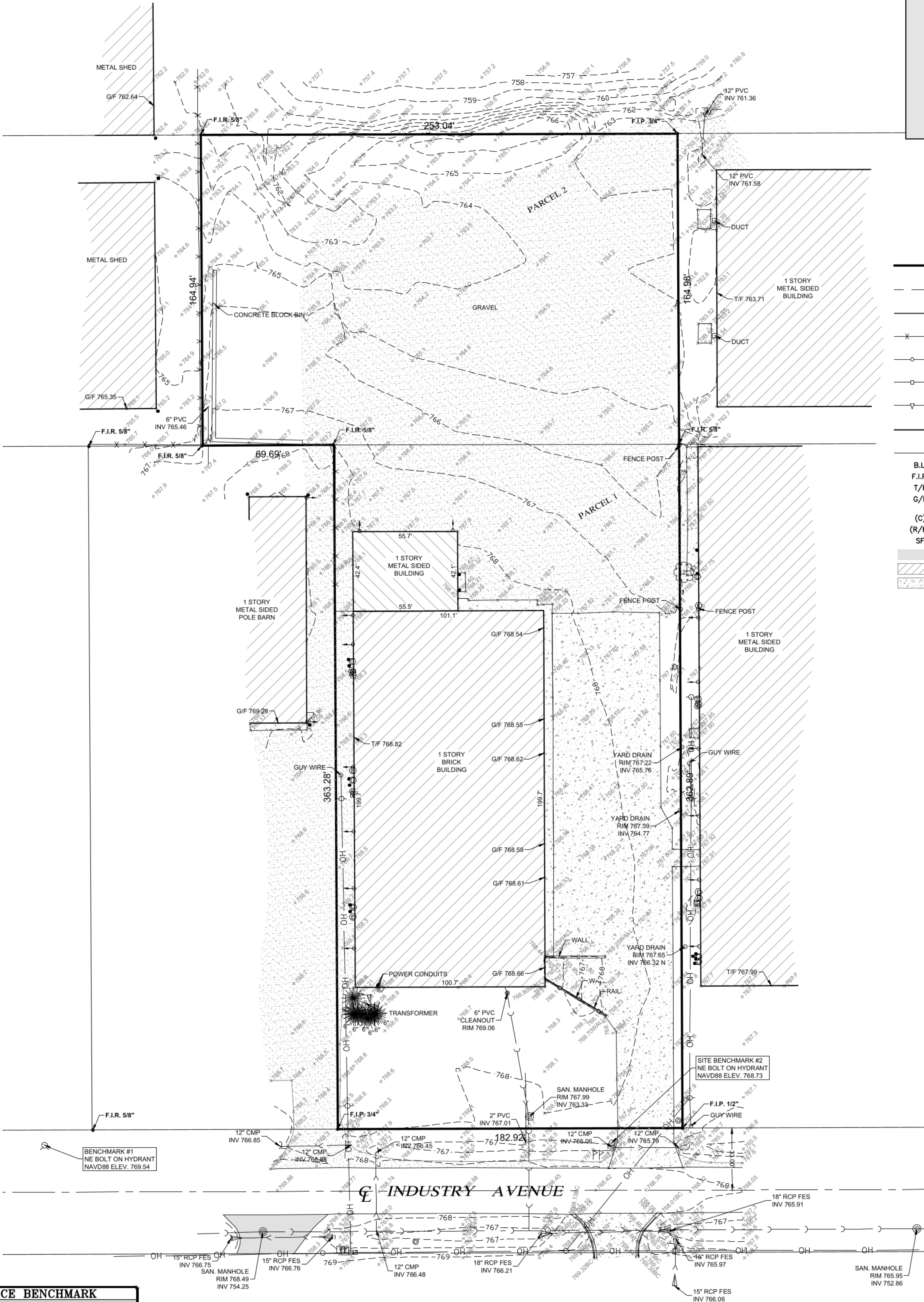
LAND AREA = 108,194 SF
OR 2.48 ACRES MORE OR LESS



LOCATION MAP

LEGEND

—	EXISTING BOUNDARY	⊙	MANHOLE
- - -	EXISTING EASEMENT	○	EXIST. CATCH BASIN
- - -	EXISTING SETBACK	□	EXIST. CURB INLET
— x —	EXISTING CHAIN LINK FENCE	—>	STORM SEWER
— o —	EXISTING WOOD FENCE	—>	SANITARY SEWER
— □ —	EXISTING METAL FENCE	—>	COMBINED SEWER
— ▽ —	EXISTING VINYL FENCE	⊗	WATER VALVE
—	EXISTING BUILDING	⊗	BUFFALO BOX (B-BOX)
B.L.	BUILDING LINE	⊗	WATER VALVE & VAULT
F.I.P.	FOUND IRON PIPE	⊗	FIRE HYDRANT
T/F	TOP OF FOUNDATION	⊗	WATER METER
G/F	GARAGE FLOOR ELEVATION	—W—	WATER LINE
(C)	CALCULATED	⊗	GAS METER
(R/M)	RECORD/MEASURED	—UG—	ELECTRIC METER
SF	SQUARE FEET	⊗	ELECTRIC PEDESTAL
▨	ASPHALT SURFACE	⊗	HANDHOLE
▨	BUILDING/STRUCTURE	—OH—	OVERHEAD WIRES
▨	CONCRETE SURFACE	—UE—	UNDERGROUND ELECTRIC
		⊗	UTILITY POLE
		⊗	PHONE PEDESTAL
		⊗	PHONE MANHOLE
		⊗	CABLE TV PEDESTAL
		⊗	LIGHT POST
		⊗	STREET SIGN
		⊗	DOWNSPOUT
		⊗	BOLLARD
		⊗	DECIDUOUS TREE
		⊗	CONIFEROUS TREE



SOURCE BENCHMARK	
DESIGNATION	WILL COUNTY GPS 934
PID	AZ2581
STATE/COUNTY	IL/WILL
USGS QUAD	FRANKFORT (2018)
DESCRIPTION: FROM INTERSECTION OF US ROUTE 45 AND STEGER ROAD, EAST ON STEGER 1.8 MILES TO PAVED CROSSROAD, STATION IN NORTHEAST QUADRANT STATION IS FLUSH WITH SURFACE AND IS STAINLESS ROD WITH SLEEVE WITH CAST CAP AND LID	
NAVD88 ELEVATION: 785.05	
SITE BENCHMARK #1	
NORTHEAST FLANGE BOLT ON FIRE HYDRANT ON NORTH SIDE OF INDUSTRY AVENUE APPROXIMATELY 156 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.	
ELEVATION = 769.54	
SITE BENCHMARK #2	
NORTHEAST FLANGE BOLT ON FIRE HYDRANT ON NORTH SIDE OF INDUSTRY AVENUE APPROXIMATELY 38 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.	
ELEVATION = 768.73	

FOR BOUNDARY INFORMATION REFER TO SURVEY PREPARED BY MORRIS ENGINEERING, INC. 1820 RIDGE RD SUITE 202, HOMERIDGE, IL 60430 PROJECT NO. 20212

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON 5/29/2021

DATED, THIS 2ND DAY OF JUNE, A.D., 2021, AT LISLE, ILLINOIS.

Thomas J. Casal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2022.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: JONAS BUDREIKA



DATE	
1	
2	
3	
4	
5	
6	



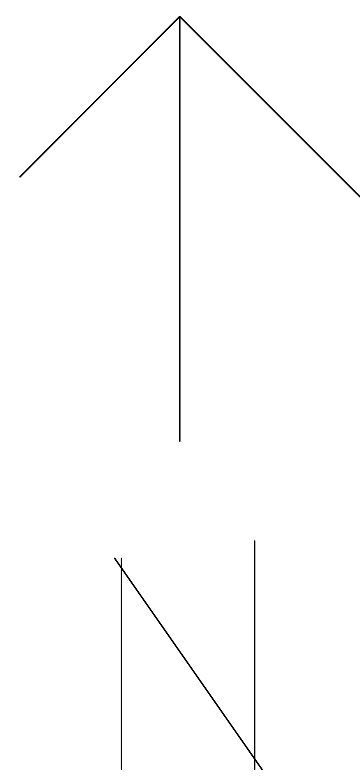
Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BOUNDARY AND TOPOGRAPHIC SURVEY
165 INDUSTRY AVENUE
FRANKFURT, ILLINOIS

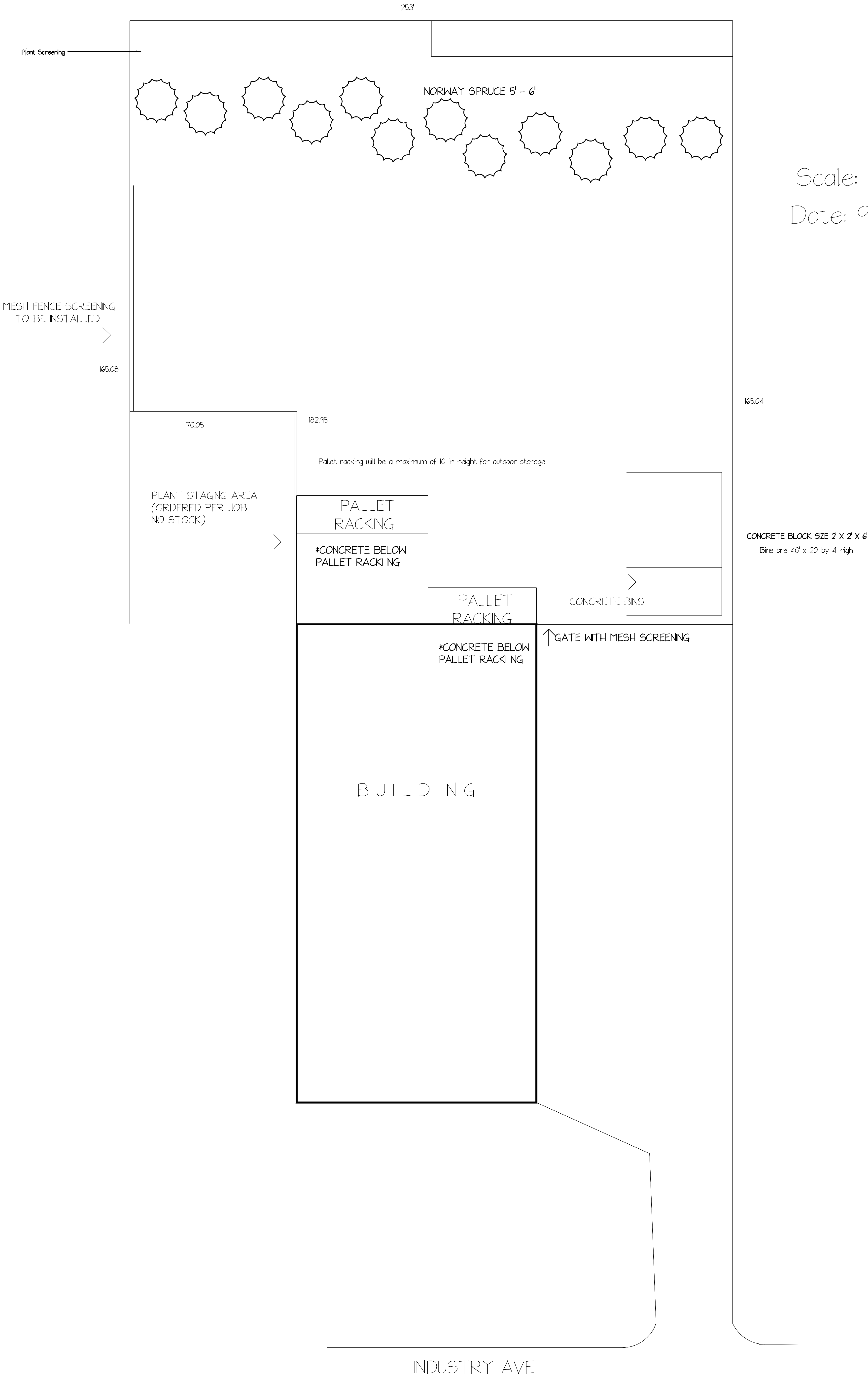
FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	TC
APPROVED BY:	TC
DATE:	6/01/2021
SCALE:	HORIZ 1"=30' VERT NONE

SHEET	1
OF 1 SHEETS	
PROJ #	21-05-2002

YARD SKETCH



Scale: 1/8" = 1' 0"
Date: 9/27/2023



SITE PLAN

RECEIVED

By aduffin at 8:15 am, Apr 03, 2023

VILLAGE OF
FRANKFORT
INC • 1879

Application for Plan Commission / Zoning Board of Appeals Review
Special Use Permit Findings of Fact

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use permit request. The Plan Commission must make the following seven findings based upon the evidence provided. To assist the Plan Commission in their review of the special use permit request(s), please provide responses to the following “Findings of Fact.” Please attach additional pages as necessary.

1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
Our outdoor storage of construction materials and trucks and trailers will not endanger anyone's welfare. Storage will be done to standard practice.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
All outdoor storage will be kept in a neat orderly fashion.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
All outdoor storage will be kept in a neat orderly fashion.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
No structures are being proposed.

5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

There are no changes to the items listed.

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

There will no be any change to the current traffic flow.

7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

The special use will conform to the applicable regulations.



Unit 3 of 165 Industry Avenue Condominiums



The north end of Parcel 1 and all of Parcel 2



Northwest Corner of Parcel 1



Driveway from 1000 and 1018 Lambrecht Road to Parcel 2



North end of Parcel 2, facing west



West side of Parcel 2 and NWC of Parcel 1



North end of Parcel 2, facing south



Units 1 and 2

Site Photos – 165 Industry Avenue – 11/2/23



Figure 1: Subject property, viewed looking north from paved parking lot.



Figure 2: Subject property, viewed looking north from paved parking lot.



Figure 3: Subject property, viewed looking north from paved parking lot.



Figure 4: Subject property, viewed looking northwest from paved parking lot.



Figure 5: Subject property, viewed looking northwest from paved parking lot.



Figure 6: Subject property, viewed looking west from southern portion of Parcel 2.



Figure 7: Pallet racking on north side of building, viewed looking west from northern portion of Parcel 1.



Figure 8: Pallet racking on north side of building, viewed looking west from northern portion of Parcel 1.

Motion by: James

Seconded by: Schaeffer

Approved: (6-0)

Chair Rigoni said that this case would be brought to the Village Board on May 1st.

D. Workshop: 20500 S. La Grange Road – Sage Salon

Drew Duffin presented the staff report.

The applicant, Talitha Henison, approached the stand. She said that the salon would have no more than three stylists. She planned to use the office to manage the administrative needs of the business. Her salon offered hair cutting services, nothing out of the ordinary.

Commission Knieriem stated that he had no comments, and that the application seemed straight forward to him.

Commissioner Markunas said that he had spoken with another business owner who operated in the same building. They had observed that the parking lot could get busy there on Fridays and on weekends. He believed that it was a result of spillover parking from the restaurant to the south. He asked if the applicant owned any other businesses.

The applicant said that she did, a salon in Mokena and another in Tinley Park. They operated under the same name.

Commissioner Markunas asked when the salon would open.

The applicant said she would open as soon as she was allowed.

Commissioner James asked who the previous occupant of the tenant space was.

Drew Duffin said he was not sure.

The applicant stated she was also unsure.

Chair Rigoni said she had no questions.

Commissioner James stated that it was common for dental offices to skew the parking requirements for a site. He noted that the subject property never seemed to have a lot of cars. He suggested that it might be worth looking at the code requirement and possibly reducing it in the future.

E. Workshop: 165 Industry Avenue, Unit 3 – CNC Lawncare

Drew Duffin presented the staff report.

The applicant, Chad Uthe, approached the stand. He explained that his business Provided landscaping services for Homeowner's Associations, as well as full landscape architecture and construction services.

Commissioner Markunas asked how long the applicant had been in business.

The applicant stated that it was their 24th season.

Commissioner Markunas asked if the business was currently operating in the unit under consideration.

The applicant said that they were.

Commissioner Markunas asked if the applicant was currently using the other parcel for storing material.

The applicant said that he was. He added that the properties were owned by a different landlord when he had first moved in. They were using the northern portion of the property now for outdoor storage. Specifically, they used it to store miscellaneous materials which would come and go frequently.

Commissioner Markunas asked the applicant if he accessed the site off of Industry Avenue.

The applicant said that he did, and that employees would park on east side of the property.

Commissioner Markunas asked if the applicant ever used the driveway on the northeast corner of the subject property.

The applicant said that they do, but only rarely.

Commissioner James said that the proposed use was consistent with other businesses in the area. One of the subject parcels was currently an island, and he thought that a Plat of Resubdivision would make the most sense in order to connect the two subject properties together.

Commissioner Schaeffer asked the applicant to give more detail about what materials were stored in the rear of the property.

The applicant explained that they stored miscellaneous aggregates, brick, stone, and palletized materials on the northern end of the property.

Commissioner Schaeffer asked if he meant bulk gravel when he mentioned aggregates.

The applicant said that he did not, and that those materials were stored on the southern end of the property.

Commissioner Schaeffer asked if they stored any chemicals on site.

The applicant said they did not store chemicals.

Commissioner Jakubowski said that the property owner should combine the lots, and that she had no other comments.

Commissioner Knieriem asked if the applicant would plant any trees or live material on the property.

The applicant explained that they ordered plant material as they need it. Nothing was stored for more than a week. There would be no trees planted or small plant nursery.

Commissioner Knieriem asked the applicant if he was the property owner.

The applicant said he was not, but that the property owner was in the audience. The applicant had been at this location for two years. The previous occupant was a lawn and irrigation company, who had made the set up in the back with storage.

Chair Rigoni asked if the applicant was currently operating at the subject property now and was only asking for the Special Use Permits at this time.

Drew Duffin said that that was the case.

Chair Rigoni asked if the applicant was operating illegally as a result.

Drew Duffin said yes.

Chair Rigoni asked if the applicant had a Business License.

Drew Duffin said that he was not aware of an issued Business License.

Chair Rigoni asked if the applicant was already operating their business with outdoor storage.

Drew Duffin said that was correct.

The applicant explained that he moved into the current space during COVID, and that it was a chaotic time. He said that it should have been taken care of then.

Chair Rigoni asked if there was material being stored on the north side of the property.

Drew Duffin said there was.

Chair Rigoni said that she had gone out to the site, and that the improvements that were there were not typical of what one would see in Frankfort. It looked as though there was a lot of dumping going on the back. Moving forward, she wanted to know what material would be stored on-site, and where.

Commissioner Schaeffer noted that, with respect to outdoor storage, fencing was usually required. She asked if this was the same in this case.

Mike Schwarz said that outdoor storage had to be screened, even in the I-2 district. Storing uncontained bulk materials would require a Special Use Permit.

Chair Rigoni asked what Special Use Permits were required for the current case.

Mike Schwarz stated that there were two issues. One issue was that there was some bulk material being stored where the building sat. The other issue was that there were two separate parcels, one with a principal use and one with an accessory use. The accessory use was technically not in connection with the main parcel. Staff believed that the property owner was unwilling to consolidate the two parcels.

Chair Rigoni said that, in terms of screening, the current proposal could get out of hand, since there was no defined area showing where material would be stored. Designating a fenced-in storage area would work to contain the stored material. She asked how big the northern parcel was. She said that she was hesitant to approve a blanket Special Use Permit for the entire parcel, and suggested that maybe the storage area should be specified on a plan. She added that there was a clause in the Village of Frankfort Zoning Ordinance which talked about adjacent non-conforming lots. She wanted to make sure that the Special Use Permit for Uncontained Bulk Materials was clear about where material would be stored.

Commissioner Markunas asked the applicant if he had applied for business license.

The applicant said that he had.

Commissioner Markunas asked if that was what prompted the workshop.

The applicant said that it was.

Chair Rigoni asked if there were any other businesses on the southern lot storing materials.

The applicant said that there were none.

Mike Schwarz noted that if the applicant was storing uncontained bulk material, then a Special Use Permit would be required.

Chair Rigoni asked how much extra room would be needed on the northern parcel for outdoor storage. She asked if there was a plan that showed the storage area.

Drew Duffin said that he had received no such plan.

Commissioner Schaeffer asked if the applicant could screen every side of the storage area that needed to be screened other than where the area would be accessed from.

Commissioner Markunas noted that it was hard to see the storage area from the south, east, and west.

Commissioner Knieriem said that he believed the Plan Commission would be overburdening the applicant if they required him to put a fence up against the building. He also asked if the large pile of material shown in the site photos was compost.

The applicant said that it was, and that that material came and went.

Commissioner Knieriem added that it looked as though there was a berm on the north end of the property. He asked the applicant if they were taking material off the property.

The applicant said that they would not be chancing the grading of property.

Chair Rigoni said that her concerns were not so much related to the use, but more about defining where storage would be and how it would be contained.

Commissioner Knieriem observed that the property to the north of the subject property was a retention area and therefore non-buildable.

Commissioner Schaeffer asked if there was a concern with stormwater and drainage in the storage area.

Mike Schwarz noted that the storage area would need to be paved.

The applicant noted that he would prefer to move the pallets rather than pave the outdoor storage area.

Commissioner Markunas asked that the applicant please define where the outdoor storage area would be located for next time.

Commissioner Schaeffer said the applicant should work with staff to make sure the storage area met code and the parameters of the Special Use Permit.

Chair Rigoni also suggested that a condition be added to a future motion that no chemicals or fertilizers were to be stored on-site.

Mike Schwarz said that staff was looking for direction on how to address the situation of the two separate parcels. Staff recommended consolidating the properties, but the property owner was not willing to consolidate. He added that it would take time to get Plat of Consolidation drafted and approved.

Chair Rigoni said that consolidation would be the best path forward, and suggested that the Plat of Consolidation be completed and approved within some amount of time after the Special Use Permits were approved.

F. Workshop: 10043 W. Lincoln Highway – Action Behavior Centers

Drew Duffin gave the staff report.

The applicant, Jacquelyn Fara, approached the stand. She explained that Action Behavior Centers offered intensive, one-on-one therapy, as well as testing and assessment for children with autism. They wanted to provide an outdoor space that was also a safe environment for their clients where they could work on gross motor skills, such as kicking balls. Their goal as an organization was to get all kids back into the school setting.

Commissioner Knieriem asked staff to clarify which parking spaces the applicant was proposing to remove. He asked if the proposed outdoor space would be used in the winter.

The applicant explained that the temperature would need to be to be over 50 degrees for the children to go outdoors. The reason they were planning to cover all five parking spaces was to prevent someone from parking alongside the play space, which would pose a safety risk. The applicant added that they were proposing a faux wrought iron fence to match what was used by KinderCare. They could also do a privacy fence if that was preferable.

Commissioner Knieriem asked if the proposed fence would be mounted into the ground.

The applicant said that it would be.

Commissioner Knieriem asked if Action Behavior Centers owned the building.

The applicant said they did not.

Commissioner Knieriem observed that the exterior of the building had quite a bit of damage.

The applicant said they were working with the landlord to resolve that.



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

October 26, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Schaeffer called the meeting to order at 6:30 PM

Commissioners Present: Nichole Schaeffer (Chair), Will Markunas, Dan Knieriem, Brian James, Johnny Morris

Commissioners Absent: David Hogan, Jessica Jakubowski

Staff Present: Planning & Economic Development Director Mike Schwarz, Senior Planner Christopher Gruba

Elected Officials Present: None

A. Approval of the Minutes from October 12th, 2023

Chair Schaeffer asked for questions or comments regarding the minutes. There were none.

Motion (#1): To approve the minutes from October 12th, 2023, as presented.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

B. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare

Chair Schaeffer asked any members of the audience wishing to speak on public hearing items this evening to raise their right hands. She swore in members of the audience.

Chair Schaeffer read the agenda for 165 Industry Avenue, Unit C – CNC Lawncare.

Mike Schwarz presented the staff report.

Chair Schaeffer asked the applicant if they wished to add anything. The applicant, Chad Uthe, said he did not.

Commissioner James asked the applicant if he was currently operating the business and if so, for how long. Mr. Uthe replied that he has been operating the business on the property since about August 2020.

Chair Schaeffer asked the Commission if the proposed uses were reasonable. She noted that the outside needs to be tidied up.

Commissioner Markunas asked whether the concrete storage bins would be relocated to where they are illustrated on the plans. Mr. Uthe responded yes. Commissioner Markunas asked if there would be no other storage of materials on the property. Mr. Uthe responded that that was correct. Commissioner Markunas asked how the land around the storage bins would be graded. Mr. Uthe replied that there would be compacted stone.

Commissioner Knieriem asked the applicant if the owner of the property was present. Mr. Uthe responded that he was not. Commissioner Knieriem said that he was surprised by that because a lot of the discussion and requests would largely affect him as the owner. Commissioner Knieriem asked the applicant if the owner was aware of the meeting. Mr. Uthe responded that he didn't think that the owner was informed. Mr. Uthe said that the owner was not opposed to combining the two parcels as proposed. Commissioner Knieriem asked the applicant if he brought potential clients to the property. Mr. Uthe replied no. Commissioner Knieriem asked the applicant if he was proud of the appearance of the property. Mr. Uthe responded that he was not, but that he is in the process of cleaning up the property. Commissioner Knieriem said that since the business has been operating for three years that that was a lot of time to make progress on the cleanup. He noted that there are cars on the property that don't have windows or wheels. Mr. Uthe responded that he does not own those cars, but that he will get them removed. Commissioner Knieriem asked who owns the vehicles. Mr. Uthe responded that it was someone that he knows. Commissioner Knieriem said that the appearance of the property has gotten worse since the last time the project came before the PC/ZBA and that it doesn't meet Frankfort's standards. Commissioner Knieriem asked about water and drainage on the site. He noted that dirt is being moved on the site and asked if the applicant was trying to expand the size of the lot. Mr. Uthe responded that they brought in piles of aggregate in order to prevent water from reaching the culverts. Commissioner Knieriem asked if the drains weren't working. Mr. Uthe replied that the existing piles of aggregate were not allowing water to move.

Commissioner Markunas asked who would be responsible for improving the property. Mr. Uthe said the he would be responsible, not the owner. Commissioner Markunas asked the applicant if he was coordinating the lot consolidation as well. Mr. Uthe said that the owner would be handling the lot consolidation.

Mr. Morris said that he would have wanted the owner to be present at the public hearing. Commissioner James agreed and added that support from the owner will be imperative

once the project reaches the Village Board. He suggested tabling the public hearing until a later date when the owner could attend.

Chair Schaeffer said that the conditions of approval are predicated on whether the owner will consolidate the parcels and that it would be best to consolidate the parcels. Otherwise, if the parcels change ownership in the future, the parcel with road frontage could restrict access to the parcel without frontage.

Chair Schaeffer asked if the applicant was granted a business license. Mike Schwarz replied no. Mr. Uthe said that he had applied for a business license. Mike Schwarz added that if the property were granted a Special Use Permit, that it would run with the land, even if the property ownership changed hands, as long as the property were operated in about the same way.

Chair Schaeffer said that requesting that the business operations be tidy was not an unreasonable request and that they should consider paving the site. Commissioner Markunas said that any junk vehicles should be removed as soon as possible. He added that it would be difficult to vote on the public hearing requests without the owner present. Chair Schaeffer recommended that the applicant elect to table the public hearing until a future meeting when the owner could be present, but that this decision to table was his. Mr. Uthe requested that the public hearing be tabled until November 9th.

Adjacent property owner, Ron Kirsch, approached the podium. He said that he owns the building to the west at 155 Industry. He said that he's witnessed the property change and change ownership since 1977. He noted that there are concrete blocks that have been pushed over, which are a safety hazard. He said that the fence is damaged between the subject property and the mini-storage warehouse property, which should be removed and replaced. He said that burning of materials also occasionally happens on the subject property, and odors and smoke sometimes blow onto his property. He had asked the manager of the property to cease burning materials on site, but their response was that burning occurs after business hours or on weekends. He said that the gutters are coming off the roof of the subject property and that he would like to see proper stormwater drainage because it does lead to occasional flooding on his property.

Motion (#2): To keep open and continue the public hearing until November 9th, 2023.

Motion by: Morris

Seconded by: James

Approved: (5-0)

C. Public Hearing: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center)

Mike Schwarz presented the staff report.



Findings of Fact Commissioner Evaluation Form - Special Use Permit

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use permit request. No special use shall be recommended by the Plan Commission unless all the following findings are made.

	STANDARD	NOTES	MEETS	
a.	That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.		YES	NO
b.	That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.		YES	NO
c.	That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.		YES	NO
d.	That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.		YES	NO

e.	That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.		YES	NO
f.	That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.		YES	NO
g.	That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.		YES	NO

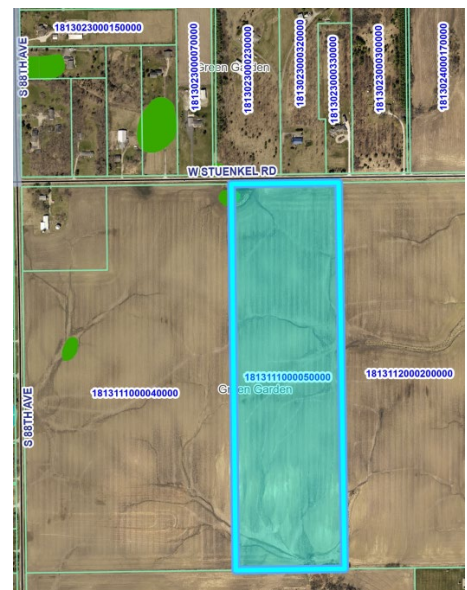
Project: Will County Case ZC-23-073 (S-23-049)
Meeting Type: 1.5-Mile Extraterritorial Review
Requests: Special-Use Permit for a commercial solar energy facility
Purpose: To permit a commercial solar energy property on the property
Location: South side of Stuenkel Road, approximately ¼ mile east of 88th Avenue
Applicant: Akshar Patel, Stuenkel Solar Farm I, LLC
Prop. Owner: Hsing Chen
Consultants: William Stefek, PLS
Representative: Josh Nathan, Cleantech Law Partners
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 45 acres
PIN(s): 18-13-11-100-005-0000
Annexation: Not applicable
Existing Zoning: Will County A-1 Agricultural District
Prop. Zoning: Will County A-1 with a Special-Use Permit for a commercial solar energy facility
Building(s) / Lot(s): 0 buildings / 1 tax parcel
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Agriculture	Single-Family Residential	Will County A-1/E-2
North	Rural Residential	Single-Family Residential	Will County A-1/E-2
South	Agriculture	Single-Family Residential	Will County A-1
East	Agriculture	Single-Family Residential	Will County A-1
West	Agriculture	Single-Family Residential	Will County A-1

Figure 1: Location Map



Project Summary

Akshar Patel, representing Stuenkel Solar Farm I, LLC, is the applicant for a proposed commercial solar energy facility located on approximately 45 acres of cropped farmland in unincorporated property located on the south side of Stuenkel Road, approximately ¼ mile east of 88th Avenue (PIN 18-13-11-100-005-0000). The subject property is currently zoned A-1 Agricultural District in Will County.

As the subject property is located within the Village's 1.5-mile extraterritorial jurisdiction (approximately ¼ mile and two tax parcels away from the Village's municipal boundary), the Village may comment on the proposed Special Use Permit application. The recommendation of the Plan Commission/Zoning Board of Appeals will be forwarded to the Village Board, which in turn may make a recommendation to Will County for consideration.

Attachments

1. 2020 Aerial Photograph from Will County GIS
2. 2020 Aerial Photograph from Will County GIS (close-up)
3. Site Photos taken by staff 11.2.23
4. Will County Application
5. Project Narrative
6. Legal Description
7. Plat of Survey
8. Proposed Plans (including Title Sheet with Site Information and Location Map, Existing Conditions, General Layout, and Construction Details)
9. *Your Frankfort / Your Future 2040 Comprehensive Plan* Future Land Use Map (Excerpt)

Analysis

In consideration of the request, staff offers the following points of discussion:

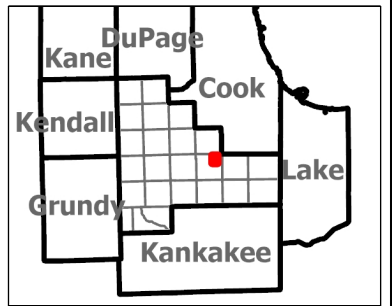
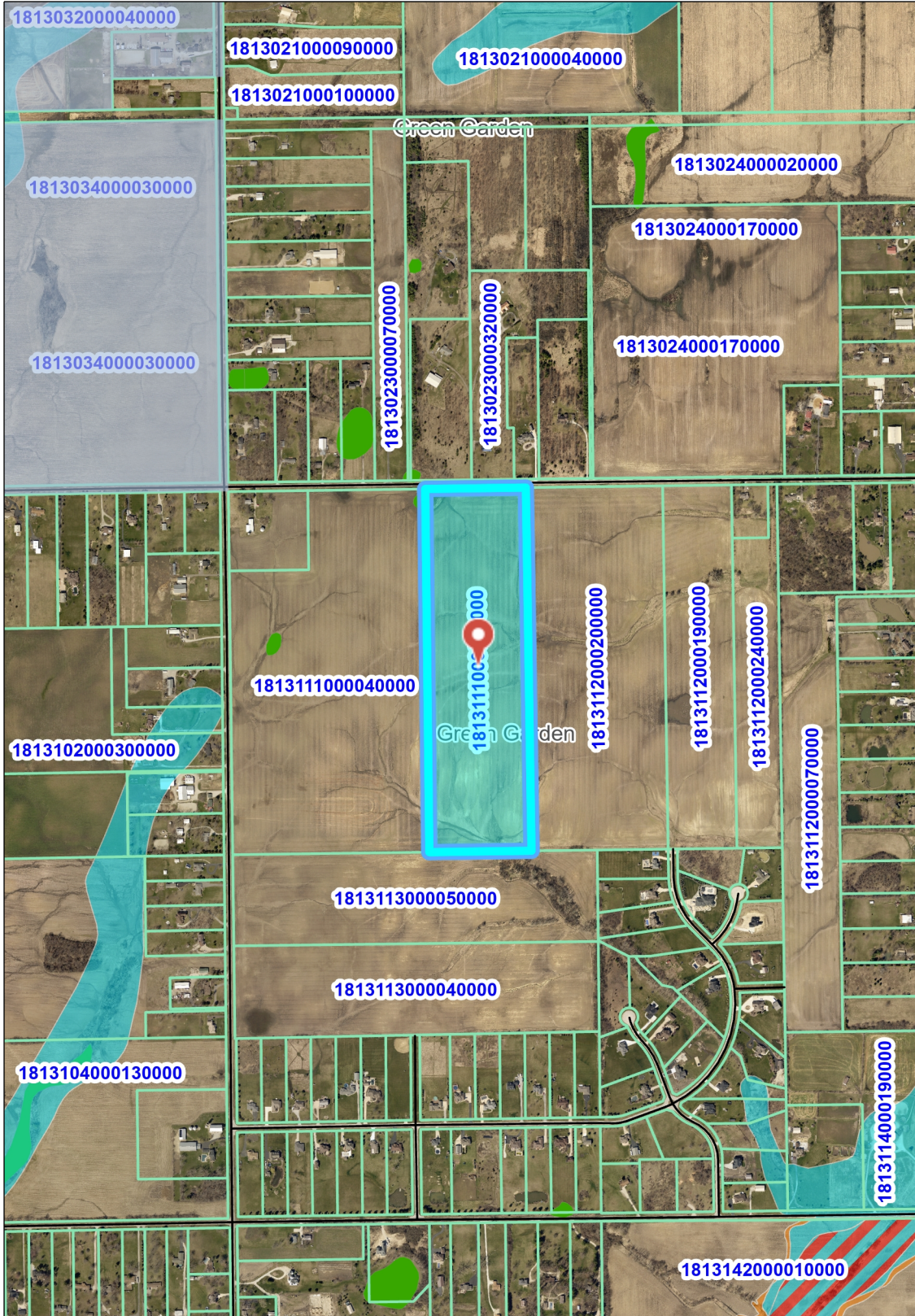
- The proposed Special Use Permit for a commercial solar energy facility is not consistent with the Village of Frankfort's 2040 Comprehensive Plan Future Land Use Map which identifies the subject property and the surrounding properties for future single-family residential use.
- Per the Will County Geographic Information System (GIS), the northwestern corner of the property contains a small, mapped wetland area.
- The submitted plans indicate that a 5-megawatt solar energy facility is proposed. Approximately 13,636 modules (solar panels) are proposed. The modules would be mounted on a fixed-tilt racking system. At their full tilt, the height of the modules would be no more than 20 feet in height.
- The perimeter of the facility would be enclosed with an 8-inch "fixed knot farm fence". Staff notes that this type of fence may provide some measure of access control but does not provide any visual screening. The submitted plans indicate a proposed vegetation buffer located along Stuenkel Road, 15 feet inside the property line and along the first 300 feet of the east property line.

AFFIRMATIVE MOTION(S)

Recommend the Village Board object/ not object to the proposed Special-Use Permit for a commercial solar energy facility on the unincorporated property located on the south side of Stuenkel Road, approximately ¼ mile east of 88th Avenue (PIN 18-13-11-100-005-0000).



Will County Case ZC-23-073 (S-23-049)



Legend

Roadways

- Federal
- State
- County
- Local and Private

Parcels

Surrounding Counties

Townships

Flood Hazard Area

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area of Minimal Flood Hazard
- Area with Reduced Risk Due to Lev

Wetlands

- Lacustrine
- Palustrine
- Riverine
- Upland

Municipalities

- City of Aurora
- Village of Beecher
- Village of Bolingbrook
- Village of Braceville
- City of Braidwood
- Village of Channahon
- Village of Coal City
- City of Crest Hill
- Village of Crete
- Village of Diamond
- Village of Elwood

Notes

Date: 10/31/2023

1: 18,056

0 0.28 0.57 Miles

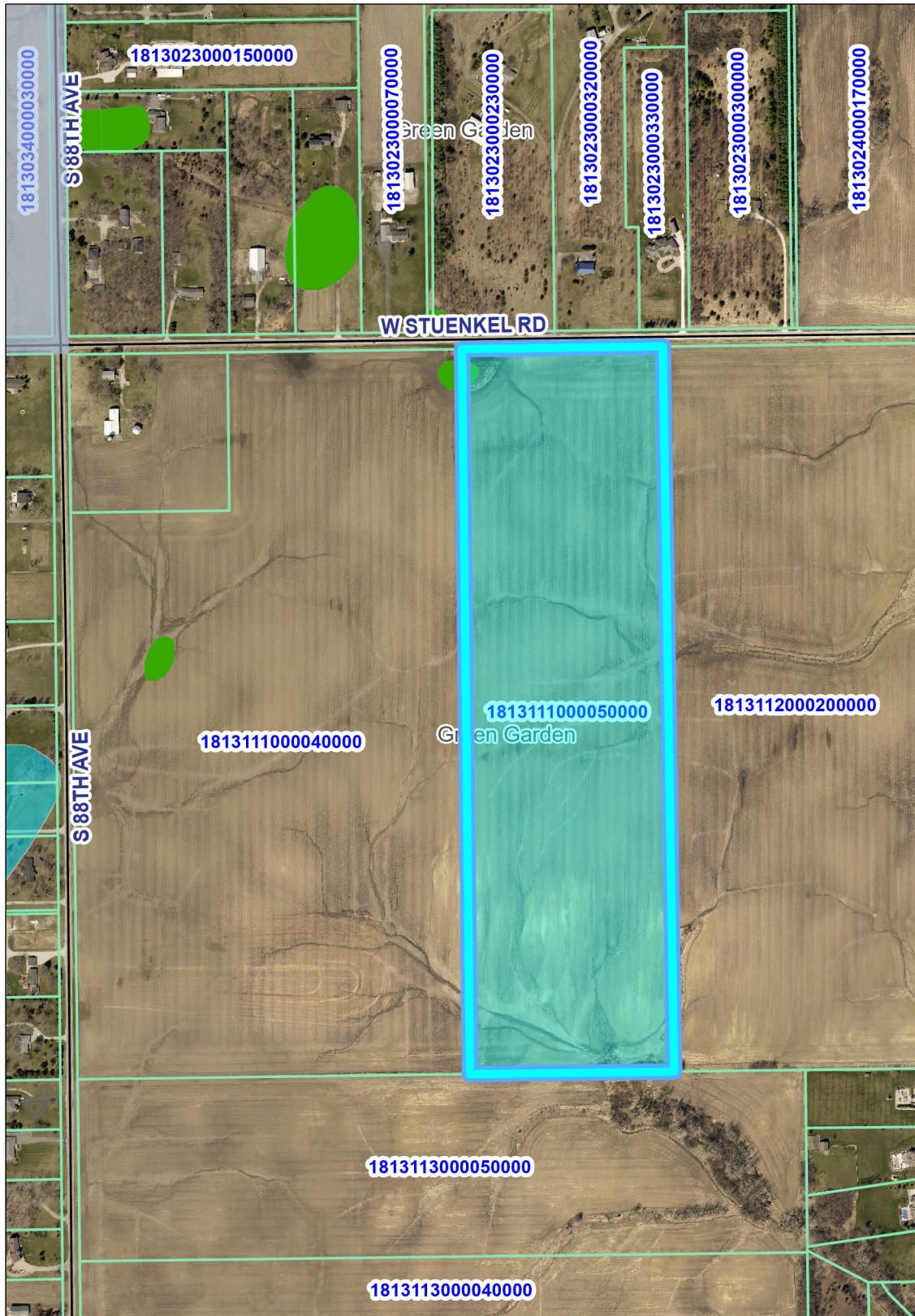
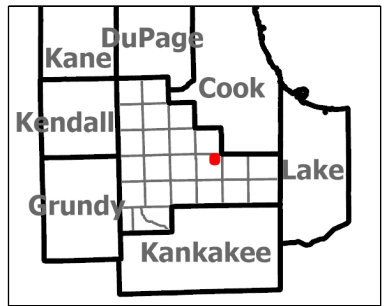
Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Will County Case ZC-23-073 (S-23-049)



Legend

Roadways

- Federal
- State
- County
- Local and Private

Parcels

Townships

Flood Hazard Area

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area of Minimal Flood Hazard
- Area with Reduced Risk Due to Lev

Wetlands

- Lacustrine
- Palustrine
- Riverine
- Upland

Municipalities

- City of Aurora
- Village of Beecher
- Village of Bolingbrook
- Village of Braceville
- City of Braidwood
- Village of Channahon
- Village of Coal City
- City of Crest Hill
- Village of Crete
- Village of Diamond
- Village of Elwood
- Village of Frankfort

Notes

Date: 10/31/2023

1: 9,028

0 0.14 0.28 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Site Photos – Will County Case ZC-23-073



Figure 1: Subject property, viewed looking south from Stuenkel Road.



Amended by Adrian
Diaz on 10-5-2023.

APPLICATION FOR
MAP AMENDMENT - SPECIAL USE PERMIT - VARIANCE

Will County Land Use Department • Development Review Division
58 E. Clinton St., Suite 100 • Joliet, Illinois 60432
Telephone (815) 740-8140 • Facsimile (815) 774-3386
<http://www.willcountvillinois.com/County-Offices/Economic-Development/Land-Use>

Zoning Case # ZC-23-073 (staff only)

PART A - APPLICANT INFORMATION S-23-049

Owner Information			
Full Name	HSING CHEN		
Owner Address	Number & Street: 3135 Book Road		
	City: Naperville	State: IL	Zip Code: 60564
Contact Information	Phone: 630-929-1100	Email: Yuevgen88@gmail.com	
Agent Information (if different from above)			
Full Name	Last: Patel	First: Akshar	
Agent Address	Number & Street: 1245 S. Michigan Ave Suite #123		
	City: Chicago	State: IL	Zip Code: 60605
Contact Information	Phone: 224-222-0035	Email: Akshar Patel @suryaPowered.com	
Agency/Firm Name	Stuenkel Solar Farm I LLC.		
Attorney Information			
Full Name	Last: Nathan	First: Josh	
Attorney Address	Number & Street: 548 Market St. Suite #59966		
	City: San Francisco	State: CA	Zip Code: 94104
Contact Information	Phone: 773-935-6501 ext. 167	Email: Jnathan@cleantechlaw.com	
Agency/Firm Name	Cleantech Law Partners		

PART B - EXISTING PROPERTY INFORMATION

Existing Property Information			
PIN(s)	18-13-11-100-005-0000		
Parcel Size	45 Acres		
Township	Green Garden township ³⁴	Section 11	Range 12E
Property Address	Number & Street: 88th Ave. & Stuenkel Rd.		
	City: Frankfort	State: IL	Zip Code: 60423
Current Zoning	A1	Current Land Use	Crop Farming
Water Supply	<input type="checkbox"/> Public <input type="checkbox"/> Well <input checked="" type="checkbox"/> N/A	Sanitary System	<input type="checkbox"/> Sewer <input type="checkbox"/> Sep <input checked="" type="checkbox"/> N/A

3/8/19

PART C – GENERAL CASE INFORMATION

General Case Information

Zoning request(s) (consult with staff prior to submitting):

1. Special use permit for Solar Energy Facility, Commercial.

Purpose of request:

Development of solar farm.

Is the purpose of this application to address an ordinance or code violation? ☐ YES ☒ NO

If yes, what is the violation?

If the application is associated with a planned unit development preliminary plat, has the preliminary plat application been filed with the Development Review Division? ☐ YES ☒ NO

If your application is for a special use permit(s), is your intent to have the permit(s) transferrable to subsequent owners of the subject property? ☒ YES ☐ NO

Legal description from plat of survey (insert below, use additional sheets as necessary)

Please See Plat of survey & full permit Package Attached.

PART D - SIGNATURE AND NOTARIZATION

I consent that all above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of the County of Will for the purposes of completing any reviews or for the reports deemed necessary by the submittal of this application or for the purpose of posting, maintaining, or removing such notices as may be required by law, or for the purpose of inspecting the premises and uses thereon for compliance with the terms and conditions of any special use permit approval issued as a result of this application.

I have read and am familiar with the recommendations of the Will County Land Resource Management Plan; and have read Article 155-16 of the Will County Zoning Ordinance and am familiar with each of the criteria for a map amendment, special use permit and/or variance and understand that each applicable criteria must be met for approval of the petition.

I have read Article 155-16 of the Will County Zoning Ordinance and understand that no granting of a variation or special use permit shall be valid for a period not to exceed one (1) year from the date of such order unless a building permit has been issued, a certificate of occupancy has been issued or the special use permit has been lawfully established.

I understand that I am required, at least fifteen (15) days and not more than thirty (30) days prior to the public hearing, to post required signage, notify all owners of property abutting to the property in question via certified mail with return receipt.

I understand that application fees shall not be refunded or waived, except as may be determined on a case-by-case basis, by the Will County Board, or as determined by the Will County Land Use Department if fees are erroneously paid or collected.

I understand EcoCat (Ecological Compliance Assessment Tool) consultation is required by State of Illinois law for all special use permit and map amendment zoning applications submitted to the County and the State of Illinois charges a \$125 fee for the online consultation process. I also understand that special use permit and map amendment zoning applications will not be considered complete and scheduled for public hearing without either the final EcoCat report or letter terminating the consultation process being submitted with the zoning application.

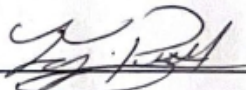
I understand that any information and supporting documentation, including but not limited to plats of surveys and site plans, provided with this application will become public record and subject to the Freedom of Information Act, and may be released as part of a document request.

Name (identify owner/agent/attorney)

Signature

Date

Tej Patel

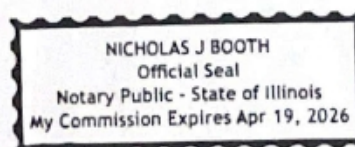


07/10/23

SUBSCRIBED AND SWORN TO BEFORE ME

this 10th day of July, 2023.

Notary Public



RECEIVED

By Mike Schwarz at 1:41 pm, Nov 02, 2023

Frankfort, Illinois
Solar Farm Proposal
MegaPlant Stuenkel

Prepared for the Department of Land Use of Will County, Illinois



David Dubois, Land Use Director
Will County
58 E Clinton st.
Joliet, IL, 60432

Special Use Permit- Project Narrative

Proposed 5-MWac Ground- Mount Solar Farm

Applicant: MegaPlant Stuenkel LLC.

Project Name: MegaPlant Stuenkel

Location: East of 88th Ave. South of Stuenkel Rd. Frankfort, IL, 60423. Parcel #18-13-11-100-005-0000

Dear Mr. Dubois, Members of the County land use department, and the Village Board:

On Behalf of MegaPlant Stuenkel LLC's - MegaPlant Stuenkel Solar project, please find enclosed and below is our:

- Project narrative with project details
 - Construction Plan
 - Development Schedule
 - Access Control
 - Noise & Glare
 - Stormwater/Wetland/flood zones
 - Decommissioning Plan
 - Operations & Management Plan
 - Interconnection

Company Background

Surya Powered is a local solar development company headquartered in Illinois. Both owners, Tej Patel of 513 S Damen Ave., Chicago, IL, 60612 and Akshar Patel of 1111 S. Wabash Ave, Chicago, IL, 60614 started the company to support Illinois' long term energy transition plan. Since then, the company has focused majority of its efforts on community supply projects to make solar more accessible and affordable.

I. Project Narrative:

MegaPlant Stuenkel LLC is requesting an approval for a Special Use Permit to allow for development of a, 5MW (AC) ground-mounted distributed generation solar farm facility across a parcel of land approximately 45 acres located South off Stuenkel Rd & East off of 88th Ave., Frankfort, IL, 60423 Parcel No. 18-13-11-100-005-0000.

The current parcel is currently being farmed. The existing site conditions include flat, open land with minimal vegetation and no existing structures. The parcel of land will need to be prepped for development which includes minimal excavation for underground wiring and electrical infrastructure.



The construction of the facility will be approximately 15-20 employees, over 3-6 months. Once construction is complete, there will be no employees on-site outside the occasional 3-5 employees, two or three times a year, with 1-2 vehicles, for potential maintenance. The facility will attract no customers at any time and traffic to the facility will be very minimal once completed. There will be no on-site parking provided as there will be no daily traffic.

There will be no public restrooms or floor drains constructed. Any stormwater runoff from the site will be managed in a manner that complies with local regulations and protects the surrounding environment.

In your review of this Special Use Permit Request, we ask that staff consider the following:

Project Components (In compliance of Ordinance 155-9.245):

- Solar Modules (I.E panels) are mounted on a fixed-tilt racking system, there are approximately 13,636 modules proposed to be installed;
- At full tilt, the height of the solar array will be no more than twenty (20) Ft. in height;
- The solar panels are treated with anti-reflective coating to minimize glare;
- The racking is placed on Steel I beams. Concrete foundations are not anticipated;
- The system will be remotely monitored, thus bringing little to no traffic to the area;
- Electrical cables will be installed underground for the entire project with exception of a series of poles necessary to interconnect with the ComEd grid near Stuenkel Rd.;
- Perimeter of the facility will have fencing of 8 Ft. in height and comply to NEC;
- Location of proposed structures are in compliance with County setback requirements;
- The inverter and transformer (s) associated will be located on a concrete equipment pad;
- Perennial Vegetative ground cover will be maintained and seed mix will be determined prior to construction;
- Usage of all solar components approved by UL;

II. Construction Plan

The construction of MegaPlant Stuenkel will be in three major phases, site preparation, installation, and final testing.

- Phase I - Site Preparation
 - Site preparation will remove current crops, grading and filling temporary access roads, implementing measures outlined in SWPPP for erosion control, and disposing any debris.
- Phase II - Installation
 - Site installation will excavate and install conduits for wiring, build and ground racking, install project BoS (Balance of system) including transformers, inverters, utility poles, switchgears, and modules.
- Phase III - Testing
 - Site testing will include utility interconnection, equipment testing, and finalizing the facility prior to energization or COD (commercial operations date).



Parking

During the construction phase, we will attempt to work with local businesses to utilize their parking lot for our installation crews, delivery trucks (as needed), and construction and supervision personnel.

Signage

As per the county policy a sign will be posted providing the name of the operator and a phone number to be used in case of an on-site emergency. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with local and state regulations.

Development Schedule

Anticipated construction is Spring 2024 dependent on several factors with the duration of construction approximately being 3-6 months. The approximate timeline for phase I- site preparation is 20-30 days, phase II- installation is 90-120 days, and phase III- testing is 30 days. Timeline is subject to change due to potential engineering setbacks and potential changes in construction design.

Access Control

MegaPlant Stuenkel will navigate traffic controls by scheduling construction in phases- reducing foot traffic to the area of development. The project anticipates mitigating traffic congestion in the local area by strategically using the space on the land while also using the space available on Stuenkel Rd. A gravel road will be built from Stuenkel Rd. to the project site for future uses during operations and maintenance. Once constructed, O&M traffic will be minimal, consisting of 1-2 vehicles every quarter, or as needed. The project anticipates no traffic congestion once the project is constructed.

Noise & Glare

Noise generated by the solar system will not exceed 50 decibels measure at the property boundaries. The facility will use Tier 1 solar modules which are manufactured to the highest quality, performance, and lifespan, produced by companies that have at least a five-year history in manufacturing them. These solar modules are designed to absorb light and have an antireflective coating that minimizes reflected light, which is less than many natural features, including water, snow, crops, and grass. There will be no material impacts from glare generated by the solar modules.

Glare is expected to be minimized due to the module type being used, the spec sheet of the module has been provided.

Stormwater/Wetlands/ Flood zones:

MegaPlant Stuenkel will obtain a stormwater permit prior to construction. Of which will follow the requirements set forth below to mitigate stormwater pollution.



The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures

Historical Flood zones have been identified southern portion of the parcel and will adhere to all required setbacks to those flood zones.

Decommissioning

The decommissioning process for the Solar Farm will be carried out in the reverse order of installation:

1. The solar system will be disconnected from the utility power grid.
2. PV modules will be disconnected and removed.
3. Electrical cables will be removed and recycled off-site.
4. PV module racking will be removed and recycled off-site.
5. PV module support posts will be removed and recycled off-site.
6. Electrical devices, including transformers and inverters, will be removed, and recycled off-site.
7. Concrete pads will be removed and recycled off-site.
8. Fencing will be removed and recycled off-site.
9. Soils in the access driveway and equipment pad areas will be reclaimed by removing imported aggregate material and concrete foundations and replacing them with soils as needed.

Upon decommissioning, the Solar Farm site may be converted to other uses in accordance with applicable land use regulations. There will be no permanent changes to the site, and it will be returned in excellent condition. This is one of the benefits of community solar farm. The site will be returned to productive farmland after the solar system is removed.

MegaPlant Stuenkel will be responsible for decommissioning the system once the life cycle of the project has been reached. All equipment will be recycled and the qualities of the land will be back to its original state. The cost of decommissioning the system is expected to not exceed \$100,000 in current day valuation.

Monitoring & Maintenance (O&M)

MegaPlant Stuenkel will conduct O&M remotely, both corrective and preventative maintenance of equipment will be on a quarterly basis if needed. During this case, the O&M staff will park on the gravel road in front of the enclosed and locked fence to the facility.

- The facility will be monitored remotely 24/7 through the data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing underperformance issues and management service teams and technicians



- The project owner shall submit solar output report, upon request by the Village

The solar farm will implement the following stormwater controls to prevent runoff from causing erosion, sedimentation, and other negative impacts:

- Site grading and drainage design that minimizes the risk of erosion and sedimentation
- Sediment and erosion control BMPs (best management practices)
- Implementation of a stormwater pollution prevention plan (SWPPP) to minimize the impact of stormwater runoff

Please see estimated O&M cost below:

Lifetime NPV by O&M Category			
O&M Category	Avg. Cost/Yr	NPV (Life)	% of Total
AC Wiring	\$361	\$3,923	1%
DC Wiring	\$5,511	\$69,494	9%
Asset Management	\$7,027	\$80,716	10%
Documents	\$3,115	\$35,784	5%
Electrical	\$1,347	\$15,196	2%
Mechanical	\$880	\$8,821	1%
Inverter	\$30,284	\$273,943	35%
Meter	\$18	\$205	0%
Monitoring	\$3	\$18	0%
Rack	\$17	\$202	0%
PV Module	\$12,206	\$270,089	35%
Transformer	\$1,379	\$15,491	2%
Whole System	\$35	\$397	0%
Total	\$62,149	\$773,883	100%

Insurance Information

Surya Powered will be required to maintain insurance coverage under long-term contracts with various parties, including Commonwealth Edison, the Solar Farm lenders, and investors. The insurance policy will include:

- Liability coverage with a limit of \$3,000,000 per occurrence and \$5,000,000 in the aggregate per year

IX. Interconnection:

- MegaPlant Stuenkel LLC. has filed an interconnection application with ComEd and will provide a redacted copy of the Interconnection Agreement prior to the start of construction.
- The project will interconnect with ComEd's electric distribution system along Stuenkel Rd.



X. Emergency Services Plan:

General Notes:

- All the equipment's will be equipped with solar labels as per NFPA guidelines including project placard. In case of fire event, site operator will detect equipment failures, and will notify all emergency contacts configured for the site i.e., emergency dispatch team.
- MegaPlant Stuenkel will coordinate regarding inverter locking and shutdown procedure with township of Frankfort in the final emergency service plan (ESP).
- All solar AC main circuit breakers will be lockable in off position.

The following are the most hazardous locations within the Project:

- Transformers
- Inverters and disconnects
- Vicinity of the solar electric photovoltaic panels
- Field wiring, electrical poles, and all electrical boxes associated with the system

Site Operation:

The site operator contact details will be shared before beginning the operation of the site, if needed. In the event of emergency requiring shutdown, the ground mount PV solar system can be de-energized remotely by site operator.

Site Shutoff Procedure and Locations:

- Each inverter switch should be turned to OFF position in order to shut off both the AC and DC switches. This will initiate rapid shutdown of PV modules and will de-energize PV (DC source).
- The solar system main circuit breakers (labeled as per NFPA) should be manually disconnected and locked into OFF position to disconnect AC side.
- Do not operate the inverter until at least 5 minutes after disconnecting all sources from DC and AC sides.

Inverter Fire Event (final details will be updated in final ESP):

1. If smoke or fire exists, procure a fire extinguisher.
2. If a fire has escaped the inverter enclosure – notify 911 immediately.
3. Turn OFF the AC feed breaker as soon as possible/safe.
4. If safe but conditions are deteriorating, consider:
 - a) Using the fire extinguisher.
 - b) Cutting the string conductors – one cable at a time with insulated cutters (while wearing appropriate PPE).

Public Safety:

Access to the Project is limited to trained staff and maintenance personnel only.

Solar panel arrays and the electrical equipment will be surrounded by a tall chain link or equivalent fence per requirements of the National Electrical Code (NEC). The project site will be secured and locked



and only operator personnel have access to the Project (Knox Box or daisy chain type locks may be installed at gate).

In the event of personnel injury from electric shock or if personnel should become incapacitated while within the Project site, the following procedures should be followed:

1. Assess the area for hazards and secure the area to protect additional life from injury.
2. Notify the appropriate local authorities by dialing 911 and direct them to the Project access point (to be identified in final ESP).
3. Local authorities should contact the operator, as listed above, to determine the appropriate response procedures and methods for shutting down the nearest components to ensure safe access.

This emergency services plan outlines the procedures and protocols for responding to emergencies that may occur during the operation of the MegaPlant Stuenkel Solar Farm installation. The project involves the installation of electrical systems, and it is essential to have a plan in place to ensure the safety of all personnel and minimize damage to the equipment and facility.

The electrical schematic for the installation is attached to this plan. It outlines the electrical distribution system, the main electrical components, and the associated protection devices. This plan also includes a Solar System Discount Switch a GAND operate air break 15kv lockable in off position.

Overall, this emergency services plan provides a comprehensive approach to responding to emergencies that may occur during the operation of the MegaPlant Stuenkel Solar Farm installation. By following these procedures and protocols, we can minimize damage and ensure the safety of all personnel involved.

XI. Concluding Remarks

On behalf of MegaPlant Stuenkel LLC.'s MegaPlant Stuenkel project we thank you in advance for your consideration of our request for approval. We look forward to review of our submittal at the Planning and Zoning Commission's next meeting. In the interim, please contact us with any questions regarding our submittal or if any additional information is required.

Sincerely,

Tej Patel
Managing Partner
P: 630-441-4860
E: tejpatel@suryapowered.com



Legal Description

Parcel #18-13-100-005-0000

THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89-25-09 WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 471.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00'-43'-40' WEST ALONG THE WEST LINE OF THE EAST 471.78 FEET TO THE SAID NORTHWEST QUARTER; A DISTANCE OF 2653.52 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89'-19'-57' WEST ALONG SAID SOUTH LINE, A DISTANCE OF 738.87 FEET; THENCE NORTH 00'-43'-40' EAST, A DISTANCE OF 2652.41 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 69'-25-09' EAST ALONG SAID NORTH LINE, A DISTANCE OF 738.57 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



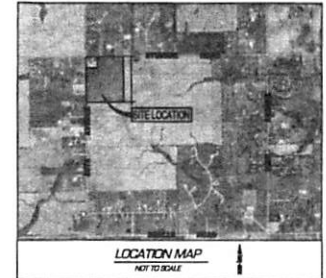
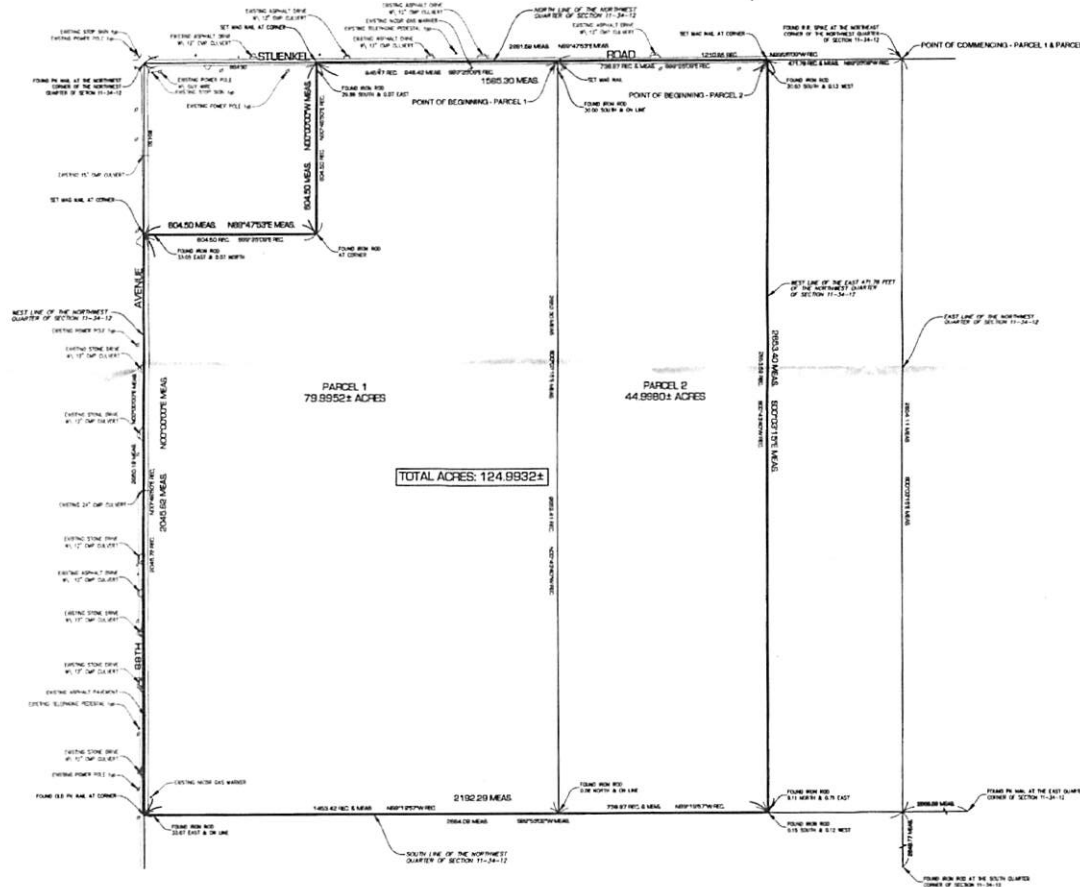
ALTA / ACSM LAND TITLE SURVEY

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER THENCE NORTH 89° 48' 48" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 48' 48" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89° 48' 48" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89° 48' 48" WEST ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 48' 48" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER THENCE NORTH 89° 48' 48" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 47.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 48' 48" WEST ALONG THE WEST LINE OF THE EAST 47.19 FEET TO THE SAID NORTHWEST QUARTER, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89° 48' 48" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89° 48' 48" WEST ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. IN WILL COUNTY, ILLINOIS.



N
BASIS OF BEARINGS
IS ASSUMED
SCALE: 1" = 200'

NOTES:

1. PRARIE TITLE A POLICY ISSUING AGENT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1206-48340 WITH AN EFFECTIVE DATE OF DECEMBER 17, 2012 WAS USED IN THE PREPARATION OF THIS SURVEY.
2. AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF WILL COUNTY, ILLINOIS, BEING MAP NUMBER 171902050 E - EFFECTIVE DATE SEPTEMBER 8, 1994. THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE ABOVE DESCRIBED PROPERTY IS DESIGNATED AS FLOOD ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.
3. THIS PROPERTY IS SUBJECT TO AN EASEMENT WITHIN PUBLIC ROADS, STREETS AND HIGHWAYS IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT NUMBER R80-27574.

STATE OF ILLINOIS }
COUNTY OF WILL }

TO: PRARIE TITLE, INC. AND STATE BANK OF COUNTRYSIDE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSI, AND INCLUDES ITEMS 1, 3, 4, 5(a), & 8 OF TABLE THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2013

DATE OF PLAN OR MAP: FEBRUARY 28, 2013

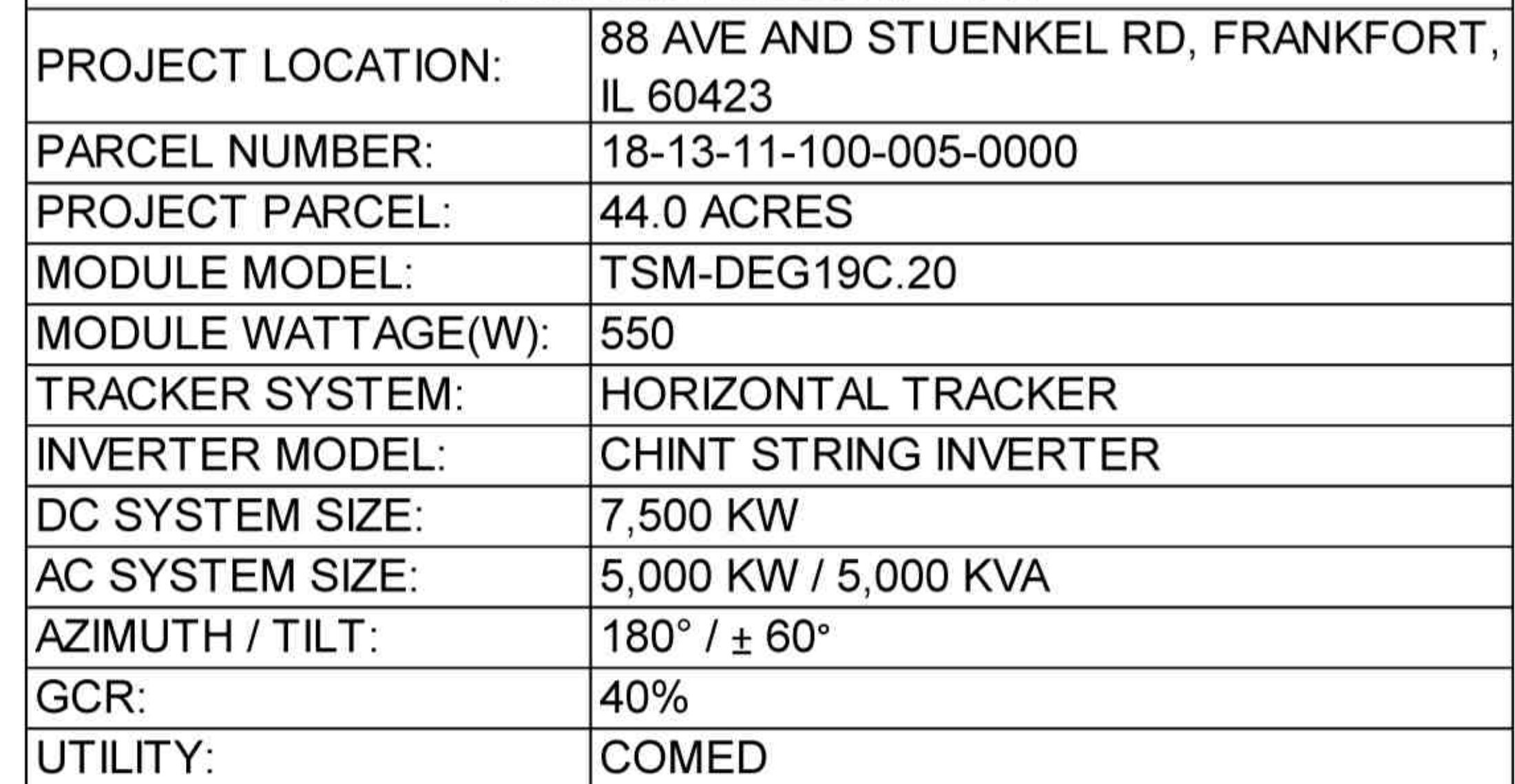
(SIGNED) William J. Stepek (SEAL)
WILLIAM J. STEPEK

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2430
LICENSE EXPIRES: NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184 - 002235
LICENSE EXPIRES: APRIL 30, 2015



PIN:
18-13-100-004
18-13-100-005

Notes:



Date	Revision Details	PM	ENG	CHK
Revision Table				

Engineer

Engineer

Developer

STUENKEL SOLAR FARM I LLC.

1245, S. MICHIGAN AVE., #123
CHICAGO, IL 60605
WWW.SURYAPOWERED.COM

Project Name & Address

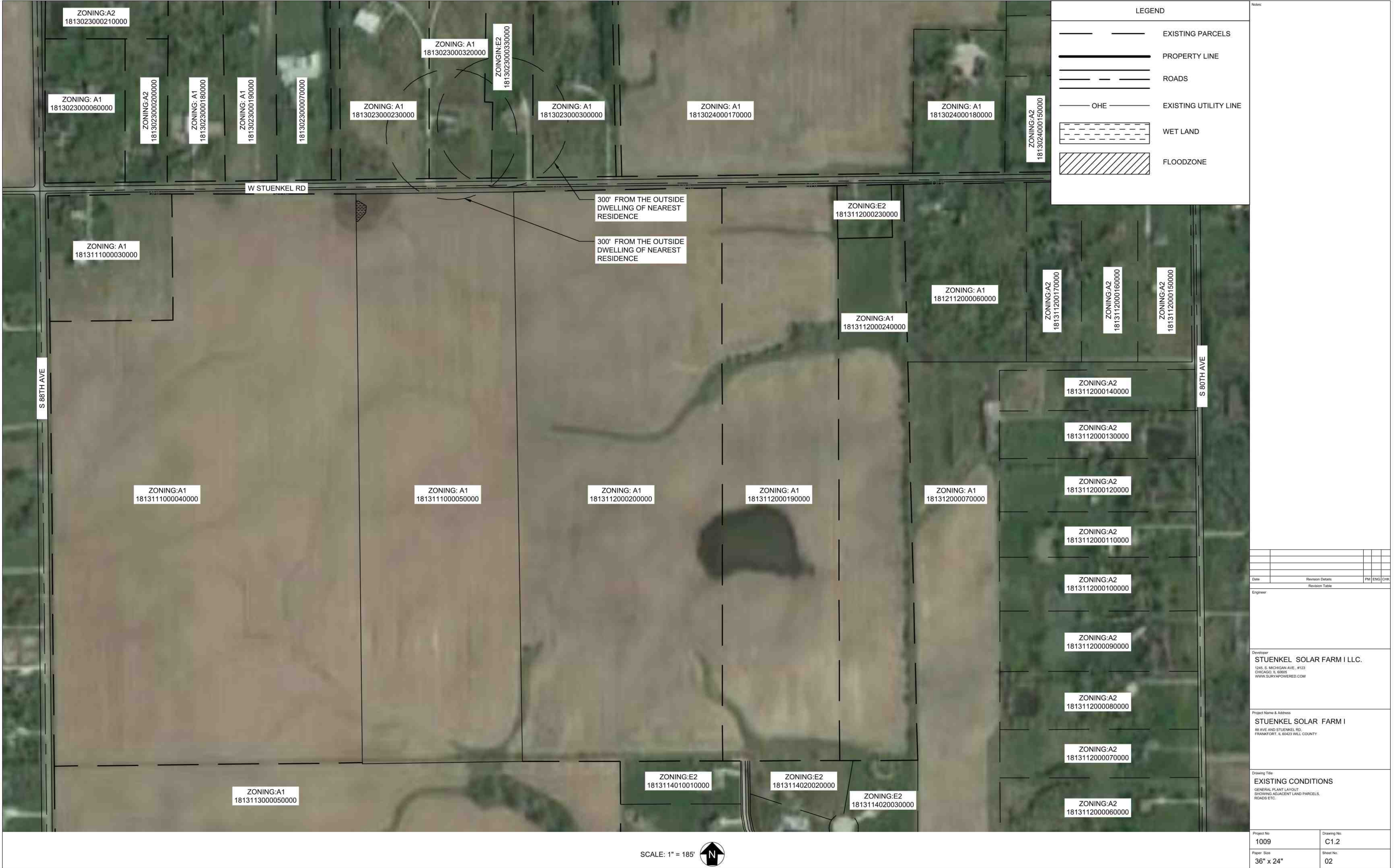
STUENKEL SOLAR FARM I

88 AVE AND STUENKEL RD,
FRANKFORT, IL 60423 WILL COUNTY

Drawing Title

TITLE SHEET

Project No. 1009	Drawing No. C1.1
Paper Size 36" x 24"	Sheet No. 01





LEGEND		
	EXISTING PARCELS	
	PROPERTY LINE	
	ROADS	
	OHE	EXISTING UTILITY LINE
	MV	MEDIUM VOLTAGE LINE
	FIXED KNOT FARM FENCE	
	VEGETATION BUFFER	
	SITE ACCESS ROAD	
	WET LAND	
	FLOODZONE	

QUANTITIES		
DESCRIPTION	VALUE	UNIT
ACCESS ROAD	27102.3	SF
FENCE	6447	LF
FENCE POSTS	645	EA
DOUBLE SWING GATE	1	EA
MODULE	13642	EA
INVERTERS	40	EA
UNDERGROUND UTILITY LINE	1580	LF
OVERHEAD UTILITY LINE	123	LF
EQUIPMENT PAD	616	SF

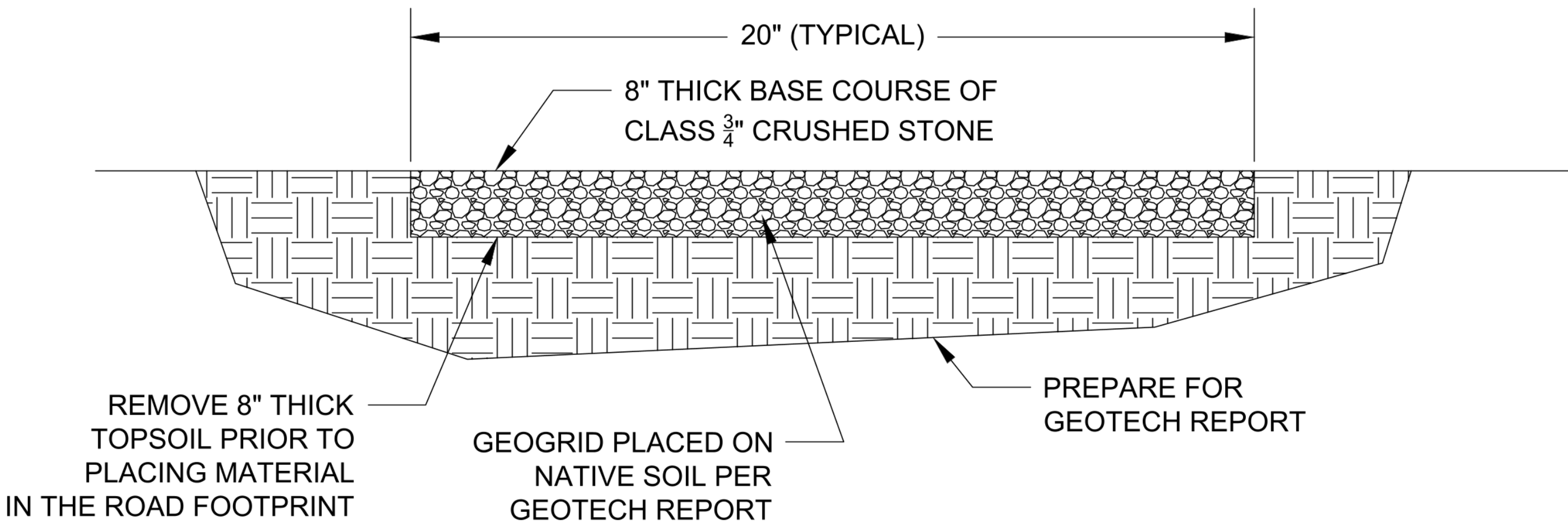
SETBACK		
DESCRIPTION	VALUE	UNIT
FENCE SETBACK	20	LF
SETBACK FOR SOLAR PANELS, STRUCTURES, AND ELECTRICAL EQUIPMENT	50	LF
RESIDENT SETBACK	150	LF
RESIDENT SCREENING SETBACK	300	LF
WETLAND SETBACK	30	LF

IMPERVIOUS QUANTITIES		
DESCRIPTION	VALUE	UNIT
ACCESS ROAD	27102.3	SF
EQUIPMENT PADS	616	SF
FENCE POSTS @ 0.79 SF EACH	509.55	SF
TOTAL NEW IMPERVIOUS	28227.85	SF
	0.65	AC
PROJECT PARCEL AREA	44	AC
IMPERVIOUS PERCENTAGE	1.48%	

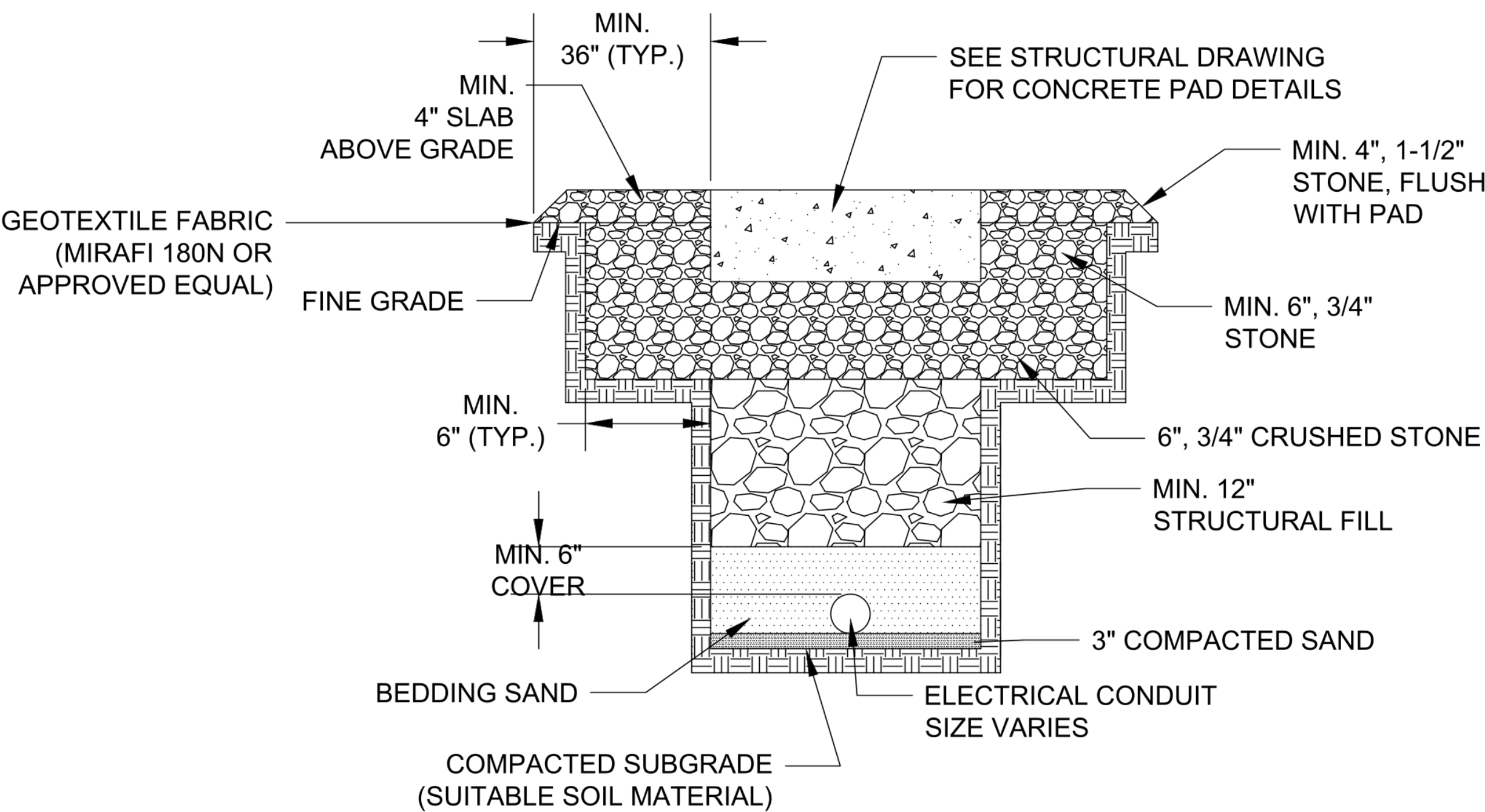
Notes:

Date:	Revision Details:	PM:	ENG:	CHK:	
Revision Table					
Engineer					
Developer					
STUENKEL SOLAR FARM I LLC. 1245 S. MICHIGAN AVE., #123 CHICAGO, IL 60605 WWW.SURYAPOWERED.COM					
Project Name & Address					
STUENKEL SOLAR FARM I 88 AVE AND STUENKEL RD. FRANKFORD, IL 60423 WILL COUNTY					
Drawing Title					
GENERAL LAYOUT GENERAL LAYOUT OF SOLAR PLANT EQUIPMENTS, INTERNAL ROADS AND SETBACKS					
Project No:	1009	Drawing No:	C1.3		
Paper Size:	36" x 24"	Sheet No:	03		

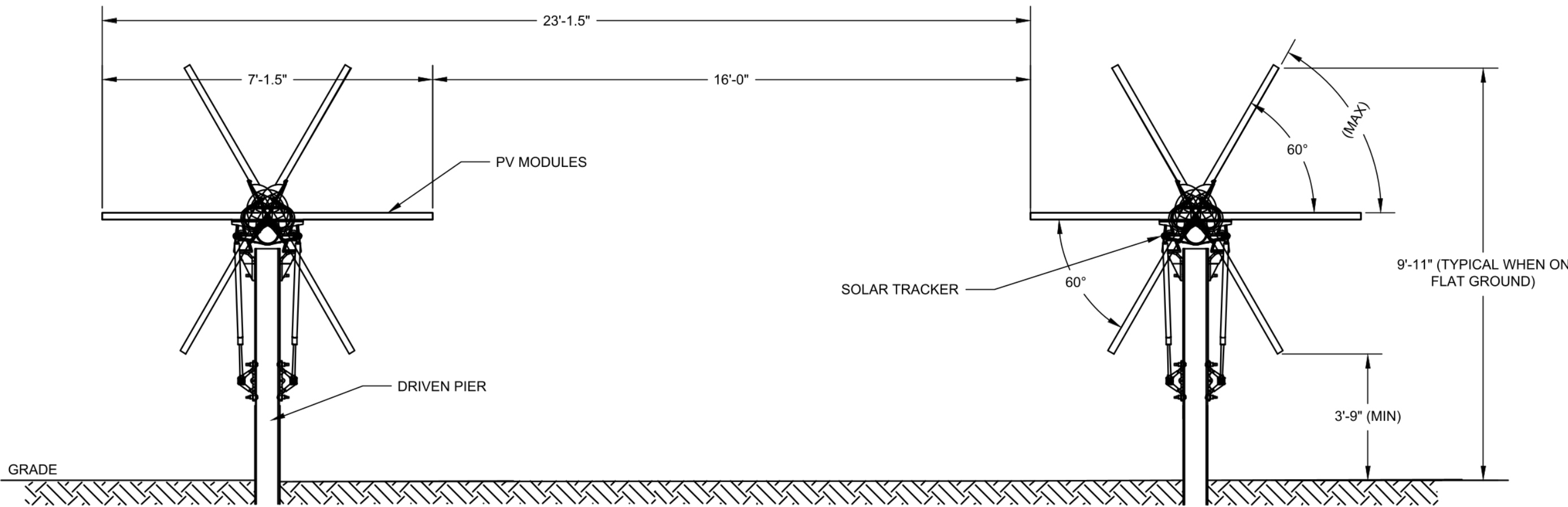
SCALE: 1" = 160'



TYPICAL ACCESS ROAD DETAIL
NOT TO SCALE

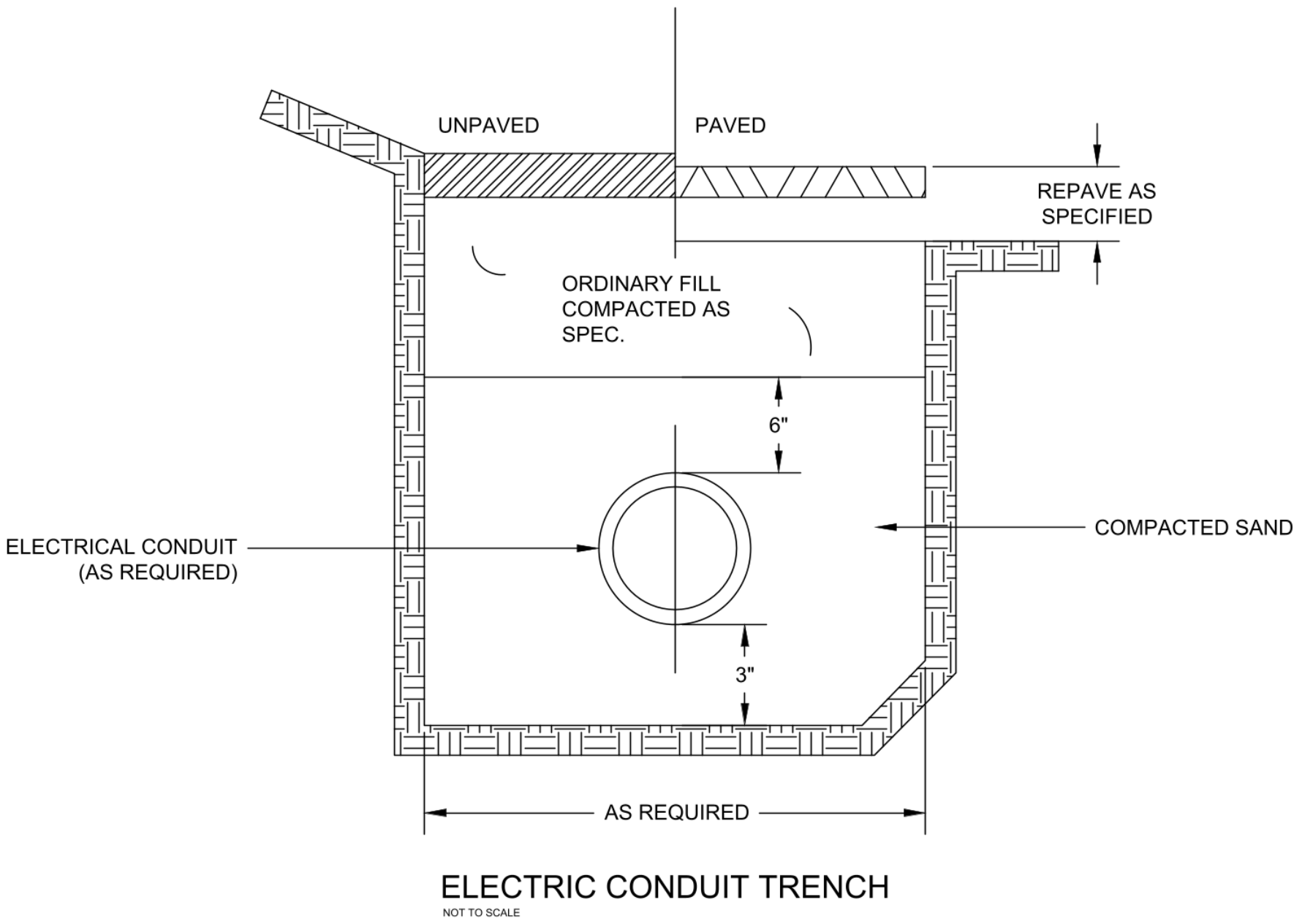


SUBSOIL EQUIPMENT FOUNDATION DETAIL
NOT TO SCALE



- NOTES:
1. SINGLE AXIS TRACKER RACKING SYSTEM BY AXIAL TRACKER. SEE MANUFACTURER DRAWINGS FOR ADDITIONAL DETAILS.
 2. RACKING DIMENSIONS SHOWN ARE TYPICAL FOR FLAT GRADE. DIMENSIONS MAY VARY WHERE SLOPES EXIST.

RACKING DETAILS
NOT TO SCALE



ELECTRIC CONDUIT TRENCH
NOT TO SCALE

Notes:

Date	Revision Details	PM	ENG	CHK	
		Revision Table			

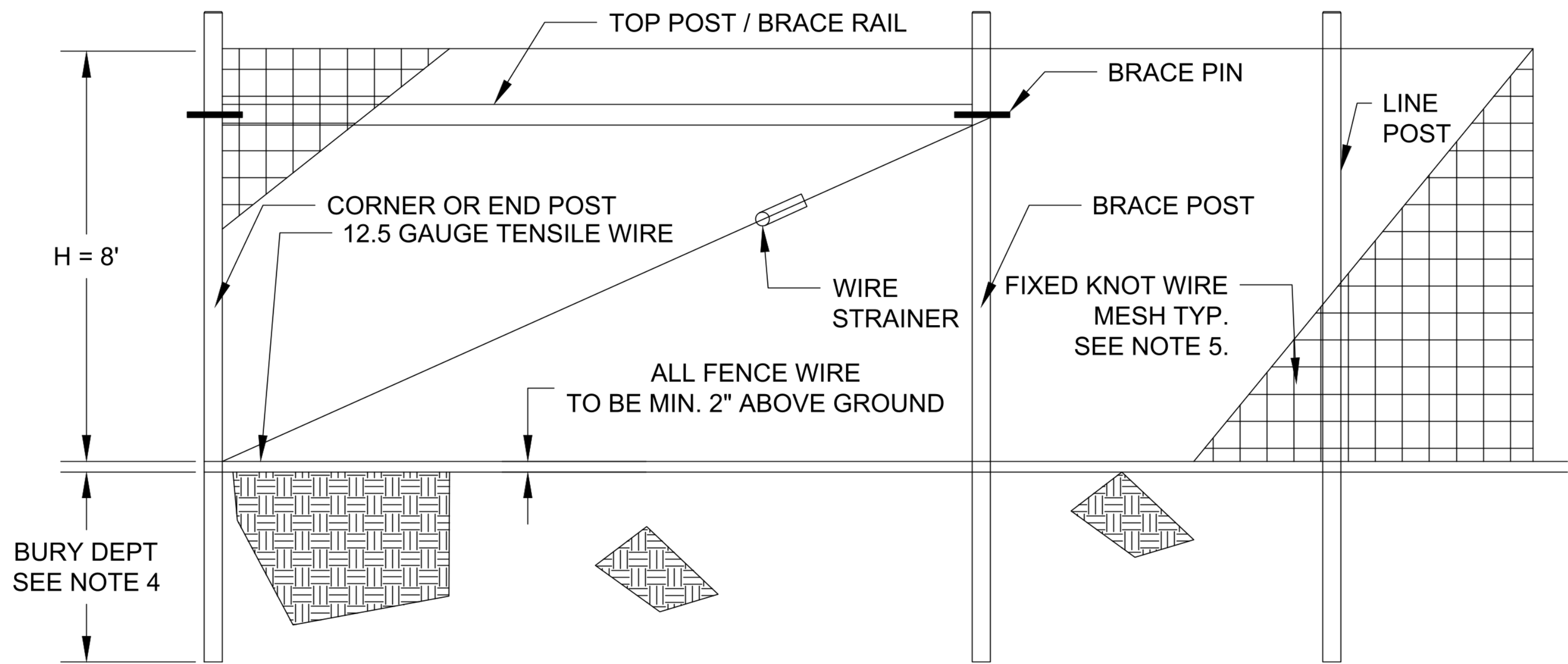
Engineer

Developer
STUENKEL SOLAR FARM I LLC.
1945 S. MICHIGAN AVE., #123
CHICAGO, IL 60605
WWW.SURYAPOWERED.COM

Project Name & Address
STUENKEL SOLAR FARM I
88 AVE AND STUENKEL RD.
FRANKFORT, IL 60423 WILL COUNTY

Drawing Title
CONSTRUCTION DETAILS
TYPICAL ROADS, EQUIPMENT FOUNDATION,
SOLAR RACKING SYSTEM, CONDUIT.

Project No. 1009	Drawing No. C1.4
Paper Size 36" x 24"	Sheet No. 04

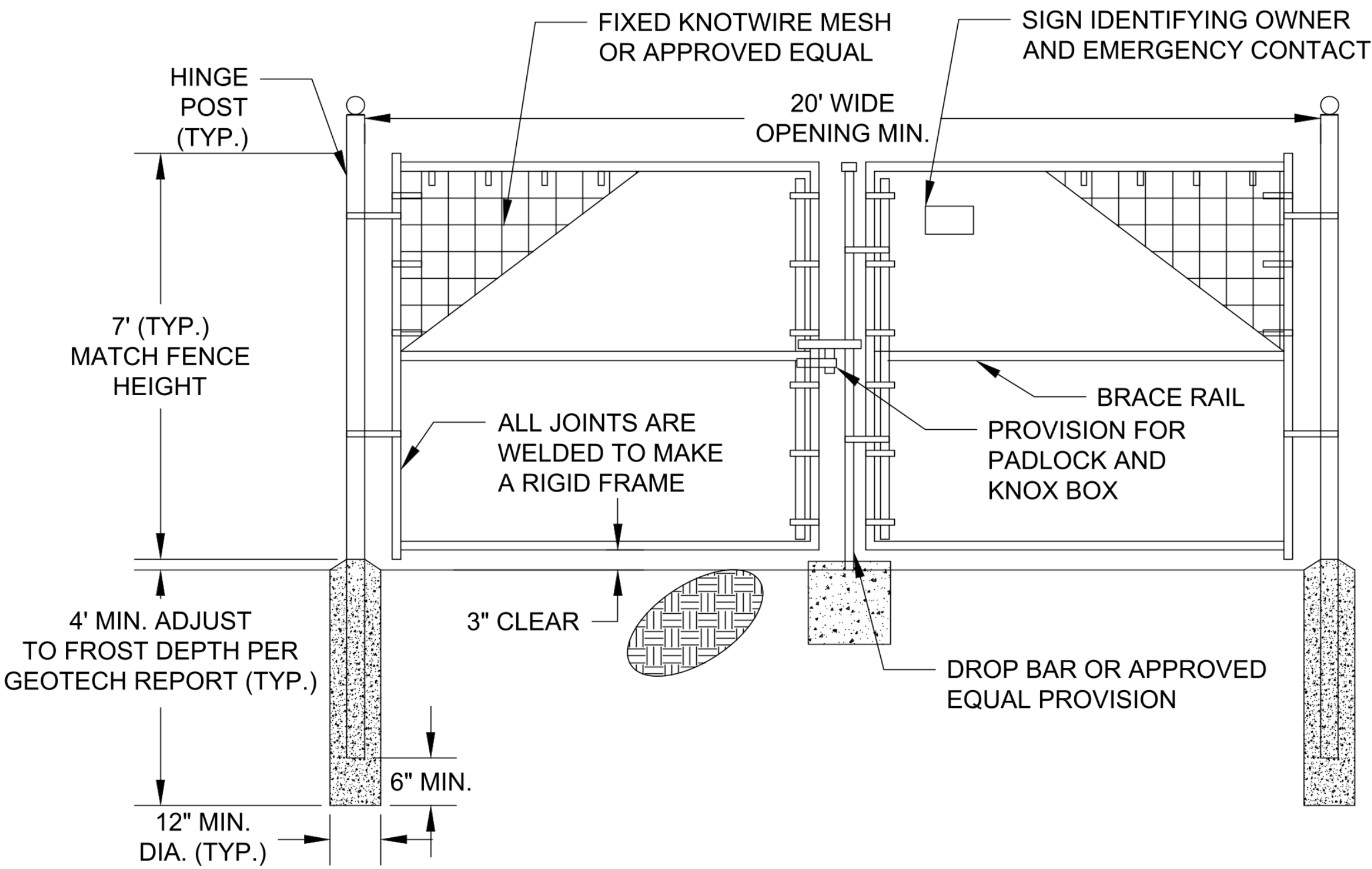


NOTES

1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURERS SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. PREFER POSTS TO HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTES.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLID LOCK® PRO, 12.5 GAUGE, CLASS 3 GLAVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END AND GATE POSTS, DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.

FIXED KNOT FARM FENCE

NOT TO SCALE



NOTES:

1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTES.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES, TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN IN DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GLAVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAIL SHOWN FOR REFERENCE. ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.

20' WIDE FIXED KNOT FARM FENCE DOUBLE SWING GATE

NOT TO SCALE

Notes:

Date	Revision Details	PM	ENG
	Revision Table	CHK	

Engineer

Developer
STUENKEL SOLAR FARM I LLC.
1945 S. MICHIGAN AVE., #123
CHICAGO, IL 60605
WWW.SURYAPOWERED.COM

Project Name & Address
STUENKEL SOLAR FARM I
88 AVE AND STUENKEL RD.
FRANKFORT, IL 60423 WILL COUNTY

Drawing Title
CONSTRUCTION DETAILS
TYPICAL FENCING AND
ENTRY GATE

Project No. 1009	Drawing No. C1.5
Paper Size 36" x 24"	Sheet No. 05

CHAPTER 9

[illegible]

RESEARCH

THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THE SOUTH 80-00' OF SAID QUARTER ALONGS THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 471.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60-48-40" WEST ALONG THE WEST LINE OF THE EAST 471.78 FEET TO THE SAID NORTHWEST QUARTER; A DISTANCE OF 980.81 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89-19-40" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 738.81 FEET; THENCE NORTH 60-48-40" EAST, A DISTANCE OF 980.81 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 80-00' OF SAID QUARTER ALONG SAID SOUTH LINE, A DISTANCE OF 738.81 FEET TO THE POINT OF BEGINNING. IN WILL COUNTY, ILLINOIS.



^
 N
 BASIS OF BEARINGS
 IS ASSUMED
 SCALE : 1" = 200'

NOTES:

1. I HEREBY STATE THAT I AM ISSUING AGENT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1204-4546 WITH AN EFFECTIVE DATE OF DECEMBER 31, 2012 WAS USED IN THE PREPARATION OF THIS SURVEY.
2. AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF WILL COUNTY, ILLINOIS BEING MAP NUMBER 170220-0 - EFFECTIVE DATE SEPTEMBER 1, 1988. THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE ABOVE DESCRIBED PROPERTY IS DESIGNATED AS FLOOD ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.
3. THIS PROPERTY IS SUBJECT TO AN EASEMENT WITH PUBLIC ROADS, STREETS AND HIGHWAYS IN FAVOR OF ULIJOS BEI, TELEPHONE COMPANY PER DOCUMENT NO. 88-27374.

STATE OF ILLINOIS }
COUNTY OF WILL } SS

TO: PRAIRIE TITLE, INC. AND STATE BANK OF COUNTRYSIDE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(a), & 8 OF TABLE THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2013

DATE OF PLAT ON MAP: FEBRUARY 28, 2013

(SIGNED)

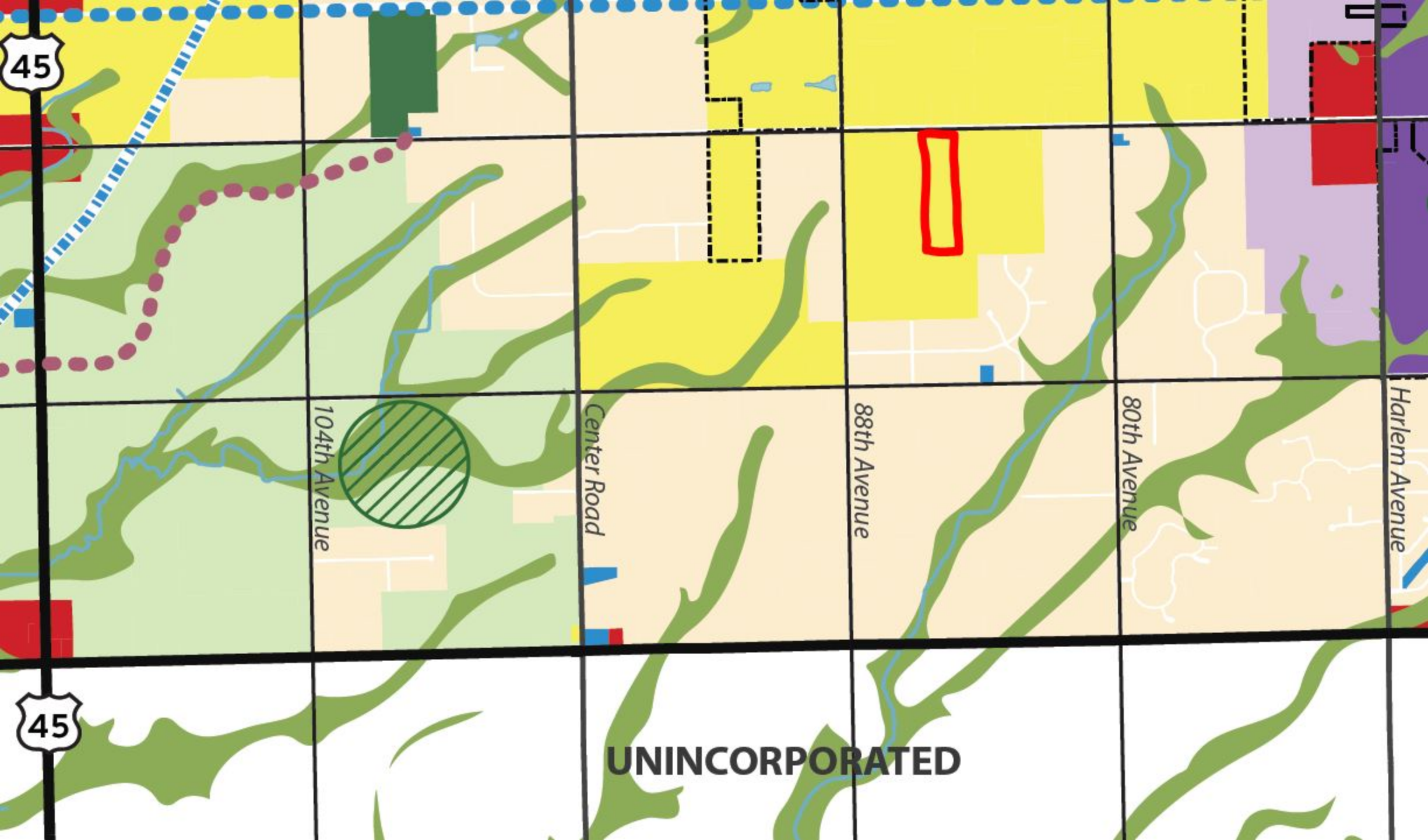
WILLIAM J. STEFEX

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2430
LICENSE EXPIRES: NOVEMBER 30, 2014

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184 - 002235
LICENSE EXPIRES: APRIL 30, 2013

PIN:
18-13-100-004
18-13-100-005





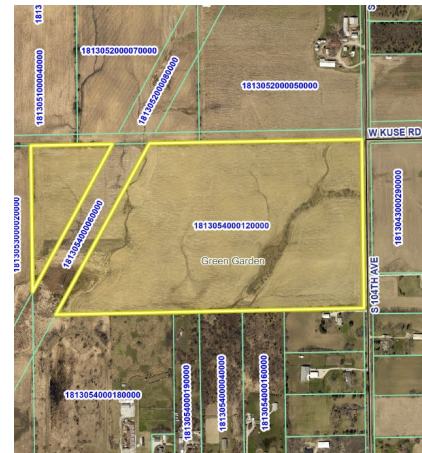
Project: Will County Case ZC-23-091 (S-23-054)
Meeting Type: 1.5-Mile Extraterritorial Review
Requests: Special-Use Permit for a commercial solar energy facility
Purpose: To permit a commercial solar energy property on the property
Location: Southwest corner of 104th Avenue and Kuse Road
Applicant: Akshar Patel, Kuse Solar Farm, LLC
Prop. Owner: Daniel B. Light
Consultants: William Stefek, PLS
Representative: Josh Nathan, Cleantech Law Partners
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 71.64 acres
PIN(s): 18-13-05-400-012-0000
Annexation: Not applicable
Existing Zoning: Will County A-1 Agricultural District
Prop. Zoning: Will County A-1 with a Special-Use Permit for a commercial solar energy facility
Building(s) / Lot(s): 0 buildings / 1 tax parcel
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Agriculture	Single-Family Residential	Will County A-1
North	Agriculture	Single-Family Residential	Will County A-1
South	Rural Residential	Rural Residential	Will County A-1 / A-2
East	Agriculture	Rural Residential	Will County A-1
West	Agriculture	Single-Family Residential	Will County A-1

Figure 1: Location Map



Project Summary

Akshar Patel, representing Kuse Solar Farm, LLC, is the applicant for a proposed commercial solar energy facility located on approximately 71.64 acres of cropped farmland in unincorporated property located at the southwest corner of 104th Avenue and Kuse Road (PIN 18-13-05-400-012-0000). The subject property is divided by the Commonwealth Edison regional electricity transmission lines. The subject property is currently zoned A-1 Agricultural District in Will County.

As the subject property is located within the Village's 1.5-mile extraterritorial jurisdiction (approximately ¼ mile and two tax parcels away from the Village's municipal boundary), the Village may comment on the proposed Special Use Permit application. The recommendation of the Plan Commission/Zoning Board of Appeals will be forwarded to the Village Board, which in turn may make a recommendation to Will County for consideration.

Attachments

1. 2020 Aerial Photograph from Will County GIS
2. 2020 Aerial Photograph from Will County GIS (close-up)
3. Site Photos taken by staff 11.2.23
4. Will County Application
5. Project Narrative
6. Legal Description
7. Plat of Survey
8. Proposed Plans (including Title Sheet with Site Information and Location Map, Existing Conditions, General Layout, and Construction Details)
9. *Your Frankfort / Your Future 2040 Comprehensive Plan* Future Land Use Map (Excerpt)

Analysis

In consideration of the request, staff offers the following points of discussion:

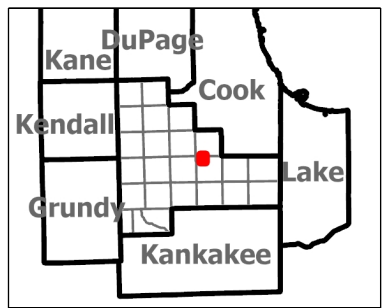
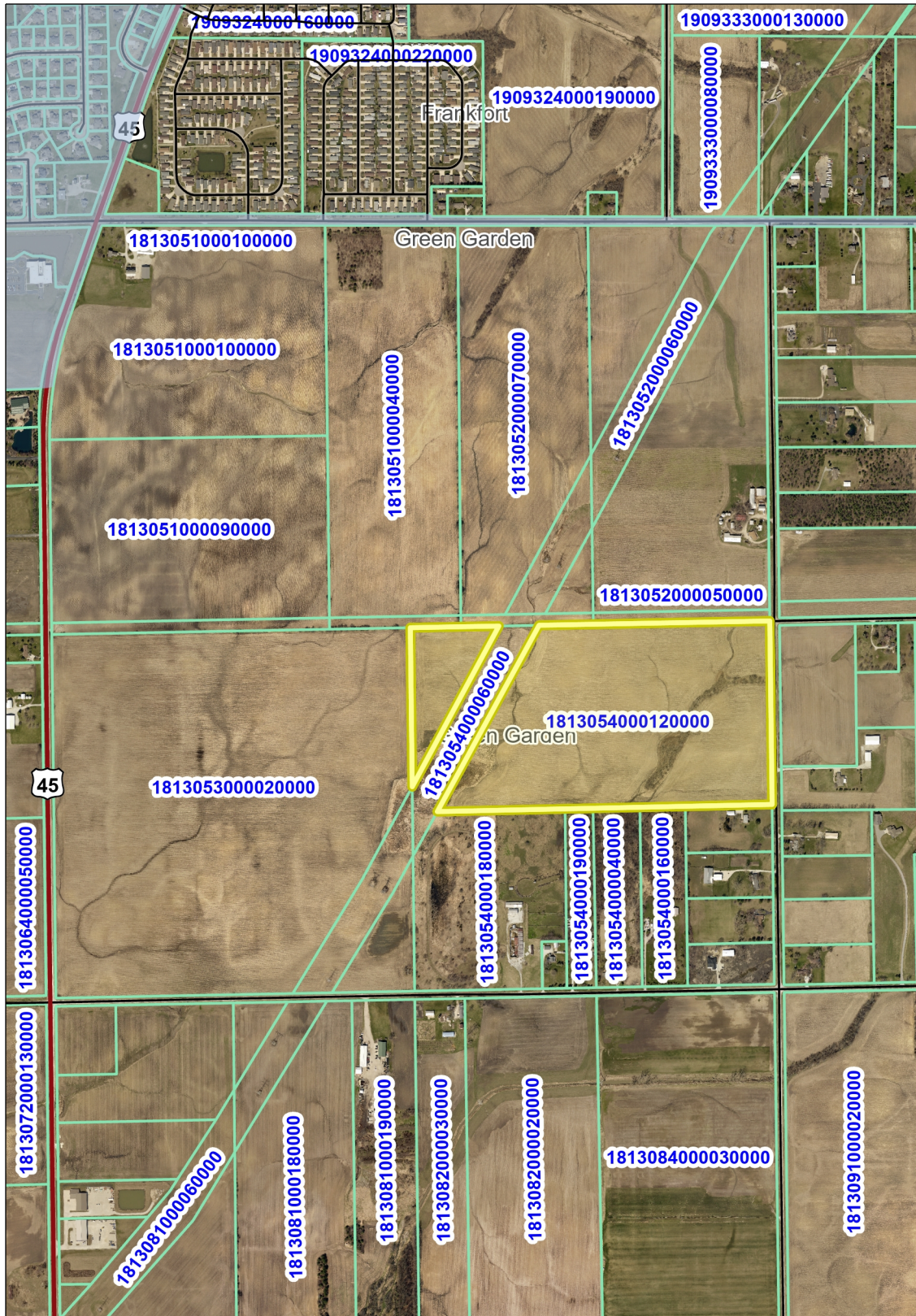
- The proposed Special Use Permit for a commercial solar energy facility is not consistent with the Village of Frankfort's 2040 Comprehensive Plan Future Land Use Map which identifies the subject property and the surrounding properties for future single-family residential and rural residential use.
- The submitted plans indicate that a 5-megawatt solar energy facility is proposed. Approximately 13,642 modules (solar panels) are proposed. The modules would be mounted on a fixed-tilt racking system. At their full tilt, the height of the modules would be no more than 20 feet in height.
- The perimeter of the facility would be enclosed with an "8-inch fixed knot farm fence". Staff notes that this type of fence may provide some measure of access control but does not provide any visual screening. The submitted plans do not indicate any proposed vegetation buffers along the property lines.

AFFIRMATIVE MOTION(S)

Recommend the Village Board object/ not object to the proposed Special-Use Permit for a commercial solar energy facility on the unincorporated property located at the southwest corner of 104th Avenue and Kuse Road (PIN 18-13-05-400-012-0000).



Will County Case ZC-23-091 (S-23-054)



Legend

Roadways

- Federal
- State
- County
- Local and Private

Parcels

Surrounding Counties

Townships

Municipalities

- City of Aurora
- Village of Beecher
- Village of Bolingbrook
- Village of Braceville
- City of Braidwood
- Village of Channahon
- Village of Coal City
- City of Crest Hill
- Village of Crete
- Village of Diamond
- Village of Elwood
- Village of Frankfort
- Village of Godley
- Village of Homer Glen
- City of Joliet
- Village of Lemont
- City of Lockport
- Village of Manhattan
- Village of Minooka
- Village of Mokena
- Village of Monee
- City of Naperville

Notes

Date: 11/2/2023

1: 18,056



0 0.28 0.57 Miles

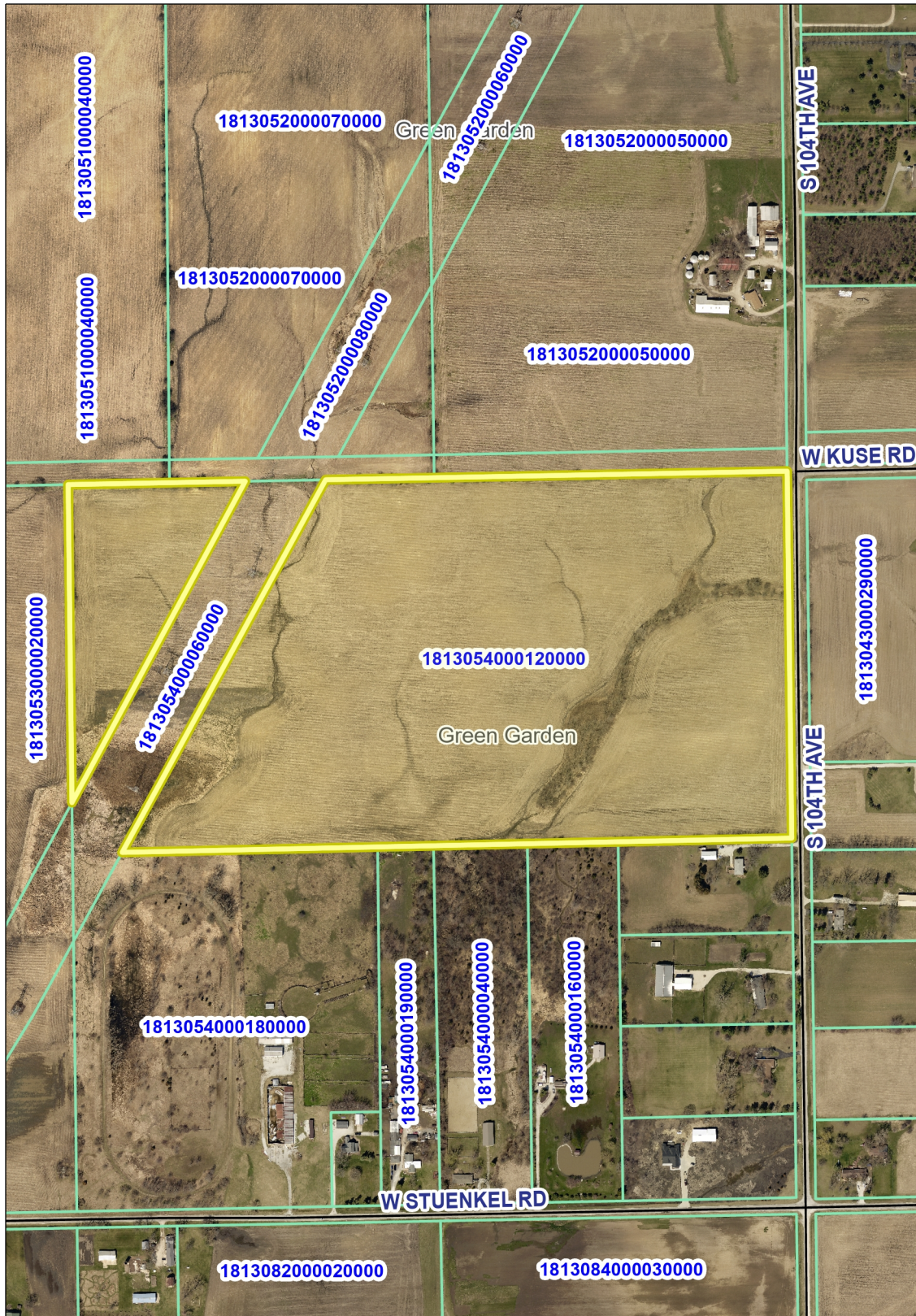
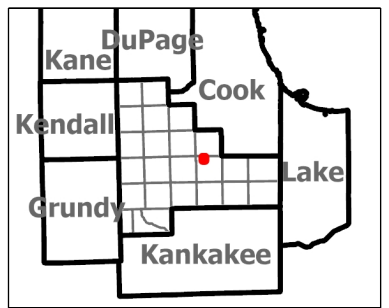
Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.



Will County Case ZC-23-091 (S-23-054)



Legend

Roadways

- Federal
- State
- County
- Local and Private

Parcels

Townships

Municipalities

- City of Aurora
- Village of Beecher
- Village of Bolingbrook
- Village of Braceville
- City of Braidwood
- Village of Channahon
- Village of Coal City
- City of Crest Hill
- Village of Crete
- Village of Diamond
- Village of Elwood
- Village of Frankfort
- Village of Godley
- Village of Homer Glen
- City of Joliet
- Village of Lemont
- City of Lockport
- Village of Manhattan
- Village of Minooka
- Village of Mokena
- Village of Monee
- City of Naperville
- Village of New Lenox

Notes

Date: 11/2/2023

1: 9,028



0 0.14 0.28 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Site Photos – Will County Case ZC-23-091



Figure 1: Subject property, viewed looking southwest from intersection of 104th Avenue and Kuse Road.



Figure 2: Subject property, viewed looking west from intersection of 104th Avenue and Kuse Road.

**RECEIVED**

By Mike Schwarz at 11:23 am, Oct 27, 2023

Received August 28, 2023
Completed October 25, 2023**APPLICATION FOR
MAP AMENDMENT - SPECIAL USE PERMIT - VARIANCE**Will County Land Use Department • Development Review Division
58 E. Clinton St., Suite 100 • Joliet, Illinois 60432
Telephone (815) 740-8140 • Facsimile (815) 774-3386
<http://www.willcountyllinois.com/County-Offices/Economic-Development/Land-Use>Zoning Case # **ZC-23-091** (staff only)
S-23-054**PART A – APPLICANT INFORMATION**

Owner Information			
Full Name	Daniel B. Light		
Owner Address	Number & Street: 104 S. Wynstone Park Drive		
	City:	State: IL	Zip Code:
Contact Information	Phone: 8473044848	Email: wade@lbandersen.com	
Agent Information (if different from above) *PRIMARY CONTACT*			
Full Name	Last: Patel	First: Akshar	
Agent Address	Number & Street: 1245 S. Michigan Ave Suite 123		
	City: Chicago	State: IL	Zip Code: 60605
Contact Information	Phone: 224-222-0035	Email: aksharpatel@suryapowered.com	
Agency/Firm Name	Kuse Solar Farm LLC.		
Attorney Information			
Full Name	Last: Nathan	First: Josh	
Attorney Address	Number & Street: 548 Market St. Suite 59966		
	City: San Francisco	State: CA	Zip Code: 94104
Contact Information	Phone: 7739356501 ext 167	Email: jnathan@cleantechlaw.com	
Agency/Firm Name	CleanTech Law Partners		

PART B – EXISTING PROPERTY INFORMATION**-MK 10/26/2023**

Existing Property Information			
PIN(s)	18-13-05-400-012-0000		
Parcel Size	71.64 Acres (SPECIAL USE APPLIES TO ENTIRE SITE)		
Township	Green Garden Township	Section	Section 5n TWN 34N, Range 12E
Property Address	Number & Street: West of 104th St. End of Kuse Rd.		
	City:	State: IL	Zip Code:
Current Zoning	A-1	Current Land Use	None
Water Supply	<input type="checkbox"/> Public <input type="checkbox"/> Well	Sanitary System	<input type="checkbox"/> Sewer <input type="checkbox"/> Septic

PART C – GENERAL CASE INFORMATION

-MK 10/24/2023

General Case Information

Zoning request(s) (consult with staff prior to submitting):

Special use permit for a 5mWAC solar farm across approximately 40 acres of the 71.64 acres of the subject property.

1. Special use permit for a commercial solar energy facility.

Purpose of request:

Development of a 5mwAC solar farm facility.

Is the purpose of this application to address an ordinance or code violation? ☐ YES ☒ NO

If yes, what is the violation?

If the application is associated with a planned unit development preliminary plat, has the preliminary plat application been filed with the Development Review Division? ☐ YES ☒ NO

If your application is for a special use permit(s), is your intent to have the permit(s) transferrable to subsequent owners of the subject property? ☒ YES ☒ NO -MK 10/24/2023

Legal description from plat of survey (insert below, use additional sheets as necessary)

Plat of Survey/ALTA and Full permit package will be attached below.

PART D - SIGNATURE AND NOTARIZATION

I consent that all above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of the County of Will for the purposes of completing any reviews or for the reports deemed necessary by the submittal of this application or for the purpose of posting, maintaining, or removing such notices as may be required by law, or for the purpose of inspecting the premises and uses thereon for compliance with the terms and conditions of any special use permit approval issued as a result of this application.

I have read and am familiar with the recommendations of the Will County Land Resource Management Plan, and have read Article 155-16 of the Will County Zoning Ordinance and am familiar with each of the criteria for a map amendment, special use permit and/or variance and understand that each applicable criteria must be met for approval of the petition.

I have read Article 155-16 of the Will County Zoning Ordinance and understand that no granting of a variation or special use permit shall be valid for a period not to exceed one (1) year from the date of such order unless a building permit has been issued, a certificate of occupancy has been issued or the special use permit has been lawfully established.

I understand that I am required, at least fifteen (15) days and not more than thirty (30) days prior to the public hearing, to post required signage, notify all owners of property abutting to the property in question via certified mail with return receipt.

I understand that application fees shall not be refunded or waived, except as may be determined on a case-by-case basis, by the Will County Board, or as determined by the Will County Land Use Department if fees are erroneously paid or collected.

I understand EcoCat (Ecological Compliance Assessment Tool) consultation is required by State of Illinois law for all special use permit and map amendment zoning applications submitted to the County and the State of Illinois charges a \$125 fee for the online consultation process. I also understand that special use permit and map amendment zoning applications will not be considered complete and scheduled for public hearing without either the final EcoCat report or letter terminating the consultation process being submitted with the zoning application.

I understand that any information and supporting documentation, including but not limited to plats of surveys and site plans, provided with this application will become public record and subject to the Freedom of Information Act, and may be released as part of a document request.

Name (identify owner/agent/attorney)

Signature

Date

Tej Patel

Tej Patel

09/08/23

SUBSCRIBED AND SWORN TO BEFORE ME

this 08 day of September, 2023.

Jessica M Zaucha
Notary Public



RECEIVED

By Mike Schwarz at 3:52 pm, Nov 02, 2023

Will County, Illinois
Solar Farm Proposal
MegaPlant Kuse

Prepared for the Department of Land Use of Will County, Illinois



David Dubois, Land Use Director
Will County
58 E Clinton st.
Joliet, IL, 60432

Special Use Permit- Project Narrative

Proposed 5-MWac Ground- Mount Solar Farm

Applicant: MegaPlant Kuse LLC.

Project Name: MegaPlant Kuse

Location: West of S. 104th Ave. West of W. Kuse Rd. Frankfort, IL, 60423. Parcel #18-13-05-400-012-0000

Dear Mr. Dubois, Members of the County Planning department, and the County Board:

On Behalf of MegaPlant Kuse LLC's - MegaPlant Kuse Solar project, please find enclosed and below is our:

- Project narrative with project details
 - Construction Plan
 - Development Schedule
 - Access Control
 - Noise & Glare
 - Stormwater/Wetland/flood zones
 - Decommissioning Plan
 - Operations & Management Plan
 - Interconnection

Company Background

Surya Powered is a local solar development company headquartered in Illinois. The company has focused majority of its efforts on community supply projects to make solar more accessible and affordable.

I. Project Narrative:

MegaPlant Kuse LLC is requesting an approval for a Special Use Permit to allow for development of a, 5MW (AC) ground-mounted distributed generation solar farm facility across a parcel of land approximately 71.64 acres located West of S. 104th Ave. West of W. Kuse Rd. Frankfort, IL, 60423 Parcel No. #18-13-05-400-012-0000.

The current parcel has no business use. The existing site conditions include flat, open land with minimal vegetation and no existing structures. The parcel of land will need to be prepped for development which includes minimal excavation for underground wiring and electrical infrastructure.

The construction of the facility will be approximately 15-20 employees, over 3-6 months. Once construction is complete, there will be no employees on-site outside the occasional 3-5 employees, two or three times a year, with 1-2 vehicles, for potential maintenance. The facility will attract no customers



at any time and traffic to the facility will be very minimal once completed. There will be no on-site parking provided as there will be no daily traffic.

There will be no public restrooms or floor drains constructed. Any stormwater runoff from the site will be managed in a manner that complies with local regulations and protects the surrounding environment.

In your review of this Special Use Permit Request, we ask that staff consider the following:

Project Components (In compliance of Ordinance 155-9.245):

- Solar Modules (I.E panels) are mounted on a tracking system, there are approximately 13,636 modules proposed to be installed;
- At full tilt, the height of the solar array will be no more than twenty (20) Ft. in height;
- The solar panels are treated with anti-reflective coating to minimize glare;
- The racking is placed on Steel I beams. Concrete foundations are not anticipated;
- The system will be remotely monitored, thus bringing little to no traffic to the area;
- Electrical cables will be installed underground for the entire project with exception of a series of poles necessary to interconnect with the ComEd grid near S. 104th Ave.;
- Perimeter of the facility will have fencing of 8 Ft. in height and comply to NEC;
- Location of proposed structures are in compliance with County setback requirements;
- The inverter and transformer (s) associated will be located on a concrete equipment pad;
- Perennial Vegetative ground cover will be maintained and seed mix will be determined prior to construction;
- Usage of all solar components approved by UL;

II. Construction Plan

The construction of MegaPlant Kuse will be in three major phases, site preparation, installation, and final testing.

- Phase I - Site Preparation
 - Site preparation will remove current crops, grading and filling temporary access roads, implementing measures outlined in SWPPP for erosion control, and disposing any debris.
- Phase II - Installation
 - Site installation will excavate and install conduits for wiring, build and ground racking, install project BoS (Balance of system) including transformers, inverters, utility poles, switchgears, and modules.
- Phase III - Testing
 - Site testing will include utility interconnection, equipment testing, and finalizing the facility prior to energization or COD (commercial operations date).

Parking



During the construction phase, we will attempt to work with local businesses or parcels to utilize their parking lot for our installation crews, delivery trucks (as needed), and construction and supervision personnel.

Signage

As per the county policy a sign will be posted providing the name of the operator and a phone number to be used in case of an on-site emergency. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with local and state regulations.

Development Schedule

Anticipated construction is Spring 2024 dependent on several factors with the duration of construction approximately being 3-6 months. The approximate timeline for phase I- site preparation is 20-30 days, phase II- installation is 90-120 days, and phase III- testing is 30 days. Timeline is subject to change due to potential engineering setbacks and potential changes in construction design.

Access Control

MegaPlant Kuse will navigate traffic controls by scheduling construction in phases- reducing foot traffic to the area of development. The project anticipates mitigating traffic congestion in the local area by strategically using the space on the land while also using the space available on S. 104th Ave. A gravel road will be built from S. 104th Ave. to the project site for future uses during operations and maintenance. Once constructed, O&M traffic will be minimal, consisting of 1-2 vehicles every quarter, or as needed. The project anticipates no traffic congestion once the project is constructed.

Noise & Glare

Noise generated by the solar system will not exceed 50 decibels measure at the property boundaries. The facility will use Tier 1 solar modules which are manufactured to the highest quality, performance, and lifespan, produced by companies that have at least a five-year history in manufacturing them. These solar modules are designed to absorb light and have an antireflective coating that minimizes reflected light, which is less than many natural features, including water, snow, crops, and grass. There will be no material impacts from glare generated by the solar modules.

Glare is expected to be minimized due to the module type being used, the spec sheet of the module has been provided.

Stormwater/Wetlands/ Flood zones:

MegaPlant Kuse will obtain a stormwater permit prior to construction. Of which will follow the requirements set forth below to mitigate stormwater pollution.



The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures

Historical Flood zones have not been identified.

Decommissioning

The decommissioning process for the Solar Farm will be carried out in the reverse order of installation:

1. The solar system will be disconnected from the utility power grid.
2. PV modules will be disconnected and removed.
3. Electrical cables will be removed and recycled off-site.
4. PV module racking will be removed and recycled off-site.
5. PV module support posts will be removed and recycled off-site.
6. Electrical devices, including transformers and inverters, will be removed, and recycled off-site.
7. Concrete pads will be removed and recycled off-site.
8. Fencing will be removed and recycled off-site.
9. Soils in the access driveway and equipment pad areas will be reclaimed by removing imported aggregate material and concrete foundations and replacing them with soils as needed.

Upon decommissioning, the Solar Farm site may be converted to other uses in accordance with applicable land use regulations. There will be no permanent changes to the site, and it will be returned in excellent condition. This is one of the benefits of community solar farm. The site will be returned to productive farmland after the solar system is removed.

MegaPlant Kuse will be responsible for decommissioning the system once the life cycle of the project has been reached. All equipment will be recycled and the qualities of the land will be back to its original state. The cost of decommissioning the system is expected to not exceed \$100,000 in current day valuation.

Monitoring & Maintenance (O&M)

MegaPlant Kuse will conduct O&M remotely, both corrective and preventative maintenance of equipment will be on a quarterly basis if needed. During this case, the O&M staff will park on the gravel road in front of the enclosed and locked fence to the facility.

- The facility will be monitored remotely 24/7 through the data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing underperformance issues and management service teams and technicians
- The project owner shall submit solar output report, upon request by the Village or County



The solar farm will implement the following stormwater controls to prevent runoff from causing erosion, sedimentation, and other negative impacts:

- Site grading and drainage design that minimizes the risk of erosion and sedimentation
- Sediment and erosion control BMPs (best management practices)
- Implementation of a stormwater pollution prevention plan (SWPPP) to minimize the impact of stormwater runoff

Please see estimated O&M cost below:

Lifetime NPV by O&M Category			
O&M Category	Avg. Cost/Yr	NPV (Life)	% of Total
AC Wiring	\$361	\$3,923	1%
DC Wiring	\$5,511	\$69,494	9%
Asset Management	\$7,027	\$80,716	10%
Documents	\$3,115	\$35,784	5%
Electrical	\$1,347	\$15,196	2%
Mechanical	\$880	\$8,821	1%
Inverter	\$30,284	\$273,943	35%
Meter	\$18	\$205	0%
Monitoring	\$3	\$18	0%
Rack	\$17	\$202	0%
PV Module	\$12,206	\$270,089	35%
Transformer	\$1,379	\$15,491	2%
Whole System	\$35	\$397	0%
Total	\$62,149	\$773,883	100%

Insurance Information

Surya Powered will be required to maintain insurance coverage under long-term contracts with various parties, including Commonwealth Edison, the Solar Farm lenders, and investors. The insurance policy will include:

- Liability coverage with a limit of \$3,000,000 per occurrence and \$5,000,000 in the aggregate per year

IX. Interconnection:

- MegaPlant Kuse LLC. has filed an interconnection application with ComEd and will provide a redacted copy of the Interconnection Agreement prior to the start of construction.
- The project will interconnect with ComEd's electric distribution system along S. 104th Ave.



X. Emergency Services Plan:

General Notes:

- All the equipment's will be equipped with solar labels as per NFPA guidelines including project placard. In case of fire event, site operator will detect equipment failures, and will notify all emergency contacts configured for the site i.e., emergency dispatch team.
- MegaPlant Kuse will coordinate regarding inverter locking and shutdown procedure with the local township departments in the final emergency service plan (ESP).
- All solar AC main circuit breakers will be lockable in off position.

The following are the most hazardous locations within the Project:

- Transformers
- Inverters and disconnects
- Vicinity of the solar electric photovoltaic panels
- Field wiring, electrical poles, and all electrical boxes associated with the system

Site Operation:

The site operator contact details will be shared before beginning the operation of the site, if needed. In the event of emergency requiring shutdown, the ground mount PV solar system can be de-energized remotely by site operator.

Site Shutoff Procedure and Locations:

- Each inverter switch should be turned to OFF position in order to shut off both the AC and DC switches. This will initiate rapid shutdown of PV modules and will de-energize PV (DC source).
- The solar system main circuit breakers (labeled as per NFPA) should be manually disconnected and locked into OFF position to disconnect AC side.
- Do not operate the inverter until at least 5 minutes after disconnecting all sources from DC and AC sides.

Inverter Fire Event (final details will be updated in final ESP):

1. If smoke or fire exists, procure a fire extinguisher.
2. If a fire has escaped the inverter enclosure – notify 911 immediately.
3. Turn OFF the AC feed breaker as soon as possible/safe.
4. If safe but conditions are deteriorating, consider:
 - a) Using the fire extinguisher.
 - b) Cutting the string conductors – one cable at a time with insulated cutters (while wearing appropriate PPE).

Public Safety:

Access to the Project is limited to trained staff and maintenance personnel only.

Solar panel arrays and the electrical equipment will be surrounded by a tall Farm Fixed knot or equivalent fence per requirements of the National Electrical Code (NEC). The project site will be secured



and locked and only operator personnel have access to the Project (Knox Box or daisy chain type locks may be installed at gate).

In the event of personnel injury from electric shock or if personnel should become incapacitated while within the Project site, the following procedures should be followed:

1. Assess the area for hazards and secure the area to protect additional life from injury.
2. Notify the appropriate local authorities by dialing 911 and direct them to the Project access point (to be identified in final ESP).
3. Local authorities should contact the operator, as listed above, to determine the appropriate response procedures and methods for shutting down the nearest components to ensure safe access.

This emergency services plan outlines the procedures and protocols for responding to emergencies that may occur during the operation of the MegaPlant Kuse Solar Farm installation. The project involves the installation of electrical systems, and it is essential to have a plan in place to ensure the safety of all personnel and minimize damage to the equipment and facility.

The electrical schematic for the installation is attached to this plan. It outlines the electrical distribution system, the main electrical components, and the associated protection devices. This plan also includes a Solar System Disconnect Switch a GAND operate air break 15kv lockable in off position.

Overall, this emergency services plan provides a comprehensive approach to responding to emergencies that may occur during the operation of the MegaPlant Kuse Solar Farm installation. By following these procedures and protocols, we can minimize damage and ensure the safety of all personnel involved.

XI. Concluding Remarks

On behalf of MegaPlant Kuse LLC.'s MegaPlant Kuse solar project we thank you in advance for your consideration of our request for approval. We look forward to review of our submittal at the Planning and Zoning Commission's next meeting. In the interim, please contact us with any questions regarding our submittal or if any additional information is required.

Sincerely,

Tej Patel
Managing Partner
P: 630-441-4860
E: tejpatel@suryapowered.com



RECEIVED

By Mike Schwarz at 11:24 am, Oct 27, 2023

ZC-23-091 LEGAL DESCRIPTION

THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, GREEN GARDEN TOWNSHIP, WILL COUNTY, ILLINOIS EXCEPT THAT PART OF SAID NORTH ½ PREVIOUSLY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED DATED JULY 28, 1967 AND RECORDED SEPTEMBER 12, 1967 AS DOCUMENT R67-13252, IN WILL COUNTY, ILLINOIS, AND SUBJECT TO AN EASEMENT GRANTED TO THE TRANS-OHIO PIPELINE COMPANY BY DOCUMENT NUMBER R72-16574 DATED JUNE 8, 1972 AND RECORDED JUNE 16, 1972, IN WILL COUNTY, ILLINOIS.

ALTA/NSPS
LAND TITLE SURVEY

Items Corresponding to Schedule B

THE FOLLOWING ARE SURVEY RELATED ITEMS IN SCHEDULE B IN CHICAGO TITLE INSURANCE TITLE COMMITMENT NO. 17WSS2410680P WITH AN EFFECTIVE DATE OF AUGUST 24, 2017

(21) EASEMENT GRANTED TO THE TRANS-OHIO PIPELINE COMPANY BY INSTRUMENT RECORDED JUNE 16, 1972 AS DOCUMENT NUMBER R72-16574 AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN. (SHOWN ON PLAT)

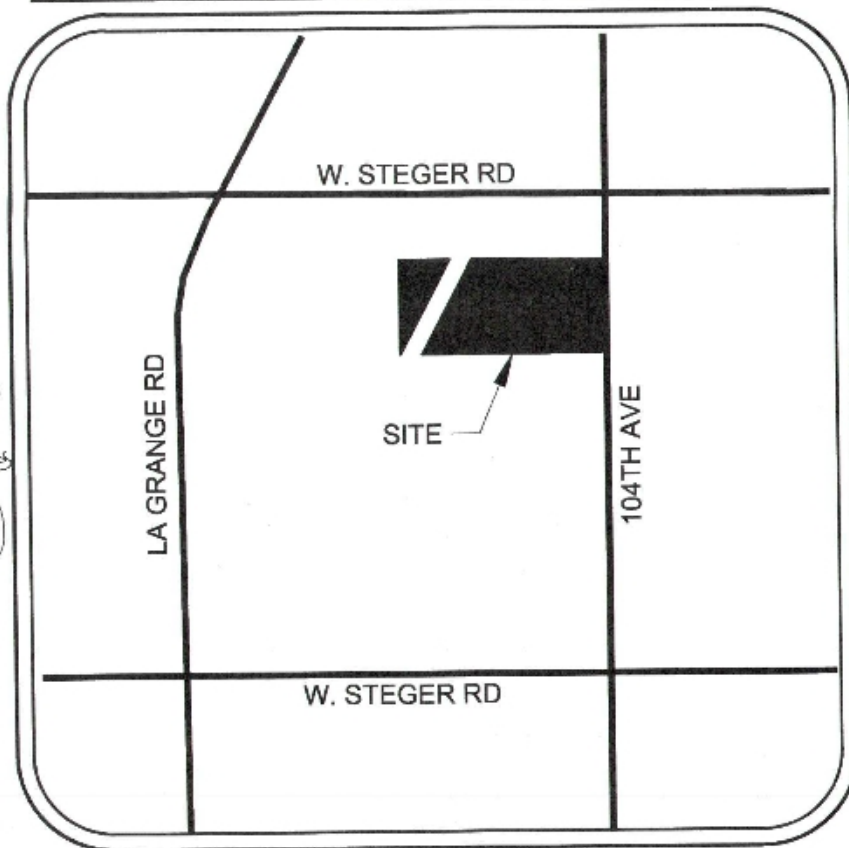
Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA OF PARCEL = 3,128,565 SQ. FT. 71.76 ACRES
AREA OF PARCEL W/30' APPARENT ROW = 3,086,331 SQ. FT. 70.85 ACRES
- MN3 PIN 18-13-05-400-012-0000
- MN4 BEARING BASIS IS GEODETIC

Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "U.L.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

Vicinity Map



Legend of Symbols & Abbreviations

○	FOUND IRON PIPE	B.S.L.	BUILDING SETBACK LINE	○	SANITARY SEWER MANHOLE	○	POWER POLE	□	ASPHALT SURFACE
●	SET IRON ROD	T/W	TOP OF WALK	○	CLEAN OUT	○	GUY WIRE	□	CONCRETE SURFACE
○	FOUND IRON ROD	T/C	TOP OF CURB	○	FIRE HYDRANT	○	TELEPHONE MANHOLE	□	SIGN
✕	FOUND CUT CROSS	FGF	FINISHED GARAGE FLOOR ELEVATION	○	WATER VALVE	○	TELEPHONE PEDestal	□	FLARED END SECTION
✕	SET CUT CROSS	FCE	FINISHED FLOOR ELEVATION	○	WATER VALVE VAULT	○	CABLE PEDestal	□	SHRUB
7.77'	MEASURED DATA	○	CENTERLINE	○	LIGHT POLE	○	BUFFALO BOX	□	DEPRESSED CURB
(7.77')	RECORDED DATA	○	PARKING SETBACK LINE	○	FLAGPOLE/MAILBOX	○	TRAFFIC SIGNAL VAULT	□	
P.U.E.	PUBLIC UTILITY EASEMENT	○	BOLLARD	○	GAS VALVE	○	PIPELINE MARKER	□	
D.E.	DRAINAGE EASEMENT	○	STORM SEWER MANHOLE	○		○	FENCE LINE	□	
		○	CURB INLET	○		○	OVERHEAD UTILITY LINE	□	

LAND DESCRIPTION

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, GREEN GARDEN TOWNSHIP, WILL COUNTY, ILLINOIS EXCEPT THAT PART OF SAID NORTH 1/2 PREVIOUSLY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED DATED JULY 28, 1967 AND RECORDED SEPTEMBER 12, 1967 AS DOCUMENT R67-13252 IN WILL COUNTY, ILLINOIS AND SUBJECT TO AN EASEMENT GRANTED TO TRANS-OHIO PIPELINE COMPANY BY DOCUMENT NO. R72-16574 DATED JUNE 8, 1972 AND RECORDED JUNE 16, 1972, IN WILL COUNTY, ILLINOIS.

TO: DANIEL B. LIGHT; CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 1, 2017.

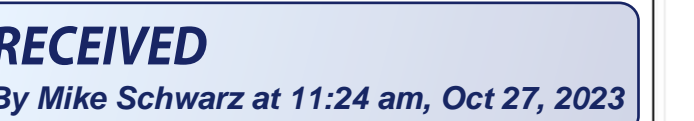
DATED: 11/01/2017
ROBERT F. SLUIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558
LICENSE EXPIRES NOVEMBER 30, 2018



RECEIVED
By Mike Schwarz at 11:23 am, Oct 27, 2023

REVISIONS			M. GINGERICH, GEREUX & ASSOCIATES		MANHATTAN OFFICE
BY	DESCRIPTION	DATE			
			ENGINEERING * PLANNING * SURVEYING		
			Bradley Office 240 N. Industrial Drive Bradley, Illinois 60915 PH: 815-938-4921 FX: 815-939-9810 www.mga.com		Manhattan Office 25620 S. Gougar Rd Manhattan, Illinois 60442 PH: 815-478-9680 FX: 815-478-9685 Professional Design FIRM #184,009009
			ORDERED BY: WADE LIGHT		
			DATE ISSUED: 11-01-2017		
			JOB NO. 17-853		
			PG. 1 of 1		

Notes:



Date:	Revision Details:	PM	ENG
	Revision Table		CHK

Engineer

Developer	
-----------	--

KUSE SOLAR FARM LLC.

1245, S. MICHIGAN AVE., #123
CHICAGO, IL 60605

WWW.SURYAPOWERED.COM

Project Name & Address
KIUSE SOLAR FARM

ROSE SOLAR FARM
V S 104TH AVE.

FRANKFORT, IL 60423
WILL COUNTY

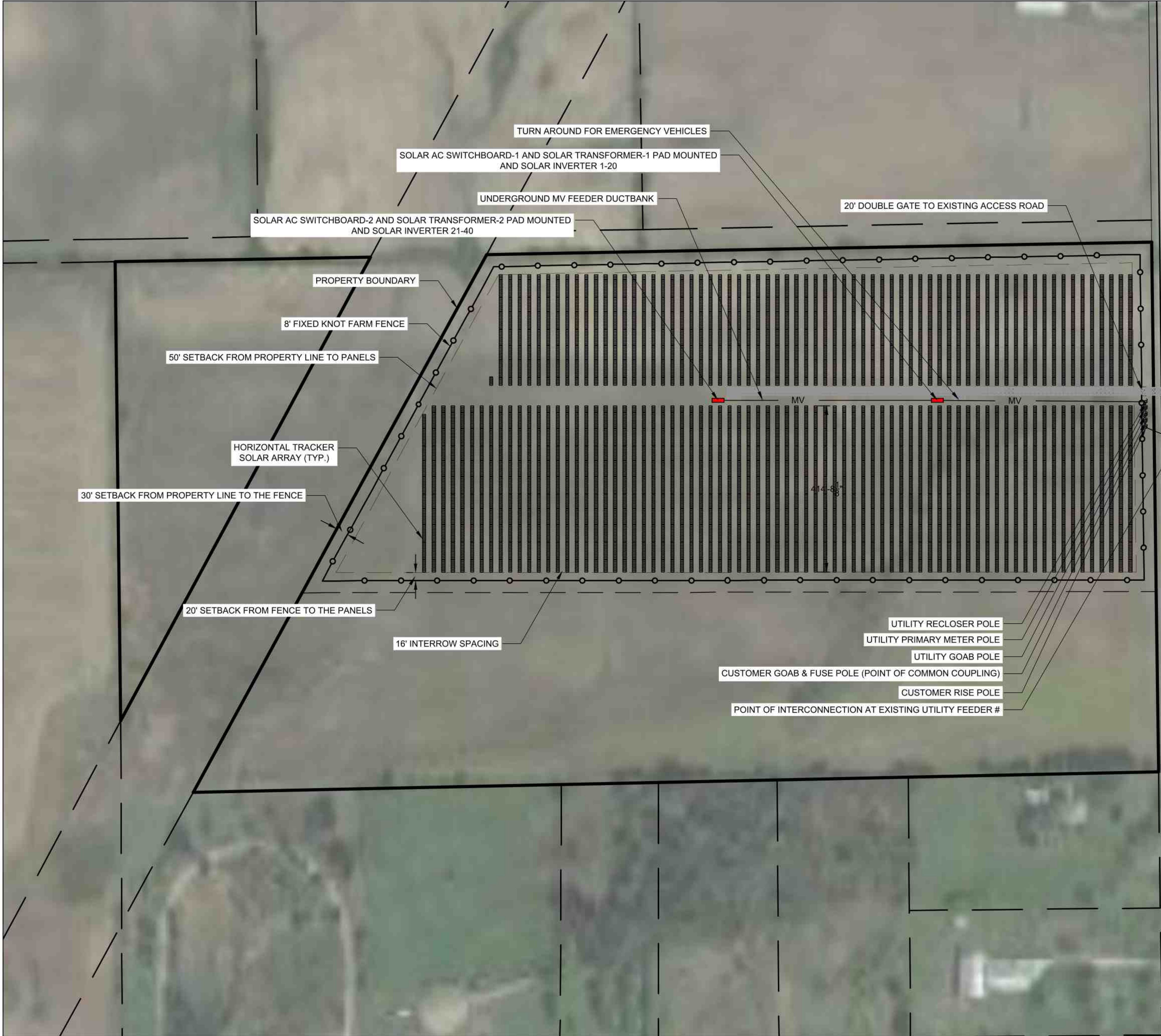
Drawing Title:TITLE SHEET

Project No.	Drawing No.
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1011	C1.1	
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Paper Size	Sheet No.
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36" x 24"	01	
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LEGEND	
	EXISTING PARCELS
	PROPERTY LINE
	ROADS
	OHE EXISTING UTILITY LINE
	MV MEDIUM VOLTAGE LINE
	FIXED KNOT FARM FENCE
	VEGETATION BUFFER
	SITE ACCESS ROAD
	WET LAND
	FLOODZONE

QUANTITIES		
DESCRIPTION	VALUE	UNIT
ACCESS ROAD	22457	SF
FENCE	5370	LF
FENCE POSTS	537	EA
DOUBLE SWING GATE	1	EA
MODULE	13642	EA
INVERTERS	40	EA
UNDERGROUND UTILITY LINE	1022	LF
OVERHEAD UTILITY LINE	149	LF
EQUIPMENT PAD	616	SF

SETBACK		
DESCRIPTION	VALUE	UNIT
FENCE SETBACK	30	LF
SETBACK FOR SOLAR PANELS, STRUCTURES, AND ELECTRICAL EQUIPMENT	50	LF
RESIDENT SETBACK	150	LF
RESIDENT SCREENING SETBACK	500	LF
WETLAND SETBACK	40	LF

IMPERVIOUS QUANTITIES		
DESCRIPTION	VALUE	UNIT
ACCESS ROAD	22457	SF
EQUIPMENT PADS	616	SF
FENCE POSTS @ 0.79 SF EACH	424.23	SF
TOTAL NEW IMPERVIOUS	23497.23	SF
	0.54	AC
PROJECT PARCEL AREA	71.64	AC
IMPERVIOUS PERCENTAGE	0.75%	

SCALE: 1" = 125'



Notes

Date	Revision Details	PM	ENG	CHK
	Revision Table			

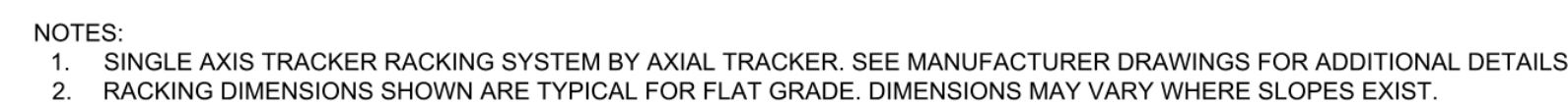
Engineer

Developer
KUSE SOLAR FARM LLC.
1245 S. MICHIGAN AVE., #123
CHICAGO, IL 60605
WWW.SURYAPOWERED.COM

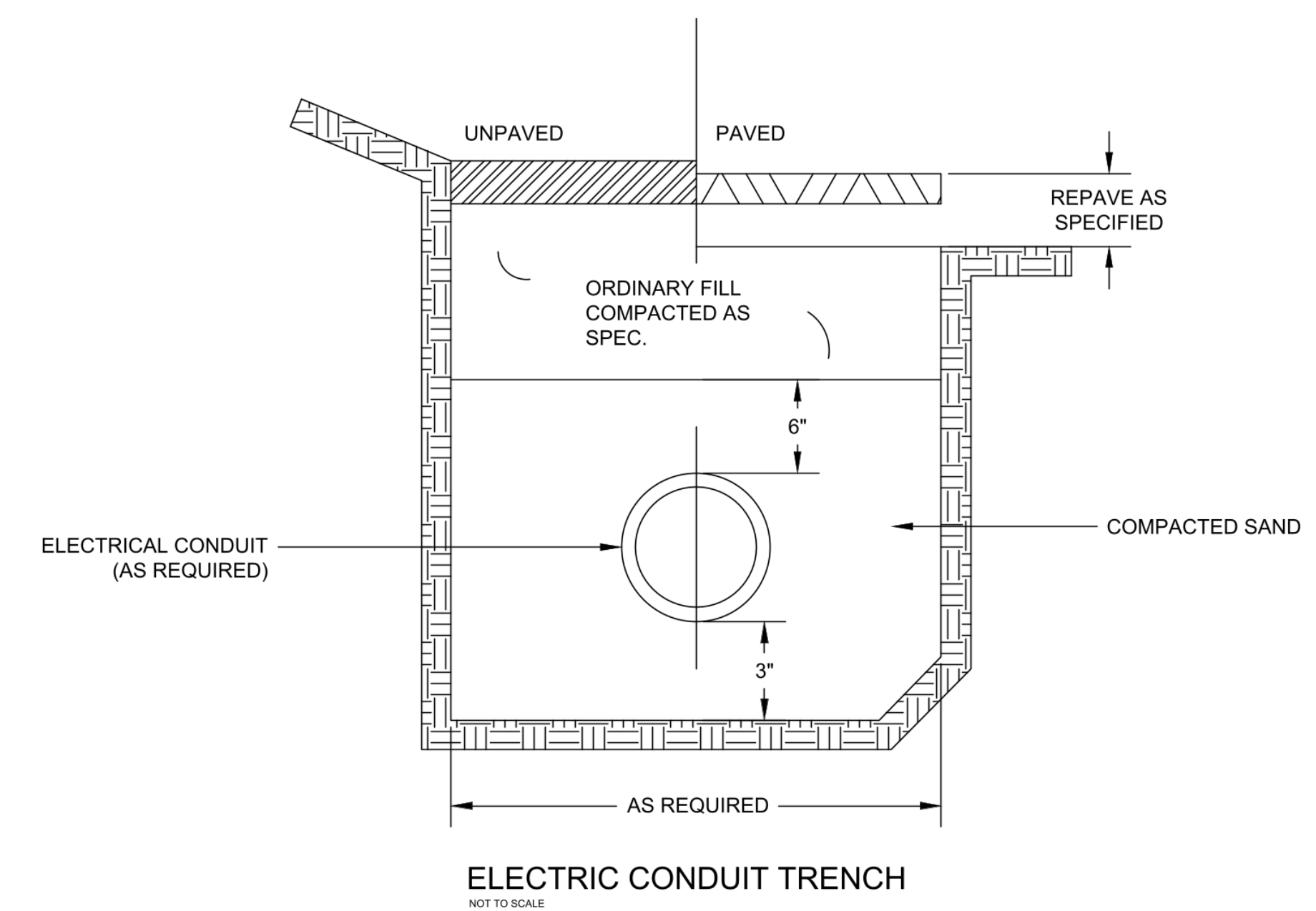
Project Name & Address
KUSE SOLAR FARM
114TH AVE.
FRANKFORD, IL 60423
WILL COUNTY

Drawing Title
GENERAL LAYOUT
GENERAL LAYOUT OF
SOLAR PLANT EQUIPMENTS,
INTERNAL ROADS AND SETBACKS

Project No. 1011	Drawing No. C1.3
Paper Size 36" x 24"	Sheet No. 03



RACKING DETAILS



Notes:

Date	Revision Details	PM	ENG	CHK
Revision Table				

Engineer

Developers

KUSE SOLAR FARM LLC
1245, S. MICHIGAN AVE., #123
CHICAGO, IL 60605
WWW.SURYAPOWERED.COM

Project Name & Address

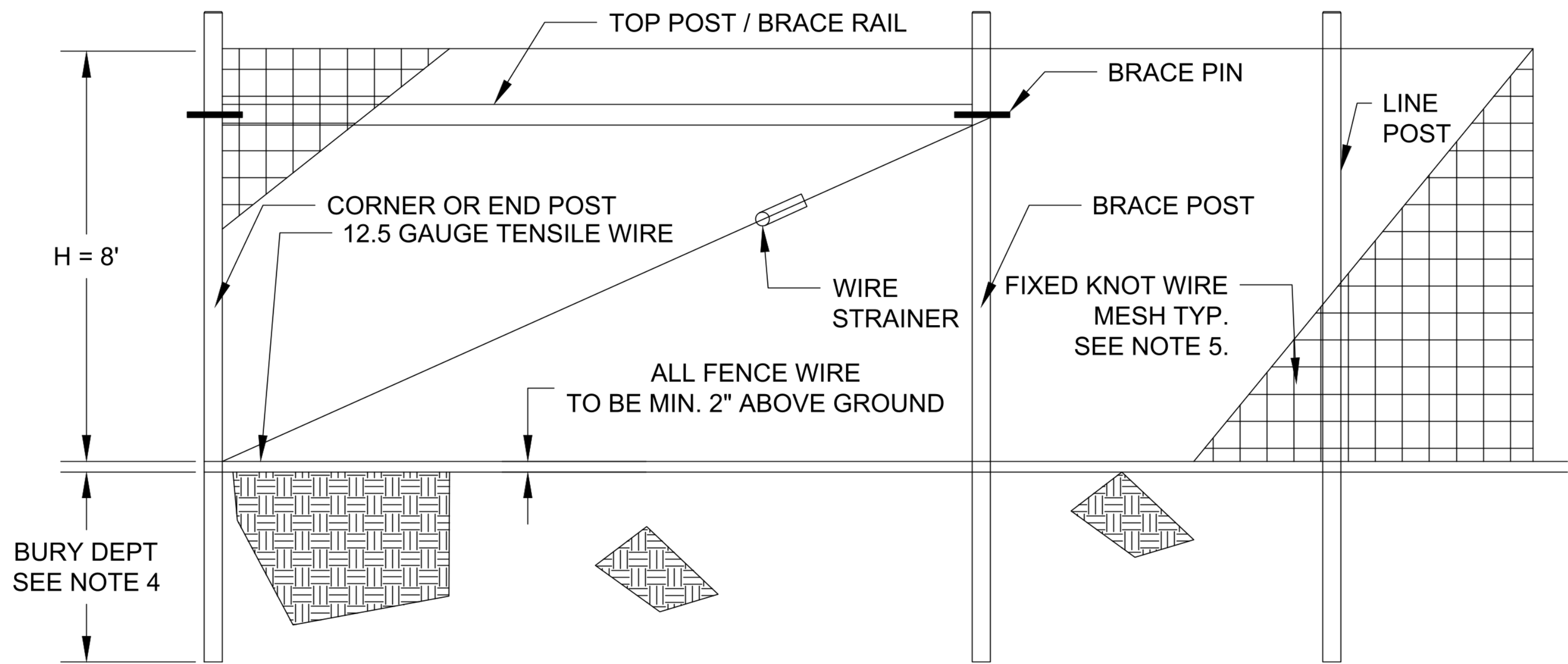
KUSE SOLAR FARM
V S 04TH AVE,
FRANKFORT, IL 60423
WILL COUNTY

Drawing 1

CONSTRUCTION DETAILS

TYPICAL ROADS, EQUIPMENT FOUNDATION,
SOLAR RACKING SYSTEM, CONDUIT.

Project No 1011	Drawing No. C1.4
Paper Size 36" x 24"	Sheet No. 04

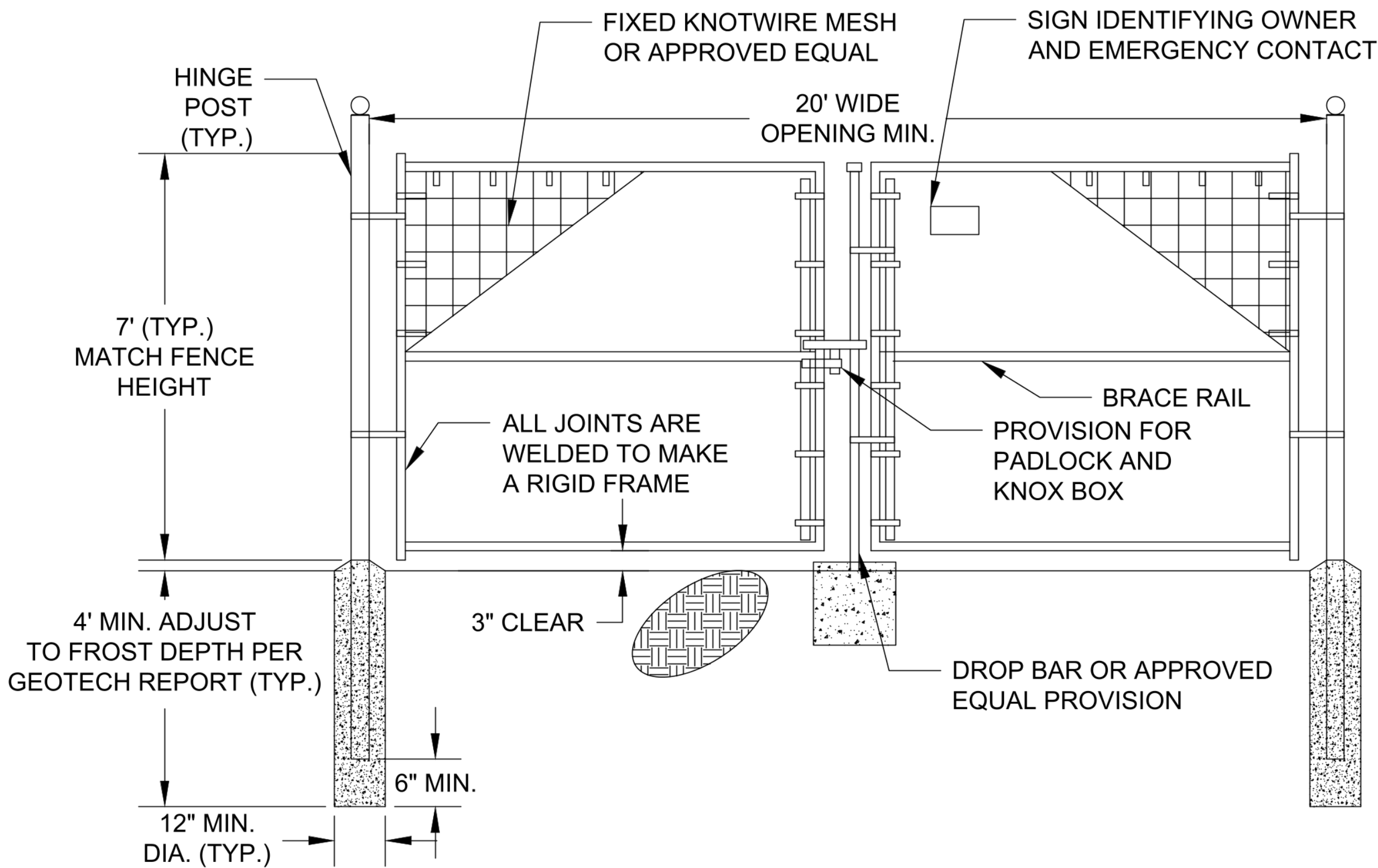


NOTES

1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURERS SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. PREFER POSTS TO HAVE A CHAMFERED TOP.
4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTES.
5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLID LOCK® PRO, 12.5 GUAGE, CLASS 3 GLAVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
6. BRACING IS REQUIRED AT ALL CORNER, END AND GATE POSTS, DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.

FIXED KNOT FARM FENCE

NOT TO SCALE



NOTES:

1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTES.
3. HINGE POSTS MAY BE TIMBER IF CONTRACTOR DESIRES, TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURERS RECOMMENDATIONS.
4. IF CONTRACTOR UTILIZES METAL HINGE POST THAN POSTS SHALL BE SET IN CONCRETE AS SHOWN IN DETAIL.
5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GUAGE, CLASS 3 GLAVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
7. BRACE RAIL SHOWN FOR REFERENCE. ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS

20' WIDE FIXED KNOT FARM FENCE DOUBLE SWING GATE

NOT TO SCALE

Notes:

Date	Revision Details	PM	ENG
Revision Table			

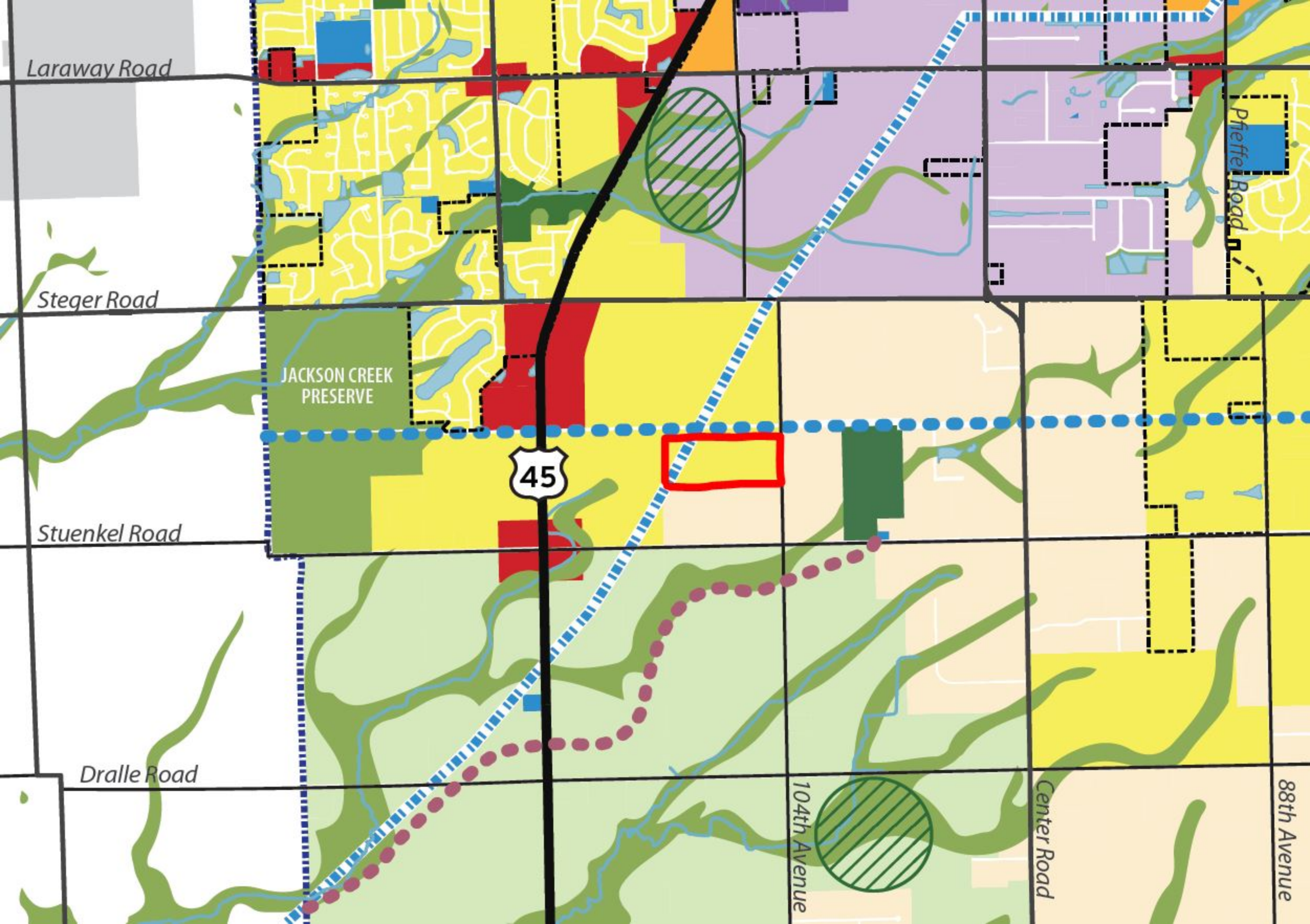
Engineer

Developer:
KUSE SOLAR FARM LLC.
1385 S. MICHIGAN AVE., #123
CHICAGO, IL 60605
WWW.SURYAPOWERED.COM

Project Name & Address
KUSE SOLAR FARM
V S 104TH AVE.
FRANKFORT, IL 60423
WILL COUNTY

Drawing Title
CONSTRUCTION DETAILS
TYPICAL FENCING AND
ENTRY GATE

Project No 1011	Drawing No. C1.5
Paper Size 36" x 24"	Sheet No. 05



Laraway Road

Steger Road

JACKSON CREEK
PRESERVE

Stuenkel Road

45

Dralle Road

Pfeiffer Road

104th Avenue

Center Road

88th Avenue