



PLAN COMMISSION / ZONING BOARD OF APPEALS AGENDA

**Thursday, February 8, 2024
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 January 25, 2024**
- 4. 1.5 Mile Review: Will County Zoning Case #ZC-23-110 / S-23-064 (Dralle Sun, LLC)**
Request: Special Use Permit for a commercial solar energy facility in the A-1 Agricultural District for property located on the north side of Dralle Road immediately west of I-57 (PIN: 21-14-08-300-008-0000).
- 5. 1.5 Mile Review: Will County Zoning Case #ZC-23-111 / S-23-065 (Dralle Sun 2, 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 Dralle Road approximately 250 feet west of I-57, and commonly known as 6133 W. Dralle Road (PIN: 21-14-17-100-003-0000).
- 6. Workshop: 219 Pacific Street – Lanigan Residence**
Future Public Hearing Request: Variations from various sections of the Village of Frankfort Zoning Ordinance and Land Subdivision Regulations regarding first floor building materials (masonry required, mostly non-masonry proposed), reduced front yard Setback (Maple Street), reduced corner side yard setback (Pacific Street Street), increased maximum lot coverage, reduced lot width, and reduced lot depth, for the property located in the R-2 Single Family Residential District located at 219 Pacific Street (PIN: 19-09-28-223-023-0000). A single-lot Plat of Subdivision to establish a lot-of-record is also proposed.
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business**
- 10. Attendance Confirmation (February 22, 2024)**
- 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.

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Community Development Department at (815) 469-2177, preferably no later than five days before the meeting.



MINUTES

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

January 25, 2024 –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), Brian James, Johnny Morris, Jessica Jakubowski, Will Markunas, David Hogan, Dan Knieriem

Commissioners Absent: None

Staff Present: Community & Economic Development Director Mike Schwarz, Senior Planner Christopher Gruba, Planner Amanda Martinez

Elected Officials Present: None

A. Approval of the Minutes from January 11th, 2024

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

Motion (#1): To approve the minutes from January 11th, 2024, as presented.

Motion by: Jakubowski

Seconded by: James

Approved: (5-0, Hogan & Knieriem abstained)

B. Public Hearing: Dunkin' Commercial Multi-Tenant Building

Mike Schwarz presented the staff report and noted several corrections. The square footage stated at the bottom of Page 1 should be changed be 8,570 net square feet. On the next line down, the sentence should read “would include five (previously four) tenant spaces. On Page 4, the opening hours should be 4:00 a.m. Lastly, on Page 5, in the fourth paragraph, a minimum of 72 spaces would be required.

The Eric Carlson project architect and the Krupa Shah, the applicant/franchisee approached the podium to introduce themselves and share their background.

The project architect added that this project came about because the franchisee is trying to move her business from the current Dunkin' location at 20551 S. La Grange Road. The

reason the applicant added a fifth tenant space to the proposed building since the workshop meeting is because there is probably not a market for a tenant space larger than 1,500 square feet. Tropical Smoothie Café isn't contracted yet but they contacted the applicant requesting a smaller space. Regarding signage, the applicant wants flexibility for any tenant that has a long name i.e. "Tropical Smoothie Café" so the applicant is seeking approval of a smaller size for the lettering (7-inch). The three retaining walls changed since the workshop meeting since the engineers are working together on the grade change between the subject site and the adjacent property. The corner by the pond has the tallest portion of retaining wall and will not be visible from right-of-way.

Commissioner Hogan thanked the applicant for taking feedback from the workshop meeting and applying it to the proposed plans. He stated most of his questions were about retaining walls, which the project architect already answered.

Commissioner Morris asked if the client considering readability when they are requesting a smaller letter size. He asked if that would force tenants to shorten their name of the business.

The project architect responded that he measured multiple signs from strip centers and noticed that a lot of them have 5-inch or 6-inch letter size.

Commissioner James asked if the applicant is ok with the condition about moving the sign location to meet the required setback.

Mike Schwarz responded that he may have miscalculated the sign setback, the sign cannot be in the landscape setback area, but he will double check if it is compliant or not before the architect moves the sign location.

Commissioner Knieriem asked what block material would be used to construct the retaining wall.

The project architect responded that it would be stacked block.

Commissioner Knieriem responded that he is ok with that material because it is in the southeast corner which is less visible.

There was general discussion about the need for the two landscape islands on the outer edge of the drive-through lanes, and there was a consensus to keep them depicted on the proposed plans.

Commissioner Knieriem mentioned that the proposed multiple heights of the lettering on the monument sign and the orange lettering is not appealing.

There was discussion about when the applicant would like to break ground.

There was a consensus that the proposed use, hours of operation, and drive-through special use were all agreeable.

Chair Schaeffer asked if any Commissioners had comments about parking.

Commissioner Markunas asked how many employees are present during peak hours at the existing Dunkin' location. He stated he has no issue with the provided parking but would like to know for reference.

The applicant/franchisee responded that 6 employees are present during peak hours.

There was general discussion about potentially connecting the subject site and the adjacent Vineyards property by implementing a sidewalk between the two, closer to the storefront than the public sidewalk.

Mike Schwarz responded that it would be best to just use the public sidewalk given that there is a significant grade change in the area where the storefront sidewalk potentially would be extended south. Such a connection at this point also would be located at the rear of The Vineyards building, where the existing trash containers are located.

Chair Schaeffer asked if any Commissioners had comments about the outdoor seating Special Use request.

There was a consensus that the two proposed outdoor seating area locations were fine.

Commissioner Markunas stated that the umbrella color should be neutral, rather than orange.

Commissioner Jakubowski stated that the tables and chairs would be more appealing in black to match the building's awnings.

The project architect responded that black furniture gets hot in the sun. The fence location, style, and height is correct as proposed but there will be a revision to add bollards rather than the currently proposed posts.

There was a consensus that the bollards rather than posts were fine.

Chair Schaeffer asked if any Commissioners had comments about the tree preservation plan. She added that it sounds like the applicant is compliant by providing a 1 for 1 replacement.

There was a consensus that the 1 for 1 ratio was fine for the applicant's tree preservation plan.

Mike Schwarz mentioned that the Village Landscaping Regulations requires parkway trees, but IDOT may not allow the parkway trees in their right-of-way. He added that he would work with the applicant to provide parkway trees on-site rather than in IDOT's right-of-way.

Chair Schaeffer asked if any Commissioners had comments about the proposed architecture. She asked if the applicant could confirm that the rope lighting will be hidden behind the canopy and that the brick is full dimensional brick.

The project architect responded that the rope light is pushed against the building and the rope light is super thin hidden in between the metal canopy, so it would not be visible. He confirmed the brick is full dimensional brick and provided samples of the proposed brick and the stone accent material.

Mike Schwarz noted that the Frankfort Fire Protection District is looking to add a new Fire Code amendment related to firefighter safety and rooftop access. He explained that the new requirement would limit the height dimension between the deck of the roof and the top of the parapet to 42 inches. Currently the Building Elevations do not depict or note the necessary rooftop mechanical equipment, but such rooftop mechanical equipment must be screened while still meeting the proposed Fire District requirement. The project architect will need to carefully select lower profile equipment or come up with an alternative roof deck design that meets both the Village and Fire District requirements.

The project architect responded that roof screens are expensive, so an idea would be to design an additional platform on the roof.

Chair Schaeffer asked if any Commissioners had comments about signage. She stated that instead of measuring the setback of the monument sign on the spot, she recommends adding a condition that generally states it must comply with the setback requirement.

Commissioner Jakubowski stated that she thinks the tenants need to have the same size lettering.

Commissioner James stated that he is ok with the monument sign since it matches the signage on the building.

Commissioner Markunas stated that he does not often see sign variations, so he thinks the Commission should hold to the required lettering size. He added that the purpose of the Code is to ensure that every tenant does not have signage on the monument sign.

There was discussion about how there are not many signs around town that list all tenants of a plaza on a monument sign.

Commissioner James stated that it is tricky because there are businesses on LaGrange Road that were approved as Planned Unit Developments (PUDs) and there are smaller businesses complying with the lettering size requirement.

Commissioner Hogan stated that he thinks that since the Commission hasn't historically deviated, the 12-inch minimum lettering size requirement should be maintained. He added that his comment was strictly regarding the lettering, but he is ok with the size of the sign itself.

There was a consensus to split up the sign motion to vote separately on the size of the free-standing sign and the lettering on the sign.

Commissioner Morris asked if it was allowable to use two lines of text for a single tenant if signage was only allowed on one line.

Mike Schwarz responded yes, two lines of text for one tenant would be permitted subject to the minimum text height requirement.

Chair Schaeffer asked the public for comments.

Taylor Broman, a resident, approached the podium and mentioned that just north of the subject property is the O'Reilly's Auto Parts building which has a similar sized sign with not all tenants listed.

Chair Schaeffer thanked the resident for the reference and noted that at the workshop meeting the Commission reviewed several other comparable signs that are located on LaGrange Road.

Motion (#2): To close the public hearing.

Motion by: Jakubowski

Seconded by: Morris

Approved by voice vote: (7-0)

Motion (#3): Approve a waiver of the required travel lane (cross-access with the adjacent property to the south) under Article 7, Part 4(c) of the Zoning Ordinance.

Motion by: James

Seconded by: Jakubowski

Approved: (7-0)

Motion (#4): Approve three (3) retaining walls which exceed 50 feet in length and exceed 2.5 feet in height per the submitted plans, pursuant to Sections 4.03E(13) and 4.03E(15) of the Village of Frankfort Design Standards.

Motion by: Markunas

Seconded by: Morris

Approved: (7-0)

Motion (#5): Recommend that the Village Board approve the request for a Special Use Permit for a carry out restaurant (for the Dunkin' restaurant) for the property located in the B-2 Community Business District, on the east side of La Grange Road, south of St. Francis Road (PIN 19-09-15-301-034-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, and additionally subject to the following conditions:

1. Subject to the Village Engineer's approval of the Final Engineering Plans.
2. Subject to the Village Board's approval of the pending Text Amendment to the Zoning Ordinance pertaining to parking regulations (removal of the employee count component of the calculation).
3. If necessary, prior to Village Board consideration, the Site Plan shall be revised to comply with the required minimum 25-foot setback requirement (Section 151.041(B)(1)(b) of the Village of Frankfort Municipal Code). Additionally, the Landscape Plan shall be revised to reflect the required landscaping around the base of the free-standing sign (Section 151.041(B)(1)(b) of the Village of Frankfort Municipal Code).

Motion by: Markunas

Seconded by: Jakubowski

Approved: (7-0)

Motion (#6): Recommend that the Village Board approve the request for a Special Use Permit for drive-up service windows associated with a permitted use (for the Dunkin' restaurant), for a property located in the B-2 Community Business District, on the east side of La Grange Road, south of St. Francis Road (PIN 19-09-15-301-034-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, and additionally subject to the following conditions:

1. Subject to the Village Engineer's approval of the Final Engineering Plans.

Motion by: James

Seconded by: Jakubowski

Approved: (7-0)

Motion (#7): Recommend that the Village Board approve the request for a Special Use Permit for outdoor seating associated with a permitted restaurant (for the Dunkin' restaurant) for a property located in the B-2 Community Business District, on the east side of La Grange Road, south of St. Francis Road (PIN 19-09-15-301-034-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, and additionally subject to the following conditions:

1. Subject to the Village Engineer's approval of the Final Engineering Plans.
2. There shall be no advertising on the patio umbrellas or any other patio furniture.
3. The Special Use Permit for outdoor seating is only valid for those areas depicted on the Site Plan and per the patio furniture details for the proposed Dunkin' restaurant. Any future restaurant on the subject property which may propose patio furniture which is different from the Dunkin' patio furniture details, shall submit patio furniture details for review and approval by Village staff.
4. Subject to earth tone, neutral, beige, or tan colored umbrellas.

Motion by: Markunas

Seconded by: Morris

Approved: (5-0)

Motion (#8): Recommend that the Village Board approve the request for a Special Use Permit for extended hours of operation (for the Dunkin' restaurant opening at 4:00 a.m.) for a property located in the B-2 Community Business District, on the east side of La Grange Road, south of St. Francis Road (PIN 19-09-15-301-034-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Jakubowski

Seconded by: James

Approved: (7-0)

Motion (#9): Recommend that the Village Board approve the request for a Variation from Section 151.041(B)(1)(h) of the Frankfort Municipal Code to allow a free-standing sign to exceed the maximum permitted area of 15 square feet (37.5 square feet proposed), for a property located in the B-2 Community Business District located on the east side of La Grange Road, south of St. Francis Road (PIN 19-09-15-301-034-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Jakubowski

Seconded by: Markunas

Approved: (7-0)

Motion (#10): Recommend that the Village Board approve the request for a Variation from Section 151.041(B)(1)(i) of the Frankfort Municipal Code to allow a free-standing sign to exceed the minimum height of the text on a free-standing sign to be less than 12 inches (7 inches minimum proposed), for a property located in the B-2 Community Business District, on the east side of La Grange Road, south of St. Francis Road (PIN 19-09-15-301-034-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Knieriem

Seconded by: Morris

Approved: (5-2)

Chair Schaeffer called for a short recess at 8:25 pm. The meeting was reconvened at 8:31 pm.

C. Public Hearing: 39 & 49 E. Bowen Street – Chicago Title Land Trust Company Trust No. 8002380636

Amanda Martinez presented the staff report.

The applicant, Steve Lecas, approached the podium. He said that the Zoning Ordinance regulations should not be applicable to the proposed house. He said that some of the sections of walls longer than 35' are recessed behind a covered porch. He said that the walls on the north and south sides of the house would have four sets of 9' high windows, and four 8"x8" posts, which break up the look of those walls.

There was some discussion and disagreement between staff and Mr. Lecas about the square footage of the home. Staff mentioned that the square footage of the home is a result of the 1st floor, 2nd floor, and basement. Chair Schaeffer said that the square footage wasn't entirely pertinent to the wall length variation request. Mr. Lecas disagreed, saying that he didn't want people to think that he wanted to build a 10,000 square foot home.

Commissioner Hogan asked if the windows or doors counted toward breaking up the 35' sections of wall, thereby negating the requirement for a variation. Amanda Martinez replied that, upon discussion with the Building Department, walls and doors do not count toward breaking up the length of a wall.

Commissioner Schaeffer asked the public for comments.

Lisa Slattery, who lives at 42 E. Bowen Street, approached the podium. She said that the proposed house is beautiful, but her main concern is the issue of flooding in her backyard. She said that this flooding has become worse over time and is concerned that the construction of this large house would exacerbate the flooding. She said that the drainage swales installed by the Village in the area do not collect any water. She said that the berms that were created by the Village in Prairie Park have also contributed to flooding on her property. She said that she's discussed this with Terry Kestel, who has been very nice, but that the problem persists.

Chair Schaeffer asked staff if they could elaborate on stormwater in this area. Mike Schwarz said that the current topic before the Commission is the variation request, but that he would bring this to the attention of the Village's Public Works Department and Consulting Engineer. Ms. Slattery responded that it was the Village's engineer that decided that the swales were needed in the first place, which do not function as intended. Chair Schaeffer said that Ms. Slattery's comments would be included on the record and that staff would follow up on her concerns.

Resident Brett Fickes approached the podium and said that he supports the project.

Resident Taylor Broman approached the podium. She said that she lives across the street and has no issue with the proposed new house. She said that this would be a good time to focus on drainage issues because the sump pump in her house runs constantly.

There was no other public comment.

Motion (#11): To close the public hearing.

Motion by: Jakubowski

Seconded by: James

Approved: (7-0)

Commissioner Knieriem believed that the 35' maximum wall length regulation doesn't apply to the house mostly because of the scale of the house. If the house were smaller, such as the size of a trailer, it would make sense. He said that the proposed house meets building setbacks. Commissioner James agreed that the variation was reasonable because of the scale of the house relative to the lot size.

Chair Schaeffer asked staff if shifting the house to the east would still allow the house to comply with building setback regulations. Amanda Martinez responded yes, and that it meets the minimum 10' side yard setback.

Motion (#12): Recommend that the Village Board approve the request for a variation to allow more than two (2) uninterrupted wall lengths of thirty-five (35) feet or greater along any façade of a primary structure, and to exceed the required maximum thirty-five (35) foot length of an uninterrupted wall facing a public right-of-way, for the property located in the R-2, Single Family Residential District at 39 and 49 E. Bowen Street, Frankfort, Illinois (PIN: 1909223040120000 and PIN: 1909223040130000), in accordance with the submitted plans, public testimony, and Findings of Fact, and additionally, subject to engineering and Building Permit review.

Motion by: Jakubowski

Seconded by: Morris

Approved: (7-0)

D. Workshop: Abbey Woods North

Christopher Gruba presented the staff report.

The property owner Steve Beemsterboer, the developer Shawn O'Malley, and the Project Engineer Brian Hertz approached the podium.

Steve Beemsterboer stated his condolences for the loss of former member Paula Wallrich.

Steve Beemsterboer described the proposed swale along the shared property line with the Fleck property. He added that this solution helps both properties. He stated that Shawn is a high-quality builder and he wants to do development we can all be proud of. This should be a welcome addition to Frankfort.

Shawn O'Malley explained the need to gravity feed the site toward St. Francis Road. He stated that the reason for the swale is that there is a large drainage area that comes across both properties from St. Francis Road toward Hickory Creek.

Brian Hertz stated that roughly 60 acres on the north side of St. Francis Road and another roughly 60 acres to the east of the property drain through the two properties toward Hickory Creek.

Shawn O'Malley stated that this existing drainage is what creates the need for the large swale. He stated that he created an exhibit with photos regarding the proposed retaining walls and he distributed paper copies to the Commission. He described each photo example to illustrate that the form-liner retaining walls will be extremely durable.

Commissioner Knieriem stated that he appreciated the details on the retaining walls but doesn't think there are any issues as far as the Commission member are concerned.

Commissioner Markunas asked if the walls will have tie-backs.

Brian Hertz replied probably not.

Chair Schaeffer stated that this is a workshop and we can go through each part of the staff report and take questions or comments from the Commission as we go.

Shawn O'Malley stated that they are almost through final engineering. The review process has been very painful.

There was consensus among the Commission members that there are some land hardships with respect to the lot widths.

Commissioner James asked if there was a possibility of shifting any lots to meet the lot width requirement. The developer only would need about 14 feet.

Shawn O'Malley replied that the street stub location is set after several rounds of engineering review, and they really can't meet those lot width requirements on those few lots. He stated that really only Lot 14 has a the tight back yard. He has no issue with that lot or the corner lots being restricted to not requesting any future variations.

Chair Schaeffer asked for any comments on spacing of the light poles.

There was consensus among the Commission members that the light pole spacing is fine.

Chair Schaeffer asked for any comments on the length of the cul-de-sac.

Shawn O'Malley stated that he wonders if this Code section applies due to the stub street breaking up the cul-de-sac street length.

Chris Gruba stated that the connection to the west may never be made, so it should apply. He added that the long-term goal is to connect the stub through the Fleck property back to St. Francis Road and ultimately be able to loop the water and sewer mains.

Mike Schwarz stated that the Village would not want to be on the hook for the potential future cost of any street or culvert improvements that would be necessary for the proposed stub street to potentially connect to the Fleck property.

Chair Schaeffer stated that the biggest issue she heard tonight was that there is still some final engineering that needs to be resolved. There is also the issue of tree mitigation.

There were no other comments on landscaping.

There was consensus among the Commission members on a traditional subdivision with variations versus a Planned Unit Development (PUD).

Chair Schaeffer stated that she wanted to go on record that the mowing and maintenance of the swale shall be the responsibility of the HOA and should be covered in the recorded covenants.

Chair Schaeffer stated that there are no issues from the Park District or School District.

Commissioner Markunas asked the project team if they believe they have received good feedback.

Shawn O'Malley stated that Robinson Engineering has reviewed this many times and they never asked for the proposed stub street to be extended. The culvert would need to be about 6 feet in diameter and would straddle the property line.

Steve Beemsterboer asked if there could be an escrow or letter of credit to cover the cost of the culvert for the street stub to the west if it is not deemed be feasible at this time.

Mike Schwarz responded that this could be explored with the Village Administration and as part of the pending annexation agreement, and would be subject to the Village's Engineer's review.

Chair Schaeffer stated that the project has made progress since the last workshop.

Chair Schaeffer invited the audience to add any comments reminding them that this is not a public hearing.

T.J. Marczali approached the podium and stated that he is in the midst of a lawsuit concerning the recapture owed for this property. He did not know of the first workshop until now. He just wanted the Commission to know that the recapture must be paid prior to the issuance of any building permits.

Steve Beemsterboer stated that to give some background, Chicago Title gave him clean title, but now it's an issue for their insurance company as far as the legal matter.

T.J. Marczali stated that he just wanted make everyone aware of the pending litigation.

E. Public Comments

There were no public comments.

F. Village Board & Committee Updates

Mike Schwarz noted that the following projects were approved by the Village Board at its meeting on January 16, 2024:

- Thrift Home & Restoration at 21420 S. Harlem Avenue
- CNC Lawn Care at 165 Industry Avenue, Unit 3
- Sauna Guard Wellness Center at 11240 W. Laraway Road

G. Other Business

There was no other business.

H. Attendance Confirmation (February 8th, 2024)

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting. Commissioner Jakubowski said she won't be able to attend the next meeting.

Motion (#13): Adjournment 10:08 P.M.

Motion by: Jakubowski

Seconded by: Markunas

The motion was unanimously approved by voice vote (7-0).

Approved February 8th, 2024

As Presented _____ As Amended _____

_____/s/ Nichole Schaeffer, Chair

_____/s/ Secretary

Project: Will County Case ZC-23-110 (S-23-064)
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: North side of Dralle Road immediately west of I-57 (PIN: 21-14-08-300-008-0000)
Applicant: Dralle Sun, LLC
Prop. Owner: Marquette Bank Trust No. 17330, John Eamon Malone, Sole Director and Controller
Consultants: Benjamin Jacobi, Attorney, Polsinelli PC
Representative: Alex Farkes, 22C Development, LLC dba Dralle Sun, LLC
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 59.3 acres
PIN(s): 21-14-08-300-008-0000
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	Industrial/Utility ROW	Will County A-1
North	Agriculture	Industrial	Will County A-1
South	Agriculture	Industrial	Will County A-1/ University Park I-District (Industrial)
East	Highway (I-57); Industrial	Not Included	University Park I-District (Industrial)
West	Agriculture	Industrial	Will County A-1

Figure 1: Location Map



Project Summary

Alex Farkes, representing 22C Development, LLC doing business as Dralle Sun, LLC is the contract purchaser and applicant for a proposed commercial solar energy facility located on approximately 62.53 acres of cropped farmland in unincorporated Monee Township in Will County, located on the north side of Dralle Road immediately west of I-57 (PIN 21-14-08-300-008-0000). The northern portion of the subject property is bisected 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 (abutting the Village municipal boundary located to the west along Dralle Road), 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. Site Photos taken by staff 2.2.24
3. Will County Application
4. Plat of Survey
5. Legal Description
6. Site Plan
7. *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:

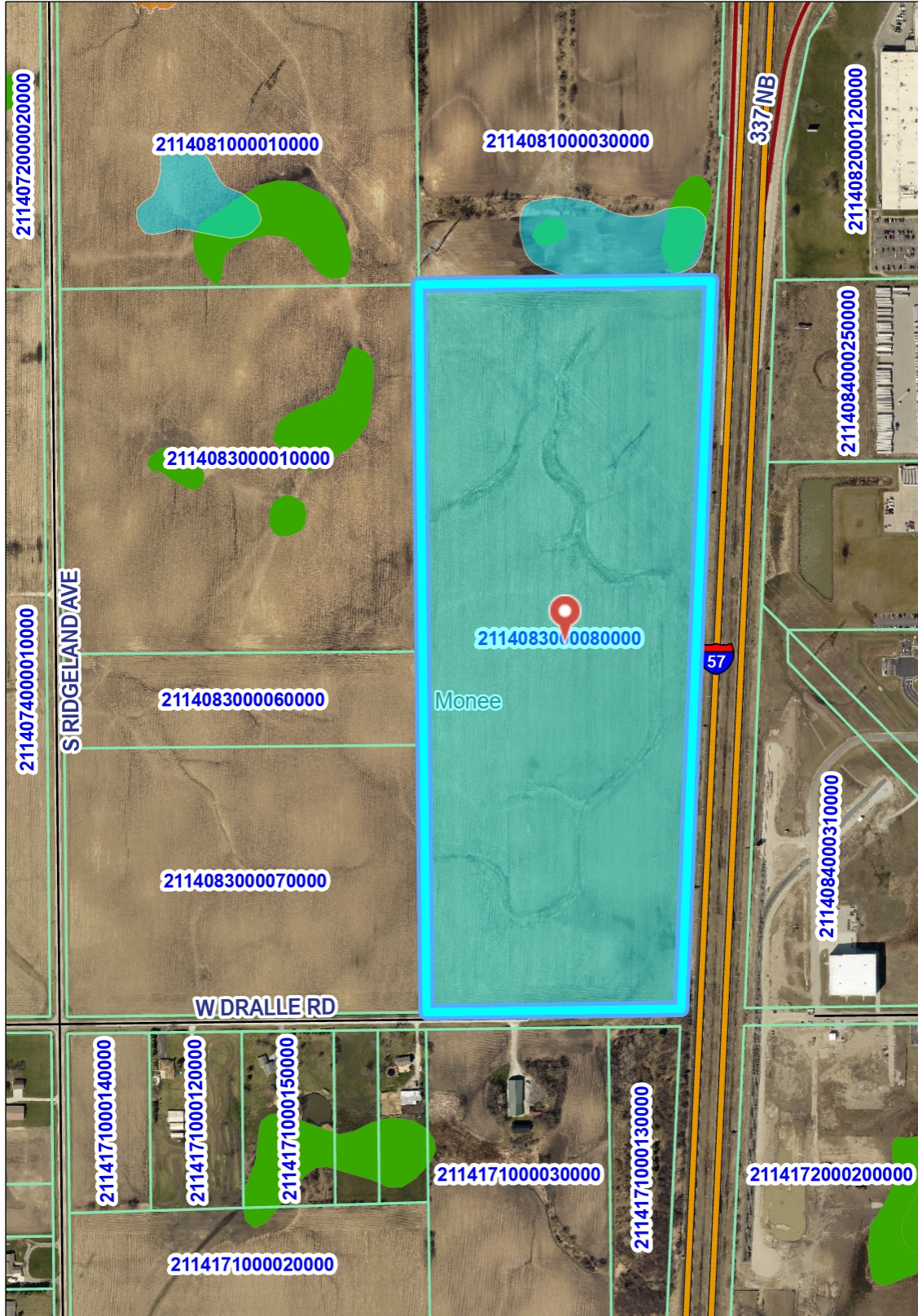
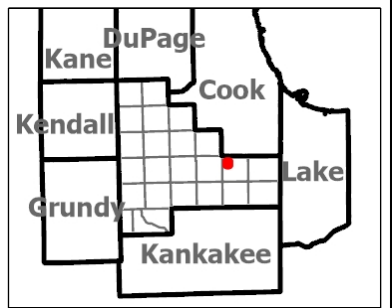
- The proposed Special Use Permit for a commercial solar energy facility is generally compatible with the Village of Frankfort's *Your Frankfort Your Future 2040 Comprehensive Plan Future Land Use Map* which designates the subject property as Industrial.
- The submitted plans indicate that a 7-megawatt solar energy facility is proposed. 15,810 modules (solar panels) are proposed. The modules would be mounted on a fixed-tilt racking system. The applicant has indicated that at their full tilt, the height of the modules would be no more than 20 feet in height, although the exact height and final system specifications have not yet been decided.
- The perimeter of the facility would be enclosed with a 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 reflect a proposed vegetation buffer along the east property line abutting I-57, which would be an approximately 17-18-foot-wide buffer with a single, staggered row of evergreens. Additionally, a L-shaped landscape buffer is depicted at the southwest corner of the facility, presumably to provide a measure of visual screening from eastbound Dralle Road.
- Staff met with the applicant in January 2023 to discuss the proposed development. At that time, staff informed the applicant that the subject property is contiguous to the Village of Frankfort and would be eligible for potential annexation, subject to an annexation agreement with the Village. Under such a scenario, the proposed development would require a Special Use Permit for a Utility Facility (Solar Farm), and a Preliminary/Final Plat of Subdivision to create a single-lot subdivision. At that time, the applicant also expressed interest in developing a similar facility directly across Dralle Road to the south which is the subject of companion Will County Case ZC-23-111.
- In previous discussions with the applicant, Village staff suggested that there be a dedication of right-of-way along Dralle Road approaching the terminus at I-57, to widen and taper the existing right-way, so that there is enough space to accommodate any potential future overpass, and also provide enough width for potential future retaining walls. The applicant seemed receptive to that suggestion. Village staff also requested that the applicant provide a landscape screening plan for Village review.
- Per the official Will County notification which Village staff received via email on January 22, 2024, and via USPS Certified Mail on February 1, 2024, the scheduled hearing date is February 20, 2024, at 6:30 p.m. at the Will County Office Building, 302 North Chicago Street, 2nd floor Board Room, Joliet, Illinois. The officials and jurisdictions copied on the email are invited to submit written comments.

SUGGESTED AFFIRMATIVE MOTION

Recommend the Village Board object/ not object to the proposed Special-Use Permit for a commercial solar energy facility, Will County Case ZC-23-110 (S-23-064), on the unincorporated property located on the north side of Dralle Road immediately west of I-57 (PIN 21-14-08-300-008-0000).



PIN 21-14-08-300-008-0000



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

Notes

Date: 1/31/2024

1: 9,028

0 0.14 0.28 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.

Site Photos – Will County Case ZC-23-110



Figure 1: Subject property, viewed looking north from Dralle Road.



Figure 2: Property to the south, viewed looking south from Dralle Road.



Figure 3: View east along Dralle Road. I-57 and IBEW building visible in background.



Figure 4: View west along Dralle Road.



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.willcountyillinois.com/County-Offices/Economic-Development/Land-Use>

Zoning Case # **ZC-23-110** (staff only)
S-23-064

-MK 1/17/2024

PART A – APPLICANT INFORMATION

Owner Information			
Full Name	Trust No. 17330 (Marquette Bank*, Trustee UTA dated July 20, 2004)		
Owner Address	Number & Street: 6133 W Dralle Road *John Eamon Malone, sole director & controller		
	City: Monee	State: IL	Zip Code: 60449
Contact Information	Phone: 708-774-2907	Email: cmsmalone@comcast.net	
Agent Information (if different from above) *PRIMARY CONTACT*			
Full Name	Last: Farkes	First: Alex	
Agent Address	Number & Street: 4753 N. Broadway		
	City: Chicago	State: IL	Zip Code: 60640
Contact Information	Phone: 779-774-5151	Email: x@22c-development.com	
Agency/Firm Name	DRALLE SUN, LLC c/o 22C DEVELOPMENT, LLC		
Attorney Information			
Full Name	Last: Jacobi	First: Benjamin	
Attorney Address	Number & Street: 150 N. Riverside Plaza, Suite 3000		
	City: Chicago	State: IL	Zip Code: 60606
Contact Information	Phone: 312-463-6344	Email: bjacobi@polsinelli.com	
Agency/Firm Name	Polsinelli PC		

PART B – EXISTING PROPERTY INFORMATION

Existing Property Information			
PIN(s)	21-14-08-300-008-0000		
Parcel Size	59.945 Acres		
Township	Monee	Section	8
Property Address	Number & Street: Northeast of Intersection of S. Ridgeland Ave. and W. Dralle Rd.		
	City: Monee	State: IL	Zip Code: 60449
Current Zoning	A-1	Current Land Use	Agriculture
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

General Case Information

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

Special Use Permit for commercial solar facility

Purpose of request:

Receive a Special Use Permit to develop a Commercial Solar Energy Facility, as they are allowed as a Special Use in the Aq-1 District.

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)

Refer to Exhibit C and Exhibit D of the SUP packet.

Complete for applications related to industrial / commercial uses only

What is the current or previous use on the property?
Agricultural

What is the proposed intended use of the property?
Construction and operation of a new solar energy system up to 7 MWac in total nameplate generating capacity, and related facilities.

If the proposed use is currently in operation at another location, what is that location's address?
N/A

Business website? N/A

What are the days and hours of operation? _____

Will there be employees?

☒ Yes ☐ No

If yes, how many? Maintenance crews will be onsite a few times a year to conduct inspections,

Is there any proposed construction or alteration of existing buildings? ☐ Yes ☒ No

If yes, explain: _____

Is there any proposed grading or fill?

☒ Yes ☐ No

If yes, explain: Minor grading will occur to meet tracker, electrical equipment, and access road

Will the intended use be open to the public?

☐ Yes ☒ No

If yes, estimated average number of customers per day _____

Will the intended use include any outdoor storage of materials, supplies, merchandise, vehicles, equipment, or other similar materials not on display for direct sale, rental or lease to the ultimate customer?

☐ Yes ☒ No

Will the intended use require new outdoor lighting?

☐ Yes ☒ No

Will the intended use require a new sign on the property?

☐ Yes ☒ No

What is the estimated number of average daily vehicle trips the proposal will generate? _____

What is the anticipated noise level of the intended use?

☐ No different than existing conditions

☒ Minimal increase - If checked, explain _____

☐ Significant increase - If checked, explain _____

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.

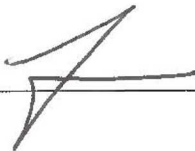
I understand that any information and supporting documentation, including but not limited to plats of surveys and site plans, provided with this application will become public record and subject to the Freedom of Information Act, and may be released as part of a document request.

Name (identify owner/agent/attorney)

Signature

Date

ALEXANDER FARGES



9-25-23

SUBSCRIBED AND SWORN TO BEFORE ME

this 25TH day of SEPTEMBER, 2023.


Notary Public



PART E - APPLICATION SUBMITTAL CHECKLIST AND INSTRUCTIONS

Pre-filing checklist:

- ☐ Completed application (pages 1-4)
- ☐ Copy of recorded deed
- ☐ Electronic copy of legal description (CD ROM or Email), Microsoft Word compatible text format
- ☐ Plat of survey (to scale) from a professional land surveyor showing existing structures on paper size not exceeding 11" x 17". Survey must include a scale, north arrow and dimensions of the subject parcel.
- ☐ Plot plan – the plat of survey is a useful base map. The plot plan must be to scale and must include the proposed structure(s), setbacks from all existing and proposed improvements to all property lines, site and land use details and the location of the well and septic system.
- ☐ Will/South Cook Soil and Water Conservation District Natural Resource Information report
- ☐ Illinois Department of Natural Resources EcoCAT Report and IDNR reply (if applicable)
- ☐ Affidavit of owner's consent (if applicable)
- ☐ Disclosure of beneficiaries (if applicable)

Filing checklist:

- ✓ Application fee as determined by staff based on the fee schedule available at www.willcountyillinois.com/County-Offices/Economic-Development/Land-Use
- ✓ Once the filing fee is submitted and the application is accepted for filing, staff will schedule the public hearing date and conduct agency notification according to the table below. Copies of any written correspondence received by the Department will be emailed to the applicant.

Notification requirements	Zoning request	
	Map Amendment / Special Use Permit	Variance
Will County Health Department	X	X
Local road commissioner (State, County, or Township)	X	X
Fire protection district	X	X
Federal Aviation Administration, if applicable	X	X
Will South Cook Soil and Water Conservation District	X	X
Township (Supervisor, Clerk, Plan Commission)	X	
Illinois Department of Natural Resources EcoCAT Report (http://dnr.illinois.gov/ecopublic/) and IDNR reply	X	
Municipalities within 1.5 miles	X	

Applicant will receive an email notification of the public hearing date with instructions for notifying abutting property owners in addition to a list with contact information. Included in the email will be an affidavit of abutting property owner notification and a notice of public hearing template.

Checklist of items to bring to the public hearing:

- ✓ Completed affidavit of abutting property owner notification
- ✓ Notification letter sent to the identified abutting property owners
- ✓ Certified mail return receipts and date stamped receipt from U.S. Postal Service
- ✓ Certification of publication and publication payment
- ✓ Email notice of abutting property owner notification requirements

At the conclusion of the public hearing, the applicant will receive a Will County Ordinance if the request is approved (applicable to variance requests only) or the date to appear before the Land Use Development Committee (applicable to special use permit and map amendment requests).

LEGAL DESCRIPTION

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, IN TOWNSHIP 34 NORTH, AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE LAND TAKEN BY CONDEMNATION, IN CASE NO. W67G394H, IN CIRCUIT COURT, IN WILL COUNTY, ILLINOIS.

GENERAL NOTES

- THIS PLAT IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 22007682LTF ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JUNE 24, 2022.
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
- THIS SITE FALLS WITHIN THE FOLLOWING ZONES:
 - OTHER AREAS: ZONE X (NO SCREEN): (AREA OF MINIMAL FLOOD HAZARD)
 - SPECIAL FLOOD HAZARD AREAS: ZONE A (WITHOUT BASE FLOOD ELEVATION)AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 17197C0335G, HAVING A REVISION DATE OF FEBRUARY 15, 2019.
- THE FLOOD ZONE DIVISION LINES SHOWN HEREON ARE DEPICTED BY SCALED MAP LOCATION AND SHOULD BE CONSIDERED APPROXIMATE.
- THE LAND LINES SHOWN HEREON WERE OBTAINED FROM WILL COUNTY GIS DATA.

NOTES:

REGARDING SCHEDULE A

A COPY OF CONDEMNATION CASE W67G394H WAS NOT PROVIDED. FOR THE PURPOSES OF THIS PLAT OF LAND, WE HAVE HELD THAT THIS CONDEMNATION WAS FOR THE LAND ACQUIRED FOR INTERSTATE 57.

REGARDING SCHEDULE B EXCEPTIONS:

SCHEDULE B EXCEPTIONS A, B, C, D, E, H, F, G, O, P, Q, R AND S ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

SCHEDULE B EXCEPTION N IS THE OPINION ON ANOTHER SURVEYOR.

- PUBLIC RIGHTS--OF--WAY ADJOINING THE SUBJECT SITE SHOWN HEREON.
- DRAIN TILE INFORMATION AND DITCH LOCATIONS WERE NOT PROVIDED. THERE WERE NO RECORDED EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT REGARDING THESE ITEMS. NOT PLOTTABLE.
- EASEMENT GRANT TO THE COMMONWEALTH EDISON COMPANY PER DOCUMENT NO. 814739 FOR A TRANSMISSION TOWER LINE ON A STRIP OF LAND 140 FEET WIDE, PLOTTED HEREON
- RELINQUISHMENT OF ALL RIGHTS OR EASEMENTS WITHIN INTERSTATE 57. RIGHT--OF--WAY INTERSTATE 57 IS SITE PLOTTED HEREON AND IS NOT LOCATED ON THE SURVEYED SITE.
- EASEMENT GRANT TO THE COMMONWEALTH EDISON COMPANY PER DOCUMENT NO. R73-28095, PLOTTED HEREON.

SCHEDULE B EXCEPTIONS

- RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN
- RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
- GRANT MADE BY HARRY A. DRALLE AND WIFE, TO THE COMMONWEALTH EDISON COMPANY AN ILLINOIS CORPORATION, DATED JANUARY 8, 1957, RECORDED JANUARY 22, 1957 AS DOCUMENT NO. 814739, THE RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT, OPERATE, USE, MAINTAIN, RELOCATE, RENEW AND REMOVE ELECTRIC TRANSMISSION TOWER LINE INCLUDING TOWERS, WIRES, CABLES, ANCHORS, UNDERGROUND COUNTERPOISE AND NECESSARY FIXTURES AND APPURTENANCES ATTACHED THERETO IN, ON, ALONG, OVER, THROUGH AND ACROSS THE LAND, DESCRIBED AS FOLLOWS: A STRIP OF LAND 140 FEET WIDE (BY RECTANGULAR MEASUREMENT) ACROSS THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTH ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 1562.96 FEET TO THE POINT OF BEGINNING, OF THE SAID STRIP OF LAND; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID STRIP OF LAND AND MAKING AN ANGLE OF 44 DEGREES 09 MINUTES 15 SECONDS WITH THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 (AS MEASURED FROM NORTH TO NORTHWEST), A DISTANCE OF 1508.89 FEET TO A POINT IN THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 (SD POINT BEING ALSO 1051.09 FEET WEST OF THE CENTER OF SAID SECTION 8) THENCE WEST ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 AND MAKING AN ANGLE OF 133 DEGREES 54 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM THE SOUTHEAST TO THE SOUTH TO WEST) A DISTANCE OF 194.31 FEET, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE AFORESAID 140 FOOT WIDE STRIP OF LAND, A DISTANCE OF 1787.83 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTH ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 200.98 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHT TO CUT, CONTROL, TRIM OR ELIMINATE AND AT ITS OPTION, REMOVE FROM SAID LAND ANY TREES, SAPLINGS, OVERHANGING BRANCHES, SHRUBS, BUSHES OR OTHER OBSTACLES OR OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE ABOVE INSTALLATION, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME.
- RELINQUISHMENT OF ALL RIGHTS OR EASEMENTS OF ACCESS, CROSSING, LIGHT, AIR AND VIEW OVER ADJOINING LAND TAKEN FOR F.A.I. 57.
- GRANT OF RIGHT OF WAY RECORDED SEPTEMBER 13, 1973, AS DOCUMENT NO. R73-28095, MADE BETWEEN MILDRED C. ANDERSON, EXECUTOR BY LAST WILL AND TESTAMENT OF HARRY A. DRALLE, DECEASED, TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT, OPERATE, USE, MAINTAIN, RELOCATE, RENEW AND REMOVE ELECTRIC TRANSMISSION LINE INCLUDING STEEL TOWER WITH ITS FOUNDATIONS, WIRES, CABLES, CONDUITS, UNDERGROUND COUNTERPOISE AND NECESSARY FIXTURES AND APPURTENANCES ATTACHED THERETO, IN, ON, UNDER, OVER, THROUGH, ALONG AND ACROSS THE LAND DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 36.22 FEET, THENCE SOUTH 44 DEGREES 09 MINUTES 15 SECONDS EAST ALONG A LINE A DISTANCE OF 1896.96 FEET TO THE EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTH ALONG SAID EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 114.85 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE 140 FEET STRIP OF LAND DESCRIBED IN A CERTAIN GRANT TO THE COMMONWEALTH EDISON COMPANY DATED JANUARY 8, 1957 AND RECORDED JANUARY 22, 1957, AS DOCUMENT NO. 814739, THENCE NORTH 44 DEGREES 09 MINUTES 15 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF THE 140 FOOT STRIP DESCRIBED IN SAID GRANT A DISTANCE OF 1787.83 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE SAID NORTH LINE A DISTANCE OF 76.02 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES BY CONDEMNATION IN CASE NO. W67G394H, IN THE CIRCUIT COURT OF WILL COUNTY, ILLINOIS).

ABBREVIATIONS

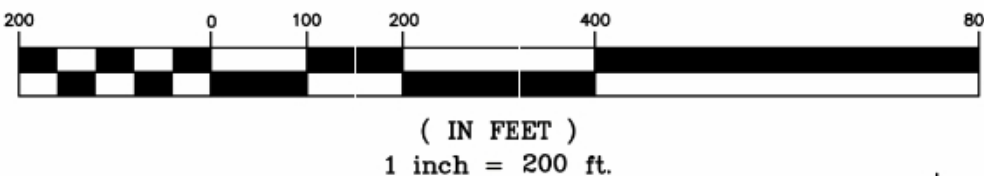
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

--- LIMITS OF LAND PER
--- LEGAL DESCRIPTION
--- ADJACENT LAND
--- PARCEL LINE
--- EASEMENT LINE
--- CENTERLINE
--- BUILDING SETBACK LINE
--- SECTION LINE
--- LIDAR CONTOUR

PLAT OF LAND

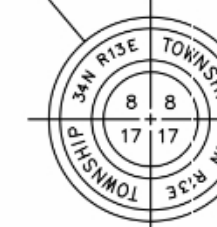
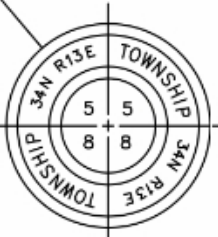
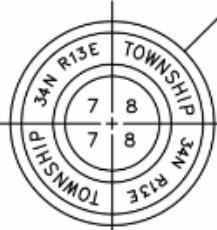
GRAPHIC SCALE



RECEIVED

By Mike Schwarz at 4:05 pm, Jan 22, 2024

GRID NORTH



PIN: 21-14-08-100-001
OWNER: KUICOM FARMS LLC

PIN: 21-14-08-100-003
OWNER: LBMTS HOLDINGS LLC

PIN: 21-14-08-300-001
OWNER: KUICOM FARMS LLC

PIN: 21-14-08-300-008
OWNER: CHICAGO TITLE LAND TRUST CO.

PIN: 21-14-08-300-007
OWNER: CHICAGO TITLE LAND TRUST CO.

PIN: 21-14-08-300-008
59.945 ACRES

PIN: 21-14-17-100-003
OWNER: MARQUETTE BANK

PIN: 21-14-17-100-011
OWNER: URBANA COUNCIL

PIN: 21-14-17-100-011
OWNER: URBANA COUNCIL

INTERSTATE 57
THE VILLAGE OF UNIVERSITY PARK

DRALLE ROAD

S88°54'37"W(M) 916.89'(M)

N88°54'06"E(M) 1054.52'(M)

S01°59'32"W(M) 2652.99'(M)

N00°58'53"W(M) 2649.00'(M)

THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8-34-13

THE VILLAGE OF FRANKFORT

COMED EASEMENT PER DOC. NO. 814739
COMED EASEMENT PER DOC. NO. R93-28095

OTHER AREAS ZONE X

ZONE: A

J:\PSDATA\2023 PROJECTS\23.0002\23.0002-POL.DWG

PROJ NO.: 23.0002

1 OF 1

SCALE: 1" = 100'

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

Dralle Solar Site North

CLIENT

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DATE:	01-11-23	PC N/A	DRAWN BY	RHM	CHECKED BY	DW	BOOK:	N/A	PG:	N/A
NO.	REVISIONS						DATE	BY		
1.	PER EMAIL DATED 12-18-2023						12-18-23	RHM		



SURVEYOR'S STATEMENT

THE ABOVE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING RECORDS, MAPS AND PLATS AND IS NOT A SURVEY.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-302778
LICENSE EXPIRES 4/30/2025

BY: *Daniel W. Walter* DATE: 01-11-23
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES: 11/30/2024



ZC-23-110 LEGAL DESCRIPTION

THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 8, IN TOWNSHIP 34 NORTH, AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE LAND TAKEN BY CONDEMNATION, IN CASE NO. W67G394H, IN CIRCUIT COURT, IN WILL COUNTY, ILLINOIS.

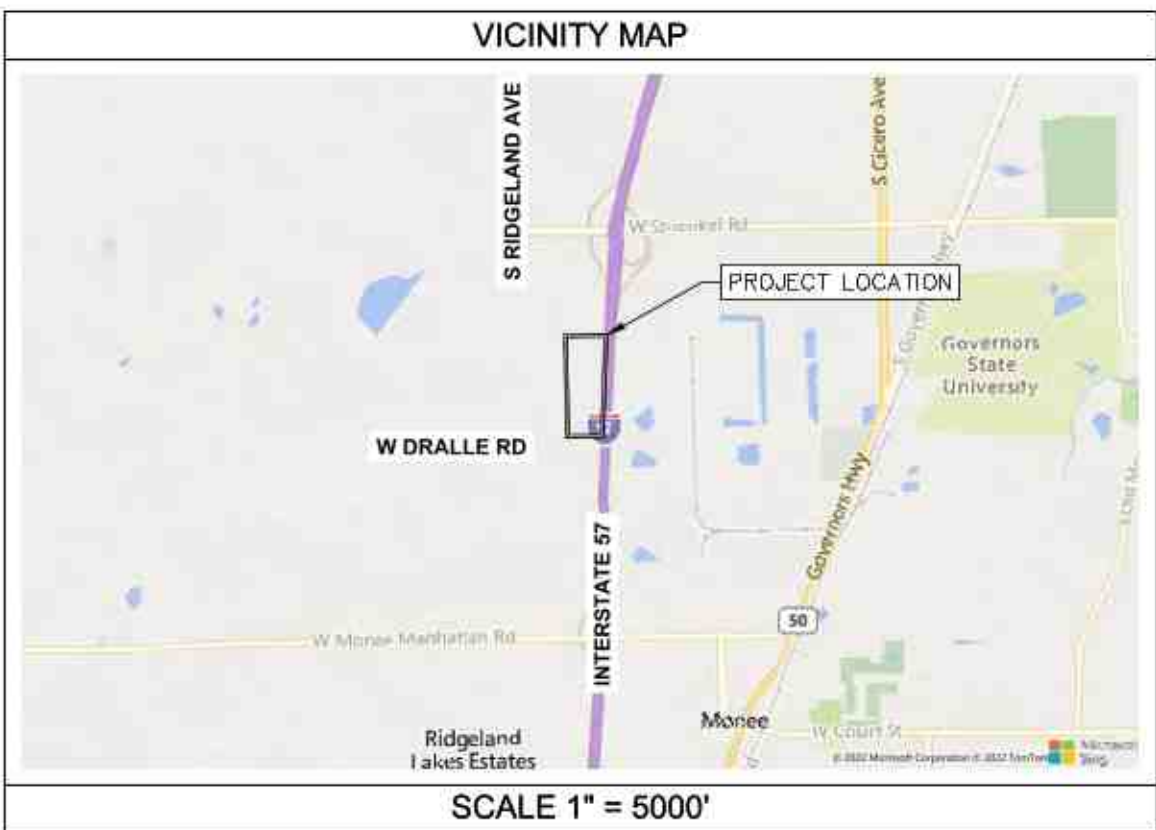
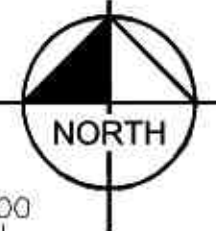
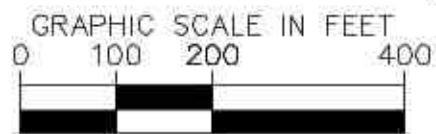
SUBJECT TO: RIGHTS OF THE PUBLIC FOR THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES; GRANTS RECORDED AS DOCUMENT NO. 814739, DOCUMENT NO. R73-28095, DOCUMENT NO. 660644, DOCUMENT NO. R77-4018, DOCUMENT NO. 898910, AND DOCUMENT NO. 233044.

PERMANENT INDEX NOS.: 14-08-300-008 (PARCEL I)

COMMONLY KNOWN AS: I-57 AND DRALLE ROAD, MONEE TOWNSHIP, ILLINOIS

Drawing name: K:\GIS\168794036_235a_Dralls_Sun_L113_Design\CD\Exhibit\Zoning\Dralls_Sun_1_Zoning_Site_Plan.dwg Date: 11/11/2023 1:08pm by: Jason Huey
This document, together with the concepts and designs presented herein, is intended only for the specific purposes and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RECEIVED
By Mike Schwarz at 4:04 pm, Jan 22, 2024



LEGEND

ROAD LABEL	N 2200TH ST
PROPERTY LINE	---
PROPERTY LINE / ROAD CENTERLINE SETBACK	---
ROAD CENTERLINE	---
GAS/HAZARDOUS LIQUID TRANSMISSION PIPELINE	---
EX. WETLAND (PER DESKTOP ANALYSIS)	---
WETLAND SETBACK (WILL COUNTY)	---
EX. LEVEL 1 DELINEATED WATERWAY	---
EX. OVERHEAD ELECTRIC	EX OHE
EX. UTILITY POLE	○
EX. RESIDENCE/STRUCTURE	□
EX. WELL	⊙
EASEMENT (ASSUMED)	---
FEMA FLOOD ZONE A	---
EX. FLOW (DIRECTION AND SLOPE)	XX
EX. SOILS	---
PR. SECURITY FENCE	X X
PR. PANEL LIMITS	---
PR. UTILITY POLE	○
PR. EQUIPMENT PAD	□
PR. SOLAR ARRAY	---
PR. OVERHEAD ELECTRIC	---
PR. UNDERGROUND ELECTRIC	---
PR. GRAVEL ACCESS ROAD	---
PR. GRASSPAVE ACCESS ROAD	---
PR. STAGING AREA	---
PR. VEGETATIVE SCREEN	---

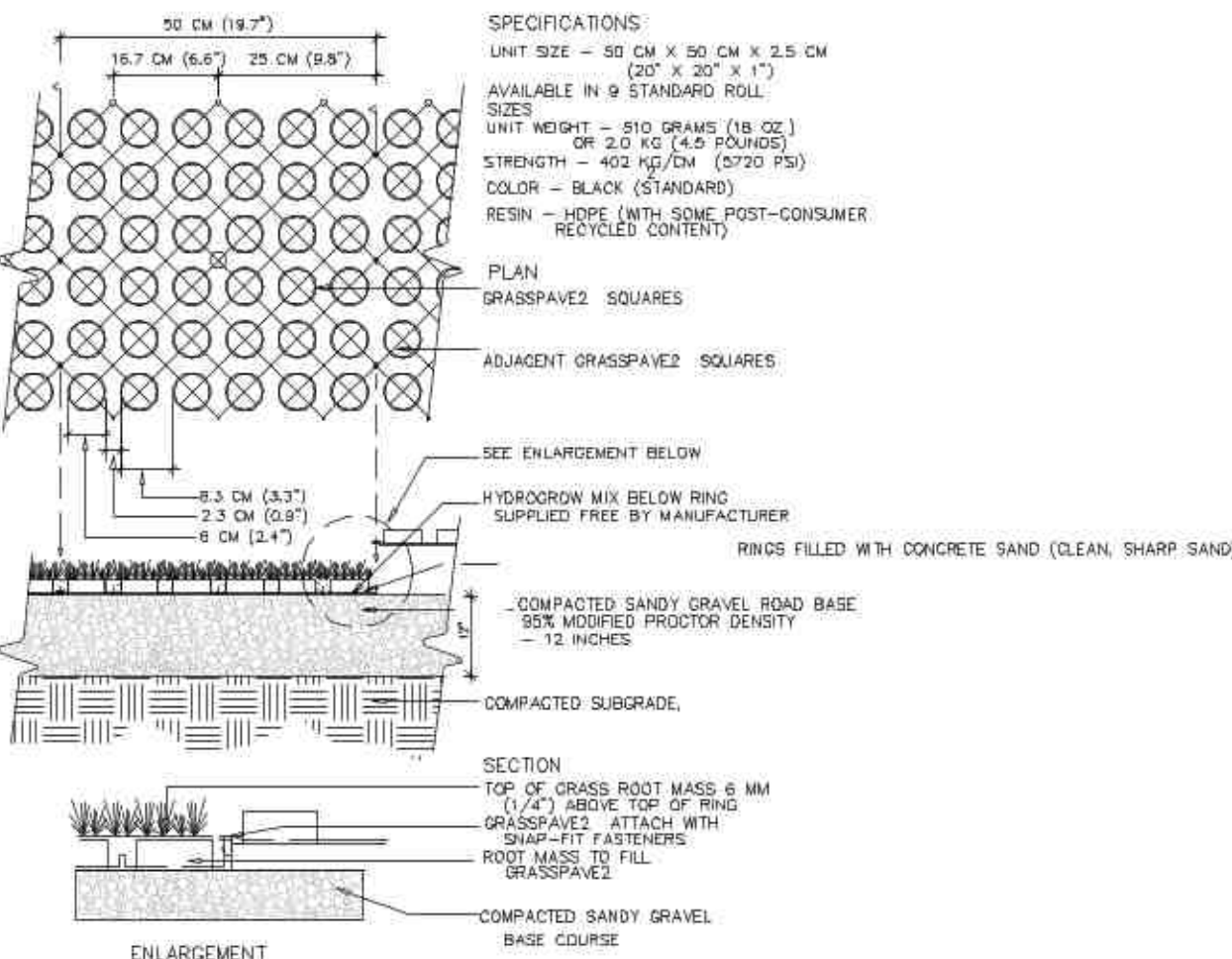
SITE DATA TABLE

PIN #	21-14-08-300-008-0000
PROPERTY OWNER	MARQUETTE BANK
SITE ADDRESS	NORTHEAST OF INTERSECTION OF S RIDGELAND AVE AND W DRALLE RD, MOORE, IL 60449
LEGAL DESCRIPTION	THE E 1/4 OF THE SW 1/4 LYC W & ADJ OF THE W 1/4 OF 1-57 OF SEC. 8, T34N-R13E. REM AFTER DIV PER R90-016069 NDA:
ZONING JURISDICTION	WILL COUNTY
ZONING DISTRICT	A-1 AGRICULTURAL DISTRICT*
CURRENT LAND USE	100% AGRICULTURE
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	59.3 ± AC
PRELIMINARY DISTURBED AREA	41.3 ± AC (ASSUMES 20' OUTSIDE IMPROVEMENTS)
PRELIMINARY SOLAR AREA	33.3 ± AC (AREA WITHIN FENCE)
RIGHT-OF-WAY SETBACK	50'
PROPERTY LINE SETBACK	50'
DC/AC RATIO	1.35
TOTAL MODULES	15,810
TOTAL POWER OUTPUT (AC)	UP TO 7.00 MW
GROUND COVER RATIO (GCR)	37.3%

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A COMMERCIAL SOLAR ENERGY FACILITY

NOTES

- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY WILL COUNTY TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
- THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING WILL COUNTY, GOOGLE EARTH, NATIONAL WETLAND MAPPING INVENTORY, NRCS SOIL INFORMATION, NPM'S PUBLIC VIEWER, AND USGS TOPOGRAPHIC INFORMATION.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 1719703355) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: ACCESS ROAD, FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
- SETBACKS SHOWN ON THIS PLAN ARE BASED ON WILL COUNTY CODE OF ORDINANCES, SECTION 155-9.245 AND ILLINOIS HOUSE BILL 4412 - SOLAR ENERGY SYSTEM IN PLACE AS OF THE DATE OF THIS PLAN. SEE SETBACK TABLE ABOVE.
- WETLAND SETBACKS VARY AND ARE SHOWN BASED ON WILL COUNTY CODE 164.067 WETLAND, WATERS AND BUFFER STANDARDS.
- ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- MINOR GRADING ACTIVITIES WITHIN THE PROJECT AREA MAY OCCUR DURING CONSTRUCTION.
- EQUIPMENT PAD WILL BE RAISED 2' ABOVE GRADE.
- LAYDOWN AREA ASSUMED 5,250 SF PER MWDC OF PROJECT.

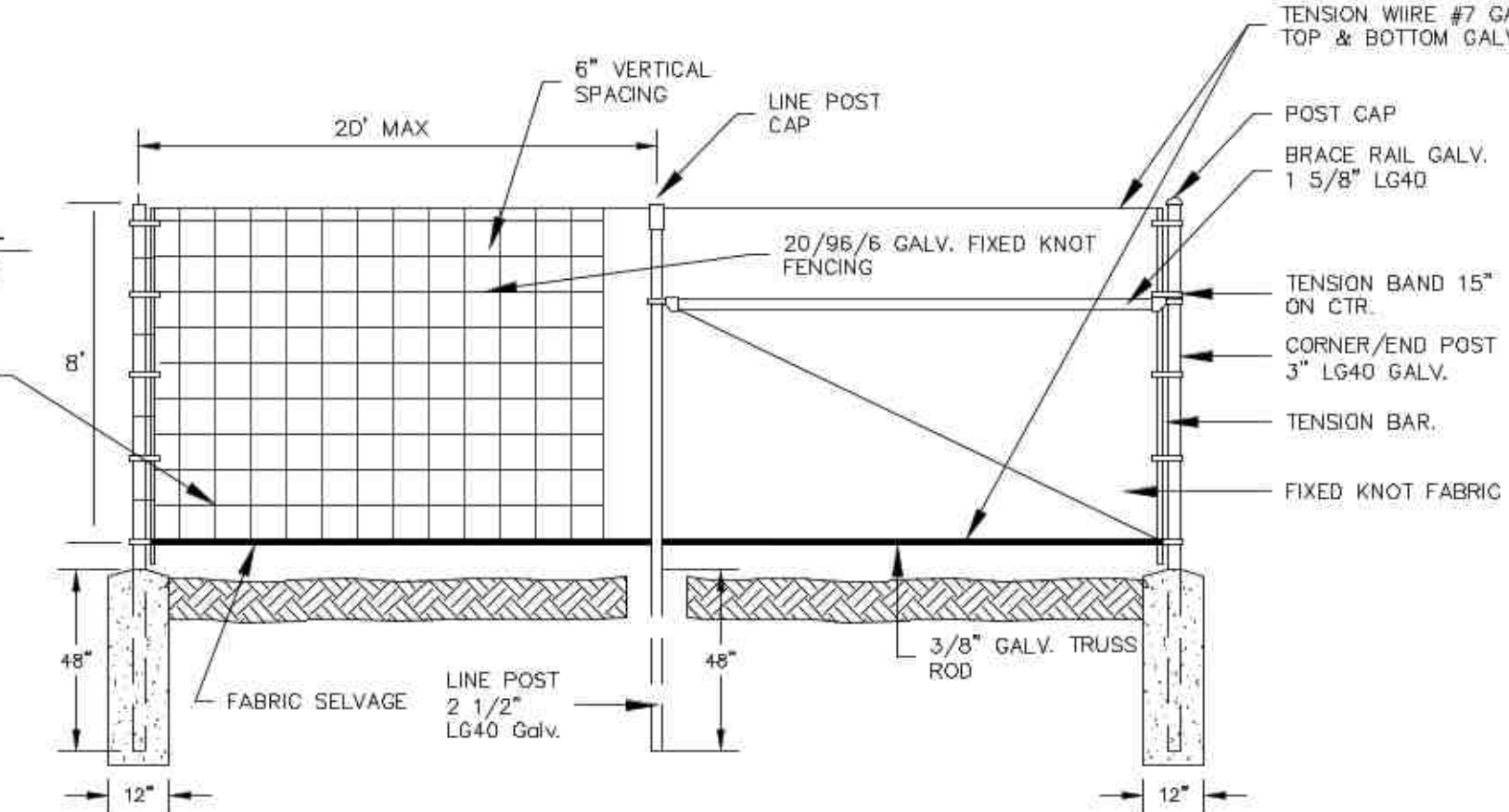


FOR REFERENCE ONLY. GRASSPAVE TO BE INSTALLED PER LATEST MANUFACTURER DETAIL AND SPECIFICATIONS.

TYPICAL GRASSPAVE2 DETAIL

SCALE: NTS

FABRIC SHALL BE INSTALLED WITH LARGEST MESH HOLES ON THE LOWEST SIDE



1 FIXED KNOT FARM FENCE - STEEL POSTS

SCALE: NTS

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
235A	BRYCE SILTY CLAY, 0 TO 2 PERCENT SLOPES	C/D
320B	FRANKFORT SILT LOAM, 2 TO 4 PERCENT SLOPES	D
320B2	FRANKFORT SILTY CLAY LOAM, 2 TO 4 PERCENT, ERODED	D

Kimley-Horn

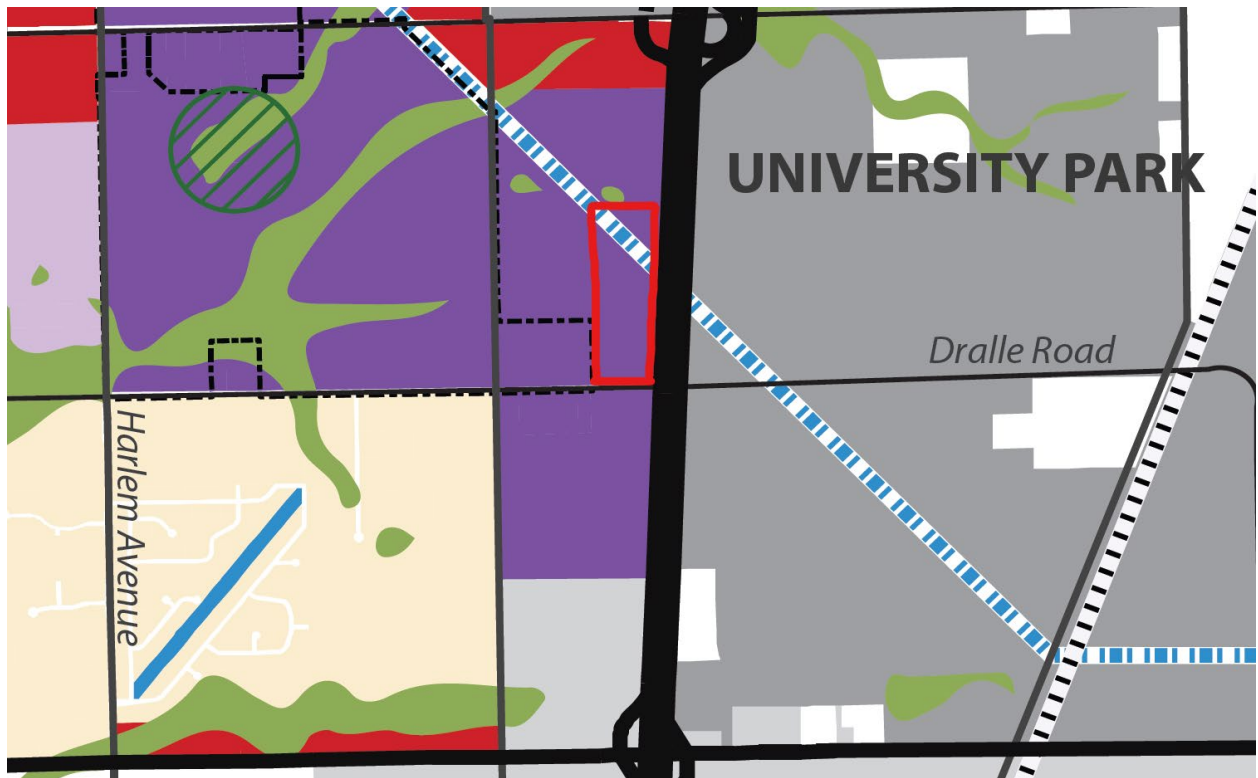
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK RD SUITE 200
DEERFIELD, IL 60015
WWW.KIMLEY-HORN.COM

ZONING SITE
PLAN

DRALLE SUN, LLC

SHEET NUMBER
EX-1

WILL COUNTY, IL



FUTURE LAND USE MAP

LAND USE

- Agriculture
- Rural Residential
- Single-Family Detached Residential
- Single-Family Attached Residential
- General Commercial
- Mixed-Use
- Business Park
- Industrial
- Public Institutional / Utility
- Parks / Open Space

ENVIRONMENTAL

- Old Plank Road Trail
- Streams/Creeks
- Detention & Retention Ponds
- Environmental Conservation
- Open Space Opportunity
- Pipeline Right-of-Way
(Potential Recreational Path)
- Midewin Access Corridor
(Potential Recreational Path)

PLANNING

- Village Boundary
- Planning Boundary Agreement

TRANSPORTATION & UTILITY

- Local Roadways
- Minor Roadways
- Major Roadways
- Expressways
- Rail Lines
- Metra Stations
- Utility ROW

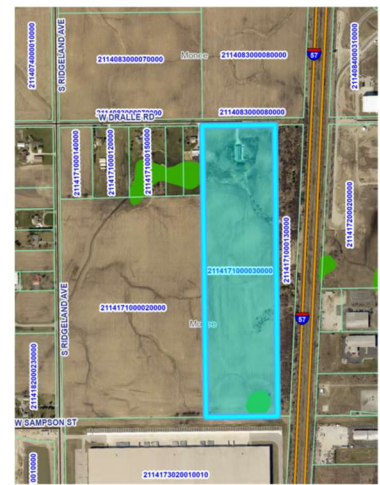
Project: Will County Case ZC-23-111 (S-23-065)
Meeting Type: 1.5-Mile Extraterritorial Review
Requests: Special-Use Permit for a commercial solar energy facility
Purpose: To permit a commercial solar energy property on the property
Location: South side of Dralle Road approximately 250 feet west of I-57 (PIN: 21-14-17-100-003-0000)
Applicant: Dralle Sun 2, LLC
Prop. Owner: Marquette Bank Trust No. 17330, John Eamon Malone, Sole Director and Controller
Consultants: Benjamin Jacobi, Attorney, Polsinelli PC
Representative: Alex Farkes, 22C Development, LLC dba Dralle Sun, LLC
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 39.75 acres
PIN(s): 21-14-17-100-003-0000
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): 4 buildings / 1 tax parcel
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Agriculture	Industrial	Will County A-1
North	Agriculture	Industrial/Utility ROW	Will County A-1
South	Industrial	Not Included	Monee M1 (Manufacturing)
East	Forest/Highway (I-57)	Industrial	Will County A-1
West	Agriculture/Rural Residential	Industrial	Will County A-1

Figure 1: Location Map



Project Summary

Alex Farkes, representing 22C Development, LLC doing business as Dralle Sun 2, LLC is the contract purchaser and applicant for a proposed commercial solar energy facility located on approximately 39.75 acres of cropped farmland in unincorporated Monee Township in Will County, located on the south side of Dralle Road approximately 250 feet west of I-57 (PIN 21-14-17-100-003-0000). The northern portion of the property currently contains a, 82' x 48' pole building, a 40' x 25' corn crib, a 60' x 30' barn building, and 25' x 25' garage. 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 (abutting a corner of the Village's municipal boundary to the northeast), 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. Site Photos taken by staff 2.2.24
3. Will County Application
4. Plat of Survey
5. Legal Description
6. Site Plan
7. *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:

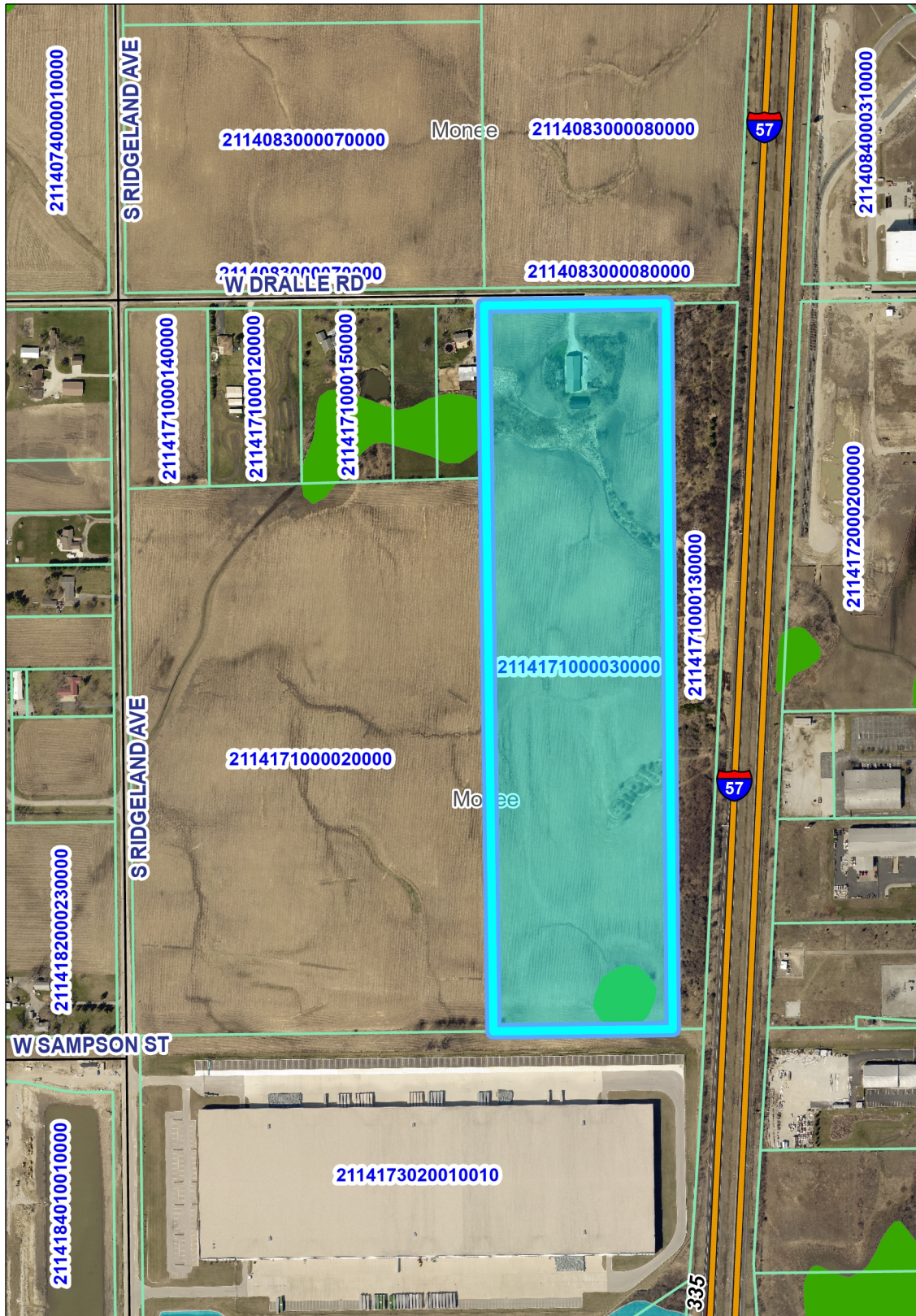
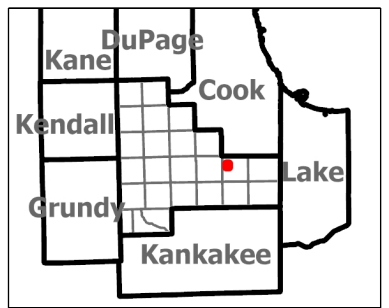
- The proposed Special Use Permit for a commercial solar energy facility is generally compatible with the Village of Frankfort's *Your Frankfort Your Future 2040 Comprehensive Plan Future Land Use Map* which designates the subject property as Industrial.
- The submitted plans indicate that a 5-megawatt solar energy facility is proposed, generally south of the existing buildings. 9.870 modules (solar panels) are proposed. The modules would be mounted on a fixed-tilt racking system. The applicant has indicated that at their full tilt, the height of the modules would be no more than 20 feet in height, although the exact height and final system specifications have not yet been decided.
- The perimeter of the facility would be enclosed with a 7-foot-high 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 reflect a proposed vegetation buffer near the northwest corner of the facility, presumably to provide a measure of visual screening from eastbound Dralle Road.
- Staff met with the applicant in January 2023 to discuss the proposed development. At that time, staff informed the applicant that the subject property is contiguous to the Village of Frankfort and would be eligible for potential annexation, subject to an annexation agreement with the Village. Under such a scenario, the proposed development would require a Special Use Permit for a Utility Facility (Solar Farm), and a Preliminary/Final Plat of Subdivision to create a single or multiple-lot subdivision. At that time, the applicant also expressed interest in developing a similar facility directly across Dralle Road to the north which is the subject of companion Will County Case ZC-23-110.
- In previous discussions with the applicant, Village staff suggested that there be a dedication of right-of-way along Dralle Road approaching the terminus at I-57, to widen and taper the existing right-way, so that there is enough space to accommodate any potential future overpass, and also provide enough width for potential future retaining walls. The applicant seemed receptive to that suggestion. Village staff also requested that the applicant provide a landscape screening plan for Village review.
- Per the official Will County notification which Village staff received via USPS Certified Mail on February 1, 2024, the scheduled hearing date is February 20, 2024, at 6:30 p.m. at the Will County Office Building, 302 North Chicago Street, 2nd floor Board Room, Joliet, Illinois. The officials and jurisdictions copied on the email are invited to submit written comments.

SUGGESTED AFFIRMATIVE MOTION

Recommend the Village Board object/ not object to the proposed Special-Use Permit for a commercial solar energy facility, Will County Case ZC-23-111 (S-23-065), on the unincorporated property located on the south side of Dralle Road approximately 250 feet west of I-57 (21-14-17-100-003-0000).



PIN 21-14-17-100-003-0000



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

Notes

Date: 2/1/2024

1: 9,028

0 0.14 0.28 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.

Site Photos – Will County Case ZC-23-111



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



Figure 2: Property to the north, viewed looking north from Dralle Road.



Figure 3: View east along Dralle Road. I-57 and IBEW building visible in background.



Figure 4: View west along Dralle Road.

Application received 10/13/2023; Completed 1/19/2024



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>

-AK 1/23/2024

Zoning Case # ZC-23-111 (staff only)

PART A – APPLICANT INFORMATION

S-23-065

Trust No. 17330 (Marquette Bank*, Trustee UTA dated July 20, 2004) *John Eamon Malone, sole director & controller

Owner Information			
Full Name	Marquette Bank, as Trustee UTA dated July 20, 2004 and known as Trust No. 17330 with John Eamon Malone as Sole Director and Controller.		
Owner Address	Number & Street: 6133 W Dralle Road		
	City: Monee	State: IL	Zip Code: 60449
Contact Information	Phone: 708-774-2907	Email: cmsmalone@comcast.net	
Agent Information (If different from above) *PRIMARY CONTACT*			
Full Name	Last: Farkes	First: Alex	
Agent Address	Number & Street: 4753 N. Broadway		
	City: Chicago	State: IL	Zip Code: 60640
Contact Information	Phone: 779-774-5151	Email: x@22c-development.com	
Agency/Firm Name	DRALLE SUN 2, LLC c/o 22C DEVELOPMENT, LLC		
Attorney Information			
Full Name	Last: Jacobi	First: Benjamin	
Attorney Address	Number & Street: 150 N. Riverside Plaza, Suite 3000		
	City: Chicago	State: IL	Zip Code: 60606
Contact Information	Phone: 312-463-6344	Email: bjacobi@polsinelli.com	
Agency/Firm Name	Polsinelli PC		

PART B – EXISTING PROPERTY INFORMATION

Existing Property Information			
PIN(s)	21-14-17-100-003-0000		
Parcel Size	39.75 Acres		
Township	Monee	Section	17
Property Address	Number & Street: Southeast of Intersection of S. Ridgeland Ave and W. Dralle Rd		
	City: Monee	State: IL	Zip Code: 60449
Current Zoning	A-1	Current Land Use	Agriculture
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

General Case Information

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

Special Use Permit for a solar energy facility, commercial

Purpose of request:

Receive a Special Use Permit to develop a Commercial Solar Energy Facility, as they are allowed as a Special Use in the Aq-1 District.

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)

Refer to Exhibit C and Exhibit D of the SUP packet.

Complete for applications related to industrial / commercial uses only

What is the current or previous use on the property?

Agricultural

What is the proposed intended use of the property?

Construction and operation of a new solar energy system up to 5 MW in total nameplate generating capacity, and related facilities.

If the proposed use is currently in operation at another location, what is that location's address?

N/A

Business website? N/A

What are the days and hours of operation? _____

Will there be employees?

☒ Yes ☐ No

If yes, how many? Maintenance crews will be onsite a few times a year to conduct inspections, repairs, and maintenance on equipment. A lawn care crew will be onsite a few times a year to conduct lawn maintenance.

Is there any proposed construction or alteration of existing buildings? ☐ Yes ☒ No

If yes, explain: _____

Is there any proposed grading or fill?

☒ Yes ☐ No

If yes, explain: Minor grading will occur to meet tracker, electrical equipment, and access road requirements.

Will the intended use be open to the public?

☐ Yes ☒ No

If yes, estimated average number of customers per day _____

Will the intended use include any outdoor storage of materials, supplies, merchandise, vehicles, equipment, or other similar materials not on display for direct sale, rental or lease to the ultimate customer?

☐ Yes ☒ No

Will the intended use require new outdoor lighting?

☐ Yes ☒ No

Will the intended use require a new sign on the property?

☐ Yes ☒ No

What is the estimated number of average daily vehicle trips the proposal will generate? _____

A few maintenance vehicles are anticipated to be onsite throughout the year to conduct maintenance on equipment and landscaping/lawn.

What is the anticipated noise level of the intended use?

☐ No different than existing conditions

☒ Minimal increase - If checked, explain Minimal noise within IPCB limits will be generated from proposed electrical equipment.

☐ Significant increase - If checked, explain _____

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.

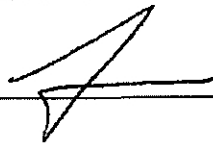
I understand that any information and supporting documentation, including but not limited to plats of surveys and site plans, provided with this application will become public record and subject to the Freedom of Information Act, and may be released as part of a document request.

Name (Identify owner/agent/attorney)

Signature

Date


ALEXANDER FARGES



9-25-23

SUBSCRIBED AND SWORN TO BEFORE ME

this 25th day of SEPTEMBER, 2023.


Notary Public



PART E - APPLICATION SUBMITTAL CHECKLIST AND INSTRUCTIONS

Pre-filing checklist:

- ☐ Completed application (pages 1-4)
- ☐ Copy of recorded deed
- ☐ Electronic copy of legal description (CD ROM or Email), Microsoft Word compatible text format
- ☐ Plat of survey (to scale) from a professional land surveyor showing existing structures on paper size not exceeding 11" x 17". Survey must include a scale, north arrow and dimensions of the subject parcel.
- ☐ Plot plan – the plat of survey is a useful base map. The plot plan must be to scale and must include the proposed structure(s), setbacks from all existing and proposed improvements to all property lines, site and land use details and the location of the well and septic system.
- ☐ Will/South Cook Soil and Water Conservation District Natural Resource Information report
- ☐ Illinois Department of Natural Resources EcoCAT Report and IDNR reply (if applicable)
- ☐ Affidavit of owner's consent (if applicable)
- ☐ Disclosure of beneficiaries (if applicable)

Filing checklist:

- ✓ Application fee as determined by staff based on the fee schedule available at www.willcountyillinois.com/County-Offices/Economic-Development/Land-Use
- ✓ Once the filing fee is submitted and the application is accepted for filing, staff will schedule the public hearing date and conduct agency notification according to the table below. Copies of any written correspondence received by the Department will be emailed to the applicant.

Notification requirements	Zoning request	
	Map Amendment / Special Use Permit	Variance
Will County Health Department	X	X
Local road commissioner (State, County, or Township)	X	X
Fire protection district	X	X
Federal Aviation Administration, if applicable	X	X
Will South Cook Soil and Water Conservation District	X	X
Township (Supervisor, Clerk, Plan Commission)	X	
Illinois Department of Natural Resources EcoCAT Report (http://dnr.illinois.gov/ecopublic/) and IDNR reply	X	
Municipalities within 1.5 miles	X	

Applicant will receive an email notification of the public hearing date with instructions for notifying abutting property owners in addition to a list with contact information. Included in the email will be an affidavit of abutting property owner notification and a notice of public hearing template.

Checklist of items to bring to the public hearing:

- ✓ Completed affidavit of abutting property owner notification
- ✓ Notification letter sent to the identified abutting property owners
- ✓ Certified mail return receipts and date stamped receipt from U.S. Postal Service
- ✓ Certification of publication and publication payment
- ✓ Email notice of abutting property owner notification requirements

At the conclusion of the public hearing, the applicant will receive a Will County Ordinance if the request is approved (applicable to variance requests only) or the date to appear before the Land Use Development Committee (applicable to special use permit and map amendment requests).

LEGAL DESCRIPTION

PARCEL I:
NOT INCLUDED IN THIS PLAT OF LAND.

PARCEL II:
THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, IN
TOWNSHIP 34 NORTH AND RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS.

*TYPOGRAPHICAL ERRORS CORRECTED BY SURVEYOR.

LEGAL DESCRIPTION

A RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND
UNDERGROUND PIPES, IF ANY.

B RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND
TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

C GRANT MADE BY HARRY A. DRALLE AND WIFE, TO THE COMMONWEALTH EDISON
COMPANY, AN ILLINOIS CORPORATION, DATED JANUARY 8, 1957 RECORDED
JANUARY 22, 1957 AS DOCUMENT NO. 814739, THE RIGHT, EASEMENT,
PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT, OPERATE, USE, MAINTAIN,
RELOCATE, RENEW AND REMOVE ELECTRIC TRANSMISSION TOWER LINE
INCLUDING TOWERS, WIRES, CABLES, AND/OR UNDERGROUND COUNTERPOISE
AND NECESSARY FIXTURES AND APPURTENANCES ATTACHED THERETO IN, ON,
ALONG, OVER, THROUGH AND ACROSS THE LAND, DESCRIBED AS FOLLOWS: A
STRIP OF LAND 140 FEET WIDE (BY RECTANGULAR MEASUREMENT) ACROSS
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED
AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF
THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTH ALONG THE EAST
LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF
1502.95 FEET TO THE POINT OF BEGINNING OF THE SAID STRIP OF LAND;
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID STRIP OF
LAND AND MAKING AN ANGLE OF 44 DEGREES 09 MINUTES 15 SECONDS WITH
THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8
(AS MEASURED FROM NORTH TO NORTHWEST), A DISTANCE OF 1508.89
FEET TO A POINT IN THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST
1/4 OF SAID SECTION 8 (SAID POINT BEING ALSO 1051.09 FEET WEST OF THE
CENTER OF SAID SECTION 8) THENCE WEST ALONG THE NORTH LINE OF THE
EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 AND MAKING AN
ANGLE OF 133 DEGREES 54 MINUTES 15 SECONDS WITH THE LAST DESCRIBED
COURSE (AS MEASURED FROM THE SOUTHEAST TO THE SOUTH TO WEST) A
DISTANCE OF 184.31 FEET, THENCE SOUTHEASTERLY ALONG THE
SOUTHWESTERLY LINE OF THE AFORESAID 140 FOOT WIDE STRIP OF LAND, A
DISTANCE OF 1782.83 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTH ALONG THE EAST LINE
OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE
NORTH ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF
SAID SECTION 8, A DISTANCE OF 200.88 FEET TO THE POINT OF BEGINNING,
TOGETHER WITH THE RIGHT TO CUT, CONTROL, TRIM OR ELIMINATE AND AT ITS
OPTION, REMOVE FROM SAID LAND ANY TREES, SAPLINGS, OVERHANGING
BRANCHES, SHRUBS, BUSHES OR OTHER OBSTACLES OR OBSTRUCTIONS WHICH
MAY ENDANGER THE SAFETY OR INTERFERE WITH THE ABOVE INSTALLATION,
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME
(AFFECTS PARCEL I)

D RELINQUISHMENT OF ALL RIGHTS OR EASEMENTS OF ACCESS, CROSSING, LIGHT,
AIR AND VIEW OVER ADJOINING LAND TAKEN FOR F.A.I. 57.

E GRANT OF RIGHT OF WAY RECORDED SEPTEMBER 13, 1973, AS DOCUMENT NO.
873-2808, MADE BETWEEN MILDRED C. ANDERSON, EXECUTOR BY LAST WILL
AND TESTAMENT OF HARRY A. DRALLE, DECEASED, TO THE COMMONWEALTH
EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL RIGHT,
EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT, OPERATE,
USE, MAINTAIN, RELOCATE, RENEW AND REMOVE ELECTRIC TRANSMISSION LINE
INCLUDING STEEL TOWER WITH ITS FOUNDATIONS, WIRES, CABLES, CONDUITS,
UNDERGROUND COUNTERPOISE AND NECESSARY FIXTURES AND
APPURTENANCES ATTACHED THERETO, IN, ON, UNDER, OVER, THROUGH, ALONG
AND ACROSS THE LAND DESCRIBED AS FOLLOWS: THAT PART OF THE EAST
1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING
AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SAID SECTION 8, THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 36.22 FEET, THENCE
SOUTH 44 DEGREES 09 MINUTES 15 SECONDS EAST ALONG A LINE A
DISTANCE OF 1896.86 FEET TO THE EAST LINE OF SAID EAST 1/2 OF THE
SOUTHWEST 1/4 OF SAID SECTION 8, THENCE NORTH ALONG SAID EAST LINE
OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE
OF 114.85 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE
140 FOOT STRIP OF LAND DESCRIBED IN A CERTAIN GRANT TO THE
COMMONWEALTH EDISON COMPANY DATED JANUARY 8, 1957, AND RECORDED
JANUARY 22, 1957, AS DOCUMENT NO. 814739, THENCE NORTH 44 DEGREES
09 MINUTES 15 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF THE 140
FOOT STRIP DESCRIBED IN SAID GRANT A DISTANCE OF 1782.83 FEET TO THE
NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8,
THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE SAID
NORTH LINE A DISTANCE OF 76.02 FEET TO THE POINT OF BEGINNING,
(EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES BY
CONDEMNATION IN CASE NO. 867639444, IN THE CIRCUIT COURT OF WILL
COUNTY, ILLINOIS)

F GRANT DATED JULY 15, 1948 AND RECORDED AUGUST 23, 1948 AS DOCUMENT
NO. 860644, MADE BY HARRY A. DRALLE AND ELSA DRALLE, HIS WIFE, TO
MICHIGAN-WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, ITS
SUCCESSORS AND ASSIGNS, THE RIGHT TO LAY, MAINTAIN, ALTER, REPAIR,
OPERATE, COMPLETE AND REMOVE A PIPE LINE NOT TO EXCEED 24 INCHES IN
DIAMETER FOR THE TRANSPORTATION AND ALL THE APPURTENANCES
NECESSARY FOR THE TRANSPORTATION IN PIPE LINE AND FOR THE
MAINTENANCE OF SAID LINE WITH THE RIGHT OF INGRESS AND EGRESS TO AND
FROM THE LAND, ON, OVER AND WITHIN THE BOUNDARIES OF SAID EASEMENT
EXCEPT UPON SPECIFIC PERMISSION OF THE LANDOWNER THROUGH A CERTAIN
STRIP OF LAND 15 FEET IN WIDTH SITUATED IN THE WEST 1/2 OF THE EAST
1/2 OF THE NORTHWEST 1/4 OF SECTION 17, EXTENDING IN A
SOUTHEASTERLY DIRECTION ACROSS THE SOUTH QUARTER OF THE ABOVE
DESCRIBED PROPERTY.

SUBJECT TO TERMS AND CONDITIONS THEREIN CONTAINED.

(AFFECTS PARCEL II)

G GRANT DATED JANUARY 25, 1977 AND RECORDED FEBRUARY 7, 1977 AS
DOCUMENT NO. 877-4018, MADE BY HENRY ANDERSON AND THOMAS L.
CLINTON, TO MICHIGAN-WISCONSIN PIPE LINE COMPANY, A DELAWARE
CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO SURVEY,
CONSTRUCT, INSTALL, MAINTAIN, REPAIR, ALTER, REPLACE, MOVE, REMOVE
AND CHANGE THE SIZE OF A PIPE LINE AND APPURTENANCES FOR THE
TRANSPORTATION OF GAS, OIL OR OTHER SUBSTANCES WHICH CAN BE
TRANSPORTED THROUGH A PIPE LINE, OVER, THROUGH, UPON, UNDER AND
ACROSS THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF
SECTION 17, TOGETHER WITH THE RIGHT OF WAY ENTRANCE AND EXIT AT
CONVENIENT POINTS FOR SUCH PURPOSES, THE RIGHT OF WAY SHALL BE
SELECTED BY THE GRANTEE AND SHALL BE ASCERTAINED AS FOLLOWS: THAT
PORTION OF SAID LAND BEING 60 FEET IN PERPENDICULAR WIDTH AND LYING
PARALLEL AND TO THE SOUTH OF GRANTEE'S 30' WIDE PRESENTLY EXISTING
PIPELINE, A PORTION OF THIS RIGHT OF WAY WILL OVERLAP 25 FEET OF
GRANTEE'S PRESENTLY EXISTING EASEMENT ACROSS SAID LANDS, AN ADDITION
40 FEET OF WORKING SPACE IS GRANTED LYING SOUTH AND PARALLEL TO
THE ABOVE RIGHT OF WAY TO BE USED FOR CONSTRUCTION ONLY.

SUBJECT TO TERMS AND CONDITIONS THEREIN CONTAINED.

(AFFECTS PARCEL II)

H GRANT DATED FEBRUARY 6, 1960 AND RECORDED MARCH 2, 1960 AS
DOCUMENT NO. 888910, MADE BY HARRY A. DRALLE AND ELSA DRALLE, HIS
WIFE, TO MICHIGAN-WISCONSIN PIPE LINE COMPANY, A DELAWARE
CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO LAY, MAINTAIN,
ALTER, OPERATE AND REMOVE A PIPE LINE NOT TO EXCEED 30 INCHES IN
DIAMETER, INSIDE DIMENSIONS, FOR THE TRANSPORTATION OF GAS WHICH MAY
BE TRANSPORTED THROUGH A PIPE LINE AND ALL THE APPURTENANCES
NECESSARY FOR THE TRANSPORTATION OF GAS IN SAID PIPE LINE AND FOR
THE MAINTENANCE OF SAID LINE WITH THE RIGHT OF INGRESS AND EGRESS TO
AND FROM THE SAME, ON, OVER, AND THROUGH A STRIP OR PARCEL OF
LAND 75 FEET IN WIDTH CUT OF THE WEST 1/2 OF THE EAST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 17, THE NORTHERLY BOUNDARY OF WHICH IS THE
COMPANY'S PRESENTLY EXISTING PIPELINE, THIS NEW LINE WILL RUN PARALLEL
TO THE ORIGINAL LINE 25 FEET TO THE SOUTH, THE RIGHT OF WAY EASEMENT
FOR THIS NEW LINE WILL USE 50 FEET OF THE PRESENTLY EXISTING RIGHT OF
WAY EASEMENT PLUS 25 FEET TO THE SOUTH THEREOF.

(AFFECTS PARCEL I)

I GRANT DATED MAY 15, 1905 AND RECORDED MAY 26, 1905 AS DOCUMENT
NO. 233044, MADE BY JOHN MERILL AND TERESA WITBE, HIS WIFE, TO THE
PRAIRIE OIL AND GAS COMPANY, THE RIGHT TO LAY, MAINTAIN AND OPERATE
PIPE LINES FOR THE TRANSPORTATION OF OIL AND THROUGH ANY LAND IN
THE PUBLIC HIGHWAY IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF
NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 13 EAST OF
THE THIRD PRINCIPAL MERIDIAN WITH INGRESS AND EGRESS TO AND FROM THE
LAND, LINES TO BE BURIED AND LAY ALONG THE PUBLIC ROAD.

NOTE: PURPORTED ASSIGNMENT OF RIGHT OF WAY EASEMENTS RECORDED MAY
14, 1982 AS DOCUMENT NO. 892-36496, WHEREIN ARCO TRANSPORTATION
ALASKA, INC. A DELAWARE CORPORATION, F/X/A ARCO PIPE LINE COMPANY,
ASSIGNED TO ARCO PIPE LINE COMPANY, A DELAWARE CORPORATION.

(AFFECTS PARCEL II)

J PIPE LINE EASEMENT RECORDED JANUARY 31, 1905 AS DOCUMENT NO.
R95-006506, AND PIPELINE COMPANY F/X/A MICHIGAN-WISCONSIN
PIPELINE COMPANY, A DELAWARE CORPORATION SECURED AN AGREEMENT FOR
RIGHT-OF-WAY TO LAY, MAINTAIN, ALTER, REPAIR, OPERATE, COMPLETE AND
REMOVE A PIPELINE NOT TO EXCEED 24 INCHES IN DIAMETER INSIDE
DIMENSIONS, FOR THE TRANSPORTATION OF NATURAL GAS AND ALL THE
APPURTENANCES NECESSARY FOR THE TRANSPORTATION OF NATURAL GAS IN
SAID PIPE LINE AND FOR THE MAINTENANCE OF SAID LINE WITH THE RIGHT OF
INGRESS AND EGRESS TO AND FROM THE SAME, ON, OVER AND WITHIN
THE BOUNDARIES OF SAID EASEMENT THROUGH, OVER, UNDER, ACROSS AND UPON
THE LAND.

K GORMAN DRAINAGE DISTRICT NO. 6 IN PORTIONS OF SECTIONS
15-16-17-18-19-20-21 & 22, IN TOWNSHIP 34 NORTH ROUTE 15 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF ILLINOIS, COUNTY OF
WILL AND STATE OF ILLINOIS RECORDED MAY 18, 2000 AS DOCUMENT NO.
R2000052504.

ABBREVIATIONS

OUT.P. = OUTSIDE DIAMETER IRON PIPE
IF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(B) = BEFO BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
L = LINE LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.L. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.S. = POINT OF SURRENDER
P.B. & E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

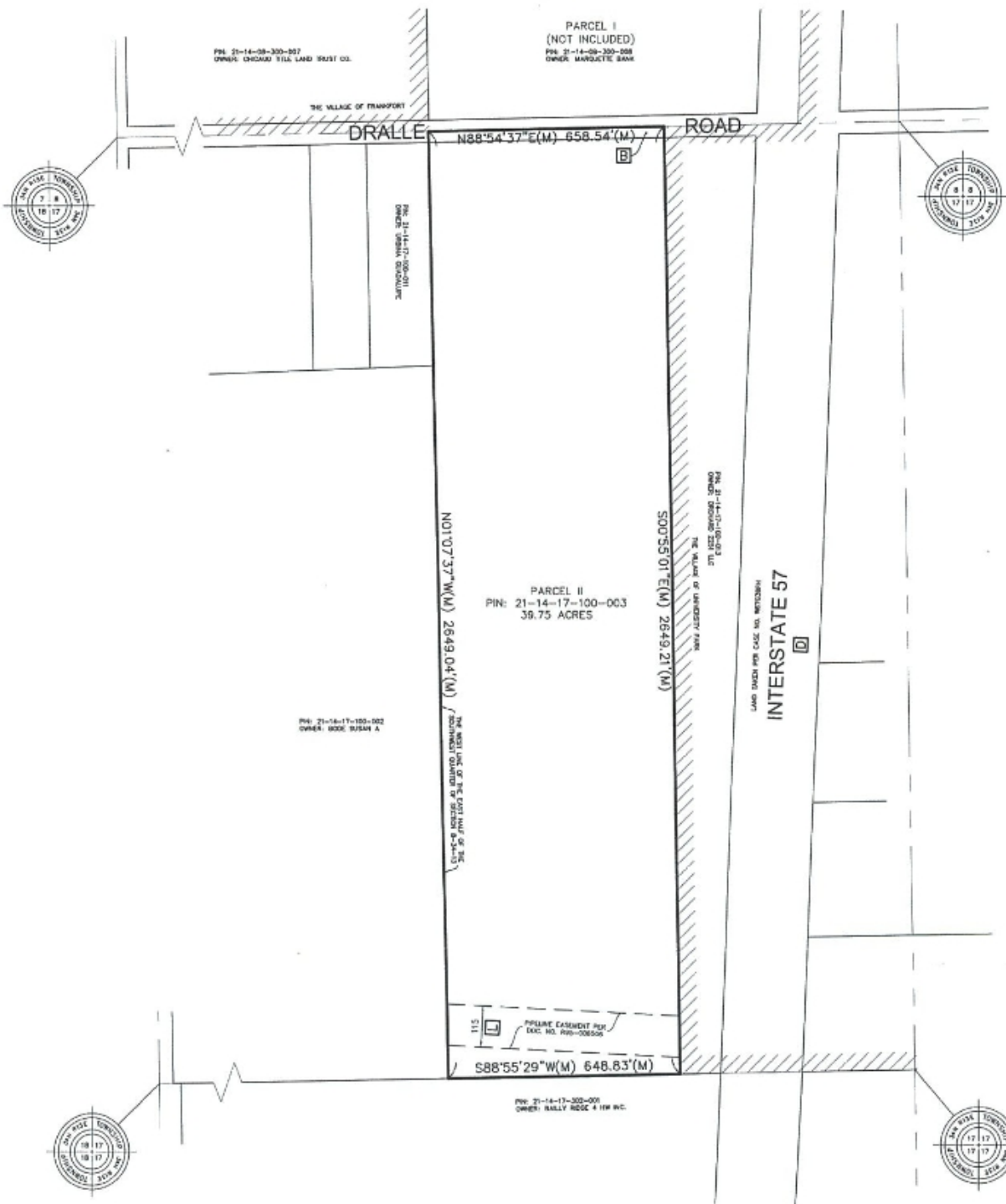
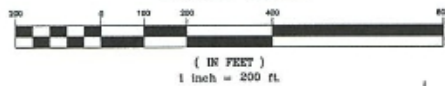
LINE LEGEND

--- UNITS OF LAND PER
--- LEGAL DESCRIPTION
--- ADJACENT LAND
--- PARCEL, LAND
--- EASEMENT LINE
--- CENTERLINE
--- BUILDING SETBACK LINE
--- SECTION LINE
--- LOT LINE
--- LOT LINE

4: \PSDATA\2023\PROJECTS\23.0003\23.0003-POL.DWG

PLAT OF LAND

GRAPHIC SCALE



NOTES

REGARDING SCHEDULE A:
PARCEL I IS NOT INCLUDED IN THIS PLAT OF LAND.

PARCEL II CONTAINED TYPOGRAPHICAL ERRORS AND WERE CORRECTED AS NOTED
HEREON.

REGARDING SCHEDULE B EXCEPTIONS:
SCHEDULE B EXCEPTIONS K, Q, H, M, R AND P ARE NOT SURVEY RELATED AND
THEREFORE NOT SHOWN.

SCHEDULE B EXCEPTION J IS THE OPINION OF ANOTHER SURVEYOR.

A DRAIN TILE INFORMATION AND DITCH LOCATIONS WERE NOT PROVIDED. THERE
WERE NO RECORDED EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT
REGARDING THESE ITEMS. NOT PLOTTABLE.

B PUBLIC RIGHTS-OF-WAY ADJOINING THE SUBJECT SITE SHOWN HEREON.

C GRANT TO THE COMMONWEALTH EDISON COMPANY, OVER THE LAND DESCRIBED
IN DOCUMENT NO. 814739, IS LOCATED ON PARCEL I AND IS NOT ON PARCEL
II, NOT PLOTTABLE.

D RELINQUISHMENT OF ALL RIGHTS OR EASEMENTS WITHIN INTERSTATE 57.
INTERSTATE 57 IS LOCATED EAST OF PARCEL I AND IS NOT LOCATED ON OR
ADJOINING PARCEL II, NOT PLOTTABLE.

Q GRANT TO THE COMMONWEALTH EDISON COMPANY, OVER THE LAND DESCRIBED
IN DOCUMENT NO. 873-2808, IS LOCATED ON PARCEL I AND IS NOT
LOCATED ON PARCEL II, NOT PLOTTABLE.

E PIPELINE EASEMENT GRANT DOCUMENT NO. 860644 WAS NOT PROVIDED AND
THEREFORE NOT PLOTTABLE. HOWEVER, IT IS REFERENCED IN THE DESCRIPTION
CONTAINED IN EXCEPTION L. DOCUMENT NO. R95-006506 AND MAY FALL
WITHIN THE EASEMENT DESCRIBED IN SAID DOCUMENT R95-006506.

F AGREEMENT FOR RIGHT-OF-WAY FOR A 50 FOOT WIDE STRIP PER R77-04018
WAS NOT PROVIDED AND THEREFORE NOT PLOTTABLE. HOWEVER, IT IS
REFERENCED IN THE DESCRIPTION CONTAINED IN EXCEPTION L. DOCUMENT NO.
R95-006506 AND MAY FALL WITHIN THE EASEMENT DESCRIBED IN SAID
DOCUMENT R95-006506. ADDITIONALLY, THE DOCUMENT CONTAINS A GRANT
OF AN ADDITIONAL WORKING SPACE FOR CONSTRUCTION ONLY, PER DOCUMENT
NO. R77-04018, AND DOES NOT IDENTIFY THE DOCUMENT FOR THE EASEMENT
THAT IT IS ADDING EXTRA WORK TO, NOT PLOTTABLE.

G PIPELINE EASEMENT GRANT DOCUMENT NO. 898910 WAS NOT PROVIDED AND
THEREFORE NOT PLOTTABLE. HOWEVER, IT IS REFERENCED IN THE DESCRIPTION
CONTAINED IN EXCEPTION L. DOCUMENT NO. R95-006506 AND MAY FALL
WITHIN THE EASEMENT DESCRIBED IN SAID DOCUMENT R95-006506.

I GRANT DATED MAY 15, 1905 AND RECORDED MAY 26, 1905 AS DOCUMENT
NO. 233044, NOT PROVIDED, BASED ON THE DESCRIPTION CONTAINED IN
SCHEDULE B OF THE TITLE COMMITMENT, THE EASEMENT IS GRANTED
"THROUGH ANY LAND IN THE PUBLIC HIGHWAY." NOT PLOTTABLE.

ASSIGNMENT OF RIGHT OF WAY EASEMENTS RECORDED MAY 14, 1982 AS
DOCUMENT NO. 892-36496, IS INFORMATIONAL, NOT PLOTTABLE.

L PIPE LINE EASEMENT RECORDED JANUARY 31, 1905 AS DOCUMENT NO.
R95-006506, DECLARED AND ESTABLISHED THE LOCATION AND DIMENSIONS OF
THE PIPELINE EASEMENT ON THE SUBJECT SITE. PLOTTED HEREON.

N GORMAN DRAINAGE DISTRICT NO. 6 DISSOLVED PER DOCUMENT NO.
R2000052504, NOT PLOTTABLE.

GENERAL NOTES

1. THIS PLAT IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD
AS IDENTIFIED IN TITLE COMMITMENT NUMBER FCH22000130 ISSUED BY
CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF
SEPTEMBER 2, 2022.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).

3. THIS SITE FALLS WITHIN OTHER AREAS (NO SCREEN) AREA OF MINIMAL FLOOD
HAZARD ZONE "X" AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBERS
17197C03350 AND 17197C03350, BOTH HAVING A REVISION DATE OF
FEBRUARY 15, 2018.

4. THE LAND LINES SHOWN HEREON WERE OBTAINED FROM WILL COUNTY GIS
DATA.

SURVEYOR'S STATEMENT

THE ABOVE PLAT WAS PREPARED UNDER MY DIRECT
SUPERVISION FROM EXISTING RECORDS, MAPS AND PLATS
AND IS NOT A SURVEY.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: *Daniel W. Walter* DATE: 01-11-23
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES: 11/30/2024



COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 428-1100 FAX: (630) 820-7900 EMAIL: ADMIN@CSURVEYING.COM

PROJECT: Dralle Solar Site South
CLIENT: Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINDFELT ROAD, SUITE 800,
WARRENVILLE, IL 60555
PHONE: 630-487-5050
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
1.	PER EMAIL, DATED 12-18-2023	12-18-23	RHM

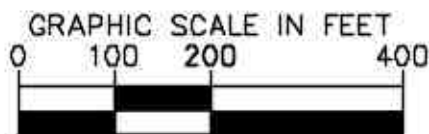


ZC-23-111 LEGAL DESCRIPTION










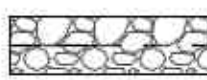
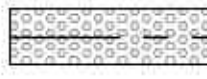
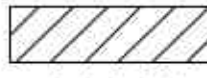

THE EAST 1/2 OF THE SOUTWEST 1/4 OF SECTION 8, IN TOWNSHIP 34 NORTH, AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE LAND TAKEN BY CONDEMNATION, IN CASE NO. W67G394H, IN CIRCUIT COURT, IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 21-14-17-100-003-0000 (PARCEL 2)

COMMONLY KNOWN AS: I-57 AND DRALLE ROAD, MONEE TOWNSHIP, ILLINOIS



LEGEND

ROAD LABEL	N 2200TH ST
PROPERTY LINE	— — — — —
PROPERTY LINE / ROAD CENTERLINE SETBACK	— — — — —
ROAD CENTERLINE	— — — — —
GAS/HAZARDOUS LIQUID TRANSMISSION PIPELINE	— — — — —
EX. WETLAND (PER DESKTOP ANALYSIS)	
WETLAND SETBACK (WILL COUNTY)	— — — — —
EX. OVERHEAD ELECTRIC	— — — — — EX OHE
EX. UTILITY POLE	
EX. RESIDENCE/STRUCTURE	
EX. WELL	
EASEMENT (ASSUMED)	— — — — —
FEMA FLOOD ZONE A	
EX. FLOW (DIRECTION AND SLOPE)	— — — — — XX% →
EX. SOILS	
PR. SECURITY FENCE	— — — — — X — — — — — X — — — — —
PR. PANEL LIMITS	— — — — —
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. OVERHEAD ELECTRIC	— — — — — OHE — — — — —
PR. UNDERGROUND ELECTRIC	— — — — — UOE — — — — — UOE — — — — — UOE
PR. GRAVEL ACCESS ROAD	
PR. GRASSPAVE ACCESS ROAD	
PR. STAGING AREA	
PR. VEGETATIVE SCREEN	

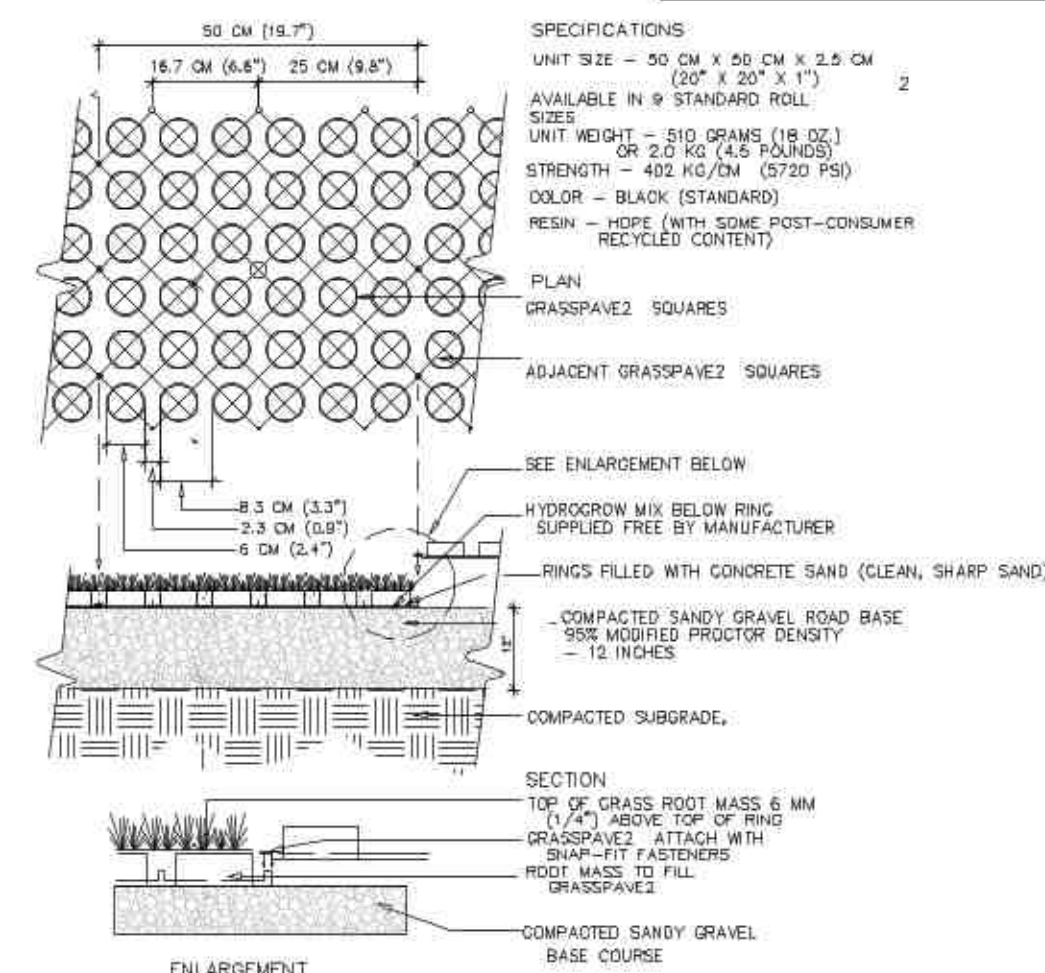


SITE DATA TABLE	
PIN #	21-14-17-100-003-0000
PROPERTY OWNER	MARQUETTE BANK
SITE ADDRESS	SOUTHEAST OF INTERSECTION OF S RIDGELAND AVE AND W DRALLE RD, MONEE, IL 60449
LEGAL DESCRIPTION	THE W $\frac{1}{2}$ OF THE E $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SEC. 17, T34N-R13E.
ZONING JURISDICTION	WILL COUNTY
ZONING DISTRICT	A-1 AGRICULTURAL DISTRICT*
CURRENT LAND USE	100% AGRICULTURE
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	39.75 \pm AC
PRELIMINARY DISTURBED AREA	25.7 \pm AC (ASSUMES 20' OUTSIDE IMPROVEMENTS)
PRELIMINARY SOLAR AREA	17.9 \pm AC (AREA WITHIN FENCE)
RIGHT-OF-WAY SETBACK	50'
PROPERTY LINE SETBACK	50'
DC/AC RATIO	1.25
TOTAL MODULES	9,870
TOTAL POWER OUTPUT (AC)	UP TO 5.00 MW
GROUND COVER RATIO (GCR)	40%

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO
CONSTRUCT/OPERATE A COMMERCIAL SOLAR ENERGY FACILITY

NOTES

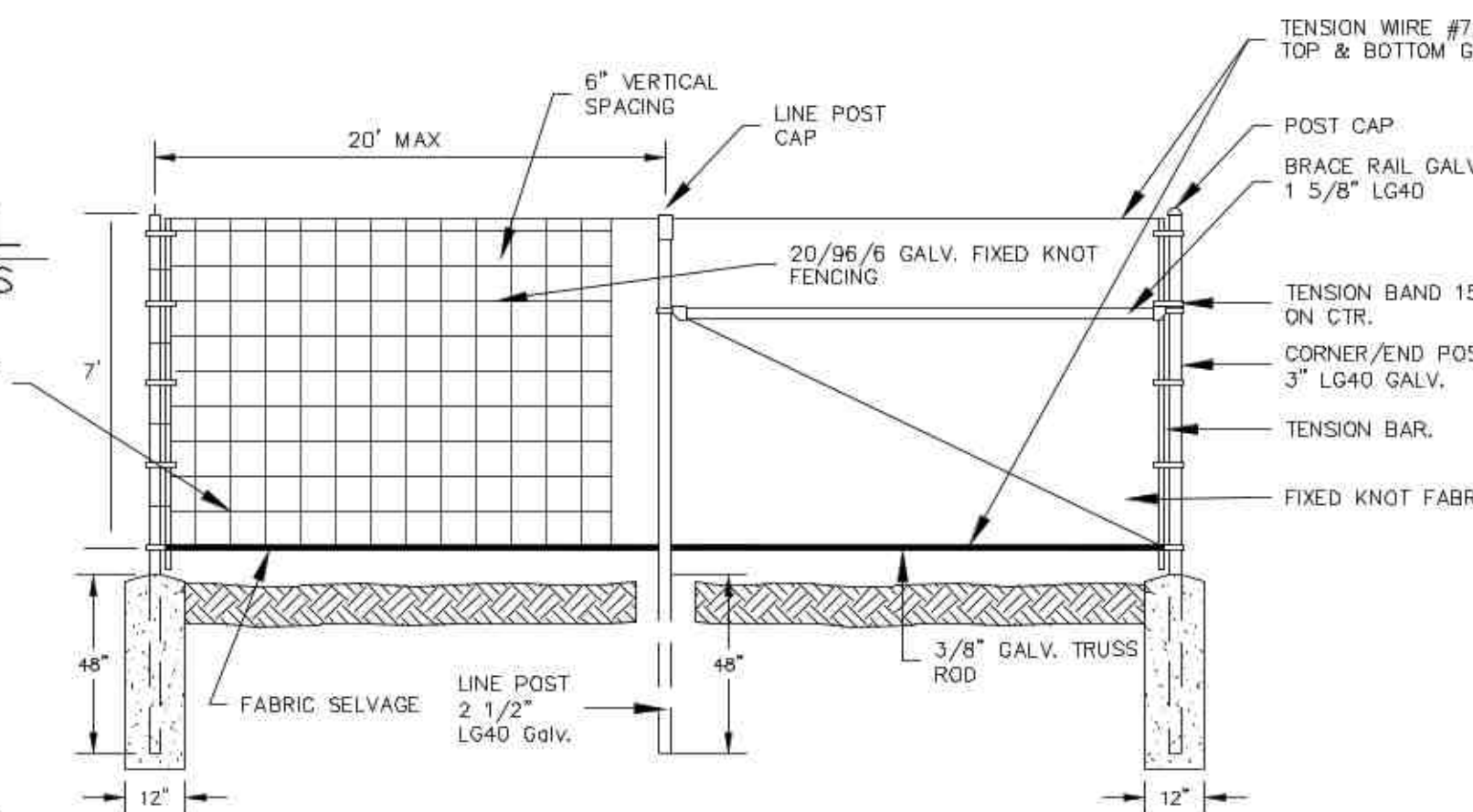
1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY WILL COUNTY TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
2. THIS PLAN WAS PRODUCED UTILIZING GS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING WILL COUNTY, GOOGLE EARTH, NATIONAL WETLAND MAPPING INVENTORY, NRCS SOIL INFORMATION, NPMs PUBLIC VIEWER, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17197C03350 AND 17197C0345G) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING. REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
5. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: ACCESS ROADS, FENCING, SOIL EROSION CONTROL, INVERTS, TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
6. SETBACKS SHOWN ON THIS PLAN ARE BASED ON WILL COUNTY CODE OF ORDINANCES, SECTION 155-8.245 AND ILLINOIS HOUSE BILL 4412 – SOLAR ENERGY SYSTEM IN PLACE AS OF THE DATE OF THIS PLAN. SEE SETBACK TABLE ABOVE.
7. WETLAND SETBACKS VARY AND ARE SHOWN BASED ON WILL COUNTY CODE 164.067 WETLAND, WATERS AND BUFFER STANDARDS.
8. ALL DIMENSIONS SHOWN ARE IN 90 DEGREES UNLESS OTHERWISE NOTED.
9. MINOR GRADING ACTIVITIES WITHIN THE PROJECT AREA MAY OCCUR DURING CONSTRUCTION.
10. EQUIPMENT PAD WILL BE RAISED 2' ABOVE GRADE.
11. LAYDOWN AREA ASSUMED 5,250 SF PER MWDC OF PROJECT.



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OF

TYPICAL GRASSPAVE2 DETAIL

SOILS DATA TABLE		
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
228C2	NAPPANEE SILTY CLAY LOAM, 4 TO 6 PERCENT SLOPES, ERODED	D
235A	BRYCE SILTY CLAY, 0 TO 4 PERCENT SLOPES	C/D
241D3	CHATSWORTH SILTY CLAY, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED	D
320B	FRANKFORT SILT LOAM, 2 TO 4 PERCENT SLOPES	D
320C2	FRANKFORT SILTY CLAY LOAM, 4 TO 6 PERCENT SLOPES, ERODED	D



FIXED KNOT FARM FENCE - STEEL POSTS

SCALE: NTS

[illegible]

Kimley»Horn

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570 LAKE COOK RD SUITE 200
DEERFIELD, IL 60015
WWW.KIMLEY-HORN.COM

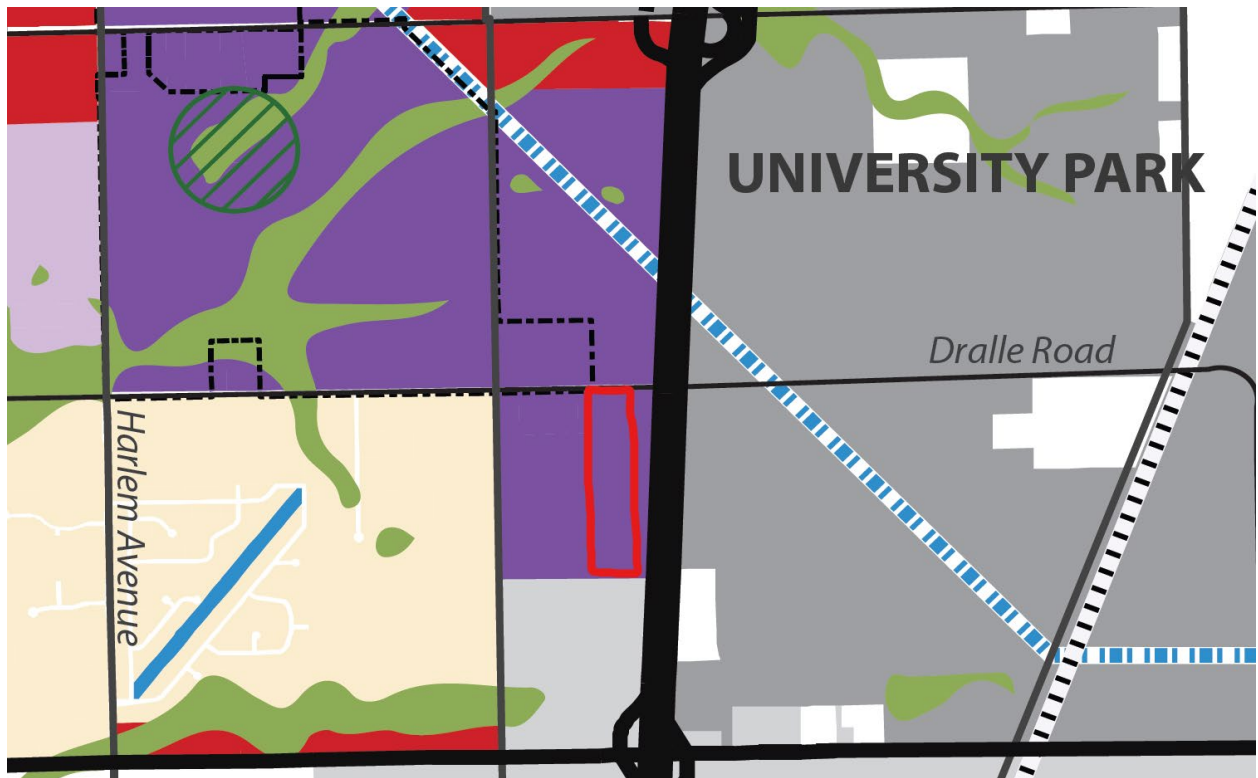
KHA PROJECT	
168794037	
DATE	
11/09/2023	
SCALE	AS SHOWN
DESIGNED BY	JH
DRAWN BY	JH
CHECKED BY	SMH

ZONING SITE PLAN

DRALLE SUN II, LLC

MILL COUNTY II

SHEET NUMBER
EX-1



FUTURE LAND USE MAP

LAND USE

- Agriculture
- Rural Residential
- Single-Family Detached Residential
- Single-Family Attached Residential
- General Commercial
- Mixed-Use
- Business Park
- Industrial
- Public Institutional / Utility
- Parks / Open Space

ENVIRONMENTAL

- Old Plank Road Trail
- Streams/Creeks
- Detention & Retention Ponds
- Environmental Conservation
- Open Space Opportunity
- Pipeline Right-of-Way
(Potential Recreational Path)
- Midewin Access Corridor
(Potential Recreational Path)

PLANNING

- Village Boundary
- Planning Boundary Agreement

TRANSPORTATION & UTILITY

- Local Roadways
- Minor Roadways
- Major Roadways
- Expressways
- Rail Lines
- Metra Stations
- Utility ROW

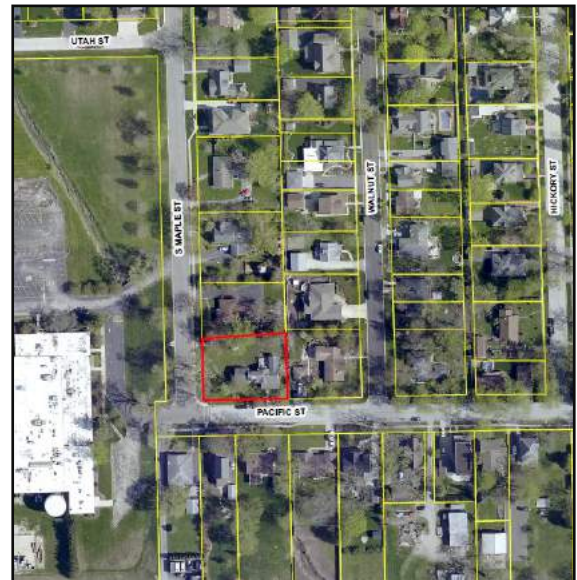
Project: Lanigan Residence
Meeting Type: Workshop
Request: 7 Variations related to new single-family home
Location: 219 Pacific Street
Applicant: Linden Group Architects
Prop. Owner: William & Donna Lanigan
Representative: Grant Currier
Staff Reviewer: Christopher Gruba, Senior Planner

Site Details

Lot Size: 15,526 sq. ft.
PIN(s): 19-09-28-223-023-0000
Existing Zoning: R-2
Proposed Zoning: N/A
Buildings / Lots: 1 house w/ attached garage
Proposed house: 4,375 sq. ft. (gross living area)
Proposed garage: 894 sq. ft. (attached)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Residential	Single-Family Detached	R-2
North	Residential	Single-Family Detached	R-2
South	Residential	Single-Family Detached	R-2
East	Residential	Single-Family Detached	R-2
West	Residential	Single-Family Attached	R-4

Figure 1. Location Map**Project Summary**

William and Donna Lanigan purchased the vacant corner property at 219 Pacific Street to construct a new single-family home with a gross living area of 4,375 square feet. There was a former house on this property that was demolished in July 2022 but unfortunately, no plan or survey exists of the former house. The proposed house would require 7 variations. A Plat of Subdivision will also be required, since the parcel was never platted as a lot (it is currently metes & bounds). The architect has described the style of the proposed house as “Midwestern Colonial with farmhouse and craftsman influence”. The house would have a full basement. Even though the property has the address of 219 Pacific Street, the side adjacent to Maple Street is shorter which technically makes it the front property line. The seven (7) variations requested are:

1. 1st Floor Building Materials (masonry required, mostly non-masonry proposed)
2. Front Yard Setback (Maple Street)
3. Corner Side Yard Setback (Pacific Street Street)
4. Maximum Lot Coverage
5. Insufficient Lot Width (Zoning Ordinance)
6. Insufficient Lot Depth (Zoning Ordinance)
7. Insufficient Lot Width and Depth (Land Subdivision Regulations, Ord-921)

Attachments

1. Location Map, prepared by staff (VOF GIS) scale 1:1,000
2. Downtown Boundary Map (excerpt from 2019 Comprehensive Plan) with subject property noted
3. Downtown Residential Guidelines (Quick Checklist excerpt)
4. Variation Findings of Fact, received 1.19.24
5. Survey, received December 28, 2023
6. Plat of Subdivision, received 1.19.24
7. Submittal prepared by Ideal Designs, received 12.28.23, containing the following:
 - a. Site Plan
 - b. Building Elevations
 - c. Floor Plans
8. 3D architectural rendering of house, received 1.19.24

Analysis

Summary of Variation Requests

The seven variations requests can be summarized in the chart below:

Variation Request	Code Requirement	Proposed House/Property
1 st Floor Building Materials	Masonry	Cement Board, some masonry
Front Yard Setback (Maple)	30'	22.6'
Corner Side Yard Setback (Pacific)	30'	24.9'
Maximum Lot Coverage	20% maximum (3,105 SF)	28.9% (4,487 SF)
Lot Width	120' (corner lot)	101.28'
Lot Depth	150'	147.31'
Lot Width & Depth (Sub Ord-921)	120' & 150'	Same as above

Existing, Non-Conformities

The existing parcel has several existing non-conforming features:

1. The R-2 zone district requires a minimum lot width of 120' for a corner property. The lot width is measured along the front property line, which in this case is Maple Street. The existing width of the property is 101.28', requiring a variation.
2. The R-2 zone district requires a minimum lot depth of 150' for any property. The lot width is measured along the corner side yard property line, which in this case is Pacific Street. The existing width of the property is 147.31', requiring a variation.
3. The existing property does not have a 5' wide sidewalk along Pacific Street. As residential properties are developed, either new lots or existing lots, sidewalks are required to be installed within the right-of-way along street frontages. The Village typically requires that a sidewalk be installed, or a cash-in-lieu payment be made to the Village.

Variation requests, enumerated

First Floor Building Materials:

The Zoning Ordinance requires that all homes in the R-2 zone district be wrapped in masonry on all sides of the 1st floor. The code official may permit up to 15% non-masonry materials for architectural accent features but certain materials are prohibited outright (plywood, vinyl, steel, aluminum).

1. The proposed house mostly contains a mix of cement board siding, stone masonry and face brick.

2. There are existing one-story homes to both the east and north of the subject property and both of them are full masonry (brick).
3. There are a total of 23 houses that have frontage along Maple Street between Pacific Street and Kansas Street. Of the 14 homes on the east side of Maple Street, 6 of them are full masonry (43%). Of the 9 homes on the west side of Maple Street, 3 are full masonry (33%).
4. There are a total of 18 houses that have frontage along Pacific Street and are visible from Pacific Street between Maple Street and the dead-end. Of the 8 homes on the north side of Pacific Street, 4 are full masonry (50%). Of the 18 homes on the south side of Pacific Street, 8 are full masonry (44%).

Front Yard Setback (Maple Street):

The applicant is proposing a 22.6' front yard setback for the new house, whereas 30' is required. The front yard setback is measured from the front property line along Maple Street to the unenclosed front porch. Staff calculated the approximate setback for all homes along the east side of Maple Street, between Pacific Street and Nebraska Street (1,400' +/-). As per the chart below, the average setback of homes on the east side of Maple Street is approximately 28.3', which is further from the street than the requested 22.6' setback.

E. Side Maple Street (south to north)		
Address	Street	Approximate Setback
235	Maple	28
227	Maple	25
221	Maple	30
217	Maple	24
215	Maple	27
203	Maple	28
230	Utah	37
145	Maple	44
133	Maple	26
119	Maple	22
117	Maple	26
220	Nebraska	23
Average		28.3

Corner Side Yard Setback (Pacific Street):

The applicant is proposing a 24.9' corner side yard setback for the new house, whereas 30' is required. The corner side yard setback is measured from the front property line along Pacific Street to the attached garage. Staff calculated the approximate setback for all homes along the north side of Pacific Street, between Maple Street and where it dead-ends (1,400' +/-). As per the chart below, the average setback of homes on the north side of Pacific Street is approximately 21.6', which is closer to the street than the requested 24.9' setback.

N. Side Pacific Street (west to east)		
Address	Street	Approximate Setback
256	Walnut	30
255	Walnut	26

131	Pacific	4
255	Hickory	12
252	Oak	22
255	Oak	13
21	Pacific	30
17	Pacific	36
Average		21.6

Maximum Lot Coverage:

The proposed lot coverage for the new house would be 28.9% (4,487 SF), whereas 20% (3,105 SF) is the maximum allowed.

1. There are no known surveys or site plans from the former house, which was demolished in 2022, making comparison impossible between the former house and the proposed house.
2. Although lot coverage is a separate issue from impervious lot coverage, storm sewers exist along both Maple Street and Pacific Street. Public Works will require that the basement sump pump be connected to the storm sewer. Other drainage connections, such as roof gutters, are not required by Public Works.

Minimum Lot Width:

The existing parcel is not a subdivided lot and will require a Plat of Subdivision. The resulting lot will be substandard for lot width for a *corner* lot in the R-2 zone district, requiring a variation. The Zoning Ordinance requires that a corner lot be at least 120' wide, whereas the proposed lot would be 101.28' wide.

Minimum Lot Depth:

The resulting lot will be substandard for lot depth for a lot in the R-2 zone district, requiring a variation. The Zoning Ordinance requires that a lot be at least 150' deep, whereas the proposed lot would be 147.31' deep.

Land Subdivision Regulations (Ord-921):

The Land Subdivision Regulations, section 9.5-1, notes that lot width and depth must conform to the Zoning Ordinance requirements. The proposed lot would be deficient in both width and depth as noted above, but a separate variation is required from Ord-921, similar to the new home variation project for 99 N. White Street.

Trees & Landscaping

There are currently 2 trees on the existing property and 4 trees within the rights-of-way of Pacific and Maple. The 2 trees on the property would be removed. The applicant is proposing to preserve all 4 parkway trees, as they are very mature and in fairly good condition.

Downtown Residential Design Guidelines (2019 Comp Plan) _____

The site is located within the boundary of downtown, as illustrated in the Downtown Residential Design Guidelines (see attached map).

The proposed site improvements employ some desirable elements as listed in the Downtown Frankfort Residential Design Guidelines of the 2019 Comprehensive Plan. There are also proposed elements that do not meet the guidelines. The "Quick Checklist" from these guidelines has been included with this report. The identifier in the parenthesis signifies the page number within the guidelines.

Meets Guidelines:

- The house has multiple-pane windows. (B-2)
- There is a well-defined entryway, with a covered front porch and columns. (B-2)
- The primary entryway faces the public street. (B-8)
- The proposed front setback would be about the same as those along Walnut Street. (B-4)
- A variety of materials are used to create texture. (B-11)
- The second floor is smaller than the first floor, softening the appearance (B-16)

Does not meet Guidelines:

- The garage is attached, not detached. (page B-1)
- There are no roof dormers. (page B-2)
- The driveway is not narrow. (B-2, B-13)
- The house may be oversized for the lot at 4,375 SF (total living area, not including the porch). The house to the north is 1,234 SF and the house to the east is 2,044 SF, both notably smaller. (B-2)
- The house would be notably larger than other homes along both Pacific and Maple streets. (B-4)
- The house does not adhere to a single, historical style from the late 1800s to early 1900s (Victorian, Colonial, Revival, Craftsman, American Foursquare). (B-5 through B-7)
- Predominantly non-masonry homes are preferable. (B-11)

Partial history of variations for downtown homes_____

The subject property, as well as most of all single-family homes within the downtown, are zoned R-2, single-family residential. There are a few homes in the downtown zoned H-1, R-3 and R-4. The R-2 zone requirements are as follows:

Standard (R-2)	Requirement
Lot Size	15,000 square feet
Lot Width	100'
Lot Depth	150'
Front Yard Setback	30'
Side Yard Setback	At least 25' total, not less than 10' each side
Rear Yard Setback	30'
Building Height	35'
Lot Coverage Max (%)	20% (25% for a one-story house)
Impervious Coverage Max (%)	40%
Driveway setback	5' (4' side loaded)
Accessory structure setback	10' from side or rear lot lines

The following is a partial list of recent variations granted for homes in the downtown:

213 Kansas (Kirsch) (PC review 1.24.19)

Lot Size: 6,183 square feet

Lot Width: 61.83'

Lot Depth: 100'

Variations granted:

1. Front yard setback: 13.4'
2. Side yard setbacks: of 10' and 10'
3. Rear yard setback: 15.1'
4. Lot coverage: 30%
5. Driveway setback: 0.5'
6. First floor building materials (masonry required)

215 Kansas (Gallagher) (PC review 8.14.08)

Lot Size: 4,950 square feet

Lot Width: 50'

Lot Depth: 100'

Variations granted:

1. Lot Coverage: 38.3% (20% max permitted)
2. First floor building materials for accessory structure (masonry required)
3. Detached garage side yard setback: 0' (10' required)

140 Walnut (McLean) (PC review 1.25.18)

Lot Size: 6,275 square feet

Lot Width: 50'

Lot Depth: 125.5'

Variations granted:

1. Front yard setback: 15.67' (30' required)
2. Side yard setback: 5' (10' required)
3. Lot coverage: 33.5% (20% max permitted)
4. First floor building materials (masonry required)

200 W. Nebraska (Leonard) (PC review 11.8.12)

Lot Size: 7,000 square feet

Lot Width: 70'

Lot Depth: 100'

Variations granted:

1. Lot Coverage: 34% (20% max permitted)
2. Driveway setback: 0' (5' required)
3. Detached garage setback: 0' from south lot line, 4.1' from west lot line (10' required)
4. Detached garage height: 21' 4" (15' max permitted)

210 Walnut (Winters) (PC review 3.10.11)

Lot Size: 11,044 square feet

Lot Width: 90'

Lot Depth: 130'

Variations granted:

1. Front yard setback: 19' (30' required)
2. Building height: 36' (35' max permitted)
3. Lot Coverage: 29% (20% max permitted)
4. Driveway setback: 2' (5' required)
5. First floor building materials (masonry required)

6. Accessory structure setback: 2' to both north and west property lines (10' required)

23 W. Bowen Street (Gander) (PC review 8.22.13)

Lot Size: 8,270 square feet

Lot Width: 52'

Lot Depth: 172'

Variations granted:

1. Side yard setback: 6.4' (10' required)
2. Lot Coverage: 26% (20% max permitted)
3. Driveway setback: 2' (5' required)
4. First floor building materials (masonry required)
5. Accessory structure setback from side property line: 5' (10' required)

147 White Street (Lalley) (PC review 7.8.10)

Lot Size: 21,484 square feet

Lot Width: 130'

Lot Depth: 165'

Variation granted:

1. Detached garage setback 6.5' from side property line (10' required)

44 W. Bowen Street (Carroll/Watson) (PC review 8.12.10)

Lot Size: 16,175 square feet

Lot Width: 100'

Lot Depth: 160'

Variation granted:

1. Accessory structure (shed) 0' setback from rear property line (10' required)

140 Maple (Triezenberg) (PC review 9.8.16)

Lot Size: 6,250 square feet

Lot Width: 50'

Lot Depth: 130'

Variation granted:

1. Driveway setback 0' (5' required)

143 Kansas Street (Brown) (PC review 3.25.21)

Lot Size: 5,000 square feet

Lot Width: 50'

Lot Depth: 100'

Variations granted:

1. Front yard setback: 10' (30' required)
2. Side yard setback: 5' (13' required)

3. Detached garage setback from rear property line: 0.5' (10' required)
4. Detached garage setback from side property line: 2' (10 required)
5. Driveway setback: 2' (5' required)
6. Lot coverage: 41% (20% max permitted)
7. Impervious lot coverage: 46% (40% max permitted)
8. First floor building materials (masonry required)

213 Nebraska Street (Plantz) (PC review 10.27.22)

Lot Size: 6,687 square feet

Lot Width: 67.5'

Lot Depth: 99'

Variations granted:

1. Front Yard Setback: 12' 7" (30' required)
2. 1st Floor Building Materials (masonry required)
3. Detached Garage Setback: 5' 7" (10' required)
4. Rear Yard Coverage: 32% (30% maximum)
5. Lot Coverage: 32.8% (20% maximum)
6. Impervious Lot Coverage: 41.9% (40% maximum)
7. Garage Height: 20' 5 ½" (15' maximum)

108 Walnut Street (Sleeman) (PC review 9.14.23)

Lot Size: 6,376 square feet

Lot Width: 50'

Lot Depth: 130'

Variations granted:

1. Front Yard Setback: 21.8' (30' required)
2. Side Yard Setback (N): 8.5' (10' required)
3. Side Yard Setback (S): 4.9' (10' required)
4. Lot Coverage: 36.7% (20% max)
5. Impervious Lot Coverage: 45.2% (40% max)
6. 1st Floor Building Materials: Masonry required, wood composite proposed

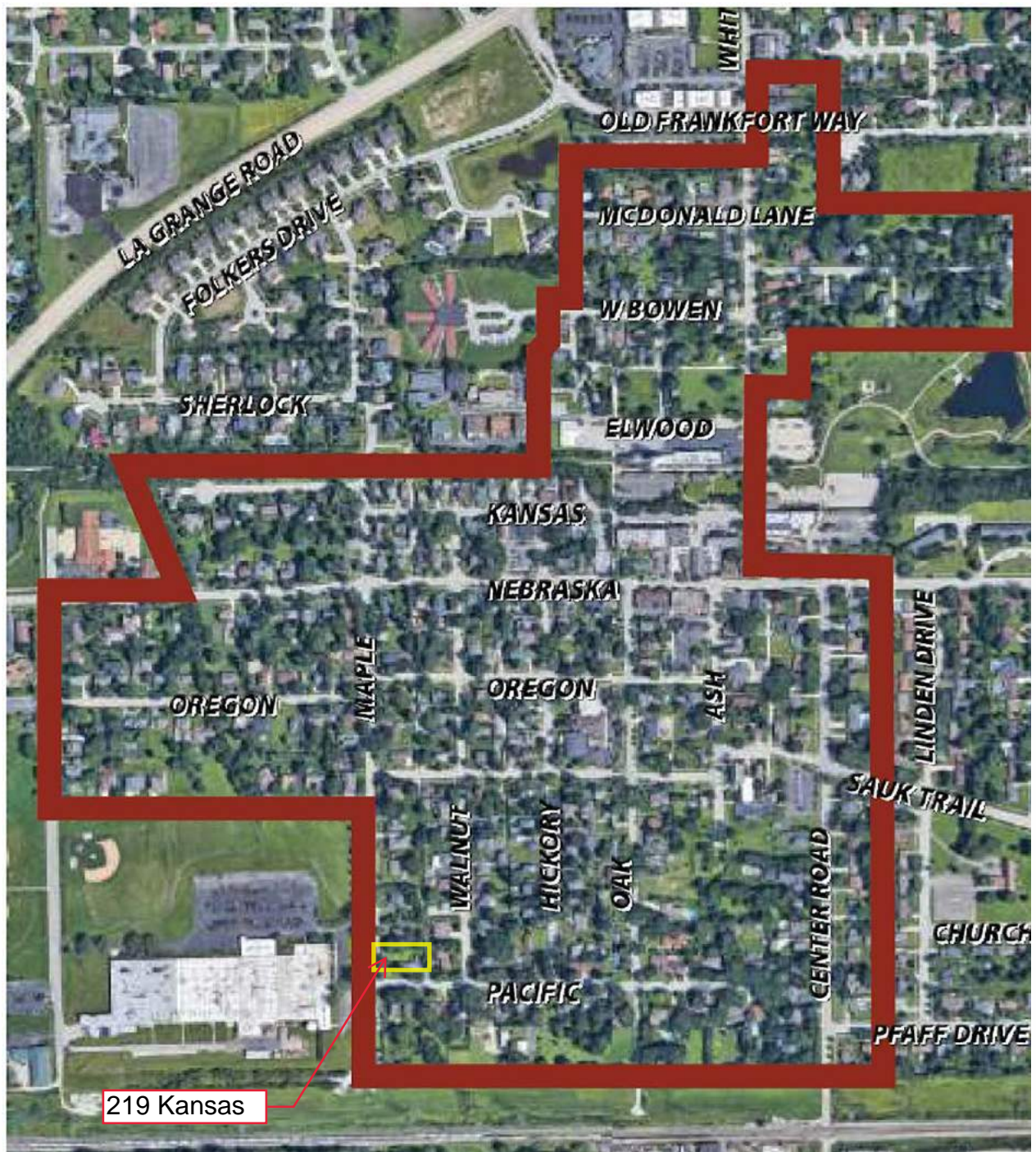
Affirmative Motions (for future public hearing only)_____

1. Recommend the Village Board approve the variation request for 1st floor building materials to allow non-masonry siding on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
2. Recommend the Village Board approve the variation request to reduce the required front yard setback for the primary structure from 30' to 22.6', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
3. Recommend the Village Board approve the variation request to reduce the required corner side yard setback for the primary structure from 30' to 24.9', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
4. Recommend the Village Board approve the variation request to exceed the maximum lot coverage to allow 28.9% instead of 20%, on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

5. Recommend the Village Board approve the variation request to reduce the minimum lot width to 101.28' instead of 120' for a corner property, on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
6. Recommend the Village Board approve the variation request to reduce the minimum lot depth to 147.31' instead of 150', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
7. Recommend the Village Board approve the variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve a Plat of Subdivision for a lot width and depth which do not conform to the requirements of the Village of Frankfort Zoning Ordinance, in accordance with the reviewed plans, public testimony and findings of fact.

219 Pacific Street (variation requests)





Downtown Frankfort Boundary Map

B | downtown residential design guidelines

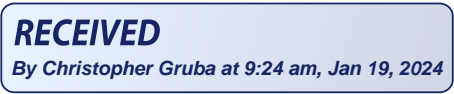
QUICK CHECKLIST

The set of questions listed below are framed in such a way that if your answer is “yes” - it is likely that the design is on the right track towards contributing to the type of character and quality Frankfort seeks to maintain. The photos shown to the right are examples of residences that fulfill these design ideals. If the answer is not clear, or is questionable, you should look for ways to improve upon this design element.

Note: All new residential construction, building additions, and development in general must comply with the Zoning Ordinance regulations including but not limited to setbacks, height, lot coverage, and building materials.

- | | |
|---|--|
| 1. Does the building architecture complement and fit the character of surrounding structures - consider scale, setback, building height? | <input type="checkbox"/> Yes
<input type="checkbox"/> No
<input type="checkbox"/> Maybe |
| 2. Does the structure's architecture delineate and highlight the primary entrance? | <input type="checkbox"/> Yes
<input type="checkbox"/> No
<input type="checkbox"/> Maybe |
| 3. Are the proposed building materials consistent with the intended architectural style of the home and complementary to the materials utilized on the homes in the surrounding area? | <input type="checkbox"/> Yes
<input type="checkbox"/> No
<input type="checkbox"/> Maybe |
| 4. Are simplified roof forms provided that are consistent with both the intended architectural style and roof forms of homes in the surrounding area? | <input type="checkbox"/> Yes
<input type="checkbox"/> No
<input type="checkbox"/> Maybe |
| 5. Are there step-backs to the facade and / or architectural details that add depth and dimension, i.e. porches, bay windows? | <input type="checkbox"/> Yes
<input type="checkbox"/> No
<input type="checkbox"/> Maybe |
| 6. Are there interesting architectural details and landscape treatments integrated on site that complement the residence? | <input type="checkbox"/> Yes
<input type="checkbox"/> No
<input type="checkbox"/> Maybe |
| 7. Are the predominate facade colors / building materials of a natural color palette that is complementary to the homes in the surrounding area. | <input type="checkbox"/> Yes
<input type="checkbox"/> No
<input type="checkbox"/> Maybe |





Application for Plan Commission / Zoning Board of Appeals Review
Standards of Variation

Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence provided. To assist the Zoning Board of Appeals in their review of the variation request(s), please provide responses to the following “Standards of Variation.” Please attach additional pages as necessary.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;

This lot as platted is undersized lot by +- 14% compared to minimum lot dimensions per code. The property in question was purchased by William and Donna Lanigan for the sole purpose of designing and building their own single family residence, to be occupied by themselves. In order to meet their needs, reasonable minor variations to the adopted zoning code are hereby requested.
2. That the plight of the owner is due to unique circumstances; and

The Owner's desire to build a two story (4) Bedroom residence with unfinished Basement and attached Garage and hereby request reasonable minor variances to the adopted zoning code given the size of their corner lot as platted does not meet minimum Village size standards.
3. That the variation, if granted, will not alter the essential character of the locality.

The variations if granted will not alter the essential character of this residential block. The architectural design and home's scale endeavor to compliment the neighborhood and follow the design intent of the Village's Residential Design Guidelines.

For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence. Please provide responses to the following additional “Standards of Variation.”

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;

This lot as platted is undersized lot by +- 14% compared to minimum R-2 corner lot dimensions per code. The property was purchased for the sole purpose of designing and building a single family residence. In order to meet Owners' needs and position the structure on the site, reasonable minor variations to the adopted zoning code are hereby requested.

2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;

The conditions upon which this petition for variations apply would not specifically be applicable to other properties within the same zoning classification as this is a unique corner lot with site and Owner specific design considerations.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

The Owner's have purchased this vacant property to build their dream home together and enjoy living in Frankfort for many years to come. The size and layout of their proposed home is based on their needs and their needs alone.

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

The variances requested have not been created by any person or entity presently having an "interest" in the property.

5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;

The variations if granted will not be detrimental to the public's welfare or unduly injurious to other property or improvements in the neighborhood. The design endeavors to compliment the neighborhood and follow the design intent of the Village's Residential Design Guidelines.

6. 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; or

The variations if granted will not alter the essential character of this residential block. The design intent is to compliment the neighborhood. As presented, this is a quality design with significant architectural detailing and design sensitivity.

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The variations if granted will not impair an adequate supply of air to adjacent property or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

FRANKFORT

SITE LOCATION

RECEIVED
By Christopher Gruba at 12:55 pm, Dec 28, 2023


Dec 28, 2023

A north arrow pointing upwards, consisting of a circle with an 'N' inside, and a vertical line with a crossbar. Below the north arrow is a graphic scale bar. The scale bar is a horizontal line with alternating black and white segments. It is marked with the numbers 10, 0, 10, 20, and 30. Below the scale bar, the text "SCALE: 1" = 10'" is written.

LEGEND

EXISTING	CURB & GUTTER
==	WATER MAIN
— W — W —	STORM SEWER
⤵ — ⤵	SANITARY SEWER
→	STORM MANHOLE
⊕	SANITARY MANHOLE
⊙	CATCHBASIN
○	INLET
⊗	VALVE & VAULT
⊗	VALVE & BOX
⊗	BUFFALO BOX
⊙	FIRE HYDRANT
⊙	FLARED END SECTION
⊕	HANDICAPPED RAMP
+ 721.00	SPOT ELEVATION
+ 721.00	CONTOUR
→	DRAINAGE FLOW
==	CULVERT
■	CONCRETE MONUMENT
⊕	PARKING SPACE COUNT
△	SURVEY CONTROL POINT
□	ELECTRIC METER
⊕	ELECTRIC TRANSFORMER
⊗	LIGHT STANDARD
⊗	STREET LIGHT
⊗	TRAFFIC LIGHT
⊗	POWER POLE
⊗	SIGN
⊗	TREE
⊗	GAS METER
⊗	GAS VALVE
⊗	FENCE
— UE — UE —	BURIED UTILITY LINE
— OE — OE —	OVERHEAD UTILITY LINE

FOR BURIED AND OVERHEAD UTILITIES:
 E=ELECTRIC T=TELEPHONE C=COMMUNICATIONS G=GAS

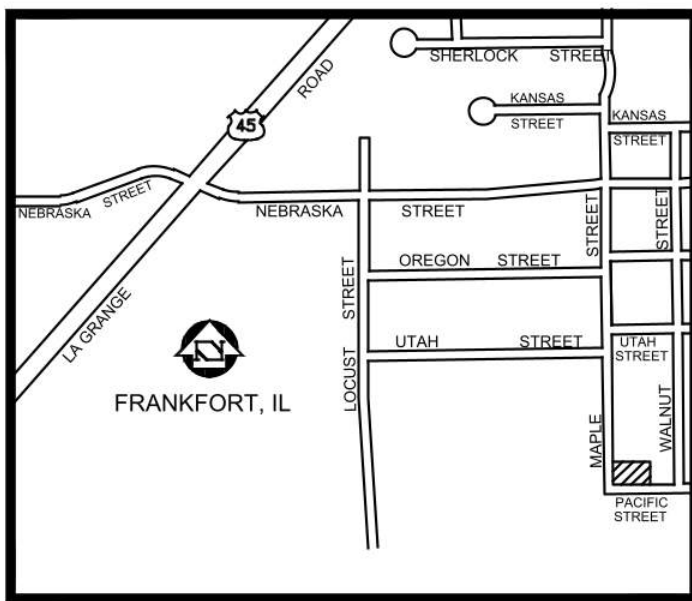


**Know what's below.
Call before you dig.**

CALL 811
48 HOURS BEFORE
YOU DIG



219 PACIFIC STREET SUBDIVISION



VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

At&t Telephone Company
Authorized C.A.T.V. Franchise
and the
Commonwealth Edison Company

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and sounds and signals in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "suitable for easement", "open space", "degraded", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

NI-Cor Gas Company

its respective successors and assigns ("NI-Cor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limit to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Cor's facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Cor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)) as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

PUBLIC UTILITY AND DRAINAGE EASEMENTS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF FRANKFORT AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF FRANKFORT, INCLUDING, BUT NOT LIMITED TO, AMERITECH TELEPHONE COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON ELECTRIC COMPANY, COMCAST TELEVISION COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, WATER MAINS, VALVE VAULTS AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF FRANKFORT, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES, NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF FRANKFORT. THE PLACEMENT OF ANY LANDSCAPING NOT IN WITH THE APPROVED LANDSCAPE PLAN OR GRADING PLAN FOR A GIVEN PROPERTY, OR ANY ACCESSORY BUILDING OR STRUCTURE, SWIMMING POOL, FENCE OR OTHER IMPROVEMENT WHICH IN ANY WAY COULD CAUSE AN IMPEDIMENT TO THE OVERLAND FLOW OF STORM WATER WITHIN SAID DRAINAGE EASEMENT IS HEREBY PROHIBITED.

NOTE: (XXX.XX') MEASURED DISTANCE, (N X°XX'XX" E) MEASURED BEARING
(XXX.XX') RECORDED DISTANCE, (N X°XX'XX" E) RECORD BEARING

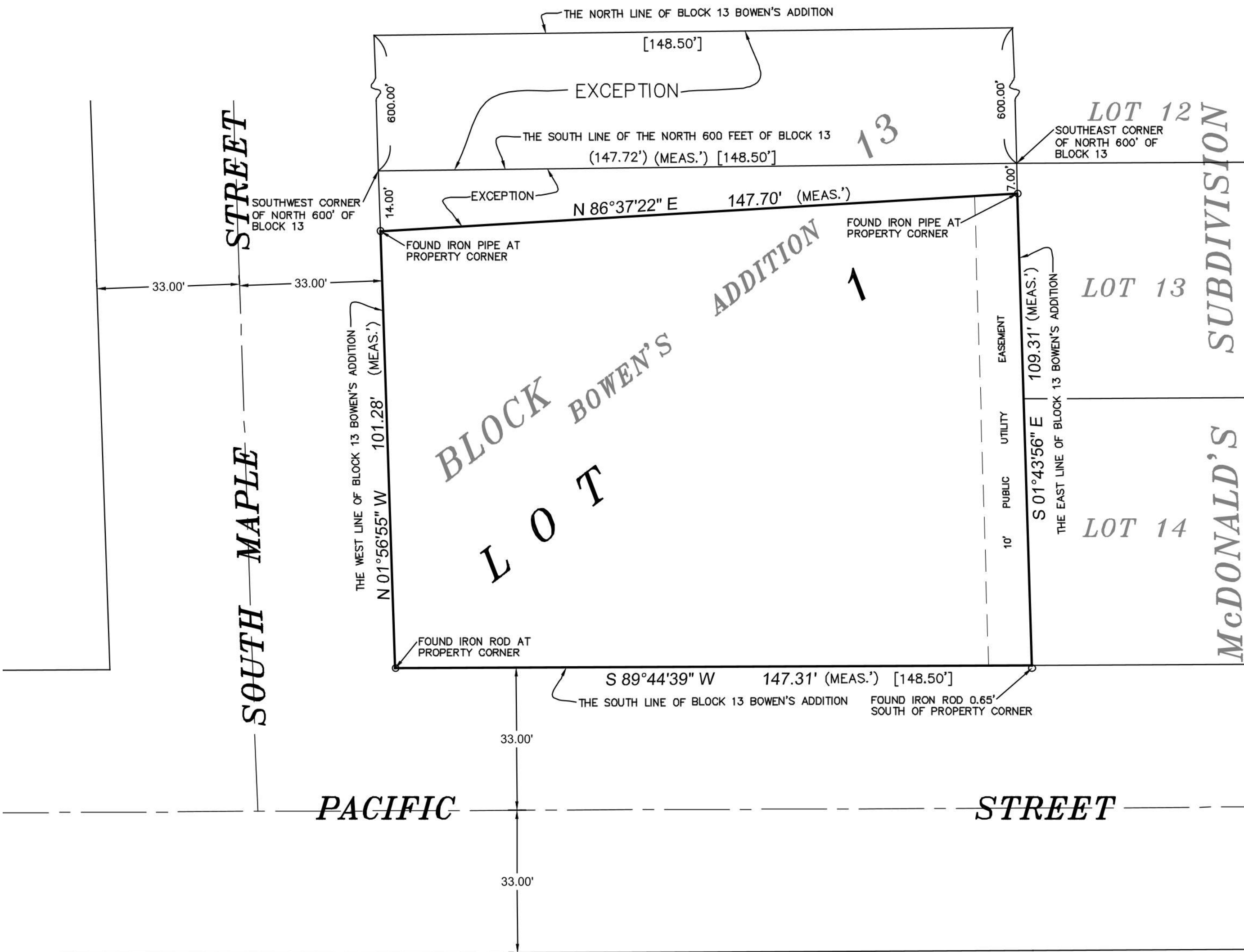
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By Christopher Gruba at 9:23 am, Jan 19, 2024

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FRANKFORT WILL COUNTY, ILLINOIS.

P.I.N. = 19-09-28-223-023-0000

CONTAINING 15,527 SQ.FT., 0.356 ACRE.



PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO CERTIFY THIS _____ DAY OF _____, 2024 A.D., THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ATTEST: _____
CHAIRMAN

BY: _____

VILLAGE BOARD APPROVAL

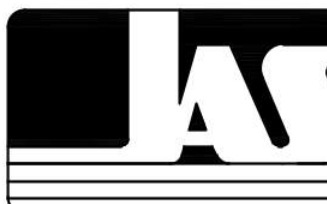
STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2024 A.D.

ATTEST: _____
VILLAGE CLERK

BY: _____
VILLAGE PRESIDENT

PLAT PREPARED BY
AND RETURN TO:



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

ILLINOIS PROFESSIONAL DESIGN FIRM 184-001172

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT WILLIAM LANIGAN AND DONNA LANIGAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AS THE OWNERS OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAME ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICTS: FRANKFORT SCHOOL DISTRICT 157C AND LINCOLN-WAY SCHOOL DISTRICT 210, AND JOULET JUNIOR COLLEGE DISTRICT 525 AND THAT THEY HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS _____ DAY OF _____, A.D. 2024.

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM LANIGAN AND DONNA LANIGAN DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN MY SIGNATURE AND SEAL

DATED THIS _____ DAY OF _____, A.D. 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

DATED THIS _____ DAY OF _____, A.D. 2024.

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, D. WARREN OPPERMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, RESUBDIVIDED AND PLATTED SAID PROPERTY INTO ONE LOT ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BLOCK 13, (EXCEPT THE NORTH 600 FEET THEREOF), IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1886, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22886, IN WILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 14.00 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, WHICH POINT IS 7.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK, A DISTANCE OF 7.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 600 FEET, A DISTANCE OF 148.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. THIS IS TO CERTIFY THAT WE HAVE EXAMINED FIRM MAP NUMBER 1716702026 G, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 15, 2019, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR WILL COUNTY, WITH REFERENCE TO THE ABOVE NAMED TRACT, AND FIND THE PROPERTY TO BE IN ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.
3. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT.
4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL.
6. EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3") LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDED.
7. BASIS OF BEARING IS ASSUMED.
8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMAL STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS _____ DAY OF _____, 2024, A.D.
ILLINOIS REGISTERED LAND SURVEYOR NO. 3152

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-24)



01-18-2024

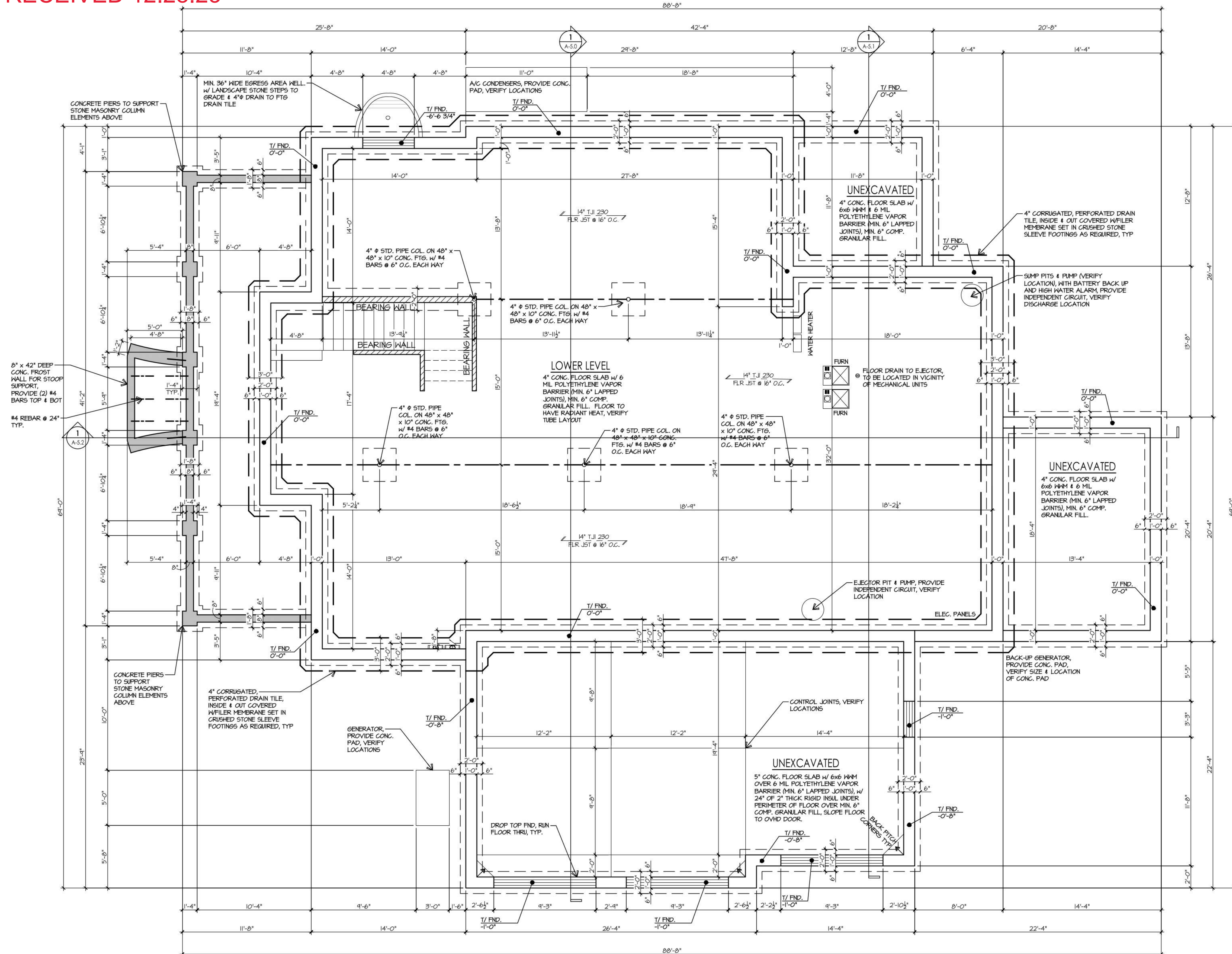
24-014-012

By Christopher Gruba at 12:54 pm, Dec 28, 2023

BLOCK 13, (EXCEPT THE NORTH 600 FEET THEREOF), IN BOWENS ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22286, IN HILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL, BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK A, A DISTANCE OF 14.00 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK A, WHICH POINT IS 7.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE WESTERLY ALONG THE SOUTHBLOCK 13, (EXCEPT THE NORTH 600 FEET THEREOF), IN BOWENS ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22286, IN HILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL, BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK A, A DISTANCE OF 14.00 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, WHICH POINT IS 7.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 600 FEET, A DISTANCE OF 148.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN HILL COUNTY, ILLINOIS, A DISTANCE OF 148.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN HILL COUNTY, ILLINOIS.

**219 Pacific Street
Frankfort, IL**

A-0.0



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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

Proposed Residence for
William and Donna LANIGAN
219 Pacific Street
Frankfort, IL

DRAWN DESCRIPTION
DATE 2023-10-06 TIMMY OWNER REVIEW
2023-12-17 TIMMY PROGRESS REVISIONS
2023-12-20 TIMMY ISSUE FOR VILLAGE REVIEW

PROJECT NUMBER
2023-0196

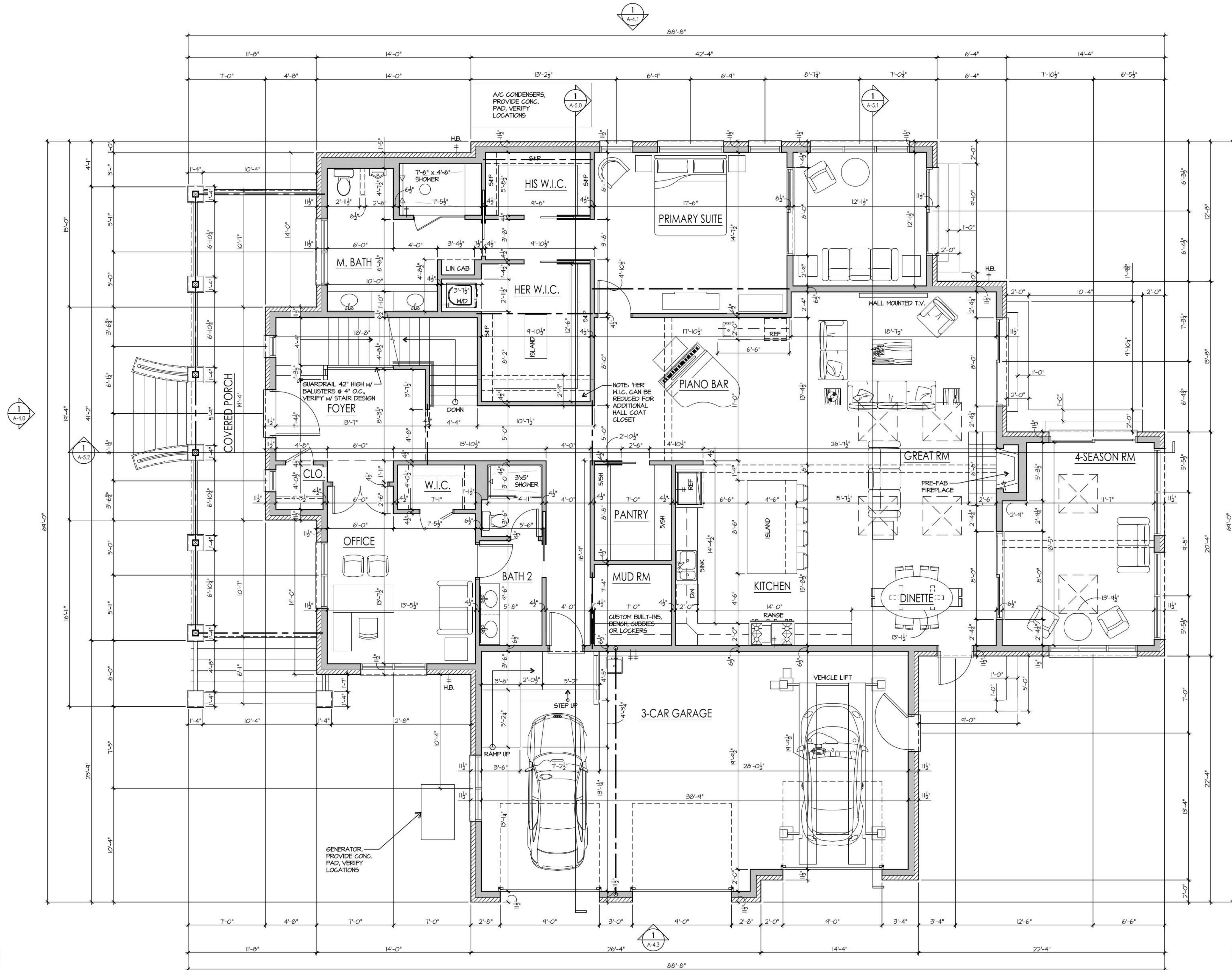
DATE
12-27-2023

DRAWN BY
LGI GC

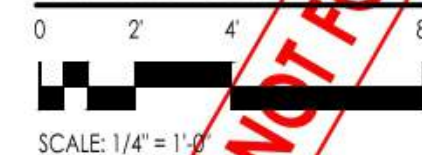
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FOUNDATION
PLAN

SHEET NAME
A-1.0
SHEET



3,220.7 SQ. FT.
MAIN LEVEL FLOOR PLAN



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Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

DATE 2023-10-06
DRAWN BY TIMMY OWNER REVIEW
2023-12-17
2023-12-20
2023-12-20
TIMMY
OWNER REVIEW
PROGRESS REVISIONS
ISSUE FOR VILLAGE REVIEW

2023-0196
PROJECT NUMBER

12-27-2023
DATE

LGI GC
DRAWN BY FINAL REVIEW

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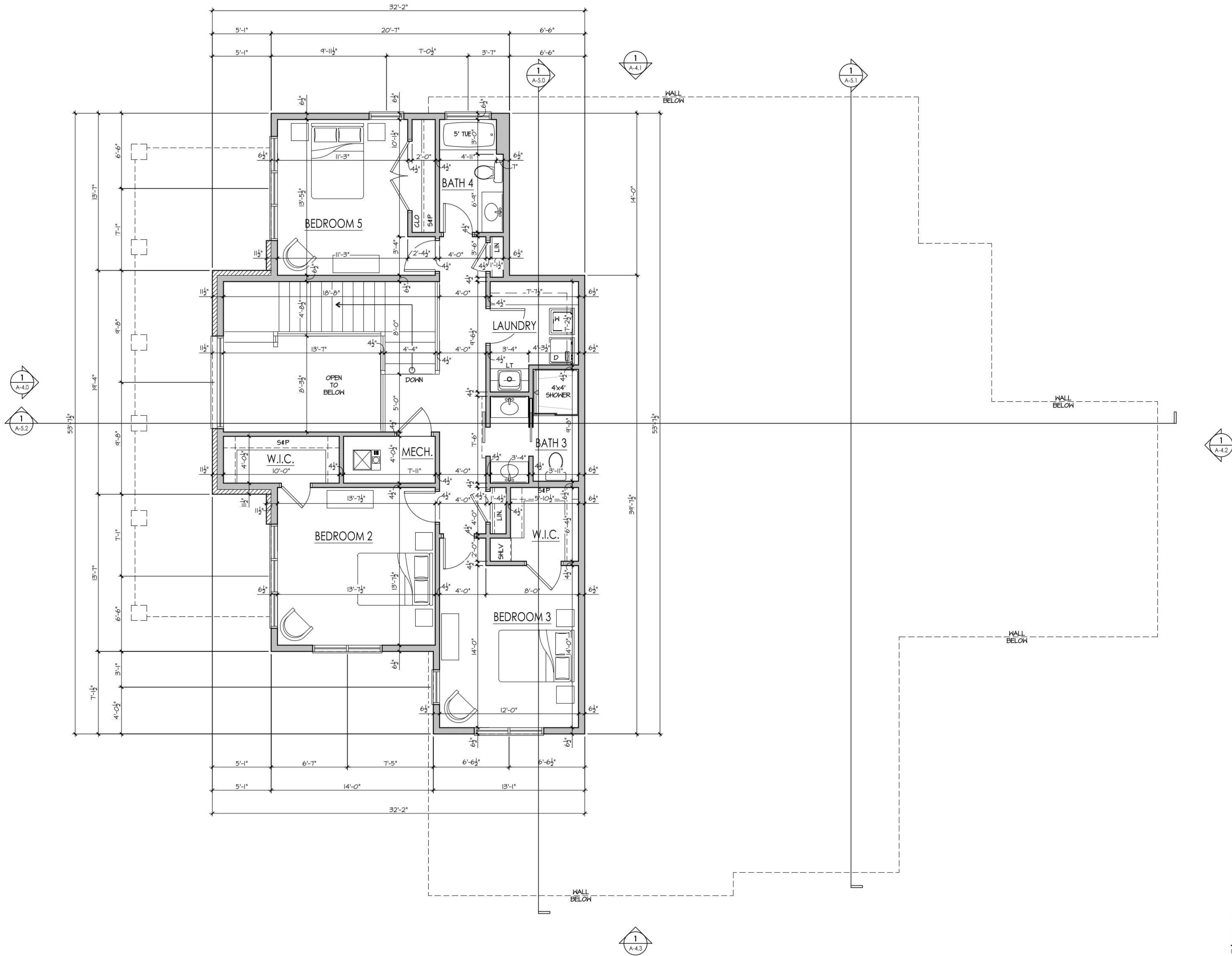
MAIN LEVEL
FLOOR PLAN

SHEET NAME

A-1.2

SHEET

P:\2023\2023-0196-Dwgs\Title\Construction Documents\Architectural\2023-0196_A-1.3_R4-2.dwg 12/27/2023 4:03 PM WYONG A-1.3
C:\Users\WYONG\OneDrive\Documents\Architectural\2023-0196_A-1.3_R4-2.dwg 12/27/2023 4:03 PM WYONG A-1.3



1,126.4 SQ. FT.
UPPER LEVEL FLOOR PLAN



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Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

DATE 2023-10-06
DRAWN BY TIM/TKY
DESCRIPTION TIM/TKY OWNER REVIEW
2023-12-12 TIM/TKY PROGRESS REVISIONS
2023-12-20 TIM/TKY ISSUE FOR VILLAGE REVIEW

2023-0196

PROJECT NUMBER

12-21-2023

DATE

LGI

DRAWN BY

GC

FINAL REVIEW

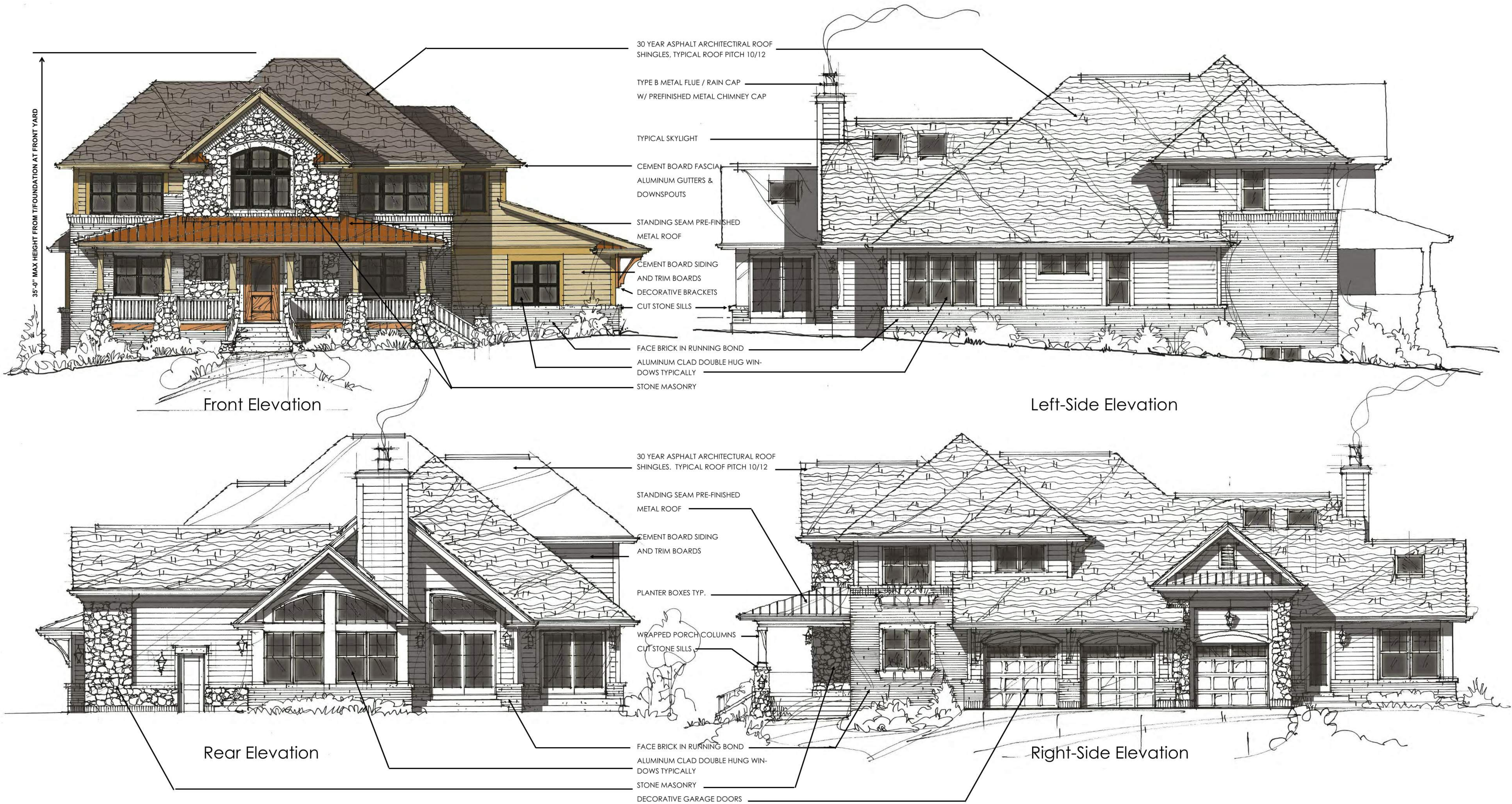
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UPPER LEVEL
FLOOR PLAN

SHEET NAME

A-1.3

SHEET



Concept
Design - Frankfort Submittal 01

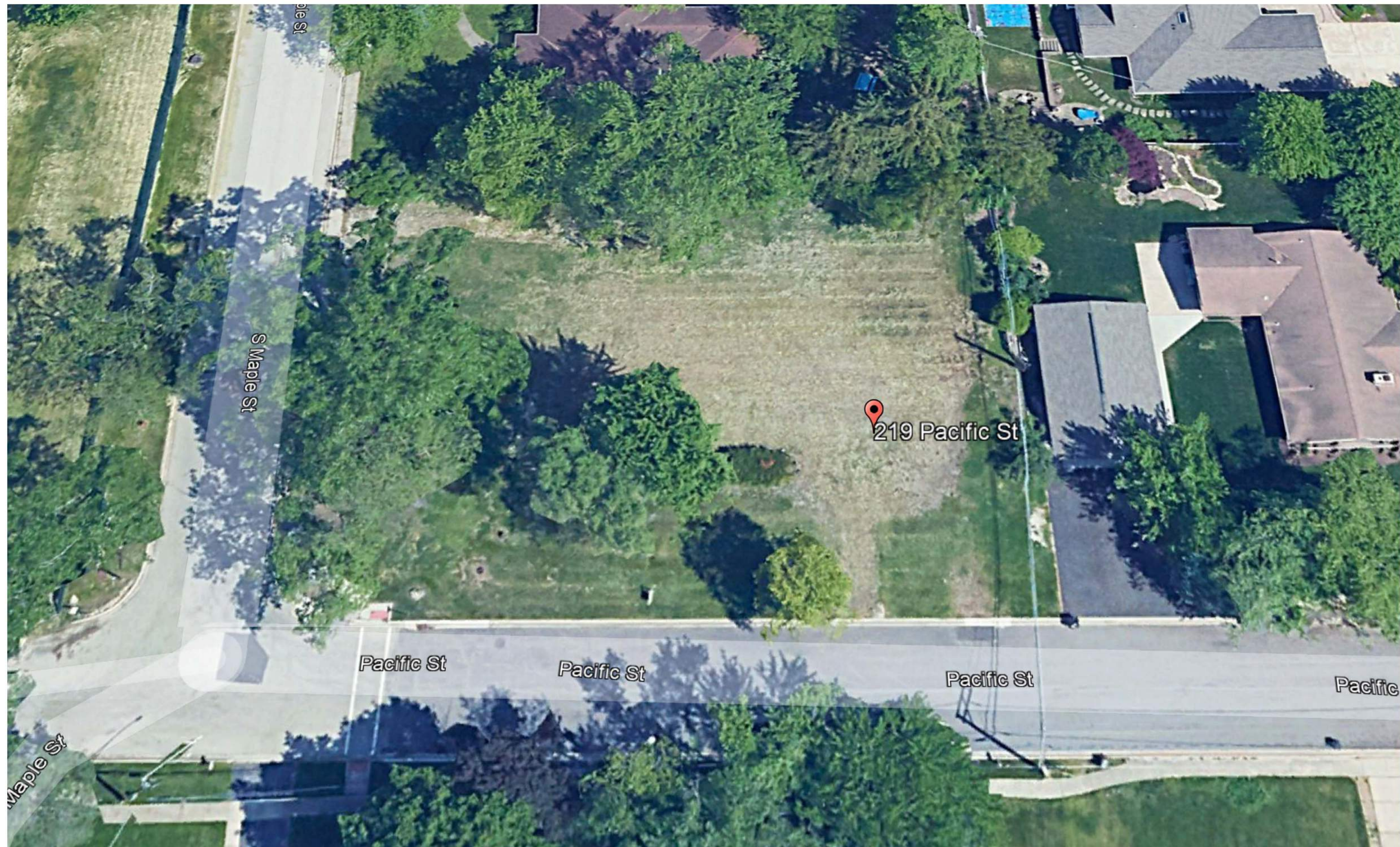
219 Pacific Street Frankfort, IL

William and Donna Lanigan Residence



No. 2021-0160 12.26.2023

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Concept
Design - Frankfort Submittal 01

219 Pacific Street Frankfort, IL

William and Donna Lanigan Residence



No. 2021-0160 12.26.2023
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By Christopher Gruba at 9:23 am, Jan 19, 2024



1 FRONT CORNER PERSPECTIVE 1
A-4.2 N.T.S.



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Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

DATE	DRAWN	DESCRIPTION
2023-12-06	TIMMY	OWNER REVIEW
2023-12-12	TIMMY	PROGRESS REVISIONS
2023-12-20	TIMMY	ISSUE FOR VILLAGE REVIEW
2024-01-03	TIMMY	DRIVEWAY REVISION

2023-0196
PROJECT NUMBER
1-17-2024
DATE
LGI GC
DRAWN BY FINAL REVIEW

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NORTH
ELEVATION

SHEET NAME
A-4.2
SHEET



1 FRONT CORNER PERSPECTIVE 2
A-4.3 N.T.S.



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Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

DATE	DRAWN	DESCRIPTION
2023-12-06	TIMMY	OWNER REVIEW
2023-12-12	TIMMY	PROGRESS REVISIONS
2023-12-20	TWH	ISSUE FOR VILLAGE REVIEW
2024-01-03	TWH	DRIVEWAY REVISION

2023-0196	
PROJECT NUMBER	
1-17-2024	
DATE	
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NORTH
ELEVATION

SHEET NAME
A-4.3
SHEET



1 AERIAL VIEW
A-4.4 N.T.S.



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219 Pacific Street
Frankfort, IL

DRAWN DESCRIPTION
DATE 2023-12-06 TIMMY OWNER REVIEW
2023-12-12 TIMMY PROGRESS REVISIONS
2023-12-20 TIMMY ISSUE FOR VILLAGE REVIEW
2024-01-03 TIMMY DRIVEWAY REVISION

2023-0196

PROJECT NUMBER

1-17-2024

DATE

LGI

DRAWN BY

GC

FINAL REVIEW

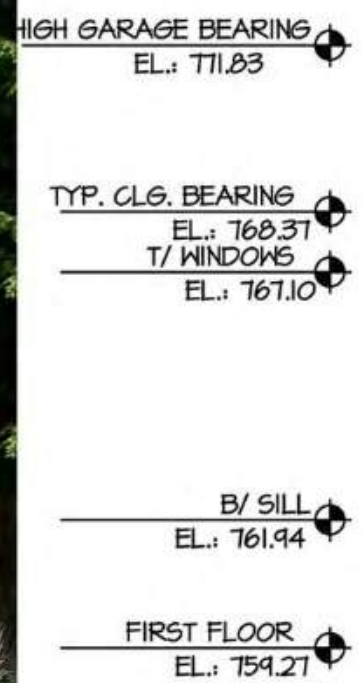
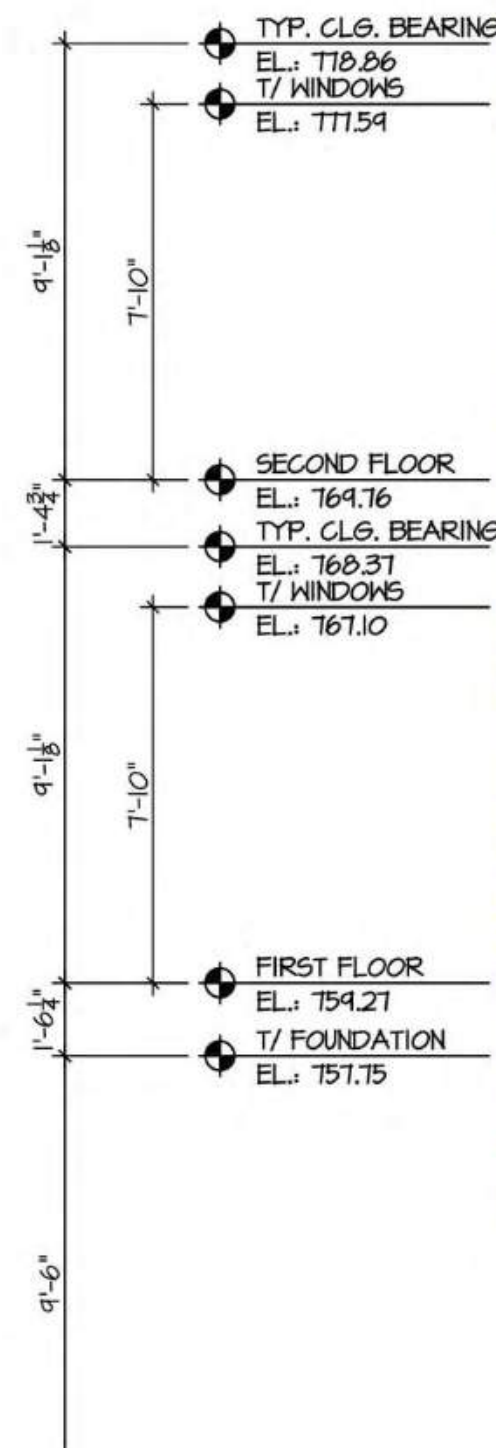
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NORTH
ELEVATION

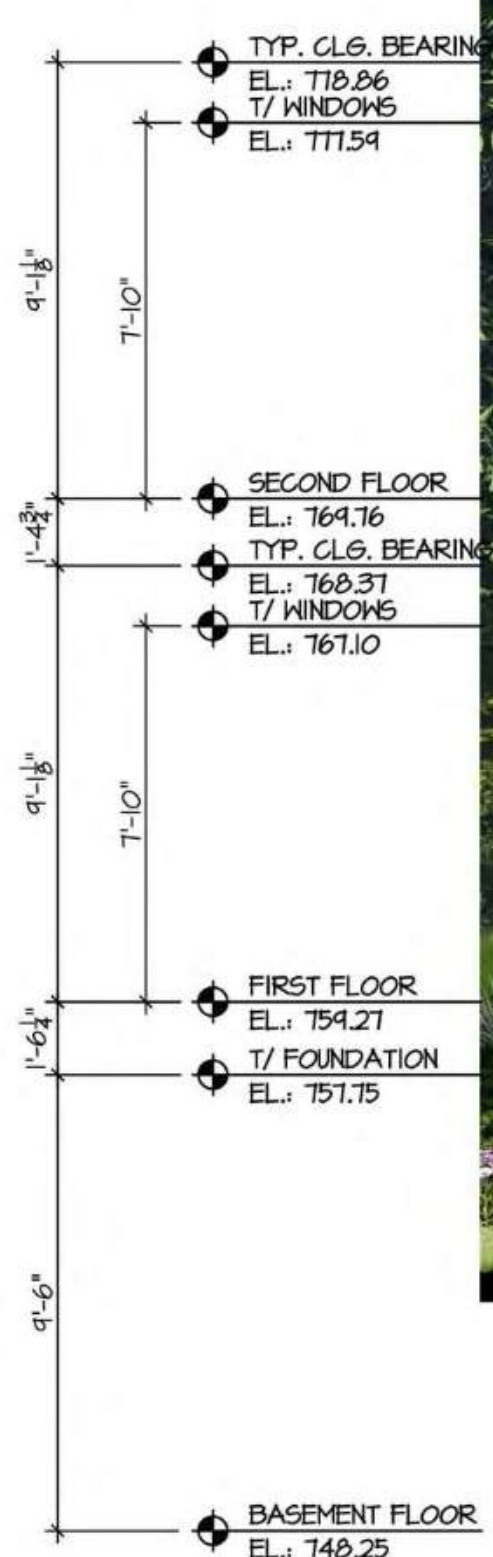
SHEET NAME

A-4.4

SHEET



1 SOUTH ELEVATION
A-4.0
1/4" = 1'-0"



1 WEST ELEVATION
A-4.0
1/4" = 1'-0"



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Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

DATE	DESCRIPTION
2023-12-06	TMH/ KY OWNER REVIEW
2023-12-12	TMH/ KY PROGRESS REVISIONS
2023-12-20	TMH/ KY ISSUE FOR VILLAGE REVIEW
2024-01-03	TMH/ KY DRIVEWAY REVISION

2023-0196
PROJECT NUMBER
1-17-2024
DATE
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EXTERIOR
ELEVATIONS

SHEET NAME
A-4.0
SHEET



10'-1 1/2"
T-10'
GRT RM BRG.
EL.: T64.31
T/ WINDOWS
EL.: T61.10
FIRST FLOOR
EL.: T54.21

TYP. CLG. BEARING
EL.: T10.06
T/ WINDOWS
EL.: T11.60

SECOND FLOOR
EL.: T64.16
TYP. CLG. BEARING
EL.: T60.31

FIRST FLOOR
EL.: T54'-3 1/4"
T/ FOUNDATION
EL.: T51.15

1 NORTH ELEVATION
A-4.1
1/4" = 1'-0"



9'-1 1/2"
T-10'
TYP. CLG. BEARING
EL.: T10.06
T/ WINDOWS
EL.: T11.54
HIGH GARAGE BEARING
EL.: T11'-10"
SECOND FLOOR
EL.: T64.16
GARAGE BEARING
EL.: T60'-5 1/4"
FIRST FLOOR
EL.: T54.21

TYP. CLG. BEARING
EL.: T10.06

SECOND FLOOR
EL.: T64.16
TYP. CLG. BEARING
EL.: T60.31
T/ WINDOWS
EL.: T61.10

FIRST FLOOR
EL.: T54.21
T/ FOUNDATION
EL.: T51.15

1 EAST ELEVATION
A-4.1
1/4" = 1'-0"

BASEMENT FLOOR
EL.: T40.25