

**VILLAGE OF FRANKFORT BOARD AGENDA  
REGULAR MEETING**

**Monday, April 22, 2024  
7:00 P.M.**

**Village Administration Building  
Village Board Room  
432 W. Nebraska Street, Frankfort, IL**

1. Call to Order & Roll Call
2. Pledge of Allegiance
3. Recognition of Hickory Creek Middle School Girls Volleyball Team - Proclamation

4. Unanimous Consent Agenda

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a board member so requests, in which event, the item will be removed from the Consent Agenda and will be considered separately.

***Motion: Motion to approve the Consent Agenda as presented.***

- A. Approval of Minutes
  1. Regular Meeting (April 8, 2024)
- B. Approval of Bills
- C. Committee of the Whole Report
  1. Fiscal Year 2025 Budget - Approval
- D. Plan Commission Report Summary
  1. Dunkin' Commercial Multi-Tenant Building: 20400 S. LaGrange Road (Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)
    - a. Special Use Permits for a Carry-Out Restaurant, Drive-Up Service Windows, Outdoor Seating, and Extended Hours of Operation - Ordinance
    - b. Sign Variance – Ordinance
- E. Traffic Code Ordinance Amendment: Parking Restrictions For Country Market – Ordinance (Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)

5. Mayor's Report
  - A. Waiver of Fees for Military Personnel on Active Duty – Resolution
  - B. Committee/Commission Appointments – Approval
  - C. Historic Preservation Month - Proclamation
6. Board Comments
7. Other Business
8. Public Comments
9. Adjournment to Executive Session
  - A. Personnel - 5 ILCS 120/2(c)(1)
  - B. Litigation – 5 ILCS 120/2(c)(11)
10. Adjournment

## **Recognition of Hickory Creek Middle School Girls Volleyball Team - Proclamation**

This evening, it is the genuine pleasure of the Village Board to recognize the Hickory Creek Middle School Girls JV Volleyball Team for their outstanding achievement in winning the 2024 Illinois Elementary School Association (IESA) Class 7-4A State Tournament. This victory marks the inaugural State Championship in volleyball for the Tigers in the history of girls' volleyball competitions at the school. This talented team of sixth and seventh graders capped off a perfect undefeated season, boasting an impressive record of 27-0. The Village takes great pride in celebrating the achievements of its youth and acknowledging the significance of their accomplishments. We commend their dedication, sportsmanship, and unwavering pursuit of excellence, which serve as an inspiration to our community.

To celebrate this extraordinary accomplishment, I entertain a motion from the floor to approve a proclamation recognizing this achievement.

***Motion: To approve a proclamation recognizing the Hickory Creek Middle School Girls JV Volleyball Team for their outstanding achievement in winning the 2024 Illinois Elementary School Association (IESA) Class 7-4A State Championship.***

# PROCLAMATION

## *Celebrating the Hickory Creek Middle School Girls JV Volleyball Team*

**WHEREAS**, on February 10, 2024, the Frankfort Hickory Creek Middle School Girls JV Volleyball Team won the 2024 Illinois Elementary School Association (IESA) Class 7-4A State Tournament; and

**WHEREAS**, this noteworthy achievement marks the inaugural State Championship in volleyball for the Tigers in the history of girls' volleyball competitions at the school; and

**WHEREAS**, the Hickory Creek Middle School Girls JV Volleyball Team capped off a perfect undefeated season, boasting an impressive record of 27-0; and

**WHEREAS**, this talented team of student-athletes have demonstrated exceptional dedication, skill, and sportsmanship throughout the season; and

**WHEREAS**, their hard work, perseverance, and teamwork have led them to achieve this remarkable accomplishment; and

**WHEREAS**, Varsity coach Cristina Vallejo, Junior Varsity coach Katie Roberts, Athletic Director Taylor Boyle, Principal Tricia Dotson, Superintendent Doug Wernet and the faculty and student body of Hickory Creek Middle School are justly proud of the Girls' Volleyball Team's accomplishments; and

**WHEREAS**, members of this year's Hickory Creek Middle School Girls JV Volleyball Team include Kate Lincoln, Lily Harby, Elise Meader, Katie Harper, Haven Enselman, Audrey Nepkin, Emerson Elliot, Claire Connolly, Emma Michor, Jayla Thomas, Allison Irvin, Ashleigh Ortiz, and Kenzie Connolly.

**NOW, THEREFORE BE IT PROCLAIMED**, that the Village President and Board of Trustees of the Village of Frankfort, Will and Cook Counties, Illinois, along with the good people of the Frankfort community, recognize and commend the Hickory Creek Middle School Girls JV Volleyball Team for their outstanding achievement in winning the 2024 Illinois Elementary School Association Class 7-4A State Championship.

**IN RECOGNITION THEREOF**, I, Keith Ogle, Village President, have placed my hand and caused the great Seal of the Village of Frankfort to be affixed this 22<sup>nd</sup> day of April, 2024.

\_\_\_\_\_  
KEITH OGLE  
VILLAGE PRESIDENT

ATTEST:

\_\_\_\_\_  
KATIE SCHUBERT  
VILLAGE CLERK

VILLAGE OF  
**FRANKFORT**  
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING  
APRIL 8, 2024**

**CALL TO ORDER & ROLL CALL**

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, April 8, 2024, at 7:00 P.M., at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

Deputy Clerk Theresa Cork called the roll. In attendance were Mayor Keith Ogle, Deputy Clerk Theresa Cork, Trustees Adam Borrelli, Michael Leddin, Jessica Petrow, Maura Rigoni, and Dan Rossi. Also in attendance were Attorney Hannah Lamore, Assistant Village Administrator John Burica, and Police Chief Leanne Chelepis. Trustee Gene Savaria and Village Clerk Katie Schubert were absent.

**PLEDGE OF ALLEGIANCE**

Mayor Ogle led the Pledge of Allegiance to the Flag.

**APPROVAL OF SPECIAL ORDERS – UNANIMOUS CONSENT AGENDA**

All items on the Omnibus Agenda are considered to be routine in nature and are enacted in one motion. There is no separate discussion of these items unless a board member makes a request, in which event, the item will be removed from the Consent Agenda and will be considered separately.

A. Approval of Minutes

1. Regular Meeting (March 18, 2024)

B. Approval of Bills - \$963,031.20

C. Plan Commission Report Summary

1. Zoning Ordinance Text Amendment: Parking Regulations – Ordinance  
(Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)

Accept the Plan Commission and Committee of the Whole recommendations, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3445) AMENDING THE VILLAGE OF FRANKFORT ZONING ORDINANCE, ARTICLES, 5, 6, AND 7, related to off-street parking regulations in addition to minor text cleanup.

2. Bear Down Barbecue Special Use Permit for Full-Service Restaurant with Liquor Sales: 20857 and 20859 S. LaGrange Road – Ordinance (Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3446) GRANTING A SPECIAL USE PERMIT FOR A FULL-SERVICE RESTAURANT WITH LIQUOR SALES TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (BEAR DOWN BARBECUE – 20857 AND 20859 S. LAGRANGE ROAD), to accommodate the operation of Bear Down Barbecue & Catering, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned upon final engineering approval and that food sales shall comprise the majority of all revenues generated by the business.
  3. Ash Street Public Right-of-Way Vacation – Ordinance (Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3447) VACATING A PORTION OF PUBLIC RIGHT OF WAY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (ASH STREET PUBLIC RIGHT OF WAY), generally located at the southern terminus of Ash Street, in accordance with the reviewed plans, public testimony, and subject to any necessary technical revisions prior to recording.
- D. Intergovernmental Jurisdictional Boundary Line Agreement Between the Village of Manhattan and the Village of Frankfort – Ordinance (Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)  
Waive the First and Second Readings and pass AN ORDINANCE (NO. 3448) AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL JURISDICTIONAL BOUNDARY LINE AGREEMENT BETWEEN THE VILLAGE OF MANHATTAN AND THE VILLAGE OF FRANKFORT.
- E. Downtown Parking Lots – 2 Smith Street & 11/19 White Street: Bid Award – Resolution  
Adopt A RESOLUTION (NO. 24-10) AUTHORIZING THE EXECUTION OF A CONTRACT BETWEEN THE VILLAGE OF FRANKFORT AND GALLAGHER ASPHALT CORPORATION, for the Downtown Parking Lots – 2 Smith Street and 11/19 White Street, in the amount of \$820,433.75.

Trustee Petrow moved, seconded by Trustee Rigoni, to approve the Unanimous Consent Agenda.

Following a motion to approve, Trustees Borrelli, Leddin, Petrow, Rigoni, and Rossi presented a brief overview of the consent agenda docket items under consideration for approval.

Deputy Clerk Cork called the roll. Ayes: Trustees Borrelli, Leddin, Petrow, Rigoni, and Rossi. Nays: None. Absent: Trustee Savaria. The motion carried.

## **MAYOR'S REPORT**

- Mayor Ogle entertained a motion from the floor to proclaim Saturday, April 20, 2024, as Earth Day/Arbor Day in the Village of Frankfort.

Trustee Borrelli made a motion, seconded by Trustee Rossi, to designate Saturday, April 20, 2024, as “Earth Day/Arbor Day” in the Village of Frankfort. A voice vote was taken. All were in favor. The motion carried.

- Mayor Ogle announced the following upcoming events: Earth Day (April 20); Frankfort Country Market (April 21); and State of the Village Address (April 24).
- Mayor Ogle reported the Frankfort Public Library will host its 8<sup>th</sup> annual Volunteer Fair on Wednesday, April 17, from 7:00 p.m. to 8:30 p.m. The 2024 Fair will feature local and regional organizations looking for volunteers of all ages to join their team.
- Mayor Ogle announced the Village’s new Elgin Regenerative Air Street Sweeper was delivered on Friday, April 5. He invited residents to take part in the “Street Sweeper Naming Contest.” Submission deadline is April 17, 2024 at 5:00 p.m. Visit [www.frankfortil.org](http://www.frankfortil.org).

## **BOARD COMMENTS**

Trustee Leddin expressed pleasure in seeing everyone again and extended hope that everyone had an enjoyable Easter and spring break.

Trustee Rigoni commented on the upcoming Village events and eagerly anticipated seeing everyone participating.

Trustee Petrow echoed the previous comments and encouraged residents to join in the clean-up activities as part of the Earth Day event.

Trustee Borrelli had no comment.

Trustee Rossi encouraged the community to attend Lincoln-Way East High School’s musical production of *Phantom of the Opera*, April 12-14.

## **OTHER BUSINESS**

There were no other items of business.

## **PUBLIC COMMENT**

No public comments were addressed to the Village Board.

**ADJOURNMENT**

Hearing no further business, Trustee Borrelli moved, seconded by Trustee Petrow, to adjourn the regular board meeting of Monday, April 8, 2024. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 7:16 P.M.

Theresa Cork  
Deputy Clerk

As Presented  As Amended

\_\_\_\_\_ Keith Ogle, Village President

\_\_\_\_\_ Katie Schubert, Village Clerk

\_\_\_\_\_ Theresa Cork, Deputy Clerk

Draft

**SCHEDULE OF BILLS  
APRIL 22, 2024**

<b>FUND RECAP:</b>	<b>DISBURSEMENTS</b>
01 GENERAL CORPORATE FUND	\$ 155,582.82
31 CAPITAL DEVELOPMENT FUND	\$ 32,960.06
62 SEWER & WATER OPER. & MAINT.	\$ 106,429.69
68 SEWER & WATER EXTENSION FUND	<u>\$ 42,387.54</u>
<b>TOTAL ALL FUNDS</b>	<u><u>\$ 337,360.11</u></u>

Draft

The above totals exclude manual checks/credit cards if any. See last page(s) of this report.



**INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT**

POST DATES 04/22/2024 - 04/22/2024

UNPOSTED  
OPEN

Invoice Number	Bank Account	Description	Amount
<b>001885 1ST AYD CORPORATION</b> PSI688618	GEN	TAR REMOVER @HOT BOX	445.71
Total For: 1ST AYD CORPORATION			445.71
<b>004773 ADAM TOKARSKI</b> 040324	GEN	SNOW PLOWING HELP	462.50
Total For: ADAM TOKARSKI			462.50
<b>003930 AIRGAS USA LLC</b> 5506738177	GEN	SMALL CYLINDER RENTAL	192.16
Total For: AIRGAS USA LLC			192.16
<b>003976 AIS</b> 86984	GEN	ATA SERVICE - CLOUD WIFI CONTROLLER - YEARLY	30.82
86985	GEN	DATA SERVICE - ENDPOINT MANAGEMENT - MAY 2024	1,059.08
86986	GEN	DATA SERVICES:DATA SERVICE - BACKUP SERVICE - MAY 202	1,965.00
86987	GEN	ENDPOINT MANAGEMENT - MAY 24	529.08
87102	GEN	ONSITE SUPPORT - MARCH 2024	1,520.00
87103	GEN	REMOTE SUPPORT - MARCH 2024	190.00
87160	GEN	SONICWALL ADVANCED GATEWAY SECURITY SUITE & 24/7 - 1	2,882.00
Total For: AIS			8,175.98
<b>001011 ALSIP NURSERY</b> 37575	GEN	PLANTS, BUSHES @DOWNTOWN	239.18
Total For: ALSIP NURSERY			239.18
<b>004774 ARAMARK UNIFORM &amp; CAREER APPAREL GROUP INC</b> 6030274161	GEN	MATS @VH 4-3	64.86
6030274174	GEN	MATS @PD 4-3	52.87
6030276317	GEN	MATS @VH 4-10	64.86
6030276330	GEN	MATS @PD 4-10	52.87
Total For: ARAMARK UNIFORM & CAREER APPAREL GROUP INC			235.46
<b>002320 AREA LANDSCAPE SUPPLY</b> 2087497	GEN	BAGGED MULCH @SOD RESTORATION @MAGNOLIA CT	8.75
Total For: AREA LANDSCAPE SUPPLY			8.75
<b>001706 AT&amp;T</b> 815464591406 24/4-7	GEN	ALARM LINE @VH	459.10
Total For: AT&T			459.10
<b>004371 AXON ENTERPRISE INC</b> INUS240517	GEN	MOUNTS	375.60
Total For: AXON ENTERPRISE INC			375.60
<b>002917 B &amp; H PHOTO-VIDEO</b> 222744985	GEN	COMPUTER #301	994.01
Total For: B & H PHOTO-VIDEO			994.01
<b>001533 BEAVER CREEK ENTERPRISES INC</b> 18143	GEN	JACK DROP LEG- UT-1	387.10
Total For: BEAVER CREEK ENTERPRISES INC			387.10
<b>001045 BRACING SYSTEMS, INC.</b> 442411-3	GEN	COUPLING @STREET SWEEPER	18.63
Total For: BRACING SYSTEMS, INC.			18.63
<b>002662 BROWNELLS INC</b> 2024411145692	GEN	HANDGUN CLEANING KITS	85.67
Total For: BROWNELLS INC			85.67
<b>003073 CAMPBELL/MATT</b> 4152024	GEN	FLAG @GRAINERY TOWER	500.00
Total For: CAMPBELL/MATT			500.00
<b>001952 CARROLL CONSTRUCTION SUPPLY</b> FR121565	GEN	REBAR @WOLF RD BRIDGE	239.84
FR121566	GEN	EPOXY GUN @WOLF RD BRIDGE	301.99
FR121567	GEN	DRILL BIT @WOLF RD BRIDGE	94.44
Total For: CARROLL CONSTRUCTION SUPPLY			636.27

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Invoice Number	Bank Account	Description	Amount
<b>002374 CHICAGO BACKFLOW INC</b>			
394425	GEN	BACKFLOW INSPECTION @KANSAS & WHITE ST BATHROOMS	255.00
394556	GEN	RPZ TEST- RGNL	900.00
Total For: CHICAGO BACKFLOW INC			1,155.00
<b>001278 CHICAGO TRIBUNE</b>			
7602984	GEN	LEGAL NOTICE @DOWNTOWN PARKING SMITH ST & WHITE ST	429.02
7606672	GEN	LEGAL AD FOR ABBEY WOODS NORTH	46.50
Total For: CHICAGO TRIBUNE			475.52
<b>003067 COMCAST CABLE</b>			
8771201490042193240	GEN	20602 LW LN - INTERNET	135.85
8771201490046194 4-	GEN	INTERNET @VH	215.39
8771201490349069240	GEN	8847 LINCOLN HWY- SCADA	270.46
8771201490365891240	GEN	524 CENTER RD	274.72
Total For: COMCAST CABLE			896.42
<b>001013 COMMONWEALTH EDISON CO</b>			
0053352000 24/4-4	GEN	11 S WHITE ST	161.17
3671938000 24/4-4	GEN	1 N WHITE ST	406.16
7195482222 24/4-4	GEN	1 S WHITE ST	39.70
Total For: COMMONWEALTH EDISON CO			607.03
<b>003041 CONSTELLATION NEW ENERGY INC</b>			
707605-1 24/03-20	GEN	20538 LA GRANGE- RGNL	3,516.24
707605-1 24/04-03	GEN	20538 LA GRANGE- RGNL	14,917.08
707605-11 24/03-19	GEN	22656 LA GRANGE- JC L-STN	272.18
707605-11 24/04-03	GEN	22656 LA GRANGE- J/C L-STN	800.40
707605-14 24/04-03	GEN	9209 GULFSTREAM- L STN	85.52
707605-16 24/03-19	GEN	850 OVERLOOK- L-STN	28.47
707605-17 24/03-19	GEN	21841 S ELSNER TOWER	1.79
707605-18 24/03-19	GEN	IRONWOOD/CHARMAIN L-STN	32.17
707605-2 24/03-19	GEN	730 TANGLEWOOD- WELL 4	837.35
707605-2 24/04-03	GEN	730 TANGLEWOOD- WELL 4	3,788.20
707605-24 24/03-19	GEN	STONEBRIDGE/BASSWOOD L-STN	2.58
707605-3 24/04-04	GEN	20327 LA GRANGE- HCPS	3,868.01
707605-4 24/03-19	GEN	601 PRESTWICK- WELL 17	696.25
707605-5 24/03-19	GEN	1015 LAMBRECHT- WELL 5	478.33
707605-5 24/04-03	GEN	1015 LAMBRECHT- WELL 5	235.13
707605-8 24/03-19	GEN	1040 BUTTERNUT L-STN	35.98
707605-8 24/04-03	GEN	1040 S BUTTERNUT- L STN	75.50
Total For: CONSTELLATION NEW ENERGY INC			29,671.18
<b>004398 CORE &amp; MAIN LP</b>			
U652742	GEN	HYDRANT MARKERS	989.10
Total For: CORE & MAIN LP			989.10
<b>004438 COUNTY OF WILL</b>			
MARCH 2024-001	GEN	MARCH 2024 DISPATCHING	46,256.58
MARCH 2024-001 BLDG	GEN	MARCH 2024 FACILITY CHARGE	188.16
Total For: COUNTY OF WILL			46,444.74
<b>004665 CULTIVATE GEOSPATIAL SOLUTIONS</b>			
VOFGIS20	GEN	GIS SUPPORT SERVICES- JAN 2024	8,333.00
VOFGIS22	GEN	SUPPORT - MARCH 2024	8,333.00
Total For: CULTIVATE GEOSPATIAL SOLUTIONS			16,666.00
<b>001022 CURRIE MOTORS</b>			
142278	GEN	TURBOCHARGE & ACCESSORIES- U-13	2,281.90
633047	GEN	AWD & ABS MODULE REPAIR @P-24	826.66
Total For: CURRIE MOTORS			3,108.56
<b>004768 DELL INC</b>			
10741043251	GEN	DELL O365 SUBSCRIPTION-YEAR 2 OF 3	18,806.83
Total For: DELL INC			18,806.83
<b>004936 DEO CONSULTING INC</b>			
06022024	GEN	KICKOFF TO SUMMER EVENT ENTERTAINMENT	475.00
Total For: DEO CONSULTING INC			475.00
<b>002332 DIXON ENGINEERING INC</b>			
24-0301	GEN	STANDPIPE REPAINTING- ENG SERV	4,893.50
Total For: DIXON ENGINEERING INC			4,893.50

**INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT**

POST DATES 04/22/2024 - 04/22/2024

UNPOSTED  
OPEN

Invoice Number	Bank Account	Description	Amount
<b>004064 DUNHAM JR/JOHN E</b> 040124	GEN	PLUMBING INSPECTIONS MARCH 2024	1,190.00
Total For: DUNHAM JR/JOHN E			<u>1,190.00</u>
<b>001848 E Z DUZ IT PRODUCTS INC</b> 10854	GEN	TOWELS, TISSUE, GARBAGE BAGS @PD	502.00
Total For: E Z DUZ IT PRODUCTS INC			<u>502.00</u>
<b>001172 EJ USA INC</b> 110240019018	GEN	MANHOLE RINGS	1,651.60
Total For: EJ USA INC			<u>1,651.60</u>
<b>001169 EMD MILLIPORE CORPORATION</b> 11258031	GEN	DIST WATER - FILTERS- RGNL LAB	898.63
Total For: EMD MILLIPORE CORPORATION			<u>898.63</u>
<b>003819 EMPLOYEE BENEFITS CORPORATION</b> 4423987	GEN	EMPLOYEE BENEFITS CARD ADMINISTRATION	415.00
Total For: EMPLOYEE BENEFITS CORPORATION			<u>415.00</u>
<b>004673 EUROFINS ENVIRONMENT TESTING</b> 5000131888	GEN	SAMPLE TESTING- RGNL	100.00
Total For: EUROFINS ENVIRONMENT TESTING			<u>100.00</u>
<b>001981 EXCEL ELECTRIC INC</b> 129148	GEN	UTILITY POWER DISCONNECT @2 SMITH STREET	480.00
129164	GEN	STREETLIGHT REPAIR @HERITAGE DR	2,016.04
129194	GEN	GFI MAINTENANCE @FARMERS MARKET	1,684.76
Total For: EXCEL ELECTRIC INC			<u>4,180.80</u>
<b>004485 FRANKFORT ARTS ASSOCIATION</b> 24/4-16	GEN	FINE ARTS FAIR SPONSORSHIP	2,000.00
Total For: FRANKFORT ARTS ASSOCIATION			<u>2,000.00</u>
<b>004002 FRANKFORT BLUEGRASS FEST</b> JULY 13-14, 2024	GEN	BLUEGRASS FEST 2024	15,000.00
Total For: FRANKFORT BLUEGRASS FEST			<u>15,000.00</u>
<b>001347 FRANKFORT CHAMBER OF COMMERCE</b> 48370756	GEN	STATE OF THE VILLAGE LUNCHEON	500.00
Total For: FRANKFORT CHAMBER OF COMMERCE			<u>500.00</u>
<b>002364 FREEDOM FIRST AID &amp; SAFETY INC</b> 53200	GEN	GAUZE, PEPTO BISMOL, LENS WIPES @VH	118.25
53328	GEN	LENS WIPES, BIOFREEZE, COHESIVE WRAP @SANGMEISTER	77.20
53379	GEN	SAFETY KIT REFILL- 524 CENTER RD	62.30
Total For: FREEDOM FIRST AID & SAFETY INC			<u>257.75</u>
<b>003392 G COOPER OIL COMPANY INC</b> 281296	GEN	89 GAL GASOLINE	295.62
281388	GEN	63 GAL GASOLINE	206.10
281478	GEN	76 GAL GASOLINE	260.05
Total For: G COOPER OIL COMPANY INC			<u>761.77</u>
<b>001844 GALLS LLC</b> 5147051	GEN	ANNIVERSARY AWARD - #329	129.40
Total For: GALLS LLC			<u>129.40</u>
<b>004630 GAS N WASH LAGRANGE</b> 4291	GEN	CAR WASHES-MARCH 2024	10.00
4292	GEN	CAR WASHES-MARCH 2024	635.00
Total For: GAS N WASH LAGRANGE			<u>645.00</u>
<b>002438 GOLDY LOCKS INC.</b> 50239328	GEN	DUPLICATE KEYS @GRAINERY TOWER	79.50
Total For: GOLDY LOCKS INC.			<u>79.50</u>
<b>001401 GORDON ELECTRIC SUPPLY INC</b> s2782383.001	GEN	BULBS @STREETLIGHT REPAIR	242.16
Total For: GORDON ELECTRIC SUPPLY INC			<u>242.16</u>
<b>001505 GRAINGER</b> 9067432360	GEN	UPS- BAR SCREEN	532.21
Total For: GRAINGER			<u>532.21</u>

**INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT**

POST DATES 04/22/2024 - 04/22/2024

UNPOSTED  
OPEN

Invoice Number	Bank Account	Description	Amount
<b>004279 GRANITE TELECOMMUNICATIONS</b>			
642023744	GEN	TELEPHONE CHARGES-APRIL	1,236.78
Total For: GRANITE TELECOMMUNICATIONS			<u>1,236.78</u>
<b>002780 GREEN GLEN NURSERY INC</b>			
80678	GEN	REPLACEMENT PARKWAY TREES	3,475.00
80713	GEN	REPLACEMENT PARKWAY TREES	2,610.00
80808	GEN	REPLACEMENT TREES	2,350.00
80810	GEN	TWINE FOR TREES	23.00
Total For: GREEN GLEN NURSERY INC			<u>8,458.00</u>
<b>003429 HAWKINS INC</b>			
6729962	GEN	CHLORINE CYLINDERS- WELLS	2,920.50
Total For: HAWKINS INC			<u>2,920.50</u>
<b>004289 HI VIZ INC</b>			
12163	GEN	STREETNAME SIGNS @TANGLEWOOD, INDUSTRY, OVERLOOK	7,500.00
12170	GEN	STREETNAME SIGNS @TANGLEWOOD, INDUSTRY, OVERLOOK	8,250.00
Total For: HI VIZ INC			<u>15,750.00</u>
<b>004024 HIRERIGHT LLC</b>			
G3878593	GEN	BACKGROUNDS	14.60
Total For: HIRERIGHT LLC			<u>14.60</u>
<b>002851 HOME DEPOT CREDIT SERVICES</b>			
0903846	GEN	LIGHT BULB RETURN- 524 CENTER	174.54
0970649	GEN	LIGHT BULBS & REPAIR TOOLS- 524 CENTER	268.20
1970622	GEN	BARRIER CHAIN- WELL 14	106.99
1971201	GEN	MOUNTING TIE, SURGE PROTECTOR @VH	39.93
1971227	GEN	LIGHT BULBS- RGNL	32.47
1971539	GEN	WD-40, KEY SET @STREETLIGHT REPAIR	21.25
1971549	GEN	ADAPTER, WRENCH @STREETLIGHT REPAIR	15.48
1971856	GEN	GROUND COVER, PLANT FOOD @DOWNTOWN	277.78
2192880	GEN	RETURN VALVE, FLANGE @VH BATHROOM RENO	(35.80)
2970582	GEN	LIFT GATE PAINT SUPPLIES	32.63
2970589	GEN	FLANGE, @VH BATHROOM RENO	5.06
2970893	GEN	WATER FOUNTAIN PARTS	8.51
2970914	GEN	CAMERA INSTALLATION TOOLS	284.44
2971511	GEN	SPLIT LOCK WASHERS @DOWNTOWN SIGNS	11.70
2971513	GEN	LIGHT BULBS @VH LOBBY	13.94
3971471	GEN	PAINT SCRAPER	17.42
3971472	GEN	TUBE LIGHTS- 524 CENTER RD	299.90
3971474	GEN	SOCKET, TAPE MEASURE, TOOL BOX @STREET SWEEPER	64.39
3971478	GEN	LIGHT BULBS	6.97
3971489	GEN	MOUNTING STRIPS, TAPE ST-96	14.62
3971500	GEN	STEEL HEX BOLT PACK @DOWNTOWN SIGNS	40.42
4970826	GEN	FAST SETTING- BOLLARDS (RRA)	385.92
4971774	GEN	PLANTS @DOWNTOWN	89.80
5971731	GEN	PLANTS @DOWNTOWN	89.80
5971743	GEN	STORAGE BAR @BATHROOM	12.98
5971751	GEN	SHELF @BATHROOM	10.41
6971680	GEN	SURE FIRE TORCH HEAD	42.73
7970429	GEN	HAMMER DRILL BIT SET, ANCHOR KIT, SCREWS @ VH BATHROO	125.69
7970431	GEN	STRETCH WRAP- 524 CENTER	110.98
7970444	GEN	ADAPTOR CORD @PD	19.96
7971041	GEN	LIGHT BULBS- RGNL	96.96
8970378*	GEN	WATER FOUNTAIN & L BULBS- 524 CENTER	1,793.83
8970379	GEN	SAW BLADES	67.78
9970679	GEN	REBAR- VEHICLES	14.94
Total For: HOME DEPOT CREDIT SERVICES			<u>4,562.62</u>
<b>001190 ICMA</b>			
606518 24/04-22	GEN	ICMA ANNUAL MEMBERSHIP- ZB	200.00
Total For: ICMA			<u>200.00</u>
<b>002206 ILLINOIS EPA</b>			
76325522 24/04-22	GEN	WATER OPERATOR RENEWAL - JC	10.00
Total For: ILLINOIS EPA			<u>10.00</u>
<b>001419 INTERSTATE BATTERIES</b>			
345257	GEN	BATTERY P-8	362.00
Total For: INTERSTATE BATTERIES			<u>362.00</u>

**INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT**

POST DATES 04/22/2024 - 04/22/2024

UNPOSTED  
OPEN

Invoice Number	Bank Account	Description	Amount
<b>004939 JUST HOLSTER IT LLC</b> INV-3515REV1	GEN	BLUE GUNS SIMULATORS	283.25
Total For: JUST HOLSTER IT LLC			283.25
<b>004359 KALINOWSKI/EUGENE</b> 040124	GEN	SNOW REMOVAL	500.00
Total For: KALINOWSKI/EUGENE			500.00
<b>004042 KIESLER POLICE SUPPLY INC</b> S0219726	GEN	35 WEAPONS	5,810.00
Total For: KIESLER POLICE SUPPLY INC			5,810.00
<b>002388 KIWANIS CLUB</b> 24/8-3	GEN	CAR SHOW FUNDRAISER 2024	500.00
Total For: KIWANIS CLUB			500.00
<b>004136 LANDSCAPE SUPPLY INC</b> 2023-545	GEN	264 LINDEN- LANDSCAPE REST	264.00
2023-547	GEN	882 ST. ANDREWS WAY- SOD REST	3,168.00
2024-544	GEN	882 ST. ANDREWS WAY- LANDS REST	1,800.15
2024-546	GEN	105 PFAFF- LANDSCAPE & SPRINK REST	1,117.88
2024-548	GEN	333 NEBRASKA- PATCH REST	1,540.00
2024-549	GEN	919A ABBOTSFORD- DW REST	4,455.00
2024-550	GEN	581 ABERDEEN- DRIVEWAY REST	594.00
2024-551	GEN	919A ABBOTSFORD- C PIPE REST	1,955.99
2024-76	GEN	SIDEWALK REPAIR @10530 LEXINGTON LN	4,657.00
2024-77	GEN	SIDEWALK REPAIR @10514 LEXINGTON LN	1,781.00
Total For: LANDSCAPE SUPPLY INC			21,333.02
<b>003522 LANGUAGE LINE SERVICES</b> 11267212	GEN	LANGUAGE SERVICES - MARCH 2024	66.85
Total For: LANGUAGE LINE SERVICES			66.85
<b>002686 LEXISNEXIS RISK DATA MNGT INC</b> 1181280-20240331	GEN	MARCH 2023 CONTRACT FEE/PHONE SEARCHES	79.00
Total For: LEXISNEXIS RISK DATA MNGT INC			79.00
<b>004518 LOCAL PRINTING &amp; DESIGN</b> 14489	GEN	EARTH DAY SHIRTS	1,495.20
Total For: LOCAL PRINTING & DESIGN			1,495.20
<b>004783 LUCAS D SANOR</b> 04212024	GEN	COUNTRY MARKET ENTERTAINMENT	300.00
Total For: LUCAS D SANOR			300.00
<b>002020 M.E. SIMPSON CO INC</b> 42155	GEN	581 ABERDEEN RD- LEAK LOCATES	865.00
42181	GEN	LEAK LOCATES- 919 ABBOTSFORD LN	545.00
42238	GEN	21601 HARLEM AVE- LEAK LOCATES	1,185.00
Total For: M.E. SIMPSON CO INC			2,595.00
<b>003002 MAHONEY, SILVERMAN &amp; CROSS LLC</b> 67653	GEN	ATTORNEY FEES RENDERED THROUGH: 03/31/2024	12,528.94
Total For: MAHONEY, SILVERMAN & CROSS LLC			12,528.94
<b>001024 MASTER AUTOMOTIVE SUPPLY</b> 15030-140465	GEN	OIL FILTER-SQUADS	19.55
15030-140466	GEN	RETURN OIL FILTER -SQUADS	(19.55)
15030-140960	GEN	WATER PUMP- W-5	96.54
15030-141319	GEN	FUSES ST-14	10.06
15030-141488	GEN	WIPER BLADES P-15	22.18
15030-141489	GEN	FILTERS	89.69
15030-141628	GEN	LED LIGHT STT-1 TRAILER	79.54
Total For: MASTER AUTOMOTIVE SUPPLY			298.01
<b>002052 MENARDS INC</b> 04076	GEN	RETAINING WALL STONE @SNOW PLOW DAMAGE @MAGNOLIA CT	1.49
Total For: MENARDS INC			1.49
<b>002212 MIDDLETON OVERHEAD DOORS</b> 31360	GEN	G DOOR SEAL -524 CENTER RD	270.00
Total For: MIDDLETON OVERHEAD DOORS			270.00

**INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT**

POST DATES 04/22/2024 - 04/22/2024

UNPOSTED  
OPEN

Invoice Number	Bank Account	Description	Amount
<b>001065 MONROE TRUCK EQUIPMENT INC</b> 343947	GEN	STROBE LIGHTS DS-1. DS-2, CIRCUIT BREAKER, CAR HAULER	757.30
Total For: MONROE TRUCK EQUIPMENT INC			757.30
<b>004938 MUNICIPAL EMERGENCY SERVICES INC</b> IN2035984	GEN	PELICAN CASES	240.00
Total For: MUNICIPAL EMERGENCY SERVICES INC			240.00
<b>001050 NICOR GAS</b> 56723949717 24/04-1 64669780781 24/04-1	GEN GEN	20538 S LAGRANGE- RGNL 422 SPRUCE- NPS	1,233.09 148.89
Total For: NICOR GAS			1,381.98
<b>003532 NORMOYLE/ROBERT J</b> 040824	GEN	PLUMBING INSPECTIONS MARCH 2024	2,030.00
Total For: NORMOYLE/ROBERT J			2,030.00
<b>001791 NORWALK TANK CO.</b> 192079 192100	GEN GEN	REPLACEMENT CULVERT PIPE @HUNTSMOOR CULVERT REPAIR @MICHIGAN DR	544.80 624.25
Total For: NORWALK TANK CO.			1,169.05
<b>001373 ORKIN PEST CONTROL</b> 260522510	GEN	PEST CONTROL @GRAINERY TOWER 4-11	99.99
Total For: ORKIN PEST CONTROL			99.99
<b>004416 PARK HARDWARE #16759</b> 010095 010126 010147 010159 010215 010218 010219/3 010220/3 010222 010225 010226 010230/3 010240 010296	GEN GEN GEN GEN GEN GEN GEN GEN GEN GEN GEN GEN GEN GEN	BATTERIES ELBOW, FASTNERS @WATER TRAILER PAINT @STREET SIGNS PAINT @PD MR CLEAN, LYSOL, PLEDGE @PD TRASH BAGS BATTERIES- RGNL BATTERIES-RGNL DRAIN CLEANER @PD DUPLICATE KEYS @PD HUMIDIFIER BACTERIOSTATIC TREATMENT BATTERIES- RGNL WATER SOFTENER @PD PREEN @DOWNTOWN	10.99 24.58 82.92 79.99 83.91 9.99 33.98 17.99 14.99 7.18 29.97 17.99 26.97 244.93
Total For: PARK HARDWARE #16759			686.38
<b>004870 PHOENIX FIRE SYSTEMS, INC</b> 312373	GEN	FIRE ALARM SERVICE- RGNL	443.49
Total For: PHOENIX FIRE SYSTEMS, INC			443.49
<b>003640 PRECISE TREE CARE</b> 271369 271453 271454	GEN GEN GEN	TREE REMOVAL @MAPLE ST STUMP GRINDING @VARIOUS LOCATIONS STUMP REMOVAL @GINGER LN	1,175.00 575.00 125.00
Total For: PRECISE TREE CARE			1,875.00
<b>003394 PUBLIC SAFETY DIRECT INC</b> 103359	GEN	LIGHT BAR - SQUAD 24	529.00
Total For: PUBLIC SAFETY DIRECT INC			529.00
<b>004374 REYES/BRANDON</b> 04282024	GEN	COUNTRY MARKET ENTERTAINMENT	275.00
Total For: REYES/BRANDON			275.00
<b>004106 RUSH TRUCK CENTERS OF IL INC</b> 3036583669 3036583670 3036814770	GEN GEN GEN	EXHAUST PIPE, CLAMP, DRUM @ST-24 RETURN BRAKE DRUM ST-24 VALVE KIT ST-21	912.73 (199.98) 427.37
Total For: RUSH TRUCK CENTERS OF IL INC			1,140.12
<b>005003 RUSSO'S POWER EQUIPMENT INC</b> SPI20573655 SPI20583040 SPI20583418	GEN GEN GEN	STRAW BLANKET, SEED @SOD RESTORATION FUEL & FUEL CAP FOR CHAINSAWS SHOVEL, GLOVES	461.89 143.92 44.98
Total For: RUSSO'S POWER EQUIPMENT INC			650.79

**INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT**

POST DATES 04/22/2024 - 04/22/2024

UNPOSTED  
OPEN

Invoice Number	Bank Account	Description	Amount
<b>001367 SAUNORIS' NURSERY</b> 737245	GEN	DIRT @SOD RESTORATIONS	315.00
Total For: SAUNORIS' NURSERY			<u>315.00</u>
<b>000262 SCHUBBE/MICHAEL</b> 171646	GEN	REIMBURSEMENT FOR FUEL -MS ST-8	65.00
28065003	GEN	REIMBURSEMENT DRIVERS LICENSE RENEWAL -MS	50.00
6061865	GEN	REIMBURSEMENT FOR LEVEL/ANGLE FINDER @BACKHOE -MS	40.38
Total For: SCHUBBE/MICHAEL			<u>155.38</u>
<b>001213 SECRETARY OF STATE</b> COMMISSION NO 83579	GEN	NOTARY RENEWAL -HS	15.00
Total For: SECRETARY OF STATE			<u>15.00</u>
<b>004616 SIGN &amp; PICTORIAL ART</b> 901510	GEN	STREET NAME SIGNS @HISTORIC DISTRICT	3,290.00
Total For: SIGN & PICTORIAL ART			<u>3,290.00</u>
<b>002912 STAPLES ADVANTAGE</b> 7000316050	GEN	OFFICE SUPPLIES	44.40
Total For: STAPLES ADVANTAGE			<u>44.40</u>
<b>004383 SUPERIOR PUMPING SERVICES LLC</b> 3437	GEN	DISC AERATOR MNTC- RGNL	4,393.44
3442	GEN	EM DISC AERATOR SHAFT RPR- RGNL	5,633.56
3443	GEN	EM RPR- DISC AERATOR 2- RGNL	7,251.90
3444	GEN	DISC AERATOR MNTC- RGNL	7,251.90
3445	GEN	EM DISC AERATOR RPR- RGNL	9,310.00
3446	GEN	EM DISC & HARDWEAR RPR- RGNL	7,456.33
3447	GEN	DISCS & HARD WEAR- RGNL	7,456.33
Total For: SUPERIOR PUMPING SERVICES LLC			<u>48,753.46</u>
<b>001770 SYNAGRO TECHNOLOGIES INC</b> 46841	GEN	SLUDGE REMOVAL- RGNL	14,489.01
Total For: SYNAGRO TECHNOLOGIES INC			<u>14,489.01</u>
<b>003769 TESTING SERVICE CORPORATION</b> 130238	GEN	ANNUAL- NP GROUNDWATER MONITORING	2,450.00
Total For: TESTING SERVICE CORPORATION			<u>2,450.00</u>
<b>004614 THOMPSON ELECTRONICS COMPANY</b> 116063	GEN	ANNUAL BILLING FOR FIRE ALARM INSPECTION @PD	727.00
Total For: THOMPSON ELECTRONICS COMPANY			<u>727.00</u>
<b>004775 TIGRIS AQUATIC SERVICES LLC</b> 34568	GEN	AREATION LIGHT KIT @429 NEBRASKA ST POND	3,346.51
Total For: TIGRIS AQUATIC SERVICES LLC			<u>3,346.51</u>
<b>002852 TRI-STATE CUT STONE &amp; BRICK CO</b> SI0086698	GEN	SAND @PRAIRIE PARK BRIDGE	177.70
Total For: TRI-STATE CUT STONE & BRICK CO			<u>177.70</u>
<b>004667 UNITED RENT A FENCE</b> 60963	GEN	FENCE RENTAL 2 SMITH ST DEMOLITION	4,951.04
Total For: UNITED RENT A FENCE			<u>4,951.04</u>
<b>001345 VERIZON WIRELESS</b> 9959090636	GEN	IWIN/CELLPHONE CHARGES-MARCH	841.43
Total For: VERIZON WIRELESS			<u>841.43</u>
<b>003506 WINGREN LANDSCAPE INC</b> 9137	GEN	UP LIGHTING MAINTENANCE @DOWNTOWN	460.00
Total For: WINGREN LANDSCAPE INC			<u>460.00</u>
Report Total:			<u>337,360.11</u>

FUND TOTALS:

01 GENERAL CORPORATE FUND	155,582.82
31 CAPITAL DEVELOPMENT FUND	32,960.06
62 SEWER & WATER OPER. & MAINT.	106,429.69
68 SEWER & WATER EXTENSION FUND	42,387.54

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

POST DATES 04/22/2024 - 04/22/2024

UNPOSTED

OPEN

Invoice Number	Bank Account	Description	Amount
PAYMENT TYPE TOTALS:			
ACH Transaction		1,236.78	
Paper Check		336,123.33	

Draft



*April 22, 2024*

*Unanimous Consent Agenda*

**C. COMMITTEE OF THE WHOLE REPORT**

1. FISCAL YEAR 2025 BUDGET - APPROVAL (*Presenter: Trustee Rigoni*)

The Village of Frankfort's proposed fiscal year 2025 budget was presented to the Committee of the Whole on April 10, 2024 for review and consideration.

The fiscal year 2025 budget, including all funds, is comprised of a proposed grand total of \$42,185,700 in budgeted revenues and \$62,213,300 in expenditures.

Some notable capital expenditures outlined in the proposed fiscal year 2025 budget are as follows: \$10 million designated for the Street Resurfacing Program, construction of a new storage building at 2 Smith Street, lighting and safety enhancements, procurement of vehicles and equipment including a self-propelled leaf vac, allocation for economic development incentives, improvements in water and sewer infrastructure, and the finalization of construction projects like the Elsner Well & Water Treatment Plant, Pfeiffer Road Extension Project, St. Francis Road Resurfacing Project, Downtown Parking Lots at 2 Smith Street and 11/19 White Street, and the Prairie Park Playground Rehabilitation Project.

The Village's Fiscal Year 2025 budget continues its tradition of prudent financial management while upholding its steadfast commitment to delivering exceptional services. The full budget document is available for public viewing on the Village website.

It was the consensus of the Committee to recommend Village Board approval of the fiscal year 2025 budget.

**Motion: *Accept the recommendation of the Committee of the Whole and approve the Village of Frankfort's fiscal year 2025 budget.***

# FY 24-25 BUDGET

## VILLAGE OF FRANKFORT



**MAYOR**  
Keith Ogle

**VILLAGE CLERK**  
Katie Schubert

**VILLAGE TRUSTEES**

Adam Borrelli	Maura Rigoni
Michael Leddin	Daniel Rossi
Jessica Petrow	Eugene Savaria

# VILLAGE OF FRANKFORT

## FISCAL YEAR 2025 ANNUAL BUDGET

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VILLAGE OF  
**FRANKFORT**  
EST • 1855

April 22, 2024

Board of Trustees:

Enclosed is the Village of Frankfort's fiscal year **2024-2025 budget**. The budget represents Frankfort's continual tradition of providing exceptional services to our growing community at a reasonable cost. The FY 2024-2025 budget also looks to the future which includes long-range planning considerations.

Prudent fiscal practices this past year have resulted in projections that show operating revenues exceeding operating expenses allowing for transfers from the operating funds to the capital funds. FY2024 projections reflect a \$7,600,000 surplus in the General Fund which is almost fully offset by a \$7,500,000 deficit in the Capital Fund resulting in an overall projected increase in reserves of \$100,000. The Village's Motor Fuel Tax Fund is projected to have an overall decrease in fund balance of \$1,500,000 for FY2024. Utility Fund projections reflect an \$8,500,000 surplus in the Operating Fund and a \$4,000,000 deficit in the Capital Fund resulting in an overall projected increase in reserves of \$4,500,000.

**FY 2024-2025 FINANCIAL PLAN AND BUDGET OVERVIEW**

General Fund revenues for FY 2024-2025 have been set at **\$22,293,000** which is an increase of \$17,200 from a year ago. General Fund Expenditures have been budgeted at **\$19,370,600** which is an increase of \$600,900 from the prior year budget. Personnel costs, including salaries, pension contributions and health insurance make up the majority of these budgeted expenditures. The overall budget results in an operating surplus of \$2,922,400 which will fund a portion of the Village's Capital Fund expenditures including the street resurfacing program. \$15,596,300 of expenditures are included in this year's General Capital Fund.

The FY 2024-2025 Water and Sewer operating revenues have been estimated at **\$13,986,000** an increase of \$376,500 from last year's budgeted amount. The total Water and Sewer operating expenditures in the FY 2024-2025 budget are **\$8,224,400**. This results in a budgeted operating surplus of \$5,761,600 which will be transferred to the Water and Sewer Capital Fund to pay for debt service payments related to the Illinois Environmental Protection Agency loans as well as capital expenditures. \$15,475,000 of expenditures are included in this year's Utility Capital Fund.

The most significant capital expenditure within our Governmental Funds for the upcoming year is the \$10,000,000 budgeted for the street resurfacing program which continues to address the aging streets within our village. Construction of the Pfeiffer Road extension project is also scheduled to be completed this summer. The Village is expecting to receive grants during the year for downtown parking, parking lot lighting and the Prairie Park playground rehabilitation project.

432 W. NEBRASKA STREET FRANKFORT, IL 60423 (815)469-2177 FAX (815)469-7999 WWW.FRANKFORTIL.ORG

MAYOR *Keith Ogle* VILLAGE CLERK *Katie Schubert*

VILLAGE TRUSTEES *Adam Borrelli Michael Leddin Jessica Petrow Maura Rigoni Daniel Rossi Eugene Savaria*

The Utility Fund's capital projects include \$5,900,000 for the new Elsner Tower well and iron removal facility, as well as funding for the replacement of aged and deteriorated water mains and sewer system improvements.

The Village continues to create economic development tools to encourage new construction, business attraction, and expansion activities. These tools along with the Village's comprehensive plan will assist the Village Board with long-range growth and development and will help prepare the Village for changes in and around the community.

### **CONCLUSION**

Thank you for your input over the last several months regarding new initiatives for FY 2024-2025. I believe that you will find the financial aspects of all new initiatives reflected in this budget.

With the aforementioned capital projects, and the continuation of our existing customer service programs, such as police protection, building and code enforcement inspections, branch and leaf pickup, building, public grounds and street maintenance, and new development reviews, we should all look forward to a very busy and productive year. The Board has a fiduciary duty to the taxpayers of Frankfort and I look forward to continuing the long-standing practice of fiscal prudence.

Sincerely,

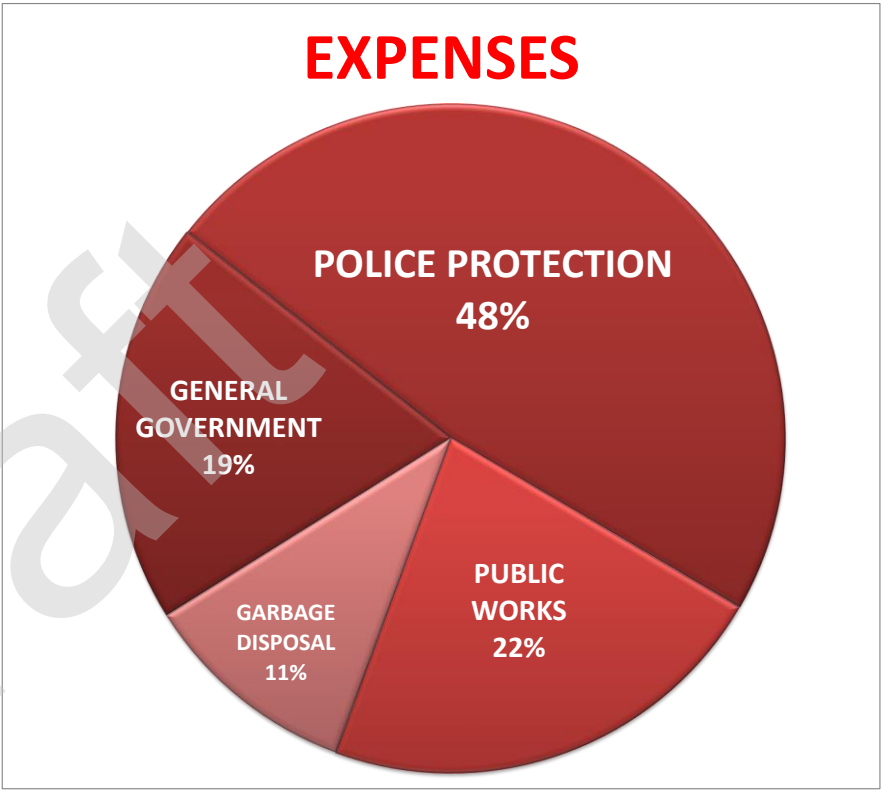
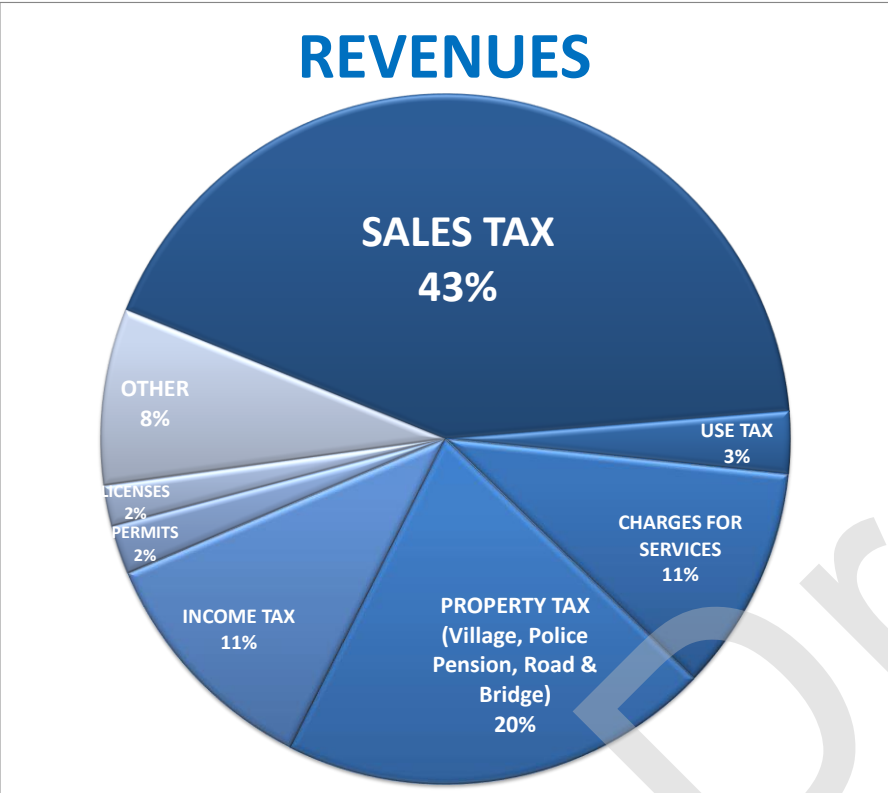
A handwritten signature in black ink, appearing to read "Keith Ogle", written over a large, light gray "Draft" watermark.

Keith Ogle  
Village President

# BUDGET SUMMARY FY 2025

FUND TYPE	REVENUES	EXPENSES	NET	TRANSFERS IN	TRANSFERS OUT	NET CHANGE IN FUND BALANCE
<b><u>GOVERNMENTAL FUNDS:</u></b>						
GENERAL FUND	22,293,000	(19,370,600)	2,922,400	0	0	2,922,400
CAPITAL DEVELOPMENT FUND	1,373,000	(15,596,300)	(14,223,300)	0	0	(14,223,300)
MOTOR FUEL TAX FUND	1,625,000	(1,780,000)	(155,000)	0	0	(155,000)
<b>TOTAL GOVERNMENTAL FUNDS</b>	<b>25,291,000</b>	<b>(36,746,900)</b>	<b>(11,455,900)</b>	<b>0</b>	<b>0</b>	<b>(11,455,900)</b>
<b><u>ENTERPRISE (UTILITY) FUNDS:</u></b>						
SEWER & WATER OPERATIONS	13,986,000	(8,224,400)	5,761,600	0	0	5,761,600
SEWER & WATER CAPITAL	915,000	(15,475,000)	(14,560,000)	0	0	(14,560,000)
<b>TOTAL ENTERPRISE (UTILITY) FUND</b>	<b>14,901,000</b>	<b>(23,699,400)</b>	<b>(8,798,400)</b>	<b>0</b>	<b>0</b>	<b>(8,798,400)</b>
<b><u>FIDUCIARY FUND:</u></b>						
POLICE PENSION FUND	1,993,700	(1,767,000)	226,700	0	0	226,700

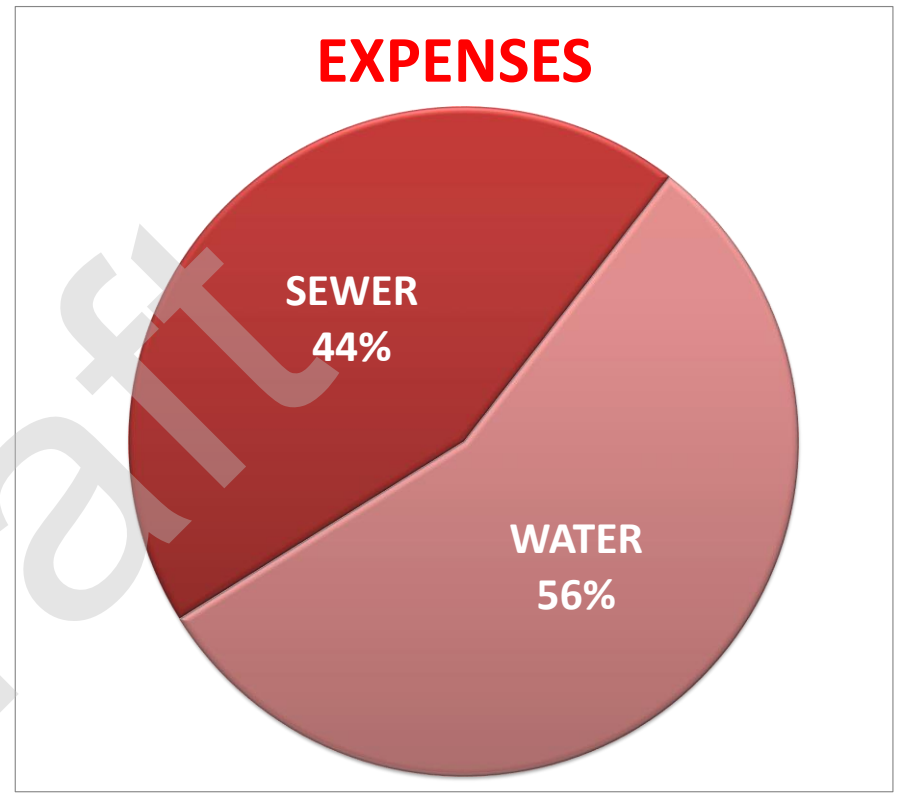
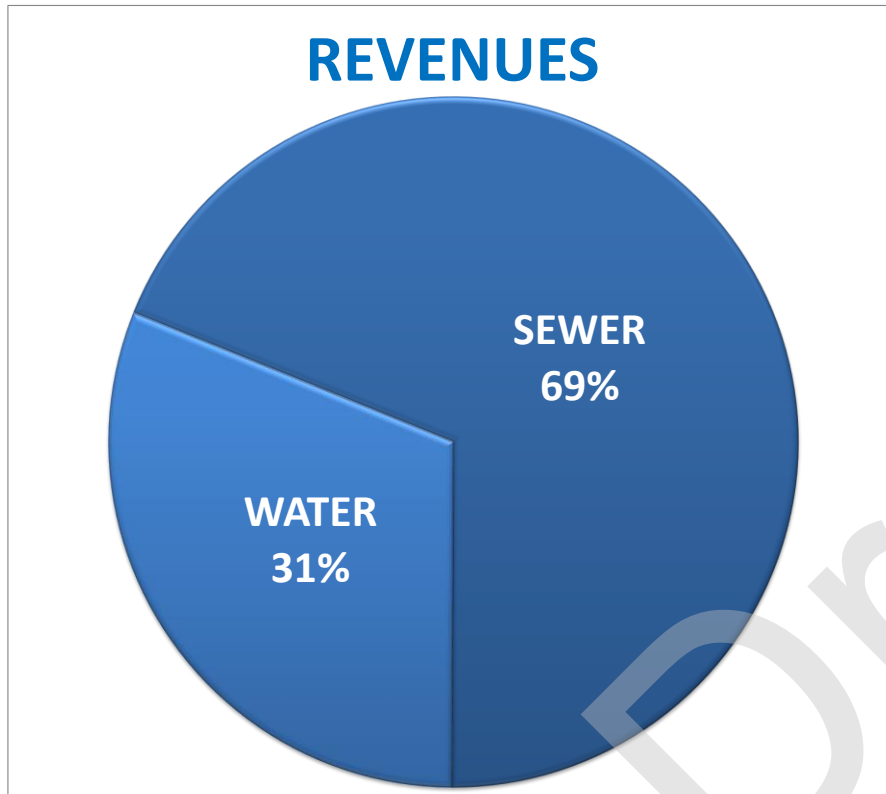
# GOVERNMENTAL OPERATIONS-GENERAL FUND 01



GOVERNMENTAL	
SALES TAX	9,500,000
PROPERTY TAX	4,511,100
CHARGES FOR SERVICES	2,353,500
INCOME TAX	2,500,000
LICENSES	512,000
PERMITS	423,000
USE TAX	650,000
OTHER	1,843,400
<b>TOTAL GOVERNMENTAL</b>	<b><u>22,293,000</u></b>

GOVERNMENTAL	
POLICE PROTECTION	9,272,400
PUBLIC WORKS	4,291,500
GENERAL GOVERNMENT	3,769,700
GARBAGE DISPOSAL	2,037,000
<b>TOTAL GOVERNMENTAL</b>	<b><u>19,370,600</u></b>

# UTILITY OPERATIONS-SEWER & WATER FUND 62



UTILITY	
SEWER	9,643,000
WATER	4,343,000
<b>TOTAL UTILITY</b>	<b><u>13,986,000</u></b>

UTILITY	
SEWER	3,650,400
WATER	4,574,000
<b>TOTAL UTILITY</b>	<b><u>8,224,400</u></b>



## GENERAL FUND SUMMARY

The Village's General Fund accounts for resources traditionally associated with the Village's operations, which are not required to be accounted for in another fund. The General Fund includes the following departments: Office of the Mayor, Office of the Administrator, Finance, Police Protection, Civil Defense, Public Works, Building & Code Enforcement, Garbage Disposal and Community Development.

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>	<b>26,108,874</b>	<b>26,788,969</b>	<b>22,275,800</b>	<b>22,293,000</b>
<b>EXPENSES</b>				
DEPT 411 OFFICE OF THE MAYOR	247,859	154,175	274,100	261,600
DEPT 412 OFFICE OF THE ADMINISTRATOR	563,245	613,417	809,600	869,700
DEPT 413 FINANCE DEPARTMENT	382,692	417,527	564,000	570,700
DEPT 421 POLICE DEPARTMENT	7,875,618	7,993,778	9,074,600	9,272,400
DEPT 428 CIVIL DEFENSE	5,143	5,450	8,000	8,000
DEPT 441 PUBLIC WORKS	3,402,418	3,574,711	4,191,900	4,291,500
DEPT 442 BUILDING & CODE ENFORCEMENT	888,440	912,854	1,124,700	1,185,100
DEPT 447 GARBAGE DISPOSAL	1,590,642	1,674,427	1,873,000	2,037,000
DEPT 461 COMMUNITY DEVELOPMENT	500,287	592,902	849,800	874,600
<b>TOTAL EXPENSES</b>	<b>15,456,344</b>	<b>15,939,240</b>	<b>18,769,700</b>	<b>19,370,600</b>
<b>NET CHANGE IN FUND BALANCE BEFORE TRANSFERS</b>	<b>10,652,530</b>	<b>10,849,730</b>	<b>3,506,100</b>	<b>2,922,400</b>
<b>TRANSFERS IN</b>				
01.000.3931 TRANSFER FROM CAPITAL DEVELOPMENT	0	0	0	0
<b>TOTAL TRANSFERS IN</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TRANSFERS OUT</b>				
01.413.5431 TRANSFER TO CAPITAL DEVELOPMENT	10,652,530	10,773,794	0	0
<b>TOTAL TRANSFERS OUT</b>	<b>10,652,530</b>	<b>10,773,794</b>	<b>0</b>	<b>0</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>0</b>	<b>75,936</b>	<b>3,506,100</b>	<b>2,922,400</b>

## GENERAL FUND - REVENUES

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>					
<b>TAXES:</b>					
01.000.3111	PROPERTY TAX LEVY-VILLAGE	1,751,527	1,894,174	2,030,300	2,247,400
01.000.3112	PROPERTY TAX LEVY-POLICE PENSION	1,486,404	1,469,028	1,401,400	1,443,700
01.000.3113	PROPERTY TAX LEVY-ROAD & BRIDGE	784,100	808,871	770,000	820,000
01.000.3115	SALES TAX	7,061,130	6,945,646	6,500,000	6,000,000
01.000.3116	AUTO RENTAL TAX	1,340	1,315	1,500	1,500
01.000.3117	NON-HOME RULE SALES TAX	3,933,275	3,951,636	3,500,000	3,500,000
01.000.3120	UTILITY TAX-NATURAL GAS	557,040	658,386	400,000	400,000
01.000.3121	UTILITY TAX-ELECTRICITY	927,648	887,483	900,000	800,000
01.000.3122	TELECOMMUNICATION TAX	315,051	303,008	300,000	250,000
	<b>TOTAL TAXES</b>	<b>16,817,515</b>	<b>16,919,547</b>	<b>15,803,200</b>	<b>15,462,600</b>
<b>LICENSES:</b>					
01.000.3211	AMUSEMENT LICENSE	1,525	1,400	1,500	1,500
01.000.3212	CHARITABLE GAMES TAX	1,517	0	0	0
01.000.3213	GARAGE SALE LICENSE	335	355	500	300
01.000.3214	CABLE FRANCHISE FEE	371,951	383,647	350,000	350,000
01.000.3215	SBC & CO FRANCHISE FEE	9,674	9,674	9,600	9,600
01.000.3216	CONTRACTOR'S LICENSE	72,680	71,575	65,000	65,000
01.000.3217	BUSINESS LICENSE	11,065	10,721	15,000	15,000
01.000.3219	LIQUOR LICENSE	75,241	72,073	70,000	70,000
01.000.3221	SOLICITOR'S LICENSE	125	100	100	100
01.000.3242	VEHICLE LICENSE	648	465	500	500
	<b>TOTAL LICENSES</b>	<b>544,761</b>	<b>550,010</b>	<b>512,200</b>	<b>512,000</b>
<b>PERMITS:</b>					
01.000.3309	PLAN REVIEW	69,223	54,077	50,000	50,000
01.000.3310	CONSULTANT REVIEW	21,247	20,677	15,000	15,000
01.000.3311	BUILDING PERMITS	492,729	376,221	400,000	350,000
01.000.3313	OVERWEIGHT TRUCK PERMITS	11,300	9,850	8,000	8,000
	<b>TOTAL PERMITS</b>	<b>594,499</b>	<b>460,825</b>	<b>473,000</b>	<b>423,000</b>
<b>INTERGOVERNMENTAL REVENUES:</b>					
01.000.3414	REPLACEMENT TAX	154,555	182,446	75,000	80,000
01.000.3415	STATE USE TAX	750,664	832,250	650,000	650,000
01.000.3416	INCOME TAX	3,058,907	3,123,381	2,200,000	2,500,000
01.000.3417	CANN. USE TAX	29,626	31,955	30,000	30,000
01.000.3418	VIDEO GAMING TAX	0	233	0	1,000
01.000.3425	GRANTS	1,320,445	1,320,970	10,000	10,000
	<b>TOTAL INTERGOVERNMENTAL REV</b>	<b>5,314,197</b>	<b>5,491,235</b>	<b>2,965,000</b>	<b>3,271,000</b>
<b>FINES:</b>					
01.000.3511	CODE VIOLATIONS	3,150	1,550	2,000	2,000
01.000.3521	COUNTY FINES	132,407	108,860	90,000	90,000
01.000.3522	PARKING/COMPLIANCE FINES	14,280	9,650	12,000	5,000
01.000.3523	FALSE ALARMS	1,125	805	500	500
01.000.3524	TOWING FINE	25,000	32,600	22,500	10,000
01.000.3526	FORFEITURE FUNDS	4,400	44,076	5,000	2,500
01.000.3527	DUI CAMERA/LAW ENFORCEMENT	16,030	11,919	10,000	7,500
01.000.3528	VEHICLE FUND	300	40	0	0
	<b>TOTAL FINES</b>	<b>196,692</b>	<b>209,500</b>	<b>142,000</b>	<b>117,500</b>

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**CHARGES FOR SERVICES:**

01.000.3611	DEV APPL FEES	35,025	55,791	20,000	20,000
01.000.3612	REVIEW FEES	88,641	179,458	70,000	70,000
01.000.3615	INSPECTION FEES	7,960	6,968	7,000	7,000
01.000.3621	TOWER AGREEMENTS	567,524	436,564	450,000	450,000
01.000.3622	POLICE REPORTS	4,319	4,084	3,500	3,500
01.000.3623	POLICE PROTECTION	82,985	77,994	77,000	77,000
01.000.3634	PROPERTY MAINT/LOT MOWING	58,260	7,150	5,000	5,000
01.000.3645	COMPOST FEES	6,016	5,460	6,000	6,000
01.000.3647	RECYCLING FEES	326,933	340,974	338,000	365,000
01.000.3648	GARBAGE FEES	1,210,141	1,261,421	1,249,000	1,350,000
	TOTAL CHARGES FOR SERVICES	<b>2,387,804</b>	<b>2,375,863</b>	<b>2,225,500</b>	<b>2,353,500</b>

**INTEREST INCOME:**

01.000.3723	INTEREST INCOME-CELL TOWERS	0	178,875	0	0
01.000.3732	INTEREST INCOME	14,236	404,838	50,000	50,000
	TOTAL INTEREST INCOME	<b>14,236</b>	<b>583,713</b>	<b>50,000</b>	<b>50,000</b>

**MISCELLANEOUS:**

01.000.3814	COUNTRY MARKET	43,336	50,560	40,000	40,000
01.000.3816	FISHING DERBY	148	346	100	100
01.000.3817	VILLAGE 5K	940	5,260	2,500	2,500
01.000.3818	FRANKFORT CHAMBER	10,800	10,800	10,800	10,800
01.000.3897	CONVENIENCE FEE	3,543	3,716	1,500	0
01.000.3899	MISCELLANEOUS	180,403	127,594	50,000	50,000
	TOTAL MISCELLANEOUS	<b>239,170</b>	<b>198,276</b>	<b>104,900</b>	<b>103,400</b>

**TOTALS: GENERAL CORPORATE FUND**

<b>26,108,874</b>	<b>26,788,969</b>	<b>22,275,800</b>	<b>22,293,000</b>
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## OFFICE OF THE MAYOR (DEPT 411) - EXPENSES

The Mayor, Board of Trustees and Village Clerk are the elected representatives and policy makers for the Village of Frankfort. Their function is to formulate policies and ordinances necessary to guide the administration and development of the Village. The Village Board is also responsible to the residents of Frankfort for the provision of municipal services. To assist in gathering residents' input, citizens are appointed to serve on various committees, commissions and boards.

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>EXPENSES</b>					
<b>PERSONNEL:</b>					
01.411.4041	SALARIES - ELECTED OFFICIALS	45,150	45,150	45,150	45,150
01.411.4111	I.M.R.F.	4,092	3,317	5,250	5,250
01.411.4121	SOCIAL SECURITY	3,454	3,454	3,700	3,700
	TOTAL PERSONNEL	<b>52,696</b>	<b>51,921</b>	<b>54,100</b>	<b>54,100</b>
<b>PROFESSIONAL SERVICES:</b>					
01.411.4321	ATTORNEY FEES	99,261	42,976	80,000	70,000
	TOTAL PROFESSIONAL SERVICES	<b>99,261</b>	<b>42,976</b>	<b>80,000</b>	<b>70,000</b>
<b>COMMUNICATION:</b>					
01.411.4431	PUBLISHING	6,811	5,628	20,000	15,000
01.411.4441	TELEPHONE	0	809	500	500
	TOTAL COMMUNICATION	<b>6,811</b>	<b>6,437</b>	<b>20,500</b>	<b>15,500</b>
<b>PROFESSIONAL DEVELOPMENT:</b>					
01.411.4511	DUES	19,372	21,535	25,000	25,000
01.411.4512	SUBSCRIPTIONS	0	0	500	500
01.411.4531	COMMUNITY RELATIONS	53,640	18,817	60,000	60,000
01.411.4532	EMPLOYEE RELATIONS	620	227	1,500	1,500
01.411.4541	MEETING EXPENSE	553	865	2,500	2,500
01.411.4542	BOARD MEETING EXPENSE	643	164	2,500	5,000
01.411.4551	EDUCATIONAL TRAINING	1,860	310	2,000	2,000
01.411.4557	CABLE PROGRAMMING	1,121	457	5,000	5,000
01.411.4558	DOWNTOWN/PRAIRIE PARK	0	0	5,000	5,000
01.411.4559	HISTORIC PRESERVATION	1,104	310	5,000	5,000
	TOTAL PROFESSIONAL DEVELOPMENT	<b>78,913</b>	<b>42,686</b>	<b>109,000</b>	<b>111,500</b>
<b>CONTRACTUAL SERVICES:</b>					
01.411.4652	PUBLIC OFFICIALS LIABILITY INS	10,000	10,000	10,000	10,000
	TOTAL CONTRACTUAL SERVICES	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>GENERAL SUPPLIES:</b>					
01.411.4751	OFFICE SUPPLIES	178	155	500	500
	TOTAL GENERAL SUPPLIES	<b>178</b>	<b>155</b>	<b>500</b>	<b>500</b>
<b>TOTALS: OFFICE OF THE MAYOR</b>		<b>247,859</b>	<b>154,175</b>	<b>274,100</b>	<b>261,600</b>

## OFFICE OF THE ADMINISTRATOR (DEPT 412) - EXPENSES

The Office of the Administrator carries out the day-to-day administrative functions necessary for the professional management of the Village. The Administrator and staff provide recommendations, options and evaluations to the Village Board for their selection and direction. When the Village Board decides on a policy or direction, the Village Administrator’s Office oversees the Village Departments to ensure the goals of the Board are met. Of particular importance are the high-priority initiatives the Village Board decides on during each budget cycle. The Village Administrator also evaluates municipal services performed by each department and assures the effective and efficient delivery of services in accordance with fiscal restraint and Board policies.

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**EXPENSES**

**PERSONNEL:**

01.412.4011	SALARIES - FULL TIME	285,612	313,631	365,000	382,000
01.412.4021	SALARIES - OVER TIME	980	2,107	3,000	5,000
01.412.4031	SALARIES - PART TIME	27,615	24,961	38,000	46,000
01.412.4111	I.M.R.F.	31,472	28,198	35,000	35,000
01.412.4121	SOCIAL SECURITY	23,124	25,157	28,000	32,000
01.412.4131	GROUP HEALTH INSURANCE	53,110	56,459	75,000	75,000
01.412.4133	DEFERRED COMP ER CONTRIBUTION	5,338	6,343	6,000	8,000
01.412.4134	SAFETY & WELL EMPLOYEE	823	842	2,500	2,500
01.412.4136	SELF-INSURANCE REIMBURSEMENT	20,041	25,842	25,000	30,000
01.412.4141	WORKERS' COMPENSATION	5,393	5,308	9,200	11,500
01.412.4151	UNEMPLOYMENT COMPENSATION	624	576	1,000	1,000
	<b>TOTAL PERSONNEL</b>	<b>454,132</b>	<b>489,424</b>	<b>587,700</b>	<b>628,000</b>

**REPAIRS AND MAINTENANCE:**

01.412.4241	R&M - EQUIPMENT	2,865	3,205	7,500	5,000
	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>2,865</b>	<b>3,205</b>	<b>7,500</b>	<b>5,000</b>

**PROFESSIONAL SERVICES:**

01.412.4351	ENGINEERING FEES	0	0	10,000	10,000
01.412.4372	HIRING PROCESS	0	94	7,500	7,500
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>0</b>	<b>94</b>	<b>17,500</b>	<b>17,500</b>

**COMMUNICATION:**

01.412.4431	PUBLISHING	0	51	500	500
01.412.4432	PRINTING & DUPLICATING	1,221	2,251	3,500	3,500
01.412.4433	POSTAGE	7,259	7,134	7,500	7,500
01.412.4441	TELEPHONE	6,949	7,527	12,000	10,000
	<b>TOTAL COMMUNICATION</b>	<b>15,429</b>	<b>16,963</b>	<b>23,500</b>	<b>21,500</b>

**PROFESSIONAL DEVELOPMENT:**

01.412.4511	DUES	5,108	5,790	6,000	6,000
01.412.4531	COMMUNITY RELATIONS	608	0	1,000	1,000
01.412.4532	EMPLOYEE RELATIONS	1,279	752	1,200	1,200
01.412.4534	EVENTS	40,784	44,755	80,000	90,000
01.412.4535	BUSINESS RECRUITMENT/DEVELOP	0	0	500	500
01.412.4541	MEETING EXPENSE	366	436	1,000	1,000
01.412.4551	EDUCATIONAL TRAINING	3,559	861	3,500	3,500
	<b>TOTAL PROFESSIONAL DEVELOPMENT</b>	<b>51,704</b>	<b>52,594</b>	<b>93,200</b>	<b>103,200</b>

**CONTRACTUAL SERVICES:**

01.412.4651	SWARM INSURANCE	15,526	14,892	22,000	31,300
01.412.4661	LEASE RENTAL	2,263	1,614	2,500	2,500
	<b>TOTAL CONTRACTUAL SERVICES</b>	<b>17,789</b>	<b>16,507</b>	<b>24,500</b>	<b>33,800</b>

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**GENERAL SUPPLIES:**

01.412.4751	OFFICE SUPPLIES	5,244	7,285	8,000	8,000
01.412.4752	COMPUTER SOFTWARE	290	0	0	0
01.412.4753	COMPUTER SOFTWARE & SUPPORT	14,617	23,513	40,000	45,000
01.412.4772	OFFICE EQUIPMENT	504	2,889	6,000	6,000
01.412.4781	UNIFORMS	594	942	1,200	1,200
01.412.4791	EQUIPMENT & ACCESSORIES	77	0	500	500
	<b>TOTAL GENERAL SUPPLIES</b>	<b>21,326</b>	<b>34,629</b>	<b>55,700</b>	<b>60,700</b>

**TOTALS: OFFICE OF THE ADMINISTRATOR**      **563,245**      **613,417**      **809,600**      **869,700**

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## FINANCE (DEPT 413) - EXPENSES

The Finance Department is responsible for the financial administration of the Village and must follow accepted financial standards and principles, as well as guidance from Board policies. The administrative duties of the Finance Director and staff involve accounting and financial reporting, collaborating with other departments to create the budget document, preparing the tax levy, coordinating financial audits at the end of each fiscal year and providing financial information to department personnel, administration and elected officials. The Finance Department also provides services related to investment and treasury, accounts payable, accounts receivable, pensions, payroll, utility billing, customer service, and cash receipts.

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>EXPENSES</b>					
<b>PERSONNEL:</b>					
01.413.4011	SALARIES - FULL TIME	220,135	242,085	275,000	286,000
01.413.4021	SALARIES - OVER TIME	0	0	5,000	5,000
01.413.4031	SALARIES - PART TIME	0	0	5,000	5,000
01.413.4111	I.M.R.F	22,333	19,971	26,000	26,000
01.413.4121	SOCIAL SECURITY	15,872	17,373	22,000	24,000
01.413.4131	GROUP HEALTH INSURANCE	33,977	35,230	42,000	50,000
01.413.4133	DEFERRED COMP ER CONTRIBUTION	3,570	2,860	4,000	4,000
01.413.4136	SELF-INSURANCE REIMBURSEMENT	7,731	9,103	12,000	16,000
01.413.4141	WORKERS' COMPENSATION	3,507	4,020	6,600	8,300
01.413.4151	UNEMPLOYMENT COMPENSATION	561	393	1,000	1,000
	<b>TOTAL PERSONNEL</b>	<b>307,686</b>	<b>331,033</b>	<b>398,600</b>	<b>425,300</b>
<b>REPAIRS AND MAINTENANCE:</b>					
01.413.4241	R&M - EQUIPMENT	773	629	1,000	1,000
	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>773</b>	<b>629</b>	<b>1,000</b>	<b>1,000</b>
<b>PROFESSIONAL SERVICES:</b>					
01.413.4331	AUDITOR FEES	16,145	19,795	25,000	25,000
01.413.4371	ADMIN/BANKING FEES	7,848	7,560	20,000	15,000
01.413.4372	HIRING PROCESS	0	0	500	500
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>23,993</b>	<b>27,355</b>	<b>45,500</b>	<b>40,500</b>
<b>COMMUNICATION:</b>					
01.413.4441	TELEPHONE	1,965	2,129	3,000	3,000
	<b>TOTAL COMMUNICATION</b>	<b>1,965</b>	<b>2,129</b>	<b>3,000</b>	<b>3,000</b>
<b>PROFESSIONAL DEVELOPMENT:</b>					
01.413.4511	DUES	782	1,410	1,500	2,000
01.413.4532	EMPLOYEE RELATIONS	0	0	0	1,000
01.413.4541	MEETING EXPENSE	0	0	500	500
01.413.4551	EDUCATIONAL TRAINING	740	870	5,000	5,000
	<b>TOTAL PROFESSIONAL DEVELOPMENT</b>	<b>1,522</b>	<b>2,280</b>	<b>7,000</b>	<b>8,500</b>
<b>CONTRACTUAL SERVICES:</b>					
01.413.4651	SWARM INSURANCE	7,727	7,592	9,900	12,400
01.413.4653	BONDS & APPRAISALS	11,357	11,283	24,500	24,500
	<b>TOTAL CONTRACTUAL SERVICES</b>	<b>19,084</b>	<b>18,875</b>	<b>34,400</b>	<b>36,900</b>
<b>GENERAL SUPPLIES:</b>					
01.413.4751	OFFICE SUPPLIES	2,386	4,835	5,000	5,000
01.413.4753	COMPUTER SOFTWARE & SUPPORT	24,167	28,436	59,000	45,000
01.413.4772	OFFICE EQUIPMENT	1,116	1,956	10,000	5,000
01.413.4781	UNIFORMS	0	0	500	500
	<b>TOTAL GENERAL SUPPLIES</b>	<b>27,669</b>	<b>35,227</b>	<b>74,500</b>	<b>55,500</b>
<b><u>TOTALS: FINANCE DEPARTMENT</u></b>		<b>382,692</b>	<b>417,527</b>	<b>564,000</b>	<b>570,700</b>

## POLICE (DEPT 421/422) - EXPENSES

The Police Department provides protection and policing services to over 20,000 residents as well as businesses within the Village limits. The Department prides itself on a proactive, community-oriented, and cooperative approach in delivering these services to the community. As part of an initiative for directed patrol, six additional police officer positions have been added to the department over the last few years. The Frankfort Police believe that working with the community creates a foundation of trust, cooperation, accountability, and teamwork. Officers regularly perform "walk and talks" in commercial areas, parks, and neighborhoods. Officers also use a UTV and police bicycles to monitor the bike trails, parks and other areas that are difficult to reach by a motor vehicle. In addition, the department focuses on establishing positive interactions with the community through several events and programs, such as National Night Out Against Crime, the Citizen's Police Academy, DARE, Trunk-or-Treat, the "Seniors on Patrol" program, and meetings for Triad, which is a senior safety group. Besides a community partnership, the Police Department also works with several governmental organizations, such as the Laraway Communications Center, the Child Advocacy Center, Tri-River Training, the Lincoln-way Major Crash Investigation Team, and the Will/Grundy Major Crimes Task Forces. Working with these organizations enhances the service to Frankfort residents and increases the skills of Frankfort's police officers.

The Police and Fire Commission expenditures are included at the end of the Police Department expenditure budget. The Police and Fire Commission was created by state law when Frankfort's population surpassed 5,000. The Commission consists of three members who are appointed by the mayor, one of whom is designated as the chairperson. The Commissioners are responsible for the testing, hiring, promotion, termination, and disciplinary measures of Police Department staffing.

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**EXPENSES**

**LAW ENFORCEMENT**

**PERSONNEL:**

01.421.4011	SALARIES - FULL TIME	3,723,194	3,797,608	4,312,000	4,200,000
01.421.4021	SALARIES - OVER TIME	90,085	108,614	120,000	150,000
01.421.4022	HOLIDAY PAY - POLICE	131,634	135,771	145,000	145,000
01.421.4025	SPECIAL EVENT PAY	1,540	2,850	5,000	5,000
01.421.4031	SALARIES - PART TIME	72,290	71,801	105,000	160,000
01.421.4051	SALARIES - CROSSING GUARD	2,430	2,430	2,500	2,500
01.421.4111	I.M.R.F.	47,188	28,958	52,000	52,000
01.421.4121	SOCIAL SECURITY	300,450	297,016	340,000	340,000
01.421.4130	POLICE PENSION EXPENSE	1,486,404	1,469,028	1,401,400	1,443,700
01.421.4131	GROUP HEALTH INSURANCE	612,825	591,684	760,000	760,000
01.421.4133	DEFERRED COMP ER CONTRIBUTION	46,598	45,460	55,000	55,000
01.421.4134	SAFETY & WELL EMPLOYEE	915	6,137	8,000	8,000
01.421.4136	SELF-INSURANCE REIMBURSEMENT	155,333	145,285	165,000	165,000
01.421.4141	WORKERS' COMPENSATION	59,086	60,422	90,000	112,500
01.421.4151	UNEMPLOYMENT COMPENSATION	6,642	5,677	15,000	15,000
	<b>TOTAL PERSONNEL</b>	<b>6,736,614</b>	<b>6,768,742</b>	<b>7,575,900</b>	<b>7,613,700</b>

**REPAIRS AND MAINTENANCE:**

01.421.4241	R&M - EQUIPMENT	6,346	7,558	10,000	13,000
01.421.4242	R&M - OFFICE EQUIPMENT	9,525	8,238	12,500	12,500
01.421.4243	R&M - VEHICLES	41,828	40,532	50,000	50,000
01.421.4251	R&M - UNIFORMS	4,333	3,899	5,500	5,500
	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>62,032</b>	<b>60,227</b>	<b>78,000</b>	<b>81,000</b>

**PROFESSIONAL SERVICES:**

01.421.4321	ATTORNEY FEES	156,675	203,717	150,000	125,000
01.421.4371	ADMIN/BANKING FEES	1,114	939	1,500	1,500
01.421.4372	HIRING PROCESS	171	0	500	500
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>157,960</b>	<b>204,657</b>	<b>152,000</b>	<b>127,000</b>



	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET	
<b>COMMUNICATION:</b>					
01.421.4411	POLICE COMM. CENTER	437,192	429,024	475,000	590,000
01.421.4433	POSTAGE	604	574	1,000	1,000
01.421.4441	TELEPHONE	14,536	13,981	14,000	14,000
	<b>TOTAL COMMUNICATION</b>	<b>452,332</b>	<b>443,579</b>	<b>490,000</b>	<b>605,000</b>
<b>PROFESSIONAL DEVELOPMENT:</b>					
01.421.4511	DUES	10,020	8,627	12,500	10,000
01.421.4512	SUBSCRIPTIONS	418	584	700	700
01.421.4531	COMMUNITY RELATIONS	4,941	5,717	6,500	6,500
01.421.4532	EMPLOYEE RELATIONS	568	221	500	1,000
01.421.4533	DARE PROGRAM	3,945	3,998	4,500	4,500
01.421.4541	MEETING EXPENSE	293	290	2,500	2,500
01.421.4551	EDUCATIONAL TRAINING	33,220	33,186	50,000	50,000
01.421.4553	FALL FESTIVAL/CADET SUPPORT	5,613	7,294	10,000	10,000
01.421.4554	MAJOR CRASH INVESTIGATIVE TM	54	0	500	500
01.421.4555	REIMBURSABLE EXPENSES	0	0	5,000	5,000
	<b>TOTAL PROFESSIONAL DEVELOPMENT</b>	<b>59,072</b>	<b>59,917</b>	<b>92,700</b>	<b>90,700</b>
<b>CONTRACTUAL SERVICES:</b>					
01.421.4651	SWARM INSURANCE	123,696	109,702	156,000	195,000
01.421.4654	ANIMAL CONTROL	520	0	2,500	2,500
	<b>TOTAL CONTRACTUAL SERVICES</b>	<b>124,216</b>	<b>109,702</b>	<b>158,500</b>	<b>197,500</b>
<b>GENERAL SUPPLIES:</b>					
01.421.4721	FIREARMS SUPPLIES	9,833	12,432	12,500	12,500
01.421.4731	GASOLINE/OIL	104,790	111,210	130,000	120,000
01.421.4751	OFFICE SUPPLIES	4,426	4,047	5,500	5,500
01.421.4752	COMPUTER SOFTWARE	4,783	0	0	0
01.421.4753	COMPUTER SOFTWARE & SUPPORT	72,640	120,884	215,000	275,000
01.421.4761	OPERATING SUPPLIES	5,244	6,038	6,500	6,500
01.421.4771	OFFICE FURNITURE	7,280	3,063	8,000	8,000
01.421.4772	OFFICE EQUIPMENT	6,486	7,529	8,000	8,000
01.421.4781	UNIFORMS	15,339	20,778	26,000	30,000
01.421.4791	EQUIPMENT & ACCESSORIES	34,212	51,721	60,000	60,000
01.421.4795	FORFEITURE FUND EXPENSE	0	0	39,000	15,000
01.421.4796	DUI FUND EXPENSE	11,366	0	0	0
	<b>TOTAL GENERAL SUPPLIES</b>	<b>276,399</b>	<b>337,702</b>	<b>510,500</b>	<b>540,500</b>
	<b><u>TOTALS: LAW ENFORCEMENT</u></b>	<b><u>7,868,625</u></b>	<b><u>7,984,525</u></b>	<b><u>9,057,600</u></b>	<b><u>9,255,400</u></b>
<b>POLICE/FIRE COMMISSION</b>					
01.422.4041	SALARIES-APPOINTED OFFICIALS	540	660	1,500	1,500
01.422.4121	SOCIAL SECURITY	41	51	100	100
01.422.4134	SAFETY & WELL EMPLOYEE	955	1,010	3,000	3,000
01.422.4135	ELIGIBILITY/PROMOTION	5,082	7,157	10,000	10,000
01.422.4321	ATTORNEY FEES	0	0	1,000	1,000
01.422.4511	DUES	375	375	400	400
01.422.4551	EDUCATIONAL TRAINING	0	0	500	500
01.422.4751	OFFICE SUPPLIES	0	0	500	500
	<b><u>TOTALS: POLICE/FIRE COMMISSION</u></b>	<b><u>6,993</u></b>	<b><u>9,253</u></b>	<b><u>17,000</u></b>	<b><u>17,000</u></b>
	<b><u>TOTALS: POLICE DEPARTMENT</u></b>	<b><u>7,875,618</u></b>	<b><u>7,993,778</u></b>	<b><u>9,074,600</u></b>	<b><u>9,272,400</u></b>

## CIVIL DEFENSE (DEPT 428) - EXPENSES

Civil Defense is used to pay for emergency-related expenditures, which has primarily been tornado sirens and their maintenance. In addition, the fund covers the budget of the Emergency Services & Disaster Agency (ESDA), which Frankfort started in 2011. The employees who serve on ESDA are prepared to assist during both emergency and non-emergency situations, in areas such as emergency response, traffic control and security.

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**EXPENSES**

**CIVIL DEFENSE:**

01.428.4241	R&M - EQUIPMENT	5,143	5,450	8,000	8,000
	TOTAL CIVIL DEFENSE	<b>5,143</b>	<b>5,450</b>	<b>8,000</b>	<b>8,000</b>
	<u>TOTALS: CIVIL DEFENSE</u>	<b>5,143</b>	<b>5,450</b>	<b>8,000</b>	<b>8,000</b>

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## PUBLIC WORKS (DEPT 441) - EXPENSES

The Public Works Department is responsible for the maintenance and operation of all publicly owned infrastructure, equipment, property and facilities. The Public Works Department provides the following services:

- Road maintenance and management for 130 miles of streets, which includes street sweeping, resurfacing, pothole patching and snow removal
- Storm water system management and maintenance for 81 miles of storm sewers and 2,765 storm inlets
- Street light and sign maintenance
- Construction, reconstruction and maintenance of Village sidewalks, curbs and gutters
- Regular building maintenance and renovations for all Village-owned properties
- Management and maintenance of the Village's fleet
- Branch pickup and leaf collection
- Removal and replacement of parkway trees infected by the emerald ash borer
- Landscaping for public grounds
- Custodial services

**EXPENSES**

**STREETS**

**PERSONNEL:**

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
01.441.4011 SALARIES - FULL TIME	1,057,580	1,186,805	1,238,000	1,325,000
01.441.4021 SALARIES - OVER TIME	137,664	119,118	175,000	175,000
01.441.4031 SALARIES - PART TIME	56,175	45,442	60,000	62,000
01.441.4111 I.M.R.F.	122,500	107,940	140,000	140,000
01.441.4121 SOCIAL SECURITY	93,213	100,893	120,000	120,000
01.441.4131 GROUP HEALTH INSURANCE	248,691	260,666	290,000	300,000
01.441.4133 DEFERRED COMP ER CONTRIBUTION	16,955	17,806	20,000	20,000
01.441.4134 SAFETY & WELL EMPLOYEE	0	47	500	500
01.441.4136 SELF-INSURANCE REIMBURSEMENT	46,958	60,331	65,000	65,000
01.441.4141 WORKERS' COMPENSATION	19,053	19,303	30,000	37,500
01.441.4151 UNEMPLOYMENT COMPENSATION	1,988	1,841	5,000	5,000
<b>TOTAL PERSONNEL</b>	<b>1,800,777</b>	<b>1,920,191</b>	<b>2,143,500</b>	<b>2,250,000</b>

**REPAIRS AND MAINTENANCE:**

01.441.4211 R&M - BLDG/SITE IMPROVEMENT	100,367	128,523	108,000	108,000
01.441.4215 R&M - LAWN MOWING	211,553	246,652	248,000	250,000
01.441.4216 R&M - PUBLIC GRDS	83,317	104,962	156,000	156,000
01.441.4218 R&M - PRAIRIE PARK	10,115	7,515	25,000	25,000
01.441.4220 R&M - SIDEWALKS	42,028	40,848	50,000	50,000
01.441.4222 R&M - ROAD SALT	153,783	118,589	260,000	260,000
01.441.4230 R&M - PATCHING MIX	5,936	8,210	8,000	8,000
01.441.4231 R&M - CURBS	13,138	23,859	20,000	20,000
01.441.4232 R&M - STORM SYSTEM	52,014	48,090	85,000	80,000
01.441.4233 R&M - STREETS/SIGNS	56,909	51,462	65,000	65,000
01.441.4234 R&M - TRAFFIC LIGHTS	37,621	48,857	40,000	45,000
01.441.4235 R&M - TREES & WEEDS	41,605	19,945	40,000	40,000
01.441.4236 R&M - STREET LIGHTS	114,158	101,441	120,000	120,000
01.441.4237 R&M - EMERGENCY RESPONSE SERVICES	0	0	2,500	2,500
01.441.4238 R&M - STREET SWEEP	50,955	36,343	45,000	15,000
01.441.4241 R&M - EQUIPMENT	4,058	300	7,000	7,000
01.441.4243 R&M - VEHICLES	124,857	118,499	115,000	120,000
01.441.4251 R&M - UNIFORMS	5,216	6,656	0	0
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>1,107,630</b>	<b>1,110,752</b>	<b>1,394,500</b>	<b>1,371,500</b>

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET	
<b>PROFESSIONAL SERVICES:</b>					
01.441.4321	ATTORNEY FEES	2,818	0	10,000	10,000
01.441.4324	NPDES FEE	1,000	1,000	1,500	1,500
01.441.4351	ENGINEERING SERVICES	10,179	15,559	20,000	20,000
01.441.4352	BRIDGE INSPECTIONS	1,509	5,950	7,500	7,500
01.441.4372	HIRING PROCESS	0	185	500	500
01.441.4381	WATER STUDY/ADMIN SERVICES	0	8,681	10,000	10,000
	TOTAL PROFESSIONAL SERVICES	<b>15,506</b>	<b>31,374</b>	<b>49,500</b>	<b>49,500</b>
<b>COMMUNICATIONS</b>					
01.441.4431	PUBLISHING	974	495	1,000	1,000
01.441.4441	TELEPHONE	9,176	7,979	8,500	8,500
	TOTAL COMMUNICATIONS	<b>10,150</b>	<b>8,474</b>	<b>9,500</b>	<b>9,500</b>
<b>PROFESSIONAL DEVELOPMENT:</b>					
01.441.4511	DUES	2,765	3,235	3,500	3,500
01.441.4532	EMPLOYEE RELATIONS	0	0	0	1,000
01.441.4541	MEETING EXPENSE	242	390	1,500	1,500
01.441.4551	EDUCATIONAL TRAINING	1,777	2,944	6,000	5,000
	TOTAL PROFESSIONAL DEVELOPMENT	<b>4,784</b>	<b>6,569</b>	<b>11,000</b>	<b>11,000</b>
<b>CONTRACTUAL SERVICES:</b>					
01.441.4611	ELECTRICITY	16,247	18,376	23,000	23,000
01.441.4612	HEAT	10,841	9,604	10,000	10,000
01.441.4632	STREET LIGHTING	116,361	101,975	123,000	123,000
01.441.4651	SWARM INSURANCE	37,836	35,578	56,400	70,500
01.441.4661	LEASE RENTAL	22,961	20,054	23,000	23,000
01.441.4672	PEST CONTROL	115,646	108,537	120,000	120,000
	TOTAL CONTRACTUAL SERVICES	<b>319,892</b>	<b>294,124</b>	<b>355,400</b>	<b>369,500</b>
<b>GENERAL SUPPLIES:</b>					
01.441.4731	GASOLINE/OIL	81,891	101,712	90,000	90,000
01.441.4741	JANITORIAL SUPPLIES	17,863	25,025	25,000	25,000
01.441.4751	OFFICE SUPPLIES	378	805	1,000	1,000
01.441.4752	COMPUTER SOFTWARE	3,278	0	0	0
01.441.4753	COMPUTER SOFTWARE & SUPPORT	13,276	38,354	58,000	60,000
01.441.4761	OPERATING SUPPLIES	13,380	20,616	25,000	25,000
01.441.4762	SAFETY SUPPLIES	6,470	8,550	8,000	8,000
01.441.4772	OFFICE EQUIPMENT	0	2,199	5,000	5,000
01.441.4781	UNIFORMS		517	10,000	10,000
01.441.4791	EQUIPMENT & ACCESSORIES	7,143	5,450	6,500	6,500
	TOTAL GENERAL SUPPLIES	<b>143,679</b>	<b>203,227</b>	<b>228,500</b>	<b>230,500</b>
<b>TOTALS: PUBLIC WORKS DEPARTMENT</b>		<b>3,402,418</b>	<b>3,574,711</b>	<b>4,191,900</b>	<b>4,291,500</b>

## BUILDING & CODE ENFORCEMENT (DEPT 442) - EXPENSES

The Building & Code Enforcement Department is charged with the review, inspection and approval of all new construction projects and other renovations, alterations and improvements to buildings in the Village of Frankfort. Over 500 local businesses are licensed by the department, which coordinates regular public safety inspections with the Frankfort Fire Protection District. Every contractor who legally works in the Village also holds a contractor's license issued by the department. The department's goal is to ensure that all buildings - new and old - provide at least the minimum level of safety prescribed by the building codes. The Village takes a cooperative approach when working with residents on code enforcement issues.

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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### EXPENSES

#### PERSONNEL:

01.442.4011	SALARIES - FULL TIME	380,872	387,325	461,000	492,000
01.442.4021	SALARIES - OVER TIME	2,737	2,760	4,000	4,000
01.442.4031	SALARIES - PART TIME	72,068	75,681	100,000	100,000
01.442.4111	I.M.R.F.	42,026	34,751	45,000	50,000
01.442.4121	SOCIAL SECURITY	34,029	34,843	40,000	45,000
01.442.4131	GROUP HEALTH INSURANCE	81,561	81,911	100,000	105,000
01.442.4133	DEFERRED COMP ER CONTRIBUTION	6,143	6,206	7,500	7,500
01.442.4134	SAFETY & WELL EMPLOYEE	0	0	200	200
01.442.4136	SELF-INSURANCE REIMBURSEMENT	20,703	20,512	30,000	30,000
01.442.4141	WORKERS' COMPENSATION	7,383	7,870	11,800	14,800
01.442.4151	UNEMPLOYMENT COMPENSATION	855	769	2,500	2,500
	<b>TOTAL PERSONNEL</b>	<b>648,377</b>	<b>652,629</b>	<b>802,000</b>	<b>851,000</b>

#### REPAIRS AND MAINTENANCE:

01.442.4235	R&M - PROPERTY MAINTENANCE	8,149	4,700	20,000	12,500
01.442.4241	R&M - EQUIPMENT	2,555	1,133	3,000	3,000
01.442.4243	R&M - VEHICLES	0	186	4,000	3,000
	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>10,704</b>	<b>6,018</b>	<b>27,000</b>	<b>18,500</b>

#### PROFESSIONAL SERVICES:

01.442.4321	ATTORNEY FEES	56,155	29,275	50,000	50,000
01.442.4343	INSPECTION FEES	39,697	56,770	50,000	55,000
01.442.4359	EMERGENCY CONTRACT SERVICE	3,530	2,110	5,000	5,000
01.442.4371	ADMIN/BANKING FEES	0	0	5,000	2,500
01.442.4372	HIRING PROCESS	0	0	500	500
01.442.4391	CONSULTANT PLAN REVIEW FEE	36,241	58,507	55,000	65,000
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>135,623</b>	<b>146,662</b>	<b>165,500</b>	<b>178,000</b>

#### COMMUNICATION:

01.442.4431	PUBLISHING	134	0	500	500
01.442.4433	POSTAGE	0	0	800	500
01.442.4441	TELEPHONE	3,412	3,529	5,000	4,500
	<b>TOTAL COMMUNICATION</b>	<b>3,546</b>	<b>3,529</b>	<b>6,300</b>	<b>5,500</b>

#### PROFESSIONAL DEVELOPMENT:

01.442.4511	DUES	240	500	900	800
01.442.4512	SUBSCRIPTIONS	0	0	500	500
01.442.4532	EMPLOYEE RELATIONS	0	0	0	1,000
01.442.4541	MEETING EXPENSE	50	76	500	500
01.442.4551	EDUCATIONAL TRAINING	2,572	3,058	7,500	7,500
	<b>TOTAL PROFESSIONAL DEVELOPMENT</b>	<b>2,862</b>	<b>3,634</b>	<b>9,400</b>	<b>10,300</b>

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**CONTRACTUAL SERVICES:**

01.442.4651	SWARM INSURANCE	16,270	14,865	21,000	31,300
	TOTAL CONTRACTUAL SERVICES	<b>16,270</b>	<b>14,865</b>	<b>21,000</b>	<b>31,300</b>

**GENERAL SUPPLIES:**

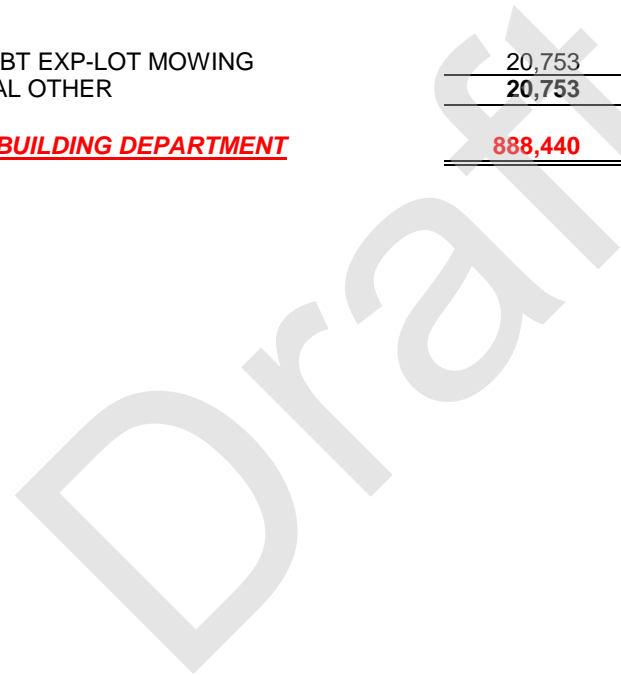
01.442.4731	GASOLINE/OIL	8,345	9,738	11,000	11,000
01.442.4751	OFFICE SUPPLIES	2,262	1,751	3,000	3,000
01.442.4753	COMPUTER SOFTWARE & SUPPORT	38,603	59,684	60,000	60,000
01.442.4761	OPERATING SUPPLIES	325	348	1,500	1,500
01.442.4771	OFFICE FURNITURE	0	0	4,000	4,000
01.442.4772	OFFICE EQUIPMENT	0	6,322	5,000	5,000
01.442.4781	UNIFORMS	770	1,744	2,000	2,000
01.442.4791	EQUIPMENT & ACCESSORIES	0	449	1,000	1,000
	TOTAL GENERAL SUPPLIES	<b>50,305</b>	<b>80,036</b>	<b>87,500</b>	<b>87,500</b>

**OTHER:**

01.442.4950	BAD DEBT EXP-LOT MOWING	20,753	5,482	6,000	3,000
	TOTAL OTHER	<b>20,753</b>	<b>5,482</b>	<b>6,000</b>	<b>3,000</b>

**TOTALS: BUILDING DEPARTMENT**

<b>888,440</b>	<b>912,854</b>	<b>1,124,700</b>	<b>1,185,100</b>
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## GARBAGE DISPOSAL (DEPT 447) - EXPENSES

The Garbage Disposal Department keeps track of the Village’s expenditures for solid waste disposal, recycling services and yard waste pickup. Village residents pay a monthly charge on their utility bills to cover garbage and recycling expenditures. The cost of yard waste disposal is partially offset by the sale of yard waste stickers. The Village contracts with NuWay Disposal to provide garbage, recycling and yard waste pickup services.

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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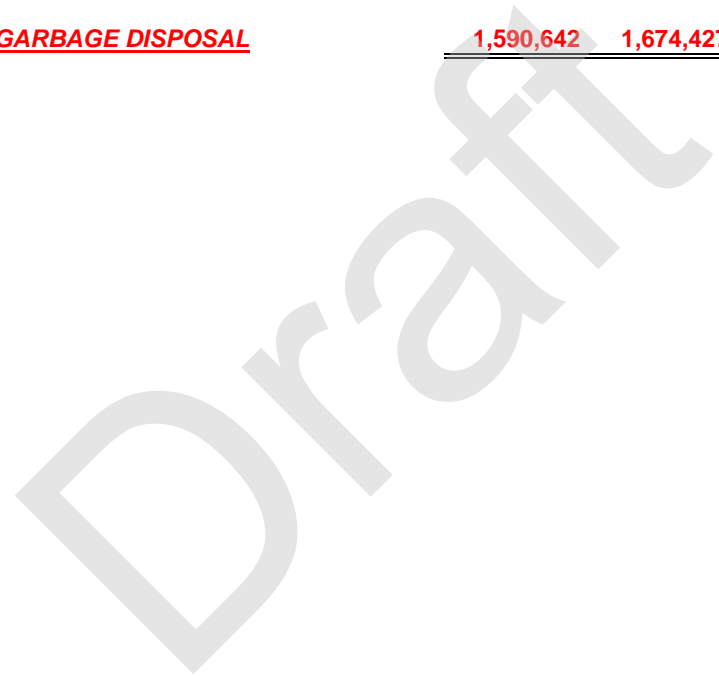
**EXPENSES**

**CONTRACTUAL SERVICES:**

01.447.4621	GARBAGE DISPOSAL	1,223,311	1,291,849	1,435,000	1,548,000
01.447.4622	YARD WASTE DISPOSAL	38,450	39,990	40,000	60,000
01.447.4625	RECYCLING	328,881	342,588	398,000	429,000
	TOTAL CONTRACTUAL SERVICES	<b>1,590,642</b>	<b>1,674,427</b>	<b>1,873,000</b>	<b>2,037,000</b>

**TOTALS: GARBAGE DISPOSAL**

	<b>1,590,642</b>	<b>1,674,427</b>	<b>1,873,000</b>	<b>2,037,000</b>
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## COMMUNITY DEVELOPMENT (DEPT 461) - EXPENSES

The Community Development Department oversees the functional areas of economic development, development review (current planning), long-range planning, zoning administration, engineering review (handled by a private consulting firm) and historic preservation. The Community Development Department manages all land development and entitlement processes for the construction of commercial, office, industrial and residential projects, subdivisions and annexations. The department also serves as a resident resource regarding new development, redevelopment, and zoning matters.

The Plan Commission/Zoning Board of Appeals and Historic Preservation Commission expenditures are included in the Community Development budget as well. The Plan Commission/Zoning Board of Appeals is created by state law. The Mayor appoints the seven-member commission with the advice and consent of the Trustees. The Mayor designates one person as the chairperson. Plan Commissioners/Zoning Board members review planning related issues, such as Zoning Map Amendments, Zoning Text Amendments, Zoning Variations, Special Uses, Planned Unit Developments, and subdivision requests. When required by law, the Plan Commission/Zoning Board of Appeals holds public hearings on these matters.

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>EXPENSES</b>					
<b>PERSONNEL:</b>					
01.461.4011	SALARIES - FULL TIME	267,657	271,982	335,000	345,000
01.461.4021	SALARIES - OVER TIME	6,235	5,819	8,000	7,000
01.461.4031	SALARIES - PART TIME	0	2,479	5,000	30,000
01.461.4041	SALARIES - APPOINTED OFFICIALS	4,430	4,760	5,500	5,500
01.461.4111	I.M.R.F.	27,831	22,852	32,000	32,000
01.461.4121	SOCIAL SECURITY	20,823	21,436	24,000	25,000
01.461.4131	GROUP HEALTH INSURANCE	31,650	27,228	70,000	50,000
01.461.4133	DEFERRED COMP ER CONTRIBUTION	2,268	2,882	5,000	5,000
01.461.4136	SELF-INSURANCE REIMBURSEMENT	149	5,683	20,000	18,000
01.461.4141	WORKERS' COMPENSATION	4,590	4,800	8,100	10,000
01.461.4151	UNEMPLOYMENT COMPENSATION	532	476	1,000	1,000
	TOTAL PERSONNEL	<b>366,165</b>	<b>370,397</b>	<b>513,600</b>	<b>528,500</b>
<b>REPAIRS AND MAINTENANCE:</b>					
01.461.4241	R&M - EQUIPMENT	2,800	3,205	3,200	5,000
01.461.4243	R&M - VEHICLES	4,129	4,243	2,500	5,000
	TOTAL REPAIRS AND MAINTENANCE	<b>6,929</b>	<b>7,448</b>	<b>5,700</b>	<b>10,000</b>
<b>PROFESSIONAL SERVICES:</b>					
01.461.4321	ATTORNEY FEES	585	4,303	5,000	5,000
01.461.4341	CONSULTANT FEES	1,425	0	120,000	100,000
01.461.4351	ENGINEERING FEES	86,258	160,862	85,000	100,000
01.461.4362	ECONOMIC DEVELOPMENT	2,867	0	35,000	35,000
01.461.4372	HIRING PROCESS	1,150	495	5,000	5,000
	TOTAL PROFESSIONAL SERVICES	<b>92,285</b>	<b>165,660</b>	<b>250,000</b>	<b>245,000</b>
<b>COMMUNICATION:</b>					
01.461.4431	PUBLISHING	1,490	1,384	2,500	2,500
01.461.4432	PRINTING & DUPLICATING	60	0	500	500
01.461.4433	POSTAGE	329	26	500	500
01.461.4441	TELEPHONE	2,751	2,980	2,700	3,000
	TOTAL COMMUNICATION	<b>4,630</b>	<b>4,390</b>	<b>6,200</b>	<b>6,500</b>



FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**PROFESSIONAL DEVELOPMENT:**

01.461.4511	DUES	2,055	1,058	2,500	2,500
01.461.4512	SUBSCRIPTIONS	0	150	300	300
01.461.4531	COMMUNITY RELATIONS	0	110	1,000	500
01.461.4532	EMPLOYEE RELATIONS	0	0	0	1,000
01.461.4541	MEETING EXPENSE	0	2	500	500
01.461.4551	EDUCATIONAL TRAINING	887	881	3,000	3,000
01.461.4561	PLAN COMMISSION EXPENSE	2,104	1,029	2,500	7,500
	TOTAL PROFESSIONAL DEVELOPMENT	<b>5,046</b>	<b>3,230</b>	<b>9,800</b>	<b>15,300</b>

**CONTRACTUAL SERVICES:**

01.461.4651	SWARM INSURANCE	10,114	9,067	12,500	15,600
	TOTAL CONTRACTUAL SERVICES	<b>10,114</b>	<b>9,067</b>	<b>12,500</b>	<b>15,600</b>

**GENERAL SUPPLIES:**

01.461.4731	GASOLINE/OIL	741	400	1,000	500
01.461.4751	OFFICE SUPPLIES	227	667	700	1,000
01.461.4753	COMPUTER SOFTWARE & SUPPORT	13,433	31,309	45,000	45,000
01.461.4754	GIS SUPPLIES	0	0	500	500
01.461.4771	OFFICE FURNITURE	0	0	1,500	3,500
01.461.4772	OFFICE EQUIPMENT	591	335	2,500	2,500
01.461.4781	UNIFORMS	126	0	500	400
01.461.4791	EQUIPMENT & ACCESSORIES	0	0	300	300
	TOTAL GENERAL SUPPLIES	<b>15,118</b>	<b>32,711</b>	<b>52,000</b>	<b>53,700</b>

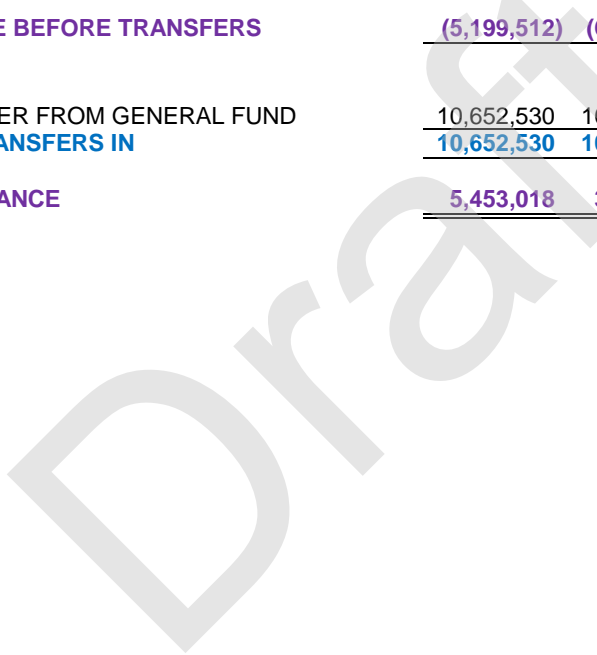
<b><u>TOTALS: COMMUNITY DEVELOPMENT</u></b>	<b>500,287</b>	<b>592,902</b>	<b>849,800</b>	<b>874,600</b>
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## GENERAL CAPITAL DEVELOPMENT FUND - SUMMARY

The Capital Development Fund is mainly used to pay for capital assets, which include land, buildings, equipment, roads, bridges, sidewalks and other infrastructure. For financial reporting purposes, an item must be \$20,000 or above to be considered a capital asset and have a useful life of at least two years.

The Capital Development Fund receives revenues from end-of-year transfers from the general operations of the Village, development/transportation impact fees and grant reimbursements. Transfers from general operations tend to be the largest source of revenue. These transfers have allowed Frankfort to create a five-year general capital plan that uses cash rather than borrowing to pay for capital items.

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>	<b>145,236</b>	<b>631,664</b>	<b>403,200</b>	<b>1,373,000</b>
<b>EXPENSES</b>	<b>5,344,748</b>	<b>7,592,400</b>	<b>12,302,100</b>	<b>15,596,300</b>
<b>CHANGE IN FUND BALANCE BEFORE TRANSFERS</b>	<b>(5,199,512)</b>	<b>(6,960,736)</b>	<b>(11,898,900)</b>	<b>(14,223,300)</b>
<b>TRANSFERS IN</b>				
31.000.3911      TRANSFER FROM GENERAL FUND	10,652,530	10,773,794	0	0
<b>TOTAL TRANSFERS IN</b>	<b>10,652,530</b>	<b>10,773,794</b>	<b>0</b>	<b>0</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>5,453,018</b>	<b>3,813,058</b>	<b>(11,898,900)</b>	<b>(14,223,300)</b>



## GENERAL CAPITAL DEVELOPMENT FUND - REVENUES

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>					
<b>INTERGOVERNMENTAL REVENUES:</b>					
31.000.3425	GRANTS	0	0	200,000	1,160,000
	TOTAL INTERGOVERNMENTAL REV	<b>0</b>	<b>0</b>	<b>200,000</b>	<b>1,160,000</b>
<b>CHARGES FOR SERVICES:</b>					
31.000.3653	DEVELOPMENT CONTRIBUTION FEE	135,476	75,167	110,000	75,000
31.000.3654	RECREATIONAL FEE	8	0	0	0
31.000.3658	TRANSPORTATION FEE	59,715	28,199	25,000	20,000
	TOTAL CHARGES FOR SERVICES	<b>195,199</b>	<b>103,366</b>	<b>135,000</b>	<b>95,000</b>
<b>INTEREST INCOME:</b>					
31.000.3732	INTEREST INCOME	(151,402)	490,787	50,000	100,000
	TOTAL INTEREST INCOME	<b>(151,402)</b>	<b>490,787</b>	<b>50,000</b>	<b>100,000</b>
<b>MISCELLANEOUS:</b>					
31.000.3817	REIMBURSEMENTS	3,045	9,379	3,000	3,000
31.000.3819	PROPERTY RENT	600	600	0	0
31.000.3825	SALE OF CAPITAL ASSETS	79,791	9,527	10,200	10,000
31.000.3899	MISCELLANEOUS	18,003	18,005	5,000	5,000
	TOTAL MISCELLANEOUS	<b>101,439</b>	<b>37,511</b>	<b>18,200</b>	<b>18,000</b>
<b><u>TOTALS: CAPITAL DEVELOPMENT FUND</u></b>		<b>145,236</b>	<b>631,664</b>	<b>403,200</b>	<b>1,373,000</b>

## GENERAL CAPITAL DEVELOPMENT FUND - EXPENSES

**EXPENSES**

**STREETS - REPAIRS & MAINTENANCE:**

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
31.477.4233 R&M - STREETS				
Street Resurfacing Program	4,121,877	6,782,868	7,000,000	10,000,000
Replace Street Name Signs	0	39,434	50,000	75,000
Center Rd Quiet Zone Correction	0	0	5,000	5,000
TOTAL R&M - STREETS	<b>4,121,877</b>	<b>6,822,302</b>	<b>7,055,000</b>	<b>10,080,000</b>

**CONTRACTUAL SERVICES:**

31.477.4361 CONTRACTUAL SERVICES	<b>8,841</b>	<b>366</b>	<b>35,000</b>	<b>35,000</b>
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**LAND:**

31.477.5111 LAND	<b>0</b>	<b>791</b>	<b>0</b>	<b>0</b>
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**BUILDING:**

31.477.5121 BUILDING				
Storage Building	0	0	50,000	150,000
TOTAL BUILDING	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>150,000</b>

**BUILDING-MAINTENANCE:**

31.477.5122 BUILDING-MAINTENANCE				
Replace Village Hall Windows	0	0	49,000	49,000
Replace Playground at Prairie Park	0	0	100,000	0
Grainery Inspection	0	0	15,000	15,000
Grainery Repairs	0	10,196	50,000	50,000
VH Restroom Renovations	0	0	30,000	0
VH Hallway Door Replacement	0	0	0	10,000
PD Building Improvements	0	0	61,000	85,000
PW Building Generator	0	0	30,000	0
Braidert Green Stage - Floor Replacement	0	0	0	25,000
Museum Furnace Replacement	0	0	11,000	11,000
Resurface Hickory Lot	0	0	45,000	0
Resurface Trolley Barn Lot	59,709	0	0	0
Tire Machine	0	10,230	0	0
Tire Balancing Machine	0	5,960	0	0
Truck Hoist at 524 Center	0	25,241	0	0
Miscellaneous	15,933	10,192	0	0
TOTAL BUILDING-MAINTENANCE	<b>75,642</b>	<b>61,818</b>	<b>391,000</b>	<b>245,000</b>

**EQUIPMENT:**

31.421.5131 EQUIPMENT-POLICE				
Vehicles/Equip	181,804	70,470	219,100	192,000
Squad DVRs and Interview Room DVRs	0	0	100,000	0
Drone	0	0	0	9,500
Mobile and Portable Radios	1,393	0	0	34,800
Miscellaneous	0	0	0	5,000
TOTAL EQUIPMENT-POLICE	<b>183,197</b>	<b>70,470</b>	<b>319,100</b>	<b>241,300</b>

31.441.5131 EQUIPMENT-PUBLIC WORKS				
Pickup Truck (Replacement)	0	0	140,000	75,000
One-Ton Dump Truck (Replacement)	89,235	0	105,000	45,000
Dump Truck (Replacement)	171,065	0	430,000	555,000
Truck Accessories-Plow, Liftgate	0	0	0	30,000
Street Sweeper	0	0	360,000	0
Wood Chipper	0	0	120,000	0

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<i>Mini Excavator</i>	0	0	105,000	0
<i>PW Administration Vehicle</i>	41,251	0	0	0
<i>Compact Utility Loader</i>	36,515	0	0	0
<i>Leaf Vac</i>	59,210	0	0	350,000
<i>Leaf Box</i>	0	6,800	0	0
<i>Sandblasting Cabinet</i>	0	0	6,000	0
<i>Drum Fan</i>	0	0	1,500	0
<i>Welding Table</i>	0	0	3,000	4,000
<i>Mechanic Equipment</i>	0	0	0	12,000
<i>Skidsteer Trailer</i>	16,900	0	0	0
<i>Portable Pressure Washer</i>	0	10,760	0	0
<i>Salt Additive Tank and Pump</i>	0	8,825	0	0
<i>Vending Machine</i>	0	0	0	4,000
<i>Miscellaneous</i>	0	0	0	15,000
<b>TOTAL EQUIPMENT-PUBLIC WORKS</b>	<b>414,176</b>	<b>26,385</b>	<b>1,270,500</b>	<b>1,090,000</b>
<b>31.442.5131 EQUIPMENT-BLDG &amp; CODE ENFORCEMENT</b>				
<i>Vehicles</i>	0	0	85,000	0
<b>TOTAL EQUIP-BLDG &amp; CODE</b>	<b>0</b>	<b>0</b>	<b>85,000</b>	<b>0</b>
<b>OFFICE EQUIPMENT:</b>				
<b>31.421.5152 OFFICE EQUIPMENT-POLICE</b>				
<i>Evidence Tracking System</i>	0	0	13,000	0
<i>Copier</i>	0	5,995	0	0
<i>Servers/Equipment</i>	9,904	0	0	6,000
<b>TOTAL OFFICE EQUIPMENT-POLICE</b>	<b>9,904</b>	<b>5,995</b>	<b>13,000</b>	<b>6,000</b>
<b>31.442.5152 OFFICE EQUIPMENT-BLDG &amp; CODE</b>				
<i>Second Floor Remodel</i>	4,412	27,563	0	0
<i>Electronic Drafting Table</i>	0	0	0	13,000
<b>TOTAL OFFICE EQUIP-BLDG &amp; CODE</b>	<b>4,412</b>	<b>27,563</b>	<b>0</b>	<b>13,000</b>
<b>31.461.5152 OFFICE EQUIPMENT-COMMUNITY DVLPMT</b>				
<i>Printer (Plotter)</i>	0	0	0	4,000
<b>TOTAL OFFICE EQUIPMENT-GENERAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,000</b>
<b>31.477.5152 OFFICE EQUIPMENT-GENERAL</b>				
<i>Copiers</i>	0	4,993	0	0
<i>Information Technology Updates</i>	18,262	2,247	0	0
<b>TOTAL OFFICE EQUIPMENT-GENERAL</b>	<b>18,262</b>	<b>7,239</b>	<b>0</b>	<b>0</b>
<b>INFORMATION TECHNOLOGY:</b>				
<b>31.477.5155 INFORMATION TECHNOLOGY</b>				
<i>ERP (Enterprise Resource Planning) Software</i>	0	137,081	0	0
<i>MFA (Multi-Factor Authentication)</i>	0	0	10,500	0
<i>Boardroom IT Upgrades</i>	0	0	12,500	0
<i>Managed Services-Security/Upgrades</i>	0	0	3,500	0
<i>Miscellaneous</i>	0	0	50,000	50,000
<b>TOTAL INFORMATION TECHNOLOGY</b>	<b>0</b>	<b>137,081</b>	<b>76,500</b>	<b>50,000</b>
<b>STREET LIGHTS:</b>				
<b>31.477.5171 STREET LIGHTS</b>	<b>47,473</b>	<b>0</b>	<b>75,000</b>	<b>75,000</b>
<b>STREETS - NEW:</b>				
<b>31.477.5171 STREETS - NEW</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75,000</b>
<b>SIDEWALKS:</b>				
<b>31.477.5174 SIDEWALKS</b>	<b>0</b>	<b>4,074</b>	<b>70,000</b>	<b>55,000</b>

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>STORMWATER MANAGEMENT:</b>				
31.477.5176 STORMWATER MANAGEMENT	<b>22,281</b>	<b>39,775</b>	<b>85,000</b>	<b>25,000</b>
<b>TREE REMOVAL AND REPLACEMENT:</b>				
31.477.5181 TREE REMOVAL AND REPLACEMENT	<b>88,300</b>	<b>34,668</b>	<b>40,000</b>	<b>40,000</b>
<b>OPEN SPACE IMPROVEMENTS:</b>				
31.477.5261 OPEN SPACE IMPROVEMENTS	<b>0</b>	<b>0</b>	<b>10,000</b>	<b>10,000</b>
<b>BIKE PATHS:</b>				
31.477.5262 BIKE PATHS				
<i>East Side Bike Path</i>	0	0	800,000	0
<i>OPRT Resurfacing</i>	17,776	205,170	0	0
<i>Resurface Bike Paths</i>	0	0	60,000	50,000
<i>Future Bike Paths</i>	0	0	25,000	25,000
<i>Miscellaneous</i>	0	(4,331)	0	0
<b>TOTAL BIKE PATHS</b>	<b>17,776</b>	<b>200,839</b>	<b>885,000</b>	<b>75,000</b>
<b>INCENTIVES/GRANTS:</b>				
31.477.5265 INCENTIVES/GRANTS				
<i>TIP (Target Incentive Program)</i>	0	0	500,000	0
<i>T3IP (Target Industry &amp; Industrial Incentive Program)</i>	25,880	16,185	50,000	0
<i>Sales Tax Redevelopment Agreements</i>	180,000	0	0	0
<i>Miscellaneous</i>	2,009	5,678	200,000	1,200,000
<b>TOTAL INCENTIVES/GRANTS</b>	<b>207,889</b>	<b>21,863</b>	<b>750,000</b>	<b>1,200,000</b>
<b>COMMUNITY ENHANCEMENTS:</b>				
31.477.5268 COMMUNITY ENHANCEMENTS				
<i>Downtown Parking Enhancement</i>	0	0	450,000	0
<i>Downtown Parking-2 Smith Street</i>	0	0	0	472,000
<i>Downtown Parking-11/19 White Street</i>	0	0	0	490,000
<i>Landscaping-2 Smith Street</i>	0	0	0	45,000
<i>Downtown Traffic Safety and Improvements</i>	0	0	156,000	150,000
<i>Downtown Brick Paver Walk Replacement</i>	5,274	27,781	25,000	0
<i>Downtown Lighting Upgrades</i>	21,000	0	100,000	100,000
<i>Grainery Tower Lighting</i>	0	0	0	130,000
<i>Prairie Park-Playground Replacement</i>	0	0	0	600,000
<i>Prairie Park-Fountain</i>	0	0	0	20,000
<i>New Holiday Lights</i>	57,480	77,709	20,000	20,000
<i>Bridge Rail Update-Wolf Road</i>	0	0	35,000	0
<i>Drinking Fountain-Briedert Green</i>	0	0	6,000	0
<i>Downtown Stamped Asphalt</i>	24,503	0	0	0
<i>Miscellaneous</i>	16,461	25,680	300,000	100,000
<b>TOTAL COMMUNITY ENHANCEMENTS</b>	<b>124,718</b>	<b>131,170</b>	<b>1,092,000</b>	<b>2,127,000</b>
<b><u>TOTALS: CAPITAL DEVELOPMENT</u></b>	<b>5,344,748</b>	<b>7,592,400</b>	<b>12,302,100</b>	<b>15,596,300</b>

## MOTOR FUEL TAX FUND - SUMMARY

The Motor Fuel Tax (MFT) law was amended July 1, 2019. There are now two monthly MFT allotments. The original MFT will be distributed from the Motor Fuel Tax Fund. The increased MFT will be distributed from the Transportation Renewal Fund (TRF). Both of these funds hold revenues from Frankfort’s share of state taxes on gasoline and diesel sales. The State of Illinois distributes revenues to governmental entities on a per capita basis. The expenditure of MFT funds requires the approval and supervision of the Illinois Department of Transportation. Motor fuel tax revenue is restricted for road maintenance and construction. The Village also must adopt a resolution to appropriate MFT funds each time Frankfort wishes to use these funds for a road project.

	<b>FY 2022 ACTUAL</b>	<b>FY 2023 ACTUAL</b>	<b>FY 2024 BUDGET</b>	<b>FY 2025 BUDGET</b>
<b>REVENUES</b>	<b>1,157,152</b>	<b>1,125,517</b>	<b>1,566,000</b>	<b>1,625,000</b>
<b>EXPENSES</b>	<b>92,021</b>	<b>53,589</b>	<b>4,136,000</b>	<b>1,780,000</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>1,065,131</b>	<b>1,071,928</b>	<b>(2,570,000)</b>	<b>(155,000)</b>

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## MOTOR FUEL TAX FUND - REVENUES

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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### REVENUES

#### INTERGOVERNMENTAL REVENUES:

23.000.3423	MOTOR FUEL TAX	462,117	441,330	425,000	425,000
23.000.3424	TRANSPORTATION RENEWAL FUND	299,225	353,089	300,000	350,000
23.000.3425	GRANTS	1,747	(22)	840,000	840,000
	<b>TOTAL INTERGOVERNMENTAL REVENUES</b>	<b>763,089</b>	<b>794,397</b>	<b>1,565,000</b>	<b>1,615,000</b>

#### INTEREST INCOME:

23.000.3732	INTEREST INCOME	3,428	135,802	1,000	10,000
	<b>TOTAL INTEREST INCOME</b>	<b>3,428</b>	<b>135,802</b>	<b>1,000</b>	<b>10,000</b>

#### MISCELLANEOUS:

23.000.3899	MISCELLANEOUS	390,635	195,317	0	0
	<b>TOTAL MISCELLANEOUS INCOME</b>	<b>390,635</b>	<b>195,317</b>	<b>0</b>	<b>0</b>

#### TOTALS: MOTOR FUEL TAX FUND

<b>1,157,152</b>	<b>1,125,517</b>	<b>1,566,000</b>	<b>1,625,000</b>
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## MOTOR FUEL TAX FUND - EXPENSES

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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### EXPENSES

#### ENGINEERING FEES:

23.486.4351	ENGINEERING FEES				
	<i>Pfeiffer Road Extension N of Rt 30</i>				
	Design Engineering	89,836	28,402	0	0
	Construction Engineering	0	0	250,000	130,000
	<i>St. Francis Resurfacing:</i>				
	Design Engineering	0	26,300	36,000	0
	Construction Engineering	0	0	100,000	100,000
	<i>Route 45 &amp; Steger Signal</i>				
	Design Engineering	0	0	50,000	50,000
	<i>St. Francis Road, Path and Bridge:</i>				
	Construction Engineering	2,185	0	0	0
	<b>TOTAL ENGINEERING FEES</b>	<b>92,021</b>	<b>54,702</b>	<b>436,000</b>	<b>280,000</b>

#### CAPITAL IMPROVEMENTS:

23.486.5172	CAPITAL IMPROVEMENTS				
	<i>Pfeiffer Road Extension N of Rt 30</i>	0	0	3,500,000	1,300,000
	<i>St. Francis Road (20% share)</i>	0	0	200,000	200,000
	<i>St. Francis Path</i>	0	0	0	0
	<i>Steger Road Final Payment Adj</i>	0	(1,113)	0	0
	<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>0</b>	<b>(1,113)</b>	<b>3,700,000</b>	<b>1,500,000</b>

#### TOTALS: MOTOR FUEL TAX FUND

<b>92,021</b>	<b>53,589</b>	<b>4,136,000</b>	<b>1,780,000</b>
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## SEWER & WATER OPERATIONS FUND - SUMMARY

The Sewer & Water Operating and Maintenance Fund contains the revenue needed to operate the sewer and water departments. Almost all of the revenue comes from sewer and water charges. The revenue is used to pay for operating expenses. Additionally, revenues are transferred to the Sewer & Water Capital Fund to pay for capital projects and debt service.

Sewer & Water Department funds are considered to be a part of an enterprise fund, rather than a part of the governmental funds. An enterprise fund relies on user fees and charges to pay for expenses, much like a business.

Frankfort operates its own water and sewer system, which includes wastewater treatment plants, wells, water towers and iron removal facilities. The utility department serves approximately 11,000 customers in Frankfort and Frankfort Square, as well as portions of Tinley Park and unincorporated Cook County. The Sewer and Water Operating and Maintenance Fund accounts for the day-to-day expenses in the utility department.

The sewer department employees operate and maintain the regional wastewater treatment plant. Operational duties include sampling, monitoring and maintaining all functions of these facilities to meet and exceed all Illinois Environmental Protection Agency (IEPA) regulatory requirements.

The water department field employees are responsible for reading customers' water meters, shutting off the water on delinquent accounts, taking routine samples of water for IEPA testing, fixing water main breaks, making sure the hydrants are maintained and functional, being available 24/7 to resolve customers' water concerns and issues, checking wells, and maintaining water and sewer lines.

The water department office clerks must send approximately 11,000 utility bills per month, answer customers' bill and water usage questions, schedule appointments between customers and field employees to address customer concerns, process utility bill payments, apply penalties to delinquent accounts and manage the water shutoff process with employees in the field.

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>	<b>13,247,643</b>	<b>13,629,551</b>	<b>13,609,500</b>	<b>13,986,000</b>
<b>EXPENSES</b>				
DEPT 491 SEWER OPERATIONS	1,929,944	2,174,597	2,975,300	3,650,400
DEPT 492 WATER OPERATIONS	3,063,079	3,455,592	4,248,000	4,574,000
<b>TOTAL EXPENSES</b>	<b>4,993,023</b>	<b>5,630,190</b>	<b>7,223,300</b>	<b>8,224,400</b>
<b>CHANGE IN NET POSITION BEFORE TRANSFERS</b>	<b>8,254,620</b>	<b>7,999,362</b>	<b>6,386,200</b>	<b>5,761,600</b>
<b>TRANSFER OUT</b>				
62.493.5468 TRANSFER TO S&W CAPITAL FUND	8,300,000	8,000,000	0	0
<b>TOTAL TRANSFERS OUT</b>	<b>8,300,000</b>	<b>8,000,000</b>	<b>0</b>	<b>0</b>
<b>CHANGE IN NET POSITION</b>	<b>(45,380)</b>	<b>(638)</b>	<b>6,386,200</b>	<b>5,761,600</b>

## SEWER AND WATER OPERATIONS FUND - REVENUES

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>					
<b>PERMITS:</b>					
62.000.3312	WELL PERMITS	180	45	0	0
	TOTAL WELL PERMITS	<b>180</b>	<b>45</b>	<b>0</b>	<b>0</b>
<b>CHARGES FOR SERVICES:</b>					
62.000.3661	SEWER RECEIPTS	8,919,728	9,111,504	9,200,000	9,600,000
62.000.3662	WATER RECEIPTS	4,232,122	4,175,623	4,300,000	4,300,000
62.000.3669	WATER METERS	62,123	35,160	45,000	35,000
	TOTAL CHARGES FOR SERVICES	<b>13,213,973</b>	<b>13,322,287</b>	<b>13,545,000</b>	<b>13,935,000</b>
<b>INTEREST INCOME:</b>					
62.000.3732	INTEREST INCOME	10,167	282,273	50,000	50,000
	TOTAL INTEREST INCOME	<b>10,167</b>	<b>282,273</b>	<b>50,000</b>	<b>50,000</b>
<b>MISCELLANEOUS:</b>					
62.000.3897	CONVENIENCE FEE	8,713	8,159	7,000	0
62.000.3899	MISCELLANEOUS	14,610	16,787	7,500	1,000
	TOTAL MISCELLANEOUS	<b>23,323</b>	<b>24,946</b>	<b>14,500</b>	<b>1,000</b>
<b><u>TOTALS: S&amp;W OPERATIONS FUND</u></b>		<b>13,247,643</b>	<b>13,629,551</b>	<b>13,609,500</b>	<b>13,986,000</b>

## SEWER AND WATER OPERATIONS FUND - EXPENSES

FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
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**EXPENSES - SEWER**

**PERSONNEL:**

62.491.4011	SALARIES - FULL TIME	601,417	710,975	725,000	800,000
62.491.4021	SALARIES - OVER TIME	27,653	22,537	45,000	45,000
62.491.4031	SALARIES - PART TIME	6,331	5,898	25,000	55,000
62.491.4111	I. M. R. F.	63,503	60,989	80,000	80,000
62.491.4121	SOCIAL SECURITY	46,978	55,325	65,000	65,000
62.491.4131	GROUP HEALTH INSURANCE	87,650	108,685	170,000	175,000
62.491.4133	DEFERRED COMP ER CONTRIBUTION	7,765	10,001	13,000	13,000
62.491.4134	SAFETY & WELL EMPLOYEE	0	0	500	500
62.491.4136	SELF-INSURANCE REIMBURSEMENT	24,924	36,161	40,000	50,000
62.491.4141	WORKERS' COMPENSATION	9,905	10,550	18,500	23,100
62.491.4151	UNEMPLOYMENT COMPENSATION	1,147	1,031	6,500	6,500
	<b>TOTAL PERSONNEL</b>	<b>877,273</b>	<b>1,022,152</b>	<b>1,188,500</b>	<b>1,313,100</b>

**REPAIRS AND MAINTENANCE:**

62.491.4211	R&M - BLDG/SITE IMPROVEMENTS	37,008	40,839	45,000	45,000
62.491.4228	R&M - LINES/LIFT STATION	55,147	60,011	175,000	650,000
62.491.4229	R&M - TREATMENT PLANT	140,455	197,845	225,000	225,000
62.491.4241	R&M - EQUIPMENT	1,333	1,386	3,000	3,000
62.491.4243	R&M - VEHICLES	21,819	35,227	40,000	40,000
62.491.4251	R&M - UNIFORMS	857	1,201	0	0
	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>256,619</b>	<b>336,509</b>	<b>488,000</b>	<b>963,000</b>

**PROFESSIONAL SERVICES:**

62.491.4321	ATTORNEY FEES	49	2,795	40,000	40,000
62.491.4324	PERMIT/NPDES FEE	32,500	32,500	60,000	60,000
62.491.4331	AUDITOR FEES	7,875	7,358	11,000	11,000
62.491.4351	ENGINEERING FEES	1,392	6,980	25,000	20,000
62.491.4371	ADMIN/BANKING FEES	67,443	73,345	80,000	100,000
62.491.4372	HIRING PROCESS	0	0	500	500
62.491.4381	WATER STUDY/ADMIN SERVICES	0	2,450	15,000	15,000
	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>109,259</b>	<b>125,427</b>	<b>231,500</b>	<b>246,500</b>

**COMMUNICATION:**

62.491.4431	PUBLISHING	836	427	2,500	2,500
62.491.4433	POSTAGE	26,771	29,621	35,000	35,000
62.491.4441	TELEPHONE	8,504	9,032	12,000	12,000
	<b>TOTAL COMMUNICATION</b>	<b>36,111</b>	<b>39,080</b>	<b>49,500</b>	<b>49,500</b>

**PROFESSIONAL DEVELOPMENT:**

62.491.4511	DUES	646	19,636	30,000	30,000
62.491.4532	EMPLOYEE RELATIONS	0	0	0	1,000
62.491.4541	MEETING EXPENSE	0	191	3,000	3,000
62.491.4551	EDUCATIONAL TRAINING	1,537	814	10,000	10,000
	<b>TOTAL PROFESSIONAL DEVELOPMENT</b>	<b>2,183</b>	<b>20,641</b>	<b>43,000</b>	<b>44,000</b>

**CONTRACTUAL SERVICES:**

62.491.4611	ELECTRICITY	309,372	274,091	325,000	300,000
62.491.4612	HEAT	34,232	29,802	30,000	30,000
62.491.4641	SAMPLE TESTING	13,613	11,039	50,000	50,000
62.491.4642	SLUDGE REMOVAL	75,893	69,178	125,000	200,000
62.491.4651	SWARM INSURANCE	21,829	19,927	37,800	47,300
62.491.4653	BONDS & APPRAISALS	0	0	15,000	15,000

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
62.491.4661 LEASE RENTAL	0	0	1,500	1,500
62.491.4662 J.U.L.I.E. FEE	3,880	0	7,500	7,500
62.491.4663 PROPERTY LEASE	237	237	500	500
TOTAL CONTRACTUAL SERVICES	<b>459,056</b>	<b>404,273</b>	<b>592,300</b>	<b>651,800</b>
<b>GENERAL SUPPLIES:</b>				
62.491.4711 CHEMICALS	94,655	98,823	150,000	150,000
62.491.4712 LABORATORY SUPPLIES	7,939	5,509	20,000	20,000
62.491.4731 GASOLINE/OIL	28,545	36,821	42,500	42,500
62.491.4751 OFFICE SUPPLIES	6,681	7,068	10,000	10,000
62.491.4752 COMPUTER SOFTWARE	4	0	0	0
62.491.4753 COMPUTER SOFTWARE & SUPPORT	27,373	51,650	75,000	70,000
62.491.4761 OPERATING SUPPLIES	4,597	8,705	20,000	20,000
62.491.4762 SAFETY SUPPLIES	8,093	5,351	15,000	15,000
62.491.4772 OFFICE EQUIPMENT	167	1,832	15,000	15,000
62.491.4781 UNIFORMS	0	45	5,000	5,000
62.491.4791 EQUIPMENT & ACCESSORIES	11,389	10,712	30,000	35,000
TOTAL GENERAL SUPPLIES	<b>189,443</b>	<b>226,516</b>	<b>382,500</b>	<b>382,500</b>
<b>TOTALS: SEWER</b>	<b>1,929,944</b>	<b>2,174,597</b>	<b>2,975,300</b>	<b>3,650,400</b>
<b>EXPENSES - WATER</b>				
<b>PERSONNEL:</b>				
62.492.4011 SALARIES - FULL TIME	1,097,879	1,148,854	1,300,000	1,379,000
62.492.4021 SALARIES - OVER TIME	79,992	89,331	120,000	120,000
62.492.4031 SALARIES - PART TIME	27,113	28,758	25,000	55,000
62.492.4111 I. M. R. F.	121,368	104,270	130,000	130,000
62.492.4121 SOCIAL SECURITY	90,177	95,128	100,000	110,000
62.492.4131 GROUP HEALTH INSURANCE	166,457	173,943	225,000	250,000
62.492.4133 DEFERRED COMP ER CONTRIBUTION	15,778	14,027	20,000	20,000
62.492.4134 SAFETY & WELL EMPLOYEE	80	115	500	500
62.492.4136 SELF-INSURANCE REIMBURSEMENT	23,206	35,167	45,000	45,000
62.492.4141 WORKERS' COMPENSATION	16,866	17,588	25,200	37,500
62.492.4151 UNEMPLOYMENT COMPENSATION	1,988	1,719	9,500	9,500
TOTAL PERSONNEL	<b>1,640,904</b>	<b>1,708,901</b>	<b>2,000,200</b>	<b>2,156,500</b>
<b>REPAIRS AND MAINTENANCE:</b>				
62.492.4211 R&M - BLDG/SITE IMPROVEMENTS	27,882	31,545	55,000	55,000
62.492.4241 R&M - EQUIPMENT	1,333	1,386	2,000	2,000
62.492.4243 R&M - VEHICLES	28,519	38,941	45,000	50,000
62.492.4251 R&M - UNIFORMS	2,668	1,809	0	0
62.492.4261 R&M - WATER LINES	397,389	605,132	675,000	675,000
62.492.4262 R&M - WELLS	61,188	50,881	100,000	120,000
62.492.4271 R&M - WATER TOWER	4,111	28,875	40,000	40,000
TOTAL REPAIRS AND MAINTENANCE	<b>523,090</b>	<b>758,568</b>	<b>917,000</b>	<b>942,000</b>
<b>PROFESSIONAL SERVICES:</b>				
62.492.4321 ATTORNEY FEES	0	2,843	25,000	25,000
62.492.4331 AUDITOR FEES	7,875	7,358	11,000	11,000
62.492.4351 ENGINEERING FEES	1,392	4,182	25,000	25,000
62.492.4371 ADMIN/BANKING FEES	67,453	73,345	80,000	100,000
62.492.4372 HIRING PROCESS	0	90	500	500
62.492.4381 WATER STUDY/ADMIN SERVICES	65,835	5,519	70,000	15,000
TOTAL PROFESSIONAL SERVICES	<b>142,555</b>	<b>93,337</b>	<b>211,500</b>	<b>176,500</b>

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>COMMUNICATION:</b>				
62.492.4431 PUBLISHING	311	633	1,500	1,500
62.492.4433 POSTAGE	26,808	29,250	35,000	35,000
62.492.4441 TELEPHONE	7,128	7,070	8,000	25,000
TOTAL COMMUNICATION	<b>34,247</b>	<b>36,953</b>	<b>44,500</b>	<b>61,500</b>
<b>PROFESSIONAL DEVELOPMENT:</b>				
62.492.4511 DUES	5,614	9,360	10,000	12,000
62.492.4532 EMPLOYEE RELATIONS	0	0	0	1,000
62.492.4541 MEETING EXPENSE	260	405	1,500	1,500
62.492.4551 EDUCATIONAL TRAINING	913	1,118	10,000	10,000
TOTAL PROFESSIONAL DEVELOPMENT	<b>6,787</b>	<b>10,883</b>	<b>21,500</b>	<b>24,500</b>
<b>CONTRACTUAL SERVICES:</b>				
62.492.4611 ELECTRICITY	277,604	255,102	260,000	275,000
62.492.4612 HEAT	20,081	19,062	18,000	20,000
62.492.4641 SAMPLE TESTING	21,365	17,521	25,000	40,000
62.492.4651 SWARM INSURANCE	37,167	33,219	49,800	65,000
62.492.4653 BONDS & APPRAISALS	0	0	15,000	15,000
62.492.4661 LEASE RENTAL	2,377	1,656	2,500	3,000
62.492.4662 J.U.L.I.E. FEE	3,880	0	7,500	7,500
62.492.4663 PROPERTY LEASE	1,505	1,505	2,500	2,500
TOTAL CONTRACTUAL SERVICES	<b>363,979</b>	<b>328,066</b>	<b>380,300</b>	<b>428,000</b>
<b>GENERAL SUPPLIES:</b>				
62.492.4711 CHEMICALS	127,041	202,367	200,000	250,000
62.492.4712 LABORATORY SUPPLIES	8,073	10,926	15,000	15,000
62.492.4731 GASOLINE/OIL	41,751	54,189	65,000	60,000
62.492.4751 OFFICE SUPPLIES	9,791	12,437	15,000	15,000
62.492.4752 COMPUTER SOFTWARE	4	0	0	0
62.492.4753 COMPUTER SOFTWARE & SUPPORT	28,143	52,588	73,000	65,000
62.492.4761 OPERATING SUPPLIES	24,572	33,658	40,000	40,000
62.492.4762 SAFETY SUPPLIES	14,123	13,128	15,000	15,000
62.492.4772 OFFICE EQUIPMENT	183	1,711	10,000	10,000
62.492.4781 UNIFORMS		161	5,000	5,000
62.492.4791 EQUIPMENT & ACCESSORIES	29,038	24,821	35,000	35,000
62.492.4792 WATER METERS	68,798	112,903	200,000	275,000
TOTAL GENERAL SUPPLIES	<b>351,517</b>	<b>518,886</b>	<b>673,000</b>	<b>785,000</b>
<b><u>TOTALS: WATER</u></b>	<b>3,063,079</b>	<b>3,455,592</b>	<b>4,248,000</b>	<b>4,574,000</b>
<b><u>TOTALS: S&amp;W OPERATIONS FUND</u></b>	<b>4,993,023</b>	<b>5,630,190</b>	<b>7,223,300</b>	<b>8,224,400</b>

## SEWER & WATER CAPITAL FUND - SUMMARY

The Sewer & Water Capital Fund is used to pay for long-term, more costly assets, such as land, buildings, equipment, water towers, wells, water lines and other water or sewer improvements. The fund's main source of revenue is a transfer of water and sewer rate receipts from the Sewer & Water Operations Fund.

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>		<u>1,196,020</u>	<u>1,055,009</u>	<u>1,815,000</u>	<u>915,000</u>
<b>EXPENSES</b>					
	SEWER	3,754,317	4,362,070	5,207,000	4,720,000
	WATER	3,146,265	2,027,601	7,628,500	10,755,000
	<b>TOTAL EXPENSES</b>	<u>6,900,582</u>	<u>6,389,670</u>	<u>12,835,500</u>	<u>15,475,000</u>
<b>TRANSFERS IN</b>					
68.000.3961	TRANSFER FROM W&S GENERAL	8,300,000	8,000,000	0	0
	<b>TOTAL TRANSFERS IN</b>	<u>8,300,000</u>	<u>8,000,000</u>	<u>0</u>	<u>0</u>
<b>CHANGE IN NET POSITION</b>		<u>2,595,438</u>	<u>2,665,339</u>	<u>(11,020,500)</u>	<u>(14,560,000)</u>

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## SEWER AND WATER CAPITAL FUND - REVENUES

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>					
<b>INTERGOVERNMENTAL REVENUES:</b>					
68.000.3425	GRANTS	908,050	122,900	0	500,000
	TOTAL INTERGOVERNMENTAL REV	<b>908,050</b>	<b>122,900</b>	<b>0</b>	<b>500,000</b>
<b>CHARGES FOR SERVICES:</b>					
68.000.3652	CAPACITY EXPANSION FEE	19,416	75,168	15,000	15,000
68.000.3665	SEWER CENTRAL SERVICE FEE	251,857	164,021	175,000	150,000
68.000.3666	WATER CENTRAL SERVICE FEE	249,857	160,021	175,000	150,000
	TOTAL CHARGES FOR SERVICES	<b>521,130</b>	<b>399,211</b>	<b>365,000</b>	<b>315,000</b>
<b>INTEREST INCOME:</b>					
68.000.3732	INTEREST INCOME	(256,410)	529,027	50,000	100,000
	TOTAL INTEREST INCOME	<b>(256,410)</b>	<b>529,027</b>	<b>50,000</b>	<b>100,000</b>
<b>MISCELLANEOUS:</b>					
68.000.3825	GAIN (LOSS) ON DISPOSAL	0	3,872	1,400,000	0
68.000.3899	MISCELLANEOUS	23,250	0	0	0
	TOTAL MISCELLANEOUS	<b>23,250</b>	<b>3,872</b>	<b>1,400,000</b>	<b>0</b>
<b><u>TOTALS: SEWER &amp; WATER CAPITAL FUND</u></b>		<b>1,196,020</b>	<b>1,055,009</b>	<b>1,815,000</b>	<b>915,000</b>

**SEWER AND WATER CAPITAL FUND - EXPENSES**

**EXPENSES-SEWER**

**PROFESSIONAL SERVICES:**

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
68.491.4351 ENGINEERING FEES	27,836	100,623	100,000	100,000
68.491.4371 ADMIN/PROFESSIONAL SERVICES	0	2,500	10,000	10,000
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>27,836</b>	<b>103,123</b>	<b>110,000</b>	<b>110,000</b>

**DEBT SERVICE PAYMENTS:**

68.491.5011 I.E.P.A. LOAN	<b>3,110,984</b>	<b>3,321,835</b>	<b>3,400,000</b>	<b>3,400,000</b>
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**CAPITAL IMPROVEMENTS:**

68.491.5121 BUILDING - IMPROVEMENTS	35,589	0	50,000	100,000
68.491.5131 EQUIPMENT	35,658	97,883	687,500	430,000
68.491.5155 INFORMATION TECHNOLOGY	0	68,541	34,500	25,000
68.491.5182 SEWER SYSTEM IMPROVEMENTS	544,250	770,688	925,000	655,000
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>615,497</b>	<b>937,112</b>	<b>1,697,000</b>	<b>1,210,000</b>

**TOTALS: SEWER**

	<b>3,754,317</b>	<b>4,362,070</b>	<b>5,207,000</b>	<b>4,720,000</b>
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**EXPENSES-WATER**

**PROFESSIONAL SERVICES:**

68.492.4351 ENGINEERING FEES	8,728	12,744	50,000	50,000
68.492.4371 ADMIN/PROFESSIONAL SERVICES	0	2,500	25,000	25,000
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>8,728</b>	<b>15,244</b>	<b>75,000</b>	<b>75,000</b>

**DEBT SERVICE PAYMENTS:**

68.492.5011 I.E.P.A. LOAN	<b>96,506</b>	<b>96,506</b>	<b>100,000</b>	<b>100,000</b>
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**CAPITAL IMPROVEMENTS:**

68.492.5111 LAND	0	0	250,000	250,000
68.492.5121 BUILDING - IMPROVEMENTS	88,421	0	150,000	200,000
68.492.5131 EQUIPMENT	4,935	96,622	314,000	180,000
68.492.5155 INFORMATION TECHNOLOGY	0	68,541	34,500	25,000
68.492.5162 WATER TOWER	13,750	562,415	230,000	2,100,000
68.492.5163 WATER LINES - TRANSMISSION	2,465,504	1,162,613	1,825,000	1,300,000
68.492.5164 WELLS/IRON REMOVAL	468,421	25,660	4,650,000	6,525,000
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>3,041,031</b>	<b>1,915,851</b>	<b>7,453,500</b>	<b>10,580,000</b>

**TOTALS: WATER**

	<b>3,146,265</b>	<b>2,027,601</b>	<b>7,628,500</b>	<b>10,755,000</b>
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**TOTALS: SEWER & WATER CAPITAL FUND**

	<b>6,900,582</b>	<b>6,389,670</b>	<b>12,835,500</b>	<b>15,475,000</b>
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## WASTE WATER TREATMENT PLANT CAPITAL FUND - SUMMARY

The Waste Water Treatment Plant Capital Fund was created during FY15-16 to account for the long-term project which consolidated the North and West Waste Water Treatment Plants to the Regional Waste Water Treatment Plant. This capital project warranted a separate fund as the project took several years to complete. This fund was considered a sub-fund of the Sewer and Water Capital Fund. The fund's source of revenue was loan proceeds from the Illinois Environmental Protection Agency (IEPA). All expenses (reimbursable and non-reimbursable) associated with this project have been included in this fund. The majority of the expenses associated with this project were reimbursed through IEPA loans. The project was completed in FY21-22.

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>REVENUES</b>	93,355	0	0	0
<b>EXPENSES</b>	225,252	0	0	0
<b>CHANGE IN NET POSITION</b>	(131,897)	0	0	0

### WWTP FUND - REVENUES

69.000.3890	IEPA LOAN PROCEEDS	93,355	0	0	0
<b>TOTALS: WASTE WATER TREATMENT PLANT</b>		<b>93,355</b>	<b>0</b>	<b>0</b>	<b>0</b>

### WWTP FUND - EXPENSES

#### DESIGN ENGINEERING & PROGRAM MANAGEMENT:

69.491.5511	REGIONAL WWTP PRELIM TRTMNT BLDG & LAB	0	0	0	0
69.491.5512	NORTH & WEST PUMPING STATIONS	0	0	0	0
69.491.5513	REGIONAL POND	0	0	0	0
69.491.5514	HICKORY CREEK PUMP STATION & FORCE MAIN	0	0	0	0
69.491.5515	UNION DITCH INTERCEPTOR SWR & FORCE MAIN	0	0	0	0
69.491.5516	REGIONAL WWTP IMPROVEMENTS	0	0	0	0
69.491.5517	NORTH & WEST ABANDONMENT / NORTH POND	0	0	0	0
69.491.5518	PROGRAM INITIATION & MANAGEMENT	0	0	0	0
TOTAL DESIGN ENGINEERING & PROGRAM MGMT		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### CONSTRUCTION ENGINEERING:

69.491.5611	REGIONAL WWTP PRELIM TRTMNT BLDG & LAB	0	0	0	0
69.491.5612	NORTH & WEST PUMPING STATIONS	0	0	0	0
69.491.5613	REGIONAL POND	0	0	0	0
69.491.5614	HICKORY CREEK PUMP STATION & FORCE MAIN	0	0	0	0
69.491.5615	UNION DITCH INTERCEPTOR SEWER & FORCE MAIN	0	0	0	0
69.491.5616	REGIONAL WWTP IMPROVEMENTS	0	0	0	0
69.491.5617	NORTH & WEST ABANDONMENT / NORTH POND	0	0	0	0
69.491.5618	PROGRAM MANAGEMENT	202	0	0	0
TOTAL CONSTRUCTION ENGINEERING		<b>202</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### OTHER PROFESSIONAL SERVICES:

69.491.5710	ADMIN/PROFESSIONAL SERVICES	95,399	0	0	0
TOTAL OTHER PROFESSIONAL SERVICES		<b>95,399</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### CAPITAL IMPROVEMENTS:

69.491.5911	REGIONAL WWTP PRELIM TRTMNT BLDG & LAB	0	0	0	0
69.491.5912	NORTH & WEST PUMPING STATIONS	0	0	0	0
69.491.5913	REGIONAL POND	3,771	0	0	0
69.491.5914	HICKORY CREEK PUMP STATION & FORCE MAIN	0	0	0	0
69.491.5915	UNION DITCH INTERCEPTOR SEWER & FORCE MAIN	0	0	0	0
69.491.5916	REGIONAL WWTP IMPROVEMENTS	0	0	0	0
69.491.5917	NORTH & WEST ABANDONMENT / NORTH POND	125,880	0	0	0
TOTAL CAPITAL IMPROVEMENTS		<b>129,651</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### **TOTALS: WASTE WATER TREATMENT PLANT**

<b>225,252</b>	<b>0</b>	<b>0</b>	<b>0</b>
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## ENTERPRISE (UTILITY) FUNDS - SUMMARIZED BUDGETARY BASIS TO GAAP BASIS

The Village utilizes three separate funds to budget and account for its Enterprise activity. These funds include (1) Sewer and Water Operations, (2) Sewer and Water Capital and (3) Waste Water Treatment Plant Capital. For audit purposes, these three funds are combined into one fund. For budgeting purposes, revenues and expenses are accounted for like those of governmental funds. For example, expenses are generally reported when expended, regardless of the long-term use of the underlying asset. This leads to a budget basis of reporting that is not in accordance with generally accepted accounting principals (GAAP). Various revenues and expenditures of the funds are treated differently and are reconciled at year-end accordingly for audit reporting purposes. The below schedule reconciles the budgetary basis to the GAAP basis for the "actual" data provided within the Enterprise section of this budget.

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>SEWER AND WATER OPERATIONS FUND:</b>				
REVENUES	13,247,643	13,629,551	13,609,500	13,986,000
EXPENSES	4,993,023	5,630,190	7,223,300	8,224,400
CHANGE IN NET POSITION (BUDGETARY BASIS)	8,254,620	7,999,362	6,386,200	5,761,600
<b>SEWER AND WATER CAPITAL FUND:</b>				
REVENUES	1,196,020	1,055,009	1,815,000	915,000
EXPENSES	6,900,582	6,389,670	12,835,500	15,475,000
CHANGE IN NET POSITION (BUDGETARY BASIS)	(5,704,562)	(5,334,661)	(11,020,500)	(14,560,000)
<b>WASTE WATER TREATMENT PLANT FUND:</b>				
REVENUES	93,355	0	0	0
EXPENSES	225,252	0	0	0
CHANGE IN NET POSITION (BUDGETARY BASIS)	(131,897)	0	0	0
<b>TOTAL OF ALL ENTERPRISE FUNDS:</b>				
TOTAL REVENUES	14,537,018	14,684,561	15,424,500	14,901,000
TOTAL EXPENSES	12,118,857	12,019,860	20,058,800	23,699,400
TOTAL CHANGE IN NET POSITION (BUDGETARY BASIS)	2,418,161	2,664,701	(4,634,300)	(8,798,400)

**BUDGETARY BASIS TO GAAP BASIS RECONCILIATION (FOR ACTUAL DATA ONLY):**

<u>BUDGETARY BASIS: TOTAL CHANGE IN NET POSITION</u>	<u>2,418,161</u>	<u>2,664,701</u>
<b>INCREASE:</b>		
68.491.5011 PRINCIPAL REDUCTION-IEPA WWTP LOAN	2,248,180	2,474,574
68.492.5011 PRINCIPAL REDUCTION-IEPA WATER LOAN	96,506	96,506
68.491.5XXX CAPITALIZED ASSETS-SEWER	187,181	801,276
68.492.5XXX CAPITALIZED ASSETS-WATER	2,960,309	1,840,521
69.491.XXXX CAPITALIZED ASSETS-WWTP	225,251	0
	<u>5,717,427</u>	<u>5,212,877</u>
<b>DECREASE:</b>		
69.380.3890 WWTP IEPA LOAN PROCEEDS	93,355	0
62.493.4130 PENSION EXPENSE-GASB 67/68	(452,570)	(58,631)
62.493.5360 DEPRECIATION EXPENSE	3,598,272	3,621,793
62.493.5362 AMORTIZATION EXPENSE	3,316	3,316
	<u>3,242,373</u>	<u>3,566,478</u>
<u>GAAP BASIS: TOTAL CHANGE IN NET POSITION (AUDIT)</u>	<u>4,893,215</u>	<u>4,311,100</u>

## POLICE PENSION FUND - SUMMARY

The Frankfort Police Pension Fund accounts for the benefit payments and administrative expenses of the pension plan for sworn police personnel. The Frankfort Police Pension Fund is a trust fund, which means the resources must be held in trust for members and beneficiaries and cannot be used to pay for other Village programs. Police officers must contribute 9.91% of their base salary to the pension fund, according to the Illinois Pension Code. Other resources of the fund include investment income and employer contributions that are based on an annual actuarial valuation. The Village's employer contribution comes from the yearly police pension property tax levy. The Frankfort Police Pension Fund was established in 1991 by statute after the Village's population reached 5,000.

In December of 2019, a law was passed resulting in a mandatory consolidation of the investment assets of Illinois' downstate and suburban police officers' pension funds into one new investment fund. The law stipulates that assets and liabilities of the local pension funds will remain under the ownership of each local pension board.

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>ADDITIONS</b>	<b>1,088,499</b>	<b>2,236,288</b>	<b>1,976,400</b>	<b>1,993,700</b>
<b>DEDUCTIONS</b>	<b>943,925</b>	<b>1,082,822</b>	<b>1,467,000</b>	<b>1,767,000</b>
<b>CHANGE IN NET POSITION</b>	<b>144,574</b>	<b>1,153,466</b>	<b>509,400</b>	<b>226,700</b>

## POLICE PENSION FUND - ADDITIONS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>ADDITIONS</b>				
PROPERTY TAX LEVY	1,486,404	1,469,028	1,401,400	1,443,700
INVESTMENT INCOME	(733,754)	427,815	250,000	250,000
POLICE OFFICER CONTRIBUTIONS	335,849	339,445	325,000	300,000
<b>TOTALS: POLICE PENSION FUND</b>	<b>1,088,499</b>	<b>2,236,288</b>	<b>1,976,400</b>	<b>1,993,700</b>

## POLICE PENSION FUND - DEDUCTIONS

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 BUDGET	FY 2025 BUDGET
<b>DEDUCTIONS</b>				
LAW ENFORCEMENT (PENSION)				
OFFICER PENSION			1,100,000	1,400,000
DISABILITY PENSION			200,000	200,000
REFUND OF CONTRIBUTIONS			50,000	50,000
PHYSICAL EXAMINATIONS			8,000	8,000
ATTORNEY FEES			12,000	12,000
ACCOUNTING SERVICES			15,000	15,000
AUDITOR/ACTUARY FEES			10,000	10,000
TRUST DEPARTMENT FEES			55,000	55,000
DUES			3,000	3,000
EDUCATIONAL TRAINING			5,000	5,000
FIDUCIARY INSURANCE			6,000	6,000
OFFICE SUPPLIES			500	500
MISCELLANEOUS			2,500	2,500
<b>TOTALS: POLICE PENSION FUND</b>	<b>943,925</b>	<b>1,082,822</b>	<b>1,467,000</b>	<b>1,767,000</b>

April 22, 2024

*Unanimous Consent Agenda*

**D. PLAN COMMISSION REPORT SUMMARY**

1. DUNKIN' COMMERCIAL MULTI-TENANT BUILDING: 20400 S. LAGRANGE ROAD – ORDINANCE (*Presenter: Trustee Borrelli*)

Applicant Koru Group, PLLC, representing property owner, Frankfort LaGrange Property, LLC, has filed an application requesting four Special Use Permits: 1) Special Use Permit for a carry-out restaurant; 2) Special Use Permit for drive-up service windows; 2) Special Use Permit for outdoor seating; and 4) Special Use Permit for extended hours of operation (opening at 4:00 A.M.) for the Dunkin' restaurant proposed for the undeveloped property known as Lot 2 in the Powell Resubdivision, located on the east side of LaGrange Road, south of St. Francis Road. In conjunction with the requested Special Uses, the applicant desires to develop an approximately 8,625 square-foot commercial multi-tenant building on the property. The proposed building would include five tenant spaces. The northern tenant space would include a 2,180 square-foot Dunkin' restaurant. The other four tenants have not been disclosed at this time. To accommodate the proposed commercial multi-tenant building, the applicant requests the granting of the four Special Use Permits and a sign variance to allow a freestanding sign to exceed the maximum permitted area of 15 square feet for a building less than 9,999 square feet, to allow 37.5 square foot freestanding sign.

At the January 25, 2024 Public Hearing on the project, the Plan Commission forwarded five unanimous (7-0) recommendations to the Village Board to approve the Special Use and sign variance request.

***Motion: Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance granting four Special Use Permits for a carry-out restaurant, drive-up service windows, outdoor seating, and extended hours of operations (opening at 4:00 a.m.) for Dunkin' proposed for the undeveloped property located at 20400 S. LaGrange Road, in accordance with the reviewed plans, public testimony, and Findings of Fact, subject to final engineering approval.***

***Motion: Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance granting a sign variance to permit a freestanding sign to exceed the maximum permitted area of 15 square feet to allow 37.5 square feet, for the Dunkin' Commercial Multi-Tenant Building proposed for the undeveloped property located at 20400 S. LaGrange Road, in accordance with the reviewed plans, public testimony, and Findings of Fact.***

**ORDINANCE NO. 34XX**

**AN ORDINANCE GRANTING MULTIPLE SPECIAL USE PERMITS  
TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE  
VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS  
(DUNKIN' – 20400 S. LAGRANGE RD)**

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**WHEREAS**, an application for Special Use Permits for certain property within the Village of Frankfort, legally described below, was filed by Koru Group, PLLC, applicant; and Frankfort LaGrange Property, LLC, 9500 179<sup>th</sup> Street, Tinley Park, Illinois, 60487, Owner; and

**WHEREAS**, the Subject Property commonly known as 20400 S. LaGrange Road, is currently zoned B-2 Community Business District; and

**WHEREAS**, the Applicant requests Special Use Permits be granted for a carry-out restaurant, drive-up service windows, outdoor seating, and extended hours of operation (opening at 4:00 a.m.) to permit the operation of Dunkin' on the Subject Property; and

**WHEREAS**, a timely Notice of a Public Hearing before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on the Owner's application for Special Use Permits for the Subject Property; and

**WHEREAS**, at a time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on said application for Special Use Permits for the Subject Property; and

**WHEREAS**, the Frankfort Plan Commission/Zoning Board of Appeals made special written Findings-of-Fact as required by the Village of Frankfort Zoning Ordinance 2001; and

**WHEREAS**, the Frankfort Plan Commission forwarded four unanimous (7-0) recommendations of approval to the Board of Trustees of the Village of Frankfort that the Subject Property be granted the Special Use Permits for a carry-out restaurant, drive-up service windows, outdoor seating, and extended hours of operation (4:00 a.m. opening) of Dunkin', with conditions as enumerated in Section 1 of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1. SPECIAL USE PERMITS**

That the following described real property to wit:

PIN: 19-09-15-301-034-0000

LOT 2 IN POWELL RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN RECORDED APRIL 11, 2017 AS DOCUMENT R2017028404, IN WILL COUNTY, ILLINOIS, commonly known as 20400 S. LaGrange Road, Frankfort, Will County, Illinois, which is the property subject to the previously described application for four Special Use Permits, is hereby granted Special Use Permits for a carry-out restaurant, drive-up service windows, outdoor seating, and extended hours of operation (opening at 4:00 a.m.), to permit the operation of Dunkin' proposed for the undeveloped property known as Lot 2 in the Powell Resubdivision, located on the east side of LaGrange Road, south of St. Francis Road, in accordance with the reviewed plans, public testimony, Findings of Fact, and conditioned upon final engineering approval, there shall be no advertising on the patio umbrellas or any other patio furniture, outdoor seating is only valid for those areas depicted on the Site Plan and per the patio furniture details for Dunkin'.

## **SECTION 2. REPEAL OF CONFLICTING PROVISIONS**

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

## **SECTION 3. ZONING MAP AMENDMENT**

That the Zoning Map of the Village of Frankfort is amended to reflect the Subject Property is granted four Special Use Permits to allow for a carry-out restaurant, drive-up service windows, outdoor seating, and extended hours of operation (4:00 A.M. opening), in the B-2 Community Business District as provided under this Ordinance and the Village of Frankfort Zoning Ordinance, as from time to time amended.

## **SECTION 4. SEVERABILITY**

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

## **SECTION 5. EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_ day of \_\_\_\_, 2024; with \_\_ members voting AYE; \_\_ members voting NAY; and \_\_ members absent; the Village President not voting; with \_\_ members abstaining and said vote being:

ADAM BORRELLI	___	MICHAEL LEDDIN	___
JESSICA PETROW	___	MAURA A. RIGONI	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

\_\_\_\_\_  
KATIE SCHUBERT  
VILLAGE CLERK

APPROVED this \_\_ day of \_\_\_\_, 2024.

\_\_\_\_\_  
KEITH OGLE  
VILLAGE PRESIDENT

ATTEST:

\_\_\_\_\_  
KATIE SCHUBERT  
VILLAGE CLERK

ORDINANCE NO. **34XX**

**AN ORDINANCE GRANTING A SIGN VARIANCE FOR  
CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE  
VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS  
(DUNKIN' COMMERCIAL MULTI-TENANT BUILDING – 20400 S. LAGRANGE RD)**

**WHEREAS**, an application for a sign permit for real property within the Village of Frankfort, legally described below, was filed by Koru Group, PLLC, applicant; and Frankfort LaGrange Property, LLC, 9500 179<sup>th</sup> Street, Tinley Park, Illinois, 60487, Owner; and

**WHEREAS**, the Subject Property located at 20400 S. LaGrange Road is currently zoned B-2 Community Business District; and

**WHEREAS**, the Applicant requests the granting of a sign variance to permit a freestanding sign to exceed the maximum permitted area of 15 square feet for a building less than 9,999 square feet for the Subject Property; and

**WHEREAS**, a timely Notice of a Public Hearing before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on the Owner's' application for certain zoning variances for the Subject Property; and

**WHEREAS**, at a time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the Owner's' application for certain zoning variances for the Subject Property; and

**WHEREAS**, the Board of Trustees found, based upon evidence presented to it:

1. That the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the H-1 zoning district; and
2. That the plight of the Owner is due to unique circumstances; and
3. That the variations will not alter the essential character of the locality, and that the requested zoning variances should be granted.

**WHEREAS**, the legal description of the Subject Property at the time of the filing of the variance application is as follows:

PIN: 19-09-15-301-034-0000

LOT 2 IN POWELL RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN RECORDED APRIL 11, 2017 AS DOCUMENT R2017028404, IN WILL COUNTY, ILLINOIS.



**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1. SIGN VARIANCE**

That the requirements imposed under Section 151.041(B)(1)(h) of the Frankfort Municipal Code are hereby varied to permit a freestanding sign to exceed the maximum permitted area of 15 square feet to allow 37.5 square feet, for the Dunkin' Commercial Multi-Tenant Building proposed for the above-described Subject Property, located at 20400 S. LaGrange Road, in accordance with the reviewed plans, public testimony, and Findings of Fact.

**SECTION 2. REPEAL OF CONFLICTING PROVISIONS**

All ordinances, resolutions, and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

**SECTION 3. SEVERABILITY**

If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_\_ day of \_\_\_, 2024; with \_\_\_ members voting AYE; \_\_\_ members voting NAY; and \_\_\_ members absent; the Village President not voting; with \_\_\_ members abstaining and said vote being:

ADAM BORRELLI	___	MICHAEL LEDDIN	___
JESSICA PETROW	___	MAURA A. RIGONI	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

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KATIE SCHUBERT  
VILLAGE CLERK

APPROVED this \_\_ day of \_\_\_\_, 2024.

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KEITH OGLE  
VILLAGE PRESIDENT

ATTEST:

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KATIE SCHUBERT  
VILLAGE CLERK

Draft

**Project:** Dunkin' Commercial Multi-Tenant Building  
**Meeting Type:** Public Hearing  
**Requests:** (1) Special Use Permit for a carry out restaurant; (2) Special Use Permit for drive-up service windows associated with a permitted use; (3) Special Use Permit for outdoor seating associated with a permitted restaurant; (4) Special Use Permit for extended hours of operation (opening at 4:00 a.m.); (5) Variations from Section 151.041(B)(1)(h) and Section 151.041(B)(1)(i) of the Frankfort Municipal Code to allow a free-standing sign to exceed the maximum permitted area of 15 square feet, and the minimum height of the text on a free-standing sign to be less than 12 inches.  
**Location:** Vacant Land on the east side of La Grange Road, south of St. Francis Road  
**Applicant:** Koru Group, PLLC  
**Prop. Owner:** Krupa Shah  
**Consultants:** Eric Carlson, AIA, Koru Group; Dave Kudwa, P.E., Koru Group  
**Report By:** Michael J. Schwarz, AICP

**Site Details**

**Parcel/Lot Size:** 5.92 acres  
**PIN(s):** 19-09-15-301-034-0000  
**Existing Zoning:** B-2 Community Business District  
**Prop. Zoning:** B-2 Community Business District  
**Building(s) / Lot(s):** 1 proposed building on 1 lot  
**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Undeveloped	Commercial	B-2
<b>North</b>	Natural Area	Environmental Conservation	E-R
<b>South</b>	Commercial	Commercial	B-2
<b>East</b>	Natural Area	Environmental Conservation	E-R
<b>West</b>	Commercial	Commercial	B-2

Figure 1: Location Map



**Project Summary**

The applicant, Koru Group, PLLC, representing the property owner, Krupa Shah, has filed an application requesting (1) Special Use Permit for a carry out restaurant; (2) Special Use Permit for drive-up service windows associated with a permitted use; (3) Special Use Permit for outdoor seating associated with a permitted restaurant; and (4) Special Use Permit for extended hours of operation (opening at 4:00 a.m.), in the B-2 Community Business District, for the undeveloped property known as Lot 2 in Powell Resubdivision, located on the east side of La Grange Road, south of St. Francis Road. In conjunction with the requested Special Uses, the applicant desires to develop an approximately 8,625 square-foot commercial multi-tenant building on the property (8,570 interior net square feet). The proposed building would include five (previously four) tenant spaces. The northern tenant space would include a 2,180 (previously 2,030) square-foot Dunkin' restaurant. The other four tenants have not been disclosed at this time. The PC/ZBA discussed this application at workshop on October 12, 2023 (refer to attached meeting minutes).

## Summary of Plan Changes Since Workshop

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- The building size and footprint remains the same but the floor plan and building elevations now reflect 5 tenant spaces (formerly 4 tenant spaces). Additionally, the free-standing sign elevation, one of the tenant spaces is proposed to be occupied by Tropical Smoothie Café, which impacts the parking analysis and removes the 15 surplus parking spaces that were estimated based on the former floor plan (refer to additional discussion about parking under the Site Plan heading later in this report).
- The west and north building elevations have changed significantly. On the west elevation facing La Grange Road, the former 3 roof gables and associated pediments along with the rectangular pediment above the Dunkin' space have been removed and a sloped roof with asphalt shingles has been added along much of the roofline. The west building elevation now reflects 2 roof gables with associated triangular pediments at each end of the building facing La Grange Road. Those new pediments now include brick material instead of the former fiber cement fascia material. On the north building elevation, the fiber cement siding adjacent to and above the drive-through window has been removed. These areas now reflect brick material to match the rest of the building.
- Exterior wall signage has been revised so that all tenant wall signs are in the same horizontal alignment. The former plans reflected the Dunkin' wall sign being slightly higher than the other wall signs.
- The proposed free-standing sign has been revised to reflect a brick rather than an opaque background.
- The proposed free-standing sign has increased in size. The former plan reflected two options for the free-standing sign, each of which exceeded the maximum allowable sign face area of 15 square feet. Option 1 included a proposed height of 7 feet and a total sign face area of 30 square feet. Option 2 included a proposed height of 6 feet, 1 inch, and a total sign face area of 15 square feet. The proposed free-standing sign is now 37.5 square feet and includes 4 rows of text (one for each of the tenants other than Dunkin') that are only 7 inches in height. Therefore, the applicant is seeking Variations from Section 151.041(B)(1)(h) and Section 151.041(B)(1)(i) of the Frankfort Municipal Code to allow a free-standing sign to exceed the maximum permitted area of 15 square feet, and the minimum height of the text on a free-standing sign to be less than 12 inches.
- The Site Plan now depicts the proposed outdoor seating areas, including one area near the northwest corner of the building directly in front of the proposed Dunkin' tenant space, and the other near the southwest corner of the building. Both areas would be paved with brick pavers to complement the building and would be partially enclosed with a 3-foot high, black, aluminum decorative fence. The proposed fence is labeled on the Site Plan (Sheet C1.0) and a detail is provided on the Site Plan Details (Sheet SP 1.2). The details for patio furnishings have also been provided. A total of 5 square tables with 4 chairs each and an associated umbrella are proposed. Staff has informed the applicant that no advertising is allowed on the umbrellas as that would constitute additional signage. Therefore, the optional "Dunkin'" umbrella shown on Patio Furniture Selection Sheet would not be permitted. Only the solid color umbrella option would be permitted, subject to consideration by the Plan Commission/Zoning Board of Appeals and Village Board.
- An Exterior Lighting Plan Sheet has been provided which includes newly proposed rope-lighting which would be concealed behind the metal canopies that project from the wall above each storefront.
- The Site Plan has been revised to include one larger stormwater management basin rather than two separate basins.
- The 3 proposed site retaining walls have been revised as follows:

North Retaining Wall:	Previous Plan: 95 feet in length, 6 feet in height at tallest point Current Plan: 105 feet in length, 6 feet in height at tallest point
South Lower Retaining Wall:	Previous Plan: 337 feet in length, 5 feet in height at tallest point Current Plan: 304 feet in length, 7 feet in height at tallest point
South Upper Retaining Wall:	Previous Plan: 108 feet in length, 4.5 feet in height at tallest point Current Plan: 227 feet in length, 9.5 feet in height at tallest point

- Site Plan Details (Sheets SP-1.1 and SP-1.2) have been provided and depict the proposed clearance bar, order canopy, digital preview board, and digital menu board for the proposed drive-through facility.
- A pedestrian crosswalk has been added near the southwest corner of the building, to provide a connection to the existing public sidewalk along La Grange Road.
- The eastern landscape peninsula located along the southern row of parking has been shifted to the east to align with the opposite brick-paved peninsula, thereby providing a more defined transition from the 2-way traffic circulation to the 1-way traffic circulation for the drive-through facility and rear parking area.

## **Property Background**

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The Village Board approved a donation agreement in October 2016 (Resolution No. 16-68) by which the Chicago Trust Company agreed to donate a ±21.3-acre tract of land to the Village, subject to conditions. The primary purpose of the donation was to allow the Village to expand its existing lift station along LaGrange Road as part of the wastewater treatment consolidation project, as well as the preservation of open space and potential recreational trail opportunities along Hickory Creek. A closing on the property occurred in December 2016. As part of the agreement, the Village agreed to resubdivide the property to simplify the description of the land transfer and fulfill the terms of the agreement. The Final Plat of Resubdivision for Powell Resubdivision (attached) was approved by the Village Board on January 17, 2017. Lot 1 of the Powell Resubdivision is 21.268 acres and Lot 2 (the subject property) is 5.92 acres.

## **Attachments**

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1. 2020 Aerial Photograph from Will County GIS
2. Final Plat of Powell Resubdivision
3. ALTA NSPS Land Title Survey dated 5/30/23, received 9/1/23
4. Site Photograph(s) taken 9/21/23
5. Exterior Elevations / Monument Sign Detail Sheet A200 dated 1/25/24, received 1/12/24
6. First Floor Plan Sheet A101 dated 1/25/24, received 12/26/23
7. Canopy Detail, undated, received 1/11/24
8. Dunkin' Wall Sign Specifications, undated, received 1/16/24
9. Monument Sign Specifications, undated, received 1/16/24
10. Exterior Finishes Information Sheet, undated, received 9/1/23
11. Exterior Lighting Plan Sheet E1 dated 1/25/24, received 1/22/24
12. Exterior Lighting Details and Specifications received 12/26/23
13. Patio Furniture Selection Sheet, undated, received 1/12/24
14. Site Civil Plans
  - Cover Sheet Sheet C0.1 dated 9/1/23, last revised 1/12/24, received 1/19/24
  - Existing Conditions Sheet C0/2 dated 9/1/23, last revised 1/12/24, received 1/19/24
  - Site Plan Sheet C1.0, dated 9/1/23, last revised 1/12/24, received 1/19/24
  - Access Drive Sheet C1.1 (Fire Truck and Semi-Truck/Trailer Circulation) dated 9/1/23, last revised 1/18/24, received 1/19/24
  - Stormwater Basin Sheet C2.1 dated 9/1/23, last revised 1/12/24, received 1/19/24
  - Grading Plan Sheet 2.0 dated 9/1/23, last revised 12/22/23, received 1/19/24
  - Utility Plan Sheet C3.0 dated 9/1/23, last revised 12/22/23, received 1/19/24
  - Landscape Plan Sheet L1.1 dated 8/24/23, last revised 1/12/24, received 1/12/24
  - Landscape Plan Sheet L1.2 dated 8/24/23, last revised 12/20/23, received 1/12/24
  - Tree Preservation Plan Sheet L1.4 dated 8/24/23, last revised 12/20/23, received 1/12/24
  - Photometric Plan and Light Fixture/Pole Details Sheet C5.0 dated 8/22/23, last revised 1/12/24, received 1/12/24
  - Site Plan Details Sheet SP-1.1 undated, received 1/12/24
  - Site Plan Details Sheet SP-1.2 undated, received 1/12/24
15. Wetland Buffer Exhibit Sheet WBE undated, received 1/12/24
16. Approved Meeting Minutes from 10/12/23 PC/ZBA Meeting
17. PC/ZBA Evaluation Form for Special Use Permit Findings of Fact

## **Analysis**

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

### **Land Use/Comprehensive Plan**

The applicant has desires to develop an approximately 8,625 square-foot commercial multi-tenant building (8,570 net square feet) on Lot 2 in the Powell Resubdivision. The proposed building would include 5 (previously 4) tenant spaces. The northern tenant space would include a 2,180 square-foot Dunkin' restaurant. The other 4 tenants have not been disclosed at this time, although the free-standing sign elevation indicates that one of the tenant spaces is proposed to be occupied by Tropical Smoothie Café. The proposed commercial use is consistent with the adopted *Future Land Use Map* which depicts the subject property as "General Commercial".

### **Hours of Operation**

The applicant has indicated that the proposed business hours of operation for the Dunkin' restaurant are:

- 4:00 a.m. to 8:00 p.m. seven days per week

The proposed hours are outside of the Village's normal hours of operation which are 7:00 a.m. to 11:00 p.m. per Article 6, Part 2(q) of the Zoning Ordinance. Therefore, a Special Use Permit for extended hours of operation (opening at 4:00 a.m.) is being requested specifically for the proposed Dunkin' restaurant.

### **Zoning and Special Uses**

1. The subject property is zoned B-2 General Business District.
2. The applicant has filed an application requesting:
  - (1) Special Use Permit for a carry out restaurant (for the Dunkin' restaurant);
  - (2) Special Use Permit for drive-up service windows associated with a permitted use (for the Dunkin' restaurant);
  - (3) Special Use Permit for outdoor seating associated with a permitted restaurant (for the Dunkin' restaurant); and
  - (4) Special Use Permit for extended hours of operation (opening at 4:00 a.m.), in the B-2 General Business District (for the Dunkin' restaurant).

### **Site Plan**

1. The Site Plan depicts the proposed 8,625-square-foot building and surrounding parking lot.
2. One (1) stormwater detention basin is proposed to the east of the building.
3. A large portion of the overall property to the north of the proposed development site contains mapped floodplain.
4. The proposed drive-through pick-up window for the proposed Dunkin' restaurant is located at the north end of the building. The drive-through lanes are located along the north and east sides of the building. There are dual drive-through lanes shown on the east side of the building which eventually merge near the northeast corner of the building. The purpose of the dual lanes is to separate the traditional ordering lane from a mobile order lane. The drive through facility complies with the required minimum of 8 stacking spaces behind the pick-up window.
5. The Zoning Ordinance specifies the following parking ratios for the various uses of the building:

For the Dunkin' (Restaurant, Fast-Food Category): One (1) space per 75 square feet of gross floor area; plus one (1) space per two (2) employees for the work shift with the largest number of employees; plus on-site queuing for a minimum of eight (8) vehicles waiting at a drive-thru which has been approved as a Special Use. The proposed 2,180 square-foot restaurant would require 30 spaces based on gross floor area, plus another 3 spaces would be required for the estimated 6 employees that would be working during the busiest shift. A total of 36 spaces would be required for the proposed restaurant. The proposed Site Plan reflects queuing for at least 8 vehicles from the pick-up window back. The Site Plan reflects dual drive-through lanes which merge near the pick-up window. One lane is for traditional ordering from a menu-board, the other lane is for mobile-pick-up only.

For the potential Tropical Smoothie Café (Restaurant, Fast-Food Category): One (1) space per 75 square feet of gross floor area; plus one (1) space per two (2) employees for the work shift with the largest number of employees. For the square-footage component of the calculation, a total of 21 spaces would be required for the proposed 1,570 square-foot restaurant.

For the presently unknown commercial uses in the 3 southern tenant spaces (Business Establishment Category): One (1) space per two hundred fifty (250) square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees. The southern three tenant spaces total 4,820 square feet, thereby requiring 20 spaces based on the square-footage component of the calculation, plus an additional number of spaces yet to be determined for employees.

The Site Plan depicts a total of 71 parking spaces, including 3 handicap accessible spaces. Based on the gross floor areas of the tenant spaces and known uses, a minimum of 72 spaces would be required based only the square-footage component of the calculation. The additional employee parking requirements are not currently known for the 4 future commercial uses.

Staff notes that the pending Text Amendment to the Zoning Ordinance pertaining to the parking regulations (removal of the employee count component of the calculation) was recommended for approval at the Plan Commission/Zoning Board of Appeals meeting on January 11, 2024, and will be scheduled for discussion at future Committee-of-the-Whole meeting prior to being considered by the Village Board. In the meantime, given that the current parking regulations still include an employee count component, staff is recommending that the Plan Commission/Zoning Board of Appeals either approve a parking adjustment as permitted by the Zoning Ordinance and/or add a condition to the Special Use Permit for a carry out restaurant (for the Dunkin' restaurant) subject to the Village Board's approval of the pending Text Amendment to the Zoning Ordinance pertaining to the parking regulations (removal of the employee count component of the calculation).

6. The Site Plan depicts the required trash enclosure (6 feet tall by 14 feet deep by 26 feet wide) in the southeast corner of the site. The Zoning Ordinance requires that trash enclosures be constructed of materials to match the exterior of the building (in this case brick). The proposed trash enclosure would have a brick exterior to match the proposed building.
7. The B-2 Community Business District allows a maximum impervious surface lot coverage of 75%. According to the Site Analysis Table on the Site Plan (attached) the total development area, including the building and parking lot is approximately 2.2 acres out of the overall property area of 5.92 acres, or approximately 37.16% impervious surface lot coverage, thereby complying with the requirement.
8. A proposed free-standing multi-tenant panel sign is depicted on the Site Plan, adjacent to the west property line/right-of-way line, and south of the proposed vehicle entrance. As mentioned in the previous staff report, the proposed sign does comply with the required minimum 25-foot setback for a free-standing sign and will need to be relocated on a revised Site Plan. Staff suggests that the sign could be shifted to the area on the north side of the proposed vehicle entrance to comply with the Sign regulations.
9. The proposed Site Plan depicts brick paver surfaces near the northwest and southwest corners of the building, which would be able to accommodate potential outdoor seating. At this time, only the northwest area is proposed for outdoor seating associated with the proposed Dunkin' Donuts. Detailed plans for the outdoor seating area, including the proposed fencing, tables, chairs, umbrellas, and other fixtures, along with the number and arrangement of seating spaces, have not been provided at this time.

10. The Site Plan reflects two-way vehicle circulation on the west and south sides of the building and one-way vehicle circulation on the east and north sides of the building.
11. The Site Plan reflects a proposed point of access on La Grange Road which is located slightly north of the existing driveway access for Terry's RV Center across the street to the west. According to the Project Architect, the Illinois Department of Transportation (IDOT) has provided preliminary comments on the proposed access location. A southbound left-turn lane would be added within the existing median of La Grange Road. A northbound deceleration lane would be added within the existing right-of-way on the east side of La Grange Road.
12. During the pre-application phase, staff suggested that cross-access be explored with the shopping center to the south. The Project Architect indicated that the two property owners have discussed potential cross access but that it is not feasible due to the significant grade differential between the two properties. The applicant therefore is seeking 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. If the Plan Commission desires to approve such a waiver, this would be noted in the meeting minutes as part of the written record. Staff has provided an affirmative motion for consideration.
13. Three retaining walls are proposed on the Site Plan. On the north edge of the site, a 105 (previously 95) foot-long wall, 6 feet at its maximum height is proposed. On the south edge of the site, there are two proposed retaining walls, which would result in a terrace along the middle portion. The longer inner wall is 304 (previously 337) feet long and 7 (previously 5) feet at its maximum height. The shorter outer wall is 227 (previously 108) feet long and 9.5 (previously 4.5) feet at its maximum height. Sections 4.03E(13) and 4.03E(15) of the 2008 Village of Frankfort Design Standards notes that the use of retaining walls is "strongly discouraged" and that any retaining walls over 50' long or 2.5' tall require review and approval by the Plan Commission. The Design Standards do not note this as a variation, but rather an approval from the Plan Commission. If the Plan Commission desires to accept the inclusion of the proposed retaining walls, this acceptance would be noted in the meeting minutes as part of the written record. Staff has provided an affirmative motion for consideration.
14. The Village Design Standards require a 7-foot minimum sidewalk width when a row of parking is located adjacent to the sidewalk to allow for 2 feet of vehicle overhang, thereby maintaining a minimum 5' wide walkway. The proposed sidewalks which are along the west and south sides of the building were previously 6.5 feet wide and have now been widened to 7 feet.
15. The proposed 2-way drive-aisles along the west and south sides of the building were previously depicted as 24 feet in width, which complies with the minimum width require as required by the Zoning Ordinance. However, the 2008 Design Standards which were adopted by Village Ordinance No. 2392 require drive-aisles to be a minimum of 26 feet in width when they have parking on both sides. This revision has been made.
16. The proposed drive-through lanes do not include a "bypass" or "escape" lane aside from a small break in the landscape median near the northeast corner of the building. The Zoning Ordinance does not require such a lane, but it is common practice for drive-through facilities. If such a lane is to be provided, the Site Plan would need to be revised.

#### **Outdoor Seating Plan**

1. The Site Plan depicts the proposed seating layout plan and perimeter fencing details for the proposed outdoor seating areas associated with a permitted restaurant.
2. Two outdoor seating areas are shown on the Site Plan, including one area near the northwest corner of the building directly in front of the proposed Dunkin' tenant space, and the other near the southwest corner of the building. Both areas would be paved with brick pavers to complement the building and would be partially enclosed with a 3-foot high, black, aluminum decorative fence. The proposed fence is labeled on the Site Plan (Sheet C1.0) and a detail is provided on the Site Plan Details (Sheet SP 1.2). The details for patio furnishings have also been provided. A total of 5 square tables with 4 chairs each and an associated umbrella are proposed. Staff has informed the applicant that no advertising is allowed on the umbrellas as that would constitute additional signage. Therefore, the optional "Dunkin'" umbrella shown on Patio Furniture Selection Sheet would not be permitted. Only the solid color umbrella option would be permitted, subject to consideration by the Plan Commission/Zoning Board of Appeals and Village Board.



Staff is recommending a condition that there shall be no advertising on the patio umbrellas or any other furniture.

### **Tree Preservation Plan**

1. The applicant conducted a Tree Survey of approximately 324 trees that are located on and offsite from the 5.92-acre overall property. These trees were tagged and numbered.
2. The applicant has submitted a Tree Preservation Plan which depicts the existing trees to be preserved and other trees to be removed due to their condition, structure or health reasons. 105 trees are labeled as being located offsite. 71 trees are labeled for removal. 148 trees are labeled for preservation.
3. A total of 25 of the 71 existing trees that are labeled for removal are considered "Preservation Trees" per the Landscape Ordinance. These trees require a replacement rate based on their caliper size (1 inch replaced per 1 inch removed). A total of 380 inches of new trees are proposed to mitigate those trees which would be removed.

### **Landscape Plan**

1. The applicant has submitted a Landscape Plan which depicts the proposed new trees and other plantings.
2. Given the location of an adjacent roadway, the Landscape Ordinance requires a "Transition Yard" as a buffer along the roadway within a minimum 25-foot-wide landscape yard. Per the Village's Landscaping Regulations, the required landscaping in transitional yards shall be comprised of a combination of overstory trees, evergreen trees, ornamental trees, and large shrubs. If shrubs are used, they shall be installed at a minimum height of five feet. Additional small shrubs may be used but shall not count towards meeting the landscape requirements. Also, a minimum of a 25-foot-wide landscaped screen consisting of a minimum of 125 plant units per 100 linear feet of frontage measured along the length of a common boundary between two units. Forty percent of the plant material (by unit count) must be evergreen. The landscape plan shall include a landscape berm of no less than 3 feet in height and shall be in a landscape easement. The regulations state that exceptions will be considered if the berm is determined to conflict with the natural or proposed drainage ways. It should be noted that the existing public sidewalk is located within the western edge of the required 25-foot landscape yard. Staff notes that there is adequate width within the landscape yard for the required plantings and berm. However, due to the existing grade change between La Grange Road and the proposed parking lot, the proposed berm is less than 3 feet in height along most of the length of the parking lot but does comply with the minimum planting requirements.
3. The Landscape Plan depicts interior and perimeter parking lot landscaping.
4. The Landscape Plan depicts foundation plantings around the west, south and east sides of the building.
5. The Landscape Plan depicts plantings with the required drive-through lane landscape buffer.
6. The Landscape Plan does not depict parkway trees within the La Grange Road right-of-way, which is under the jurisdiction of the Illinois Department of Transportation (IDOT). Typically, IDOT does not desire parkway trees within regional arterial right-of-way. Therefore, staff is recommending a condition that the Landscape Plan be revised to include the required parkway trees (estimated to be 9 trees) elsewhere on the site.

### **Engineering Plans**

1. The applicant has submitted Engineering Plans which are under review by the Village's consulting engineer.

### **Architecture**

1. Color Building Elevations have been submitted.
2. The overall architectural style is reminiscent of other similar commercial buildings that have been built along La Grange Road over the past 20 years.
3. The proposed building includes a gabled roof with architectural grade asphalt shingles. The interior of the roof would be a flat roof for the placement of the rooftop mechanical units. Staff is awaiting details on the height of the rooftop mechanical units, as the Frankfort Fire District has recently requested that parapet walls (in this case a gabled roof) be no higher more than 42 inches from the interior roof deck to provide a

measure of safety for firefighters who may need to transition from a ladder truck onto the interior roof deck and vice versa.

4. The proposed single-story building includes four glass storefronts with pediments above the northern and southern tenant spaces.
5. The previously proposed Dunkin' pediment has been changed from a rectangular shape to a triangular shape to be consistent with the pediment above the southern tenant space.
6. The primary exterior building material is full dimensional brick on all four elevations.
7. Four rows of split-face concrete block are depicted for the wainscot material on all four elevations.
8. The submitted building elevations depict metal beams that serve as quasi-canopies above each glass storefront.
9. The applicant has agreed with staff's suggestion and has added a horizontal accent band consisting of smooth stone to complement the wainscot color be provided near the upper portion of the four elevations, in line with the proposed metal canopies. This provides another measure of relief to break up the large expanses of brick walls.
10. The submitted trash enclosure and gate details reflect brick to match the building per the Municipal Code.

### Photometrics Plan

1. A Photometrics Plan, along with the proposed building and parking lot light fixtures and light pole specifications, has been submitted. The updated plans now reflect rope lighting above the storefronts that was not presented at the workshop meeting. The Project Architect provided a detail which helps depict the placement of the rope lighting and how it will be recessed within the projecting storefront canopies to be hidden from view.
2. The revised Photometrics Plan depicts 8 parking lot light poles, with modern LED fixtures mounted at 20 feet. The plan complies with the Zoning Ordinance which allows a maximum mounting height of 20 feet.
3. The Photometric Plan is compliant with the maximum allowable 0.5 foot-candles of illumination at the property lines.

### Signage

- The submitted exterior signage plans serve as the required Uniform Sign Plan pursuant to the Sign Regulations. The proposed wall sign locations and dimensions are depicted on the Building Elevations sheet and on the Sign Details sheet for the Dunkin' wall sign.
- For the proposed Dunkin' restaurant, which could be considered the anchor tenant, the submitted building elevations reflect one wall sign on the west elevation facing La Grange Road comprised of internally illuminated channel letters in the orange corporate color and an apostrophe in the pink corporate color. The proposed location and dimensions of the wall signs for the other four tenant spaces are noted on the Building Elevations. Although the tenants for those spaces are not presently known, those future wall signs would be comprised of internally illuminated channel letters in white color for some measure of uniformity. Any future wall signs would need to be submitted for staff review prior to issuance of a Sign Permit to confirm that the overall sign area for each wall sign complies with the Sign Regulations, which allow 1 square-foot or sign area for each linear foot of tenant space storefront wall width.
- The submitted Building Elevations depict metal beams that serve as quasi-canopies above each glass storefront. For the proposed Dunkin' tenant space, the metal beam wraps around the corner along a portion of the north elevation and is depicted with a gray color to match the other tenant spaces.
- One new freestanding tenant panel sign is proposed. The applicant previously submitted two options for the workshop discussion. The applicant has selected a slightly larger variation of Option 1 which includes a proposed height of 7 feet and a total sign face area of 37.5 square feet (the previous Option 1 presented at the workshop was 30 square feet). The proposed area of 37.5 square feet exceeds and does not comply with the maximum 15 square feet for a multi-tenant sign for a building less than 9,999 square feet. The proposed Dunkin' tenant panel complies with the minimum 12-inch text height. However, each of the other 4 tenant panels reflect 7-inch text height. Therefore, the applicant is seeking Variations from Section 151.041(B)(1)(h) and Section 151.041(B)(1)(i) of the Frankfort Municipal Code to allow a free-standing sign to exceed the maximum permitted area of 15 square feet, and the minimum height of the text on a free-standing sign to be less than 12 inches.

- The proposed free-standing sign includes a brick sign face background to match the brick on the building. The sign base would consist of split-face concrete masonry unit block to match the wainscot on the building.
- For context, there are a variety of free-standing signs along La Grange Road, some of which predate the Sign Regulations. The adjacent Vineyards Shopping Center to the south includes a freestanding sign that has internally illuminated sign panels. Newer free-standing signs in the vicinity of the subject property such as at the Frankfort Commons (Aldi) Shopping Center, include free-standing signs that have a brick background with non-illuminated tenant panels. For those types of signs, ground-mounted lighting is typically directed at each sign face. The proposed freestanding sign includes non-illuminated sign panels which would only be illuminated by ground-mounted uplighting. The Sign Regulations allow both internal and external sign illumination, but any internally illuminated signs must have an opaque background with only the letters and logo illuminated. All sign illumination must comply with Section 151.101 of the Sign Regulations.
- As stated under the Site Plan heading, a proposed free-standing multi-tenant panel sign is depicted on the Site Plan, adjacent to the west property line/right-of-way line, and south of the proposed vehicle entrance. As mentioned in the previous staff report, the proposed sign does comply with the required minimum 25-foot setback for a free-standing sign and will need to be relocated on a revised Site Plan. Staff is recommending a condition that the sign be shifted to the area on the north side of the proposed vehicle entrance to comply with the Sign regulations.
- Site Plan Details (Sheets SP-1.1 and SP-1.2) have been provided and depict the proposed clearance bar, order canopy, digital preview board, and digital menu board for the proposed drive-through facility. The aforementioned items comply with Village requirements.

### **Adjustments to Required Parking**

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For reference during the public hearing, Article 7, Part 5 of the Village of Frankfort Zoning Ordinance describes the circumstances in which the Plan Commission may adjust the minimum number of required parking spaces in the business and industrial districts on a case-by-case basis. In this case, the proposed development reflects a shared parking lot for the use of 5 proposed tenant spaces. Article 7, Part 5 is as follows:

- a. *Purpose. The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid construction of unnecessary and excessive off-street parking facilities. Reducing the requirements for off-street parking facilities is intended to provide for more cost-efficient site development, to minimize impervious surface, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on business and industrial sites. To achieve these purposes, the Plan Commission may reduce the minimum number of required off-street parking spaces in specific cases as described in this Part 5.*
- b. *Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:*
  1. *Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.*
  2. *Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or off-site parking spaces are available to satisfy the parking demand.*
    - a) *Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)*

- b) *Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve.*

*When a reduction of parking spaces attributable to shared parking or off-site parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that shared parking can be accomplished. Off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use sharing those spaces.*

3. *Use of Alternative Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur, the Plan Commission may reduce parking requirements. Alternative transportation may include, but is not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Proposals for adjustments of parking under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.*
- c. *Banked Parking Spaces. As a condition of a reduction in parking requirements, the Plan Commission may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would:*
  1. *Provide off-street parking to meet the full requirements of this Ordinance at the time of application, and*
  2. *Ensure that the site shall not exceed the maximum impervious lot coverage as set forth in Article 6.*

### **Standards for Special Uses**

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For reference during the workshop, Article 3, Section B, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use request.

The Plan Commission shall make written findings of fact and shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent record of the Plan Commission. The Plan Commission shall submit same, together with its recommendation to the Village Board for final action. No special use shall be recommended by the Plan Commission, unless such Commission shall find:

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
- e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

### ***Standards for Variations***

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For reference during the Public Hearing, 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.

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
  - 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;
  - 2. That the plight of the owner is due to unique circumstances;
  - 3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
  - 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;
  - 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;
  - 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
  - 4. That the alleged difficulty or hardship has not been created by any person 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;
  - 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;
  - 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.

### ***Affirmative Motions***

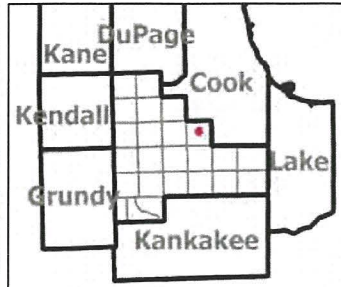
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For the Commission’s consideration, staff provides the following potential affirmative motions:

1. 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.
2. 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.
3. Recommend that the Village Board approve the request for a Special Use Permit for a carry out restaurant (for the Dunkin' restaurant) 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, 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. Prior to Village Board consideration, the Site Plan shall be revised to relocate the proposed free-standing sign to the area on the north side of the proposed vehicle entrance 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).
4. 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 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, and additionally subject to the following conditions:
  1. Subject to the Village Engineer's approval of the Final Engineering Plans.
5. 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 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, 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.
6. 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 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.
7. Recommend that the Village Board approve the request for Variations from Section 151.041(B)(1)(h) and Section 151.041(B)(1)(i) 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), and the minimum height of the text on a free-standing sign to be less than 12 inches (7 inches 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.



# Lot 2 in Powell's Resubdivision



### Legend

#### Roadways

- Federal
- State
- County
- Local and Private

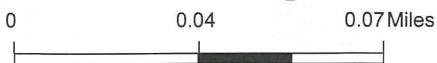
#### Parcels

- 
- 

### Notes

Date: 9/18/2023

1: 2,257



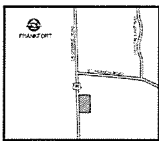
Projection

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](mailto:gis@willcountyillinois.com).

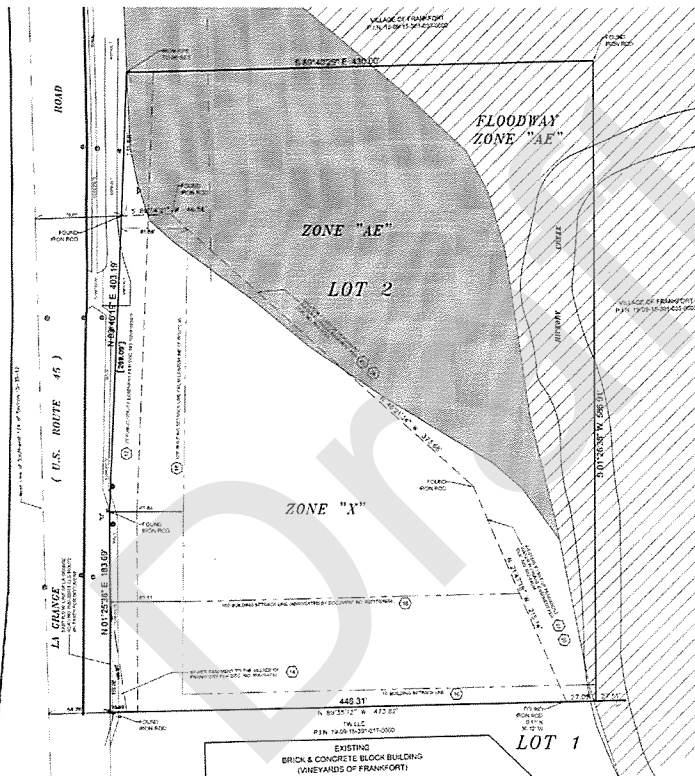






VICINITY MAP  
INDICATE SITE LOCATION

LEGEND table with symbols for various features like easements, utilities, and structures.



ALTA/NSPS ... LAND TITLE SURVEY ...

LOT 2 IN POWELL REDEVELOPMENT BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN RECORDED APRIL 11, 2017, AS DOCUMENT NUMBER R2017023404, IN WILL COUNTY, ILLINOIS.

PROPERTY CONTAINS 126,462.82 SQ. FT. (2.92 ACRES) MORE OR LESS

- NOTES: 1. CONDITIONS ON THE PLAT AND EMBLEMMENT... 2. THE PROFESSIONAL SURVEY COMPANY... 3. INFORMATION ON SURVEY BASED ON THE AMERICAN TITLE INSURANCE COMPANY... 4. IN 1940... 5. BOUNDARY INFORMATION... 6. PARKING SPACES... 7. CROWN ADDRESS... 8. WILL COUNTY BUSINESS DISTRICT... 9. EVIDENCE OF RECORD EARTHWORKS... 10. THESE ARE NO BUILDINGS LOCATED ON PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B

- NOTES CORRESPONDING TO SCHEDULE B: 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH... 2. EVIDENCE OF RECORD EARTHWORKS... 3. EVIDENCE OF RECORD EARTHWORKS... 4. EVIDENCE OF RECORD EARTHWORKS... 5. EVIDENCE OF RECORD EARTHWORKS... 6. EVIDENCE OF RECORD EARTHWORKS... 7. EVIDENCE OF RECORD EARTHWORKS... 8. EVIDENCE OF RECORD EARTHWORKS... 9. EVIDENCE OF RECORD EARTHWORKS... 10. EVIDENCE OF RECORD EARTHWORKS...

CONTACT JULIE AT 811 OR 800-892-0123 WITH THE FOLLOWING INFORMATION:

Form for providing information to 811, including City/Township, EAC & HREC No., and Date.

DISCLAIMER: THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION... THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION... THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION...

Logo and contact information for Joseph A. Schudt & Associates, Inc., including address and phone numbers.

Date: May 2017, Surveyor: Joseph A. Schudt, License No. 154400112.



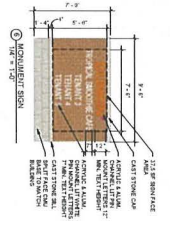
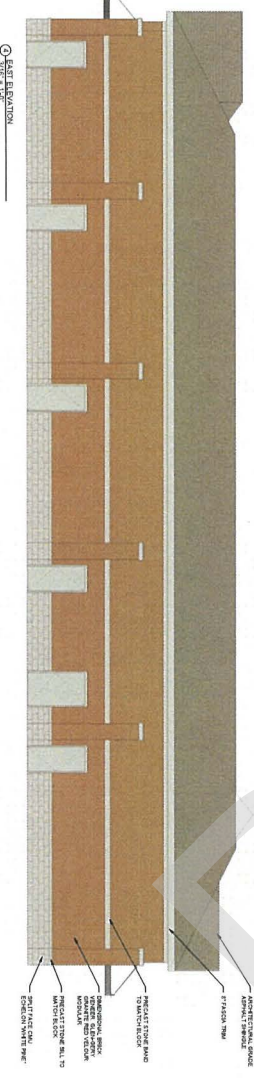
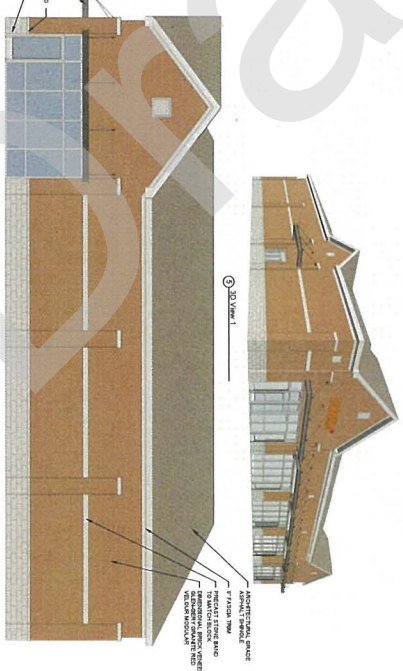
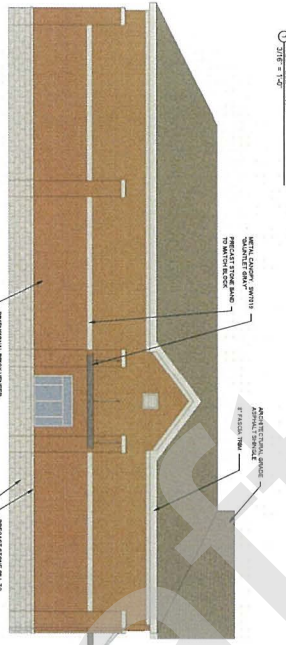
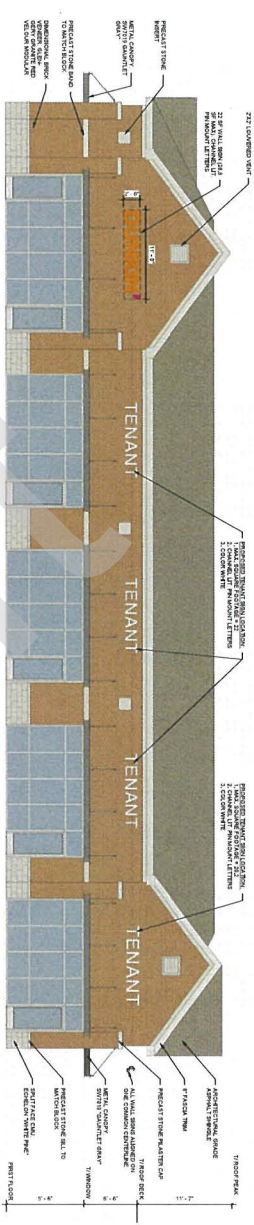
## Site Photos – Lot 2 in Powell Resubdivision



*Figure 1: Lot 2 in Powell Resubdivision, viewed looking east from La Grange Road (south end of site).*



*Figure 2: Lot 2 in Powell Resubdivision, viewed looking east from La Grange Road (north end of site).*



REVISION	DATE
1	2024.08.28
2	2024.09.02
3	2024.09.02
4	2024.09.02
5	2024.09.02
6	2024.09.02
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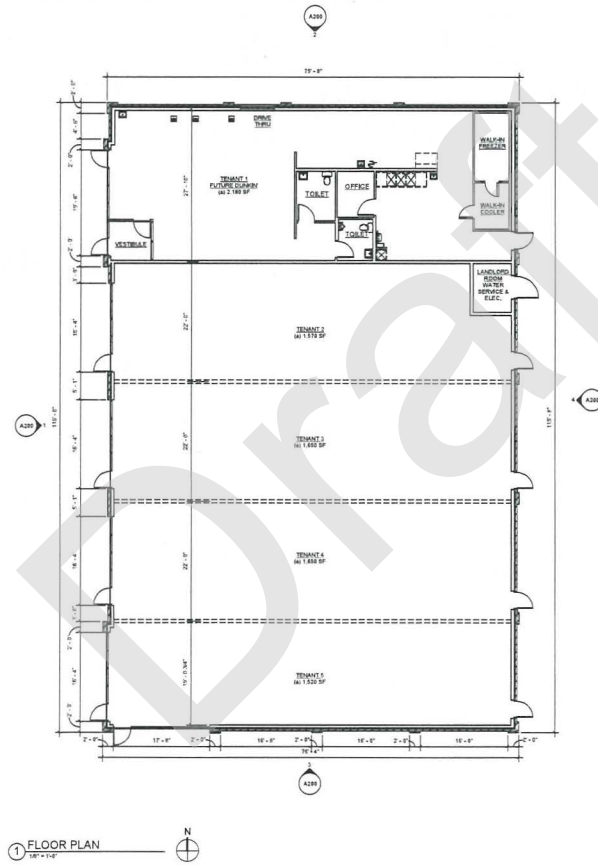
New Construction:  
**PROPOSED DUNKIN' & RETAIL**  
 20400 S. La Grange Road  
 Frankfort, IL 60423

**KORU**  
 KORU Group, PLLC  
 ARCHITECTS | INTERIORS | LANDSCAPE ARCHITECTS  
 2310 CHRYSLER DRIVE, SUITE 100  
 LAKE FOREST, IL 60045  
 PHONE: 847.480.1000  
 WWW.KORUGROUP.COM

A200

RECEIVED  
By Mail Room on 9.03.2011, 09:42 AM

**KORU**  
ARCHITECTS | ENGINEERS | INTERIORS  
Koru Group, PLLC  
2135 QUINCY STREET, SUITE 300  
NAPERVILLE, IL 60563  
PROFESSIONAL DESIGN FIRM  
LIC. 184.000PC-0012



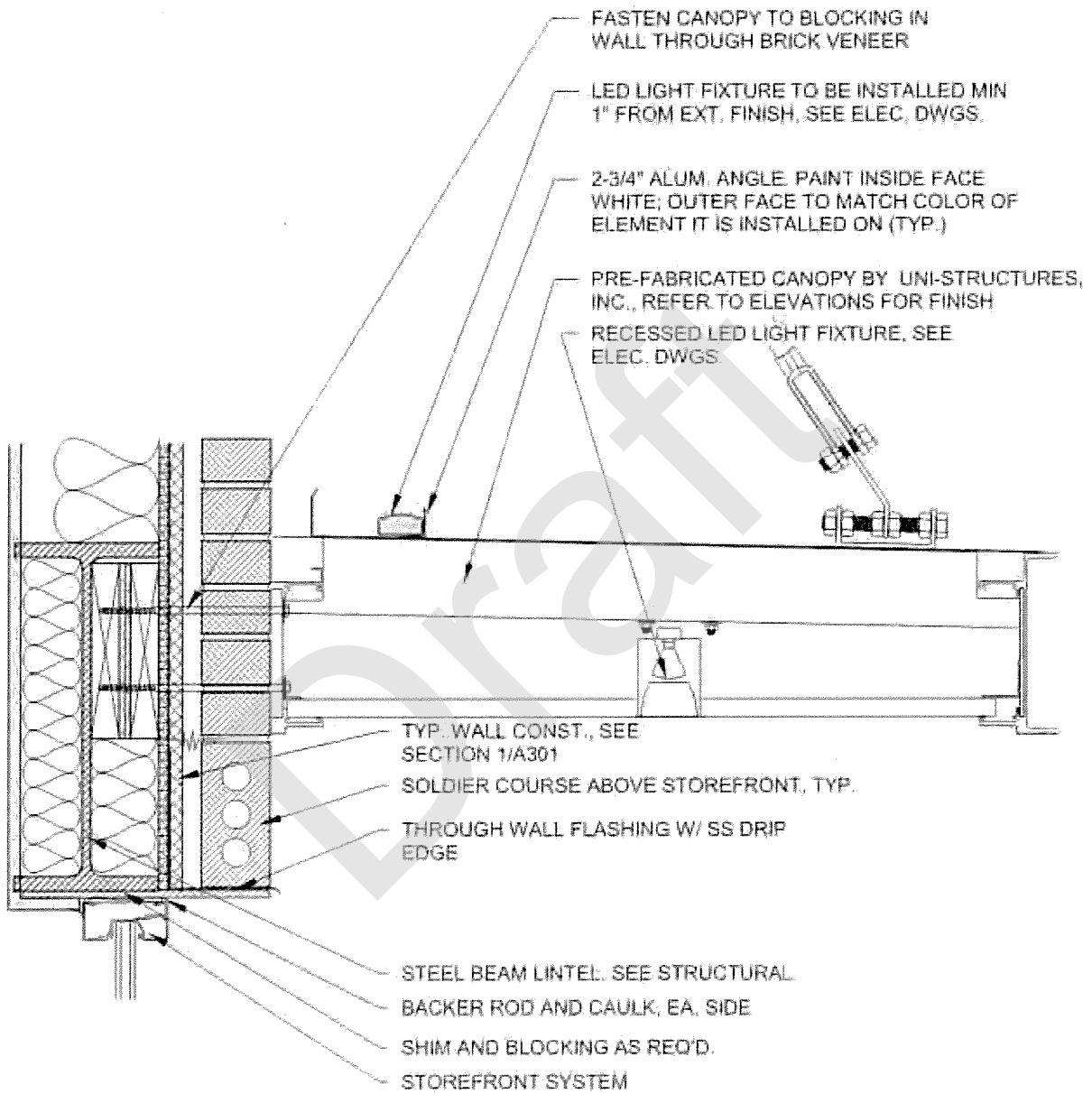
1 FLOOR PLAN  
1/8" = 1'-0"

New Construction:  
**PROPOSED DUNKIN' & RETAIL**  
20400 S. La Grange Road  
Frankfort, IL 60423

REVISIONS		
#	DESCRIPTION	DATE

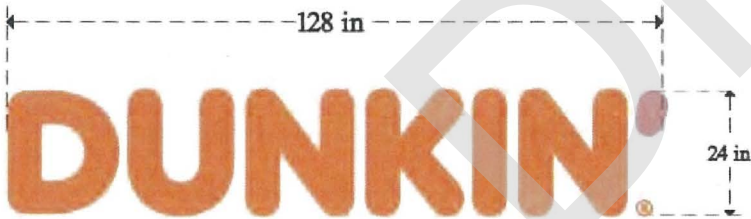
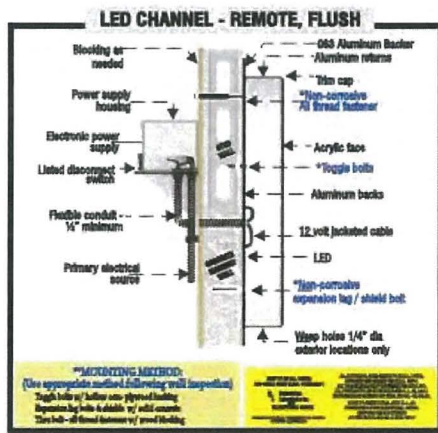
PLANNING	DESIGN	PERMITS	CONSTRUCTION

FIRST FLOOR PLAN  
SHEET NO.  
**A101**



④ CANOPY DETAIL  
 1 1/2" = 1'-0"

# Internally Illuminated Flush Mounted Channel Letters



STRICTLY NEON, INC.  
 4608 W. 137TH ST.  
 CRESTWOOD, IL 60445  
 (708)597-1616  
 (708)597-8638 FAX

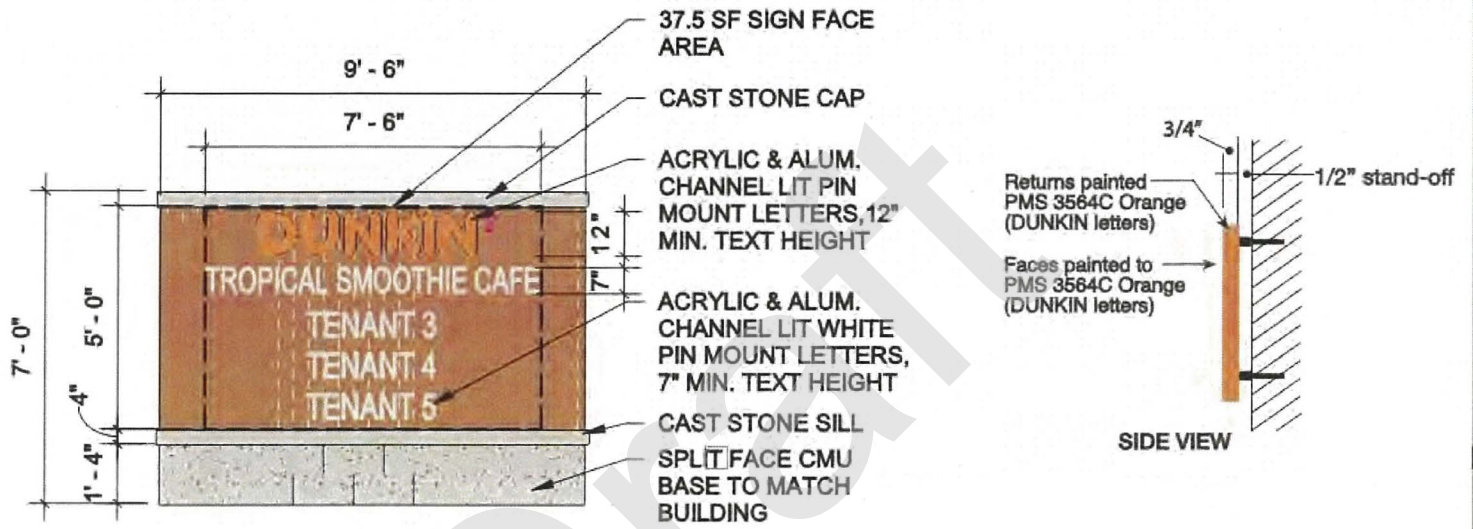
LOCATION  
 20400 S. LAGRANGE  
 FRANKFORT, IL

CLIENT  
 DUNKIN DONUTS

ALUM. RETURNS TO BE  
 PMS 425 GRAY  
 WHITE LED'S  
 ACRYLIC WHITE 2406  
 3/4" JEWELITE  
 BRONZE 313 TRIMCAP

"DUNKIN" 1ST SURFACE  
 3M #3630-3123 ORANGE  
 VINYL; APOSTROPHE TO  
 BE 3M-3630-1379  
 MAGENTA VINYL

# Non-Illuminated Non-Visible Pin Mounted Acrylic Letters



⑥ MONUMENT SIGN



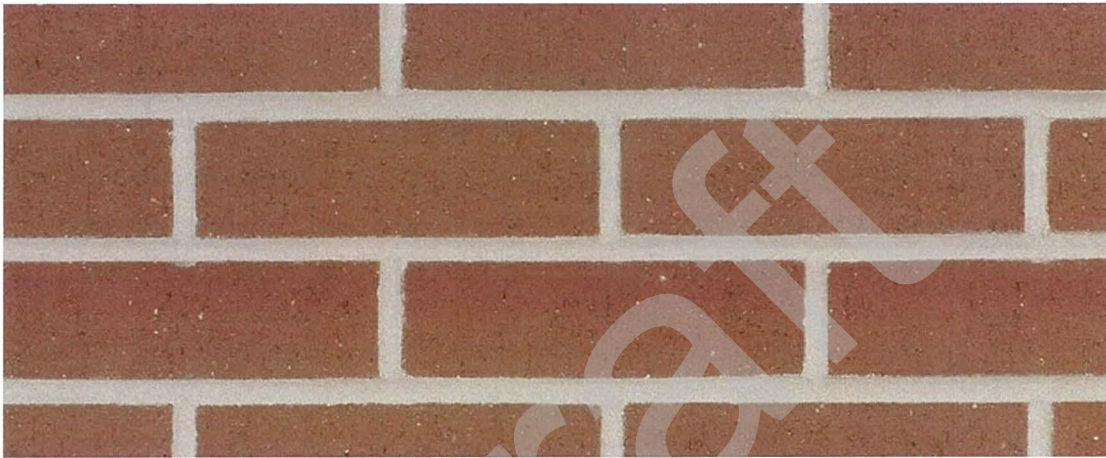
STRICTLY NEON, INC. 4608 W. 137TH ST. CRESTWOOD, IL 60445 (708)597-1616 (708)597-8638 FAX	LOCATION 20400 S. LAGRANGE FRANKFORT, IL	ALUM. RETURNS TO BE PMS 425 GRAY WHITE LED'S ACRYLIC WHITE 2408 3/4" JEWELITE BRONZE 313 TRIMCAP	"DUNKIN" 1ST SURFACE 3M #3630-3123 ORANGE VINYL; APOSTROPHE TO BE 3M-3630-1379 MAGENTA VINYL
	CLIENT DUNKIN DONUTS		

**Franklin Multitenant Development**

**Exterior Finishes**

**Brick Veneer:**

Glen-Gery "Granite Red Velour" modular



**Split Face CMU:**

Echelon "White Pine"







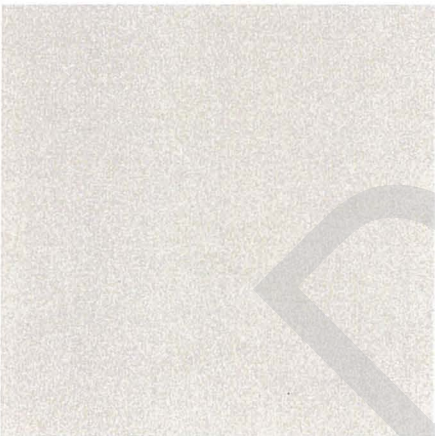
**Asphalt Shingle Roof:**

Certain Teed Landmark "Weathered Wood"



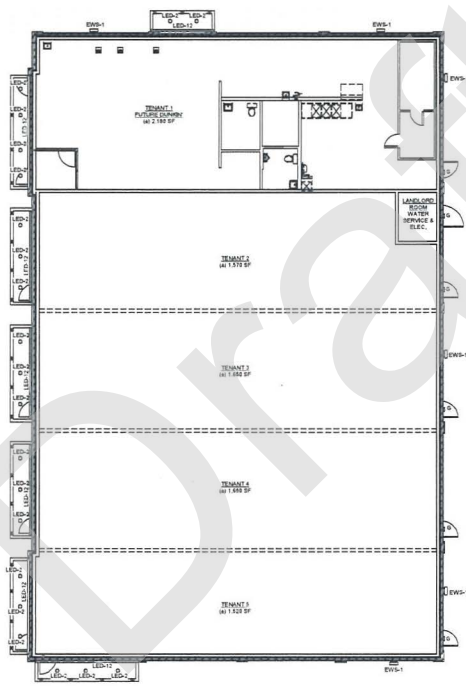
**Fiber Cement Panels:**

Painted Sherwin Williams "Incredible White" SW7028



RECEIVED  
By: Mike Sweeney at 11:55 am, Jan 30, 2024

**KORU**  
ARCHITECT | ENGINEER | SURVEYOR  
Koru Group, PLLC  
2155 OPEL DARE LAKE, SUITE 300  
HAWKSPRINGS, MISSISSIPPI  
PROFESSIONAL DESIGN FIRM  
LIC. 15420897-0002



EXTERIOR LIGHTING PLAN  
1/8" = 1'-0"


Client  
New Construction:  
**PROPOSED DUNKIN' & RETAIL**  
20400 S. La Grange Road  
Franklin, IL 60423

REVISIONS	DATE

DESIGNER: [Name]  
CHECKED BY: [Name]  
DATE: [Date]  
EXTERIOR LIGHTING PLAN  
SHEET NO.  
**E1**

# TYPE G

# Lumark

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type
Project		
Comments		Date
Prepared by		

electrical wiring compartment.

Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

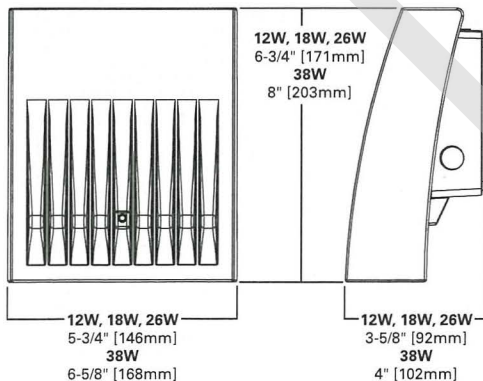
Five-year warranty.



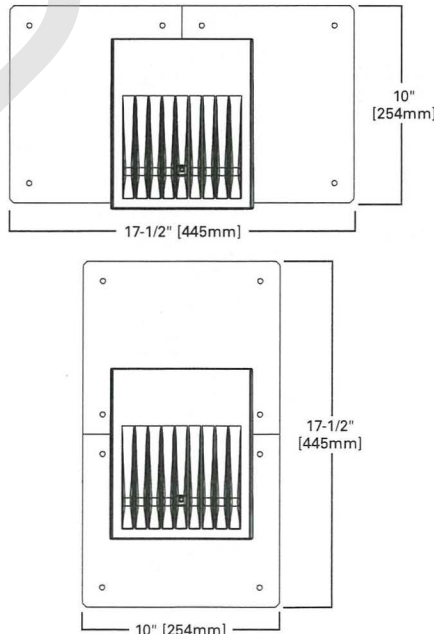
## XTOR CROSTOUR LED

- APPLICATIONS:**  
 WALL / SURFACE  
 POST / BOLLARD  
 LOW LEVEL  
 FLOODLIGHT  
 INVERTED  
 SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

- UL/cUL Wet Location Listed
- LM79 / LM80 Compliant
- ROHS Compliant
- ADA Compliant
- NOM Compliant Models
- IP66 Ingressed Protection Rated
- Title 24 Compliant
- DesignLights Consortium® Qualified\*

## TECHNICAL DATA

- 40°C Maximum Ambient Temperature
- External Supply Wiring 90°C Minimum

## EPA

- Effective Projected Area (Sq. Ft.):  
 XTOR1B, XTOR2B, XTOR3B=0.34  
 XTOR4B=0.45

## SHIPPING DATA:

- Approximate Net Weight:  
 3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

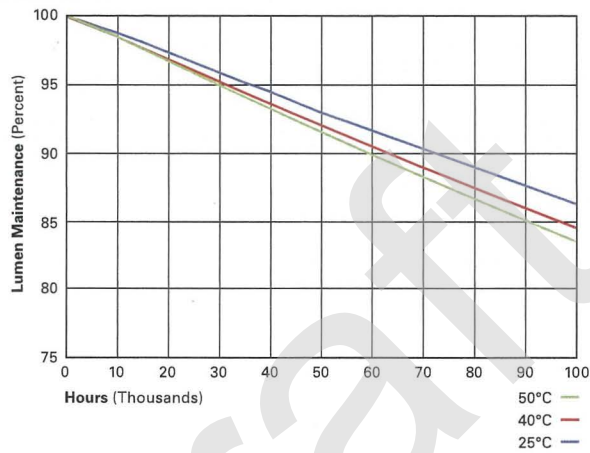
**POWER AND LUMENS BY FIXTURE MODEL**

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) <sup>1</sup>	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating <sup>2</sup>	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR1B Model</b>		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
<b>XTOR2B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR3B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR4B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



**CURRENT DRAW**

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

## ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series <sup>1</sup>	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W XTOR2B=Small Door, 18W XTOR3B=Small Door, 26W XTOR4B=Medium Door, 38W	[Blank]=Bright White (Standard), 5000K W=Neutral White, 4000K Y=Warm White, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	PC1=Photocontrol 120V <sup>2</sup> PC2=Photocontrol 208-277V <sup>2,3</sup> 347V=347V <sup>4</sup> HA=50°C High Ambient <sup>4</sup>	WG/XTOR=Wire Guard <sup>5</sup> XTORFLD-KNC=Knuckle Floodlight Kit <sup>6</sup> XTORFLD-TRN=Trunnion Floodlight Kit <sup>6</sup> XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White <sup>6</sup> XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White <sup>6</sup> EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White


## NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

## STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B=12W, 5000K, Carbon Bronze	XTOR2B=18W, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Carbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	XTOR2B-W=18W, 4000K, Carbon Bronze	XTOR3B-W=26W, 4000K, Carbon Bronze	XTOR4B-W=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT=18W, 5000K, Summit White	XTOR3B-WT=26W, 5000K, Summit White	XTOR4B-WT=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1=26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V=26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V=38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	XTOR3B-PC2=26W, 5000K, 208-277V PC, Carbon Bronze	

solutions  
for **Lighting**

Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
 Type: **LSSL-5165-N**  
 Fixture: \_\_\_\_\_  
 Project: (For Upper Brown mullion) 

OUTDOOR LIGHT FIXTURE USED IN UPPER  
BROWN SOFFIT

Indirect, background and decorative ambient lighting for Commercial and Residential projects!

# LS-STRIP-LIGHT-120V-400L

- Water-proof
- Super Bright
- Dimmable



## Technical Specifications

Item Number	<b>LSSL-5165</b>	
Voltage	120V	
Wattage	4.5 w/ft	
Wire Gauge	20 AWG	
LED Colors	(A) Warm White 3000K ( <b>N</b> ) Natural White 4000K (D) Daylight 5000K (W) Cool White 6500K (R) Red (Y) Yellow	(G) Green (B) Blue (O) Orange (P) Pink (L) Purple
LED Quantity	18 LED/ft	
LED Type	SMD5050 PRO	
LED Brand	Epistar	
PCB Color	White / Brown	
PCB Coating	Double-Side Anti-Corrosion	
Luminous Flux (60mA)	23 Lm/LED (400 Lm per ft)	
Luminous Efficacy	110 Lm/W	
Dimmable	Yes (TRIAC)	
IP Code	IP67 Indoor / Outdoor	
Minimum Cut Length	20"	
Max Length	164 Ft (328 ft**)	
Certificate	RoHS	



# solutions for Lighting

All connectors/connections for outdoor use require silicone sealant\*

Accessories					
Item No.	Picture	Description	Item No.	Picture	Description
LSLD5601		Power Cord, 1.5A Rectifier, MAX Run 10ft (3M) Bag of 5 (Bag)	LSLD5654		Power Cord, 4A Rectifier, MAX Run 25ft (8M) Bag of 5 (Bag)
LSLD5651		Power Cord, 7A Rectifier, MAX Run 50ft (16M) (Set)	LSLD551		Power Cord, 4A Rectifier, MAX Run 25ft (8M) (Set)
LSLD5603		Splice Connector, Bag of 5 (Bag)	LSLD5610		Y-Cord, M-2M, Bag of 5 (Bag)
LSLD5612		L-Connector, Bag of 2 (Bag)	LSLD5622		T-Connector, Bag of 2 (Bag)
LSLD5623		X-Connector, Bag of 2 (Bag)	LSLD5635		Male Pin, Bag of 10 (Bag)
LSLD5618		Jumper Cable, 6FT, Bag of 5 (Bag)	LSLD56181		Jumper Cable, 1FT, Bag of 5 (Bag)
LSLD5618H		Jumper Cable, 0.5FT, Bag of 2 (Bag)	LSLD5604		End Cap, Bag of 5 (Bag)
LSIU34		Heat Shrink Tube, Bag of 100 (Bag)	LSLD5606		24 Mounting Clips + 48 Screws (Bag)
LSS83		3FT U-Channel, Box of 50 (Box)	LSLWL-2CC		LED Flasher, 120V, 8A, 2 Replaceable Slots (Set)
LSWL-3DC		LED Dimmer, 120V, 8A, 2 Replaceable Slots (Set)			Power cord, 15A rectifier, (Max run length 328 ft) **

\* Silicone Sealant supplied by others.

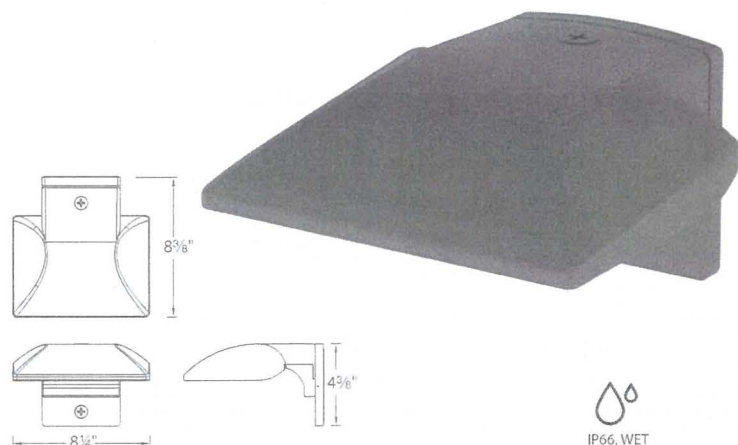


# HAWK - model: WP-LED2

## Endurance Wallpack

# WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project: \_\_\_\_\_

Location: \_\_\_\_\_

### PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

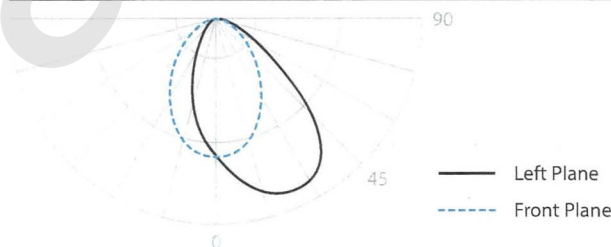
### FEATURES

- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life



### SPECIFICATIONS

- Construction:** Die-cast aluminum
- Power:** Integral driver in luminaire. Universal voltage input (120V-277V)
- Dimming:** 100% - 30% with 0 - 10V dimmer (120V - 277V)  
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
- Finish:** Architectural Bronze, Graphite, and White
- Standards:** IP66, Wet Location, ETL & cETL Listed
- Total Harmonic Distortion:** 35%
- Operating Temperature:** -40°C (-40°F) to 40°C (104°F)

### PHOTOMETRY



### ORDER NUMBER

	Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish
	<b>WP-LED219</b>	19W	39W HID	30 3000K	1345	1022
				50 5000K	1431	1056
	<b>WP-LED227</b>	27W	70W HID	30 3000K	2050	1436
				50 5000K	2095	1478

-  -

Example: WP-LED219-30-GH

### ACCESSORIES

	Motion Sensor 120V	<b>MS-120-BZ</b> <b>MS-120-GY</b> <b>MS-120-WT</b>	Bronze Gray White		Photo Sensor 120V	<b>PC-120-BZ</b> <b>PC-120-GY</b> <b>PC-120-WT</b>	Bronze Gray White
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WAC Lighting  
www.waclighting.com  
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive • Port Washington, NY 11050  
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center  
1750 Archibald Avenue • Ontario, CA 91760  
Phone (800) 526.2588 • Fax (800) 526.2585





PRODUCT SPECIFICATIONS



4" application shown

- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V or Lutron Hi-lume 1% dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty



Dimmable



50000 hrs lifetime



Warranty



UL listed for Twist & lock wet location



Frame-in Kit

**HOUSING:** Die-formed steel with powder coat finish (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit, 6" shallow frame-in kit).

**JUNCTION BOX:** Galvanized steel. Equipped with (6) 1/2" and (1) 3/4" knockouts with pryout slots to allow straight conduit runs (4" frame-in kit, 4" shallow frame-in kit), equipped with (5) 1/2" and (2) 3/4" knockouts with pryout slots to allow straight conduit runs (5" frame-in kit, 6" frame-in kit, 6" shallow frame-in kit). (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.

**MOUNTING:** (4) tempered steel spring clips secure housing to ceiling.

**CEILING:** 1/2" up to 1".

**CUTOUT:** 4 3/16" (4" frame-in kit, 4" shallow frame-in kit), 5 5/8" (5" frame-in kit), 6 3/8" (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

**LED:** Tightly binned, high performing white Cree® LED.

**LUMEN OUTPUT (POWER):** 750 lm (10.8W), 1000 lm (12.8W).

**COLOR QUALITY:** 93+ CRI, 2-step SDCM.

**CCT OPTIONS:** 2700K, 3000K, 3500K, 4000K.

**CONNECTOR:** PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron Hi-lume® 1%).

**INPUT VOLTAGE:** 120/277V.

**DIMMING:** Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron Hi-lume® 1% at 120/277V.

**LIFETIME:** 50,000 hours at 70% lumen maintenance.

**PHOTOMETRIC TESTING:** Tested in accordance to IESNA LM-79-2008.

**LISTINGS:** IC rated. cULus Listed. ENERGY STAR® qualified. California Title 24 JA8 compliant. ASTM E283 certified Air Tight. UL Listed for Wet Location. CEC listed.

**WARRANTY:** 5 year limited warranty.

Trim

**CONSTRUCTION:** Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code: DRDH-R-4/ DRD2M-10-9-40/ DRD2T-R-4-S-W	Type: LED2
Project:	Contact:
	Date:



# DRD2

Recessed LED Downlight  
General Remodel  
4", 5", 6" Aperture

## PRODUCT SELECTION GUIDE

### FRAME-IN KIT (Product Code Example: DRDHRC4)

PRODUCT CODE	APPLICATION	IC/NON-IC	APERTURE	DRIVER
<b>DRDH</b> Housing	<b>R</b> Remodel	<b>IC</b> Insulation Contact	<b>4</b> 4" Aperture	<b>[Blank]</b> Integrated TRIAC/ELV
			<b>4S</b> 4" Shallow <i>Not compatible with Lutron Hi-Lume 1% driver</i>	<b>70</b> 0-10V, 750 lm
			<b>5</b> 5" Aperture	<b>100</b> 0-10V, 1000 lm
			<b>6</b> 6" Aperture	<b>7C</b> Lutron LDE1 <sup>1</sup> , 750 lm
			<b>6S</b> 6" Shallow	<b>10C</b> Lutron LDE1 <sup>1</sup> , 1000 lm
				<b>7W</b> Lutron L3DA3W <sup>2</sup> , 750 lm
				<b>10W</b> Lutron L3DA3W <sup>2</sup> , 1000 lm

### LIGHT ENGINE (Product Code Example: DRD2M7927)

PRODUCT CODE	LUMENS /WATTS <sup>1</sup>	CRI	CCT	DRIVER
<b>DRD2M</b> Module	<b>7</b> 750 lm (10.8W)	<b>9</b> 93+ CRI	<b>27</b> 2700K	<b>[Blank]</b> Integrated TRIAC/ELV
	<b>10</b> 1000 lm (12.8W)		<b>30</b> 3000K	<b>A</b> Alternate Dimming <i>Must be selected in 0-10V, Lutron Hi-Lume 1% or EM driver is selected for frame-in kit driver</i>
			<b>35</b> 3500K	
			<b>40</b> 4000K	

### TRIM (Product Code Example: DRD2TR4SWH)

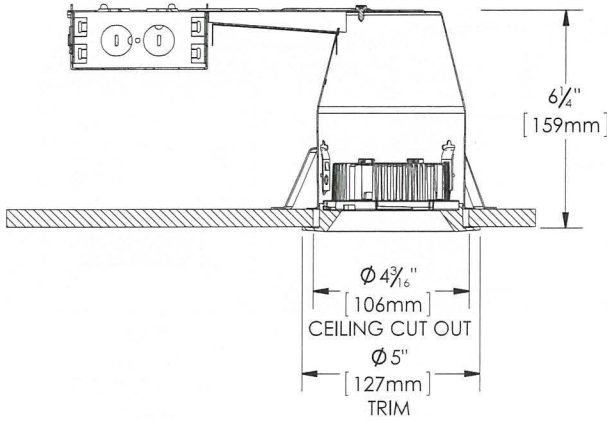
PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH	OPTION
<b>DRD2T</b> Trim	<b>R</b> Round	<b>4</b> 4" Aperture	<b>S</b> Smooth	<b>WH</b> White	<b>[Blank]</b> None
	<b>D</b> Deep <i>Only available in 4" aperture, quantities of 1000 or more available at custom price</i>	<b>5</b> 5" Aperture	<b>B</b> Baffle	<b>BK</b> Black	<b>DF</b> Dead Front <i>Only available in round shape, 4" aperture, quantities of 1000 or more available at custom price</i>
		<b>6</b> 6" Aperture	<b>W</b> Wall Wash <i>Only available in 6" aperture</i>	<b>SW</b> Silver Reflector, White Flange	
				<b>AZ</b> Low Iridescent Reflector, White Flange <i>Only available in 4" and 5" apertures</i>	
				<b>CC</b> Custom Color	

<sup>1</sup> Lumen Dependent on Driver. <sup>2</sup> Lutron L3DA3W<sup>2</sup> is a registered trademark of Lutron Lighting Controls, Inc. © 2017 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.

## FRAME-IN KIT DIMENSIONS

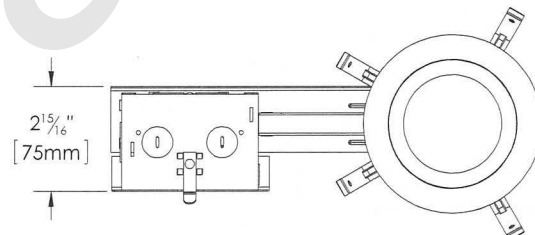
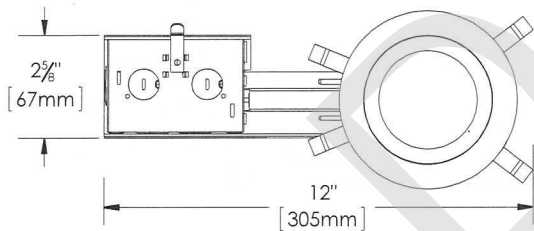
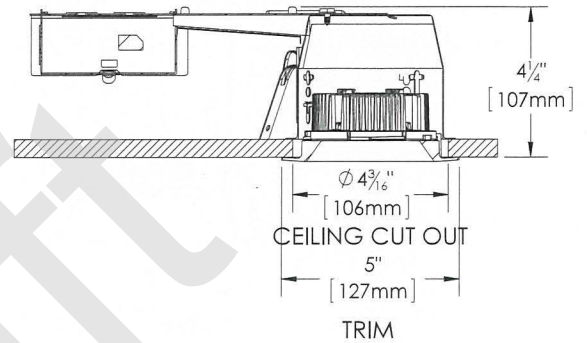
### DRDHRIC4

4" Remodel IC Frame-in Kit



### DRDHRIC4S

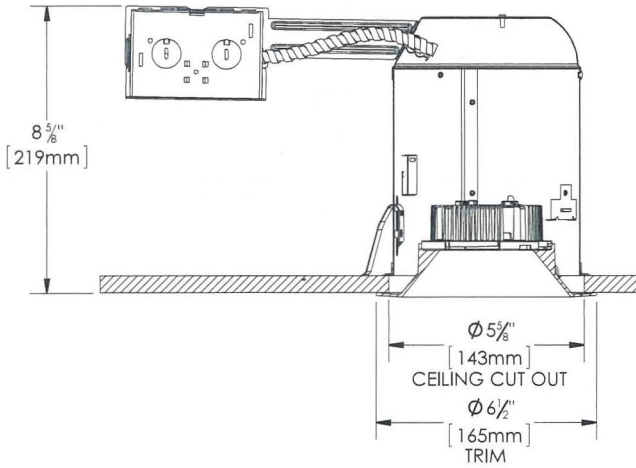
4" Shallow Remodel IC Frame-in Kit



## FRAME-IN KIT DIMENSIONS

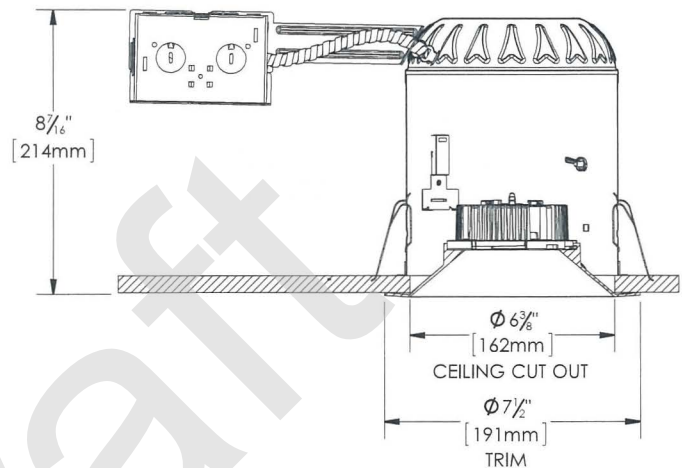
### DRDHRC5

5" Remodel IC Frame-in Kit



### DRDHRC6

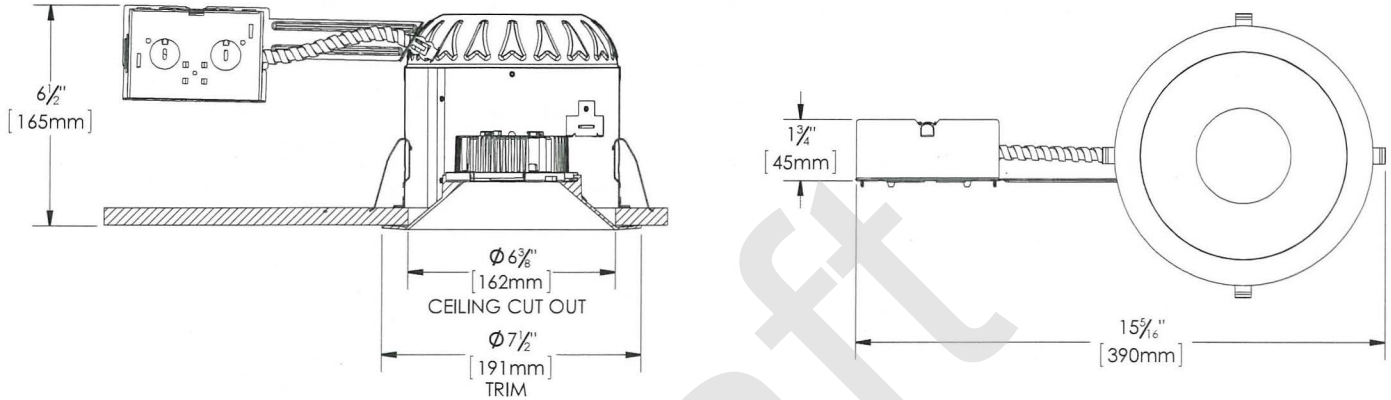
6" Remodel IC Frame-in Kit



## FRAME-IN KIT DIMENSIONS

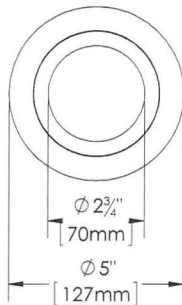
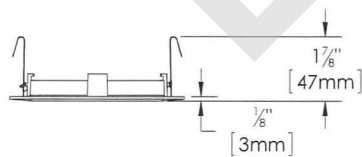
### DRDHRC6S

#### 6" Shallow Remodel IC Frame-in Kit

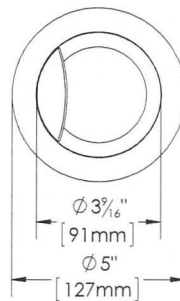
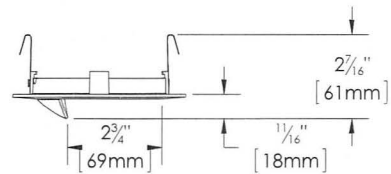


## TRIM DIMENSIONS

### DRD2TR4 4" Round Trim

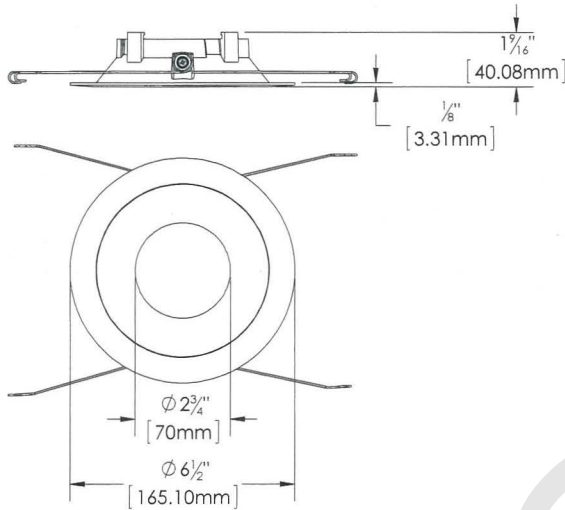


### DRD2TR4W 4" Wall Wash Trim

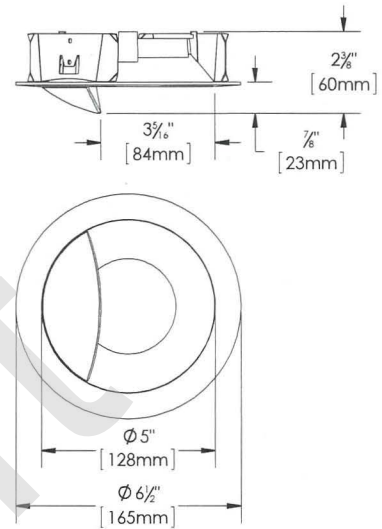


### TRIM DIMENSIONS

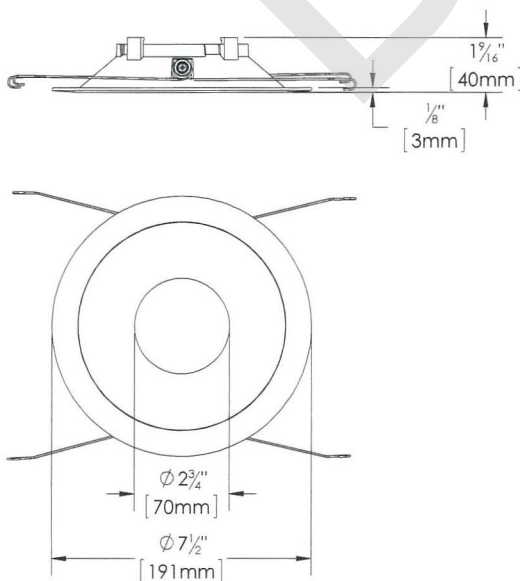
**DRD2TR5**  
5" Round Trim



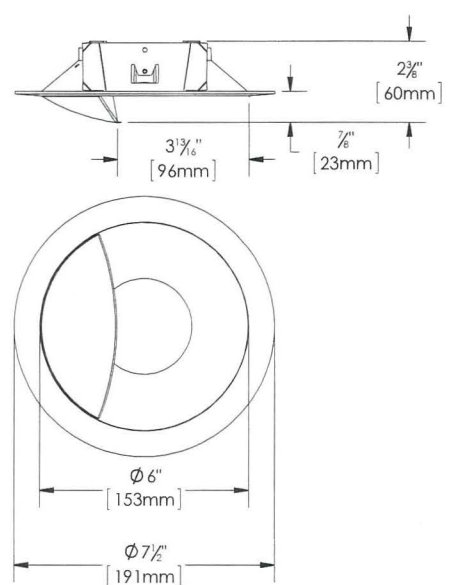
**DRD2TR5W**  
5" Wall Wash Trim



**DRD2TR6**  
6" Round Trim

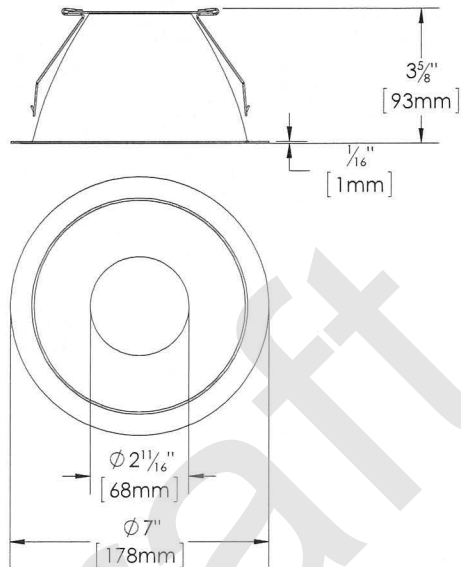


**DRD2TR6W**  
6" Wall Wash Trim



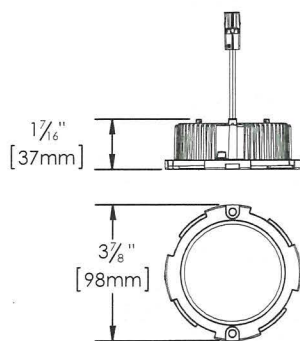
## TRIM DIMENSIONS

**DRD2TD6**  
6" Deep Trim



## LIGHT ENGINE OVERVIEW

**DRD2M**  
LED Module



	DRD2M7	DRD2M10
Total Module Lumen Output (lm)	750	1000
Total Rated Power (W)	10.8	12.8
Efficacy (lm/W)	80	85
Color Rendering Index	93+	
CCT Options	2700K, 3000K, 3500K, 4000K	
Optics	Flood	
Binning	2-step SDCM	
Lifetime (L70)	50,000 hours	
Max Ambient Operating Temperature	40°C	
Input Voltage (V)	120/277V, 50/60Hz	
Input Current at 120V (Max)	0.090	0.107
Input Current at 277V (Max)	0.042	0.050
Power Factor	>0.9	
Total Harmonic Distortion	<20%	
Dimming	100% - 5%	



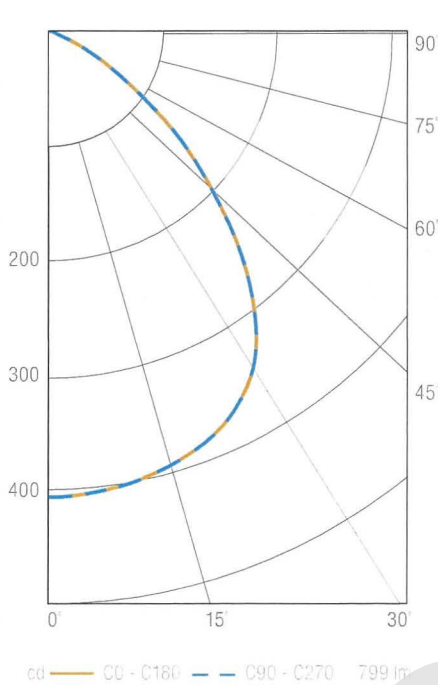
# DRD2

Recessed LED Downlight  
General Remodel  
4", 5", 6" Aperture

## PHOTOMETRICS

Light Engine: **DRD2M7930** (DRD2 Module, 750 lm, 93 CRI, 3000K)

Trim: **DRD2TR6SWH** (DRD2 Trim, 6" Aperture, Smooth, White)



Luminous Intensity

Gamma	C 0°
0.0°	406
5.0°	404
10.0°	400
15.0°	394
20.0°	386
25.0°	373
30.0°	351
35.0°	316
40.0°	265
45.0°	208
50.0°	154
55.0°	100
60.0°	55
65.0°	24
70.0°	8
75.0°	4
80.0°	1
85.0°	0
90.0°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	321	40
0-40	517	65
0-60	768	96
0-90	799	100
0-180	799	100

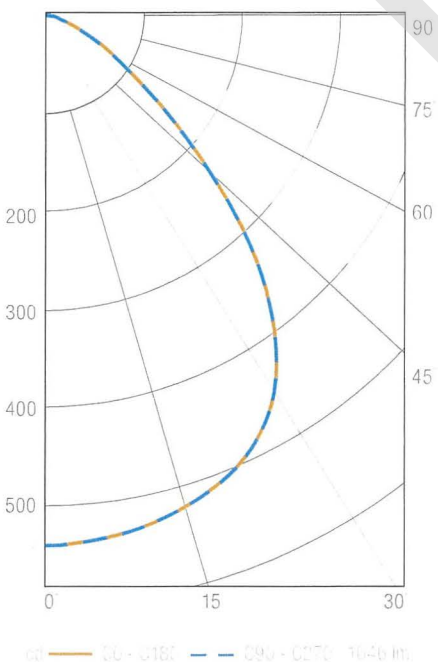
Illuminance Chart

Distance from LED	Foot Candles	Diameter
2.5	65	5.1'
5.0	16	10.1'
7.5	7	15.2'
9.0	5	18.3'

Beam Angle: 90°

Light Engine: **DRD2M10930** (DRD2 Module, 1000 lm, 93 CRI, 3000K)

Trim: **DRD2TR6SWH** (DRD2 Trim, 6" Aperture, Smooth, White)



Luminous Intensity

Gamma	C 0°
0.0°	540
5.0°	537
10.0°	531
15.0°	523
20.0°	510
25.0°	492
30.0°	461
35.0°	411
40.0°	342
45.0°	256
50.0°	172
55.0°	112
60.0°	74
65.0°	48
70.0°	27
75.0°	12
80.0°	6
85.0°	2
90.0°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	425	41
0-40	679	65
0-60	990	94
0-90	1046	100
0-180	1046	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
2.5	88	4.9'
5.0	22	9.7'
7.5	10	14.6'
9.0	7	17.5'

Beam Angle: 90°





**DIMMER COMPATIBILITY**

Recommended Phase-control Dimmers (Dims down to 5% nominal measured light output)

Brand	Series	Model Number	Max Load DRD2M7	Max Load DRD2M10
Control 4	Control 4	C4-APD120	10	9
Cooper	Decorator	DLC03P, DAL06P	25	20
Legrand	Adorne	ADTP703TU	35	30
Lutron	Caseta	PD-6WCL	12	10
	CL Series	AYCL-153, CTCL-153, DVCL-153, LGCL-513, SCL-153, TGCL-513	12	10
	CL Series	AYCL-253, DVCL-253	20	15
	Grafik Eye 3000	OSGR-3P	30	25
	Grafik Sys / Homeworks	RPM-4A	25	20
	Grafik Sys / Homeworks	RPM-4U	30	25
	Maestro CL	MACL-153M, MSCL-OP153M, MSCL-VP153M	12	10
	Maestro Wireless	MRF2-6ELV, MRF2-6CL	12	10
	Radio RA	RRD-6NA, RRD-6CL, RRD-6D	12	10

Compatible Phase-control Dimmers<sup>1</sup> (Dims down to 20% nominal measured light output)

Brand	Series	Model Number	Max Load DRD2M7	Max Load DRD2M10
Cooper	Slide	SLC03P, SAL06P	25	20
Legrand	Harmony	H703PTU, HCL453P	30	25
Leviton	IllumaTech Slide	IPE04	25	20
	SureSlide	6621, 6674	10	10
Lutron	Diva	DV-600	12	10
	Maestro	MA-600	12	9
	Maestro ELV	MAELV-600, MSCELV-600	35	30
	Maestro Wireless	MRF2-6ND	12	10
	Power Booster	PHPM-PA, PHPM-WBX	25	20
	Sunrise	SR400RPC120, ZP260QEW	20	15
Watt Stopper	Digital Light Management	LMRC-221	160	150
	Dimming Sensor	PW-100D	14	12

*Dimmer compatibility reflects performance compatibility only. Please reference your local codes for application.*

**RECEIVED**

By Mike Schwarz at 11:32 am, Jan 12, 2024

# Plantation Prestige

COMMERCIAL FURNITURE



Round Tables  
8773600-0157  
\$250



Square Tables  
8773737-0157  
\$250



Arm Chairs  
8771100-0457  
\$133



Side Chairs  
8770700-0457  
\$123

Umbrella Base  
2239850-0150  
\$64



Logo your umbrella!  
6-8 week  
lead time  
9965PL-01-52DNK  
\$465



brothmeyer@plantationprestige.com  
custserv@plantationprestige.com

SITE CIVIL PLANS

**DUNKIN'**

SPECIAL LAND USE & SITE PLAN REVIEW

FRANKFORT, IL

RECEIVED  
By Mike Schwarz at 11:48 am, Jun 19, 2024

**KORU**  
Architects, Engineers, Planners  
**Koru Group, PLLC**  
1116 Appleton Lane, STE 101  
Naperville, IL 60563

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COO BUILT BY: BY FOR BEP

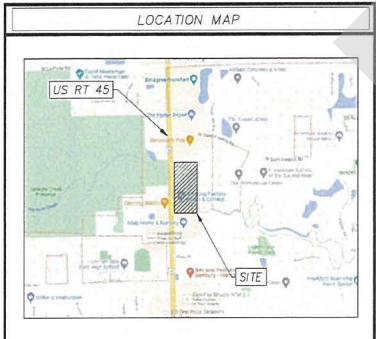
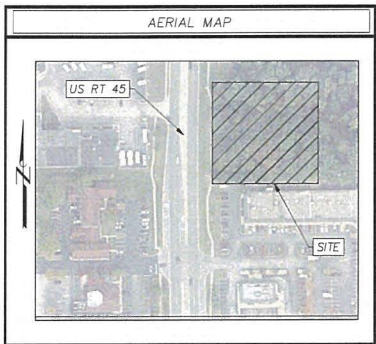
GENERAL COORDINATOR

CLIENT

SITE CIVIL PLANS:  
**DUNKIN'**  
VILLAGE OF FRANKFORT, IL

REVISED	DATE	DESCRIPTION

PROPERTY NUMBER:  
DRAWN BY: SHEET NO.  
COVER SHEET  
SHEET NO.  
C0.1



DRAWINGS INDEX		DATE
C0.1	COVER SHEET & INDEX	1/12/24
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN	1/12/24
C1.0	SITE PLAN	1/12/24
C1.1	SITE ACCESS PLAN & TRUCK TURNING	1/12/24
C2.0	GRADING PLAN	1/12/24
C2.1	STORMWATER BASIN CALCULATIONS	1/12/24
C3.0	UTILITY PLAN	1/12/24
L1.1	LANDSCAPE PLAN - SHEET 1	1/12/24
L1.2	LANDSCAPE PLAN - SHEET 2	1/12/24
L1.3	LANDSCAPE PLAN - SHEET 3	1/12/24
L1.4	LANDSCAPE PLAN - SHEET 4	1/12/24
C5.0	PHOTOMETRIC PLAN	1/12/24
SP-1.1	SITE PLAN DETAILS	1/12/24
SP-1.2	SITE PLAN DETAILS	1/12/24

PROJECT TEAM	
<b>DUNKIN'</b> KRUPA SHAH 9500 179TH STREET TINLEY PARK, IL 60487	<b>VILLAGE OF FRANKFORT</b> MIKE SCHWARZ MSCHWARZ@FRANKFORT.IL.GOV
<b>KORU GROUP</b> ERIC CARLSON, AIA ERIC@KORUGROUP.COM STEVE KUDWA, P.E. STEVE@KORUGROUP.COM DAVE KUDWA, P.E. DAVE@KORUGROUP.COM	<b>ILLINOIS DOT</b> HOWARD HAMILTON HOWARD.J.HAMILTON@ILLINOIS.GOV <b>GARY R. WEBER ASSOCIATES</b> DOLIC SHANNON DSHANNON@GRWA.INC.COM

**PROPERTY DESCRIPTION**

LOT 2 IN POWELL RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREIN RECORDED APRIL 11, 2017, AS DOCUMENT NUMBER R2317028404 IN WILL COUNTY, ILLINOIS. P L N 18-04-18-201-004-0000

PROPERTY CONTAINS 206,493.90 FT<sup>2</sup> (4.76 ACRES), MORE OR LESS.

**DRAINAGE OVERLAY CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF WILL

I, Steven Kudwa, hereby certify that adequate storm water storage and drainage capacity has been provided for this development, such that surface water from the development will not be diverted onto and cause damage to adjacent property for storms up to and including the one hundred (100) year event, and the design plans are in compliance with all applicable federal, state, county, and village laws and ordinances.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

ILLINOIS REGISTERED PROFESSIONAL ENGINEER STATE REGISTRATION NUMBER 062-064956



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE VILLAGE OF FRANKFORT.

Steven R. Kudwa, P.E. LICENSED ENGINEER # 062-064956



**SITE DEMOLITION LEGEND**

	TO REMAIN	TO BE REMOVED
Watermain	—W—	—W—
Storm Sewer	—S—	—S—
Sanitary Sewer	—SS—	—SS—
Gas	—G—	—G—
Electric	—E—	—E—
Telephone	—T—	—T—
Fire	—F—	—F—
Storm Waterline	—SW—	—SW—
Sanitary Mainline	—SM—	—SM—
Water Main/Storm	—WS—	—WS—
Storm Sewer	—SS—	—SS—
Fire Hydrant	—FH—	—FH—
Utility Pole	—UP—	—UP—
Manhole	—MH—	—MH—
Valve	—V—	—V—
Street Light	—SL—	—SL—
Telephone	—TE—	—TE—
Concrete	—C—	—C—
Sign	—S—	—S—
Fence	—F—	—F—
Vegetation Removal	—V—	—V—
Concrete Removal	—CR—	—CR—

**SITE DEMOLITION NOTES**

- ALL UTILITIES SHOWN ARE TO REMAIN UNLESS INDICATED OTHERWISE. ALL UTILITIES TO BE REMOVED SHALL BE INDICATED BY A DASHED LINE WITH AN 'X' THROUGH IT. ALL UTILITIES TO BE REMOVED SHALL BE INDICATED BY A DASHED LINE WITH AN 'X' THROUGH IT. ALL UTILITIES TO BE REMOVED SHALL BE INDICATED BY A DASHED LINE WITH AN 'X' THROUGH IT.
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**SITE CIVIL PLANS FOR:**  
**DUNKIN'**  
 VILLAGE OF FRANKFURT, IL

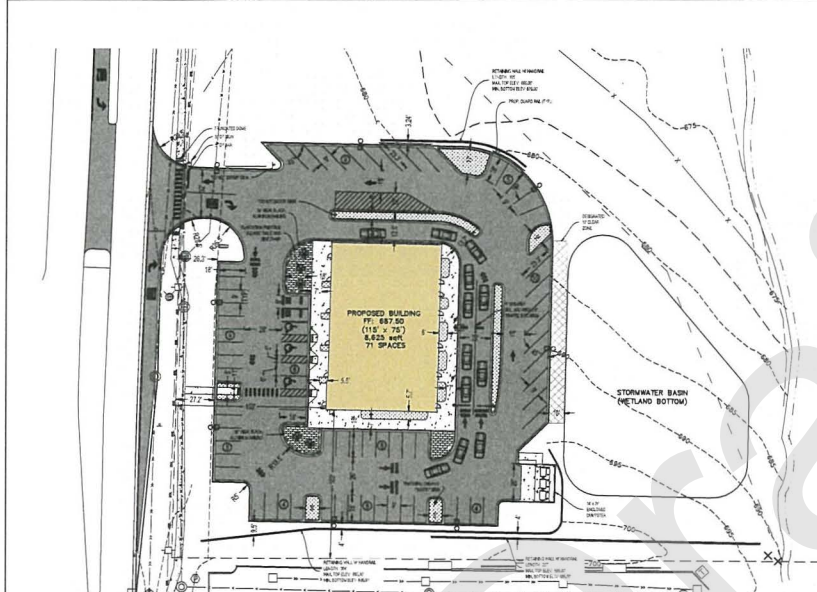
DATE	11-16-23
BY	SL
REVISIONS PER RELEASE COMMENTS	11-16-23
REVISIONS PER RELEASE COMMENTS	11-16-23

PROJECT NUMBER: 2022-001  
 DRAWN BY: SL  
 DATE PLOTTED: 11/16/23  
 SHEET NO.:  
 EXISTING CONDITIONS  
 SHEET NO.:  
 C0.2




SITE CIVIL PLANS FOR:  
**DUNKIN'**  
VILLAGE OF FRANKFORD, IL

PROJECT NO.	19-001
DATE	05/11/22
SCALE	AS SHOWN
PROJECT NAME	DUNKIN' RESTAURANT
PROJECT ADDRESS	1118 KUYLENSTIERNA
PROJECT CITY	NAPERVILLE, IL
PROJECT COUNTY	JEFFERSON COUNTY, IL
PROJECT STATE	ILLINOIS
PROJECT ZIP	60563
PROJECT OWNER	DUNKIN' BRAND
PROJECT ARCHITECT	KORU GROUP, PLLC
PROJECT ENGINEER	KORU GROUP, PLLC
PROJECT SURVEYOR	KORU GROUP, PLLC
PROJECT CIVIL ENGINEER	KORU GROUP, PLLC
PROJECT MECHANICAL ENGINEER	KORU GROUP, PLLC
PROJECT ELECTRICAL ENGINEER	KORU GROUP, PLLC
PROJECT PLUMBING ENGINEER	KORU GROUP, PLLC
PROJECT LANDSCAPE ARCHITECT	KORU GROUP, PLLC
PROJECT ENVIRONMENTAL ENGINEER	KORU GROUP, PLLC
PROJECT STRUCTURAL ENGINEER	KORU GROUP, PLLC
PROJECT TRAFFIC ENGINEER	KORU GROUP, PLLC
PROJECT GEOTECHNICAL ENGINEER	KORU GROUP, PLLC
PROJECT HISTORIC PRESERVATION ARCHITECT	KORU GROUP, PLLC
PROJECT ARCHITECTURAL RENDERING ARTIST	KORU GROUP, PLLC
PROJECT PHOTOGRAPHER	KORU GROUP, PLLC
PROJECT VIDEOGRAPHER	KORU GROUP, PLLC
PROJECT MODEL MAKER	KORU GROUP, PLLC
PROJECT CONSTRUCTION MANAGER	KORU GROUP, PLLC
PROJECT GENERAL CONTRACTOR	KORU GROUP, PLLC
PROJECT SUBMITTAL REVIEWER	KORU GROUP, PLLC
PROJECT PERMIT REVIEWER	KORU GROUP, PLLC
PROJECT PLAN CHECKER	KORU GROUP, PLLC
PROJECT PLAN REVIEWER	KORU GROUP, PLLC
PROJECT PLAN APPROVER	KORU GROUP, PLLC
PROJECT PLAN SEAL	KORU GROUP, PLLC
PROJECT PLAN SIGNATURE	KORU GROUP, PLLC
PROJECT PLAN DATE	05/11/22
PROJECT PLAN SCALE	AS SHOWN
PROJECT PLAN SHEET NO.	C1.0



**LEGEND**

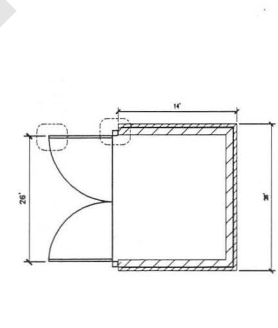
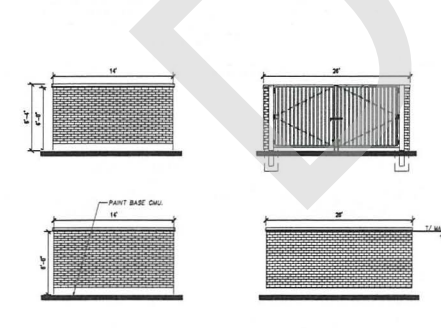
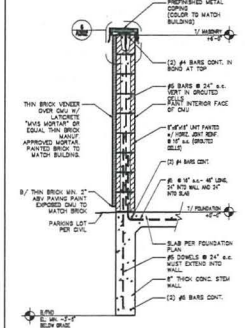
PROPOSED CURB & GUTTER	PROPOSED RETAINING WALL
EXISTING CURB & GUTTER	UNIVERSAL PARKING SPACE
CONCRETE SURFACE	DUNKIN' BRAND PAVEMENT MARKINGS
ASPHALT SURFACE	DUNKIN' BRAND PAVEMENT PANEL
BRICK SURFACE	DUNKIN' BRAND HEIGHT BAR
DETENTION BASINS	PARKING SPACE COUNT
BUILDING	STOP SIGN STOP SIGN SAFETY ISOLATION
LOADING ZONE (12'X20')	PERMIT SIGNAGE
TRUNCATED DOME PANELS	MONUMENT SIGN
LANDSCAPE AREAS	OUTDOOR SEATING
LIGHT POLES	

**SITE ANALYSIS**

PROPOSED RESTAURANT DRIVE THRU RETAIL CONSTRUCTION IN COMMUNITY BUSINESS DISTRICT  
PARKING AREA 8,840 SQ FT  
DEVELOPMENT AREA 22,428 SQ FT  
PARKING PROVIDED 71 SPACES  
BUILDING AREA 8,420 SQ FT  
FLOOR AREA RATIO 1.80

**SITE NOTES**

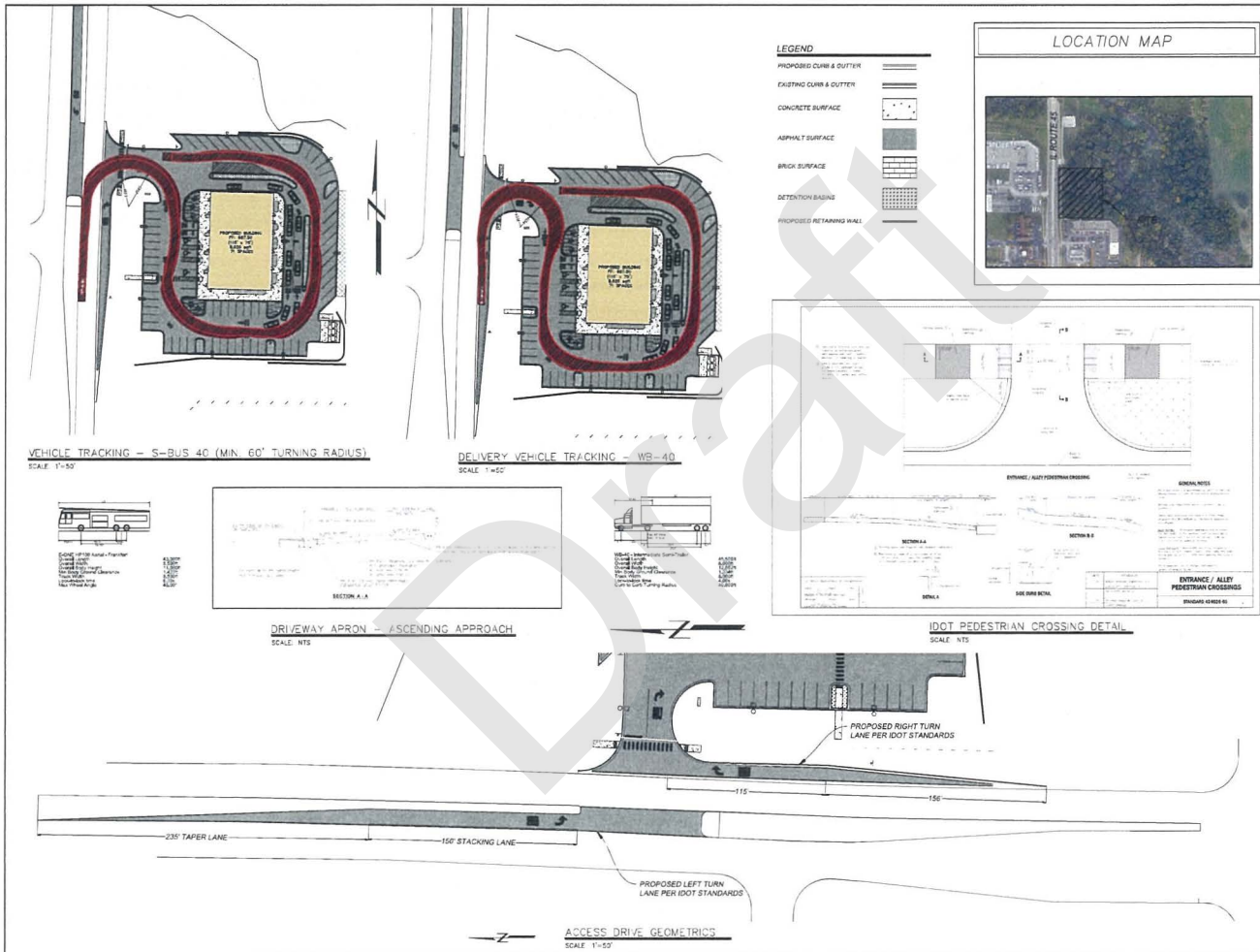
1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RISES ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. DETAIL AROUND PERIMETER OF BUILDING SHALL BE PAVED UNLESS OTHERWISE SPECIFIED ON PLANS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
6. SEE DETAILS B THROUGH AND CONCRETE PAVEMENT DETAILS.
7. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF INTERSECTION ACCORDANCE WITH DOT'S REQUIREMENTS.
8. ADA HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ADJUTS DRIVES OR ROADWAYS.
9. CONTRACTOR SHALL PROVIDE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACED COMPLIANCE.
10. ALL CURB AND GUTTER SHALL BE 8" UNLESS OTHERWISE NOTED ON PLANS.
11. PAVEMENT STRENGTH TO BE 4000 PSI, TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.



3 TRASH ENCLOSURE SECTION  
SCALE: NTS

3 TRASH ENCLOSURE ELEVATIONS  
SCALE: NTS

2 TRASH ENCLOSURE PLAN  
SCALE: 1/4\"/>



**KORU**  
Architect Engineers Surveyors  
**Koru Group, PLLC**  
2118 Grayson Lane, STE 214  
Naperville, IL 60563

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SITE CIVIL PLANS FOR:  
**DUNKIN'**  
2040 LA GRANGE ROAD  
FRANSPORT, IL

PREPARED BY:	DATE:
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
PROJECT NO.:	DATE:

PROJECT NAME:	DATE:
OWNER:	DATE:
ACCESS DRIVE	
SHEET NO.	
C1.1	

**SHORT VOLUME CALCULATIONS**

TOTAL DEVELOPED SITE AREA = 2.19 AC  
 TEMPERAMENT BASIN

TEMPERAMENT AREA = 2.19 AC  
 IMPERVIOUS AREA = 1.61 AC (C=0.95)  
 PERVIOUS AREA = 0.58 AC (C=0.45)  
 COMPOSITE C = 0.78

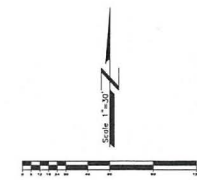
2-YR VOLUME FACTOR = 0.18  
 100-YR VOLUME FACTOR = 0.50  
 2-YR STORM VOLUME = 0.39 AC-FI = 16,109 CU FT  
 100-YR STORM VOLUME = 1.10 AC-FI = 47,918 CU FT

PROPOSED 2-YR BASIN STORAGE @ 40 AC-FI = 17,220 CU FT (2-YR WL=687.00')  
 PROPOSED 100-YR BASIN STORAGE @ 40 AC-FI = 47,905 CU FT (100-YR WL=883.00')

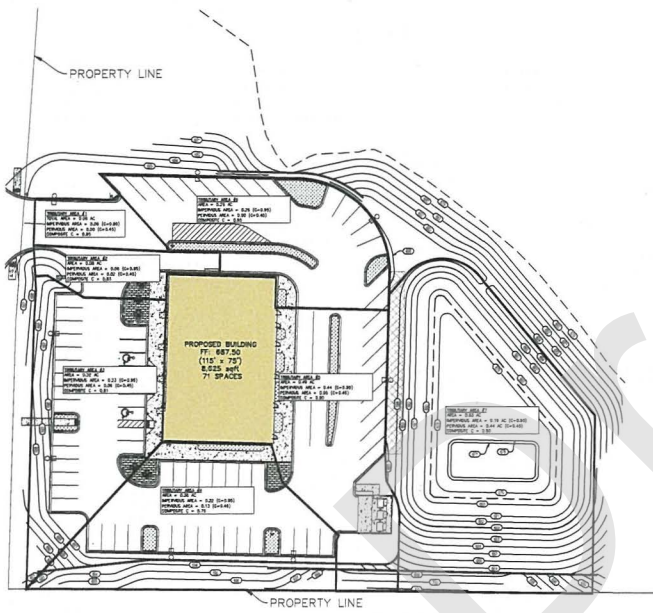
ALLOWABLE 2-YR STORAGE RELEASE RATE = (0.24 CFS/AC/HZ @ 19 AC) = 0.06 CFS  
 ALLOWABLE 100-YR STORAGE RELEASE RATE = (0.15 CFS/AC/HZ @ 19 AC) = 0.23 CFS

**STAGE STORAGE TABLE**

ELEV.	AREA (Sq. Ft.)	DEPTH (ft.)	CONC.		TOTAL VOL. (Cu. Ft.)
			W.C.	IMP.	
879.000	8,272.00	N/A	N/A	N/A	0.00
878.800	8,363.00	0.100	842.75	842.75	842.75
878.700	8,513.00	0.100	874.50	874.50	1,717.25
878.600	8,727.13	0.100	908.48	908.48	2,625.73
878.500	9,004.27	0.100	938.05	938.05	3,563.78
880.000	8,884.27	0.100	872.11	872.11	4,435.89
880.100	10,279.26	0.100	1,008.32	1,008.32	5,444.21
880.200	10,588.87	0.100	1,068.88	1,068.88	6,513.09
880.300	10,882.25	0.100	1,073.05	1,073.05	7,586.14
880.400	11,249.21	0.100	1,107.53	1,107.53	8,693.67
880.500	11,589.80	0.100	1,142.81	1,142.81	9,836.48
880.600	11,953.57	0.100	1,179.24	1,179.24	11,015.72
880.700	12,317.51	0.100	1,215.23	1,215.23	12,230.95
880.800	12,673.37	0.100	1,248.78	1,248.78	13,481.73
880.900	13,036.59	0.100	1,285.51	1,285.51	14,767.24
881.000	13,413.14	0.100	1,322.52	1,322.52	16,089.76
881.100	13,800.88	0.100	1,360.52	1,360.52	17,440.28
881.200	14,200.69	0.100	1,398.88	1,398.88	18,819.16
881.300	14,612.58	0.100	1,437.75	1,437.75	20,226.91
881.400	15,036.54	0.100	1,476.78	1,476.78	21,663.69
881.500	15,482.52	0.100	1,515.88	1,515.88	23,139.57
881.600	15,949.53	0.100	1,554.88	1,554.88	24,654.45
881.700	16,437.57	0.100	1,593.88	1,593.88	26,208.33
881.800	16,946.65	0.100	1,632.88	1,632.88	27,801.21
881.900	17,476.88	0.100	1,671.88	1,671.88	29,433.09
882.000	18,028.26	0.100	1,710.88	1,710.88	31,103.97
882.100	18,600.79	0.100	1,749.88	1,749.88	32,823.85
882.200	19,194.46	0.100	1,788.88	1,788.88	34,592.73
882.300	19,809.28	0.100	1,827.88	1,827.88	36,410.61
882.400	20,445.25	0.100	1,866.88	1,866.88	38,277.49
882.500	21,102.48	0.100	1,905.88	1,905.88	40,193.37
882.600	21,780.96	0.100	1,944.88	1,944.88	42,158.25
882.700	22,480.69	0.100	1,983.88	1,983.88	44,172.13
882.800	23,201.68	0.100	2,022.88	2,022.88	46,235.01
882.900	23,944.02	0.100	2,061.88	2,061.88	48,346.89
883.000	24,707.81	0.100	2,100.88	2,100.88	50,507.77
883.100	25,493.15	0.100	2,139.88	2,139.88	52,717.65
883.200	26,300.04	0.100	2,178.88	2,178.88	54,976.53

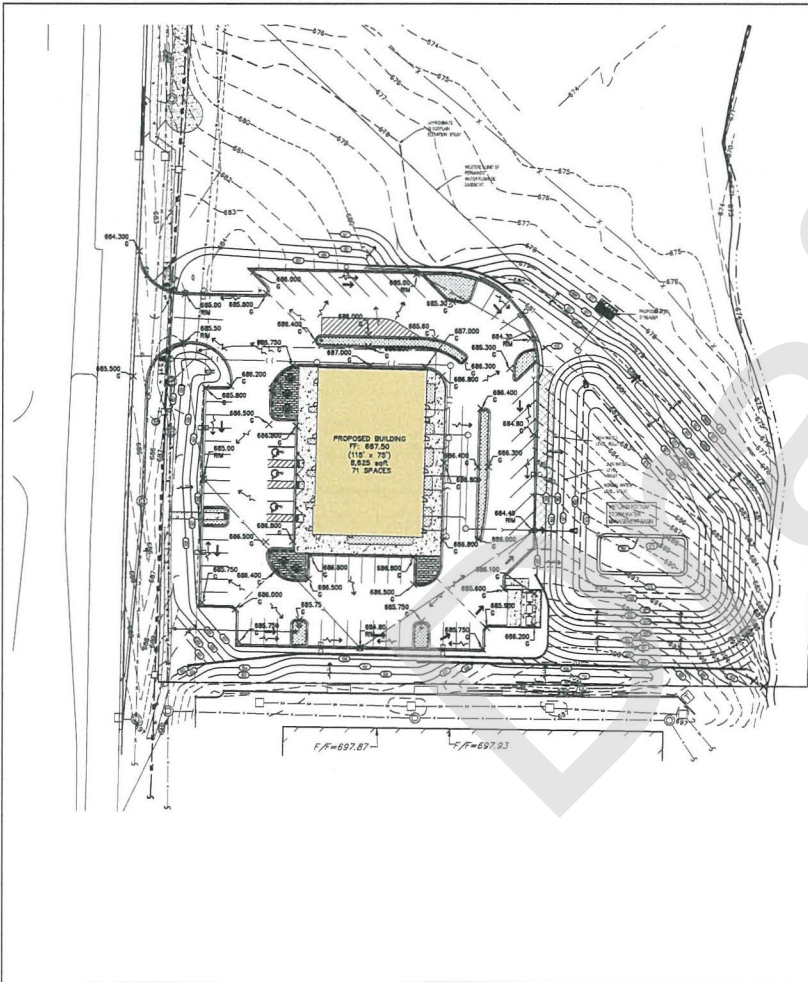


- LEGEND**
- PROPOSED CURB & GUTTER
  - EXISTING CURB & GUTTER
  - CONCRETE SURFACE
  - ASPHALT SURFACE
  - PAVEMENT SURFACE
  - DETENTION BASIN
  - BUILDING
  - LOADING ZONE (22X55')
  - TRUNCATED DOME PANELS
  - LANDSCAPE AREAS
  - PROPOSED RETAINING WALL
  - UNIVERSAL PARKING SPACE
  - PROPOSED CONTOUR LINE
  - EXISTING CONTOUR LINE
  - PROP. 80% STOP BAR AND SAFETY BACK STOPPING FOR 80% (2' WIDE)
  - MANAGEMENT SIGN
  - PAVEMENT GRADE
  - EMERGENCY OVERFLOW
  - FLOW DIRECTION
  - IRREGULAR



SITE CIVIL PLANS FOR:  
**DUNKIN'**  
 20400 LA GRANGE ROAD  
 FRANKFORD, IL

PROJECT NUMBER: 2021-001	DATE: 04/11/21
DESIGNED BY: J. WILSON	SCALE: AS SHOWN
CHECKED BY: M. HARRIS	DATE: 04/11/21
APPROVED BY: M. HARRIS	DATE: 04/11/21
PROJECT NAME: DUNKIN'	PROJECT NO.: 2021-001
STORMWATER BASIN	
SHEET NO. C.2.1	



**LEGEND**

PROPOSED CURB & GUTTER	PROPOSED RETAINING WALL	UNIVERSAL PARKING SPACE
EXISTING CURB & GUTTER	UNIVERSAL PARKING SPACE	PROPOSED CONTOUR LINE
CONCRETE SURFACE	EXISTING CONTOUR LINE	STOP SIGN (STOP SIGN AND SAFETY ISOLATION) POLYPOST SIGNAGE
ASPHALT SURFACE	STOP SIGN (STOP SIGN AND SAFETY ISOLATION) POLYPOST SIGNAGE	MORNING SIGN
BRICK SURFACE	MORNING SIGN	PAVEMENT GRADE
DETENTION BASIN	PAVEMENT GRADE	EMERGENCY OVERFLOW
BUILDING	EMERGENCY OVERFLOW	FLOW DIRECTION
LOADING ZONE (12'X36')	FLOW DIRECTION	MIDLINE
BRICKPAVED DRIVE PANELS	MIDLINE	
LANDSCAPE AREAS		

All proposed grades on edge of pavement unless otherwise noted. See table for top of curb, driveway curbside.

TC:ASB - PAVT. DRIVE - 6.5% FORMAL PITCH CURB  
 TC:ASB - PAVT. DRIVE - 6.5% FORMAL PITCH CURB

**GRADING NOTES**

- General contractor shall verify existing contours and verify elevation of any elevations.
- The proposed elevation shall be based on the ability to construct within the limits of the site.
- Existing ground conditions shall be verified by the surveyor. All features shall be shown on the plan, including any utility lines, structures, and other features. The surveyor shall also verify the location and depth of any utility lines.
- The general contractor is responsible for all other construction. The contractor shall verify the location and depth of any utility lines.
- The contractor shall verify the location of the proposed building and parking spaces. The contractor shall also verify the location and depth of any utility lines.
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- The contractor shall verify the location of the proposed building and parking spaces. The contractor shall also verify the location and depth of any utility lines.

**KORU**  
 ARCHITECT ENGINEERS SURVEYORS  
**Koru Group, PLLC**  
 2111 Brydges Lane, STE 214  
 Fayetteville, GA 30215

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**SITE CIVIL PLANS FOR:**  
**DUNKIN'**  
 2000 LA GRANGE ROAD  
 FRANKFORD, IL

DATE	DESCRIPTION
10/11/21	PRELIMINARY
11/11/21	REVISED PER COMMENTS
12/11/21	REVISED PER LAUREL COMMENTS
01/12/22	REVISED PER LAUREL COMMENTS

**DESIGNED BY:** JEFF  
**CHECKED BY:** JEFF  
**DATE:** 01/12/22

**GRADING PLAN**  
 SHEET NO.  
 C2.0

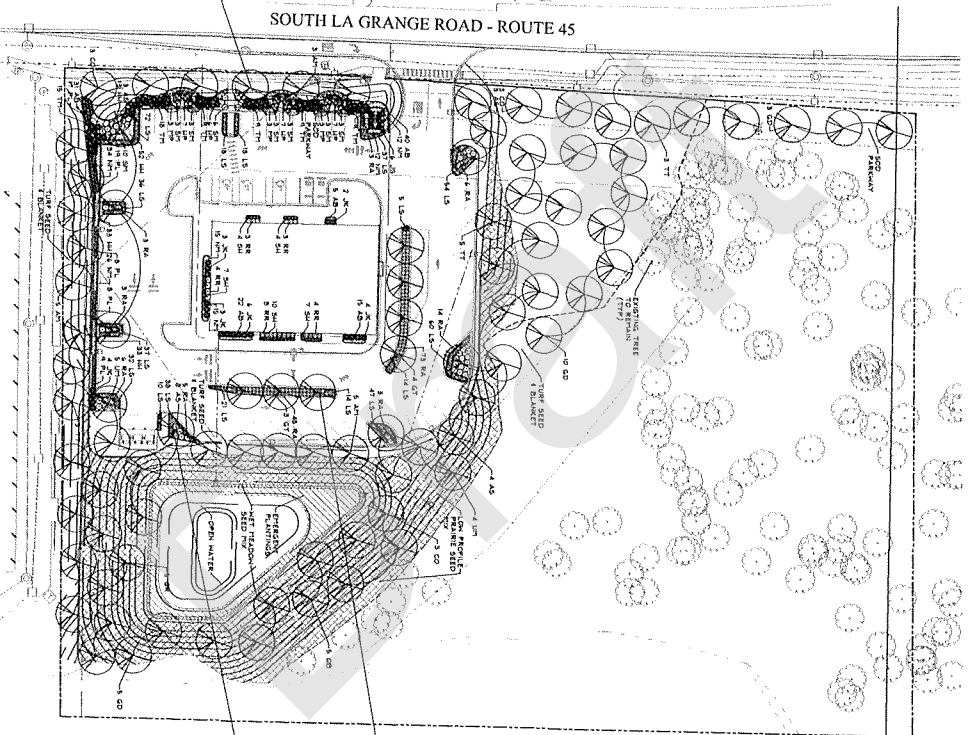




**PLANT LIST**

Qty	Qty	Material/Comments	Size	Remarks	Total Plant Count
41	8	SMALL TREES	8" H.	Planting	48
42	8	SMALL TREES	8" H.	Planting	48
43	8	SMALL TREES	8" H.	Planting	48
44	8	SMALL TREES	8" H.	Planting	48
45	8	SMALL TREES	8" H.	Planting	48
46	8	SMALL TREES	8" H.	Planting	48
47	8	SMALL TREES	8" H.	Planting	48
48	8	SMALL TREES	8" H.	Planting	48
49	8	SMALL TREES	8" H.	Planting	48
50	8	SMALL TREES	8" H.	Planting	48
51	8	SMALL TREES	8" H.	Planting	48
52	8	SMALL TREES	8" H.	Planting	48
53	8	SMALL TREES	8" H.	Planting	48
54	8	SMALL TREES	8" H.	Planting	48
55	8	SMALL TREES	8" H.	Planting	48
56	8	SMALL TREES	8" H.	Planting	48
57	8	SMALL TREES	8" H.	Planting	48
58	8	SMALL TREES	8" H.	Planting	48
59	8	SMALL TREES	8" H.	Planting	48
60	8	SMALL TREES	8" H.	Planting	48
61	8	SMALL TREES	8" H.	Planting	48
62	8	SMALL TREES	8" H.	Planting	48
63	8	SMALL TREES	8" H.	Planting	48
64	8	SMALL TREES	8" H.	Planting	48
65	8	SMALL TREES	8" H.	Planting	48
66	8	SMALL TREES	8" H.	Planting	48
67	8	SMALL TREES	8" H.	Planting	48
68	8	SMALL TREES	8" H.	Planting	48
69	8	SMALL TREES	8" H.	Planting	48
70	8	SMALL TREES	8" H.	Planting	48
71	8	SMALL TREES	8" H.	Planting	48
72	8	SMALL TREES	8" H.	Planting	48
73	8	SMALL TREES	8" H.	Planting	48
74	8	SMALL TREES	8" H.	Planting	48
75	8	SMALL TREES	8" H.	Planting	48
76	8	SMALL TREES	8" H.	Planting	48
77	8	SMALL TREES	8" H.	Planting	48
78	8	SMALL TREES	8" H.	Planting	48
79	8	SMALL TREES	8" H.	Planting	48
80	8	SMALL TREES	8" H.	Planting	48
81	8	SMALL TREES	8" H.	Planting	48
82	8	SMALL TREES	8" H.	Planting	48
83	8	SMALL TREES	8" H.	Planting	48
84	8	SMALL TREES	8" H.	Planting	48
85	8	SMALL TREES	8" H.	Planting	48
86	8	SMALL TREES	8" H.	Planting	48
87	8	SMALL TREES	8" H.	Planting	48
88	8	SMALL TREES	8" H.	Planting	48
89	8	SMALL TREES	8" H.	Planting	48
90	8	SMALL TREES	8" H.	Planting	48
91	8	SMALL TREES	8" H.	Planting	48
92	8	SMALL TREES	8" H.	Planting	48
93	8	SMALL TREES	8" H.	Planting	48
94	8	SMALL TREES	8" H.	Planting	48
95	8	SMALL TREES	8" H.	Planting	48
96	8	SMALL TREES	8" H.	Planting	48
97	8	SMALL TREES	8" H.	Planting	48
98	8	SMALL TREES	8" H.	Planting	48
99	8	SMALL TREES	8" H.	Planting	48
100	8	SMALL TREES	8" H.	Planting	48

**PLANT NOTES:**  
 1. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 2. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 3. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 4. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 5. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 6. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 7. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 8. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 9. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.  
 10. ALL PLANTS TO BE PLANTED AT THE TIME OF CONSTRUCTION.



**GENERAL LANDSCAPE NOTES**

1. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies to the architect.
2. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies to the architect.
3. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies to the architect.
4. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies to the architect.
5. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies to the architect.
6. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies to the architect.
7. Contractor shall verify all existing conditions in the field prior to construction and report any discrepancies to the architect.

**DRIVE THRU ISLAND LANDSCAPING: 181 LF**  
 LANDSCAPE REQUIRED  
 100 PLANT UNITS PER 100 LF  
 100 PLANT UNITS PER 100 LF  
 100 PLANT UNITS PER 100 LF  
 GRAND TOTAL: 181 UNITS

**PARKING ISLANDS: 71 PARKING STALLS**  
 LANDSCAPE REQUIRED  
 100 PLANT UNITS PER 100 LF  
 100 PLANT UNITS PER 100 LF  
 100 PLANT UNITS PER 100 LF  
 GRAND TOTAL: 213 UNITS

**NATIVE LEGEND**

Qty	Description	Symbol
50	50% MC PERMANENT PLANTINGS	[Symbol]
50	50% MC PERMANENT PLANTINGS	[Symbol]
50	50% MC PERMANENT PLANTINGS	[Symbol]

**SCALE: 1"=30'**

**0 15 30 45 60**

**NORTH**

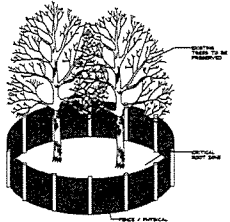
**20400 S. LA GRANGE RD.**  
 FRANKFORT, ILLINOIS  
**LANDSCAPE PLAN**

**CONTRACTOR FILE**  
 ASSOCIATES, INC.  
 1111 S. WASHINGTON ST.  
 CHICAGO, IL 60607  
 TEL: (312) 541-1000  
 FAX: (312) 541-1001  
 WWW: WWW.ASIFIRM.COM

**DATE:** 1/20/2021  
**PROJECT:** 20400 S. LA GRANGE RD.  
**DESIGNER:** JAC  
**CHECKER:** JAC  
**SCALE:** 1"=30'  
**11.1**



Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
101	Maple	12	15	Good	Preserve
102	Oak	15	20	Good	Preserve
103	Elm	10	12	Fair	Preserve
104	Red Maple	8	10	Good	Preserve
105	White Oak	18	25	Good	Preserve
106	Green Ash	14	18	Fair	Preserve
107	Black Walnut	16	22	Good	Preserve
108	Red Oak	11	14	Good	Preserve
109	White Birch	9	11	Good	Preserve
110	Yellow Birch	7	9	Good	Preserve
111	Black Birch	6	8	Good	Preserve
112	Red Pine	5	7	Good	Preserve
113	White Pine	4	6	Good	Preserve
114	Black Pine	3	5	Good	Preserve
115	White Spruce	2	4	Good	Preserve
116	Blue Spruce	2	4	Good	Preserve
117	Red Spruce	2	4	Good	Preserve
118	White Fir	2	4	Good	Preserve
119	Black Fir	2	4	Good	Preserve
120	White Fir	2	4	Good	Preserve
121	Black Fir	2	4	Good	Preserve
122	White Fir	2	4	Good	Preserve
123	Black Fir	2	4	Good	Preserve
124	White Fir	2	4	Good	Preserve
125	Black Fir	2	4	Good	Preserve
126	White Fir	2	4	Good	Preserve
127	Black Fir	2	4	Good	Preserve
128	White Fir	2	4	Good	Preserve
129	Black Fir	2	4	Good	Preserve
130	White Fir	2	4	Good	Preserve
131	Black Fir	2	4	Good	Preserve
132	White Fir	2	4	Good	Preserve
133	Black Fir	2	4	Good	Preserve
134	White Fir	2	4	Good	Preserve
135	Black Fir	2	4	Good	Preserve
136	White Fir	2	4	Good	Preserve
137	Black Fir	2	4	Good	Preserve
138	White Fir	2	4	Good	Preserve
139	Black Fir	2	4	Good	Preserve
140	White Fir	2	4	Good	Preserve
141	Black Fir	2	4	Good	Preserve
142	White Fir	2	4	Good	Preserve
143	Black Fir	2	4	Good	Preserve
144	White Fir	2	4	Good	Preserve
145	Black Fir	2	4	Good	Preserve
146	White Fir	2	4	Good	Preserve
147	Black Fir	2	4	Good	Preserve
148	White Fir	2	4	Good	Preserve
149	Black Fir	2	4	Good	Preserve
150	White Fir	2	4	Good	Preserve



**TREE PRESERVATION DETAIL**  
SEE NOTES

- TREE PRESERVATION NOTES**
- 48" High snow fence or wood barriers shall extend to the drooping of the tree or tree trunk whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
  - All accidental damage to existing trees that are to be preserved shall be promptly repaired or replaced in accordance with referenced horticultural practices and the instructions of the professional arborist, landscape architect or horticulturist.
  - Broken or badly injured branches shall be removed with a clean cut. If recommended by the professional arborist, landscape architect or horticulturist.
  - Care shall be exercised by the contractor to protect all overhead lines and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
  - Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, antifreeze and coolant, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
  - When underground utilities are proposed within 6' of a preserved tree trunk, they must be exposed if possible.

**LEGEND**

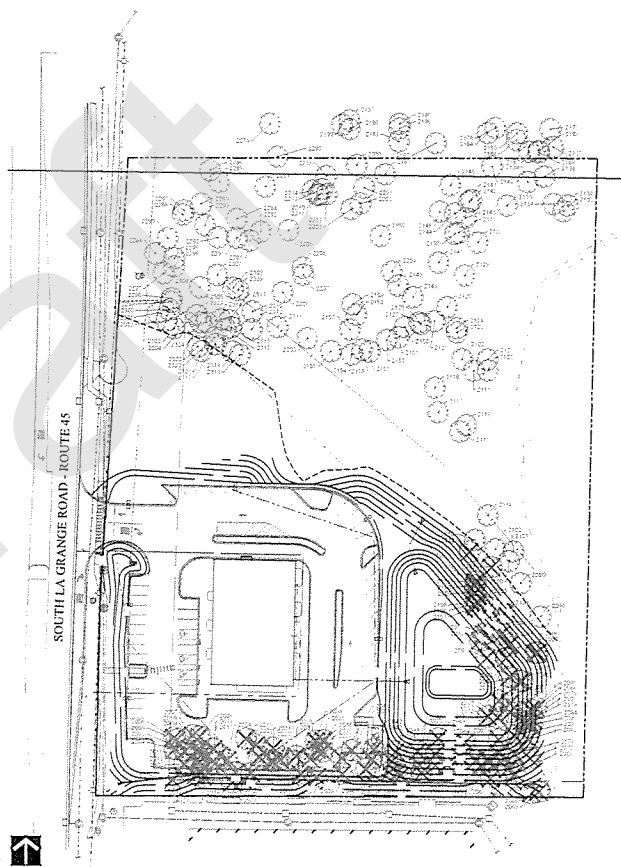
133a EXISTING TREE

133b EXISTING TREE TO BE REMOVED

0 20' 40' 80' 120'

SCALE: 1"=40'

NORTH



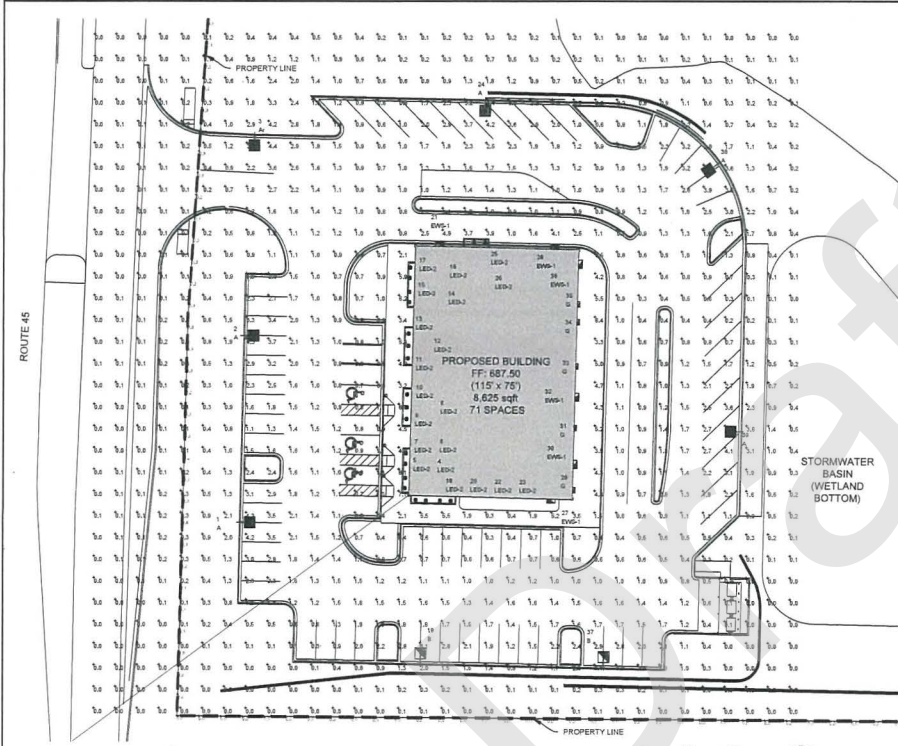
**GARY R. WEBER ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
402 W. 181ST ST. #207  
WHITTAKER, ILLINOIS 60157  
PHONE 848-6377

**KORU GROUP, PLLC**  
200 S. PULASKI AVE. SUITE 200  
MURFEE, IL 60556

**20400 S. LA GRANGE RD.**  
FRANKFORD, ILLINOIS  
**TREE PRESERVATION PLAN**

DATE: 12-23-2021  
DESIGNED: KRW/MS  
DRAWN: KRW/MS  
CHECKED: DMS  
SHEET NO. **L1.3**





**1 PROPOSED PHOTOMETRIC PLAN**  
SCALE: 1" = 20'-0"

**DESIGN NOTES**

**§ 159.22 LIGHTING.**  
Outdoor lighting, where provided, should enhance the building design and the adjoining landscape. Lighting standards, fixtures and all exposed accessories shall comply with the village requirements, and design and signs should be harmonious with the design of the surrounding areas. Excessive brightness, flashing lights, and brilliant colors shall not be permitted.

SYMBOL	QTY	LABEL	L/F	DESCRIPTION	LUM. OUTPUT	LUM. LUMENS	WATTAGE
A	1	A	0.007	AREA F1 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
B	1	B	0.007	AREA F2 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
C	1	C	0.007	AREA F3 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
D	1	D	0.007	AREA F4 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
E	1	E	0.007	AREA F5 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
F	1	F	0.007	AREA F6 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
G	1	G	0.007	AREA F7 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
H	1	H	0.007	AREA F8 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
I	1	I	0.007	AREA F9 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000
J	1	J	0.007	AREA F10 - TRAILER TO BE USED FOR STORAGE OF SUPPLIES AND EQUIPMENT	154	15760	8000000

CALCULATION SUMMARY							
AREA	A-10	MAX	MIN	A-UMIN	MIN-MIN	APPL	
ALL CALCULATED AREAS	177	1.0	0.1	N/A	N/A	80	
BUILDING FOOTPRINT	887.50	2.0	0.1	N/A	N/A	87	
NEED FOR LIGHTING	177	1.0	0.1	N/A	N/A	87	
GRADE ELEVATION	7.25	1.0	1.25	APPL	10		
PARKING AREA	1.01	1.0	0.25	APPL	87		

**2 POLE MOUNT FIXTURE TYPE A, A'**  
SPECIFICATION SHEET

**3 POLE MOUNT FIXTURE TYPE B**  
SPECIFICATION SHEET

**3 LIGHT POLE TYPE A & B**  
SPECIFICATION SHEET

On-Site Lighting  
1111 HIGHWAY 10 NORTH  
WETZEL, MO 64601  
TEL: 660-888-8888  
FAX: 660-888-8888

**On-Site Lighting & Survey, LLC**

1111 HIGHWAY 10 NORTH  
WETZEL, MO 64601  
TEL: 660-888-8888  
FAX: 660-888-8888

**KORU GROUP PLLC**  
200 CITY CENTER LANE  
MURFESSBORO, TN 37055  
TEL: 615-241-5275

**DUNKIN DONUTS**  
ROUTE 45  
FRANKFORT, IL

**PROPOSED PHOTOMETRIC PLAN**

**KG2308221**

**08.22.2023**

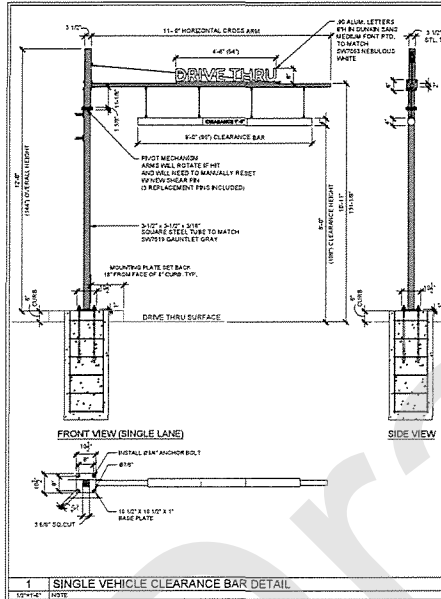
**NA**

**W.B. TOKERIAL**

**C.B. HANER**

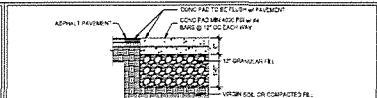
**SL3.0**

**3**

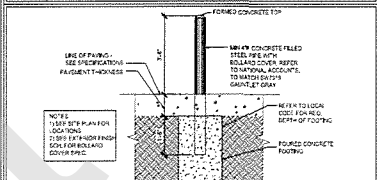


1 SINGLE VEHICLE CLEARANCE BAR DETAIL  
1/8"=1'-0" NOTE

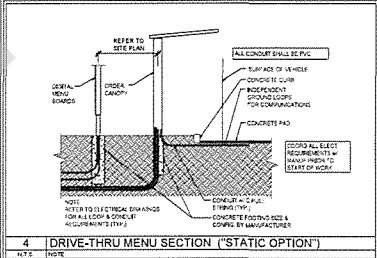
**GENERAL SPECIFICATIONS**  
**POLE & ARM** Pw. SW 7553 Nebraska White  
**DRIVE THRU LETTERS** 300 aluminum letters  
 1/2" high to match Pw2 7553C Pole. Pw. SW 8114  
**DRIVE THRU LETTERS** 300 aluminum letters  
 1/2" high to match Pw2 7553C Pole. Pw. SW 8114  
**CLEARANCE BARS** Covered with 3M #220-10  
 White Abrasive Cloth. Clear arm & support to match  
 Pw2 7553C Pole.  
**DRIVE THRU MECHANISM** 200 gal. mounted to  
 horizontal arm and painted to match Pw2 7553C  
 Pole.  
**DETAILS** Obtain 24" round mesh on web  
 "Safety Car Stop" and 4" diameter 1/2" diameter  
 mounting brackets. Painted white. CAP 100 to  
 match Pw2 7553C Pole.  
**ADDITIONAL NOTES** Frontal Dumper. Same  
 Medium Clearance may vary per state  
 requirements.  
**FRONT VIEW** Arm will rotate 90° which by vehicle  
 will be indicated by manually reset of front display  
 and 1/2" diameter 1/2" diameter  
**MAXIMUM DR. DISK WIND LOAD**  
 2MP WIND SPEEDS 3 SECOND  
 GUST EXPOSURE C.



2 SECTION @ CONC. PAD  
1/4"=1'-0" NOTE



3 BOLLARD DETAIL  
1/4"=1'-0" NOTE



4 DRIVE-THRU MENU SECTION ("STATIC OPTION")  
1/4"=1'-0" NOTE

NOT USED

NOT USED

NOT USED

5 OPTION A: PYLON SIGN DETAIL  
1/8"=1'-0" NOTE

6 OPTION B: PYLON SIGN DETAIL  
1/8"=1'-0" NOTE

7 MONUMENT SIGN DETAIL  
1/8"=1'-0" NOTE

**KORU**  
 Koru Group, PLLC  
 2114 Gaymans Lane, STE 101  
 Hunttown, IL 61831  
 PROFESSIONAL DESIGN FIRM  
 No. 184697954612

PC# 834380  
**DUNKIN'**  
 20400 S.L. Garage Rd  
 Plainfield, IL 60623

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	10/20/2023
2	FOR CONSTRUCTION	10/20/2023

PROJECT NAME: 2114 Gaymans Lane  
 COUNTY: ILLINOIS  
 SHEET NO. SITE PLAN DETAILS  
 SHEET NO. SP-1.1

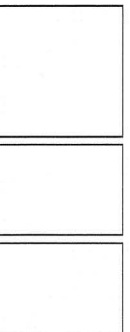




RECEIVED  
By Mike Schwarz at 11:31 am, Jan 12, 2024

**KORU**  
Architect-Engineers-Surveyors  
**Koru Group, PLLC**  
2110 Capital Lane, STE 330  
Naperville, IL 60563

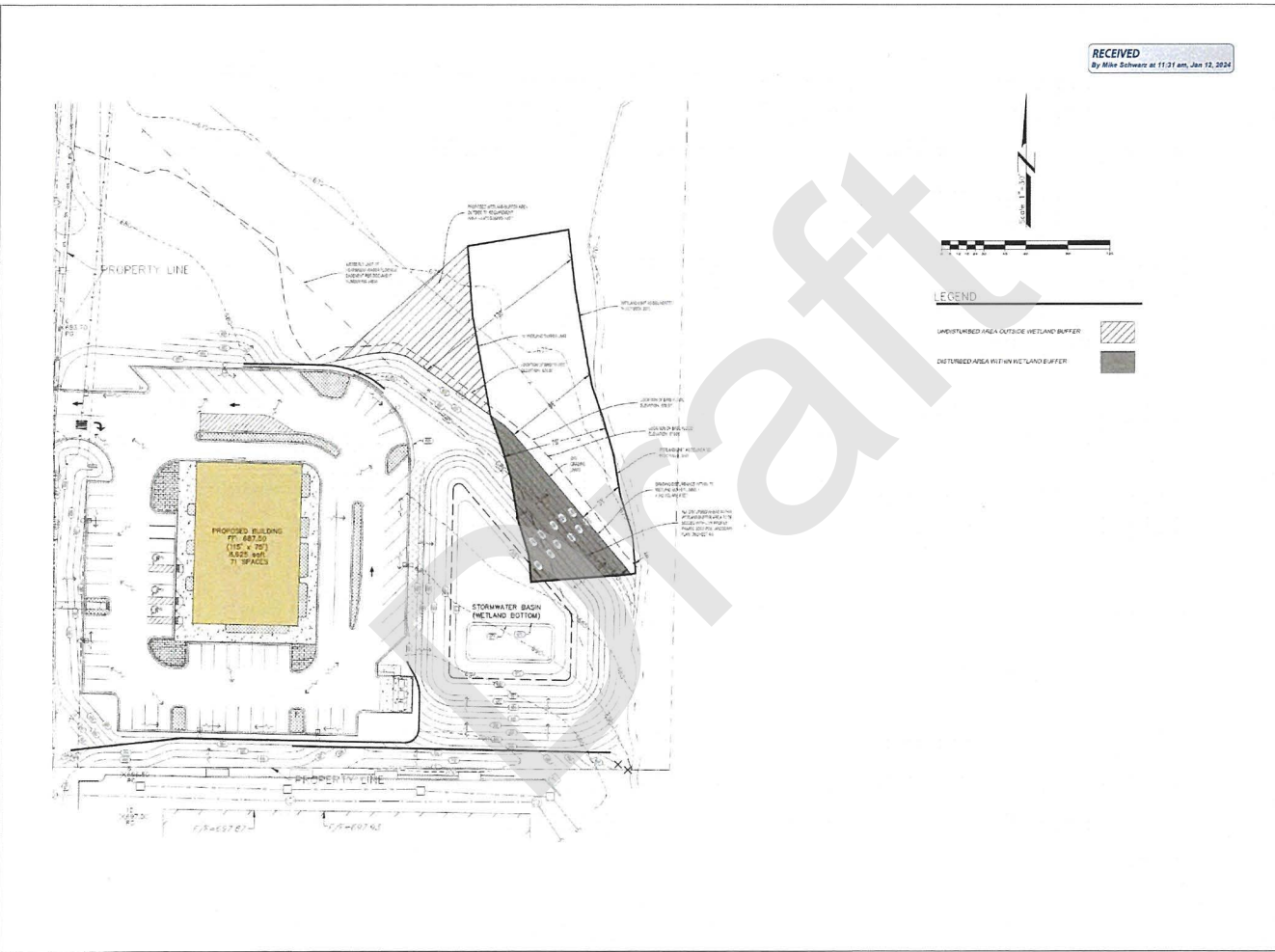
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KORU Group, PLLC  
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SITE CIVIL PLANS FOR:  
**DUNKIN'**  
VILLAGE OF FRANKFORD, IL

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2023-001  
Drawing Date: 01/12/24 PREPARED BY: SKM  
SHEET TITLE:  
**WETLAND BUFFER EXH**  
SHEET NO.  
WBE



Approved: (7-0)

**Motion (#5):** Recommend to the Village Board to approve the Special Use Permit for outdoor recreation greater than 1 acre on Lot 1 of the Roma 2 Resubdivision for the outdoor playing fields, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James                      Seconded by: Morris

Approved: (7-0)

**Motion (#6):** Recommend to the Village Board to approve the Variation to permit at 15.2' front landscape setback whereas 20' is required per Article 6, Section C, Part 1, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James                      Seconded by: Hogan

Approved: (7-0)

**Motion (#7):** Recommend to the Village Board to approve the Variation to permit three points of vehicular access to Roma Court, whereas a maximum of two are permitted per Article 6, Section C, Part 2 (n)(3), in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: Markunas                      Seconded by: Jakubowski

Approved: (7-0)

**Motion (#8):** Recommend approval of a Plat of Resubdivision to consolidate Lot 1 of Roma Resubdivision with Lots 16-18 of East Point Park Subdivision, to create a single Lot 1 of Roma 2 Resubdivision, subject to staff approval of any technical revisions prior to recording.

Motion by: Morris                      Seconded by: Markunas

Approved: (7-0)

**D. Workshop: Dunkin' Donuts**

Mike Schwarz presented the staff report and noted that the presentation slides show newly submitted plans.

The applicant, Krupa Shah, and the applicant's architect, Eric Carlson, approached the podium. Eric Carlson added the following points for discussion:

- The grade difference between the north and south sides of the property is very significant.
- The engineers working on the project tried to minimize the amount of retaining walls, so they put them in places that are least visible from the public right-of-way; there is a berm from Route 45 to the parking lot.
- The proposed CMU color for the wainscot of the building will closely match the Vineyards development.
- The applicant, Ms. Shah, had to buy 6 acres and ended up only with 3 acres of buildable land for this project.
- Dunkin has a need for visibility along Route 45. The applicant would like to have space on the monument sign for all four proposed tenant spaces.
- As suggested by staff, the applicant is willing to add a horizontal banding feature on the elevations of the building.
- The applicant would like feedback on the proposed orange, white and pink colors for the Dunkin' signage since it relates to branding.

Chair Schaeffer stated that there may be an error in the staff report pertaining to the hours of operation and asked the applicant for clarification.

The applicant responded that business would open from 4:00 a.m. to 8:00 p.m. Monday through Saturday and 5:00 a.m. to 8:00 p.m. on Sunday. These are the same hours of operation as the existing location.

Chair Schaeffer stated that all the special use requests seem reasonable and asked Commissioners if they have any initial questions on the special use requests.

Commissioner Markunas asked if the furnishings and fencing for the proposed outdoor seating will be submitted to staff.

Eric Carlson responded that they will submit those details after the workshop and that they usually try to keep the fence away from vehicular traffic.

Commissioner Markunas asked staff to assist in guiding the applicant to match other approved outdoor seating locations in the Village of Frankfort.

Mike Schwarz responded that the applicant is not at the point of submitting such details, but he will guide them to be consistent with other locations and that he will ensure that staff receives the details.

Commissioner Morris asked about the Dunkin' Green program.

Eric Carlson responded that the program has not been discussed for a while since the Covid-19 Pandemic.

Commissioner Hogan asked about the proposed retaining wall and if there are any other alternatives that can be discussed by the engineers.

Eric Carlson responded that the project engineers tried a lot of options and had concluded on still having retaining walls but minimizing the amount of retaining wall as much as possible. The entrance along Route 45 becomes steep, so the only people who will see the wall will be the people who visit the subject site.

Commissioner Hogan asked how well the wall will hold up over time.

Eric Carlson responded that the retaining wall is proposed outside of the flood zone so that there won't be any water pushing up against that wall.

Chair Schaeffer stated that there is not much to do with the existing slope on the subject site and it is almost a necessity to have retaining walls to have a flat parking lot. She advised staff and the applicant to make sure there is a structural engineer to ensure the wall will have structural integrity over time.

Commissioner Jakubowski stated that she is fine with the proposed retaining wall because it is not very visible from adjacent properties.

Commissioner James stated that the proposed retaining wall is not a variation request, and the intent of the Code may be more for residential property.

Commissioner Markunas asked if there is any way to have the retaining wall color blend in with the landscaping on the subject site.

Commissioner Jakubowski added that the proposed Abbey Woods North retaining wall has a stone look which may be a good comparison material.

Eric Carlson responded that they could provide more landscaping to make the wall less visible.

Chair Schaeffer asked if there are any native plantings proposed for the wet bottom detention basin.

Eric Carlson responded that they don't know the answer right now on what type of detention will be required, so they are not sure if landscaping will be at the bottom.

Chair Schaeffer asked if the parking lot island will have landscaping.

Mike Schwarz responded that the parking lot islands are required to have landscaping. He also notes that the applicant provided foundation landscaping even though it is not required.

Commissioner Markunas stated that the applicant will need to provide details on the drive-through overhead bars.

Chair Schaeffer asked if there will be any signage to identify where the one-way circulation in the parking lot starts.

Eric Carlson responded that the newly submitted plans point out such signage.

Commissioner Markunas asked if the applicant knows who the other tenants will be and what their respective hours of operations will be.

The applicant responded that she has started conversations but wanted to hear the feedback from the workshop meeting first.

Commissioner Morris stated that he likes the second drive-through lane being dedicated for mobile orders only. He asked if any parking spaces will be specifically dedicated for carry outs. He asked if there is any data as it relates to parking demand.

The applicant responded that a dedicated carry out space will not be provided on the subject site. She did not have information on parking demand but stated that the business is not really sought as a destination; rather it is more sought after for its drive-through service where it typically takes 88 seconds to get through the drive-through lane.

There was some discussion about the proposed access point along Route 45. Commissioners agreed to discuss the access point after IDOT approval and recommendations are received.

Chair Schaeffer asked about how the transition between two-way and one-way provides circulation.

Eric Carlson responded that the intent is to keep the circulation aligned with the flow of the drive-through lanes to avoid conflicts. Additionally, customers of the other tenants have a choice to get out via the two-way circulation. The parking spaces at the south end of the property will be mostly employee parking.

There was general agreement from Commissioners that the flow around the building was okay with them.

Commissioner Markunas stated that the applicant should move the pavement signage further east and that there should be a one-way sign placed on the south end of the site prior to drivers getting behind the building.

Chair Schaeffer stated that the applicant will need to provide trash enclosure details.

Commissioner Markunas stated that there is not a current need for a multi-use path along La Grange Road because a path is nowhere near the subject site and there are already sidewalks constructed along Lagrange Road.

Commissioner Morris asked staff if the transportation plan speaks to improvements planned for Route 45.

Mike Schwarz responded that the Comprehensive Plan calls for a future path along Route 45 but there is no such path located in the immediate area.

Eric Carlson asked the Commissioners how they would feel if the applicant were to remove the outer landscape island proposed by the drive-through lane on the east side of the property for better circulation.

Commissioner Jakubowski stated that she does not have an issue with removing that landscape island because it helps customers who want to get out of the drivethrough lane sooner.

Commissioner Markunas asked staff if removing the landscape island would add a variation request.

Mike Schwarz responded yes.

Commissioner Markunas advised the applicant not to add a variance request. The landscape island prevents people from backing out of a parking space and hitting a person in the drive through lane.

Chair Schaeffer added that the applicant should keep the landscape island in the plans unless it is a necessity to remove it.

Commissioner Knieriem asked if the calculations done for tree preservation were done before or after the property owners cleared the site.

Mike Schwarz stated that the tagging was done after the site was cleared.

The applicant added that the site was cleared before she purchased the land.

Commissioner Knieriem asked if the applicant had already purchased the site.

The applicant responded that she purchased the site June 2023 and plans to continue operation of Dunkin' in one of the tenant spaces and lease the other tenant spaces.

Commissioner Jakubowski stated that she prefers all tenant spaces to have a similar roof pediment type.

Commissioner Hogan added that he is fine with the shape of the roof pediment but would like the Dunkin' sign to be centered over the door.

Eric Carlson responded that he could not center the Dunkin' sign due to the structure of the roof behind the sign.

Commissioner Markunas stated that the submitted plans show a brick veneer instead of full brick. He suggests putting natural stone on the building.

Eric Carlson passed around samples of the proposed material.

Commissioner James added that there are other restaurant buildings along Lagrange Road that have similar architecture and material to what the applicant is proposing.

Eric Carlson stated that visibility of Dunkin' wall sign is a concern. He asked if they can continue with the square look for the Dunkin' sign since newer built Dunkin's are aiming toward that style.

Chair Schaeffer stated that buildings around the property have gables and that a uniform gable look is preferred.

There was some discussion about adding a band on the elevation to be consistent with other commercial buildings in the Village of Frankfort.

Commissioner James stated that the Dunkin' located at Wolf and 187<sup>th</sup> is a good comparable for architectural purposes.

The applicant asked the Commissioners how Dunkin', as the anchor of the proposed multi-tenant building, could stand out more.

Commissioner Markunas stated that a taller roof at the corner unit is typically a way that anchor tenants in the Village of Frankfort stand out.

There was some discussion about comparable anchor tenants that provided a prominent architectural feature such as Dollar Tree or Senso Sushi.

Commissioner Jakubowski stated that she prefers the monument sign to be full brick with the letters for the tenant names attached right onto the brick.

Commissioner Knieriem stated that since the applicant may be willing to change the signage on the building that was specific to their branding, Dunkin' could potentially have their branding colors on the monument sign while all other tenants have white lettering on the monument sign.

Commissioner Knieriem stated that he would be open to compromise on the size of the sign if the applicant agrees to not propose a backlit sign.

Eric Carlson stated that with a larger sign, there is flexibility for the number of tenant signs which was originally a concern of the applicant. He added that Dunkin' appreciates a white background for their signs. He asked how they could implement a white background.

Commissioner Knieriem responded that they could put cultured stone as the light background to put the Dunkin' sign on.

There was a consensus among the Commissioners that the request to vary from the 30-foot required landscaped front yard setback is reasonable because it will help with the concern for visibility and the applicant is willing to make accommodations.

Commissioner Knieriem asked why the applicant is planning on moving from the existing location.

The applicant responded that she is seeking to relocate the business because she would like to own the tenant space rather than lease it. Additionally, the flow of traffic at the existing location is not great and there is no space at the existing location for amenities like outdoor seating.

There was some discussion about lighting around the monument sign.

The applicant asked if another drivethrough or pick-up window would be allowed at the subject site.

Commissioner Knieriem asked how a pick-up window is different from a drive-through window.

The applicant stated that a pick-up window would provide service to people who place an order online and walk to the window to pick-up their online order.

There was consensus among the Commissioners that an additional drivethrough or pick-up window service would negatively impact the operation of the anchor tenant, Dunkin'.



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**Findings of Fact Commissioner Evaluation Form - Special Use Permit**

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

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

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

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**Standards of Variation Commissioner Evaluation Form**

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.

	STANDARD	NOTES	MEETS	
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;		YES	NO
2.	That the plight of the owner is due to unique circumstances;		YES	NO
3.	That the variation, if granted, will not alter the essential character of the locality.		YES	NO

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.

	STANDARD	NOTES	MEETS	
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;		YES	NO

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;		YES	NO
3.	That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;		YES	NO
4.	That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;		YES	NO
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;		YES	NO
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		YES	NO
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.		YES	NO



## 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 11<sup>th</sup>, 2024

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

**Motion (#1):** To approve the minutes from January 11<sup>th</sup>, 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 1<sup>st</sup> floor, 2<sup>nd</sup> 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 8<sup>th</sup>, 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 8<sup>th</sup>, 2024



As Presented X As Amended

Nichole Schaeffer /s/ Nichole Schaeffer, Chair

Christopher Pala /s/ Secretary

Draft

# Final Landscape Plan

# 20400 S. LA GRANGE RD.

Frankfort, IL  
February 11, 2024

RECEIVED  
By Mike Schwarz at 9:26 am, Feb 12, 2024

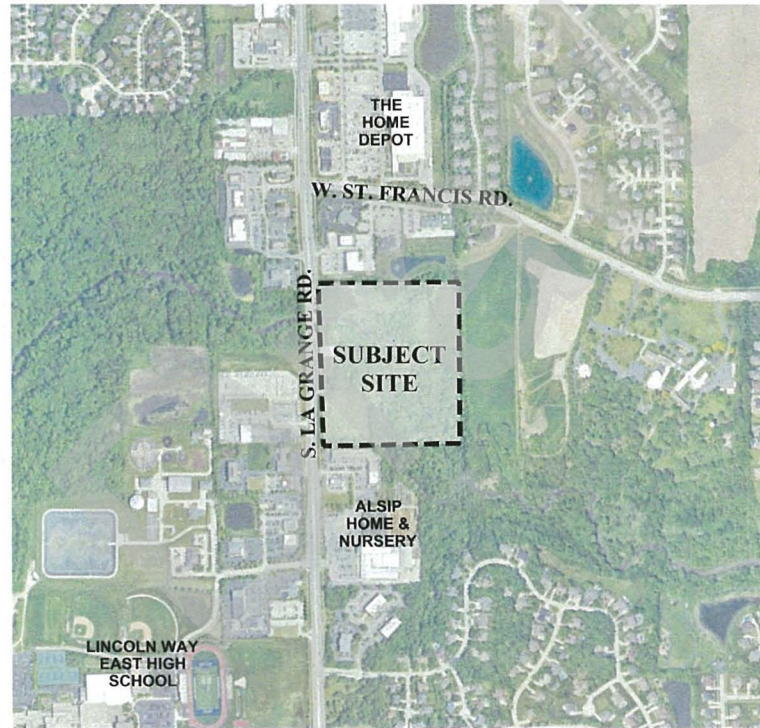
**CONSULTANTS:**



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:  
KORU GROUP, PLLC  
2135 CITYGATE LANE  
NAPERVILLE, IL 60563



**LOCATION MAP**  
SCALE: 1"=400'

**INDEX OF SHEETS**

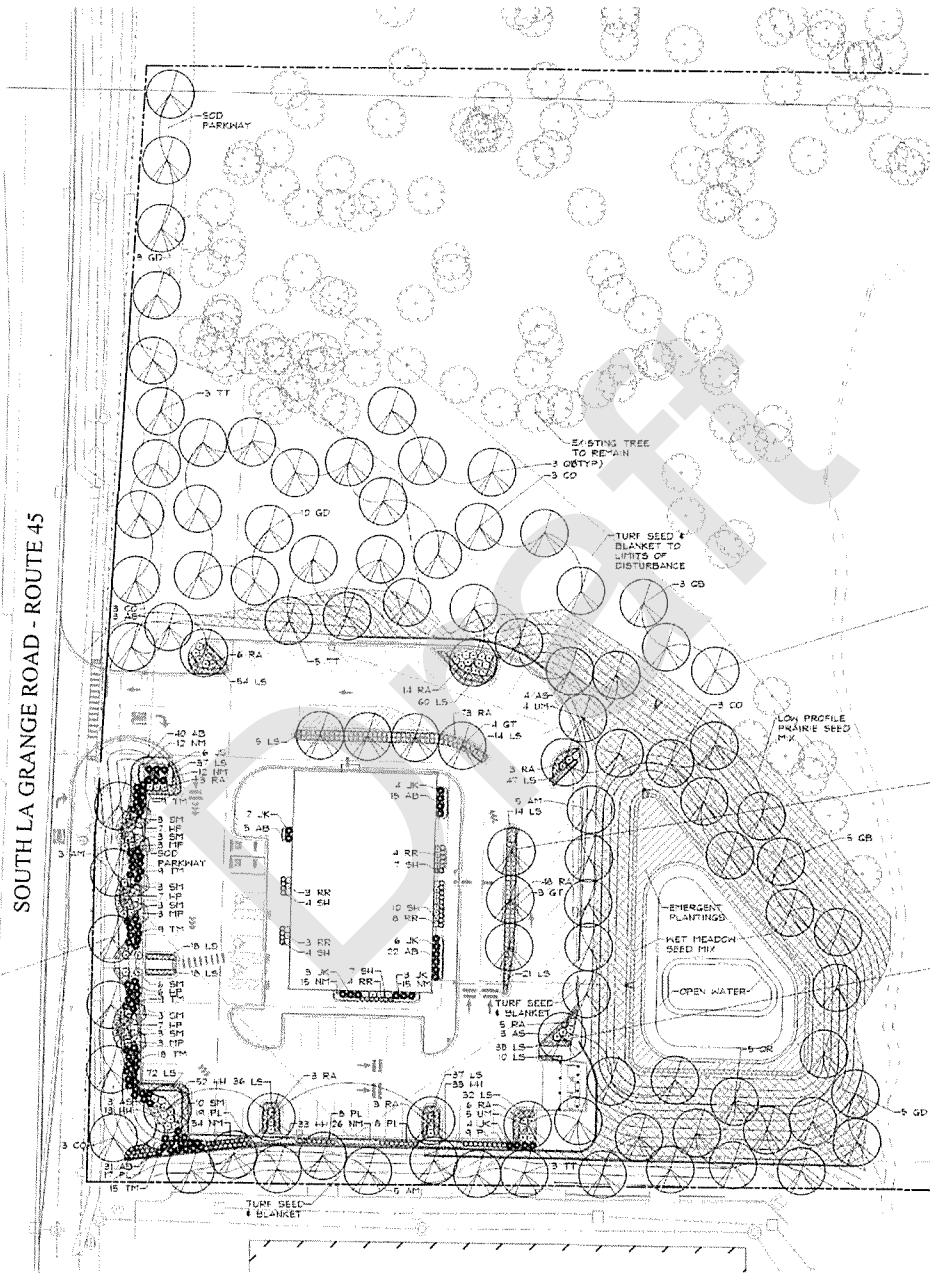
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	TREE PRESERVATION PLAN
L1.4	LANDSCAPE SPECIFICATIONS

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks	Total Plant Units
<b>SHADE TREES</b>					
AH	15	Acer maple (Florist)	2 1/2' Gal		150
AH	15	Acer x Fraxinosa (Green Mountain)	2 1/2' Gal		150
CO	12	Cornus coccinea (Common Dogwood)	2 1/2' Gal		40
GT	7	Shiobala (Mushroom cap) (Merrill's 'Shiobala')	2 1/2' Gal		70
GD	18	Symonida glauca (Merrill's 'Symonida')	2 1/2' Gal		180
GD	18	Quercus bicolor	2 1/2' Gal		60
OK	6	Quercus rubra	2 1/2' Gal		60
TT	11	Tilia (Lambert's 'Sterling')	2 1/2' Gal		110
YH	4	Yucca (Purpurea)	2 1/2' Gal		40
<b>ORNAMENTAL TREES</b>					
HG	3	Hydrangea	2' in.	Multi-Flower	36
<b>DECIDUOUS SHRUBS</b>					
LF	27	Hydrangea (Floral Spray)	24" in.		27
RA	171	Ribes (Mottled)	24" in.	4 D.C.	171
RR	22	Rosa (Double)	24" in.	3 D.C.	22
RI	34	Rosa (Single)	24" in.	4 D.C.	34
<b>EVERGREEN SHRUBS</b>					
KK	20	Kalmia latifolia	24" in.	4 D.C.	20
JS	6	Juniperus (Horizontal)	24" in.	3 D.C.	6
TS	33	Taxus (Compact)	24" in.	4 D.C.	33
<b>ORNAMENTAL GRASSES</b>					
FK	10	Festuca (Ornamental)	#	30' O.C.	10
PL	41	Panicum (Ornamental)	#	24' O.C.	41
GR	37	Grasses (Various)	#	24' O.C.	37
<b>PERENNIALS</b>					
AS	10	Asplenium (Various)	#	18' O.C.	10
LA	15	Lamb's Ear	#	18' O.C.	15
NT	14	Nasturtium	#	18' O.C.	14
<b>GROUNDCOVERS</b>					
LS	53	Lythrum (Various)	#	18' O.C.	53
<b>MISC MATERIALS</b>					
SH	5	Shrub			5
SD	5	Seed			5
CH	5	Chair			5
SM	5	Stone			5
TI	5	Turf			5
NT	5	Net			5
LS	5	Landscape			5
LA	5	Landscape			5
NT	5	Net			5
LS	5	Landscape			5
LA	5	Landscape			5
NT	5	Net			5
LS	5	Landscape			5
LA	5	Landscape			5
NT	5	Net			5
LS	5	Landscape			5
LA	5	Landscape			5
NT	5	Net			5

PLANT UNITS:  
 10 UNITS PER SHADE TREE  
 15 UNITS PER ORNAMENTAL TREE  
 12 UNITS PER 36" OR 4' LARGE SHRUB  
 1 UNITS PER 24" SMALL SHRUB

TRANSITION YARD: 274 LF  
 LANDSCAPE REQUIRED: 55 PLANT UNITS PER 100 LF TOTAL UNITS: 343 UNITS  
 LANDSCAPE PROVIDED: 5 SHADE TREES 60 UNITS  
 3 ORNAMENTAL TREES 45 UNITS  
 44 5' EVERGREEN SHRUBS 132 UNITS  
 40 5' DECIDUOUS SHRUBS 80 UNITS  
 GRAND TOTAL: 343 POINTS



SOUTH LA GRANGE ROAD - ROUTE 45

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.
- Material quantities shown are for contractor convenience only. The Contractor shall verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting. For compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

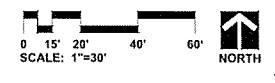
PARKWAY LANDSCAPING: 315 LF  
 LANDSCAPE REQUIRED: 1 TREE PER 36 LF TOTAL UNITS: 9 TREES  
 LANDSCAPE PROVIDED: 9 TREES  
 \*TREES ARE NOT ALLOWED WITHIN RTE 45 ROW AND RELOCATED ON-SITE

DRIVE THRU ISLAND LANDSCAPING: 191 LF  
 LANDSCAPE REQUIRED: 100 PLANT UNITS PER 100 LF TOTAL UNITS: 191 UNITS  
 LANDSCAPE PROVIDED: 7 SHADE TREES 70 POINTS  
 121 DECIDUOUS SHRUBS 121 POINTS  
 GRAND TOTAL: 191 POINTS

PARKING ISLANDS: 71 PARKING STALLS  
 LANDSCAPE REQUIRED: 1 SHADE TREE PER 10 STALLS TOTAL: 8 TREES  
 162 SF ISLAND PER 10 STALLS 162 SF MIN 9'x4'  
 LANDSCAPE PROVIDED: 8 TREES 162 SF  
 PARKING ISLANDS

NATIVE LEGEND

Key	Qty	Description
[Symbol]	0.06 AC	EMERGENT PLANTINGS
[Symbol]	0.02 AC	NET MEADOW SEED MIX
[Symbol]	0.62 AC	LOW PROFILE PRAIRIE SEED MIX



GARY R. WEBER ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS  
 415 W. THURTYFURTH STREET, SUITE 200  
 FRANKFORD, IL 60142

6/20/2023  
**KORU GROUP, PLLC**  
 2152 GUY GATE LANE, SUITE 200  
 NAPERVILLE, IL 60563

20400 S. LA GRANGE RD.  
 FRANKFORD, ILLINOIS  
**LANDSCAPE PLAN**

REVISIONS 02/11/2024

DATE 12/20/2023  
 PROJECT NO. W0222301  
 DRAWN BY ASW/JW  
 CHECKED BY EMS  
 SHEET NO.

**NATIVE SEED MIXTURES**

**Temporary Cover Crop**

Cover crops shall be installed in all planting areas containing dry mesic mesic and wet mesic soils to limit soil erosion and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
<i>Avena sativa</i>	Seed Oats	30,000

Botanical Name	Common Name	lbs / AC
<i>Triticum aestivum</i>	Region	10,000

**Emergent Wetland Plant Mix**

Stomewater basin bottoms from NAL to 4" below NAL

Botanical Name	Common Name	lbs / AC	Plugs / AC
<i>Alisma subspicatum</i>	Water Plantain	1,250	454
<i>Carex comosa</i>	Bristly Sedge	0,125	434
<i>Carex vulpocarpa</i>	Fox Sedge	0,250	309
<i>Echinochloa obtusa</i>	Burnt Spear Rush	0,250	454
<i>Iris versicolor</i>	Blue Flag	0,500	309
<i>Juncus effusus</i>	Common Rush	0,500	454
<i>Juncus torreyi</i>	Torrey's Rush	0,125	454
<i>Lythrum hyssopus</i>	Rice Cut Grass	1,250	454
<i>Profilaria confinis</i>	Pickweed	0,250	309
<i>Sagittaria latifolia</i>	Common Arrowhead	1,250	454
<b>Total Emergent Wetland Mix</b>		<b>5,750</b>	<b>6,472</b>

**Deep Water Emergent**

Stomewater basin bottoms from 4" to 12" below NAL

Botanical Name	Common Name	Plugs / AC
<i>Acrostichum americanum</i>	Sweet Flag	958
<i>Scirpus acutus</i>	Hardstem Bulrush	958
<i>Scirpus flaccidus</i>	River Bulrush	958
<i>Scheuchzeria palustris</i>	Charismatic Rush	958
<i>Scheuchzeria palustris</i>	Sulphur Bulrush	958
<i>Sparganium angustifolium</i>	Bull Reed	958
<b>Total Emergent Wetland Mix</b>		<b>5,928</b>

**Aquatic Zone**

Stomewater basin open water components >12" below NAL

Botanical Name	Common Name	Tubers / AC
<i>Najas suberosa</i>	White Water Lily	1250
<i>Najas suberosa</i>	Spatterdock	1250
<b>Total Emergent Wetland Mix</b>		<b>2500</b>

**Wet Meadow Seed Mixture**

Lower Slopes of Basin

Botanical Name	Common Name	lbs / AC
<b>Grasses / Sedges</b>		
<i>Carex bebbii</i>	Bebb's Owl Sedge	0,250
<i>Carex bicknellii</i>	Bicknell's Sedge	0,125
<i>Carex breviflora</i>	Plains Owl Sedge	0,250
<i>Carex crinitiflora</i>	Crested Owl Sedge	0,000
<i>Carex meadia</i>	Field Owl Sedge	0,250
<i>Carex normalis</i>	Spreading Owl Sedge	0,015
<i>Carex scopulorum</i>	Wooded Brown Sedge	0,100
<i>Carex stipata</i>	Common Fox Sedge	0,000
<i>Carex vulpocarpa</i>	Brown Fox Sedge	0,250
<i>Elymus virginicus</i>	Virginia Wild Rye	3,000
<i>Oxyria stricta</i>	Fool Man's Grass	0,100
<i>Juncus distachyus</i>	Dudley's Rush	0,000
<i>Juncus torreyi</i>	Torrey's Rush	0,001
<i>Panicum virginicum</i>	Switch Grass	0,000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0,000
<i>Scirpus cyperinus</i>	Wood Grass	0,000
<b>Total Grasses / Sedges</b>		<b>7,721</b>

**Wildflowers/Broadleaves**

<i>Asclepias incarnata</i>	Swamp Milkweed	0,125
<i>Bidens cernua</i>	Noddy Bud Marigold	0,100
<i>Rudbeckia hirtellus</i>	False Aster	0,031
<i>Chamaecrista fasciculata</i>	Pennsylvanian	0,100
<i>Euthamia galetoides</i>	Grass-leaved Goldenrod	0,300
<i>Eupatorium perfoliatum</i>	Common Boneset	0,015
<i>Milium autumnale</i>	Stirreweed	0,003
<i>Iris versicolor</i>	Blue Flag Iris	1,000
<i>Lobelia spicata</i>	Giant Blue Lobelia	0,031
<i>Milvulus torreyi</i>	Manley Flower	0,031
<i>Symphoricarpos mollis</i>	New England Aster	0,200
<i>Pycnanthemum virginicum</i>	Common Mountain Mint	0,003
<i>Rubricola fulgida</i> var. <i>sulcata</i>	Stony Black-Eyed Susan	0,250
<i>Zizia aurea</i>	Golden Alexander	0,500
<b>Total Forbs</b>		<b>3,037</b>
<b>Total Wet Meadow Seed Mix</b>		<b>10,758</b>

**Low Profile Prairie with Flowers Seed Mix**

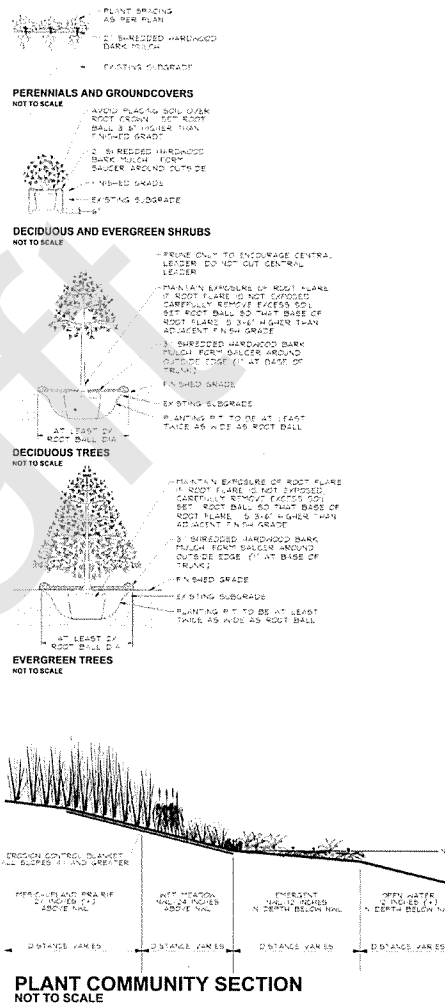
Lower basin slopes

Botanical Name	Common Name	lbs / AC
<b>Grasses</b>		
<i>Bouteloua curtipendula</i>	Side Oats Cholla	5,000
<i>Panicum virginicum</i>	Prairie Switch Grass	0,125
<i>Elymus trichocarpus</i>	Stoney Wheatgrass	2,000
<i>Elymus canadensis</i>	Prairie Yuls Hye	1,000
<i>Schizachyrium scoparium</i>	Little Bluestem	0,000
<b>Total Grasses</b>		<b>17,125</b>

**Wildflowers/Broadleaves**

<i>Alium centum</i>	Nodding Wild Onion	0,100
<i>Amorpha canescens</i>	Lead Plant	0,125
<i>Asclepias canadensis</i>	Whorled Milkweed	0,003
<i>Asclepias tuberosa</i>	Butterflyweed	0,500
<i>Asclepias speciosa</i>	Carolina Milk Vetch	0,003
<i>Conoclinium parviflorum</i>	Prairie Coneflower	1,000
<i>Echinacea purpurea</i>	Purple Coneflower	0,500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0,125
<i>Lespedeza capitata</i>	Round-headed Bush Clover	0,125
<i>Liatris scariosa</i>	Rough Blazing Star	2,250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0,100
<i>Monarda fistulosa</i>	Prairie Bergamot	0,003
<i>Penstemon integrifolium</i>	Wild Quinine	0,016
<i>Penstemon digitalis</i>	Foghorn Beard Tongue	0,125
<i>Phlox pilularis</i>	White Prairie Clover	0,125
<i>Phlox pilularis</i>	Purple Prairie Clover	0,100
<i>Phlox pilularis</i>	Prairie Conquest	0,031
<i>Pycnanthemum montanum</i>	Sleazy Mountain Mint	0,001
<i>Rubus odoratus</i>	Yellow Cinnamon	0,125
<i>Rubricola fulgida</i> var. <i>sulcata</i>	Stony Black-Eyed Susan	0,500
<i>Rubricola fulgida</i>	Black-Eyed Susan	0,500
<i>Rubricola sulcatiflora</i>	Sweet Black-Eyed Susan	0,003
<i>Symphoricarpos mollis</i>	Smooth Blue Aster	0,003
<i>Tanacetum vulgare</i>	Common Garden Tansy	0,125
<i>Verbena stricta</i>	Holly Verbena	0,003
<i>Zizia aurea</i>	Golden Alexander	0,500
<b>Total Forbs</b>		<b>3,640</b>
<b>Total Low Profile Prairie Seed Mix</b>		<b>22,765</b>

**PLANTING DETAILS**



**GRWA**  
 GARY R. WEBER  
 ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 100 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187  
 PHONE: 630.668.7197  
 WWW.GRWA.COM

**KORU GROUP, PLLC**  
 2133 CITY GATE LANE, SUITE 330  
 NAPERVILLE, IL 60563

**20400 S. LA GRANGE RD.**  
 FRANKFORD, ILLINOIS  
**LANDSCAPE DETAILS**

1 REVISIONS 02/11/2024

DATE: 12/20/2023  
 PROJECT NO.: K042391  
 DRAWN BY: ERIN  
 CHECKED BY: DHS  
 SHEET NO.:

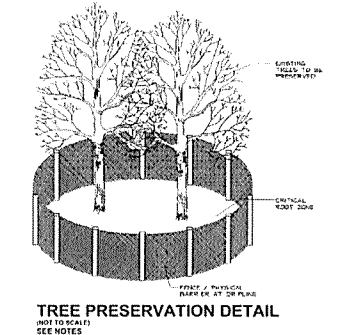
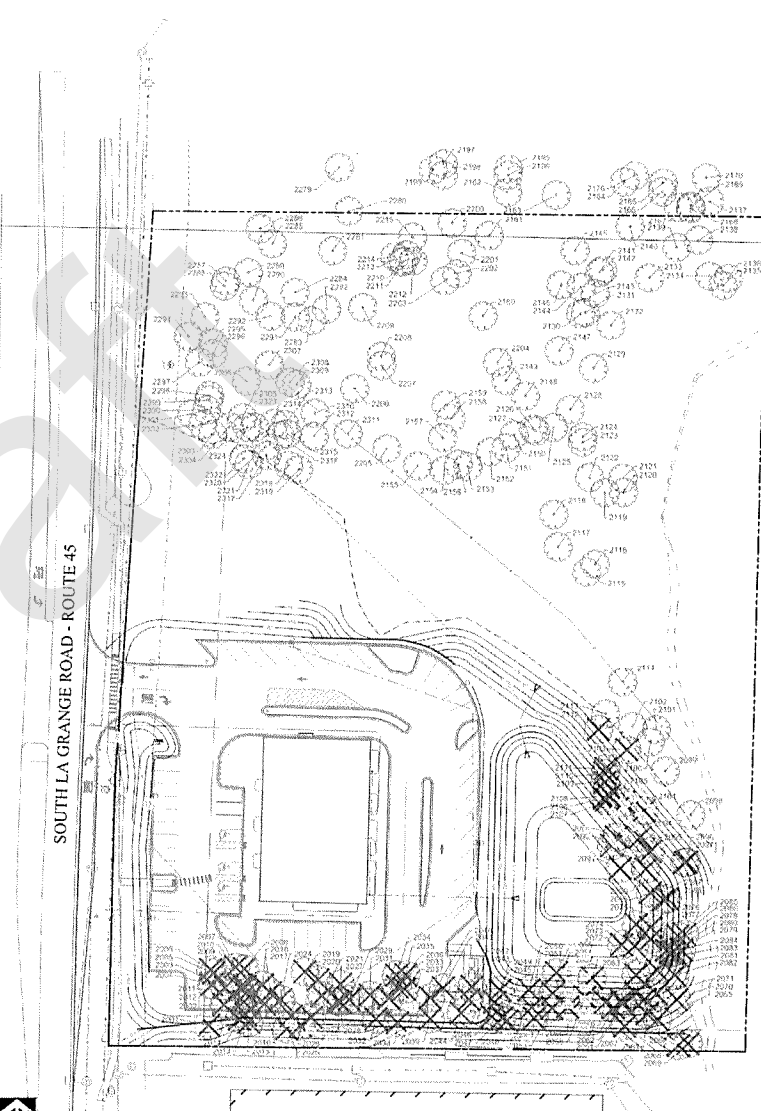
**L1.2**



EXISTING TREE DATA  
 (1) TREE SIZE SHOWN IN FEET TO SHOW TREE HEIGHT IN FEET  
 (2) TREE ID TAG IN BOLD TYPE (DO NOT REMOVE TAGS) - 1/8" DIA. MIN. ALUMINUM OR STAINLESS  
 (3) TREE ID TAG

TREE ID	TREE TAG	DATE	DBH	HT	TRUNK DBH @ 4.5 FT	TRUNK DBH @ 6.0 FT	TRUNK DBH @ 12.0 FT	TRUNK DBH @ 18.0 FT	TRUNK DBH @ 24.0 FT	TRUNK DBH @ 30.0 FT	TRUNK DBH @ 36.0 FT	TRUNK DBH @ 42.0 FT	TRUNK DBH @ 48.0 FT	TRUNK DBH @ 54.0 FT	TRUNK DBH @ 60.0 FT	TRUNK DBH @ 66.0 FT	TRUNK DBH @ 72.0 FT	TRUNK DBH @ 78.0 FT	TRUNK DBH @ 84.0 FT	TRUNK DBH @ 90.0 FT	TRUNK DBH @ 96.0 FT	TRUNK DBH @ 102.0 FT	TRUNK DBH @ 108.0 FT	TRUNK DBH @ 114.0 FT	TRUNK DBH @ 120.0 FT	TRUNK DBH @ 126.0 FT	TRUNK DBH @ 132.0 FT	TRUNK DBH @ 138.0 FT	TRUNK DBH @ 144.0 FT	TRUNK DBH @ 150.0 FT	TRUNK DBH @ 156.0 FT	TRUNK DBH @ 162.0 FT	TRUNK DBH @ 168.0 FT	TRUNK DBH @ 174.0 FT	TRUNK DBH @ 180.0 FT	TRUNK DBH @ 186.0 FT	TRUNK DBH @ 192.0 FT	TRUNK DBH @ 198.0 FT	TRUNK DBH @ 204.0 FT	TRUNK DBH @ 210.0 FT	TRUNK DBH @ 216.0 FT	TRUNK DBH @ 222.0 FT	TRUNK DBH @ 228.0 FT	TRUNK DBH @ 234.0 FT	TRUNK DBH @ 240.0 FT	TRUNK DBH @ 246.0 FT	TRUNK DBH @ 252.0 FT	TRUNK DBH @ 258.0 FT	TRUNK DBH @ 264.0 FT	TRUNK DBH @ 270.0 FT	TRUNK DBH @ 276.0 FT	TRUNK DBH @ 282.0 FT	TRUNK DBH @ 288.0 FT	TRUNK DBH @ 294.0 FT	TRUNK DBH @ 300.0 FT	TRUNK DBH @ 306.0 FT	TRUNK DBH @ 312.0 FT	TRUNK DBH @ 318.0 FT	TRUNK DBH @ 324.0 FT	TRUNK DBH @ 330.0 FT	TRUNK DBH @ 336.0 FT	TRUNK DBH @ 342.0 FT	TRUNK DBH @ 348.0 FT	TRUNK DBH @ 354.0 FT	TRUNK DBH @ 360.0 FT	TRUNK DBH @ 366.0 FT	TRUNK DBH @ 372.0 FT	TRUNK DBH @ 378.0 FT	TRUNK DBH @ 384.0 FT	TRUNK DBH @ 390.0 FT	TRUNK DBH @ 396.0 FT	TRUNK DBH @ 402.0 FT	TRUNK DBH @ 408.0 FT	TRUNK DBH @ 414.0 FT	TRUNK DBH @ 420.0 FT	TRUNK DBH @ 426.0 FT	TRUNK DBH @ 432.0 FT	TRUNK DBH @ 438.0 FT	TRUNK DBH @ 444.0 FT	TRUNK DBH @ 450.0 FT	TRUNK DBH @ 456.0 FT	TRUNK DBH @ 462.0 FT	TRUNK DBH @ 468.0 FT	TRUNK DBH @ 474.0 FT	TRUNK DBH @ 480.0 FT	TRUNK DBH @ 486.0 FT	TRUNK DBH @ 492.0 FT	TRUNK DBH @ 498.0 FT	TRUNK DBH @ 504.0 FT	TRUNK DBH @ 510.0 FT	TRUNK DBH @ 516.0 FT	TRUNK DBH @ 522.0 FT	TRUNK DBH @ 528.0 FT	TRUNK DBH @ 534.0 FT	TRUNK DBH @ 540.0 FT	TRUNK DBH @ 546.0 FT	TRUNK DBH @ 552.0 FT	TRUNK DBH @ 558.0 FT	TRUNK DBH @ 564.0 FT	TRUNK DBH @ 570.0 FT	TRUNK DBH @ 576.0 FT	TRUNK DBH @ 582.0 FT	TRUNK DBH @ 588.0 FT	TRUNK DBH @ 594.0 FT	TRUNK DBH @ 600.0 FT	TRUNK DBH @ 606.0 FT	TRUNK DBH @ 612.0 FT	TRUNK DBH @ 618.0 FT	TRUNK DBH @ 624.0 FT	TRUNK DBH @ 630.0 FT	TRUNK DBH @ 636.0 FT	TRUNK DBH @ 642.0 FT	TRUNK DBH @ 648.0 FT	TRUNK DBH @ 654.0 FT	TRUNK DBH @ 660.0 FT	TRUNK DBH @ 666.0 FT	TRUNK DBH @ 672.0 FT	TRUNK DBH @ 678.0 FT	TRUNK DBH @ 684.0 FT	TRUNK DBH @ 690.0 FT	TRUNK DBH @ 696.0 FT	TRUNK DBH @ 702.0 FT	TRUNK DBH @ 708.0 FT	TRUNK DBH @ 714.0 FT	TRUNK DBH @ 720.0 FT	TRUNK DBH @ 726.0 FT	TRUNK DBH @ 732.0 FT	TRUNK DBH @ 738.0 FT	TRUNK DBH @ 744.0 FT	TRUNK DBH @ 750.0 FT	TRUNK DBH @ 756.0 FT	TRUNK DBH @ 762.0 FT	TRUNK DBH @ 768.0 FT	TRUNK DBH @ 774.0 FT	TRUNK DBH @ 780.0 FT	TRUNK DBH @ 786.0 FT	TRUNK DBH @ 792.0 FT	TRUNK DBH @ 798.0 FT	TRUNK DBH @ 804.0 FT	TRUNK DBH @ 810.0 FT	TRUNK DBH @ 816.0 FT	TRUNK DBH @ 822.0 FT	TRUNK DBH @ 828.0 FT	TRUNK DBH @ 834.0 FT	TRUNK DBH @ 840.0 FT	TRUNK DBH @ 846.0 FT	TRUNK DBH @ 852.0 FT	TRUNK DBH @ 858.0 FT	TRUNK DBH @ 864.0 FT	TRUNK DBH @ 870.0 FT	TRUNK DBH @ 876.0 FT	TRUNK DBH @ 882.0 FT	TRUNK DBH @ 888.0 FT	TRUNK DBH @ 894.0 FT	TRUNK DBH @ 900.0 FT	TRUNK DBH @ 906.0 FT	TRUNK DBH @ 912.0 FT	TRUNK DBH @ 918.0 FT	TRUNK DBH @ 924.0 FT	TRUNK DBH @ 930.0 FT	TRUNK DBH @ 936.0 FT	TRUNK DBH @ 942.0 FT	TRUNK DBH @ 948.0 FT	TRUNK DBH @ 954.0 FT	TRUNK DBH @ 960.0 FT	TRUNK DBH @ 966.0 FT	TRUNK DBH @ 972.0 FT	TRUNK DBH @ 978.0 FT	TRUNK DBH @ 984.0 FT	TRUNK DBH @ 990.0 FT	TRUNK DBH @ 996.0 FT	TRUNK DBH @ 1002.0 FT	TRUNK DBH @ 1008.0 FT	TRUNK DBH @ 1014.0 FT	TRUNK DBH @ 1020.0 FT	TRUNK DBH @ 1026.0 FT	TRUNK DBH @ 1032.0 FT	TRUNK DBH @ 1038.0 FT	TRUNK DBH @ 1044.0 FT	TRUNK DBH @ 1050.0 FT	TRUNK DBH @ 1056.0 FT	TRUNK DBH @ 1062.0 FT	TRUNK DBH @ 1068.0 FT	TRUNK DBH @ 1074.0 FT	TRUNK DBH @ 1080.0 FT	TRUNK DBH @ 1086.0 FT	TRUNK DBH @ 1092.0 FT	TRUNK DBH @ 1098.0 FT	TRUNK DBH @ 1104.0 FT	TRUNK DBH @ 1110.0 FT	TRUNK DBH @ 1116.0 FT	TRUNK DBH @ 1122.0 FT	TRUNK DBH @ 1128.0 FT	TRUNK DBH @ 1134.0 FT	TRUNK DBH @ 1140.0 FT	TRUNK DBH @ 1146.0 FT	TRUNK DBH @ 1152.0 FT	TRUNK DBH @ 1158.0 FT	TRUNK DBH @ 1164.0 FT	TRUNK DBH @ 1170.0 FT	TRUNK DBH @ 1176.0 FT	TRUNK DBH @ 1182.0 FT	TRUNK DBH @ 1188.0 FT	TRUNK DBH @ 1194.0 FT	TRUNK DBH @ 1200.0 FT
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**TREE PRESERVATION NOTES**

1. 42" high snow fence or wood barriers shall extend to the diameter of the tree or tree mass whenever possible, shall be installed before construction begins, and shall not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional arborist, landscape architect or horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut if recommended by the professional arborist, landscape architect or horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they shall be augered if possible.

**LEGEND**

1224 ○ EXISTING TREE

1224 ⊗ EXISTING TREE TO BE REMOVED

0 20' 40' 80' 120'

SCALE: 1"=40'

NORTH

**GARY R. WEBER ASSOCIATES, INC.**  
 LAND PLANNING  
 ARCHITECTURAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 455 W. 110th Street  
 Wheaton, Illinois 60187  
 Phone: 630-664-7197  
 www.grwa.com

**KORU GROUP, PLLC**  
 2135 CITY GATE LANE, SUITE 203  
 NAPERVILLE, IL 60563

**20400 S. LA GRANGE RD.**  
 FRANKFORD, ILLINOIS  
**TREE PRESERVATION PLAN**

REVISIONS

DATE: 12-20-2023  
 PROJECT NO.: K062201  
 DRAWN: [Name]  
 CHECKED: [Name]  
 SHEET NO. 1



**L1.3**

**CONTINUED MONITORING & MAINTENANCE**

3. Seeded lawn area shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be applied by hand. Fertilizer shall be applied in accordance with the instructions on the product label.  
 4. Do not use weed or pest control material on any area where grass is to be established.  
 5. Show seed using a spreader or seeding machine. Do not use water when seeding.  
 6. Begin seeding on the 1st of May.  
 7. Begin seeding on the 1st of June.  
 8. Show soil test results were reviewed.  
 9. Water lawns with 1/2" to 1" of water, with light and water with a fine spray.  
 10. After the seeding operation is completed, verify a good layer of mulch (Compost) with 1/4" to 1/2" of straw (or approved equivalent) over the entire ground area of the lawn.  
 11. Avoid any herbicides or pesticides on the lawn.  
 12. The developer shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 13. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.4. INITIAL MAINTENANCE**  
 A. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 C. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 D. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 E. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 F. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 G. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 H. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 I. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.  
 J. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.5. CLEAN UP AND PROTECTION**  
 A. During landscape work, trees, materials and equipment where directed, keep projects clear and work areas adjoining areas in an orderly condition.  
 B. Prevent landscape work and materials from damage due to inadequate protection and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.  
 C. The Landscape Architect reserves the right to inspect, adjust, trim and remove trees and shrubs during the project period, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.  
 D. Supply written, efficient certification of seed mixtures and integrity of plants, materials with respect to insects, variety and stores.  
 E. Notify the Landscape Architect within five (5) days after completing initial order and delivery, in writing, of any damage to the landscape work.  
 F. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.6. INSPECT AND ACCEPTANCE**  
 A. The Landscape Architect reserves the right to inspect, adjust, trim and remove trees and shrubs during the project period, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.  
 B. Supply written, efficient certification of seed mixtures and integrity of plants, materials with respect to insects, variety and stores.  
 C. Notify the Landscape Architect within five (5) days after completing initial order and delivery, in writing, of any damage to the landscape work.  
 D. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.7. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.8. QUALITY ASSURANCE**  
 A. Check and confirm to State of Illinois Inspectors, Standards and local municipal requirements.  
 B. Daily by Contract Inspectors.  
 C. Shop materials, materials with certificates of inspection as required by the government of Illinois. Confirm with governing regulatory agencies applicable to the project.  
 D. Erection and installation of material in accordance with applicable codes and standards.  
 E. Submit to Landscape Architect proof of materials by and provide for the use of standard material.  
 F. Insect Control.  
 G. Insect Control.  
 H. Insect Control.  
 I. Insect Control.  
 J. Insect Control.

**3.9. IDENTIFICATION**  
 A. Provide schedule showing dates for each planting activity.  
 B. Provide schedule showing dates for each planting activity.  
 C. Provide schedule showing dates for each planting activity.  
 D. Provide schedule showing dates for each planting activity.  
 E. Provide schedule showing dates for each planting activity.  
 F. Provide schedule showing dates for each planting activity.  
 G. Provide schedule showing dates for each planting activity.  
 H. Provide schedule showing dates for each planting activity.  
 I. Provide schedule showing dates for each planting activity.  
 J. Provide schedule showing dates for each planting activity.

**3.10. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.11. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.12. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.13. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.14. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.15. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.16. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.17. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.18. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.19. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.20. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.21. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.22. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.23. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.24. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.25. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.26. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.27. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.28. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.29. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

**3.30. PLANTING SCHEDULE**  
 A. At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for review by the Landscape Architect.  
 B. The contractor shall be responsible for providing a maintenance schedule for the lawn during the life of the project.

# UNIFORM SIGN PLAN

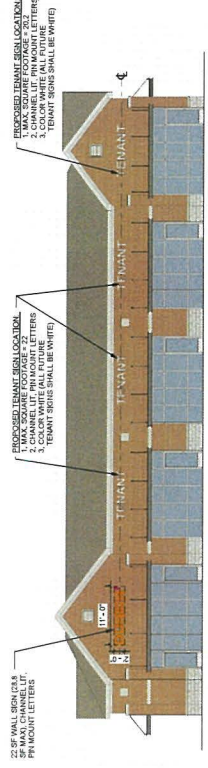
**RECEIVED**  
By Mike Schwanz at 4:33 pm, Apr 18, 2024

**KORU**  
ARCHITECTS | ENGINEERS | SURVEYORS  
Koru Group, PLLC  
2135 CITY GATE LANE, SUITE 330  
NAPERVILLE, IL 60563  
PROFESSIONAL DESIGN FIRM  
NO. 144.008979-0002

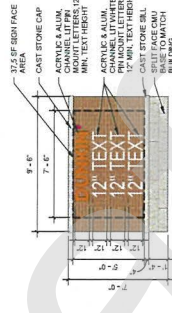
New Construction  
**PROPOSED DUNKIN & RETAIL**  
20400 S. La Grange Road  
Frankfort, IL 60423  
CLIENT

REVISIONS	#	DESCRIPTION	DATE
DESIGN REVIEW	1	ISSUE FOR PERMITS	11/19/23
CONTRACT REVIEW	2	REVISIONS	11/19/23
CONTRACT REVIEW	3	REVISIONS	12/22/23
CONTRACT REVIEW	4	REVISIONS	02/26/24
CONTRACT REVIEW	5	REVISIONS	03/28/24

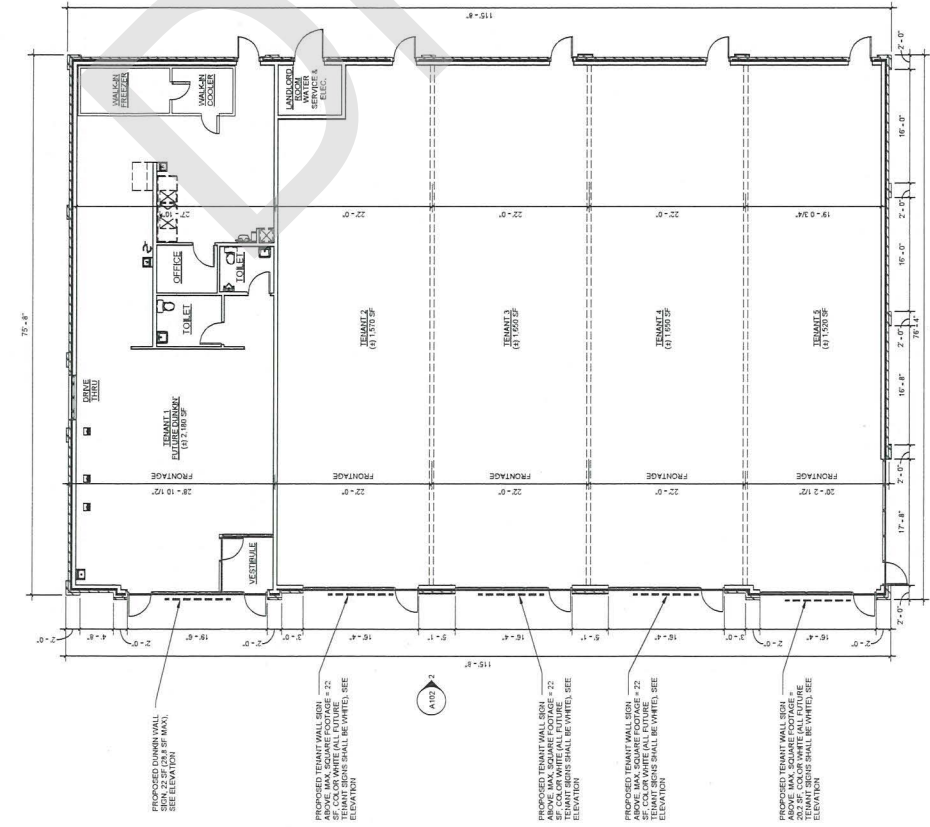
TITLE	UNIFORM SIGN PLAN
SHEET TITLE	
DESIGNER	
DRAWN BY	
CHECKED BY	
DATE	
<b>SHEET NO. A102</b>	



2 WEST ELEVATION  
1/8" = 1'-0"



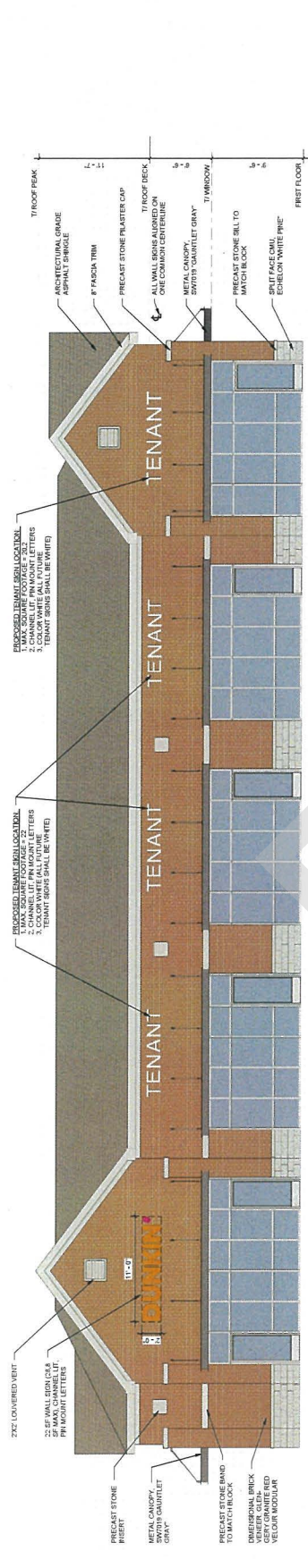
3 MONUMENT SIGN - 12\"/>



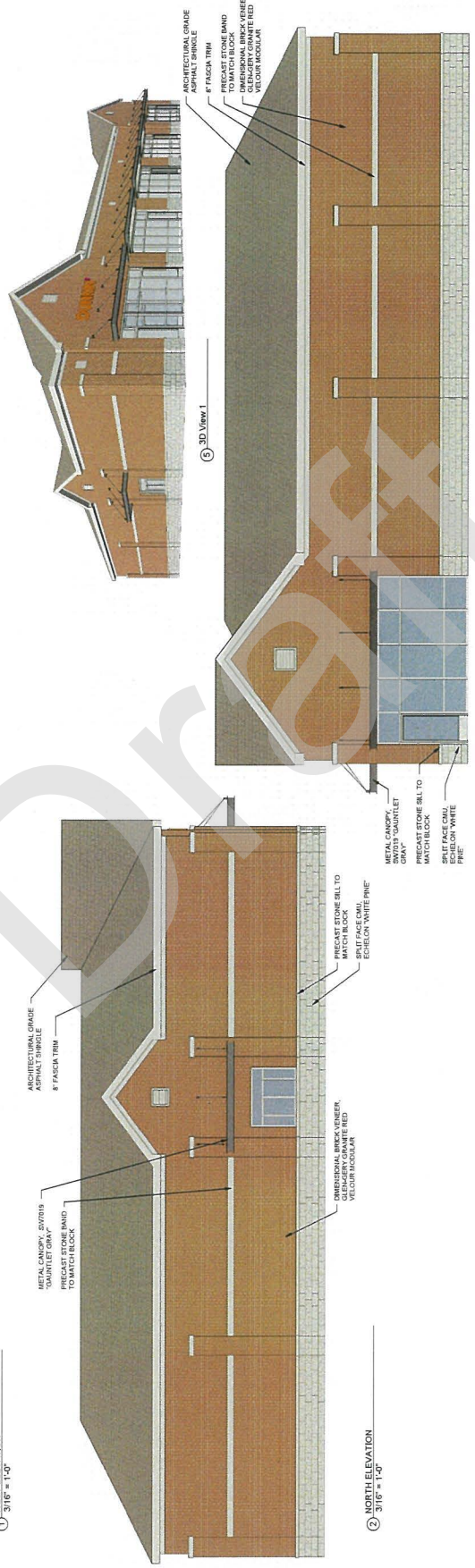
1 UNIFORM SIGN PLAN  
1/8" = 1'-0"

REVISIONS:	DATE	DESCRIPTION
1	11/14/23	ISSUED FOR PERMITS
2	11/14/23	REVISIONS
3	11/14/23	REVISIONS
4	11/14/23	REVISIONS
5	11/14/23	REVISIONS

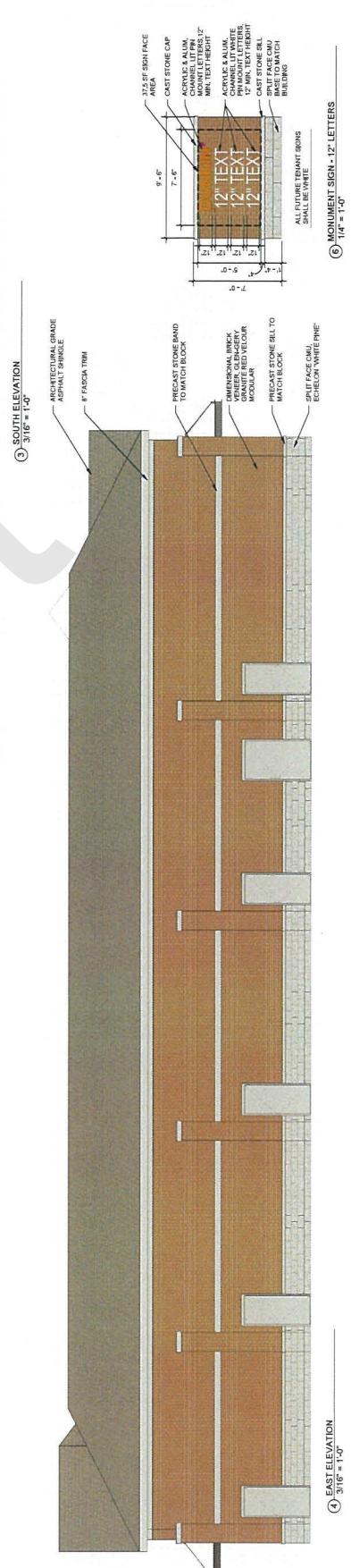
TITLE	DATE
EXTERIOR ELEVATIONS	11/14/23
SHEET TITLE	
DRAWN BY	
REVIEWED BY	
SHEET NO.	<b>A200</b>



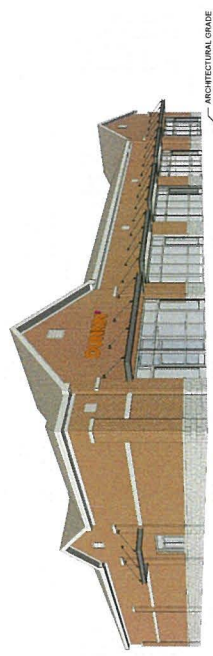
① WEST ELEVATION  
 3/16" = 1'-0"



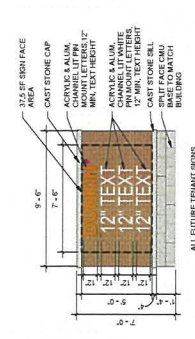
② NORTH ELEVATION  
 3/16" = 1'-0"



④ EAST ELEVATION  
 3/16" = 1'-0"



③ 3D View 1

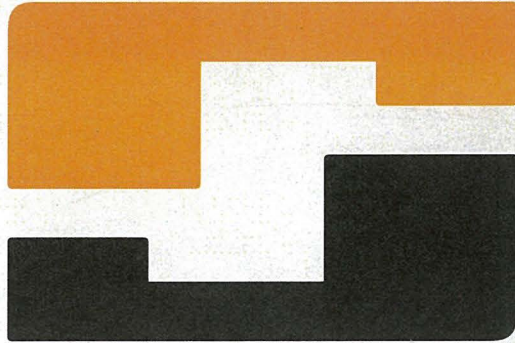


⑥ MONUMENT SIGN - 12\"/>
 1/4" = 1'-0"



**RECEIVED**

*By Mike Schwarz at 9:56 am, Feb 27, 2024*



**STONE STRONG** SYSTEMS

**PATTERN DIMENSIONS**

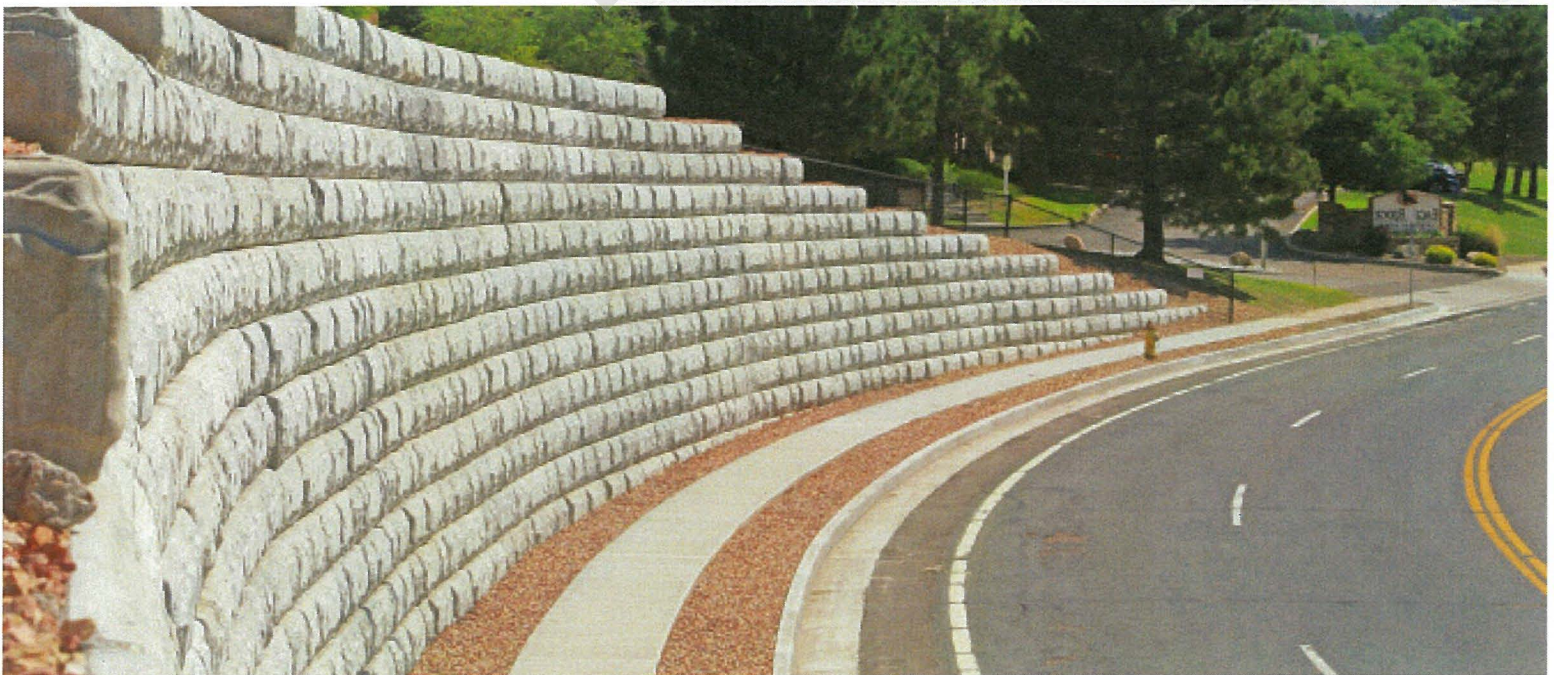
**&**

**COLOR OPTIONS**



# CHISELED GRANITE

Derived from blocks hand-chiseled by artisans, the pattern is intended to match the classic look of natural, chiseled stone.



Every Stone Strong block features a realistic, chiseled-stone facade handcrafted by real artisans. Available to be stained to match any color imaginable, Stone Strong blocks fit naturally and seamlessly into any design or landscape.

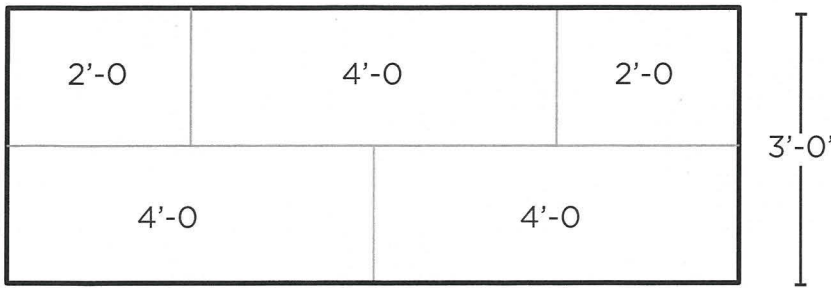


### CHISELED GRANITE

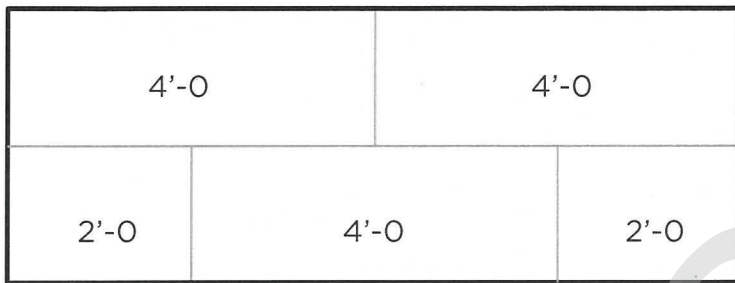
Derived from blocks hand-chiseled by artisans, the pattern is intended to match the classic look of natural, chiseled stone.



**24-44 BLOCK. VERTICAL PATTERN VARIATIONS**



**PATTERN A**

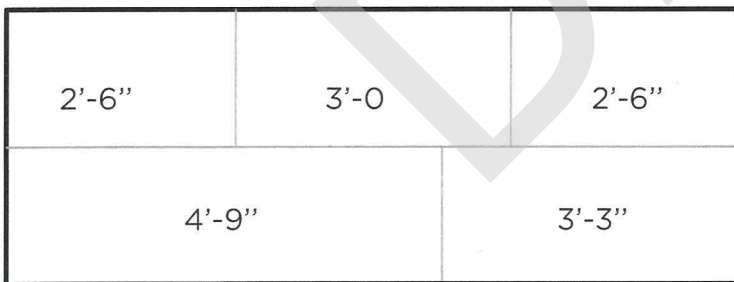
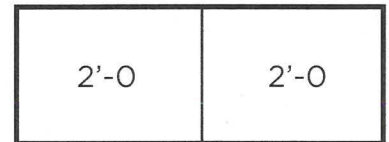


**PATTERN B**

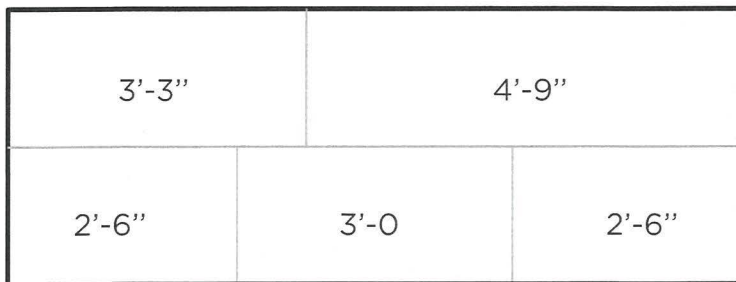
**6-44 BLOCK**



**HALF BLOCK**



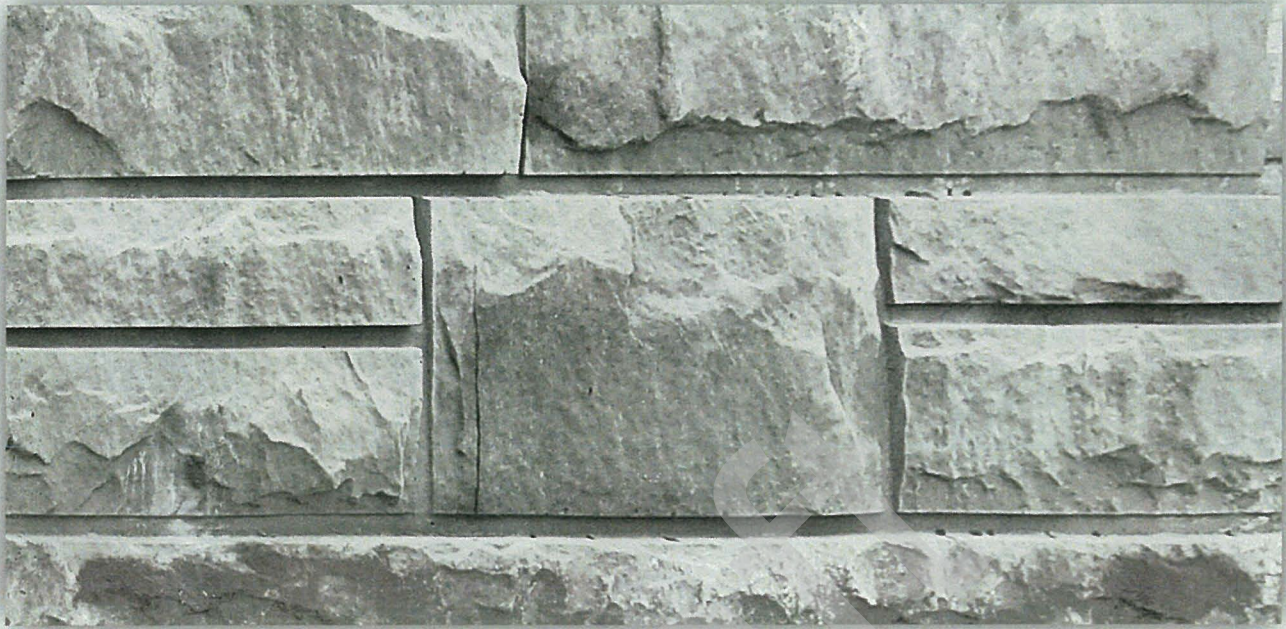
**PATTERN C**



**PATTERN D**

Turn liner A 180 degrees for B  
Turn liner C 180 degrees for D

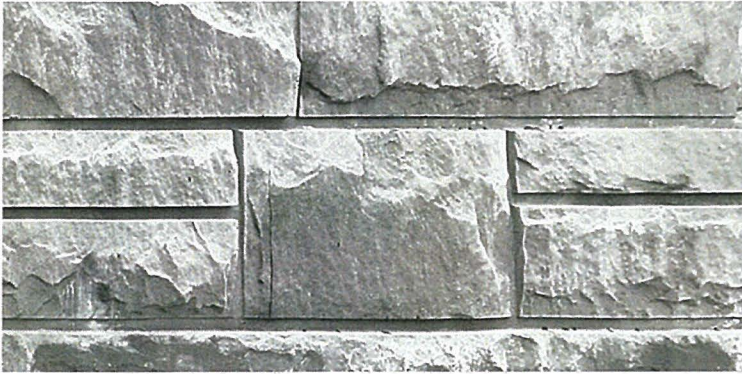
# TENNESSEE FOOTHILLS



Sharp and well defined, the pattern was developed by laser-mapping actual retaining walls in the Smoky Mountains.

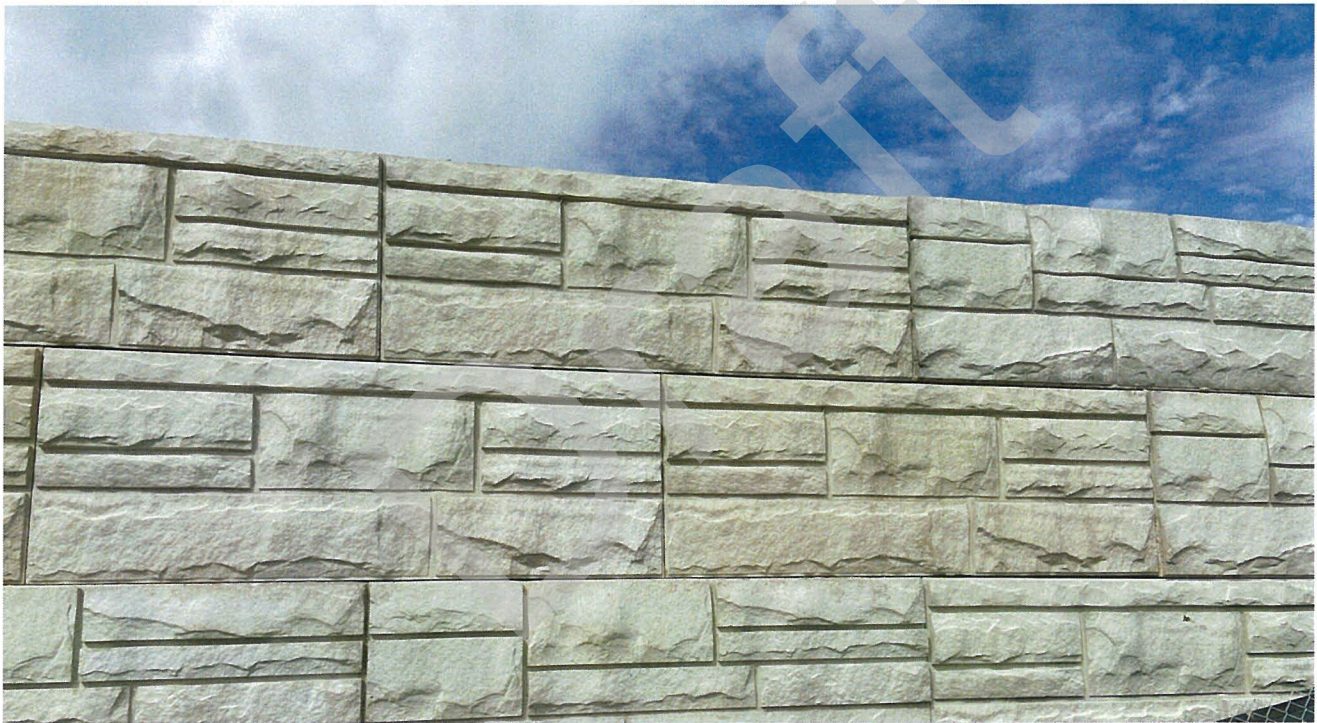


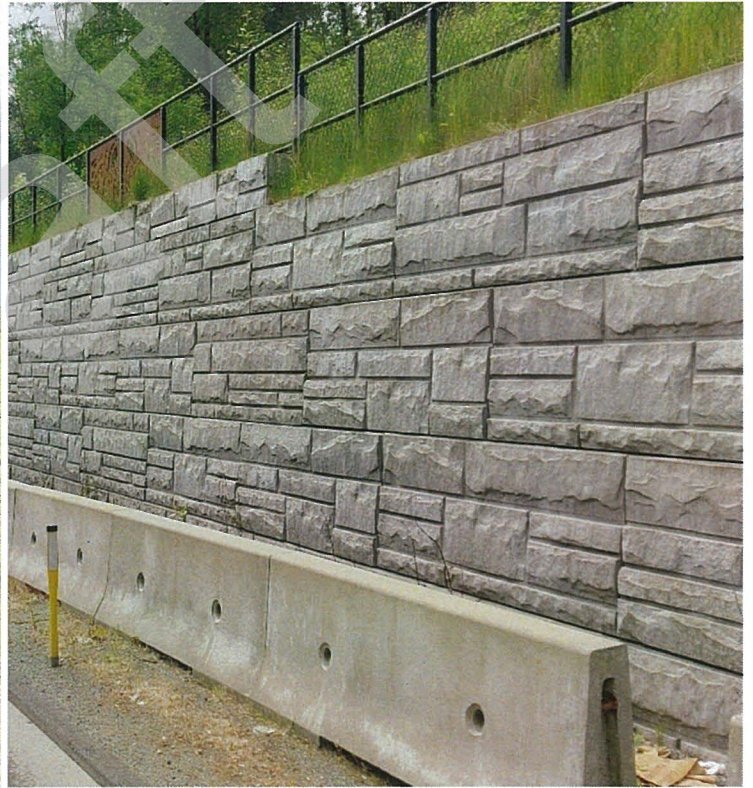
Every Stone Strong block features a realistic, chiseled-stone facade handcrafted by real artisans. Available to be stained to match any color imaginable, Stone Strong blocks fit naturally and seamlessly into any design or landscape.



### TENNESSEE FOOTHILLS

Sharp and well defined, the pattern was developed by laser-mapping actual retaining walls in the Smoky Mountains.

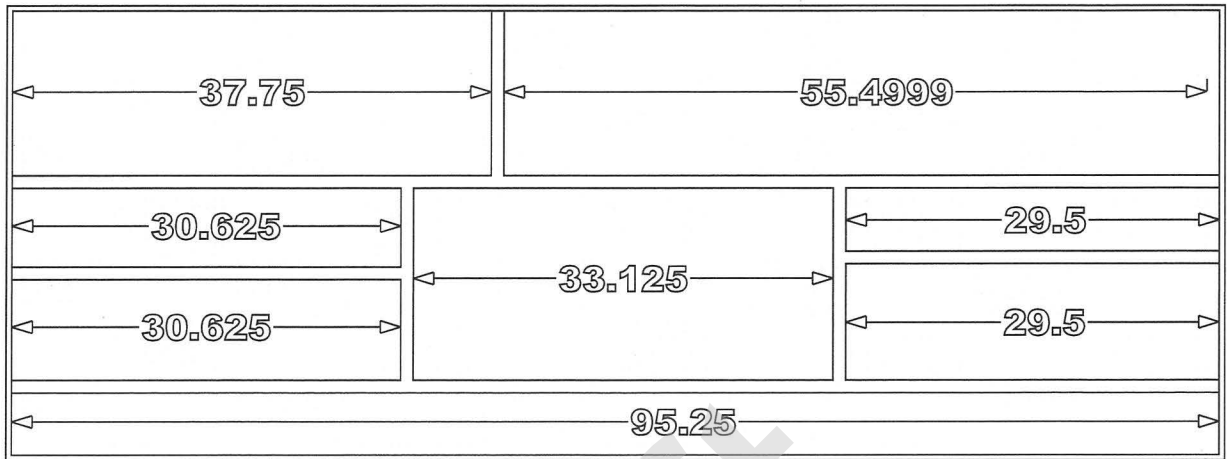




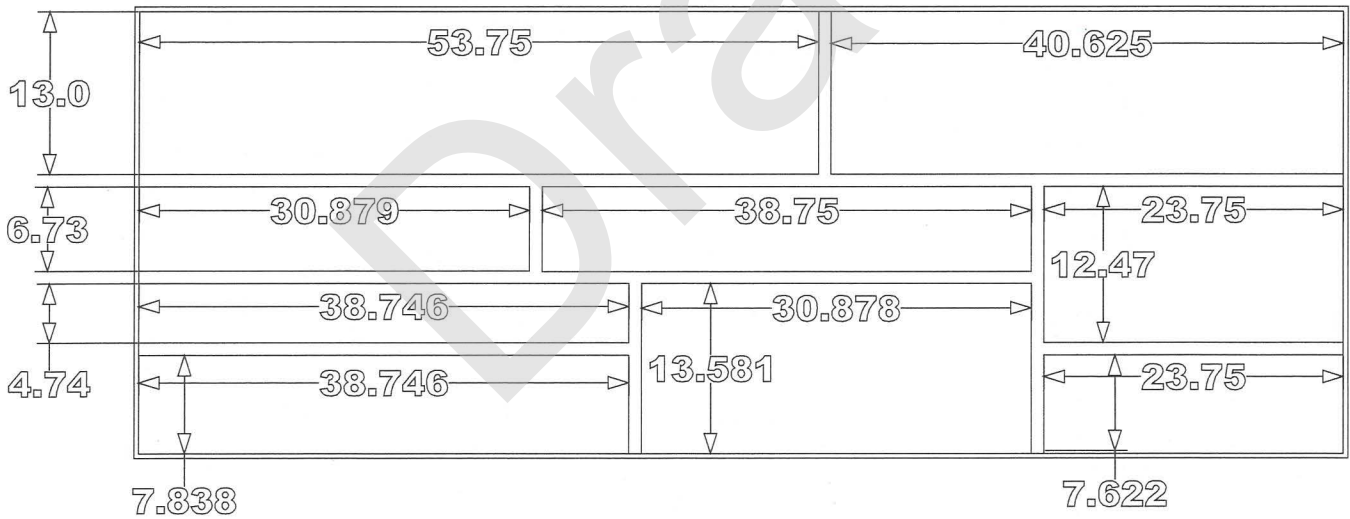
# 24-44 BLOCK.

## VERTICAL PATTERN VARIATIONS

A



B

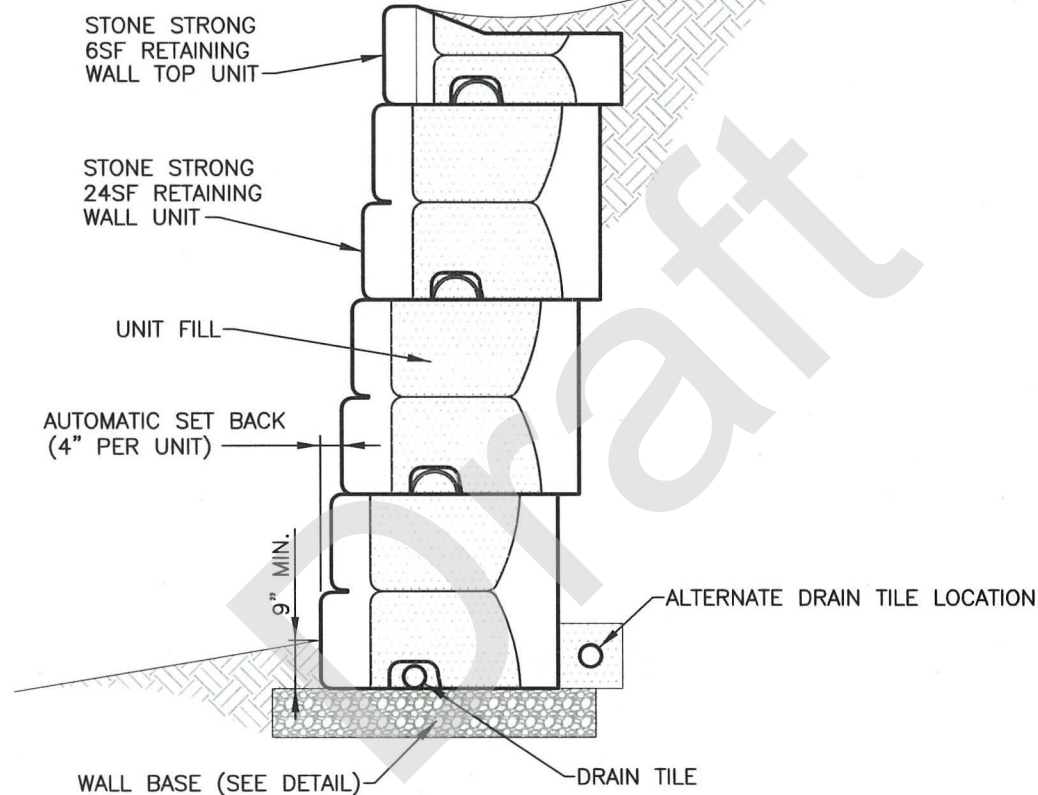


Each vertical pattern can be flipped 180° to create an alternative configuration



**RECEIVED**

By Mike Schwarz at 9:58 am, Feb 27, 2024



## GRAVITY WALL CROSS SECTION

NOT TO SCALE

### NOTES:

1. DRAIN TILE MAY BE ELIMINATED AT THE DISCRETION OF THE SITE ENGINEER.
2. DAYLIGHT DRAIN TILE AT LOW POINTS THROUGH WALL FACE OR AT ENDS; MAXIMUM SPACING 100 FEET OR PER SITE CONDITIONS.

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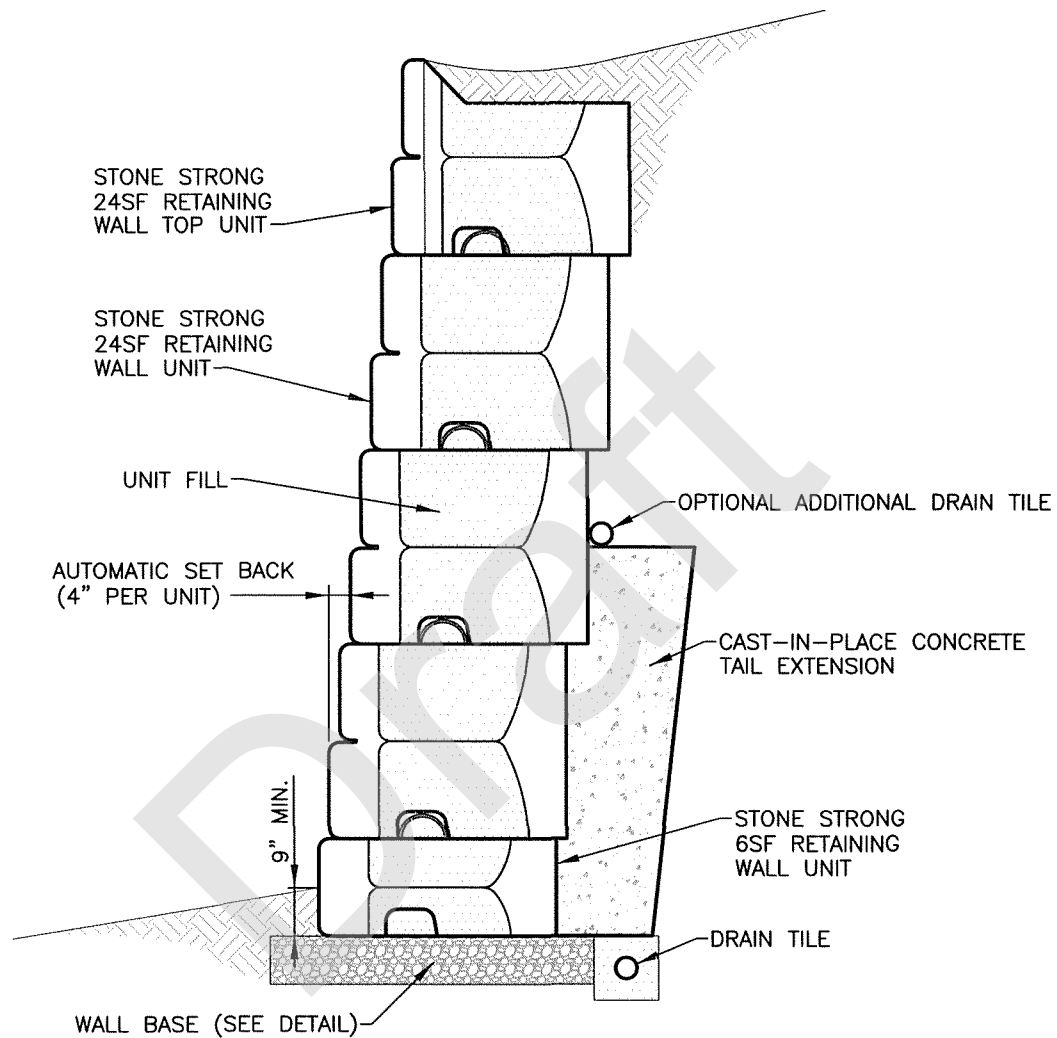
www.stonestrong.com

PROJECT

CROSS SECTIONS  
STONE STRONG SYSTEMS

DATE: 6/29/18

FILE: 01\_24sf.XSec.Grav



**GRAVITY WALL**  
**CROSS SECTION w/CONCRETE TAIL EXTENSION**  
 NOT TO SCALE

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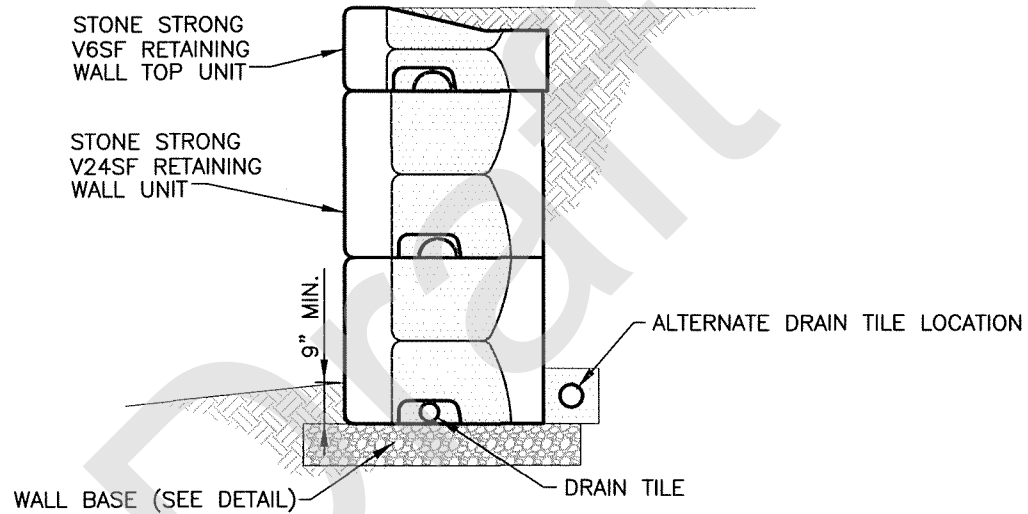
www.stonestrong.com

PROJECT

CROSS SECTIONS  
 STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 04\_24sf.XSec.CIP

**NOTE:**  
VERTICAL UNITS REQUIRE A MODIFIED  
ALIGNMENT RECESS AND A MODIFIED FACE.



## TYPICAL GRAVITY WALL CROSS SECTION

NOT TO SCALE

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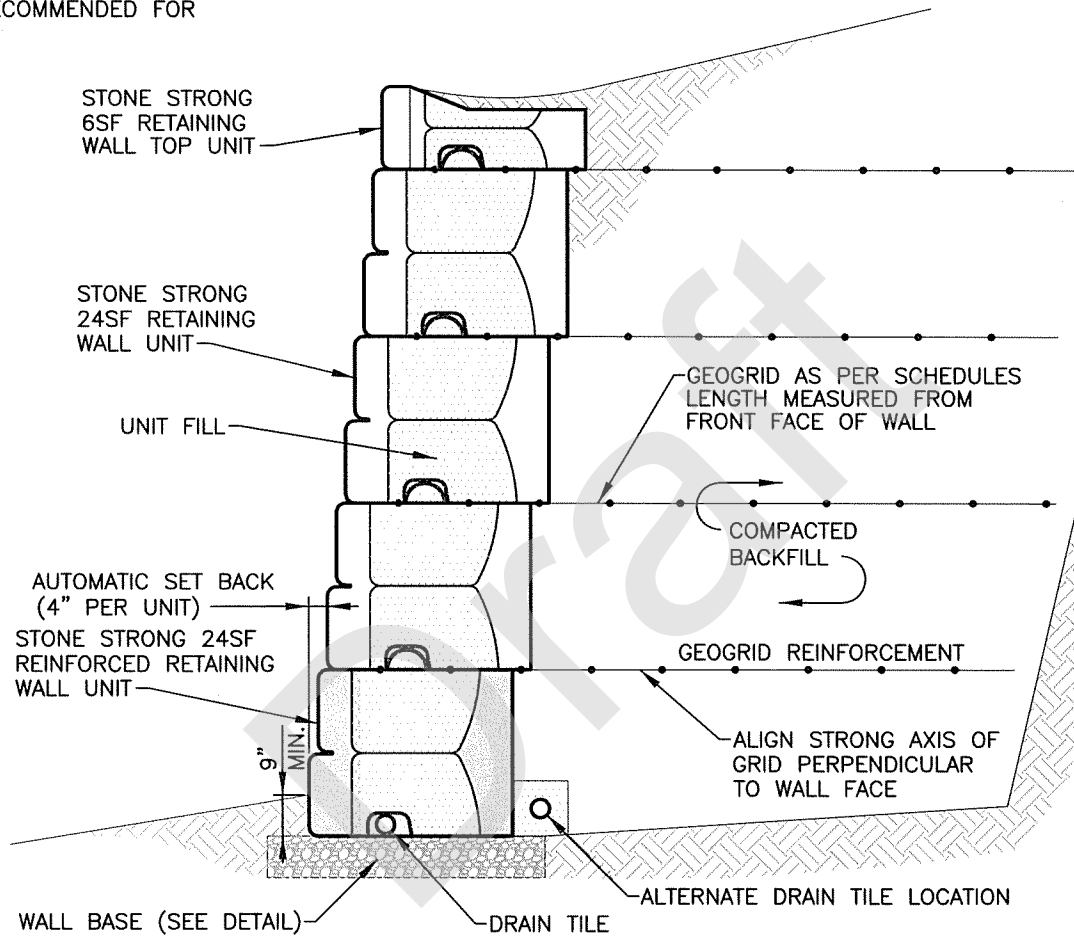
PROJECT

CROSS SECTIONS  
STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 13\_VertFaceXSec2

**NOTE:**  
 24SF UNITS MUST BE REINFORCED BELOW THE TOP  
 12 FEET IN GEOGRID REINFORCED WALLS.

GEOGRID REINFORCEMENT NOT RECOMMENDED FOR  
 WALLS OVER 24 FEET TALL.



## REINFORCED WALL CROSS SECTION

NOT TO SCALE

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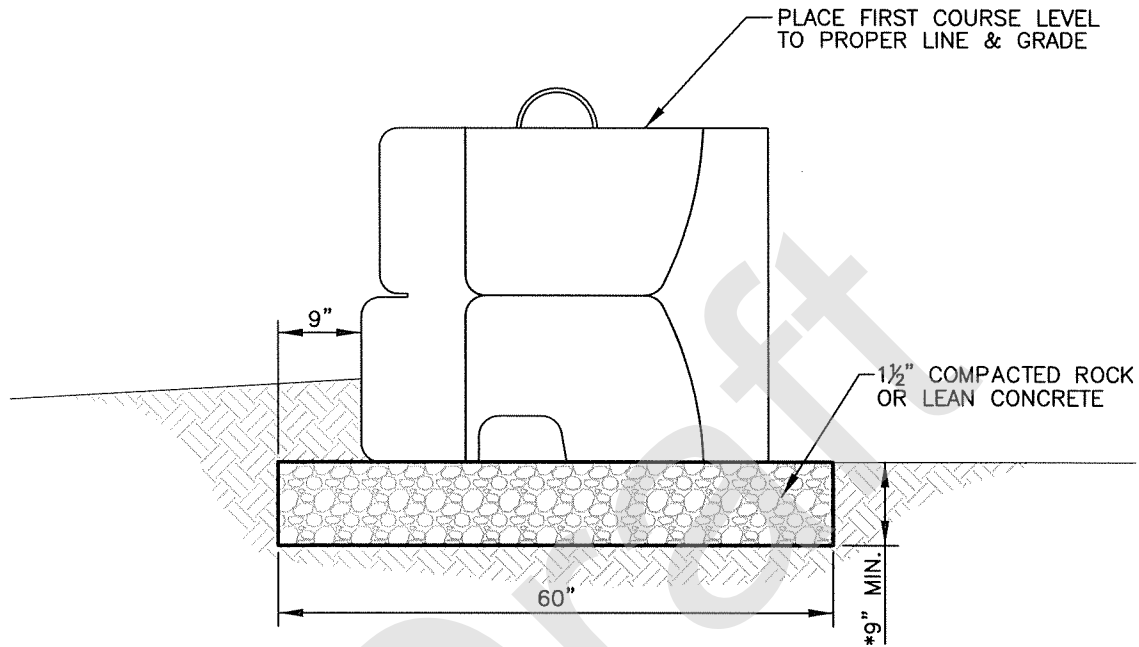


www.stonestrong.com

PROJECT

CROSS SECTIONS  
 STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 20\_24sf.XSec.Reinf



NOTE: BEARING CONDITIONS SHALL BE OBSERVED BY THE SITE GEOTECHNICAL ENGINEER. BASE DIMENSIONS MAY BE INCREASED TO ADDRESS DEFICIENT SOIL BEARING CONDITIONS.

\*FOR WALL HEIGHTS OF 6' OR LESS, BASE THICKNESS MAY BE REDUCED TO 6".

## 24SF WALL BASE

NOT TO SCALE

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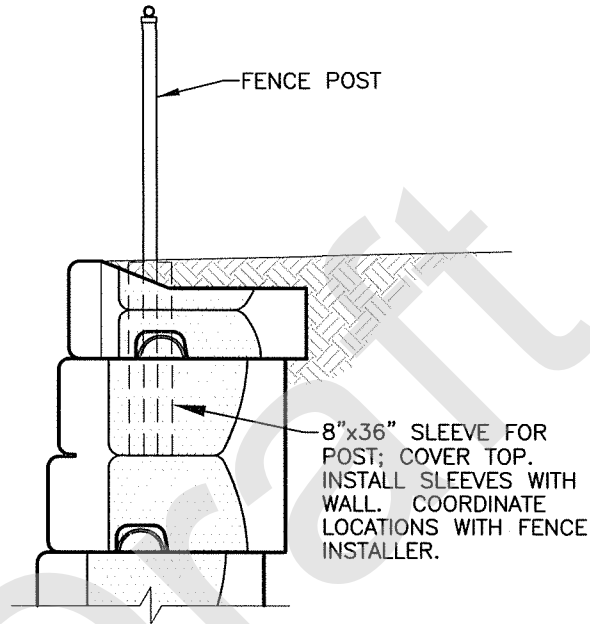


www.stonestrong.com

PROJECT

TYPICAL DETAILS  
STONE STRONG SYSTEMS

DATE: 2/10/16 | FILE: 01\_24sf.Base



FENCE POST

8"x36" SLEEVE FOR POST; COVER TOP. INSTALL SLEEVES WITH WALL. COORDINATE LOCATIONS WITH FENCE INSTALLER.

## FENCE SLEEVE

NOT TO SCALE

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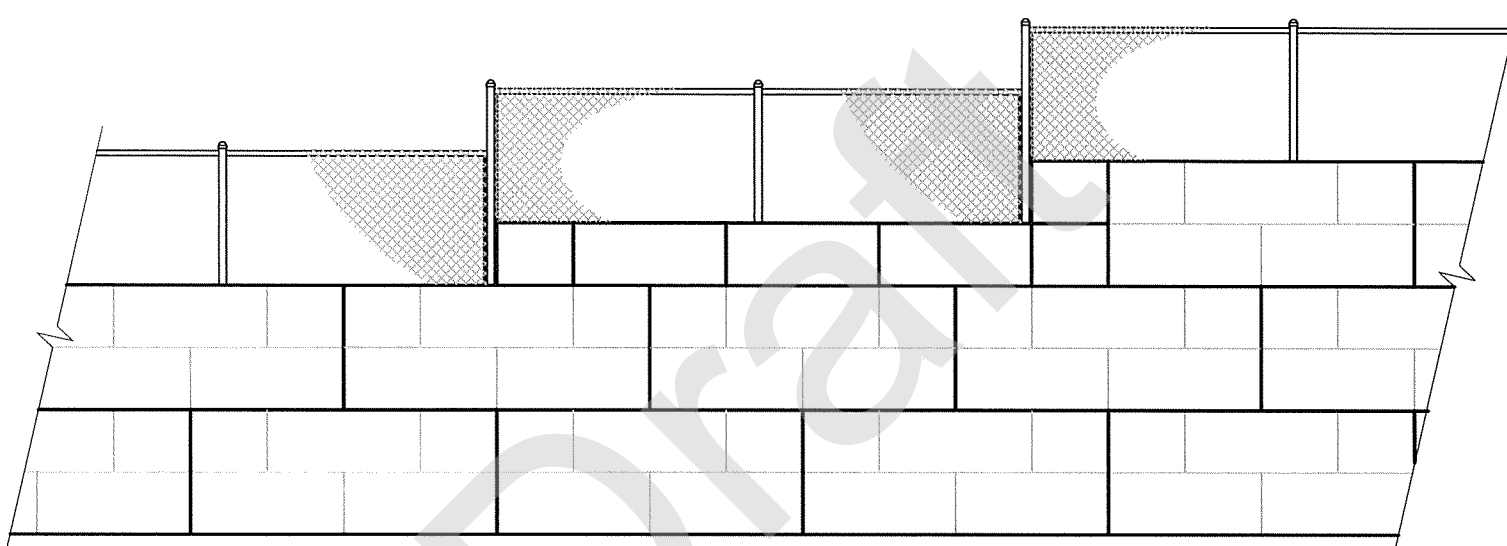


www.stonestrong.com

PROJECT

TYPICAL DETAILS  
STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 33\_6sf.FenceSleeve



## TYPICAL FENCE CONFIGURATION

NOT TO SCALE

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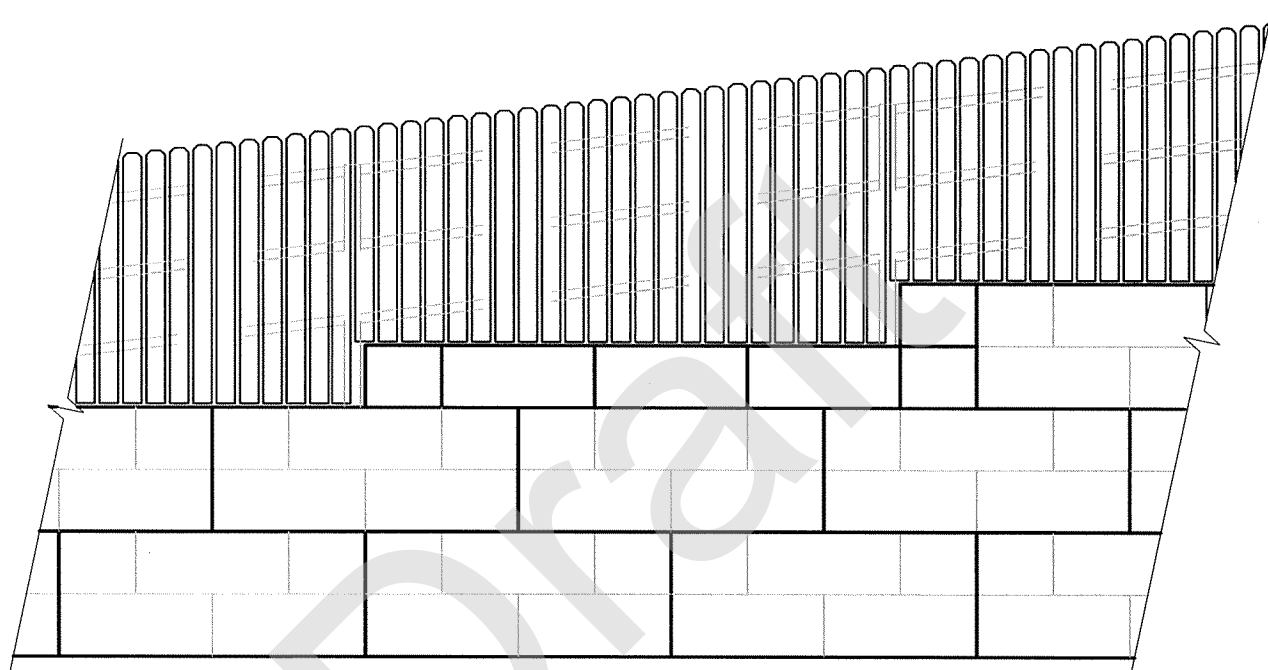


[www.stonestrong.com](http://www.stonestrong.com)

PROJECT

TYPICAL DETAILS  
STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 34\_FenceConfig.Type



## OPTIONAL FENCE CONFIGURATION

NOT TO SCALE

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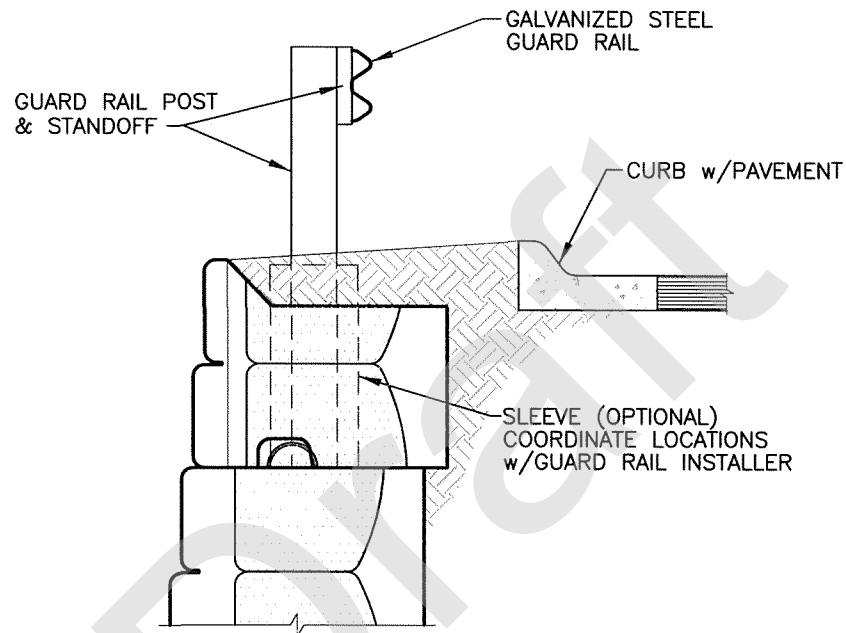
[www.stonestrong.com](http://www.stonestrong.com)

PROJECT

TYPICAL DETAILS  
STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 35\_FenceConfig.Opt





**WALL w/GUARD RAIL**  
NOT TO SCALE

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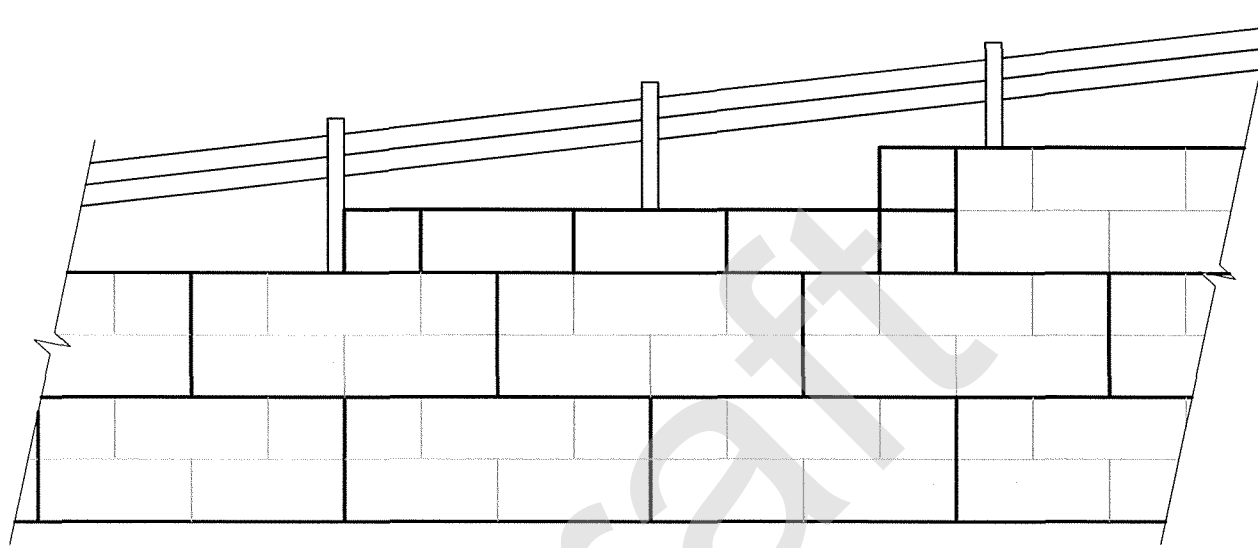


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PROJECT

TYPICAL DETAILS  
STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 36\_Guard Rail



## TYPICAL GUARDRAIL CONFIGURATION

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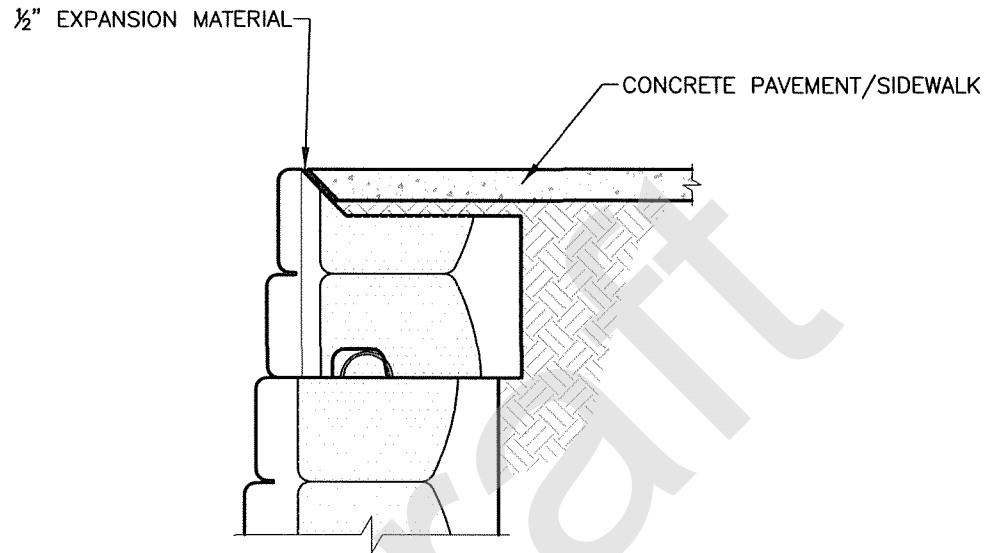
[www.stonestrong.com](http://www.stonestrong.com)

PROJECT

TYPICAL DETAILS  
STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 37\_Guard Rail.Config

NOTE:  
FOR LEVEL GRADES ONLY. CONSIDER  
STEP TRANSITIONS FOR SLOPING  
GRADES.



TOP OF WALL w/SIDEWALK  
NOT TO SCALE

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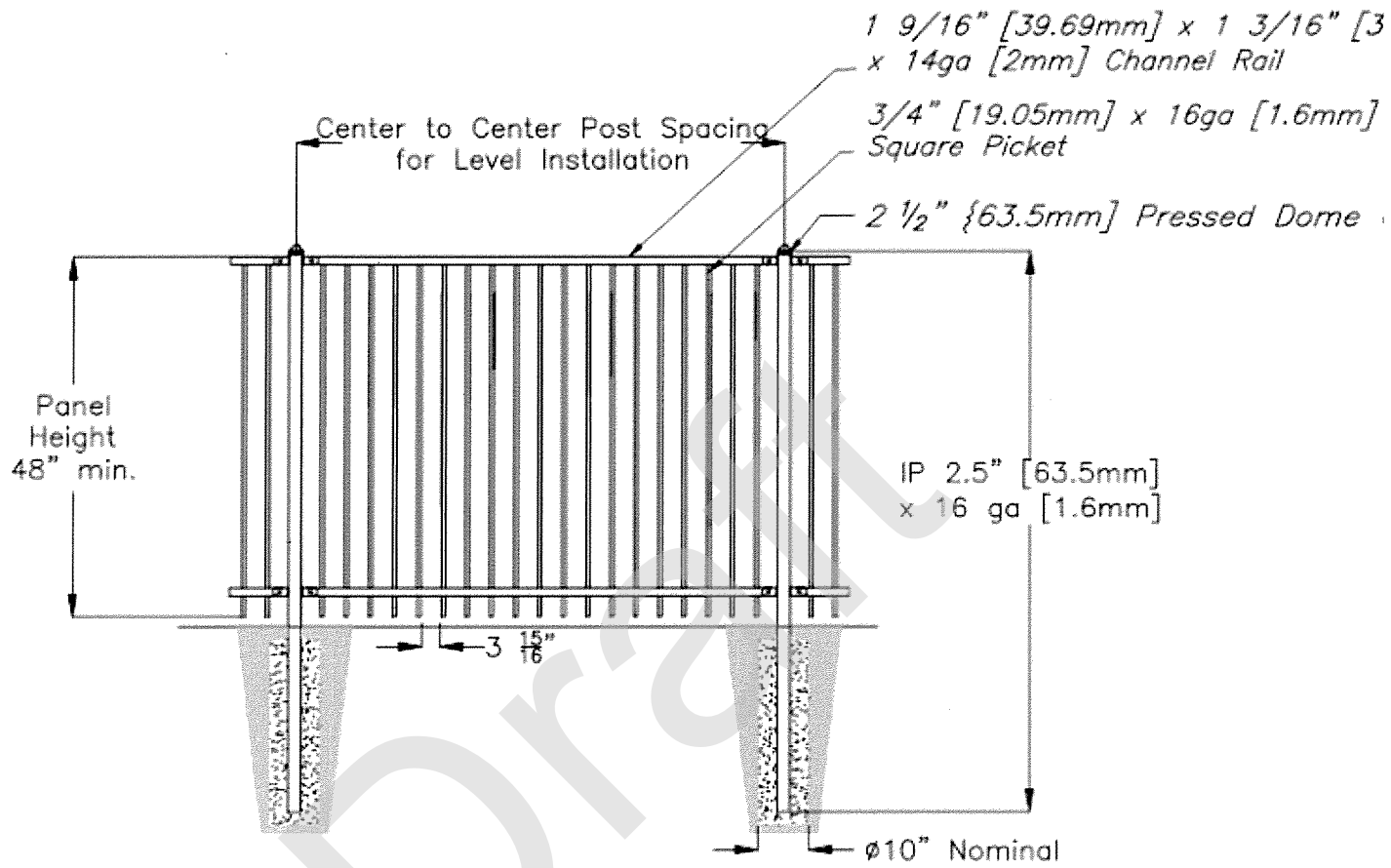


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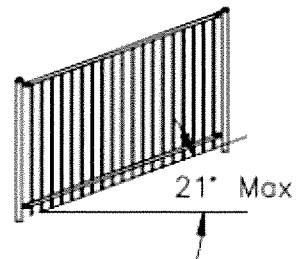
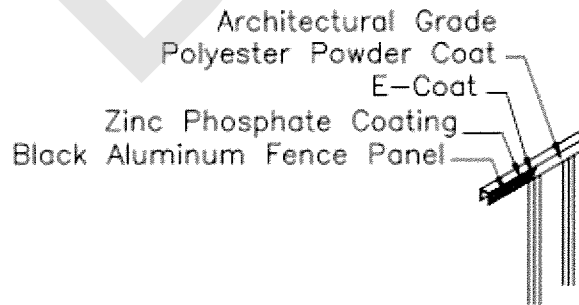
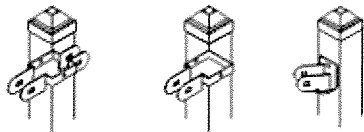
PROJECT

TYPICAL DETAILS  
STONE STRONG SYSTEMS

DATE: 6/29/18 | FILE: 43\_24sf.Sidewalk



Applicable Hardware



***TYPICAL RETENTION WALL FENCE DETAIL***

N.T.S.

*April 22, 2024*

*Unanimous Consent Agenda*

**E. TRAFFIC CODE ORDINANCE AMENDMENT - PARKING RESTRICTIONS FOR COUNTRY MARKET** *(Presenter: Trustee Leddin)*

Staff presents an amendment to the Village's Code of Ordinances to include the 2 Smith parking lot as part of the prohibited parking zone reserved for vendors when the Country Market is in session for Village Board consideration and approval. Parking would be restricted without a Country Market sticker or market supervisor's approval during the hours of 7:00 a.m. to 2:00 p.m. on Sundays (April through October).

Motion: *Waive the First and Second Readings and pass an Ordinance amending the Village of Frankfort Code of Ordinances, Chapter 72: Parking Regulations, Section 72.06, restricting the parking of vehicles during the Frankfort Country Market season (April through October).*

Draft

ORDINANCE NO. **34XX**

**AN ORDINANCE AMENDING THE VILLAGE OF FRANKFORT CODE OF ORDINANCES, TITLE VII: TRAFFIC CODE, CHAPTER 72, PARKING REGULATIONS, SECTION 72.06**

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**WHEREAS**, Section 11-80-20 of the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*) authorizes municipalities to regulate traffic and sales upon streets, sidewalks, public places, and municipal property; and

**WHEREAS**, Section 11-208 of the Illinois Vehicle Code (625 ILCS 5/1-100 *et seq.*) authorizes municipalities to regulate the standing or parking of vehicles; and

**WHEREAS**, Section 11-60-2 of the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq.*) authorizes municipalities to define, prevent and abate nuisances; and

**WHEREAS**, the President and Board of Trustees hereby determine that restricting parking during the Frankfort Country Market season (April through October) is in the best interest of the Village.

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1:**

That Title VII, Traffic Code, Chapter 72, Parking Regulations, Section 72.06 of the Code of Ordinances of the Village of Frankfort, is hereby amended and shall read in its entirety as follows:

**§ 72.06 PROHIBITED PARKING DURING FRANKFORT COUNTRY MARKET**

(A) On Sundays, during the spring and summer months (April through October) when the Frankfort Country Market is in scheduled session, it shall be unlawful to park any vehicle, without a Country Market permit sticker or market supervisor approval, in the Breidert Green parking lot, from the hours of 7:00 a.m. to 2:00 p.m. The intent of the ban is to keep the area free of vehicular traffic to allow the market vendors unencumbered access to the lot to unload and set up their wares.

(B) It shall also be unlawful to park on Oak Street and in the Chamber of Commerce parking lot on Oak Street without a Country Market sticker during the hours of 7:00 a.m. to 2:00 p.m. on Sundays (April through October), for the same reason as set forth in division (A) above.

(C) It shall also be unlawful when posted to park in the 1 North White Street parking lot on White Street, south of Old Plank Road Trail, without a Country Market sticker or market supervisor approval during the hours of 7:00 a.m. to 2:00 p.m. on Sundays (April through October), for the same reason as set forth in division (A) above.

(D) It shall also be unlawful when posted to park in the 2 Smith Street parking lot, located in the southwest corner of Elwood and Oak Street without a Country Market sticker or market supervisor approval during the hours of 7:00 a.m. to 2:00 p.m. on Sundays (April through October), for the same reason as set forth in division (A) above.

**SECTION 2. REPEAL OF CONFLICTING PROVISIONS**

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

**SECTION 3. SEVERABILITY**

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

**SECTION 4: EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_ day of \_\_\_\_, 2024; with \_\_ members voting AYE; \_\_ members voting NAY; and \_\_ members absent; the Village President not voting; with \_\_ members abstaining and said vote being:

ADAM BORRELLI	___	MICHAEL LEDDIN	___
JESSICA PETROW	___	MAURA A. RIGONI	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

\_\_\_\_\_  
KATIE SCHUBERT  
VILLAGE CLERK

APPROVED this \_\_\_ day of \_\_\_\_\_, 2024.

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KEITH OGLE  
VILLAGE PRESIDENT

ATTEST:

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KATIE SCHUBERT  
VILLAGE CLERK

Draft



**MAYOR' S REPORT**  
**April 22, 2024**

**1. Waiver of Fees for Frankfort Military Personnel on Active Duty – Resolution**

As a sign of support to our residents serving in the military and their families, the Village Board deems it appropriate and fitting to extend the temporary waiver of sewer and water fees for qualified residents or utility customers of the Village of Frankfort who are on deployment for a minimum of six (6) months duration.

Once approved, the waiver of fees shall remain in effect for a period of six (6) months, after which time if the qualifying resident remains on active duty, the waiver may be renewed upon completion and submittal of another application and updated military documentation.

Motion: *Adopt a Resolution authorizing the waiver of water and sewer fees for a period of six months for Village of Frankfort military personnel serving on active duty in the Armed Forces of the United States.*

**2. Committee Appointment Approvals for Fiscal Year 2024/2025**

I have personally reached out to all members of the citizen/advisory committees whose terms are expiring at the end of the fiscal year. They have expressed their desire to continue serving in their respective roles and have formally requested reappointment. With the advice and consent of the Trustees, I ask for a motion to approve these appointments.

Motion: *Approve the Village of Frankfort committee and commission appointments for fiscal year 2024/2025.*

**3. Historic Preservation Month – Proclamation**

The month of May has been designated as Historic Preservation Month since 1973. The Village of Frankfort has a long tradition of protecting and enhancing its historic heritage and recognizes that a significant aspect contributing to its character and sense of community is its rich history. I entertain a motion from the floor to proclaim May 2024 as “Historic Preservation Month” in the Village of Frankfort.

Motion: *Approve a Proclamation declaring May 2024 as Historic Preservation Month in the Village of Frankfort.*

**4. Historic Buildings Survey Open House Set for Wednesday, May 1**

Kick-off Historic Preservation Month by joining the Village of Frankfort for an informational open house on Wednesday, May 1, from 5:30 p.m. to 7:00 p.m. regarding the Historic Buildings survey recently completed by McGuire, Igelski & Associates, Inc. These results will serve as a resource for our community, offering insights into the rich history and historic properties within the Village. Visit [www.frankfortil.org](http://www.frankfortil.org) for details.

**5. Village Thanks Volunteers for Making Earth Day a Success**

A special “thank you” to all the volunteers who came out and celebrated Earth Day with us on Saturday, April 20. Awards were given to the largest group, the most unusual item found, and the volunteer that got the dirtiest.

**6. Frankfort Receives Tree City USA Award**

In keeping with Earth Day, the Village of Frankfort, once again, has been named a Tree City USA for its tree care program and adherence to the Tree City USA standards. The Tree City USA organization honors municipalities that work diligently to ensure a greener, healthier environment for their residents.

**7. Name the Street Sweeper Contest**

The Village recently held a “Name the Street Sweeper Contest” to find a fitting name for our state-of-the-art street sweeper recently acquired to enhance the cleanliness and efficiency of our streets. After careful consideration, the judging panel chose Ben McGinn and his submission, “Frank the Tank,” as the official name for our new street sweeper. The Village extends its congratulations to Mr. McGinn for his winning entry and thanks everyone who participated in the contest.

**8. Frankfort Country Market Is Now Open**

The 2024 Frankfort Country Market season kicked off yesterday, Sunday, April 21, and continues through October 27, from 9:00 a.m. to 1:00 p.m. in downtown Frankfort.

RESOLUTION NO. **24-XX**

**A RESOLUTION AUTHORIZING THE WAIVER OF WATER AND SEWER FEES  
FOR VILLAGE OF FRANKFORT MILITARY PERSONNEL SERVING ON  
ACTIVE DUTY IN THE ARMED FORCES OF THE UNITED STATES OF AMERICA**

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**WHEREAS**, the Village of Frankfort Board of Trustees seek to recognize and honor its residents who place themselves in harm's way to serve the welfare of the United States at home and abroad on active military duty; and

**WHEREAS**, as a sign of support to its residents serving in the military and their families, the Board of Trustees have deemed it appropriate and fitting to provide the temporary waiver of sewer and water fees for a period of six (6) months to qualified residents of the Village of Frankfort; and

**WHEREAS**, the Board of Trustees has determined that those eligible for the fee waivers must be residents or utility customers of the Village of Frankfort who are on deployment for a minimum of six (6) months duration; and

**WHEREAS**, any qualifying resident(s) interested in applying for the fee waivers must complete an application form and provide a copy of military form DD214 or other proof of active duty, along with a copy of a valid driver's license; and

**WHEREAS**, once approved, the waiver of fees shall remain in effect for a period of six (6) months, after which time if the qualifying resident remains on active duty, the waiver may be renewed upon completion and submittal of another application and updated military documentation as outlined above. Regardless of application date, unless otherwise authorized by the Village of Frankfort Board of Trustees, this program will expire on April 30, 2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS AS FOLLOWS:**

That the Village President be and is hereby authorized and directed to execute, on behalf of the Village of Frankfort, the waiver of water and sewer fees for qualified residents serving on active duty in the United States Armed Forces. This program shall expire on April 30, 2025. The Village Clerk is hereby authorized and directed to attest to the President's signature.

**PASSED AND APPROVED** this 22<sup>nd</sup> day of April, 2024.

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KEITH OGLE  
VILLAGE PRESIDENT

ATTEST:

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KATIE SCHUBERT  
VILLAGE CLERK

**VILLAGE OF FRANKFORT**  
MILITARY PERSONNEL APPLICATION  
FOR WAIVER OF FEES



Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Name of Resident Actively Deployed in the U.S. Armed Forces:  
\_\_\_\_\_

Branch of Armed Forces: \_\_\_\_\_

Relationship to Applicant: \_\_\_\_\_

For the application to be considered for fee waiver, please attach a legible copy of the following documents:

- Military Form DD214
- Valid Driver's License
- Other Proof of Active Duty

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If the qualifying resident for the fee waiver remains on active duty, the waiver may be renewed for an additional six (6) months, provided a new application is completed and updated military information is presented to the Village of Frankfort. Regardless of application date, unless otherwise authorized by the Board of Trustees, this program will expire on April 30, 2025.*

**COMMITTEE MEMBERS**  
**Village of Frankfort**  
**May 1, 2024**

**BOARD OF FIRE AND POLICE COMMISSIONERS: (Three-Year Term)**

John Sunderland (5/27)

**BOARD OF TRUSTEES OF THE POLICE PENSION BOARD: (Two-Year Term)**

Robert Armony (5/26)

**FINANCE COMMITTEE: (One-Year Term)**

Neil Finn (5/25)

Judith Hageman (5/25)

Scott Johnson (5/25)

Courtney Jones (5/25)

Bryan Rasche (5/25)

Jeffrey Slovak (5/25)

**HISTORIC PRESERVATION COMMISSION: (Three-Year Term)**

Marcia Steward (5/27)

David Toepper (5/27)

**ZONING BOARD OF APPEALS/PLAN COMMISSION: (Three-Year Term)**

Jessica Jakubowski (5/27)

Johnny Morris (5/27)

**VILLAGE TREASURER: (One-Year Term)**

Jeffrey Slovak (5/25)

## PROCLAMATION

### *Declaring May 2024 as Historic Preservation Month*

**WHEREAS**, the heritage of our community is irreplaceable and serves as a vital link to our cultural, educational, architectural, and economic legacies; and

**WHEREAS**, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

**WHEREAS**, it is important to celebrate both the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people and enriched our community; and

**WHEREAS**, the Village of Frankfort has a long tradition of protecting and enhancing its historic heritage and recognizes that a significant aspect contributing to its character and sense of community is its rich history.

**NOW, THEREFORE**, the Village President and Board of Trustees of the Village of Frankfort, Will & Cook Counties, Illinois, do hereby proclaim May 2024 as "*Historic Preservation Month*" in the Village of Frankfort.

**IN RECOGNITION THEREOF**, I, Keith Ogle, Village President, have placed my hand and caused the great Seal of the Village of Frankfort to be affixed this 22<sup>nd</sup> day of April, 2024.

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KEITH OGLE  
VILLAGE PRESIDENT

Attest:

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KATIE SCHUBERT  
VILLAGE CLERK