

**VILLAGE OF FRANKFORT BOARD AGENDA  
REGULAR MEETING**

**Monday, August 5, 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. 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 (July 15, 2024)

B. Approval of Bills

C. Plan Commission Report Summary

1. Magnolia Massage and Facial Spa Special Use Permit for Massage Establishment: 1-5 Old Frankfort Way – Ordinance (Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)
2. Cedarhurst of Frankfort - Independent Living Cottages: 21507 Wolf Road
  - a. Major Change to Planned Unit Development - Ordinance (Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)
  - b. Final Plat of Subdivision: Cedarhurst of Frankfort Consolidation - Approval

4. Triple Crown Training Special Use Permit for Indoor Recreation: 9426 Corsair Road – ***Postponed from July 15, 2024 Village Board Meeting***
5. Mayor's Report
6. Board Comments
7. Other Business
8. Public Comments
9. Adjournment

VILLAGE OF  
**FRANKFORT**  
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING  
JULY 15, 2024**

**CALL TO ORDER & ROLL CALL**

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, July 15, 2024, at 7:01 P.M., at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

Village Clerk Katie Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Michael Leddin, Jessica Petrow, Maura Rigoni, and Gene Savaria. Also in attendance were Attorney Hannah Lamore, Village Administrator Rob Piscia, Assistant Administrator John Burica, and Police Chief Leanne Chelepis. Trustee Dan Rossi was 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. Public Hearing (July 1, 2024)
2. Regular Meeting (July 1, 2024)

B. Approval of Bills - \$533,123.55

C. Committee of the Whole Report

1. Route 30 Standpipe Water Storage Tank Painting Project: Contract Award - Resolution Accept the Committee of the Whole recommendation and adopt A RESOLUTION (NO. 24-19) AUTHORIZING THE EXECUTION OF A CONTRACT BETWEEN THE VILLAGE OF FRANKFORT AND SEVEN BROTHERS PAINTING, INC. for the repainting of the 3,000,000-gallon standpipe water storage tank located 8847 W. Lincoln Highway, in the amount of \$1,037,100.00.



2. Police Vehicles Purchase Approval - Resolution

Accept the Committee of the Whole recommendation and adopt A RESOLUTION (NO. 24-20) AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF FRANKFORT AND CURRIE MOTORS OF FRANKFORT FOR THE PURCHASE OF THREE 2025 FORD POLICE INTERCEPTOR UTILITY AWD VEHICLES, for a total cost not-to-exceed \$196,261.29, which includes the vehicle base price, options, equipment, and installation of emergency equipment.

D. Plan Commission Report Summary

1. Currie Motors of Frankfort Major PUD Change: 9423 W. Lincoln Highway  
(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. 3462) APPROVING A MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT (PUD) FOR THE CURRIE MOTORS PROPERTY (CURRIE MOTORS - 9423 W. LINCOLN HIGHWAY), to permit the expansion of the service department, in accordance with the reviewed plans, public testimony, and Findings of Fact, and subject to the following conditions: 1) final engineering approval; 2) submittal of a Plat of Resubdivision; 3) Village staff approval of a Photometric Plan to ensure that the proposed wall packs do not exceed Zoning Ordinance requirements; 4) the proposed CMU shall match the painted CMU on the existing building; 5) all proposed windows and doors shall match those on the existing building; 6) the service bay doors shall be closed after 7:00 p.m.; 7) compliance with Article 7 Section D Part 2; and 8) Village staff approval of a trash enclosure.

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

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

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

**TRIPLE CROWN TRAINING SPECIAL USE PERMIT FOR INDOOR RECREATION:  
9426 CORSAIR ROAD**

Property owner Omar Hassad was in the audience. Mr. Hassad advised Mayor Ogle and the Trustees that he had a revised site plan, and a new parking lot was recently constructed with 24 parking spaces for the subject property.

Trustee Petrow provided a brief overview of the Special Use Permit request. She reported applicant David Posley, Jr., representing franchisee Corey Stallings and property owner Omar Hassad, proposes to operate an indoor baseball training facility at 9426 Corsair Road, located in the Airport Industrial Park. This facility would be a new franchise location for Triple Crown Training, offering the “Top Velocity Academy” and “Start Right Training” programs. The applicant requests the granting of a Special Use Permit for indoor recreation to accommodate the operation of Triple Crown Training in the I-1 Limited Industrial District.

During the workshop and public hearings, the Plan Commission advised the applicant that additional parking was necessary to support the proposed indoor recreation use, as 60 parking spaces are required and only 7 existing spaces were proposed. The Commission indicated that they would be amendable to the proposed business if a revised site plan depicting a minimum of 22 parking spaces and compliance with other Village regulations for a parking lot was submitted.

At the June 13, 2024 public hearing held on the project, the property owner requested that the subject property remain as-is with the 7 existing parking spaces. The Plan Commission subsequently forwarded a unanimous, unfavorable recommendation (0-4) to the Village Board to deny the Special Use Permit for indoor recreation, citing insufficient parking for the proposed use.

Mayor Ogle proposed tabling the matter until the next Village Board meeting to give staff time to review the revised site plan and inspect the parking lot for compliance with the Village's Zoning Ordinance.

Trustee Petrow moved, seconded by Trustee Savaria, to postpone the matter pertaining to the Special Use Permit for indoor recreation for the property located at 9426 Corsair Road until the next Village Board meeting on August 5, 2024.

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

### **MAYOR'S REPORT**

- Mayor Ogle provided a brief commentary on the 12<sup>th</sup> Annual Bluegrass Festival held over the weekend in downtown Frankfort. He applauded the great lineup of performers and thanked everyone for their part in making the event successful.
- Mayor Ogle reported the second of three "Movies on the Green" events is scheduled for Tuesday, July 16, after rain canceled the July 9<sup>th</sup> event. The feature film is "Encanto."
- Mayor Ogle announced the Frankfort Board of Fire and Police Commission is now accepting applications for the position of Police Officer. Testing will take place on Saturday, August 17, for immediate hiring and to establish an eligibility list for future hiring needs.
- Mayor Ogle reported the Frankfort Police Department will host two Police Testing Prep Classes for individuals interested in a career in law enforcement on Saturday, July 20 and Saturday, July 27, from 10:00 A.M. to 12:00 P.M. at the Frankfort Village Hall.
- Mayor Ogle announced the Frankfort Public Library will host its final two "Fridays on the Green" events for the 2024 season. Entertainment on Friday, July 19 will feature "Dan Gogh's Magic and Art Show" and Friday, July 26, will feature "The Breaking Program" at Breidert Green from 10:00 A.M. – 11:00 A.M.

- Mayor Ogle invited the public to attend the annual “Night Out Against Crime” event on Tuesday, August 6, from 6:00 P.M. – 8:00 P.M. on Breidert Green hosted by the Frankfort Police Department. Come out and bring the children to enjoy games, inflatable play equipment and the “Touch a Truck” program.
- Mayor Ogle announced the Concerts on the Green and Country Market continue every Sunday in downtown Frankfort. The WK Dance Band (Disco) will be the performing artist for the July 21<sup>st</sup> concert series event. Cruisin’ Frankfort continues every Monday evening in downtown Frankfort, from 5:00 P.M. – 8:00 P.M.
- Mayor Ogle reported the Frankfort Chamber of Commerce is seeking volunteers for the 56<sup>th</sup> Annual Frankfort Fall Festival held over the Labor Day weekend, August 31 through September 2, 2024.
- Mayor Ogle congratulated ITW Deltar Fasteners, located at 21555 S. Harlem Avenue, on its 50<sup>th</sup> anniversary.
- Mayor Ogle commented on the assassination attempt of former President Donald Trump at a campaign rally in Pennsylvania, where a gunman killed rallygoer Corey Comperatore, a former Buffalo Township fire chief.
- Mayor Ogle reported C&S Wholesale Groceries, intends to purchase and operate the Mariano’s grocery store located at 21001 S. LaGrange Road in the same fashion as it currently operates and will also retain the name. He stated the Village was under a non-disclosure agreement until July 15, 2024 regarding the matter.

### **BOARD COMMENTS**

Clerk Schubert reported the next Village Board meeting is Monday, August 5, 2024, at 7:00 P.M. at the Village Hall.

Trustee Leddin commented on the attempted assassination of former President Donald Trump and expressed hope that we, as a country, can do better. He extended his congratulations to everyone on a wonderful Bluegrass Festival, and he wished his dad a happy 93<sup>rd</sup> birthday.

Trustee Savaria expressed condolences to his neighbor Kelley Vena, who recently loss her mom Nancy Pierce.

Trustee Rigoni provided a brief update on the road construction projects in the Village and asked residents for their patience. She also reminded everyone to always lock vehicle doors, close overhead garage doors, and never leave keys or key fobs inside vehicles to prevent crimes of opportunity.

Trustee Petrow thanked all the volunteers who helped organize the Frankfort Bluegrass Festival, acknowledging that it takes a Village to put together such large events. She added that the festival is a true showcase of our community and our town.

Trustee Borrelli expressed his appreciation to everyone who contributed their time and energy to make the Frankfort Bluegrass Festival a truly unique and wonderful event. He congratulated Tyler Bell from Lincoln-Way East, who was selected 66<sup>th</sup> overall in the 2024 MLB Draft.

**OTHER BUSINESS**

There were no other items of business.

**PUBLIC COMMENT**

Omar Hassad, property owner of 9426 Corsair Road, addressed the Village Board to voice his frustration with the Village’s standards, regulations, and process for obtaining a Special Use Permit for Triple Crown Training.

**ADJOURNMENT**

Hearing no further business, Mayor Ogle called for a motion to adjourn. Trustee Petrow moved, seconded by Trustee Rigoni, to adjourn the regular board meeting of Monday, July 15, 2024. The motion was approved by unanimous voice vote. The meeting adjourned at 7:34 P.M.

Katie Schubert  
Village Clerk

As Presented  As Amended

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

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

**SCHEDULE OF BILLS  
AUGUST 5, 2024**

<b>FUND RECAP:</b>	<b>DISBURSEMENTS</b>
01 GENERAL CORPORATE FUND	\$ 315,364.06
31 CAPITAL DEVELOPMENT FUND	\$ 1,641,846.78
62 SEWER & WATER OPER. & MAINT.	\$ 185,601.96
68 SEWER & WATER EXTENSION FUND	<u>\$ 3,942.50</u>
<b>TOTAL ALL FUNDS</b>	<u><u>\$ 2,146,755.30</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

Invoice Number	Bank Account	Description	Amount
<b>003930 AIRGAS USA LLC</b> 5508849286	GEN	SMALL CYLINDER RENTAL	188.02
Total For: AIRGAS USA LLC			188.02
<b>003976 AIS</b> 88392	GEN	ENDPOINT MANAGEMENT - MONTHLY - AUG 24	1,059.08
88393	GEN	BACKUP SERVICE - MONTHLY - AUG 24	1,965.00
88499	GEN	ONSITE AND REMOTE IT SUPPORT - JUNE 24	1,757.50
Total For: AIS			4,781.58
<b>004181 ALL TRAFFIC SOLUTIONS INC</b> SIN041623	GEN	ANNUAL 2024/2025 SIGN MAINTENANCE	4,700.00
Total For: ALL TRAFFIC SOLUTIONS INC			4,700.00
<b>002320 AREA LANDSCAPE SUPPLY</b> 2089261	GEN	GRANITE @WOLF RD BRIDGE	210.00
Total For: AREA LANDSCAPE SUPPLY			210.00
<b>004654 ARX PERIMETERS LLC</b> 2255	GEN	CRASH BARRIERS	5,085.00
Total For: ARX PERIMETERS LLC			5,085.00
<b>001706 AT&amp;T</b> 8310013879171 24/7-	GEN	ALARM LINE @VH	92.74
Total For: AT&T			92.74
<b>003835 AUSTIN TYLER CONSTRUCTION INC</b> 2429-01	GEN	2024 ROADWAY MAINTENANCE PROJECT PAY REQUEST#1	1,193,000.30
Total For: AUSTIN TYLER CONSTRUCTION INC			1,193,000.30
<b>004803 BARNES &amp; THORNBURG LLP</b> 3287540	GEN	CHLORIDE COMPLIANCE & PERMIT ASSISTANCE	3,071.50
Total For: BARNES & THORNBURG LLP			3,071.50
<b>001651 BAXTER &amp; WOODMAN INC</b> 0261190	GEN	NPDES- COMPLIANCE ASSISTANCE	2,442.50
Total For: BAXTER & WOODMAN INC			2,442.50
<b>002044 BILL'S LAWN MAINTENANCE AND</b> 199759	GEN	INSTALL SMALL SWALE-10053 CROFT LN	750.00
Total For: BILL'S LAWN MAINTENANCE AND			750.00
<b>MISC BOB TROESTER</b> 11556	GEN	DIRT REMOVAL AND LABOR PAID BY HOMEOWNER FOR CULVERT	875.00
Total For: BOB TROESTER			875.00
<b>001578 BRANIFF COMMUNICATIONS, INC.</b> 0035530	GEN	EMERGENCY SIREN REPAIR @LOCUST/JOHNSON	1,213.60
Total For: BRANIFF COMMUNICATIONS, INC.			1,213.60
<b>004689 BS&amp;A SOFTWARE</b> 155835	GEN	SERVICE FEE-PERMIT APPL SUBMISSIONS	357.00
Total For: BS&A SOFTWARE			357.00
<b>004828 BUCKNER, CRAIG</b> 082524	GEN	COUNTRY MARKET ENTERTAINMENT	100.00
Total For: BUCKNER, CRAIG			100.00
<b>001952 CARROLL CONSTRUCTION SUPPLY</b> FR125844	GEN	ACID BRUSH @WOLF RD BRIDGE	11.99
FR126117	GEN	LIFTING STRAPS	81.09
Total For: CARROLL CONSTRUCTION SUPPLY			93.08
<b>000225 CARROLL/JONATHAN</b> 2725131	GEN	REIMBURSEMENT @VEHICLE SERVICE TRAINING	202.00
Total For: CARROLL/JONATHAN			202.00
<b>001278 CHICAGO TRIBUNE</b> 7650387	GEN	LEGAL AD FOR 9423 W LA GRANGE RD - CURRIE MOTORS	55.50
7672751	GEN	LEGAL AD FOR 219 PACIFIC STREET	37.50
Total For: CHICAGO TRIBUNE			93.00
<b>CD REFUND CHRIS SHEFTS</b> P23-00074	GEN	BLB24-0019/23308 JACKSON BR	1,000.00
P23-00074	GEN	BPT24-0019/23308 JACKSON BR	500.00
PLS24-0024	GEN	REFUND PERMIT FEES	125.00
Total For: CHRIS SHEFTS			1,625.00



INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>004035 CITYTECH USA INC</b> 4387	GEN	MUNI GOVT RESEARCH SITE	390.00
Total For: CITYTECH USA INC			<u>390.00</u>
<b>004819 CLARK BAIRD SMITH LLP</b> 379	GEN	EMPLOYEE MATTERS	656.25
Total For: CLARK BAIRD SMITH LLP			<u>656.25</u>
<b>004745 CLESENS INC</b> 17068-00	GEN	HERBICIDE/SPRAYER @TREE TRIMMING	447.24
Total For: CLESENS INC			<u>447.24</u>
<b>003098 CNG</b> 0926853	GEN	ANNUAL PHONE RENEWAL - 8/1/24 THRU 7/31/25	2,850.00
Total For: CNG			<u>2,850.00</u>
<b>002305 COLLEGE OF DUPAGE</b> 16384	GEN	TASER CLASS - BEATTIE/GRAFF/SCHUERG	297.00
Total For: COLLEGE OF DUPAGE			<u>297.00</u>
<b>003067 COMCAST CABLE</b>			
8771201490042193240	GEN	20602 LW LN - INTERNET	135.85
8771201490046194240	GEN	INTERNET @VH	215.39
8771201490356437240	GEN	20538 LINCOLNWAY - RGNL	320.81
8771201490500240240	GEN	1025 LAMBRECHT- BLDG	142.95
8771201490500315240	GEN	601 PRESTWICK- CAMERA WIFI	142.95
8771201490500422240	GEN	23031 S 80TH AVE- WELL 13/14	142.95
Total For: COMCAST CABLE			<u>1,100.90</u>
<b>001013 COMMONWEALTH EDISON CO</b>			
1383359000 24/7-16	GEN	2 SMITH ST (PARKING LOT)	78.62
1620682222 24/07-11	GEN	1025 LAMBRECHT- BLDG	64.44
2270651222 24/7-20	GEN	STREETLIGHTS	5,782.07
4009532000 24/6-7	GEN	STREETLIGHTS 5/1-5/31/2024	1,139.18
4009532000 24/7-9	GEN	STREETLIGHTS 5/31-7/1/2024	2,784.59
4686805000 24/07-11	GEN	23031 S 80TH- WELL 13/14	4,362.29
9541634000 24/07-11	GEN	460 OHIO- WPS	2,433.00
Total For: COMMONWEALTH EDISON CO			<u>16,644.19</u>
<b>004977 CONCRETE PLUS, LLC</b> 3317	GEN	CULVERT PIPE PURCHASE FROM NORWALK TANK	529.80
Total For: CONCRETE PLUS, LLC			<u>529.80</u>
<b>003041 CONSTELLATION NEW ENERGY INC</b>			
707605-1 24/07-09	GEN	20538 LAGRANGE- RGNL	17,576.71
707605-10 24/07-09	GEN	20248 GRACELAND- WELL 15/16	4,931.49
707605-11 24/07-02	GEN	22656 LAGRANGE- JC L-STN	555.35
707605-12 24/07-11	GEN	422 SPRUCE- NPS	1,172.95
707605-14 24/07-02	GEN	9209 GULFSTREAM- INDUSTRY LSTN	68.53
707605-16 24/07-08	GEN	850 OVERLOOK L-STN	58.94
707605-17 24/07-04	GEN	21841 ELSNER TOWER	29.35
707605-18 24/07-08	GEN	IRONWOOD/CHARMAIN L-STN	93.56
707605-19 24/07-12	GEN	9194 GULFSTREAM- AIRPORT L-STN	35.05
707605-2 24/07-03	GEN	730 TANGLEWOOD- WELL 4	3,571.41
707605-21 24/7-11	GEN	429 NEBRASKA ST (POND)	466.13
707605-22 24/07-11	GEN	524 CENTER RD	1,305.56
707605-24 24/07-08	GEN	STONEBRIDGE/BASSWOOD L-STN	30.14
707605-3 24/07-09	GEN	20327 LAGRANGE- HCPS	2,921.02
707605-4 24/07-09	GEN	601 PRESTWICK- WELL 17	2,286.00
707605-6 24/07-11	GEN	22801 WOLF RD- WELL 11/12	7,447.51
707605-8 24/07-02	GEN	1040 S BUTTERNUT L-STN	44.43
707605-9 24/07-11	GEN	8847 LINCOLN HWY- WELL 10	5,783.04
Total For: CONSTELLATION NEW ENERGY INC			<u>48,377.17</u>
<b>004398 CORE &amp; MAIN LP</b>			
V196504	GEN	PVC PIPE @YANKEE RIDGE STORM DRAIN REPAIR	100.00
V201258	GEN	(3) 2" METERS & FLANGES	4,755.00
V203694	GEN	METER CONNECTORS/WASHERS	168.00
Total For: CORE & MAIN LP			<u>5,023.00</u>
<b>001129 CRAWFORD SUPPLY GROUP</b> S020436105	GEN	FAUCETS @BATHROOMS-GREEN	430.68
Total For: CRAWFORD SUPPLY GROUP			<u>430.68</u>

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>004665 CULTIVATE GEOSPATIAL SOLUTIONS</b>			
VOFGIS25	GEN	GIS SUPPORT - JUNE 24	8,333.00
Total For: CULTIVATE GEOSPATIAL SOLUTIONS			8,333.00
<b>001022 CURRIE MOTORS</b>			
143627	GEN	WIPERS, JET KIT P-21	52.25
143677	GEN	WINDOW SWITCH @PD	85.91
639004	GEN	STEERING GEAR & SHAFT RPMT- U1	4,324.50
Total For: CURRIE MOTORS			4,462.66
<b>002332 DIXON ENGINEERING INC</b>			
24-0621	GEN	STANDPIPE REPAINTING- DE	1,500.00
Total For: DIXON ENGINEERING INC			1,500.00
<b>004859 DORNAN, THOMAS J.</b>			
08182024	GEN	COUNTRY MARKET ENTERTAINMENT	250.00
Total For: DORNAN, THOMAS J.			250.00
<b>001848 E Z DUZ IT PRODUCTS INC</b>			
11076	GEN	TOILET PAPER @VH	1,063.00
11078	GEN	KLEENEX, PAPER TOWELS, SOAP	457.00
Total For: E Z DUZ IT PRODUCTS INC			1,520.00
<b>001901 E.F.R. FIRE EQUIP. CO., INC.</b>			
46057	GEN	FIRE EXTINGUISHER SERVICE @VH	155.00
46058	GEN	FIRE EXTINGUISHER SERVICE @CHAMBER	85.00
46059	GEN	FIRE EXTINGUISHER SERVICE @PW VEHICLES	1,367.48
46060	GEN	FIRE EXTINGUISHER SERVICE @MUSEUM	75.00
46061	GEN	ANNUAL FIRE EXTINGUISHER MNTC	841.00
46062	GEN	FIRE EXTINGUISHER SERVICE @PD VEHICLES	443.50
Total For: E.F.R. FIRE EQUIP. CO., INC.			2,966.98
<b>004310 ELINEUP LLC</b>			
1496	GEN	ANNUAL RENEWAL 8/25/24 THRU 8/25/25	350.00
Total For: ELINEUP LLC			350.00
<b>003819 EMPLOYEE BENEFITS CORPORATION</b>			
4535674	GEN	BENEFITS CARD ADMINISTRATION - JULY 24	445.00
Total For: EMPLOYEE BENEFITS CORPORATION			445.00
<b>004673 EUROFINS ENVIRONMENT TESTING</b>			
5000136269	GEN	SAMPLE TESTING- RGNL	100.00
5000136411	GEN	SAMPLE TESTING- RGNL	165.50
Total For: EUROFINS ENVIRONMENT TESTING			265.50
<b>001981 EXCEL ELECTRIC INC</b>			
129550	GEN	STREET LIGHT RELOCATION @KANSAS ST	2,347.71
129565	GEN	STREETLIGHT KNOCKDOWN REPAIR @116TH ST	6,626.00
129566	GEN	SPIDER BOX REPAIR @DOWNTOWN	969.81
129604	GEN	STREETLIGHT REPAIR	924.87
129611	GEN	STREETLIGHT REPAIR	548.02
129626	GEN	STREETLIGHT REPAIR	280.80
Total For: EXCEL ELECTRIC INC			11,697.21
<b>001801 FLOWER COTTAGE/THE</b>			
07/02/2024	GEN	SYMPATHY FLOWERS	300.00
Total For: FLOWER COTTAGE/THE			300.00
<b>001102 FRANKFORT POST OFFICE</b>			
PRMT130-1467873 082	GEN	W/S BILLS-AUGUST 2024	3,000.00
Total For: FRANKFORT POST OFFICE			3,000.00
<b>004829 FROSCH, JACKSON</b>			
082524	GEN	COUNTRY MARKET ENTERTAINMENT	200.00
Total For: FROSCH, JACKSON			200.00
<b>003392 G COOPER OIL COMPANY INC</b>			
937797	GEN	WINDSHIELD SOLVENT	211.61
937987	GEN	PROPANE FILL	25.53
Total For: G COOPER OIL COMPANY INC			237.14
<b>001091 GALLAGHER MATERIALS CORP</b>			
24212GE*01	GEN	DOWNTOWN PARKING LOTS -2 SMITH & 11/19 WHITE ST	425,252.29
Total For: GALLAGHER MATERIALS CORP			425,252.29



INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>004630 GAS N WASH LAGRANGE</b>			
4498	GEN	CAR WASHES-JUNE 2024	20.00
4499	GEN	CAR WASHES - JUNE 2024	765.00
Total For: GAS N WASH LAGRANGE			785.00
<b>004419 GBJ SALES LLC</b>			
5444	GEN	WIPES, GLOVES, ENZYMES	413.70
Total For: GBJ SALES LLC			413.70
<b>004018 GEMPLER'S</b>			
4586649	GEN	SAFETY SHIRTS	79.98
4586986	GEN	SAFETY SHIRTS	79.98
4589249	GEN	SAFETY SHIRTS	119.97
Total For: GEMPLER'S			279.93
<b>001505 GRAINGER</b>			
9174014515	GEN	DEHUMIDIFIERS (2)- WELLS	952.04
Total For: GRAINGER			952.04
<b>004708 GRAY/DONALD</b>			
10192024	GEN	ENTERTAINMENT FOR SCARY AT THE PRAIRIE	375.00
Total For: GRAY/DONALD			375.00
<b>001073 HACH COMPANY</b>			
14094894	GEN	COLORIMETERS- MAINTENANCE	1,834.40
Total For: HACH COMPANY			1,834.40
<b>003429 HAWKINS INC</b>			
6814910	GEN	CHLORINE CYLINDERS- WELLS	5,955.99
6821257	GEN	HSA- WELLS	1,618.68
Total For: HAWKINS INC			7,574.67
<b>001120 HERITAGE FS INC</b>			
35016433	GEN	GENERATOR DIESEL REFILL- L-STN	508.10
35016497	GEN	GENERATOR DIESEL REFILL-WELLS	952.23
35016539	GEN	DIESEL	2,628.69
35016612	GEN	DIESEL	2,889.62
Total For: HERITAGE FS INC			6,978.64
<b>004289 HI VIZ INC</b>			
12399	GEN	SOLAR WARNING LIGHTS, BREAK AWAY BASES @TRAFFIC SIGNS	2,400.00
12446	GEN	BLADE HOLDER, BASES @STREET NAME SIGNS @CONN HILLS/NE	8,888.00
Total For: HI VIZ INC			11,288.00
<b>002851 HOME DEPOT CREDIT SERVICES</b>			
0970292	GEN	BUCKET, ROLLER, POLE @WEED SPRAYING	22.22
0970304	GEN	DRAINAGE GRATE, ALL PURPOSE CLEANER @VH	23.13
0974335	GEN	PAINTING SUPPLIES- SEASONAL EMP	192.42
1973641	GEN	WEED KILLER- 524 CENTER	96.49
1974001	GEN	SAFETY GLASSES- CRANE TRUCK	39.87
2970195	GEN	BRUSHES, PAINT, ROLLER FRAMES	134.39
2973968#	GEN	PAINTING SUPPLIES- WELL 5	55.62
3970187	GEN	DRAIN PIPE RPRS- 20632 ACORN RDG	21.29
3973927	GEN	PAINT PAIL LINERS, ROLLER TRAY, BRUSHES @STREET NAME	213.62
3973936	GEN	CHISEL, PRY BAR	25.94
4974218	GEN	POTTING MIX @DOWNTOWN FLOWERS	278.64
5973525	GEN	VALVE RPMT SUPPLIES- HARLEM	70.20
5973840	GEN	PAINTING SUPPLIES- WELL 5	201.80
5973844*	GEN	CONNECTING LINKS @SAFETY FENCE -GRAINERY TOWER	110.10
5974173	GEN	FITTINGS, ELBOWS, COUPLINGS @SIDEWALK REPAIR	27.46
5974189	GEN	WEED KILLER SPRAY, POTTING MIX @DOWNTOWN FLOWERS	190.51
5974821	GEN	TOP SOIL @STORM DRAIN REPAIR	28.70
6970405	GEN	CARBON MONOXIDE DETECTOR	56.97
6973484	GEN	SCREWS, HAMMAR DRILL BIT, ANCHOR @WOLF RD BRIDGE	28.62
6973485	GEN	HAMMAR DRILL/DRIVER @WOLF RD BRIDGE	299.00
6974804	GEN	FLOWERS @BLUE GRASS FEST	506.40
6974807	GEN	WOOD SCREWS, DOWEL, DRILL BITS @PARKING LOT PILLAR	58.53
7970067	GEN	SUMP PUMP- WELL 10	241.53
7974100	GEN	AED BATTERIES- 524 CENTER	51.74
8974062	GEN	WATER/GATORADE- SEASONAL EMP	55.80
8974409	GEN	SIDING REPLACEMENT- WELL 5	245.94
8974412	GEN	RATCHET TIE DOWN	9.97
8974435	GEN	CHLORINATION TABLETS- RGNL	422.97
Total For: HOME DEPOT CREDIT SERVICES			3,709.87

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>004688 HOMER INDUSTRIES</b> S216050	GEN	MULCH @DOWNTOWN	1,625.00
Total For: HOMER INDUSTRIES			<u>1,625.00</u>
<b>002930 ILEAS</b> DUES13127	GEN	ANNUAL MEMBERSHIP 7/1/24 THRU 6/30/25	120.00
Total For: ILEAS			<u>120.00</u>
<b>001419 INTERSTATE BATTERIES</b> 349746	GEN	BATTERY	156.06
Total For: INTERSTATE BATTERIES			<u>156.06</u>
<b>004584 ISOLVED BENEFIT SERVICES</b> I138942613	GEN	COBRA ADMINISTRATION - SEPT 24	42.63
Total For: ISOLVED BENEFIT SERVICES			<u>42.63</u>
<b>004288 JEWEL</b> 00668933	GEN	WATER FOR PREP TEST CLASSES	6.98
00808001	GEN	WATER FOR BLUE GRASS FEST	14.20
Total For: JEWEL			<u>21.18</u>
<b>002224 JEWEL</b> 00668615	GEN	FOOD/HYDRATION-STORM CLEANUP	119.92
Total For: JEWEL			<u>119.92</u>
<b>003845 JOHN DEERE FINANCIAL</b> 11919063	GEN	BLADE BOLT, LOCK NUT, WASHER	234.15
Total For: JOHN DEERE FINANCIAL			<u>234.15</u>
<b>004454 JOHNSON CONTROLS SECURITY SOL</b> 40357054	GEN	ALARM LINE-123 KANSAS ST	148.50
Total For: JOHNSON CONTROLS SECURITY SOL			<u>148.50</u>
<b>003509 K BROTHERS FENCE INC</b> 112878	GEN	FENCE INSTALLATION @SMITH ST PARKING LOT	6,273.00
Total For: K BROTHERS FENCE INC			<u>6,273.00</u>
<b>004136 LANDSCAPE SUPPLY INC</b> 2023-618	GEN	550 CEDAR LANE- LANDS REST	82.00
2023-625	GEN	22 MCDONALD- LANDS REST	420.00
2023-627	GEN	20 N MAPLE- LANDS REST	1,344.00
2023-628	GEN	718 SHERLOCK-LANDS REST	698.00
2023-629	GEN	114 KANSAS- LANDS REST	99.00
2023-631	GEN	22720 FIELDSTONE- LANDS REST	320.00
2024-142	GEN	SIDEWALK REPAIR @STOLL RD	1,400.00
2024-143	GEN	SIDEWALK REPAIR @PEMBROOK DR	630.00
2024-144	GEN	CURB REPAIR @OREGON ST	500.00
2024-145	GEN	GRAPPLE BUCKET @SKID STEER	2,799.00
2024-147	GEN	STORM DEBRIS HAUL AWAY	4,387.50
2024-619	GEN	FARMSTEAD & STBRIDGE- PATCH REST	7,370.00
2024-620	GEN	733 STONEBRIDGE- PATCH REST	7,150.00
2024-621	GEN	729 STONEBRIDGE- PATCH REST	1,100.00
2024-622	GEN	49 ELWOOD- PATCH REST	770.00
2024-623	GEN	729 STONEBRIDGE- PATCH REST	3,080.00
2024-624	GEN	112 KANSAS ST- PATCH REST	440.00
2024-626	GEN	114 KANSAS- CURB & GUTTER	1,477.50
2024-630	GEN	FARMSTEAD & STBRIDGE- LANDS REST	1,049.85
2024-632	GEN	204 LINDEN- SWALK REPAIR	1,160.00
2024-633	GEN	8056 WESTPORT- CURB RPLMT	58.00
2024-634	GEN	22720 FIELDSTONE- DWAY RPCMT	2,025.00
Total For: LANDSCAPE SUPPLY INC			<u>38,359.85</u>
<b>003997 LAUTERBACH &amp; AMEN LLP</b> 93350	GEN	AUDIT FEES FY24	25,000.00
Total For: LAUTERBACH & AMEN LLP			<u>25,000.00</u>
<b>003002 MAHONEY, SILVERMAN &amp; CROSS LLC</b> 69044	GEN	ATTORNEY FEES RENDERED THROUGH 06/30/2024	12,712.50
Total For: MAHONEY, SILVERMAN & CROSS LLC			<u>12,712.50</u>

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>001024 MASTER AUTOMOTIVE SUPPLY</b>			
15030-144362	GEN	THREAD LOCKS	54.58
15030-144395	GEN	REFRIGERANT	289.99
15030-144411	GEN	WHEEL WEIGHTS	115.89
15030-144428	GEN	WHEEL WEIGHTS	43.22
15030-144475	GEN	BRAKE PADS, ROTOR P-14	292.92
15030-144480	GEN	ROTOR P-14	164.66
15030-144749	GEN	OIL FILTER, AIR FILTER @A-3	15.73
15030-144999	GEN	GLUE @FOUNTAIN LIGHTS	27.29
Total For: MASTER AUTOMOTIVE SUPPLY			1,004.28
<b>001969 MATTHUIS TRUCKING INC</b>			
3589	GEN	ROADMIX	262.85
3590	GEN	22.37 TONS CA-7	262.85
3602	GEN	45.22 TONS CA07	531.34
Total For: MATTHUIS TRUCKING INC			1,057.04
<b>004978 MCCANN, GEORGE</b>			
211407300	001/012 GEN	2007-2023 TAX REBATE	1,682.05
Total For: MCCANN, GEORGE			1,682.05
<b>004887 MCMaster-CARR SUPPLY COMPANY</b>			
27143173	GEN	D-RINGS @ST-24	23.17
28785745	GEN	MARKING TAPE AT @STREET NAME SIGN OLD STONE VILLAGE	62.86
Total For: MCMaster-CARR SUPPLY COMPANY			86.03
<b>002683 METRO POWER INC</b>			
14720	GEN	ANNUAL LB TEST- GENERATORS	4,450.00
14742	GEN	GENERATOR TESTING @VH @PD	1,400.00
14743	GEN	GENERATOR MAINTENANCE- WELLS	4,350.00
14744	GEN	GENERATOR SERVICE- WELL 10	418.24
Total For: METRO POWER INC			10,618.24
<b>002212 MIDDLETON OVERHEAD DOORS</b>			
1006367	GEN	DOOR SERVICE- RGNL	540.05
Total For: MIDDLETON OVERHEAD DOORS			540.05
<b>000249 MIRELES/CESAR</b>			
299594	GEN	APPRECIATION LUNCH FOR STORM CLEANUP	506.52
Total For: MIRELES/CESAR			506.52
<b>000340 MISEK/MARK E</b>			
179404	GEN	REIMBURSEMENT - ANNIVERSARY AWARD	145.60
Total For: MISEK/MARK E			145.60
<b>001050 NICOR GAS</b>			
02281548525	24/07-1 GEN	22801WOLF RD- WELL 11/12	303.08
08567910008	24/07-1 GEN	8847 W LINCOLN HWY- WELL 10	44.14
42177014190	24/07-1 GEN	524 CENTER RD	150.40
56723949717	24/07-1 GEN	20538 LAGRANGE- RGNL	165.94
61691220000	24/07-2 GEN	460 OHIO- WPS	4.33
64425289374	24/7-18 GEN	2 N WHITE ST	139.95
64669780781	24/07-1 GEN	422 SPRUCE- NPS	151.79
83651240448	24/07-1 GEN	601 PRESTWICK- WELL 17	83.92
92252770240	24/07-1 GEN	23031 S 80TH- WELL 13/14	86.64
Total For: NICOR GAS			1,130.19
<b>001026 NU-WAY DISPOSAL SERVICE, INC.</b>			
2024/7	GEN	6898 GARBAGE/RECYCLING SERVICE-JULY 2024	149,545.71
8900621	GEN	20YD EXCHANGE 6/25	460.00
Total For: NU-WAY DISPOSAL SERVICE, INC.			150,005.71
<b>004421 ODP BUSINESS SOLUTIONS LLC</b>			
375489583001	GEN	BATTERY BACKUP FOR SERVER	192.91
Total For: ODP BUSINESS SOLUTIONS LLC			192.91
<b>001373 ORKIN PEST CONTROL</b>			
259728471	GEN	PEST CONTROL @PD 5/23	208.99
259785240	GEN	PEST CONTROL @PD 7/17	208.99
Total For: ORKIN PEST CONTROL			417.98
<b>004844 PACE SYSTEMS INC</b>			
IN00060121	GEN	SCHEDULER SOFTWARE ANNUAL - 8/7/24-8/7/25	2,240.00
Total For: PACE SYSTEMS INC			2,240.00



INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>004416 PARK HARDWARE #16759</b>			
010723	GEN	WATER SOFTENER SALT @PD	26.97
010724	GEN	FAUCET CONNECTOR @PD	17.98
010745	GEN	409 SPRAY, HAND SOAP, FEBREZE @PD	55.91
010758	GEN	CLEANER	13.98
010764	GEN	DUCT TAPE	35.96
010773	GEN	WASHERS, BOLTS @CHIPPER REPAIR	4.20
010785	GEN	BUSHINGS @CHIPPER	7.60
010787	GEN	DISPOSABLE GLOVES, ANT CONTROL	48.97
010795	GEN	LYSOL, FEBREZE, AIR FRESHENER @PD	68.90
010803/3	GEN	MOSQUITO REPELLENT	14.99
010814	GEN	DISPOSABLE GLOVES	19.99
010815	GEN	BUCKET	6.99
010834	GEN	SPRAY PAINT, PLANT FOOD @PD	94.95
010835	GEN	SPRAY GRIP HANDLE FOR SPRAY PAINT	12.99
Total For: PARK HARDWARE #16759			430.38
<b>001010 PETTY CASH</b>			
24/08-9435	GEN	PETTY CASH	189.66
Total For: PETTY CASH			189.66
<b>001027 PHILLIP'S CHEVROLET INC</b>			
433602	GEN	DEF- U11	694.86
Total For: PHILLIP'S CHEVROLET INC			694.86
<b>001498 POLICE CHIEFS ASC-WILL COUNTY</b>			
2024/07/18-LANZ	GEN	NEW MEMBERSHIP - DC LANZ	50.00
Total For: POLICE CHIEFS ASC-WILL COUNTY			50.00
<b>003640 PRECISE TREE CARE</b>			
273187	GEN	TREE REMOVAL @OREGON ST	1,425.00
Total For: PRECISE TREE CARE			1,425.00
<b>002480 PROVEN BUSINESS SYSTEMS</b>			
1200657	GEN	TOSHIBA/ESTUDIO 6570CT	215.41
1204037	GEN	XEROX/C8145 CONTRACT CLICK CHARGE 6/29/24-7/28/24	38.45
1206468	GEN	CANON/DX527IFZ	77.69
Total For: PROVEN BUSINESS SYSTEMS			331.55
<b>003394 PUBLIC SAFETY DIRECT INC</b>			
103962	GEN	DECOMMISSION SQUAD #21	1,070.00
Total For: PUBLIC SAFETY DIRECT INC			1,070.00
<b>003390 RAGAN COMMUNICATIONS INC</b>			
30569	GEN	6 SQUAD SPEAKERS	446.69
Total For: RAGAN COMMUNICATIONS INC			446.69
<b>004266 RAMIRO GUZMAN LANDSCAPING INC</b>			
09203	GEN	HARLEM AVE MEDIAN MAINTENANCE JUNE 2024	1,250.00
09229	GEN	HARLEM AVE MEDIAN MAINTENANCE JULY 2024	1,250.00
09230	GEN	JULY LAWN MOWING	19,052.60
Total For: RAMIRO GUZMAN LANDSCAPING INC			21,552.60
<b>004412 RED WING SHOES</b>			
20240726007865	GEN	BOOTS -CM	175.00
Total For: RED WING SHOES			175.00
<b>004329 RITTERTECH</b>			
E06247-001	GEN	HYDRAULIC LINE @SKID STEER	99.23
Total For: RITTERTECH			99.23
<b>004106 RUSH TRUCK CENTERS OF IL INC</b>			
3038086933	GEN	THERMOSTAT ASSEMBLY, CLAMPS @ST-25	395.90
Total For: RUSH TRUCK CENTERS OF IL INC			395.90
<b>005003 RUSSO'S POWER EQUIPMENT INC</b>			
SPI20740760	GEN	CHAIN OIL, FUEL	301.88
SPI20742814	GEN	AIR FILTER- CHAIN SAW	2.99
SPI20745766	GEN	FUEL & CHAINSAW CHAINS @STORM DAMAGE	301.91
SPI20749985	GEN	EXHAUST GASKET @ LEAF BLOWER/POLE SAW REPAIR	7.97
Total For: RUSSO'S POWER EQUIPMENT INC			614.75
<b>003812 S &amp; J DOOR INC</b>			
16425	GEN	DOOR REPAIR @GREEN BATHROOMS	170.00
16449	GEN	DOOR SERVICE- WELL 13/14	2,160.00
Total For: S & J DOOR INC			2,330.00

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>002266 S &amp; S MECHANICAL SERV-ATCO</b>			
16864	GEN	AIR CONDITIONER REPAIR @ CHAMBER	1,595.00
16883	GEN	A/C PTAC SERVICE- WELL 13/14	195.00
16887	GEN	HVAC SERVICE- RGNL	1,040.00
16903	GEN	DISCONNECT & FUSES- WELL 10	962.42
16960	GEN	DEHUMIDIFIER SERVICE- WELL 13/14	390.00
Total For: S & S MECHANICAL SERV-ATCO			4,182.42
<b>004445 SAME DAY TEES</b>			
53877	GEN	FISHING DERBY SHIRTS	532.50
Total For: SAME DAY TEES			532.50
<b>003768 SCHILLING</b>			
813411	GEN	TREATED LUMBER @STREET SIGN REPAIR	144.86
816249	GEN	TREATED LUMBER @STREET NAME SIGNS	144.86
Total For: SCHILLING			289.72
<b>004147 SCOTT/KEITH</b>			
09082024	GEN	COUNTRY MARKET ENTERTAINMENT	300.00
Total For: SCOTT/KEITH			300.00
<b>004470 SHAUGHNESSY &amp; ASSOCIATES</b>			
202400141	GEN	POLYGRAPH FOR CSO - JOSEPH MCCARTHY	250.00
20240037	GEN	POLYGRAPH - SCHUERG/BEATTIE	500.00
20240052	GEN	POLYGRAPH - GRAFF/FOX	500.00
20240070	GEN	POLYGRAPH - MILLER/CAPPELLETTI/WICK	750.00
Total For: SHAUGHNESSY & ASSOCIATES			2,000.00
<b>UB REFUND SHENANDOAH OF FRANKFORT</b>			
207-1361-01-01	GEN	UB REFUND FOR ACCOUNT: 207-1361-01-01	1,551.42
Total For: SHENANDOAH OF FRANKFORT			1,551.42
<b>001310 SHERWIN-WILLIAMS</b>			
3668-0	GEN	PAINT @STREET NAME SIGNS @HERITAGE KNOLLS	104.28
4692-9	GEN	PAINT @STREET NAME SIGNS	56.08
Total For: SHERWIN-WILLIAMS			160.36
<b>004616 SIGN &amp; PICTORIAL ART</b>			
901528	GEN	STREET NAME SIGNS	572.00
901533	GEN	STREET NAME SIGNS @LAKEVIEW ESTATES	1,412.00
Total For: SIGN & PICTORIAL ART			1,984.00
<b>CD REFUND SILVERLINE BUILDERS</b>			
P23-00033	GEN	BPT24-0016/23123 FIVE OAKS DR	500.00
P23-00033	GEN	BLB24-0016/23123 FIVE OAKS DR	1,000.00
Total For: SILVERLINE BUILDERS			1,500.00
<b>004128 SOUTHSIDE COLLISION</b>			
VOF-MALIBU	GEN	VEHICLE REPAIR P-14	215.92
Total For: SOUTHSIDE COLLISION			215.92
<b>004815 STANTEC CONSULTING SERVICES INC</b>			
2263246	GEN	PRAIRIE PARK AREA MANAGEMENT	3,381.71
Total For: STANTEC CONSULTING SERVICES INC			3,381.71
<b>002912 STAPLES ADVANTAGE</b>			
7001364441	GEN	OFFICE SUPPLIES	453.46
7001555540	GEN	OFFICE SUPPLIES	161.92
Total For: STAPLES ADVANTAGE			615.38
<b>CD REFUND STEPHEN BRISCO</b>			
P23-00040	GEN	BLB24-0005/8701 STONE CREEK BLVD	1,000.00
P23-00040	GEN	BPT24-0005/8701 STONE CREEK BLVD	500.00
Total For: STEPHEN BRISCO			1,500.00
<b>004076 SUNSET SEWER &amp; WATER INC</b>			
2024-260	GEN	S SEWER INLET RPLCMT FROM WM BREAK	5,817.88
Total For: SUNSET SEWER & WATER INC			5,817.88
<b>004383 SUPERIOR PUMPING SERVICES LLC</b>			
3510	GEN	DISC AERATOR MOTOR RPRS- RGNL	435.00
3514	GEN	PUMP SERV- RGNL	1,560.00
3526	GEN	WET WELL PUMP RPRS- RGNL	2,470.00
3533	GEN	TRANSDUCER RPR- BUTTERNUT L-STN	3,491.25
Total For: SUPERIOR PUMPING SERVICES LLC			7,956.25

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>001118 T.R.L. TIRE SERVICE</b>			
35220	GEN	TIRES @PD	1,190.50
Total For: T.R.L. TIRE SERVICE			<u>1,190.50</u>
<b>001630 TERMINAL SUPPLY CO.</b>			
50440-00	GEN	SCREWS, NUTS, WASHERS	211.37
50440-01	GEN	WASHERS- VEHICLES	27.74
50630	GEN	FUSES, SCREWS, CABLE TIES	513.25
50859	GEN	DRILL BIT	36.80
Total For: TERMINAL SUPPLY CO.			<u>789.16</u>
<b>004270 THE COP FIRE SHOP</b>			
215674	GEN	VEST COVER #325	170.00
215777	GEN	HALF MOLLE - VEST FOR SMITH	170.00
Total For: THE COP FIRE SHOP			<u>340.00</u>
<b>004754 THOMAS FLEMING COMPANY</b>			
1316	GEN	FLAG POLE REPAIR @524 CENTER	525.00
Total For: THOMAS FLEMING COMPANY			<u>525.00</u>
<b>001039 THOMPSON ELEVATOR INSP SERV</b>			
24-1447	GEN	PLAN REVIEWS 11887 COQUILLE DR	200.00
24-1473	GEN	PLAN REVIEW 8860 W ST FRANCIS RD	100.00
Total For: THOMPSON ELEVATOR INSP SERV			<u>300.00</u>
<b>001713 TRI-R SYSTEMS INCORPORATED</b>			
006106	GEN	TRANSFORMER/C BREAKER RPRS- JC LSTN	2,265.00
006107	GEN	NP TANK SERVICE- RGNL	510.00
006108	GEN	TRANSDUCER RPCMT- WELL 17	3,420.00
006109	GEN	SCADA SYST REPAIRS- WELL 10	1,530.00
Total For: TRI-R SYSTEMS INCORPORATED			<u>7,725.00</u>
<b>002852 TRI-STATE CUT STONE &amp; BRICK CO</b>			
SI0092470	GEN	GRANITE BOULDERS @NEW PARKING LOT PILLARS	3,442.00
SI0093425	GEN	GRANITE @DOWNTOWN PIER	825.00
SI0093426	GEN	MASONRY CLEANER @SMITH ST PARKING LOT	25.02
Total For: TRI-STATE CUT STONE & BRICK CO			<u>4,292.02</u>
<b>001931 TRUGREEN LIMITED PARTNERSHIP</b>			
191442685	GEN	FERTILIZATION @VH POND	168.48
Total For: TRUGREEN LIMITED PARTNERSHIP			<u>168.48</u>
<b>002546 UPS STORE #3864</b>			
MM1MQR90HFKBD	GEN	LAB ANALYZER CALIBRATION	116.19
Total For: UPS STORE #3864			<u>116.19</u>
<b>001756 USA BLUE BOOK</b>			
INV00410325	GEN	PHOSPHATE FEED PUMP- WELLS	2,254.94
INV00412076	GEN	DIAPRAMS- CHEMICAL FEED PUMPS	471.04
INV00412971	GEN	GASKETS- VALVE RPLMT @ SUBWAY	237.52
INV00415236	GEN	AMPULES- LAB	958.16
Total For: USA BLUE BOOK			<u>3,921.66</u>
<b>004646 VANDRIL/DEBRA M</b>			
08042024	GEN	COUNTRY MARKET ENTERTAINMENT	300.00
Total For: VANDRIL/DEBRA M			<u>300.00</u>
<b>004448 VCNA PRAIRIE LLC</b>			
891582939	GEN	22.37 TONS CA07	307.59
891589892	GEN	45.22 TONS CA07	621.78
Total For: VCNA PRAIRIE LLC			<u>929.37</u>
<b>001345 VERIZON WIRELESS</b>			
9968977304	GEN	IWIN/CELLPHONE CHARGES - JULY	1,031.25
Total For: VERIZON WIRELESS			<u>1,031.25</u>
<b>004774 VESTIS GROUP INC</b>			
6030307617	GEN	MATS @VH 7-10	64.86
6030307630	GEN	MATS @PD 7-10	52.87
6030309953	GEN	MATS @VH 7-17	64.86
6030309966	GEN	MATS @PD 7-17	52.87
6030312322	GEN	MATS @VH 7-24	64.86
6030312409	GEN	MATS @PD 7-24	52.87
Total For: VESTIS GROUP INC			<u>353.19</u>

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
<b>004683 VINCENT DARREN TYDA</b> 08112024	GEN	COUNTRY MARKET ENTERTAINMENT	300.00
Total For: VINCENT DARREN TYDA			<u>300.00</u>
<b>001192 WELSCH READY MIX INC</b> 03JUL2024-52863	GEN	CONCRETE MIX @SHERLOCK STREET SIDEWALK REPAIR	556.50
Total For: WELSCH READY MIX INC			<u>556.50</u>
<b>002259 WEST SIDE TRACTOR SALES</b> J14144	GEN	BLOWER MOTOR- BACK HOE	842.85
J14769	GEN	FILTER ELEMENTS, OIL FILTERS @END LOADER PARTS	943.12
Total For: WEST SIDE TRACTOR SALES			<u>1,785.97</u>
<b>004706 WEX BANK</b> 98506777	GEN	GASOLINE-JULY 2024	13,305.87
Total For: WEX BANK			<u>13,305.87</u>
<b>000287 ZAMBRANO/MARINA</b> 2024/07-30	GEN	SUMMER TUITION REIMBURSEMENT-MZ	1,994.99
Total For: ZAMBRANO/MARINA			<u>1,994.99</u>
Report Total:			<u>2,146,755.30</u>

FUND TOTALS:

01 GENERAL CORPORATE FUND	315,364.06
31 CAPITAL DEVELOPMENT FUND	1,641,846.78
62 SEWER & WATER OPER. & MAINT.	185,601.96
68 SEWER & WATER EXTENSION FUND	3,942.50

PAYMENT TYPE TOTALS:

ACH Transaction	150,005.71
Paper Check	1,996,749.59

Draft



**C. PLAN COMMISSION REPORT SUMMARY**

1. MAGNOLIA MASSAGE AND FACIAL SPA SPECIAL USE PERMIT FOR MASSAGE ESTABLISHMENT: 1-5 OLD FRANKFORT WAY (*Presenter: Trustee Rossi*)

Applicant Heidi Franc requests the granting of a Special Use Permit for a massage establishment to operate Magnolia Massage & Facial Spa located at 1-5 Old Frankfort Way in the H-1 Historic District. The subject property is a 2,410 square foot commercial condo unit. The proposed business plans to occupy 300 square feet (2 cubicles) within the commercial condo unit to provide massage therapy, facial, and waxing services.

At the July 11, 2024 public hearing on the project, the Plan Commission forwarded a unanimous (7-0) recommendation to the Village Board to grant the Special Use request.

***Motion: Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance granting a Special Use Permit for a massage establishment to the property located at 1-5 Old Frankfort Way, to accommodate the operation of Magnolia Massage & Facial Spa, LLC, in accordance with the reviewed plans, public testimony, and Findings of Fact, subject to the following conditions: 1) the applicant shall comply with Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments; and 2) the applicant shall obtain a Frankfort business license.***

2. CEDARHURST OF FRANKFORT - INDEPENDENT LIVING COTTAGES: 21507 WOLF ROAD (*Presenter: Trustee Rigoni*)
  - a. ***Major Change to the Planned Unit Development***
  - b. ***Final Plat Approval***

Cedarhurst of Frankfort proposes to construct 16 independent living cottages on the property of the existing Cedarhurst Senior Living facility. Each cottage will consist of two units with each unit featuring two bedrooms and a one-car garage. Designed to look and function like residential duplexes, these cottages will be leased to individuals aged 55 and older who maintain high mobility. The existing building provides assisted living and memory care for residents who require more support. The entire development is intended to function as a whole, including shared parking and amenities. The development will also be served by a new clubhouse, outdoor putting green, and a pickleball court. To accommodate the proposed development, the applicant requests approval of a Major Change to the PUD and approval of a Final Plat of Resubdivision.

At its July 25, 2024 public hearing on the project, the Plan Commission reviewed the site, architectural, landscaping, photometric, and lighting plans for the project and forwarded two unanimous (4-0) recommendations to the Village Board to approve the Major PUD Change and Final Plat with conditions.



**Motion:** *Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance approving a Major Change to the Planned Unit Development for Cedarhurst of Frankfort for the development of 16 independent living cottages, located at 21507 Wolf Road, in accordance with the reviewed plans, public testimony, and Findings of Fact, subject to the following conditions: 1) replacing the existing “grasscrete” emergency access connection to the Kohl’s parking lot with concrete, curb, and gutter; 2) parking shall be prohibited within any private drive aisle and the owner shall install “no parking, fire lane” signs at regular intervals; 3) the pickleball court and putting green shall not be equipped with any exterior illumination and the hours of use shall be restricted to 7:00 A.M. to dusk every day; and 4) final engineering approval.*

**Motion:** *Accept the Plan Commission recommendation and approve the Final Plat of Subdivision for Cedarhurst of Frankfort Consolidation, being a resubdivision of Lot 1 and Lot 2 in Cedarhurst of Frankfort, prepared by HR Green, dated 07.03.24, in accordance with the reviewed plans, and subject to any necessary technical revisions prior to recording and final engineering approval.*

Draft

# ORDINANCE NO. 34XX

## **AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MASSAGE ESTABLISHMENT TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF THE FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (MAGNOLIA MASSAGE & FACIAL SPA, LLC: 1- 5 OLD FRANKFORT WAY)**

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**WHEREAS**, an application for a Special Use Permit for certain property within the Village of Frankfort, legally described below, was filed by Magnolia Massage & Facial Spa, LLC, Applicant; and RE Frankfort, LLC, 1 Old Frankfort Way, Frankfort, Illinois 60423, Owner; and

**WHEREAS**, the Subject Property, commonly known as 1-5 Old Frankfort Way, is currently zoned H-1 Historic District with an existing Planned Unit Development (PUD); and

**WHEREAS**, the Applicant requests the granting of a Special Use Permit for a massage establishment to accommodate the operation of Magnolia Massage & Facial Spa, LLC on the Subject Property; and

**WHEREAS**, a timely Notice of Public Hearings 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 a Special Use Permit 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 a Special Use Permit for the Subject Property; and

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

**WHEREAS**, said Plan Commission forwarded a unanimous (7-0) recommendation to the Board of Trustees of the Village of Frankfort that the Subject Property be granted a Special Use Permit for a massage establishment.

**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 PERMIT**

That the following described real property to wit:

PINS: 19-09-21-411-028-1007 AND 19-09-21-411-028-1008

UNIT NUMBERS 1 AND 5 IN THE SQUARE AT OLD FRANKFORT WAY COMMERCIAL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2, AND 6 IN THE SQUARE AT OLD FRANKFORT WAY, BEING A RESUBDIVISION OF PART OF LOTS 4, 5, AND 6 IN CHARLES CLAYE'S



SUBDIVISION OF THE NORTH PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 22, 2003 AS DOCUMENT NO. R2003-307460; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 16, 2004 AS DOCUMENT NO. R2004-44190, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN WILL COUNTY, ILLINOIS, commonly known as 1-5 Old Frankfort Way, Frankfort, Will County, Illinois 60423, which is the property subject to the previously described application for a Special Use Permit, is hereby granted said Special Use Permit for a massage establishment to accommodate the operation of Magnolia Massage & Facial Spa, LLC, in accordance with the reviewed plans, public testimony, and Findings of Fact, and subject to the following conditions: 1) applicant shall comply with Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments; and 2) applicant shall obtain a Frankfort business license.

**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, currently zoned H-1 Historic District, hereby is granted a Special Use Permit for a massage establishment, as provided under this Ordinance and the Village of Frankfort Zoning Ordinance, as amended from time to time.

**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**

The Ordinance shall take effect 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

Draft



## MINUTES

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

July 11, 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, Dan Knieriem, Will Markunas, David Hogan
- Commissioners Absent:** none
- Staff Present:** Community & Economic Development Director Mike Schwarz, Senior Planner Chris Gruba, Planner Amanda Martinez, Administrative Assistant Lisa Paulus
- Elected Officials Present:** none

#### A. Approval of the Minutes from June 27, 2024

Chair Schaeffer asked for questions or comments regarding the minutes. Amanda Martinez stated the meeting minutes were amended to reflect the verbal changes to motions that were provided in the staff report for the Currie Motors public hearing.

**Motion (#1):** To approve the minutes from June 27, 2024.

Motion by: Jakubowski Seconded by: Morris

Approved: (5- 0-2) Abstained: Hogan, James

Chair Schaeffer asked members of the audience to raise their hands if they intend to provide testimony during any of the public hearings this evening. She swore in the members of the audience who raised their hands.

#### B. Public Hearing: 1-5 Old Frankfort Way – Magnolia Massage and Facial Spa (Ref. 109)

Amanda Martinez presented the staff report.

The applicant, Heidi Franc approached the podium.

Chair Schaeffer asked if Magnolia Massage and Facial Spa was Ms. Franc's first business.

The applicant stated this was her second business. Her first business is Yoga Face and Body Spa in New Lenox, along with two other owners. She stated she did not know a special use permit was needed in Frankfort since a special use permit was not needed in New Lenox. She added she understands, stating the area of downtown Frankfort is a desirable location. She felt obtaining the special use permit dampened the whole business situation.

Commissioner Hogan asked if this was a new or existing business.

Ms. Franc stated she was Originally in Yoga 360, and the spa area was failing, and the company asked her business, Yoga Face and Body Spa in New Lenox, to come in. She stated she was with Yoga 360 for a year and then they closed. She then looked for a new place, which is this location in Frankfort.

Commissioner Morris asked if there was anything in particular that brought her to Frankfort.

She stated she always thought it was beautiful here and when her son was in football she wanted to move here. She commented that Frankfort was a nice community and that with the fests around town, her clients have more to do nearby.

Chair Schaeffer asked if the applicant has already applied for a business license.

Amanda Martinez stated the business license is on file, however, the applicant still needs approval of the massage services prior to the license being issued.

**Motion (#2):** Motion to close the public hearing.

Motion by: Knieriem      Seconded by: James

Approved: (7-0)

Chair Schaeffer acknowledged the hours of the business are by appointment only. She advised the applicant that there are "use regulations" in the Code for massage establishments.

Ms. Franc agreed to comply with the code.

Chair Schaeffer asked if Commissioners had any comments regarding the use regulations.

Commissioner James stated this business's floor plan was similar to one a few months back next to Dancing Marlin. The building has a common space then massage rooms. He believed this to be similar and did not think there would be problems.

Commissioner Markunas asked what signage the business would use.

She explained she uses an A frame sign that they sometimes take out to display on the sidewalk. She advised the Commission that the Property owner Jenni would have signage on the door. She added whenever she sends confirmation reminders to her clients, she sends a note to make sure they park in the back.

Commissioner Markunas checked to confirm there would be no neon signage or anything obtrusive. The applicant confirmed.

Chair Schaeffer discussed parking, and stated she would be amenable to the adjustment, she did not believe the lot has ever been crowded or full. The Commission unanimously agreed.

**Motion (#3):** Approve an adjustment to the minimum number of required parking spaces to allow the existing 114 parking spaces on the property to serve the existing businesses and the proposed massage establishment.

Motion by: Markunas                      Seconded by: Jakubowski

Approved: (7-0)

**Motion (#4):** Recommend that the Village Board approve a Special Use Permit for a Massage Establishment to operate in the H-1 Historic District for the property located at 1-5 Old Frankfort Way, Frankfort, Illinois 60423 (PIN 19-09-21-411-028-1007 and 19-09-21-411-028-1008), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following two conditions:

- a. The applicant shall comply with Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments; and
- b. The applicant shall obtain a Business License

Motion by: James                      Seconded by: Morris

Approved: (7-0)

Chair Schaeffer stated this will go to the Village Board for further action.

### **C. Workshop: Linden Grove – 8-Lot Single Family Detached Residential Subdivision**

Christopher Gruba presented a summary of the staff report.

The applicant John Kerley approached the podium.

Mr. Kerley stated he thought the property would be a great asset to the community. He explained he was looking at twelve 75-foot lots but had gone back and forth with the engineering and came up with the eight lots. He mentioned his intention would probably be craftsman style homes, but that he would consider building other styles as well.

Commissioner Knieriem inquired about the retention pond.

Mr. Kerley stated they'll mostly be dry ponds, and that the pond will be planted with native plantings designed by a landscape architect. The perimeter of the pond above the high-water level will be grass.

Commissioner Knieriem asked if there was a mix of evergreen and leafy trees. Christopher Gruba replied yes and that the leafy trees would be 2.5 caliper inches in size. Chair Shaeffer noted that several mature preservation trees would be removed from the site, which total 80 caliper inches. She noted that Mr. Kerley would be planting replacement trees worth 70 caliper inches, leaving a deficiency of 10 caliper inches and that a cash-in-lieu payment to the Village would be required. She asked that the applicant note how many coniferous trees and how many deciduous trees will be planted, which should be reflected on the revised plans for the public hearing. She mentioned she would like to avoid visibility issues for the driveways.

Commissioner Knieriem inquired if there would be any added lighting for the subdivision. Mr. Kerley stated the existing lighting would be in place, and no additional lighting will be needed. Commissioner Markunas asked staff if there is a different regulation for street lighting due to the change of use from church to residential. Mr. Gruba stated there is no additional requirement for street lighting because the streets already exist.

Commissioner Markunas asked how many lots Mr. Kerley had started with when he first drafted the plans. Mr. Kerley replied he originally proposed 12 lots that were 75 feet wide, but the lots were widened and the retention pond was then added, resulting in 8 lots. Commissioner Jakubowski asked who will be responsible for maintaining the retention area. Mr. Kerley stated there will be an HOA to maintain the pond.



Commissioner James advised the Commission this situation was unique to have a new development and the downtown area, and to keep in mind this is setting the tone for the Borg Warner redevelopment project.

Commissioner Hogan asked if new electrical lines would be buried underground. Mr. Kerley replied yes. Commissioner Markunas discussed burying the existing overhead power lines along E. Sauk Trail. Mr. Kerley said that would be a very expensive undertaking.

Mr. Kerley inquired about feedback from the PC/ZBA about permitting lot consolidations within the subdivision.

Mike Schwarz that since this is a proposed Planned Unit Development (PUD) the Commission has the option of attaching a condition prohibiting lot consolidations if it desired to do so in order to control the size of the homes to be built.

Chair Schaeffer inquired about the possibility of a customer purchasing two adjacent lots Mr. Kerley questioned if Chair Schaeffer meant if someone chose to combine two lots to build a bigger house. Chair Schaeffer replied yes, and asked if a large house would seem out of place within the downtown. The Commission discussed and agreed that lot combinations would not negatively impact the visual aesthetics of the area.

Mr. Gruba stated the applicant will have the final draft of the CC&R's ready for the future public hearing.

Chair Schaeffer asked the Commission if anyone had concerns about lot or home sizes, and if these homes would flow with the neighboring houses. Commissioner Hogan stated the proposed homes would be approximately 2,500 square feet, and there is a nice amount of space in between each home.

Mr. Kerley stated that all of the proposed lots are at least 15,000 square feet, complying with the R-2 zone district. He added that most of his clients will want to construct a two-story home and not a ranch. A buyer asking for a ranch home is at a lower end budget. He stated that not many people are seeking to construct a million-dollar ranch; their price point is around \$500,000 because they are looking for something smaller.

Commissioner Markunas spoke regarding lot size. He stated when you have a blank slate, as is the case with this site now that the church has been demolished, that all proposed residential lots should meet Code requirements, including lot depth. He stated the lots are a little bit wider than normal, so the lots are not as deep. He did not have an issue with the

lot size. He stated a 3,000 square foot home seemed like a fairly large home for that lot size. He noted that there is not much separation between the existing homes in the area.

Chair Schaeffer stated the proposed lot depth is smaller because of the ponds and questioned whether that would limit the usefulness of backyards. She asked if shorter backyards would lead to future variation requests for things such as lot coverage.

Commissioner Markunas and Chair Schaeffer asked Mr. Kerley if the subdivision could be reduced to 6 lots. Mr. Kerley stated a lot of time and engineering has already invested in this project and that he would prefer the 8 lots as proposed.

Commissioner Morris stated that Commissioner James brought up the thought process of considering the Borg Warner redevelopment project. He added the future homes within the future Borg Warner project will likely be comparable to what Mr. Kerley is proposing. He concluded that he does not have a concern.

Commissioner James stated the open area behind the homes will help negate the appearance of overcrowding. He stated the applicant is proposing wider lots, lots of trees, and open space. Commissioner Hogan stated the Commission has previously approved lots that are wedged in.

Commissioner Markunas questioned changing the minimum square footage for a 2-story home from 3,000 square feet to 2,600 square feet as noted within the proposed CC&R's. Mr. Kerley was in agreement with that proposed change.

Mr. Gruba stated that minimum square footage of 2,600 square feet doesn't have to be in the CC&R's because it's a zoning ordinance default. He explained how the rear yard of each lot has a public utility and drainage easement of either 10' or 15' deep. Based on the footprints of the houses as illustrated on the Preliminary Plat, there may be approximately 30' between the rear of the house and the drainage easement. He mentioned that 30' may be enough space for a backyard, inground pool.

Chair Schaeffer was in agreement.

Mike Schwarz stated that the Will County GIS allows us to obtain rough measurements between the existing homes in the area for a base of reference. He indicated that based on a quick measurement, it appears that the distance between the homes along the south side of Church Street is approximately 16 feet to 22 feet.

Commissioner Knieriem asked Mr. Kerley if the subdivision would be doing any side load garages. Mr. Kerley replied yes, he has agreed to staff's suggested condition that there

would be at least one side-loaded garage on each street, and possibly more if demand is there. He stated most of these homes will be custom built.

Commissioner Knieriem asked if the Commission would need to review each new home. Mr. Gruba stated that review of each house would be performed by the Building Department, but if no variations are requested, the houses would not return to the PC/ZBA for review.

Commissioner Markunas asked why the subdivision is proposed as a PUD.

Mr. Kerley stated that it started off as a traditional development to meet the 15,000 square foot requirement. As the preliminary engineering work progressed, the area of the pond was determined, which allowed staff to calculate the net buildable area of the development. The proposed development is 2.83 dwelling units per acre, whereas 2.25 is permitted. The only way to approve a density that exceeds the Zoning Ordinance requirement is if it were granted a Special Use Permit for a PUD.

Commissioner Markunas asked if this project each house would be built per the downtown guidelines.

Mr. Gruba stated this subdivision is not technically located within the downtown boundary as illustrated within the Comprehensive Plan, but it does abut the edge of the boundary.

Mr. Schwarz stated the trade off with a PUD is design flexibility. He added that if each house was designed with elements reflective of one of the six architectural styles in the Downtown Design Guidelines, that could be considered a community benefit to help offset any requested modifications from Village standards.

Commissioner Knieriem stated he believed downtown would be pushed further east as things get knocked down and rebuilt over the next 20-30 years. Mr. Kerley replied if that is that case, it would be great to put in 70' wide lots. Chair Schaeffer stated that narrower lots could be permitted as part of a PUD. Mr. Schwarz stated the Commission would likely want to look to the surrounding homes and the requirements that were in place in the 1990's

Sean Bell, the architect for the Linden Grove project, approached the podium. He stated that the proposed homes with wider lots will have a different feel than the two new homes that were recently constructed at Nebraska Pines on Nebraska Street.

Chair Schaeffer confirmed with the Commission they were in agreement with moving forward with the lot size sizes and arrangement as proposed.

The element of using one of the 6 architectural styles listed in the Residential Design Guidelines was discussed among the Commission. Mr. Kerley stated the elevations of the custom homes would be different than the renderings of each house type but that he would incorporate design elements for each style.

Mr. Bell stated most people will want the 3-car garage with the combination 2-car stall door and 1-car stall door side load garage.

Mr. Kerley asked if they needed the 3-stall garage minimum in the CC&R's.

Mr. Gruba stated the other option could be to remove the 3-car garage requirement from the CC&R's and instead default to the Zoning Ordinance requirement of a 2-car garage.

Mr. Bell explained some people that would want the master bedroom on the first floor or a covered porch, and by allowing a 2-car garages instead of 3-car garages, they would now have the flexibility for those options.

Chair Schaeffer was in agreement with not requiring a 3-car garage in the CC&R's.

Chair Schaeffer asked the Commission whether the PUD should permit waiving first floor masonry requirements, since most of the 6 architectural styles in the Downtown Design Guidelines are non-masonry in design.

Commissioner Jakubowski stated that if each home were required to have 100% masonry on the first floor, and each home needed to also abide by one of the 6 architectural styles, then every home would need to come before the PC/ZBA for a variation. She said that requiring a masonry first floor would not be keeping with most of the 6 architectural styles.

Knieriem preferred to keep the 1<sup>st</sup> floor masonry requirement and stated he would want to see some stone on each house.

Chair Schaeffer stated removing the 1<sup>st</sup> floor masonry requirement would help streamline the process. She agreed that a style such as Victorian typically doesn't have stone. Commissioner James agreed that the Commission should waive the stone requirement now so the applicant would not have to come back and ask for variations later.

Mr. Bell stated people building the custom homes will very likely be asking for stone or brick. He added they commonly do a portion of stone up to the windowsill. He stated it would be easier not having to come in every time for a variance.

Commissioner Jakubowski stated that it would be conflicting to both require stone on the first floor and also to require the developer or future builders to abide by one of the 6 architectural styles. Mr. Kerley stated it is more than likely some houses will have stone and will change the look of the homes. Commissioner Jakubowski stated if the PUD did not waive the 1<sup>st</sup> floor masonry requirement, potential home buyers may avoid the variance process altogether and the subdivision may then have eight houses that look the same.

Mr. Schwarz stated since the time that the 1<sup>st</sup> floor masonry requirement took effect, many variations for non-masonry first floor building materials have been approved. He asked if the Commission wanted the applicant to go through the future process of requesting non-masonry exterior materials.

Commissioner Morris asked Mr. Kerley if there was a demand for stone materials in custom homes. Mr. Bell commented that what is currently very popular is stone up to the windowsill then siding. The popular style of home is currently craftsman and farmhouse. He stated the issue with brick was there were only a few color options. Mr. Bell stated in the Cobblestone subdivision, everyone did red brick for 10 years, then everyone went brown.

Chair Schaeffer suggested some kind of language be crafted, including that first-floor masonry isn't required. Commissioner Knieriem agreed but suggested adding a phrase that stone accents are encouraged. Mr. Gruba stated that this language could become a requirement if it became part of the PUD. Mr. Bell stated at this price point, most people will be using some sort of stone.

The Commission agreed on having a requirement of stone accent or masonry element on building, such as on a chimney.

Commissioner Hogan asked Mr. Kerley how much the homes would be sold for. Mr. Kerley replied between \$800,000 and \$1,000,000.

The topic of metal roofing was discussed. It was agreed to not specifically prohibit metal roofs as a condition of approval in the PUD. Mr. Bell stated that metal roofing is expensive, has potential problems such as denting, and is rare. He added they built approximately 200 homes a year, and in the last 10 years maybe one home has had a metal roof. Commonly, an accent roof with metal will be used instead, particularly with the craftsman style.

Mr. Schwarz stated amending the Future Land Use Map within the Comprehensive Plan to be consistent with the property changing from an institutional use to a residential use is more of a housekeeping item. He added it is recommended to the Village Board to make

the area on the map yellow for residential. The change to the Future Land Use Map is something that staff is recommending.

Chair Schaeffer stated the subdivision does not have any usable open space for public. She noted there's a suggestion for a bench along E. Sauk Trail. Mr. Gruba suggested the bench should be located on the out lot and not within the right-of-way, so it is maintained by the HOA. Mr. Gruba said that if the PC/ZBA wanted to provide usable open space, one option would be to shrink the size of each lot to provide a larger common lot. Currently, the development offers 0% usable open space.

Mr. Schwarz mentioned the topic of fencing. He stated in the Abby Woods North subdivision, PVC fencing was not allowed. Commissioner Jakubowski stated the applicant will have a complete CC&R's. She warned that if the Commission were to only permit black aluminum-only fencing, it could possibly conflict with the style of the house, since some of the styles would be more congruent with a white picket fence. Commissioner Markunas suggested the Commission leave the fencing requirements to the Zoning Ordinance's regulations. He stated that way, each home can choose a fence to compliment the home's individual architectural style.

Chair Schaeffer asked Mr. Kerley if he was comfortable with the direction the Commission had provided tonight. He replied yes.

Mr. Gruba summarized the workshop, noting that it appeared that the commission is mostly comfortable with the project as designed, including lot layout, and would like possible touching up on the architectural styles. He stated that the review process for the PUD may change depending on input from administration. A public hearing would be the next step.

#### **D. Public Comments**

There were no public comments.

#### **E. Village Board & Committee Updates**

Mr. Schwarz stated the Village Board approved Major Change to the PUD and related Special Use Permits for Chick-fil-A on La Grange Road and also approved the Special Use Permits for Tropical Smoothie Café on La Grange Road.

Commissioner Knieriem asked if there was a status update on the new Dunkin multi-tenant building.

Mr. Schwarz replied he has not heard anything from the developer.

Chair Schaeffer asked if there was a status update on Sparks Coffee.

Mr. Gruba stated Sparks Coffee had applied for building permits.

Commissioner Markunas asked if there was supposed to be an office building in front of the Crown Centre by Lincoln Way East High School.

Mr. Schwarz stated that an office building was approved several years ago as an out lot development but he does not know if and when this building will be built.

### **Other Business**

none

### **F. Attendance Confirmation (July 25, 2024)**

Chair Schaeffer asked Commissioners to please let staff know if they cannot attend the next meeting. She stated she will not be in attendance at the July 25<sup>th</sup> or August 8<sup>th</sup> meetings. Commissioner Markunas will be acting Chair for the Commission in her absence. Commissioner Knieriem will not be in attendance July 25<sup>th</sup> and August 8<sup>th</sup>. Commissioner James will not be in attendance July 25<sup>th</sup>. Commissioner Morris will not be in attendance on August 8<sup>th</sup>.

Mr. Schwarz stated the lead time for publication for a public hearing is approximately one month, not 2 weeks. He added if Cedarhurst doesn't have a quorum on July 25<sup>th</sup>, staff would need to republish the legal notice, which would move the schedule back by about 30 days. Mr. Gruba stated Cedarhurst is looking to start building soon.

Commissioner James asked if the commissioners can dial in.

Mr. Schwarz stated that at the present time, there is no allowance for remote participation for the Plan Commission/Zoning Board of Appeals. This was discussed at a previous Committee of the Whole meeting.

Commissioner Morris asked if the Commission could hold a special meeting.

Chair Schaeffer stated worst case scenario a special meeting could be held. She asked the Commissioners to keep the Commission informed and to save postage, not to send the letters out. It can be republished.

**Motion (#5):** Adjournment 8:28 P.M.

Motion by: Jakubowski                      Seconded by: James

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

Approved July 25, 2024

As Presented \_\_\_\_\_ As Amended \_\_\_\_\_

\_\_\_\_\_/s/ Nichole Schaeffer, Chair

\_\_\_\_\_/s/ Secretary

Draft



**Project:** Magnolia Massage and Facial Spa  
**Meeting Type:** Public Hearing  
**Request:** Special Use for Massage Establishment  
**Location:** 1-5 Old Frankfort Way  
**Applicant:** Heidi Franc  
**Prop. Owner:** RE Frankfort, LLC.  
**Representative:** Anna Hansen  
**Report By:** Amanda Martinez, Planner

**Site Details**

**Lot Size:** 3.18 acres (The Square)  
**PIN:** 19-09-21-411-028-1007  
**Existing Zoning:** H-1 PUD  
**Proposed Zoning:** H-1 PUD, with a Special Use Permit for a Massage Establishment  
**Buildings / Lots:** 2 buildings / multiple lots (The Square)  
**Condo Sq. Ft.:** 2,410 sq. ft. (1-5 Old Frankfort Way)  
**Tenant Sq. Ft.:** 300 sq. ft.

**Figure 1. Location Map**



**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Commercial	Mixed-Use	H-1 PUD
<b>North</b>	Commercial	Mixed-Use	H-1 PUD
<b>South</b>	Residential	Single Family Attached Residential	H-1 PUD
<b>East</b>	Residential	Single Family Attached Residential	R-2
<b>West</b>	Commercial	Mixed-Use	H-1 PUD

**Project Summary**

Heidi Franc, tenant/lessee, has filed an application for a Special Use Permit to allow Magnolia Massage and Facial Spa to operate as a Massage Establishment in the H-1 Historic District. The subject property is a 2,410 sq. ft. commercial condo unit (1-5 Old Frankfort Way) within a multi-tenant building named The Square at Old Frankfort Way. The subject property for the proposed massage establishment is addressed 1-5 Old Frankfort Way, Frankfort, Illinois 60423 (PIN 19-09-21-411-028-1007). The proposed business plans to occupy 300 square feet (2 cubic feet) within the commercial condo unit to provide massage therapy, facial, and waxing services.

**Attachments**

- Aerial Photograph from Will County GIS
- Site Photographs taken 7.3.24
- Site Plan Exhibit from Ordinance 1958

- Floor Plan received 6.6.24
- Business Operation letter received 5.24.24
- Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments with applicant responses received 5.24.24
- Findings of Fact for a Special Use Permit with applicant responses received 5.24.24
- Special Use Permit Findings of Fact for Plan Commissioners

### ***Property Background***

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- In March of 2003, Ordinance 1958 granted the developer of the property a Special Use Permit for a Planned Unit Development for Phase 1 of The Square at Old Frankfort Way.
- In January of 2004, Ordinance 2045 granted the developer of the property a Special Use Permit for outdoor seating.
- In May of 2005, Ordinance 2163 granted the developer of the property a Special Use Permit for a Planned Unit Development for Phase 2 of The Square at Old Frankfort Way.
- In June of 2011, Ordinance 2724 allowed for outdoor seating for the Stray Bar which is located at 17 Old Frankfort Way.
- In May of 2014, Ordinance 2905 allowed for massage services at Choppers Salon which was located at 13 Old Frankfort Way.
- In October of 2016, Ordinance 3059 allowed for liquor sales for Kup A Joe Café which is located at 41-45 Old Frankfort Way.

### ***Analysis***

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

#### ***Proposed Use***

- The applicant is seeking a Special Use Permit to operate Magnolia Massage and Facial Spa located at 1-5 Old Frankfort Way in the H-1 Historic District.
- Per the submitted business license application, the business will operate via scheduled appointments only. The applicant proposes the following hours of operation:
  - Mon – Fri: 9:00 am - 8:00 pm
  - Sat – Sun: 9:00 am – 5:00 pm
- The proposed business will offer the following services:
  - Massages: Couples, Warm Stone, Rose Petal, Prenatal, Deep Tension, Upper Body, Lower Body, Cupping, Lymphatic Drainage, Himalayan Hot Salt Stone, Coffee Infused and CBD Infused, etc.
  - Facials: Couples, Hydrodermabrasion, OxyTrio, LED light therapy, Microdermabrasion, Crystals, Prenatal, Skin Certified Peel, Detox, etc.
  - Empowerment/Life Coaching: Craniosacral Sacral Therapy, Energy Clearing Work, Reiki Healing, Hypnotherapy, Lymphatic Drainage
  - Lashes, Brows, and Waxing services

- Per the floor plan submitted by the property owner, there are 9 cubicles. The proposed business would occupy 2 of the 9 cubicles (approximately 300 sq. ft.). The proposed business has a shared entrance with the existing photography business that is located at 1 Old Frankfort Way (thus 1 and 5 Old Frankfort Way were previously combined into one large condo). Currently, the only other existing tenant besides Magnolia Massage and Facial Spa is the photography business. For future reference, the property owner plans to lease the other 4 vacant cubicles for personal service uses.
- Zoning Ordinance Article 5, Section C, Part 11 pertains to use regulations for Massage Establishments (included as an attachment). The Building Department will review the regulations prior to the issuance of a business license.
- For record keeping purposes, the applicant provided copies of the four employees' Illinois State Massage Therapy Licenses. Per the submitted business operations letter, there would only be two staff members on site at a time.
- Per the Sign Ordinance, the proposed business has limited options for signage due to the lack of a distinct entrance (the proposed business has a shared entrance with the photography business). The applicant intends to have interior signage that may be visible from the parking lot in the rear of the building.

**Parking**

- For the purpose of calculating parking, the proposed use is classified as a "personal service" which requires one (1) parking space per 125 square feet of gross floor area per the current Zoning Ordinance. In this case, the tenant space is 300 square feet, therefore, 3 parking spaces are required for the proposed business.
- The declaration of covenants, conditions, restricts, and easements for The Square at Old Frankfort Way (R2004044180) states that the tenants of the buildings have cross access and shared access to the development's parking lot.
- Staff notes that the upper floor residential condo units have their own garage parking spaces (16 total garage parking spaces).
- Staff provides the following parking analysis which considers both existing and proposed uses (the subject property is bolded):

<b>Business Name (use classification for parking)</b>	<b>Tenant Space (square feet)</b>	<b>Parking Spaces Required (use parking calculation)</b>
<b>1-5 Old Frankfort Way (personal service)</b>	2,410 SF	20 (1 per 125 sq. ft.)
Salon Agape (personal service)	1,446 SF	12 (1 per 125 sq. ft.)
Stray Bar (restaurant/tavern)	1,556 SF	19 (1 per 85 sq. ft.)
La Dolce Vita (restaurant)	3,000 SF	36 (1 per 85 sq. ft.)
A Paw Fect Cut (general business)	1,205 SF	5 (1 per 250 sq. ft.)
Beacon Lane (general business)	1,205 SF	5 (1 per 250 sq. ft.)
Kup A Joe (restaurant)	2,410 SF	29 (1 per 85 sq. ft.)
Cris Realty	2,410 SF	14

<i>(office)</i>		<i>(1 per 175 sq. ft.)</i>
<b>Total Spaces Required</b>		<b>140</b>
<b>Total Spaces Provided</b>		<b>114</b>

- The existing 114 parking spaces for The Square at Old Frankfort Way development for the retail tenants does not comply with the 140 required parking spaces, however, Article 7 Section B Part 5 in the Village Ordinance pertains to parking adjustments to the minimum number of parking spaces required, subject to a case-by-case approval by the Plan Commission, and states the following:

*“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.”*

### **Standards for Special Uses**

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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. 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.

***Affirmative Motion*** \_\_\_\_\_

For the Plan Commission's consideration, staff is providing the following proposed affirmative motions:

1. Approve an adjustment to the minimum number of required parking spaces to allow the existing 114 parking spaces on the property to serve the existing businesses and the proposed massage establishment; and
2. Recommend that the Village Board approve a Special Use Permit for a Massage Establishment to operate in the H-1 Historic District for the property located at 1-5 Old Frankfort Way, Frankfort, Illinois 60423 (PIN 19-09-21-411-028-1007 and 19-09-21-411-028-1008), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following two conditions:
  - a. The applicant shall comply with Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments; and
  - b. The applicant shall obtain a Business License.







**SITE VISIT PHOTOGRAPHS TAKEN 7.3.24**

**1-5 Old Frankfort Way**

**View of front of building (south):**



View of back of building (north):





View of side of building (east):



View of parking lot directly south of building:





**ORDINANCE NO. 34XX**

**AN ORDINANCE APPROVING A MAJOR CHANGE TO THE  
CEDARHURST OF FRANKFORT PLANNED UNIT DEVELOPMENT  
WILL & COOK COUNTIES, ILLINOIS  
(CEDARHURST OF FRANKFORT – 21507 WOLF ROAD)**

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**WHEREAS**, Cedarhurst of Frankfort, Applicant; and Cedarhurst of Frankfort Real Estate, LLC, 300 Hunter Avenue, Suite 200, St. Louis, Missouri, 63124, Owner; have filed an application with the Village of Frankfort for a Major Change to the Cedarhurst of Frankfort Planned Unit Development (PUD), located at 21507 Wolf Road, Frankfort, Illinois 60423; and

**WHEREAS**, the Subject Property is located within the corporate limits of the Village of Frankfort, Will and Cook Counties, Illinois, and is zoned B-4 Office District with a Special Use for a PUD; and

**WHEREAS**, a timely Notice of Public Hearing before the Village’s Plan Commission/Zoning Board of Appeals was published in the *Daily Southtown* newspaper, announcing a Public Hearing on the application for a Major Change to a PUD for the Subject Property to permit the construction of 16 independent living cottages, containing 2 units each, on the property of the existing Cedarhurst Assisted Living facility located at 21507 Wolf Road; and

**WHEREAS**, at a time and place designated in such published notice, a Public Hearing was held before the Village’s Plan Commission/Zoning Board of Appeals on said application; and

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

**WHEREAS**, the Frankfort Plan Commission forwarded a unanimous (4-0) recommendation of approval to the Board of Trustees of the Village of Frankfort that the Subject Property be granted a Special Use Permit for a PUD, with conditions as enumerated in Section 1 of this Ordinance; and

**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. ZONING**

That the following described real property to wit:

PINS: 19-09-20-301-068-0000 and 19-09-20-301-069-0000

LOT 1 AND 2 IN CEDARHURST OF FRANKFORT BEING A RESUBDIVISION OF LOT 8 IN PRAIRIE CROSSINGS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2021 AS DOCUMENT R2021-004628, IN WILL COUNTY, ILLINOIS, commonly known as Cedarhurst of Frankfort, located at 21507 Wolf Road, Frankfort, Will County, Illinois, which is the property subject to the previously described application for a Major PUD Change, is hereby granted a Major Change to the Planned Unit Development for Cedarhurst of Frankfort for the development of 16 independent living cottages, in accordance with the reviewed plans, public testimony and Findings of Fact, subject to the following conditions: 1) replacing the existing “grasscrete” emergency access connection to the Kohl’s parking lot with concrete, curb, and gutter; 2) parking shall be prohibited within any private drive aisle and the owner shall install “no parking, fire lane” signs at regular intervals; 3) the pickleball court and putting green shall not be equipped with any exterior illumination and the hours of use shall be restricted to 7 A.M. to dusk every day; and 4) final engineering approval; and with the following modifications:

- a. Approving a parking adjustment to the minimum number of required parking spaces from 127 spaces to 116 spaces per Article 7, Section B, Part 5 of the Zoning Ordinance.
- b. Approving an accessory structure (trash enclosure) for the clubhouse to exceed the maximum size of 144 square feet to 288 square feet, per Article 5, Section D, Part 2 (b)(2) of the Zoning Ordinance.
- c. Approving an accessory structure (trash enclosure) for the clubhouse to exceed the maximum height of 6’ to 7’, per §50.07 of the Code of Ordinances

**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. ZONING MAP AMENDMENT**

That the Zoning Map of the Village of Frankfort is amended to reflect the Subject Property is granted a Major Change to Cedarhurst of Frankfort Planned Unit Development as provided under this Ordinance and the Village of Frankfort Zoning Ordinance 2001, as amended from time to time.

**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.

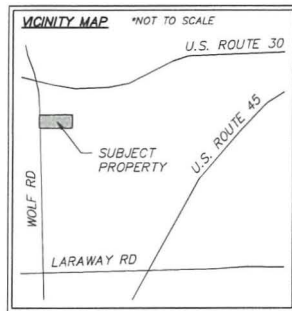
\_\_\_\_\_  
KEITH OGLE  
VILLAGE PRESIDENT

ATTEST:

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

PREPARED BY AND RETURN TO:  
VILLAGE CLERK  
VILLAGE OF FRANKFORT  
432 W. NEBRASKA STREET  
FRANKFORT, IL 60423

PIN: 19-09-20-301-068  
19-09-20-301-069



LINE TABLE		LINE TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING
L1	12.12' N43°37'23"E	L16	32.73' S88°27'32"E
L2	37.10' N88°37'23"E	L17	7.69' N01°01'57"W
L3	5.00' S01°22'37"E	L18	38.45' S56°56'02"E
L4	16.50' N88°37'23"E	L19	10.00' S33°03'58"W
L5	78.37' S88°37'23"W	L20	35.35' N56°56'02"W
L6	9.19' N46°22'37"W	L21	2.85' N51°49'31"W
L7	22.81' N88°37'23"E	L22	9.81' N88°27'32"W
L8	9.19' S46°22'37"E	L23	62.39' S51°49'31"E
L9	5.00' N01°22'37"W	L24	57.87' S27°36'42"E
L10	10.00' N88°37'23"E	L25	24.88' S59°39'28"E
L11	5.00' S01°22'37"E	L26	17.81' N59°39'28"W
L12	9.31' N88°37'23"E	L27	2.84' S27°36'42"E
L13	15.56' S46°22'37"E	L28	10.00' N62°23'18"E
L14	18.93' N88°37'23"E	L29	8.22' N27°36'42"W
L15	31.52' S01°29'56"E		

# FINAL PLAT OF SUBDIVISION CEDARHURST OF FRANKFORT CONSOLIDATION

BEING A RESUBDIVISION OF LOT 1 AND LOT 2 IN CEDARHURST OF FRANKFORT, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION**  
LOT 1 AND LOT 2 IN CEDARHURST OF FRANKFORT BEING A RESUBDIVISION OF LOT 8 IN PRAIRIE CROSSINGS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2021 AS DOCUMENT R2021004628 IN WILL COUNTY, ILLINOIS.

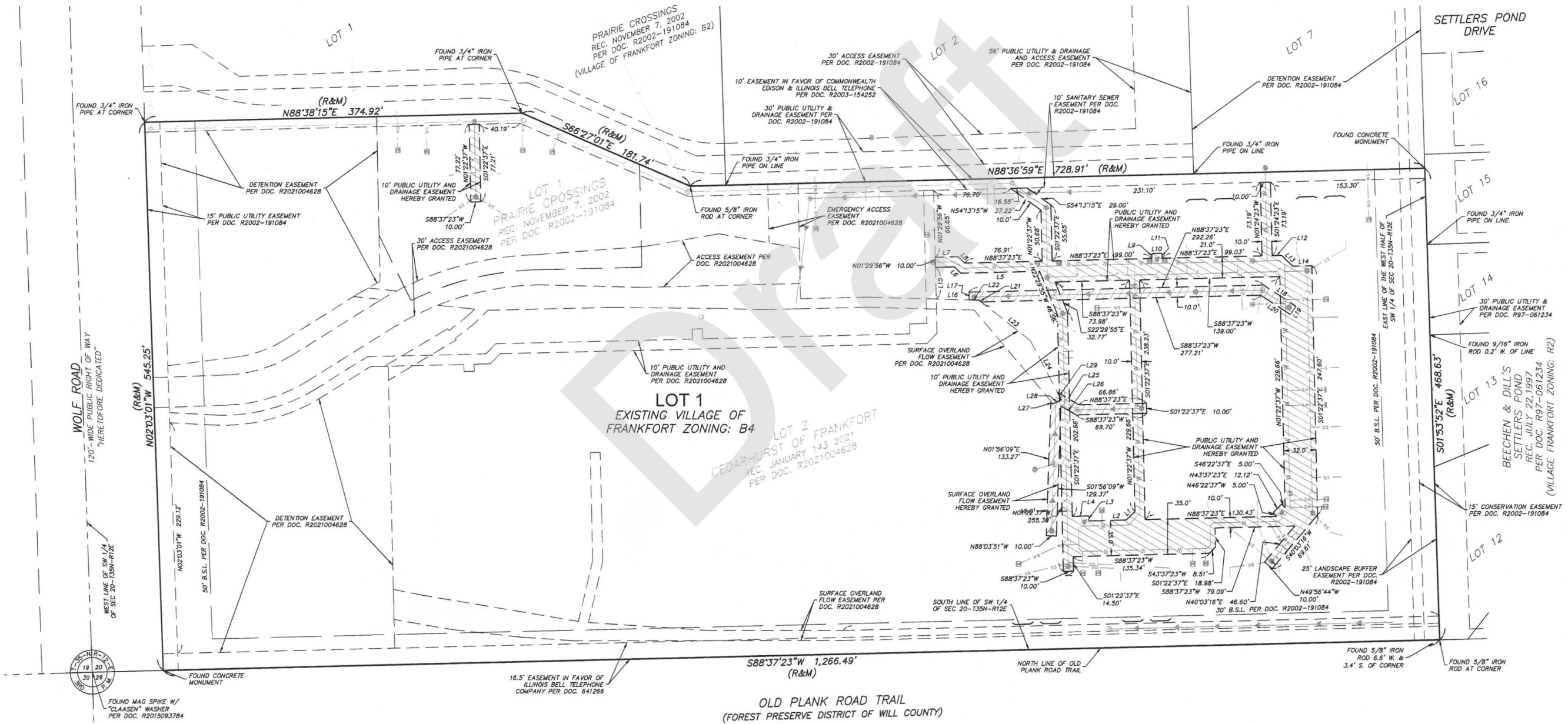
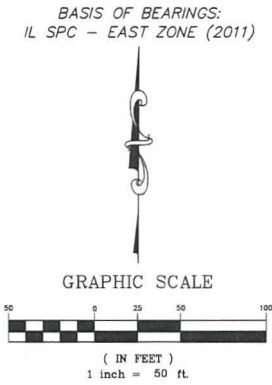
**SUBDIVISION LAND AREA**  
628,713± SQ.FT. OR 14,433± ACRES  
(INFORMATION ONLY AND NOT TO BE USED FOR THE CONVEYANCE OF LAND)

**HATCH LEGEND**

[Symbol]	SURFACE OVERLAND FLOW EASEMENT PER DOC. R2021004628
[Symbol]	SURFACE OVERLAND FLOW EASEMENT HEREBY GRANTED
[Symbol]	PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

**LEGEND**

[Symbol]	EASEMENT LINE
[Symbol]	RIGHT OF WAY LINE
[Symbol]	SECTION LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	LOT LINE
[Symbol]	BOUNDARY LINE
[Symbol]	PROPOSED WATERMAIN
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED SANITARY SERVICE
[Symbol]	PROPOSED STORM SEWER
[Symbol]	PROPOSED STORM MANHOLE
[Symbol]	PROPOSED STORM CATCH BASIN
[Symbol]	PROPOSED STORM INLET
[Symbol]	PROPOSED SANITARY MANHOLE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED VALVE VAULT
[Symbol]	B-BOX



REVISION DESCRIPTION

NO.	DATE	BY	DESCRIPTION

Illinois Professional Design Firm # 184-001322

323 Alana Drive,  
New Lenox, Illinois 60451  
t. 815.462.9324 f. 815.462.9328  
www.hrgreen.com

**HRGreen**

**CEDARHURST OF FRANKFORT CONSOLIDATION**  
LOT 1 AND LOT 2 IN CEDARHURST OF FRANKFORT,  
A SUBDIVISION OF PART OF THE WEST 1/2  
OF THE SOUTHWEST 1/4 OF SECTION 20, T35N, R12E  
FRANKFORT, WILL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB  
APPROVED: NAB  
JOB DATE: 05/16/2024  
JOB NO: 181628.03

SHEET  
**1 OF 2**

**RECEIVED**  
By Christopher Gruba at 11:18 am, Jul 08, 2024

**PLAT PREPARED FOR (OWNER)**  
CEDARHURST OF FRANKFORT REAL ESTATE, LLC  
300 HUNTER AVENUE, SUITE 200  
ST. LOUIS, MO 63124-2013

PREPARED ON APRIL 16, 2024  
PREPARED BY:

**FOR REVIEW**

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799  
LICENSE EXPIRES: 11/30/2024



CERTIFICATE OF OWNERSHIP AND NOTARY

STATE OF ILLINOIS )
COUNTY OF ) S.S.

THIS IS TO CERTIFY THAT (AND ) IS (ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH...

DATED THIS DAY OF 2024, A.D.

SIGNATURE OF OWNER COMPANY NAME

PRINTED NAME & TITLE OF OWNER COMPANY ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) S.S.

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF 2024, A.D.

NOTARY PUBLIC

MORTGAGE CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) S.S.

HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS TO THE EXECUTION AND RECORDING OF THE ABOVE, AND HEREBY SUBMITS ITS MORTGAGE RECORDED AS DOCUMENT NUMBER IN THE OFFICE OF THE RECORDER OF DEEDS, WILL COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT THIS DAY OF 2024, A.D.

BY:

ATTEST:

NOTARY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF ) S.S.

I, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE OF WHO IS THE MORTGAGEE, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH AND THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS AND TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF 2024, A.D.

NOTARY PUBLIC

PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

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

BY: CHAIRMAN

ATTEST: SECRETARY

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

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

BY: VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

I, VILLAGE CLERK OF FRANKFORT ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO LOCAL TAXES OR SPECIAL ASSESSMENTS DUE AGAINST THE REAL ESTATE DESCRIBED HEREIN.

DATED THIS DAY OF 2024, A.D.

BY: VILLAGE CLERK

FINAL PLAT OF SUBDIVISION

CEDARHURST OF FRANKFORT CONSOLIDATION

BEING A RESUBDIVISION OF LOT 1 AND LOT 2 IN CEDARHURST OF FRANKFORT, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AT&T INC., GRANTEEES

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS, IN, OVER, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SERVICE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES...

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS, OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY EASEMENT", TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO AND THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES...

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

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

THE PLACEMENT OF ANY LANDSCAPING NOT IN WITH THE APPROVED LANDSCAPE PLAN OR GRADING PLAN FOR A GIVEN PROPERTY, OR ANY ACCESSORY BUILDING OR STRUCTURE, SWIMMING POOL, FENCE OR OTHER IMPROVEMENT WHICH IN ANY WAY COULD CAUSE AN IMPEDIMENT TO THE OVERLAND FLOW OF STORM WATER WITHIN SAID DRAINAGE EASEMENT IS HEREBY PROHIBITED.

SURFACE OVERLAND FLOW EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS "SURFACE OVERLAND FLOW EASEMENT" ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF FRANKFORT. NO BUILDINGS, OTHER STRUCTURES OR LANDSCAPING SHALL BE ERRECTED OR MAINTAINED IN THE SURFACE OVERLAND FLOW EASEMENT AREAS THAT WOULD ADVERSELY AFFECT THE FREE FLOW OF STORM WATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE SURFACE OVERLAND FLOW EASEMENT AREAS AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF FRANKFORT. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE SURFACE OVERLAND FLOW EASEMENT AREAS, THE VILLAGE OF FRANKFORT OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE, SHALL HAVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE SURFACE OVERLAND FLOW EASEMENT AREA REASONABLY NECESSARY TO INSURE PROPER FLOW OF STORM WATER AND CHARGE THE OWNER OR SUBSEQUENT PURCHASER FOR THE MAINTENANCE WORK PERFORMED.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

THIS INSTRUMENT NUMBER WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID, ON THIS DAY OF 2024 AT O'CLOCK AND MICROFILMED.

WILL COUNTY RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

I, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

DATED THIS DAY OF 2024, A.D.

COUNTY CLERK

TAX MAPPING AND PLATTING CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

I, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE COMPARED THE DESCRIPTION OF THE LANDS PLATTED HEREON WITH AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE LANDS HEREIN DESCRIBED ARE LOCATED ON TAX MAP NUMBER 09-20C-W AND ARE IDENTIFIED AS PERMANENT INDEX NUMBER 19-09-20-301-063.

DATED THIS DAY OF 2024, A.D.

DIRECTOR

DRAINAGE CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF 2024, A.D.

BY: OWNER/ATTORNEY ILLINOIS PROFESSIONAL ENGINEER

PRINTED NAME AND TITLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

I, BERNARD J. BAUER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED SAID PROPERTY ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEING A PLAT OF CONSOLIDATION OF LOT 1 AND LOT 2 IN CEDARHURST OF FRANKFORT, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

- 1. DO FURTHER CERTIFY THAT:
1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. THE PROPERTY OR PLAT IS SITUATED WITHIN ZONE X BEING AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBERS 17197C0195G AND 17197C0310G LAST REVISED FEBRUARY 15, 2019.
3. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT.
4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL.
6. EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3") LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDATION.
7. THE PROPERTY OR PLAT CONTAINS 14.4334 ACRES, MORE OR LESS.

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

DATED AT NEW LENOX, WILL COUNTY, ILLINOIS THIS XXTH DAY OF XXXX, 2024, A.D.

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799

LICENSE EXPIRES: 11/30/2024

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS )
COUNTY OF WILL ) S.S.

I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3799, DO HEREBY AUTHORIZE A REPRESENTATIVE OF THE VILLAGE OF FRANKFORT TO RECORD THIS PLAT.

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799

LICENSE EXPIRES: 11/30/2024

PLAT SUBMITTED FOR RECORDING BY AND RETURN TO:

VILLAGE OF FRANKFORT
432 W. NEBRASKA ST.
FRANKFORT, IL 60423

SEND TAX BILL TO:

GEDARHURST OF FRANKFORT REAL ESTATE, LLC
300 HUNTER AVENUE, SUITE 200
ST. LOUIS, MO 63124-2013

PIN: 19-09-20-301-063

Table with columns: REVISION, DESCRIPTION, NO., DATE, BY.

Illinois Professional Design Firm # 184-001922
323 Alana Drive,
New Lenox, Illinois 60451
t. 815.462.9324 f. 815.462.9328
www.hrgreen.com



CEDARHURST OF FRANKFORT CONSOLIDATION
LOT 1 AND LOT 2 IN CEDARHURST OF FRANKFORT,
A SUBDIVISION OF PART OF THE WEST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 20, T35N, R12E
FRANKFORT, WILL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: XX
APPROVED: BB
JOB DATE: 07/03/2024
JOB NO: 181628.03

SHEET
2 OF 2

FOR REVIEW

# Memo

**To:** Village Board  
**From:** Christopher G. Gruba, AICP  
**Date:** August 8, 2024  
**Re:** Cedarhurst – Independent Living Cottages (21507 Wolf Road)

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A public hearing before the PC/ZBA for the proposed Cedarhurst independent living cottages was held on July 25, 2024. At that time, the PC/ZBA forwarded positive, unanimous recommendations for approval for a Major Change to the PUD and the Plat of Resubdivision. During the meeting, the commissioners requested additional information regarding the number of occupants permitted within each unit, pet regulations and the outside security camera system. A condition of approval was also added to plant at least two, 8' tall evergreen trees to help fill in the visual gap between the Cedarhurst property and the residence at 10969 Pioneer Trail. The applicant responded to the three questions in an email received on July 30, 2024, along with a pet agreement addendum (pages 57-60 of the attached packet). Also, a revised Landscape Plan was also received on July 30, 2024, which illustrates three additional 8' tall evergreen trees (Norway Spruce) to help block the view of 10969 Pioneer Trail.

The attached packet is ready for the Board's consideration. Approval by the Board would allow the applicant to proceed to final engineering and apply for building permits.





## MINUTES

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

July 25, 2024 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair pro-tem Markunas called the meeting to order at 6:30 PM
- Commissioners Present:** Will Markunas (Chair Pro-tem), Johnny Morris, Jessica Jakubowski, David Hogan
- Commissioners Absent:** Nichole Schaeffer, Brian James, Dan Knieriem
- Staff Present:** Community & Economic Development Director Mike Schwarz, Senior Planner Chris Gruba, Administrative Assistant Lisa Paulus,
- Elected Officials Present:** None

Chair Schaeffer was absent from the meeting. Commissioner Markunas asked for a motion to elect himself as Chair pro-tem.

**Motion (#1):** Elect Will Markunas as Chair pro-tem.

Motion by: Hogan                      Seconded by: Jakubowski

Approved: (4-0)

#### A. Approval of the Minutes from July 11, 2024

Chair pro-tem Markunas asked for questions or comments regarding the minutes. There were none.

**Motion (#2):** To approve the minutes from July 11, 2024.

Motion by: Jakubowski                      Seconded by: Hogan

Approved: (4- 0)

Chair pro-tem Markunas asked members of the audience to raise their hands if they intend to provide testimony during any of the public hearings this evening. Several members in the audience raised their hands and were sworn-in.

**B. Public Hearing: 145 Industry Avenue – All Purpose Storage (Ref. 106) Public Hearing to be continued to August 22, 2024**

Chair pro-tem Markunas asked for a motion for this project to table and keep open the public hearing to the August 22, 2024 meeting.

Christopher Gruba stated the applicant requested additional time to submit some revised plans and other missing items.

**Motion (#3):** Motion to table and keep open the public hearing to August 22, 2024.

Motion by: Jakubowski      Seconded by: Hogan

Approved: 4-0

**C. Public Hearing: 21507 Wolf Road – Cedarhurst Independent Living Cottages (Ref. #107)**

Christopher Gruba presented a summary of the staff report.

Commissioner Hogan asked staff to summarize the discussion at the workshop regarding the proposed fencing or landscape screening along the north property line adjacent to the Kohl's property.

Christopher Gruba stated the consensus of the Commission was that additional evergreen trees would be preferred to an opaque fence as it would provide a more natural look. Both a fence and landscaping was discussed, but the Commission didn't think that a fence was necessary.

Chair pro-tem Markunas read a letter aloud from resident David Hart, to become part of the record for this project. The letter noted concerns regarding a visual gap in the treeline between his home and the Cedarhurst property and he requested that this gap be filled with large evergreen trees.

Mr. Gruba stated he did investigate Mr. Hart's inquiry prior to the public hearing. He explained that the 2019 staff report drafted by Zach Brown for the original Cedarhurst plans noted that Cedarhurst met with the Settler's Pond HOA and that the HOA preferred to preserve the existing mature trees instead of installing a landscape berm. He did not think that the original approved plans required the installation of a landscape berm between Cedarhurst and the Settler's Pond subdivision in 2019.

Chair pro-tem Markunas agreed with this assessment because he was part of the Plan Commission at the time.

The applicants, David Shultz from HR Green and Patrick Anthon with Dover Development, approached the podium. Mr. Schultz stated that he looks forward to continuing to serve the seniors in Frankfort and offering an alternative to apartment options. The independent living cottages will essentially serve as duplexes and the property will have 16 duplexes.

Jim Ammiram, President of the Settlers Pond subdivision HOA, approached the podium. He stated he has 22 years of zoning and planning experience. He noted most of his questions were adequately answered by staff's presentation. He inquired about the large, existing 8' tall berm along the north property line that abuts the Kohl's property. He asked staff if trees will be planted in that area.

Mr. Gruba replied that the existing 8' tall berm would be removed, which was originally placed there as spoils from the initial development and was not a requirement per code or a condition of approval. Once the 8' tall berm is removed, a row of trees would be planted along the north property line on the subject property to screen the view of the Kohl's loading docks. The removal of the berm is also required to allow stormwater to drain from the site into the two existing detention ponds to the west.

Mr. Ammiram asked if the project would involve a lot split or if there would be a separate PUD.

Mr. Gruba responded the existing PUD would be amended, rather than creating a new PUD. Also, the project would involve a lot combination of two lots, not a lot split.

Mr. Ammiram reported that he had walked the trail and most of Cedarhurst is blocked by the trees. He questioned if the east side of the property had an existing easement.

Mr. Gruba stated that there is an existing 25-foot-wide landscape easement along the east property line and all of the existing mature trees would remain untouched. He mentioned Cedarhurst would also be planting additional honey locust trees between the cottages and the rear property line.

Mr. Ammiram asked if there would be 55 feet between the landscape easement and the proposed cottages.

Mr. Gruba stated there would be 50 feet from the rear of the proposed cottages to the rear property line.

Mr. Ammiram inquired about age limits for the duplexes. Mr. Gruba deferred to the applicant regarding age-restriction. Mr. Ammiram asked if Cedarhurst would be in charge of who lives in the duplexes. Mr. Gruba replied yes, they would be leased (rented) by Cedarhurst.

Resident Dave Hart approached the podium. He said that he was concerned with the landscaping of the project. He said that evergreen trees were planted during the original development but that they were only 3' tall and did nothing to screen the view from his property to Cedarhurst. Mr. Hart provided a picture that he took of his property from the Cedarhurst property and this picture was displayed on the projector screen. He explained that the current view of his home is mostly obscured because of summer foliage, but the view is "wide open" in the wintertime. He said that his master bedroom and bathroom windows would be facing the rear of the cottages with their patios.

Mr. Gruba displayed the landscape plan on the projector screen and reiterated that all existing trees would remain. He explained that there are no additional trees being proposed within the landscape easement because it is densely vegetated. A few honey locust trees would be added within the grassy area between the landscape easement and the cottages buildings. He said that there may be room to plant additional evergreen trees between the cottages and the rear property line within the grassy area outside of the landscape easement but was unsure of how that might affect the drainage. Mr. Gruba deferred to the applicant regarding installing additional trees and drainage.

Mr. Hart stated that many of the trees behind his house on Cedarhurst's property have died, leaving a noticeable visible gap. The surviving plant species in this area are invasive vines.

Commissioner Jakubowski asked if the total distance between the cottage structures and the actual homes in Settler's Pond is approximately 80 feet from structure to structure. Mr. Gruba confirmed that 80' is a reasonable approximation, given that the rear yard setback in the R-2 zone district is 30'.

Mr. Ammiram asked if a landscape berm could be created between the proposed cottages and the Settler's Pond subdivision.

Mr. Gruba replied that adding a landscape berm at this juncture would greatly affect the proposed drainage, requiring substantial reworking of the engineering plans.

Mr. Ammiram asked if the Cedarhurst drainage was going to the retention pond on the Kohl's property.

Mr. Gruba replied no, all drainage on the Cedarhurst property would get piped underground to the existing detention ponds to the west along Wolf Road. He also cautioned that installing a berm along the rear property line would necessitate the removal of all of the existing mature trees within the landscape easement, since burying the trunks of the trees in 3' of dirt would kill them. He added it may be better to plant additional evergreen trees in the grass area directly behind the cottages, but again, the decision was up to the applicant.

**Motion (#4):** Motion to close the public hearing

Motion by: Jakubowski      Seconded by: Morris

Approved: 4-0

Chair pro-tem Markunas asked the applicant to consider Mr. Hart's concern with filling in the visual gap with additional evergreen trees.

Mr. Schultz stated he believed that was possible but needed to discuss it with his team.

Chair pro-tem Markunas stated it would be preferable for Cedarhurst to add more evergreen trees, in addition to the honey locust trees already proposed behind some of the cottages.

Commissioner Morris agreed and stated that planting evergreen trees would be the simplest way to address the visual gap behind Mr. Hart's property.

Mr. Schultz explained if a berm was created, trees would need to be removed, and it would likely only be a 4-foot berm, at the minimum a 6 ft tree.

Commissioner Jakubowski stated that adding additional trees to help screen the view from Mr. Hart's property would also add to the value of Cedarhurst's property.

Chair pro-tem Markunas asked if the landscaping could be made a condition of approval.

Mr. Gruba stated that one option would be to add 3 additional evergreen trees about 8-10' tall as another condition of approval of the Major Change to the PUD.

Commissioner Morris agreed and expressed his preference for a couple of 8' tall evergreens. Mr. Hart had left the room momentarily. Commissioner Morris suggested that Mr. Hart may want to hear this discussion and asked if Mr. Hart wanted to step back in the room.

**Motion (#5):** Reopen the public hearing

Motion by: Jakubowski      Seconded by: Hogan

Approved: 4-0

Chair pro-tem Markunas stated it has been proposed that 1-3 taller evergreen trees could be planted behind Mr. Hart's property on the Cedarhurst property to help plug the gap. He asked if Mr. Hart was amenable to that. Mr. Hart replied yes.

Commissioner Morris offered the applicant to consider 8' tall evergreens.

Mr. Hart replied anything to obscure the back of the property would be better.

Chair pro-tem Markunas stated he wanted to make sure the topic was on record.

Mr. Gruba stated it could be added as a condition of approval at the end.

**Motion (#6):** Re-close the public hearing

Motion by: Jakubowski      Seconded by: Morris

Approved: 4-0

Chair pro-tem Markunas asked the Commission for any concerns regarding the site plan, including the proposed 16 cottages. There were none.

Chair pro-tem Markunas asked the Commission for any concerns regarding the large berm along the north property line being removed. There were none.

Chair pro-tem Markunas asked the Commission for any concerns regarding the retaining walls at the ends of some of the cottage patios. He asked if it was confirmed the walls would not exceed 12" tall. Mr. Gruba stated the retention walls will not be more than 30 inches tall, which would require a railing. Mr. Schultz stated Cedarhurst was targeting 18" tall for the retaining walls. The Commission agreed.

Chair pro-tem Markunas discussed curbside trash pickup. He stated that trash pickup was a topic at the workshop meeting. He stated it appears that the trash will not be outside during non-trash pickup days per the draft lease agreement. He asked if the trash enclosure for the clubhouse would be masonry. Mr. Gruba replied yes, and that the trash enclosure is located outside of the 50-foot rear yard building setback. The enclosure would be 7' tall instead of 6' and would be made with materials to match the rest of the development.

Chair pro-tem Markunas asked the Commission for any concerns regarding parking and loading, parking spaces, and adding no parking signs to streets. There were none.

Chair pro-tem Markunas asked the Commission for any concerns regarding the traffic circulation. There were none. He stated the Fire District did not have a problem with the project and a representative was in attendance this evening at the Plan Commission meeting.

Chair pro-tem Markunas discussed the building elevations and floor plans. He mentioned the staff report states to include thin brick. Mr. Gruba stated that the plans were changed to reflect full brick.

Chair pro-tem Markunas addressed the Commission's request at the workshop meeting to vary the building materials on the side and rear elevations, which was subsequently done.

Commissioner Hogan appreciated the revisions presented.

Commissioner Jakubowski stated she would like to see all brick on the rear elevations instead of brick and lap siding, but agreed with the revised elevations.

Chair pro-tem Markunas thanked the applicant for upgrading the architectural materials on the cottages. He stated there were modifications to the A and B type, but he didn't see C type.

Mr. Gruba stated that Type C was included in the packet but was not displayed in the PowerPoint presentation, but changes to it would be similar to the A and B types.

Chair pro-tem Markunas asked the Commission for any concerns regarding any other discussions about building elevations and floor plans. There were none.

Chair pro-tem Markunas addressed the storm water and drainage and asked about the current status of engineering. Mr. Gruba replied that the project has received preliminary engineering approval and that not much more work needs to be done for final engineering.

Chair pro-tem Markunas discussed the topic of landscaping. He stated the Commission heard Mr. Hart's concerns and the applicant will be working on the additional landscaping for added screening of the property. He reiterated that no existing trees at all would be removed. He asked the Commission if enough additional trees were added along the north property line. The Commission agreed that the proposed landscaping was now adequate.

Commissioner Morris asked if the trees added along the north property line would all be evergreen.



Mr. Gruba stated that most of the proposed trees would be evergreen but that some maples were also added for variety.

Chair pro-tem Markunas discussed the topic of lighting with the Commission. He thanked the applicant for ensuring the light would not illuminate the properties to the east. Commissioner Morris voiced his appreciation that the applicant tried to match the new light poles with the existing light poles, since the existing light pole design is no longer manufactured. Chair pro-tem Markunas thanked the applicant for not adding lights to the pickleball court or putting green.

Commissioner Hogan inquired about the age of the residents in the independent living cottages. Mr. Schultz stated he believed Cedarhurst has age restrictions 55 years and older. He was unsure of the maximum allowance. He added that each unit has 2 bedrooms.

Chair pro-tem Markunas confirmed that no children would be allowed to reside in the independent living cottages. Mr. Schultz agreed.

Commissioner Morris asked if pets were allowed. Mr. Schultz stated he believed the residents would be allowed pets as they are currently allowed in other buildings but could get more info.

Commissioner Morris asked if the applicant would please get back to the Commission on how many adults or people are allowed to reside in the units.

Mr. Schultz agreed and stated the information may be in the lease Cedarhurst provided. He explained the management team handles that.

Chair pro-tem Markunas asked if any of the Commissioners wanted to look at the building samples. The Commission agreed that the proposed materials were sufficient.

Chair pro-tem Markunas inquired about security cameras. Mr. Schultz stated Cedarhurst has an existing security camera system and they will be adding to that. Commissioner Morris asked if the cameras could read license plates, or if Mr. Schultz knew what the additions would be. Mr. Schultz replied he was unsure but stated it will be digital and recorded and likely kept for 30 days. He added the main idea is to cover every point of entry and will likely have a couple more. He stated he would have to cover with IT team.

Chair pro-tem Markunas thanked the applicant for changing the fence materials for the Type C cottage from white PVC to a wood composite.

Mr. Anthon asked the Commission about the additional trees needed. He asked if instead of planting the three honey locust trees that are shown, if Cedarhurst could be more strategic and group three evergreens to remove the visibility from this home instead.

Commissioner Jakubowski stated that she would prefer that three evergreen trees be added to the Landscape Plan without removing any of the proposed honey locust trees currently shown on the plans.

Mr. Gruba stated that 8' tall evergreens would likely need to be planted about 20 feet apart to avoid overcrowding but staff can work with the applicant and landscape architect to ensure the appropriate spacing.

Chair pro-tem Markunas discussed verbiage to add to the motion to approve a minimum of two 8' evergreen trees to improve the gap of visibility.

**Motion (#7):** Recommend to the Village Board to approve the Major Change to a PUD for the property located at 21507 Wolf Road, in accordance with the reviewed plans, public testimony and Findings of Fact conditioned on replacing the existing “grasscrete” emergency access connection to the Kohl’s parking lot with concrete, curb and gutter, parking shall be prohibited within any private drive aisle and the owner shall install “no parking, fire lane” signs at regular intervals, the pickleball court and putting green shall not be equipped with any exterior illumination and the hours of use shall be restricted to 7 am – dusk every day, that a revised Photometric Plan be provided that accounts for the wall pack lights on the cottages, final engineering approval, adding two 8' tall evergreen trees to obscure the view from Mr. Hart’s property and with the following modifications:

- a. Approving a parking adjustment to the minimum number of required parking spaces from 127 spaces to 116 spaces per Article 7, Section B, Part 5 of the Zoning Ordinance.
- b. Approving an accessory structure (trash enclosure) for the clubhouse to exceed the maximum size of 144 square feet to 288 square feet, per Article 5, Section D, Part 2 (b)(2) of the Zoning Ordinance.
- c. Approving an accessory structure (trash enclosure) for the clubhouse to exceed the maximum height of 6' to 7', per §50.07 of the Code of Ordinances

Motion by: Jakubowski    Seconded by: Morris

Approved: (4-0)

**Motion (#8):** Recommend the Village Board approve the Final Plat of Resubdivision for Cedarhurst of Frankfort, consolidating Lots 1 and 2, in accordance with the reviewed plans

and public testimony, subject to any necessary technical revisions prior to recording and conditioned upon final engineering approval.

Motion by: Hogan      Seconded by: Jakubowski

Approved: (4-0)

Mr. Gruba stated this project will likely go before the Village Board on August 5<sup>th</sup>.

#### **D. Public Comments**

There were no public comments.

#### **E. Village Board & Committee Updates**

Mr. Schwarz stated at the July 15<sup>th</sup> Village Board Meeting, the Currie Motors request for a Major Change to the Planned Unit Development was approved. The Triple Crown Training request for a Special Use Permit for indoor recreation for a baseball training facility was postponed to the August 5<sup>th</sup> Village board meeting. At the August 5<sup>th</sup> meeting, the Village Board will likely remand the Triple Crown Training application back to the Commission to review a revised site plan that was submitted after the Plan Commission/Zoning Board of Appeals recommendation. Based on the revised Site Plan, the applicant will need to request multiple variations related to the pavement setback, drive-aisle width and the required trash enclosure. He added that the property owner paved the parking lot prior to Village approval. He mentioned this is still an active case, so it will come back as an amended application, it will be republished, and would likely be scheduled for a new public hearing.

#### **Other Business**

Lisa Paulus stated the 2023 Year End Review was finalized and presented in the staff report. Mr. Schwarz thanked Ms. Paulus for the comprehensive summary of the business activity that comes before the Plan Commission/Zoning Board of Appeals. There were 41 Special Use Permits, 34 Variations, and 26 different types of Variations, so there is a lot of variety in what the Plan Commission accomplishes. He stated the Plan Commission/Zoning Board of Appeals also reviews many county applications for properties that are located within 1.5 miles of the Village's municipal boundary. Mr. Schwarz thanked the members for all the time that they spend as volunteers reading the agenda packets, reviewing plans and visiting sites.

Markunas thanked the staff for their detailed and thorough reports.

Mr. Gruba thanked the Commissioners for their attendance. He stated it helps us do our jobs and move these things forward. He mentioned the August 8<sup>th</sup> meeting may be cancelled due to lack of quorum, and August 22<sup>nd</sup> will likely be the next meeting.

**F. Attendance Confirmation (August 22, 2024)**

Chair pro-tem Markunas asked Commissioners to please let staff know if they cannot attend the next meeting (August 22, 2024).

**Motion (#9):** Adjournment 7:46 P.M.

Motion by: Jakubowski                      Seconded by: Morris

The motion was unanimously approved by voice vote (4-0).

Approved August 22, 2024

As Presented \_\_\_\_\_ As Amended \_\_\_\_\_

\_\_\_\_\_ /s/ Will Markunas, Chair pro-tem

\_\_\_\_\_ /s/ Secretary

Draft

**Project:** Cedarhurst – Independent Living Cottages  
**Meeting Type:** Public Hearing  
**Requests:** Major Change to PUD, Plat of Resubdivision, Parking Adjustment  
**Location:** 21507 Wolf Road  
**Applicant:** Dover Development  
**Prop. Owner:** Cedarhurst Frankfort, RE LLC  
**Representative:** Nick Dwyer  
**Staff Reviewer:** Christopher G. Gruba, AICP

**Site Details**

**Gross Area:** 628,716 sq. ft. (14.43 acres)  
**PIN(s):** 19-09-20-301-069-0000, 19-09-20-301-068-0000  
**Existing Zoning:** B-4 (Office)  
**Proposed Zoning:** B-4 (Office)  
**Future Land Use:** General Commercial  
**Existing Buildings:** 1 facility (Assisted Living and Memory Care, 83 units)  
**Proposed Buildings:** 16 Independent Living Cottages (32 units)

Figure 1. Location Map



**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Assisted Living	General Comm.	B-4
<b>North</b>	General Retail	General Comm.	B-2
<b>South</b>	Old Plank Road Trail	Old Plank Road Trail	A-1 (County)
<b>East</b>	Single Fam. Res.	Single Fam. Detached Res.	R-2
<b>West</b>	General Retail		C-2 (Mokena)

**Project Summary**

The applicant, Dover Development, is proposing 16 independent living cottages on the property of the existing Cedarhurst Assisted Living facility. Each cottage would contain two units, for a total of 32 units. The existing facility is 116,950 square feet and contains 83 units. The overall development would contain 115 units upon completion. The project will require combining the two existing lots (Lots 1 and 2 of Cedarhurst of Frankfort), as part of a Plat of Resubdivision. The independent living cottages would look and function like residential duplexes, with each unit containing a 1-car garage. The cottage units would be leased to seniors that maintain high mobility. The existing building provides assisted living care and memory care for less independent residents. The entire development would also be served by a new clubhouse, outdoor putting green and a pickleball court. The existing private drive for the main building would be extended east and would remain private.

**Attachments**

1. Aerial Photographs, Will County GIS
2. PC/ZBA meeting minutes excerpt, August 22, 2019 (initial development)
3. PC/ZBA meeting minutes excerpt, June 27, 2024 (independent living cottages)
4. PUD Findings of Fact, provided by applicant, received June 20, 2024



5. Operation & Easement Agreement (emergency access to Kohl's), dated May 23, 2024
6. Lease Agreement (draft), received July 8, 2024
7. Photographs of property, taken by staff October 19, 2023
8. Photometric Plan, received July 11, 2024
9. Lighting details, received July 8, 2024
10. Plat of Survey, dated February 12, 2014
11. Preliminary Plat of Resubdivision, received July 8, 2024
12. Preliminary Engineering Plans, received July 8, 2024
13. Landscape Plan, received July 8, 2024
14. Architectural Elevations, floorplans and building materials, received July 8, 2024
15. Pickleball court details sheet, received July 8, 2024
16. Trash enclosure details sheet, received July 8, 2024

## ***Background***

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A public hearing was held on August 22<sup>nd</sup>, 2019, for the initial development of Cedarhurst Assisted Living, containing the assisted living and memory care services. On September 3, 2019, the Village Board approved of the Special Use Permits for assisted living, a PUD and accessory liquor sales, as well as the Final Plat. The facility was constructed and completed in October 2021. This building is 116,950 square feet and contains 83 units. No other work has been performed on the site since then.

A workshop for the independent living cottages was held on June 27<sup>th</sup>, 2024 and comments were provided to the applicant.

## ***Main changes since the workshop on June 27, 2024***

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The applicant has incorporated several comments from the PC/ZBA workshop:

1. Much more landscaping has been added along the north property line between the cottages and the loading areas for Kohl's and Office Depot. Much of this landscaping consists of 6' tall evergreen trees, although there are some maples added as well. The proposed evergreens on the subject property appear strategically placed to complement the screening on Kohl's property. Landscaping was also added between the northwest detention pond and Unit 1.
2. The building materials and architecture has been upgraded for cottage types A, B and C. The monolithic appearance of the sides and rears of the cottages has been varied by using different building materials. The rear wall of each cottage will have a stone or brick wainscot with lap siding (wood composite) above. The sides of the cottages will either have stone wainscot or lap siding gables to break up the mass. All buildings will have full (modular) brick and not thin brick.
3. The privacy fence demarcating the rear patios for Unit 3 has been changed from PVC to wood composite.
4. Staff has received clarification regarding other items such as a draft lease agreement for the prospective tenants, the fencing proposed for the pickleball court, pole light types, detail of the trash enclosure, etc.

## ***Analysis (slightly updated)***

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### **2019 Comprehensive Plan:**

1. The Comprehensive Plan illustrates the subject property as "General Commercial", which roughly includes the B-1, B-2, B-3 and B-4 zone districts. The subject property is zoned B-4, Office. The proposed development is consistent with the Comprehensive Plan.

**Zoning:**

1. The subject property is zoned B-4, Office. Currently, the Table of Permitted & Special Uses does not permit assisted living facilities in the B-4 (Office) zone district either by-right or with a Special Use Permit. However, Cedarhurst Assisted Living was permitted in the B-4 zone district with a Special Use Permit, by way of decision by the "code official", as stated on page 59. Staff is currently drafting a Zoning Ordinance text amendment to permit assisted living facilities in the B-4 zone district contingent upon receiving a Special Use Permit.

**Site Plan:**

1. A Plat of Resubdivision will be required to combine Lots 1 and 2 of Cedarhurst of Frankfort. As illustrated, Units 1 and 2 are located on the existing Lot 1. The entire development is intended to function as a whole, including shared parking and amenities. In addition to combining the two lots, the proposed expansion will also require new easements which can be incorporated on the Plat of Resubdivision.
2. The existing assisted living facility contains 83 units. The 16 independent living cottages, containing 2 units each, would add 32 additional units for a total of 115 units. The B-4 zone district is a type of non-residential zone district. Per the Zoning Ordinance, units within assisted living facilities in commercial zone districts have not been subject to dwelling unit density regulations. For comparison, the R-4 zone district, which permits duplexes by-right, allows a maximum residential density of up to 5 dwelling units/net acre. If the assisted living facility and the proposed cottages were held to the same standard, the proposed development would have a density of approximately 8.9 dwelling units per net acre. Net acreage is determined by subtracting the area for the two detention ponds, which total approximately 1.54 acres.
3. There is a large, existing berm along the northeast boundary of the site that would be removed as part of this project. The berm originated from construction of the existing assisted living facility and was not required per Code for any type of landscape buffering. The subject property is zoned B-4 (Office) and the Kohl's property is zoned B-2 (Community Business) and as such, a transition yard (landscape buffer) was not required between Cedarhurst and Kohl's when the initial assisted living facility was constructed. The addition of the independent living cottages does not activate a requirement for a landscape transition yard per Code.
4. The independent living cottages include small sections of retaining walls and one short section of privacy fence. Due to the existing grade adjacent to the detention pond that serves the Kohl's property, Units 6 and 7 have retaining walls along their rear patios. Unit 12, adjacent to the ditch next to Old Plank Road Trail, also has these retaining walls. Each retaining wall (along the rear patio of each unit), is approximately 15' long and less than 2.5' tall. As such, specific approval for these walls is not required by the PC/ZBA, as was the case with the recent Abbey Woods North project. Unit 3 has a slightly different floorplan and design than the other two types of units due to the existing and proposed drive aisle. As such, this unit does not have recessed rear patios and instead would have a 6' tall dividing fence between the units. No other fences or walls are proposed on site.
5. The independent living cottages would have curbside trash pickup, similar to a house or duplex. The draft lease agreement notes that the trash bins shall not be left by the curb on non-pickup days.
6. The Site Plan illustrates a brick trash enclosure located between Units 7 and 8. This trash enclosure is intended to serve the clubhouse. A detail of the enclosure should be provided that notes "full-brick". The newly provided details of the trash enclosure note that it will consist of cultured stone to match the buildings. The Zoning Ordinance permits trash enclosures to be up to 144 square feet in area and up to 6'

tall. The proposed enclosure is 288 square feet and 7' tall, which would require modifications (variations) to the Zoning Ordinance requirements and can be approved as part of the Major Change to the PUD.

- The existing and proposed buildings meet the setback requirements for the B-4 zone district:

Dimensional Table

	<b>B-4 Requirement</b>	<b>Proposed</b>
<b>Minimum Lot Size</b>	20,000 sq. ft.	628,716 sq. ft.
<b>Density</b>	Not Applicable	8 units/gross ac., 8.9 units/net ac.
<b>Front Yard Setback (west)</b>	50' min	263' +/-
<b>Rear Yard Setback (east)</b>	50' min	51.4'
<b>Side Yard Setback (north)</b>	30' min	30'
<b>Side Yard Setback (south)</b>	30' min	30'
<b>Building side-to-side separation</b>	Not Applicable	25'
<b>Building Height</b>	35' max	17' 7.5" units, 28'9" clubhouse
<b>Lot Coverage</b>	Not Applicable	25.5%
<b>Impervious Lot Coverage</b>	70% max	51.5%

**Parking & Loading:**

- The existing assisted living facility requires 0.75 parking spaces per unit, or 63 spaces in this case. Independent living cottages require 1 parking space per each bedroom. Each unit within each cottage contains 2 bedrooms, requiring a total of 64 parking spaces. When both the assisted living facility and the independent living cottages are added together, they require a total of 127 parking spaces on-site. The Site Plan provides a total of 116 parking spaces and is therefore technically deficient by 11 spaces. Unlike the R-4 zone district, the B-4 zone district does not allow 25' long driveways to count toward parking spaces. If that were the case, 15 of the 16 driveways are at least 25' long and 23' wide, which could practically provide for 2 parking spaces each. Realistically, it's assumed that guests will periodically park in the cottage driveways. If the 30 driveway spaces were counted, the total on-site parking provided would be 146, meeting code. During site inspections by staff on October 19, 2023 and June 27, 2024, a parking shortage was not observed. As such, staff recommends that a parking adjustment be granted via a modification as part of the Major Change to the PUD to reduce the number of required parking stalls from 127 to 116.
- With a total of 116 parking spaces provided, 5 ADA-accessible spaces are required. The Site Plan illustrates 11 ADA spaces, exceeding this requirement.
- The private drive aisles are 22' wide. A typical travel lane width for a public road is 12' wide. Although the drive aisles are not public right-of-way, neither residents nor guests should park within the drive aisles, which would restrict traffic and potentially block emergency vehicles. Staff recommends adding a condition of approval for the Major Change to the PUD to prohibit parking in the drive aisles and to provide signage to this effect.
- A loading area was not required when the main assisted living facility was approved. Most deliveries to this building are made via "box trucks". Loading spaces are not required for the proposed independent living cottages.

### **Circulation:**

1. The existing private drive into the facility will be extended to serve the independent living cottages. All drives within the development will be private; there will be no public right-of-way dedication. The smaller existing lot, Lot 1, had at one time been considered for a future commercial/retail building. For this reason, the existing drive into the site is located on an access easement to guarantee access to this lot. However, since Lot 1 and the remainder of Lot 2 will be developed for independent living cottages, the two lots will be combined and the access easement isn't necessary. This access easement will not be removed on the proposed Plat of Resubdivision, but it will not be extended into the site to include all private drives, as this is not typical for a single commercial parcel, under the same ownership and containing very similar land uses.
2. The site can be navigated by a fire truck or a box truck and vehicle turning movement exhibits have been provided for both.
3. A second trash enclosure is proposed between Units 7 and 8 to serve the clubhouse. Garbage trucks should be easily able to access the dumpster in the proposed location.
4. Approval of the existing assisted living facility was conditioned upon obtaining an emergency access easement to the Kohl's property to provide a secondary means of access. Cedarhurst was able to obtain permission from Kohl's and an emergency access easement was recorded. Currently, the access easement is "grasscrete", which is a plastic, grid-like base that supports the weight of a firetruck and allows grass to grow through it. The Fire District has requested that this access easement be paved with concrete, with curb and gutter, and this is reflected on the submitted plans. A letter has been provided from Kohl's granting permission to pave the emergency access. The existing gate would remain in place, which does not have a locking mechanism and can be opened quickly in the event of an emergency.

### **Building Elevations and Floorplans:**

1. The primary building materials on the cottages include thin-brick, stone veneer, lap siding and shake siding. Shingle roofs are proposed. These materials closely match the materials that are used on the existing assisted living building. The architecture between the assisted living building and the cottages is not an exact match, due to the difference in scale between the buildings.
2. There would be three styles of cottages: types A, B and C. The floorplans for type A and B are identical, but the architecture is different. Type-C has a different floorplan and architecture. Only one cottage (Unit 3) will have the Type-C architecture. The quantity of unit types A and B are about evenly split and are alternated throughout the development to avoid visual monotony.
3. Mechanical equipment for the cottages will be located on the ground next to the units, not on rooftops. The units would be placed behind the rear of each unit, as illustrated on the floorplans for each unit type. The mechanical units would be screened with various types of landscaping.
4. The cottages would not have basements, nor are basements required per the Zoning Ordinance or Building Code for assisted living or independent living in a non-residential zone district. Oasis Senior Living was approved without a basement.
5. Per the Zoning Ordinance, many of the design requirements for duplexes in a residential zone district (such as R-4) do not apply to independent living cottages in the B-4 (Office) zone district. However, staff has provided some of requirements for duplexes in the R-4 zone district for comparison:

	<b>R-4 requirement</b>	<b>Proposed (B-4 zone)</b>
<b>Minimum unit size</b>	1,200 SF for 2-bedroom unit	997 SF and 1,045 SF proposed
<b>Garage size</b>	2-car garage required	1-car garages proposed
<b>Garage orientation</b>	At least 30% of units must be side-loaded	All units are front-loaded
<b>Basements</b>	At least 80% of the area of the footprint, not including the garage area	No basements proposed

**Stormwater & Drainage:**

1. Robinson Engineering has completed preliminary engineering review of the site plan. The two existing detention ponds were sized appropriately during the initial phase of development to accommodate future development. Robinson Engineering has requested that the stormwater line that currently terminates north of Unit 5 be extended further east to Unit 7. This would allow the on-site stormwater to be transferred to the detention ponds located on the Cedarhurst property instead of draining north into the Kohl's detention pond, even though part of the Cedarhurst property currently drains into the Kohl's detention pond.
2. There are no wetlands or floodplains on the property.

**Landscaping:**

1. None of the existing trees on the site would be removed as part of this development. There is an existing 50' rear yard setback between the cottages and the existing Settler's Pond subdivision. This setback, including all landscaping, will remain undisturbed and all existing trees are designated with a "P" for "preservation". There is an existing 30' side yard setback along Old Plank Road Trail which, like the rear yard setback, will remain undisturbed and all trees preserved. Care should be exercised to not damage or destroy the existing trees within the east rear yard and south side yard during construction. Similarly, the existing trees off-site on the Kohl's property to the north should be avoided.
2. The landscaping requirements have been met within the parking lots and around building foundations.
3. The required landscaping around each detention pond and along Wolf Road has been installed and complies with Code.
4. The subject property and the proposed cottages abut the existing Kohl's and Office Depot loading bays to the north. When a residential use abuts a commercial use, a 25' "transition yard" or landscape buffer is required. However, the independent living cottages are not technically classified as a residential use and the property is zoned B-4 (Office), not R-4 (Single-Family Attached Residential). As such, a transition yard is not required between the proposed cottages and the Kohl's property, nor was one required when the initial assisted living facility was constructed. In response to comments received during the workshop, the applicant has increased the amount of landscaping along the north property line to ensure a year-round visual screen between the cottages and the loading bays to the north.



**Lighting:**

1. A Photometric Plan has been provided, which accounts for light poles but not wall pack or wall sconce lights on the cottages. Although the light levels comply with Code as shown, a revised Photometric Plan will be required that includes the wall sconce lighting on the cottages. Extreme care should be taken to ensure that any wall sconces are shielded and aimed down to avoid any direct light emission toward the existing single-family homes within Settler's Pond to the east. A condition of approval has been added to provide a revised Photometric Plan that complies with the Zoning Ordinance requirements.
2. The proposed light poles are intended to match the existing light poles on site as closely as possible. Staff was informed that the original design is no longer produced, but that any difference should be unnoticeable.

**Other:**

1. The Fire District has reviewed the proposed site plan. They have requested that existing emergency access connection to the Kohl's parking lot be paved with concrete, with curb and gutter. This is reflected on the Site Plan.
2. Several amenities would be provided, including a clubhouse, pickleball court and putting green. The clubhouse would house a lounge with fireplace, a kitchen, shuffleboard table and pool table. It's assumed that the clubhouse would primarily serve the independent living cottages but would be available to residents within the assisted living building as well. The pickleball court next to the clubhouse would measure approximately 32.5'x 62.5', or 2,031 square feet. The court would be enclosed by a 4' tall black, vinyl-coated chain link fence, which is permitted per Code. The Zoning Ordinance states that outdoor recreation activities under 1 acre are permitted by-right within the B-4 zone district. The pickleball court and the putting green total less than one acre. These three amenities may be approved as part of the overall Major Change to the PUD. The PC/ZBA may request conditions on their use if deemed necessary. For example, use of the pickleball court or the putting green could be prohibited between 9 pm and 7 am and the pickleball court shall not be illuminated at night, other than the light poles along the proposed drive aisles.

***Findings of Fact – Planned Unit Development (PUD)*** \_\_\_\_\_

The following Findings of Fact are used to judge the merit of a Planned Unit Development request and subsequent Major and Minor Changes thereto.

1. The plan is designed to protect the public health, welfare and safety.
2. The proposed development does not cause substantial injury to the value of other property in the immediate area.
3. The plan provides for protection of the aesthetic and function of the natural environment, which shall include, but not be limited to, flood plains, streams, creeks, lakes, ponds, wetlands, soil and geologic characteristics, air quality, vegetation, woodlands, and steep slopes.
4. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.
5. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.



6. The planned unit development provides land area to accommodate cultural, educational, recreational and other public and quasi-public activities to serve the needs of the residents thereof.
7. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.

### ***Findings of Fact - Special Use Permits***

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The following Findings of Fact are used to judge the merit of a Special Use Permit request.

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

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

### ***Affirmative Motions***

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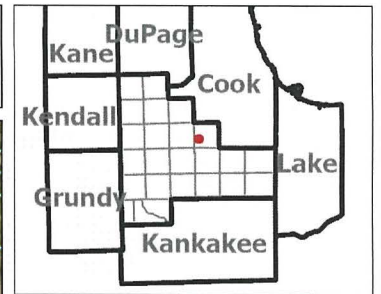
1. Recommend to the Village Board to approve the Major Change to a PUD for the property located at 21507 Wolf Road, in accordance with the reviewed plans, public testimony and Findings of Fact conditioned on replacing the existing "grasscrete" emergency access connection to the Kohl's parking lot with concrete with curb and gutter, parking shall be prohibited within any private drive aisle and the owner shall install "no parking, fire lane" signs at regular intervals, the pickleball court and putting green shall not be equipped with any exterior illumination and the hours of use shall be restricted to 7 am – dusk every day, that a revised Photometric Plan be provided that accounts for the wall pack lights on the cottages, final engineering approval and with the following modifications:
  - a. Approving a parking adjustment to the minimum number of required parking spaces from 127 spaces to 116 spaces per Article 7, Section B, Part 5 of the Zoning Ordinance.

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2. Recommend the Village Board approve the Final Plat of Resubdivision for Cedarhurst of Frankfort, consolidating Lots 1 and 2, in accordance with the reviewed plans and public testimony, subject to any necessary technical revisions prior to recording and conditioned upon final engineering approval.

Draft



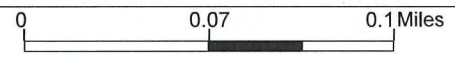
# Cedarhurst Assisted Living



**Legend**

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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



1: 4,514

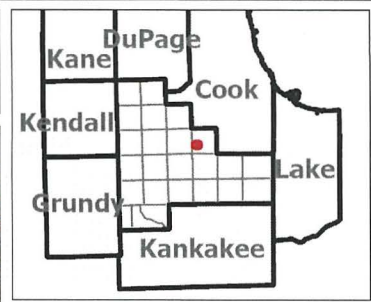
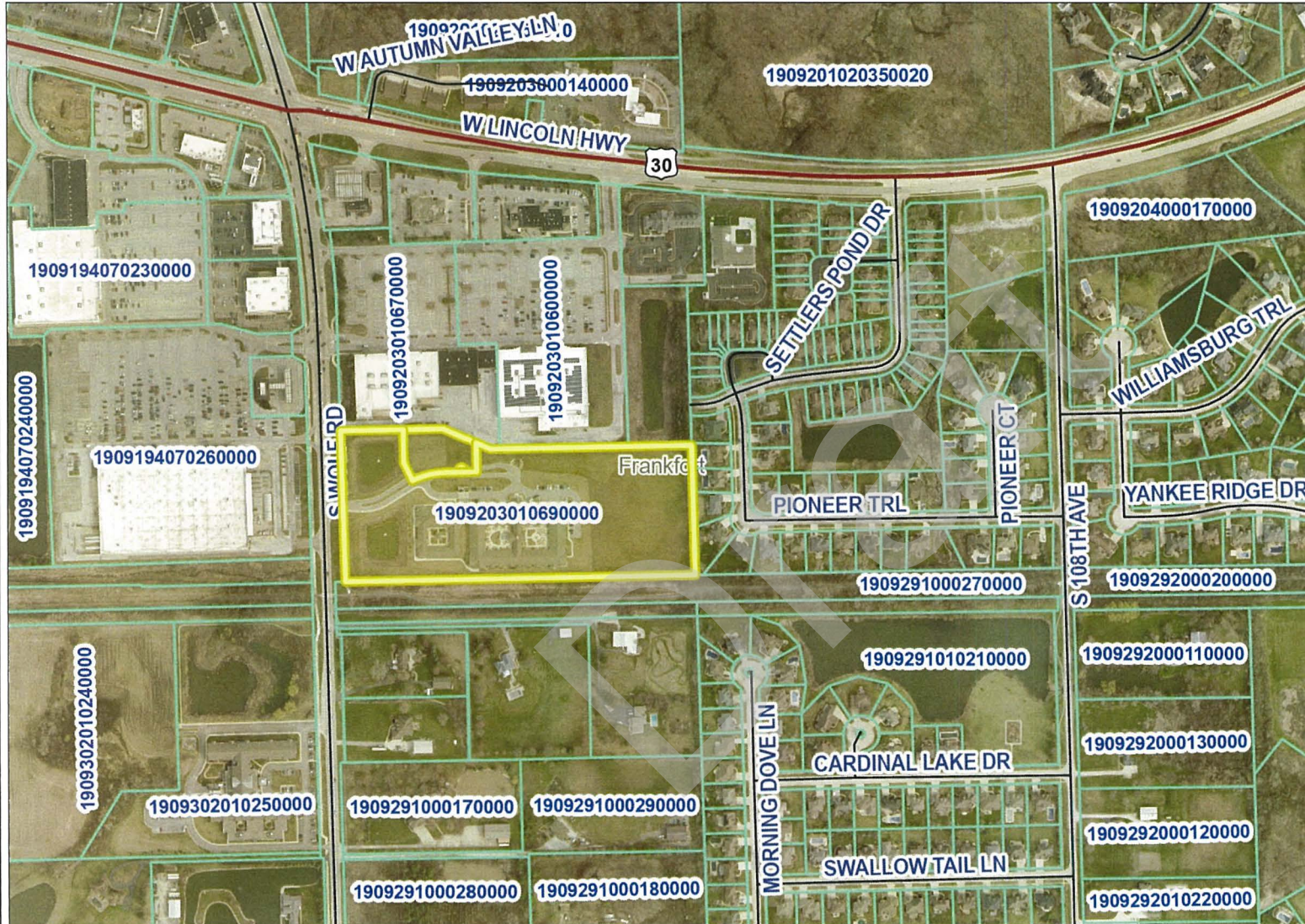
Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, 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).

**Notes**





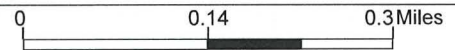
# Cedarhurst Assisted Living



**Legend**

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

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1: 9,028

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**Notes**





- Members requested an update on the status of the cross access easement from the property owner to the north. Mr. Dorsey noted that the easement was agreed upon however the easement agreement would not be drafted until the development was approved and property purchased. Staff suggested provision of the easement as a condition of approval;
- Commissioners discussed proposed Wolf Road improvements. The applicant noted that they were amenable to providing the left turn lane for south bound traffic on Wolf Road per their engineer's recommendation;
- Commissioners discussed the proposed building materials changes since the workshop meeting with some expressing the belief that too much stone was removed and others expressing support for the revisions as proposed;
- The applicant agreed to limit the shake style siding at the northwest corner of the building to the upper portions of the gables only which Chair Rigoni suggested as a condition of approval;
- Trustee Farina requested clarification on which elevations faced Wolf Road;
- Commissioners discussed the proposed accessory liquor sales noting that the operation as described was consistent with the use standards contained within the zoning ordinance;

**Motion (#2):** Recommend the Village Board approve a special use permit for an assisted living facility in the B4 zoning district to permit the operation of Cedarhurst Senior Living on lot 8 of the Prairie Crossings Subdivision in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, approval of a cross access easement from the property owner to the north, and the construction of a left turn lane for southbound traffic on Wolf Road;

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**Motion (#3):** Recommend the Village Board approve a special use permit for a planned unit development to permit the operation of Cedarhurst Senior Living on lot 8 of the Prairie Crossings Subdivision in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, approval of a cross access easement from the property owner to the north, the construction of a left turn lane for southbound traffic on Wolf Road, and revision of the architectural elevations to limit the composite shake style siding to the gable ends at the northwest corner of the building;

Motion by: Guevara  
Approved: (5 to 0)

Seconded by: Hanlon

**Motion (#4):** Recommend the Village Board approve a special use permit for accessory liquor sales to permit the operation of Cedarhurst Senior Living on lot 8 of the Prairie Crossings Subdivision in accordance with the reviewed plans and public testimony



Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**Motion (#5):** Recommend the Village Board approve the final plat for the Cedarhurst of Frankfort Subdivision in accordance with the reviewed plans;

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**C. Plat Approval: Freddy's Frozen Custard & Steakburgers**

Request: Approval of a plat of easement and a plat of abrogation to accommodate the relocation of a sanitary sewer and storm sewer easements on the property located at 9701 W. Lincoln Hwy.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request noting that the issue was discovered during the final engineering process. During the Plan Commission discussion:

- Commissioners discussed the proposed abrogation / plat of easement noting that approval would be beneficial to the Village as the existing sanitary and storm sewers would now be covered by proper easements;
- Staff noted that the request was more of a "clean-up" item as the development was already constructed;

**Motion (#6):** Recommend the Village Board approve the plat of easement and abrogation for Freddy's Frozen Custard and Steakburgers located at 9701 W. Lincoln Highway in accordance with the reviewed plans;

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**D. Public Comments**

None

**E. Village Update**

Trustee Clavio noted that the Village Board approved the special use permits for The Wine Thief and invited Commissioners to attend a Committee of the Whole meeting on September 3<sup>rd</sup> to discuss downtown development and Village owned properties.

**F. Other Business**

Staff noted that the final draft of the Comprehensive Plan update was nearing completion and a Plan Commission workshop meeting anticipated in September.

**G. Attendance Update**

Members present confirmed their availability for the next Plan Commission meeting to be held on September 12, 2019.

- d. The proposed CMU shall match the existing painted CMU on the existing building;
- e. All windows and doors shall match those on the existing building; and
- f. Staff approval of a trash enclosure.

Motion by: Jakubowski      Seconded by: Morris

Approved: 5-0

**C. Workshop: 21507 Wolf Road – Cedarhurst Independent Living Cottages**

Christopher Gruba presented the staff report.

David Schultz approached the podium. He thanked Mr. Gruba and staff for bringing everything together and for the comprehensive staff report. He stated that his team is currently working on submitting the few items that were missing at the workshop.

Mr. Schultz asked the Commission if the owner, Nick Dwyer from Dover Development, could virtually attend the Plan Commission meeting via speaker phone/ telecall. The Commission agreed to Mr. Dwyer attending the meeting via phone.

Mr. Schultz stated Cedarhurst would like to work with staff and the Plan Commission to bring this project to a public hearing in the near future. He stated all 16 building cottages will be operated by Cedarhurst and Dover Development and that they would be rented to residents. The pickleball court will not be illuminated and is not intended to be used during evening hours. He explained they have to remove a large portion of the existing berm along the north property line and make other grade changes to accommodate the proposed storm sewer.

Chair Schaeffer stated since this is in in the B-4 zone district and not the R-4 zone district, Cedarhurst is able to obtain a greater number of units in the space available. She asked the commissioners if they were comfortable with the side-to-side separation between cottages. The Commission agreed that the spacing was adequate.

Christopher Gruba displayed a recent picture of the berm taken from the Kohl's property and asked the applicant how the steep berm would be regraded.

Mr. Schultz stated the extra material was placed there, and Cedarhurst will have to move it back to the existing condition. He added from that point it comes down again, and they will have a rear yard swale and storm sewer.

Mr. Gruba asked if there will be a berm on the Kohl's property.

Mr. Schultz stated that the top of foundation of the cottages will be a little bit higher than the Kohl's loading area.

Mr. Gruba asked if the cottages would be looking down a bit at the Kohl's loading area.

Mr. Schultz responded the existing trees on the Kohl's property will remain undisturbed, and it will still look like a berm, but it will be lowered. He agreed to increasing the amount of landscaping along the north property line.

Chair Schaeffer believed there should be landscape screening between the cottages and Kohl's.

Commissioner Markunas added the screening between the cottages and Kohl's should be fairly dense as well.

Commissioner Jakubowski agreed on the need for screening.

Mr. Schultz stated the intent is to fill in the gaps when you look at the current landscaping plan. He agreed it was amendable for Cedarhurst to increase and buffer that area. He stated there was a 10-foot sanitary easement they cannot plant on, but Cedarhurst will do the best they can to address this.

Chair Schaeffer addressed the easement of utilities. She stated there is a 20' wide space between the cottages and the rear property line that is unencumbered from any easements that would provide space for landscaping. She added she would prefer landscape screening over an opaque fence.

Mike Schwarz asked if there would be any resident security concerns without fencing, especially along the north property line shared with the adjacent shopping center.

Chair Schaeffer stated this is a residential development for seniors, and they may be more vulnerable to things happening. She voiced the concern with access to the cottages closest to the Kohl's parking lot.

Commissioner Jakubowski stated she is opposed to the PVC type fencing because of the maintenance on it. She added the fence would be good to keep people out, but adding screening in addition to the fence would be better.

Chair Schaeffer agreed and acknowledged with fencing and screening it could almost look decorative. A line of trees may deter people from the Kohl's parking lot.

Mr. Gruba stated there is a 10-foot-wide utility easement, and masonry pillars could encroach into the easement.

Commissioner Markunas stated he believed the neighbors on the east side of the property would want a fence. Placement for fencing was discussed.

Mr. Gruba stated there was also the emergency access connection on the north side of the property behind the Kohl's loading docks, and a Knox Box would be required for emergency responder access to the gate if there was a fence located in that area.

Mr. Schultz stated the owner prefers landscaping over a fence. He added there will not be a fence on the east side of the property, and the 50 feet will basically drain.

Commissioner Markunas asked the applicant if there will be any security cameras for the independent living cottages.

Nick Dwyer stated he believes there are some security cameras on the access points and the access doors but did not know the specifics.

Commissioner Markunas asked if there were any proposed security measures for the cottages. Mr. Dwyer stated they had not thought of any of that at this point.

The topic of retaining walls was discussed. Chair Schaeffer stated if the height was over 30 inches, they would need railings.

Commissioner Markunas asked if the retaining walls could get taller after the final engineering is done.

Mr. Schultz stated Cedarhurst was trying not to make the retaining wall higher than 24 inches because with seniors, they do not want to create a fall hazard. He added there could be an opportunity to shorten the patios, which would lower their height at the ends.

Chair Schaeffer stated they would like plantings such as shrubs around it so you cannot navigate through it.

Commissioner Markunas suggested Cedarhurst discuss liability issues with patios and retaining walls for the residents.

Mr. Dwyer stated with final engineering, he will make sure with Mr. Schultz that they are no taller than 12-18 inches.

Chair Schaeffer stated the proposed parking will be adequate with this site plan, but she is more concerned about the conditioning of no street parking with regards to safety. The Commission will condition the final request with that.

Commissioner Jakubowski addressed the parking on the driveways with one car garages.

The Commission agreed with the site plan circulation.

The building materials of the cottages were discussed. Chair Schaeffer thanked the applicant for matching the existing style of the main building. She thought that the side and the rear of the cottages were in need of a little breaking up of materials and thought that wainscot could assist with visual interest.

Commissioner Markunas said he thought that adding more visual interest to the rear of the buildings was more important, as these will be more outwardly facing.

Chair Schaeffer agreed and added that the residents will be spending time in the back of the cottages on the patios. Breaking up the materials at the bottom with stone or an additional material would help.

Commissioner Jakubowski stated some masonry or stone on the back of the building was needed. All brick would also be acceptable.

Commissioner Markunas agreed as well and stated how Cedarhurst broke up the front elevations would be helpful. Some sort of hybrid would be beneficial. He inquired about the fence on the third type of cottage, and asked if something besides PVC could be used for fencing.

Mr. Schultz replied yes, they could use something besides PVC for the fencing.

Commissioner Knieriem asked what the material would be.

Mr. Schultz replied he believed wood would be the material.

The Commission was in agreement with the storm drain.

The landscaping was addressed. Mr. Gruba asked staff where they thought the landscaping would need to be increased.

Commissioner Jakubowski stated she would like to see additional screening.



Chair Schaeffer voiced she would like to see landscaping increased around the entire property, with a gap for the emergency access drive.

Mr. Schultz stated he would like to keep the mound behind Unit 2 and would like to keep the view of the pond for the residents.

Michael Schwarz stated a couple of years ago there was a request from Cedarhurst for a stand-alone storage shed which would have been a request for a Minor Change to the Planned Unit Development. However, after staff further researched the minutes of the Plan Commission meeting for the approval of the main assisted living building, they discovered that the Plan Commission did not support any accessory storage building. He asked the applicant if there was a need for storage of property maintenance items for maintaining the overall campus.

Mr. Schultz stated a landscaping company would maintain the property. Maintenance and operations would have to be a separate entity.

Nick Dwyer stated Cedarhurst would have a standard contract to cover the whole development.

The Commission agreed on the lighting of the site plan. Commissioner Markunas added that the proposed lighting should meet Code and to be especially cognizant of the existing single-family residents to the east.

Chair Schaeffer discussed the amenities. For the pickleball court, she stated there would be conditioning for no night play. The Commission agreed 7:00 a.m. until dusk would be ideal. Commissioner Jakubowski agreed the pickleball court was a nice amenity for this development.

Commissioner Markunas confirmed with the applicant that the putting green was also not illuminated. Mr. Schultz confirmed that was correct. The Commission agreed the same hours should apply for the pickleball court and putting green.

Mike Schwarz discussed the residents' garbage and recycling bins. He asked the applicant if these would be stored in the tenant garages and asked if the garages would be deep enough to house the bins.

Mr. Dwyer stated there was additional depth in the back of the garage. He added the garage is a car-and-a-half width and would make sure the bins would be stored inside the garages.

Commissioner Jakubowski asked if there were CCRs or covenants for this residence community.

Mr. Schwarz stated that the equivalent of covenants, conditions and restrictions would be operational rules under the lease agreements. He added the Commission could weigh in and review these private rules given that a Major Change to the Planned Unit Development is being proposed. He stated there could be language prohibiting outdoor clothes lines, and other exterior issues be addressed.

Mr. Gruba stated this could be in the conditions of approval. He explained the garbage pick-up for residents would be curbside pick-up for trash, just like any other home. The clubhouse has a main trash bin.

Mr. Schultz stated they will comply with screening for the main trash bin.

Mr. Schwarz stated the operational rules would be stated in the lease agreements. He suggested to the applicant such language should be considered for consistency among the cottage units. He stated such language could help set rules for personalization of the yards, for example whether the occupants could have a garden, set up Christmas lights, a satellite dish, paint the front door, etc. The lease would state any other operational rules that a standard homeowners association might have.

Chair Schaeffer complimented the idea, and stated the mechanism for which those things would be considered. She added the Commission would like to look at those guidelines.

Mr. Dwyer stated he did this once and they no longer own that property. He mentioned he would have to go back and see what the lease was like for those units. They currently did not have any units that are like the Cedarhurst independent living cottages. Mr. Dwyer stated he would present the full terms of the lease later on. He agreed that uniformity would make sense.

Commissioner Markunas asked the applicant to provide material samples and full color renderings for the future public hearing.

Commissioner Knieriem asked the applicant when they anticipated breaking ground and if the independent living cottages were part of the original plan.

Mr. Schultz stated September or October of 2024. He stated the independent living cottages were not part of the original plan. Originally Cedarhurst had planned on a bigger "L" shaped multi-story building, but they found the independent living cottages to be more compatible with the neighborhood.

VILLAGE OF  
**FRANKFORT**  
INC • 1879

Application for Plan Commission / Zoning Board of Appeals Review  
Planned Unit Development (PUD) Standards

Article 3, Section F, Part 4 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every PUD Preliminary Plan and Final Plan. The Plan Commission must consider the extent to which the proposal fulfills the following seven standards. To assist the Plan Commission in their review of the PUD request, please provide responses to the following “Review Standards.” Please attach additional pages as necessary.

1. The plan is designed to protect the public health, welfare and safety.

Yes, we have put the public health, welfare, and safety of the community and our residents at the forefront of this design.

2. The proposed development does not cause substantial injury to the value of other property in the immediate area.

The residential nature of this property will not cause any injury to the value of any surrounding property.

3. The plan provides for protection of the aesthetic and function of the natural environment, which shall include, but not be limited to, flood plains, streams, creeks, lakes, ponds, wetlands, soil and geologic characteristics, air quality, vegetation, woodlands, and steep slopes.

Yes, we plan to maintain as much of the aesthetic and function of the natural surrounding environment as possible.

4. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.

Yes, the plan will feature a number of recreational amenities, and outdoor common spaces and green space.

5. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.

This plan will add to the variety of housing and care types on our property and the surrounding areas. This type of cottage independent living is not something currently offered in Frankfort.

6. The planned unit development provides land area to accommodate cultural, educational, recreational and other public and quasi-public activities to serve the needs of the residents thereof.

The community building provided as part of this plan will function perfectly as a place to suit these types of activities.

7. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.

Yes, we think the proposed development is the ideal use for this tract of land and the surrounding areas.

Article 3, Section F, Part 5, letter 'd' of the Village of Frankfort Zoning Ordinance lists two additional "findings" or "standards" related specifically to residential or mixed-use PUDs to permit uses that are otherwise not permitted in the underlying zoning district. For these specific types of proposals, the Plan Commission must also find the following. Please provide responses to the following additional "Review Standards."

1. That the uses permitted by such exceptions are necessary or desirable and are appropriate with respect to the primary purpose of the planned unit development;

This plan is both necessary and desirable to further establish a senior community that will serve the seniors in Frankfort and the surrounding areas.

2. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood;

There will be no detrimental influence on the surrounding neighborhood as a result of this plan being approved.

**Brett Uelner**  
Brett.Uelner@Kohls.com

**SENT VIA EMAIL**

May 23, 2024

Dover Development  
300 Hunter Avenue, Suite 200  
St. Louis, MO 63124  
Attn: Nick Dwyer

**Re: Kohl's #474 located in Prairie Crossings Shopping Center at 11055 W. Lincoln Hwy, Frankfort, IL 60423 (the "Shopping Center").**

**Operation and Easement Agreement dated October 14, 2002, by and between Prairie Crossings Frankfort IL, LLC ("Developer") and KIN, Inc. ("Kohl's"), as amended (the "OEA")**

**Request for Emergency Access Updates**

Dear Sir/Madam,

Kohl's received your request for approval of the Emergency Access updates. At this time, Kohl's has completed our review of the project (attached as Exhibit A) and approve, contingent on the following:

- General Contractor must ensure that there are no impacts to the way that storm water currently drains on Kohl's site
- General Contractor must ensure their construction activities will not impact Kohl's trucks and they will coordinate construction activities with the Kohl's store manager
- General Contractor agrees to be mindful of the existing utilities in the construction area

This consent is not intended to, and shall not be construed to amend or modify in any way whatsoever the terms of the OEA and this consent shall not be deemed to release or discharge any person or party from liability for any of the obligations to be performed by such person or party under the OEA.

Should you have any questions, please feel free to contact me. Thank you.

Sincerely,

*Brett Uelner*

Brett Uelner  
Real Estate Analyst







**RECEIVED**

By Christopher Gruba at 11:31 am, Jul 08, 2024

**SENIOR LIVING RESIDENT ESTABLISHMENT CONTRACT  
INDEPENDENT LIVING**

---

THIS SENIOR LIVING RESIDENT ESTABLISHMENT CONTRACT (“*Agreement*”) is effective as of [\_\_\_\_], by and between:

Cedarhurst of Frankfort Operator, LLC d/b/a Cedarhurst of Frankfort (the “*Community*” or “*We*”) and [\_\_\_\_] [\_\_\_\_] (the “*Resident*” or “*You*”).

INTRODUCTION

Cedarhurst of Frankfort operates a senior living community at 21507 Wolf Road, Frankfort, IL 60423.

You wish to live in the Community and agree to the terms of this Agreement.

The Executive Director of the Community is [\_\_\_\_]. All notices required under this Agreement must be sent to the Executive Director at the address of the Community set forth above.

The Community is managed by Cedarhurst of Frankfort Management, LLC, located at 300 Hunter Avenue, Suite 200, Saint Louis, Missouri 63124.

NOW THEREFORE, in consideration of the covenants and agreements herein cited on the part of both parties, it is hereby agreed as follows:

1. **APARTMENT.** You shall have occupancy of the unit specified in the Resident Fees Addendum attached hereto and incorporated herein (the “*Apartment*”).
2. **TERM.** This Agreement shall continue on a month-to-month basis, until terminated in accordance with the termination provisions set forth below.
3. **TERMINATION.** You may terminate this Agreement, with or without cause, upon ninety (90) days written notice to the Community. The Community may terminate this Agreement, with or without cause, upon thirty (30) days written notice to You.
4. **COMMUNITY FEE.** A one-time, non-refundable Community Fee in an amount set forth on the Resident Fees Addendum is required prior to move-in.
5. **RESIDENT OBLIGATIONS.** You agree to abide by the policies of the Community including, but not limited to, the policies outlined in the Resident and Family Handbook, as applicable, and to maintain the Apartment in a clean and sanitary condition at all times. You shall not violate any city ordinance, state, provincial or federal (if applicable) law in or about the Apartment and Community. You agree to pay all damages to the Community’s property caused by You beyond normal wear and tear. The Community reserves the right to periodically review and change its policies upon written notice to You.

6. **RENT.**

- (a) You agree to pay to the Community all fees set forth in the Resident Fees Addendum attached hereto, via ACH transfer, per the terms and conditions set forth in this Agreement. The base monthly fee includes those services and amenities described in the following section hereof.
- (b) You understand that You have the right to select a pharmacy of your choice for prescription and over-the-counter medications and medical supplies. You may use the Community's preferred pharmacy or select another pharmacy.
- (c) The Community may change the monthly base rent with 30 days prior written notice to You.
- (d) Rent and all fees shall be prorated for any partial month of occupancy (*i.e.*, if You move in on the 5<sup>th</sup> day of the month or, after giving proper notice, permanently move out on the 25<sup>th</sup> of the month).
- (e) Rent shall be paid in advance on the first day of each month during the term.
- (f) Any balance unpaid by the 10<sup>th</sup> day of the month will be assessed a \$100.00 late payment charge. In addition, any balance unpaid for 30 or more days will accrue interest at the rate equal to the lessor of 5% or the maximum rate permitted by applicable law per month. Returned checks are subject to a \$50.00 fee.
- (g) The Community does not participate in the Medicare or Medicaid Program.

7. **ITEMS INCLUDED IN MONTHLY RENT.** The following services and supplies are included as part of Your monthly rent:

- (a) Meals – A monthly meal credit of \$270.00, pro-rated for partial months. Additional meal credit may be purchased, if desired, and unused meal credit will be rolled forward from month to month; provided, however, that no refunds for unused meal credit will be issued upon the termination of residency or Your relocation to another portion of the Community. The Community will attempt to make reasonable accommodations for individuals with special diets. Guest meals are available for a nominal fee.
- (b) Utilities – Water, sewer, heat, electric, gas, air conditioning, trash, and cable television (one cable box per Apartment).
- (c) Appliances/Furnishings – The Community will provide certain large kitchen appliances (e.g. stove, refrigerator, etc.). The Resident shall be responsible for furnishing the Apartment.
- (d) Cleaning/Maintenance – The Community shall provide housekeeping consisting of cleaning the Apartment, changing the bed sheets, laundering towels, and trash removal, once every two (2) weeks. Personal laundry is not included in monthly rent. Additionally, the Community is not responsible for cleaning areas of the Apartment that require moving the Resident's personal property which could be broken or damaged.

8. **OPTIONAL SERVICES.** “Optional Services” may be available at additional cost and provided upon your request, subject to availability. Optional Services will be billed with your rent in the month following the performance of the service. Optional Services may include assistance with additional Apartment cleaning, room meal service, personal laundry, and transportation service. Please see the Executive Director for available Optional Services and pricing.
9. **RESIDENT STATEMENT OF INDEPENDENT LIVING.** The independent living portion of the Community, which includes the Apartment, consists of residential apartments with convenient services designed for persons who are capable of providing for their own health care and personal needs. The Community does not help with medications, bathing, dressing, mobility needs, or other personal or health care activities to residents of the independent living portion of the Community. By signature of this Agreement, You represent to the Community that You are capable of providing for Your own health care and personal care needs and the provision for all such needs while residing at the Community. If You utilize any private duty caregivers or companions while residing at the Community, You and Your private duty personnel agree to comply with the Community’s applicable policies and guidelines and acknowledge the Community’s right to restrict access in the event of the Community’s concern for the well-being and health or safety of other residents, employees or guests.

If at any time You become incapable of providing or fail to provide for You health care or personal care needs, or if a physical or mental condition develops that creates a danger to others, You agree to promptly move out of the Apartment and into an appropriate outside accommodation of Your choice. Any determination that the Resident is required to move for the reasons set forth in this paragraph shall be made in the sole judgment of the Community’s Executive Director.

The Resident hereby indemnifies, holds harmless and releases the Community and its directors, agents, owners, officers, and employees, from any and all liability costs, and responsibility for injury and damage, including attorneys’ fees, arising from the Resident’s failure to obtain, or from the failure of others to furnish, appropriate health or personal care services, and from all injury and damage which could have been avoided or reduced if such services had been obtained or furnished.

10. **RIGHT OF ENTRY.** The Resident shall not install additional locks on any doors in the Apartment. Upon reasonable notice, Community staff may enter the Apartment to perform basic housekeeping services and other management functions, respond to emergencies, and make repairs and improvements as the Community deems necessary or advisable.
11. **ALTERATIONS AND IMPROVEMENTS.** The Resident shall not make any alterations or improvements to the Apartment or conduct any activities that could affect the exterior appearance of the Apartment, without the prior written consent of the Community. This includes, but is not limited to:
  - (a) Refraining from leaving trash bins at the curb on non-collection days.
  - (b) Not applying any individual paint colors to the exterior of the units.
  - (c) Ensuring all patio furniture is neutral in color and consistent with the Community's

aesthetic standards.

- (d) Limiting exterior decor; while items such as a small garden gnome may be permissible, excessively conspicuous items are to be avoided to maintain the visual harmony of the Community.

The foregoing restrictions are instituted in recognition of the City's guidelines to ensure a uniform and attractive environment. All requests for exceptions or written consents as stated above must be directed to the Community's management in writing, and approval must be formally documented. Residents are encouraged to clarify any questions regarding permissible alterations, improvements, or decor with the Community's management to avoid any potential misunderstandings or violations of this clause.

- 12. **GUESTS.** The Resident agrees to notify the Community of guests staying in the Apartment longer than 7 days. The Resident shall ensure that Resident guests abide by the rules and regulations of the Community set forth in the Resident & Family Handbook.
- 13. **PETS.** The Community reserves the right to determine the appropriateness of a Resident being solely responsible for a pet and its care. All pets are subject to the Executive Director's prior written approval and subject to the Resident agreeing to the terms and conditions set forth in the Pet Agreement Addendum and the Resident & Family Handbook.
- 14. **VEHICLES.** By signing this Agreement, the Resident agrees to the terms and conditions set forth in Resident Vehicles Addendum.
- 15. **SMOKING.** The Community is smoke-free. Smoking is not permitted in the Resident's Apartment, within the Community, or anywhere on or around the building except for the designated outdoor smoking area. The Resident agrees to follow the Community's policies and procedures with respect to smoking, which policies and procedures may be changed by the Community at any time.
- 16. **GIFTS.** Staff members are not allowed to receive tips or gifts from residents.
- 17. **PROPERTY DAMAGE/LOSS AND DISPOSAL.** The Community assumes no responsibility for damaged, lost or stolen personal property, valuables, or money, due to theft, disaster, or other cause. You will be responsible for any loss or damage that You or Your guests cause to the Community that is not the result of ordinary wear and tear.
- 18. **CASUALTY AND CONDEMNATION.** In the event of substantial damage to or destruction of the Apartment or Community not as a result of Resident's activities or conduct, by fire, flood, wind, earthquake, or any other cause or causes which makes the Apartment or Community uninhabitable, or in the event of a whole or partial taking of the Apartment or Community by exercise of governmental power of eminent domain, Community or Resident shall have the option of terminating this Agreement and all further obligations hereunder of either party by written notice to Resident.
- 19. **INSURANCE.** The Community is not responsible for, and does not provide, insurance for the Resident's personal property. The Resident may obtain renter's insurance to cover any damage to, or loss of, all personal property, if he or she so chooses.



20. **NON-DISCRIMINATION; RELIGIOUS AFFILIATION.** We welcome all persons in need. Except as permitted by law, no person will be denied admission or services on the basis of race, color, national origin, sex, age, sexual orientation, religion, or handicap, as guaranteed by Section 504 of the Rehabilitation Act of 1973. The Community is not affiliated with any religious organization.
21. **ASSIGNMENT.** Rights under this Agreement shall not be assigned by You without our written consent. Nothing in this Agreement, expressed or implied, is intended to confer on any person, other than the parties and their successors, any rights or remedies related to this Agreement.
22. **DEFAULT.** In the event that a party breaches any of its obligations under this Agreement, the non-breaching party may, at its election, immediately terminate this Agreement upon written notice to the other party. The parties shall remain liable for all obligations under this Agreement up to the date of such termination.
23. **SURRENDER.** The Resident shall surrender the Apartment upon termination of this Agreement, in broom clean condition, excepting ordinary wear and tear and damage by casualty. The Resident shall remove all personal property upon termination of this Agreement, and the Resident shall cause to be repaired all damage caused by such removal, at the Resident's sole expense. In the event that the Resident remains in possession of the Apartment, or any part thereof, after the termination of this Agreement without the written permission of the Community, the Resident shall be deemed occupying the Apartment as a tenant at sufferance only, at a rental rate equal to one hundred fifty percent (150%) of the monthly rent in effect upon the date of such termination, together with all other amounts due under this Agreement, subject to all of the conditions, provisions and obligations of this Agreement insofar as the same are applicable to such tenancy. The Community may also, without notice, enter upon and take possession of the Apartment and expel and remove the Resident and the Resident's effects without being liable for prosecution or any claim of damages therefore and the Resident shall reimburse the Community upon demand for all costs and expenses incurred by the Community in the removal of any improvements and the restoration of the Apartment.
24. **INDEMNIFICATION.** The Resident shall indemnify, defend and hold harmless the Community, its owners, officers, employees and agents from and against all claims, liability, loss, expense, damage or injury (including reasonable attorneys' fees and other litigation expenses) of any nature arising out of or in connection with occurrences in or around the Apartment or Community caused by the negligent or willful acts of the Resident and the Resident's guests.
25. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the state where then community is located.
26. **ATTORNEY'S FEES.** If legal proceedings including arbitration result from any dispute related to this Agreement or Your residency in the Community, the prevailing party shall be entitled to recover reasonable expenses, costs, and reasonable attorneys' fees from the other party.

27. **LEGAL CONSTRUCTION.** If any provisions contained in this Agreement are held to be invalid, illegal, or otherwise unenforceable, such provisions shall not affect any other provision thereof, and this Agreement shall be construed valid as if such invalid, illegal or unenforceable provision(s) has never been contained therein.
28. **ENTIRE AGREEMENT.** This Agreement and any Addenda hereto constitute the sole and entire agreement between the parties regarding Your residency and supersede any prior understandings or written or oral agreements between the parties respecting the subject matter herein. Any changes to this Agreement must be in writing and signed by both parties.
29. **CONFIDENTIALITY.** To the extent permitted by applicable law, You agree to keep all of the terms and conditions of this Agreement confidential, including but not limited to, rent rates and special agreements, and You agree not to disclose, without the prior written consent of the Community, such terms in any manner whatsoever, in whole or in part, directly or indirectly, to any third-party, including other residents of the Community. Cedarhurst specifically reserves all rights, remedies, and defenses that Cedarhurst may have, at law or in equity.
30. **AUTHORIZED SIGNER/PRIMARY EMERGENCY CONTACT.** As used in this Agreement, the Authorized Signer shall mean the person designated above, if any, who has legal access to the Resident's income and assets and who accepts responsibility for and guarantees all the Resident's obligations under this Agreement. The Authorized Signer shall keep the Community informed of his/her current address and telephone number. In case of a change in the Resident's clinical condition or in case of emergency, the names, addresses, and telephone numbers of the Resident's emergency contacts are as follows:

	Primary Emergency Contact	Secondary Emergency Contact
Name:	[ ] [ ]	[ ] [ ]
Address:	[ ] [ ], [ ] [ ]	[ ] [ ], [ ] [ ]
Telephone Number:	[ ]	[ ]
Relationship to Resident:	[ ]	[ ]

31. **ARBITRATION/DISPUTES.**
- (a) EXCEPT FOR THE SPECIFIC CLAIMS AND DISPUTES IDENTIFIED IN PARAGRAPH (b) BELOW, ANY AND ALL ACTIONS, CLAIMS, CONTROVERSIES, OR DISPUTES OF ANY KIND, WHETHER IN CONTRACT OR TORT, STATUTORY OR COMMON LAW, PERSONAL INJURY, PROPERTY DAMAGE, LEGAL OR EQUITABLE, OR OTHERWISE, EITHER CURRENTLY EXISTING OR ARISING IN THE FUTURE, ARISING OUT OF OR RELATING IN ANY WAY TO THE PROVISION OF ASSISTED LIVING, MEMORY CARE OR HEALTHCARE SERVICES, OR ANY OTHER GOODS OR SERVICES PROVIDED UNDER THE TERMS OF ANY AGREEMENT BETWEEN THE RESIDENT AND THE COMMUNITY, INCLUDING DISPUTES

INVOLVING THE SCOPE OF THIS AGREEMENT, OR ANY OTHER DISPUTE INVOLVING ACTS OR OMISSIONS THAT CAUSE DAMAGE OR INJURY TO EITHER THE RESIDENT OR THE COMMUNITY, AND INCLUDING WRONGFUL DEATH AND SURVIVAL ACTIONS SHALL BE RESOLVED EXCLUSIVELY BY BINDING ARBITRATION AND NOT BY LAWSUIT OR THE JUDICIAL PROCESS (EXCEPT TO THE EXTENT THAT APPLICABLE LAW PROVIDES FOR JUDICIAL REVIEW OF ARBITRATION PROCEEDINGS) IN THE STATE WHERE THE COMMUNITY IS LOCATED AND EXCEPT AS OTHERWISE PROVIDED HEREIN, IN ACCORDANCE WITH THE THEN PREVAILING COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION (“AAA”); PROVIDED, HOWEVER, THAT IN ANY CASE WHERE AAA OR ITS SUCCESSORS ARE NOT IN EXISTENCE, THE ARBITRATION SHALL PROCEED IN ACCORDANCE WITH THE LAWS RELATING TO ARBITRATION THEN IN EFFECT IN THE STATE WHERE THE COMMUNITY IS LOCATED.

- (b) The parties agree that any claim or dispute involving or related to (i) unlawful detainer (eviction), (ii) matters with \$25,000 or less at issue, (iii) matters that are subject to adjudication by or through applicable state regulators (if any) and/or (iv) matters for which arbitration is not allowed by applicable law shall not be subject to arbitration. Any action arising out of, or relating to, items (i) through (iv) of the immediately preceding sentence shall be brought exclusively in the state or federal courts located in or with jurisdiction over the county where the Community is located, and such matter shall be tried before a judge and not a jury.
- (c) By written notice to the Resident (or the Resident’s authorized representative, if applicable) or to the Community, as the case may be, a party may demand that a disputed matter that is subject to arbitration hereunder be submitted to arbitration. The demand notice shall specify the nature of the dispute. An arbitrator shall be chosen in accordance with the prevailing Commercial Arbitration Rules of AAA. The arbitrator shall permit or prohibit discovery in his sole discretion and may admit or exclude evidence in his sole discretion.
- (d) The arbitrator shall decide the dispute or claim in accordance with the then prevailing commercial Arbitration Rules of the AAA, applying the substantive laws of the state where the Community is located. Judgment upon the arbitral award may be entered in any court having jurisdiction over a party or such party’s assets. No party may take any dispute or claim subject to arbitration hereunder to any court until an arbitration decision has been made, except that any party shall have the right to institute any legal actions for provisional relief pending final settlement by arbitration.
- (e) The resolution of such arbitration shall be final and binding on the parties hereto and enforceable in a court of competent jurisdiction.

32. **CLASS ACTION WAIVER.** YOU WAIVE ANY RIGHT TO ASSERT ANY CLAIM AGAINST COMMUNITY AND ITS AFFILIATES, INCLUDING THE COMMUNITY'S OWNER, THE COMMUNITY'S MANAGEMENT COMPANY, AND PAST AND PRESENT EMPLOYEES OF COMMUNITY, BY MEANS OF ANY CLASS ACTION OR REPRESENTATIVE ACTION, WHETHER AS A CLASS REPRESENTATIVE OR AS A MEMBER OF A CLASS. THIS WAIVER INCLUDES ANY CLAIMS BROUGHT FOR YOURSELF, THE GENERAL PUBLIC, OR OTHER PEOPLE SIMILARLY SITUATED. ALSO, YOU AGREE THAT NO ARBITRATION PROCEEDINGS WITH COMMUNITY WILL BE CONSOLIDATED WITH, OR JOINED IN ANY WAY WITH, ANY OTHER ARBITRATION PROCEEDING. YOU AGREE TO ARBITRATE ANY DISPUTES ON AN INDIVIDUAL BASIS.
33. **ADDENDA.** The following checked addenda are attached to, and incorporated into, this Agreement as if fully set forth herein. These addenda may be modified from time to time.

- \_\_\_\_\_ Resident Fees Addendum (REQUIRED)
- \_\_\_\_\_ Special Agreements Addendum
- \_\_\_\_\_ HIPAA Notice of Privacy Practices Addendum (REQUIRED)
- \_\_\_\_\_ Consent and Authorization Addendum (REQUIRED)
- \_\_\_\_\_ Guaranty Addendum
- \_\_\_\_\_ Cedarhurst Promise Addendum (REQUIRED)
- \_\_\_\_\_ ACH Payment Addendum (REQUIRED)
- \_\_\_\_\_ Pet Agreement Addendum
- \_\_\_\_\_ Resident Vehicles Addendum

*Signature Page Follows.*

By signing below, the parties certify that they have read, understand, and agree to the terms, conditions, and charges as described in this Agreement and any and all terms of the Addenda attached hereto.

**THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.**

**Resident Name:**

**Resident Signature:**

**Date:**

[ ] [ ]

\_\_\_\_\_

\_\_\_\_\_

**Community Signer Name:**

**Community Signer Signature:**

**Date:**

[ ]

\_\_\_\_\_

\_\_\_\_\_

Draft































**RECEIVED**

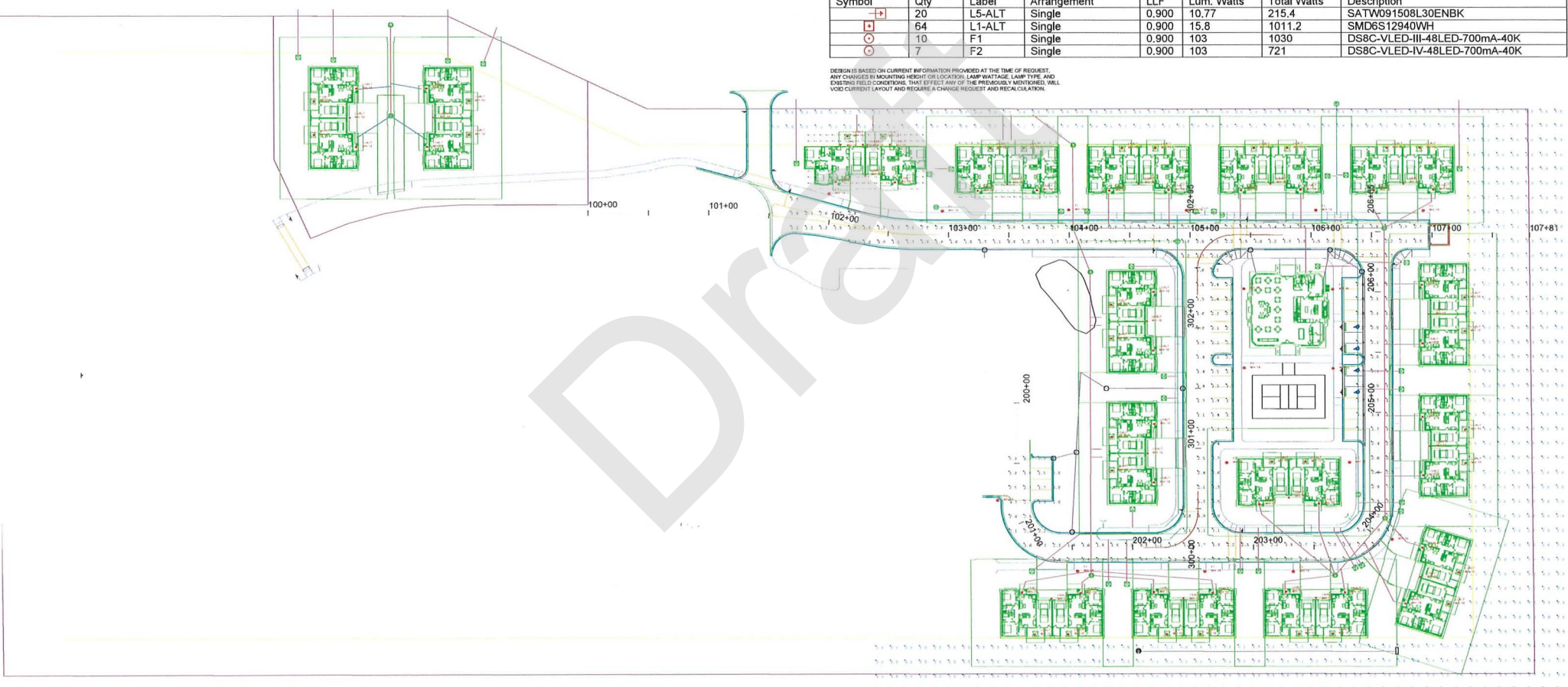
By Christopher Gruba at 10:04 am, Jul 11, 2024

LIGHT LEVEL CALCULATED ON THE GROUND  
POLE FIXTURES MOUNTED AT 18' INCLUDING BASE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.97	4.3	0.7	2.8	6.1
SPILL LIGHT	Illuminance	Fc	0.10	3.3	0.0	N.A.	N.A.
TYPE A-B TYP	Illuminance	Fc	1.67	4.2	0.1	16.7	42.0
TYPE C TYP	Illuminance	Fc	1.64	6.4	0.1	16.4	64.0

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
+	20	L5-ALT	Single	0.900	10.77	215.4	SATW091508L30ENBK
+	64	L1-ALT	Single	0.900	15.8	1011.2	SMD6S12940WH
○	10	F1	Single	0.900	103	1030	DS8C-VLED-III-48LED-700mA-40K
○	7	F2	Single	0.900	103	721	DS8C-VLED-IV-48LED-700mA-40K

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.  
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE AND  
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL  
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



VLED AREA & ROADWAY LIGHTING

**DEZINER SERIES 8**

Mid Sized Neoclassical, Domed Bell Luminaire

**Features**

The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 8.4" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

**VLED™ Optics**

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

**LED Emitters**

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

**True Amber LED's** TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

**LED Driver**

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

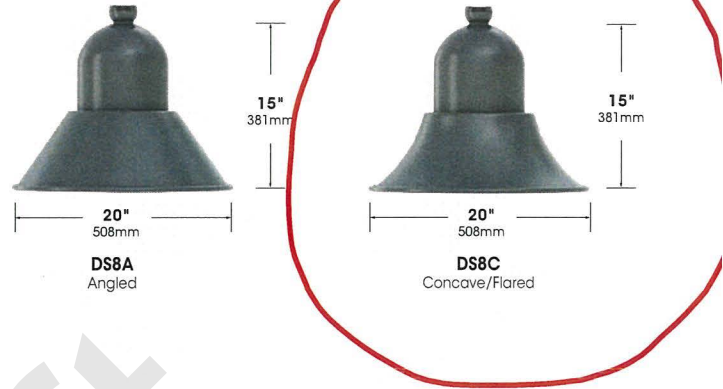
**Finish**

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

PROJECT NAME: \_\_\_\_\_

PROJECT TYPE: \_\_\_\_\_

**RECEIVED**  
By Christopher Gruba at 11:39 am, Jul 08, 2024



The mid sized models within the Deziner Series, offer 5 customizable styles available with unlit Bands.



2023163





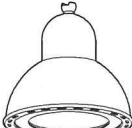

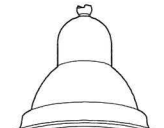





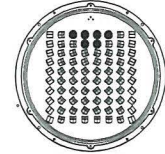


**PRODUCT CONFIGURATIONS**

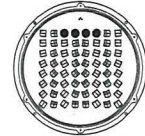
**EPA & WEIGHT**

**VLED™ MODULES**

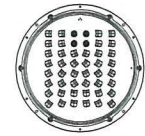
Base Model	w/ unlit Bands
 <p><b>DS8A</b> Max Weight = 23 lbs Max EPA = 0.84 80 LED Max</p>	 <p><b>DS8AB</b> Max Weight = 24 lbs Max EPA = 0.85 80 LED Max</p>
 <p><b>DS8C</b> Max Weight = 23 lbs Max EPA = 0.81 80 LED Max</p>	 <p><b>DS8CB</b> Max Weight = 24 lbs Max EPA = 0.82 80 LED Max</p>
 <p><b>DS8D</b> Max Weight = 24 lbs Max EPA = 1.12 80 LED Max</p>	 <p><b>DS8DB</b> Max Weight = 25 lbs Max EPA = 1.13 80 LED Max</p>
 <p><b>DS8S</b> Max Weight = 26 lbs Max EPA = 1.19 80 LED Max</p>	 <p><b>DS8SB</b> Max Weight = 27 lbs Max EPA = 1.20 80 LED Max</p>
 <p><b>DS8T</b> Max Weight = 22 lbs Max EPA = 0.86 80 LED Max</p>	 <p><b>DS8TB</b> Max Weight = 23 lbs Max EPA = 0.87 80 LED Max</p>



80 LED Module



64 LED Module



48 LED Module

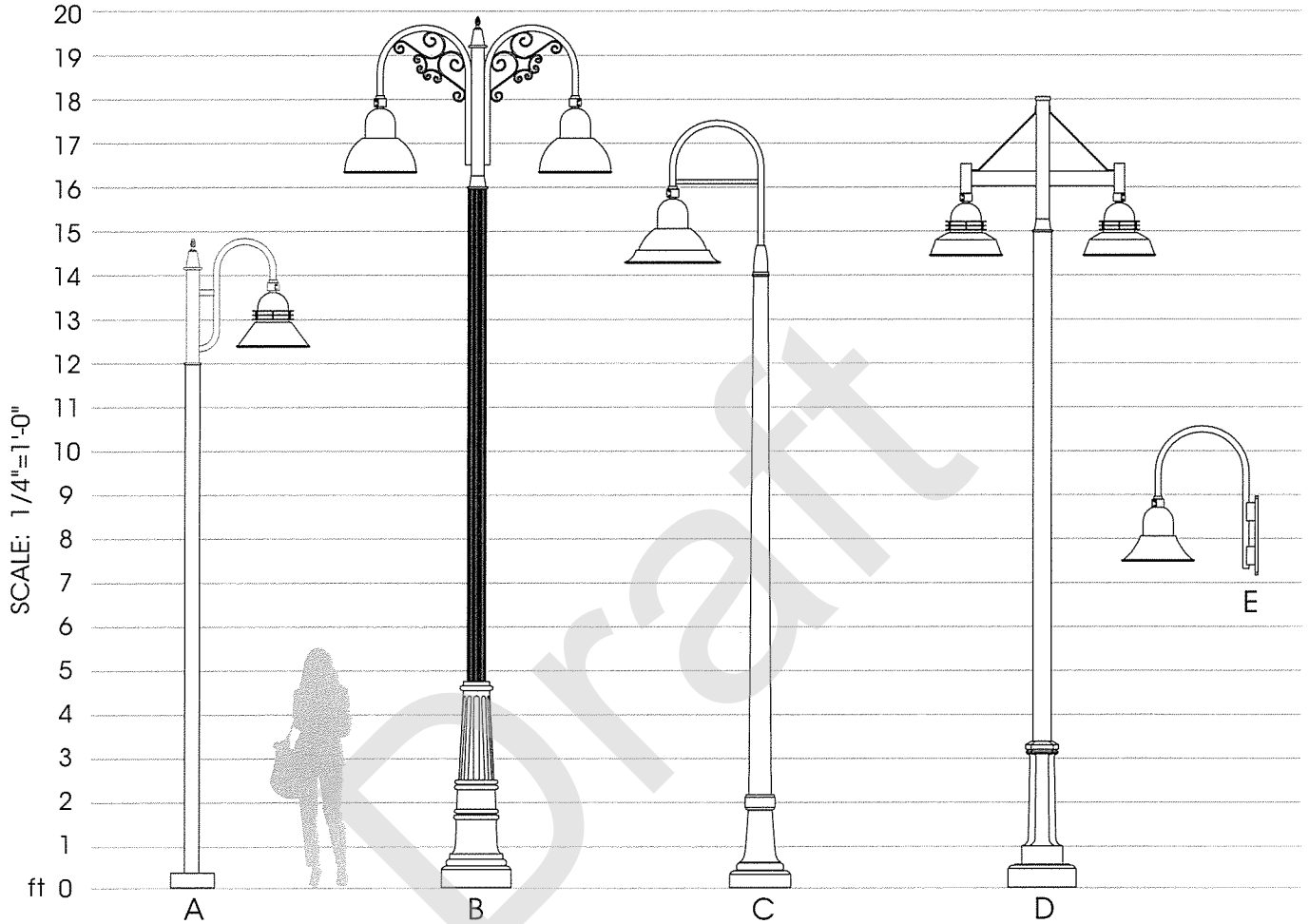
**ORDERING INFORMATION**

Spec/Order Example: DS8D/VLED-II/80LED-525mA/40K/347/2-90/RAL-9003-S/TPR

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage
Luminaire	Shade	Optics	LED			Voltage
<input type="checkbox"/> <b>DS8</b>	<input type="checkbox"/> Angled <b>A</b> <input type="checkbox"/> Angled w/ unlit Bands <b>AB</b> <input checked="" type="checkbox"/> <b>Concave/Flared C</b> <input type="checkbox"/> Concave/Flared w/ unlit Bands <b>CB</b> <input type="checkbox"/> Deep Bell <b>D</b> <input type="checkbox"/> Deep Bell w/ unlit Bands <b>DB</b> <input type="checkbox"/> Hooded <b>H</b> <input type="checkbox"/> Hooded w/ unlit Bands <b>HB</b> <input type="checkbox"/> Skirted <b>S</b> <input type="checkbox"/> Skirted w/ unlit Bands <b>SB</b> <input type="checkbox"/> Tiered <b>T</b> <input type="checkbox"/> Tiered w/ unlit Bands <b>TB</b>	<b>VLED™</b> Distribution Type <input type="checkbox"/> VLED-II <input type="checkbox"/> VLED-III <input checked="" type="checkbox"/> <b>VLED-IV</b> <input type="checkbox"/> VLED-V-SQ-M	<input type="checkbox"/> 80LED <input checked="" type="checkbox"/> <b>700mA</b> <input type="checkbox"/> 64LED <input type="checkbox"/> 525mA <input checked="" type="checkbox"/> <b>48LED</b> <input type="checkbox"/> 350mA	<input type="checkbox"/> 27K (2700K) <input type="checkbox"/> 30K (3000K) <input checked="" type="checkbox"/> <b>40K (4000K)</b> <input type="checkbox"/> 50K (5000K) <input type="checkbox"/> TRA <sup>2</sup> True Amber	<input checked="" type="checkbox"/> <b>UNV</b> (120-277) <input type="checkbox"/> 347 <input type="checkbox"/> 480	
<p><b>NOTES:</b></p> <p>1 - 700mA drive current available in 64LED and 48LED only</p> <p>2 - TRA available in 350mA &amp; 525mA Drive Currents only</p> <p>Consult factory for other CCT, CRI, &amp; Drive Current options</p>						

Mounting	Finish	Options
<p><b>Mounting</b></p> <p><b>Arm Mount</b></p> <input type="checkbox"/> 1 <input type="checkbox"/> 2-180 <input type="checkbox"/> 2-90 <input type="checkbox"/> 3-90 <input type="checkbox"/> 3-120 <input type="checkbox"/> 4-90 <p><b>Wall Mount</b></p> <input type="checkbox"/> <b>WM</b> WM - Wall Mount provided with mounting bracket and cover. <p><b>Pendant Mount</b></p> <input type="checkbox"/> Stem Mount + Length(in) (48" Max - not available w/ DS8S) <b>SM+L</b> <input type="checkbox"/> Chain Mount + Length(in) (48" Max - not available w/ DS8S) <b>CM+L</b> <input type="checkbox"/> Cable Clamp J-Box <b>CCB</b> <input type="checkbox"/> Cross Cable Clamp J-Box <b>CCC</b>	<p><b>Finish</b></p> <p><b>Standard Textured Finish</b></p> <input type="checkbox"/> Black <b>RAL-9005-T</b> <input type="checkbox"/> White <b>RAL-9003-T</b> <input type="checkbox"/> Grey <b>RAL-7004-T</b> <input type="checkbox"/> Dark Bronze <b>RAL-8019-T</b> <input type="checkbox"/> Green <b>RAL-6005-T</b> <p><b>Premium Finishes</b></p> <input type="checkbox"/> Rust <input type="checkbox"/> Patina Copper <b>PC</b> <p>For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)                      Consult factor for custom colors</p>	<p><b>Options</b></p> <input type="checkbox"/> Internal House Side Shield incl. LED Count (Example: HS-VLED/48) <b>HS-VLED</b> <input type="checkbox"/> Twist Lock Receptable Only <b>TPR</b> <input type="checkbox"/> 7-Pin Twist Lock Receptable Only <b>TPR7</b> <input type="checkbox"/> High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) <b>HLSW</b> <input type="checkbox"/> Twist Lock Photocell + Voltage (Example: TPC347V) <b>TPC+V</b> <input type="checkbox"/> Photocell + Voltage (Example: PC120V) <b>PC+V</b> <input type="checkbox"/> Single Fuse (Example: DF277V) <b>SF+V</b> <input type="checkbox"/> Double Fuse (Example: DF240V) <b>DF+V</b> <input type="checkbox"/> Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100, Photo 75fc) <b>MS-F311</b>

**SAMPLE ASSEMBLIES**

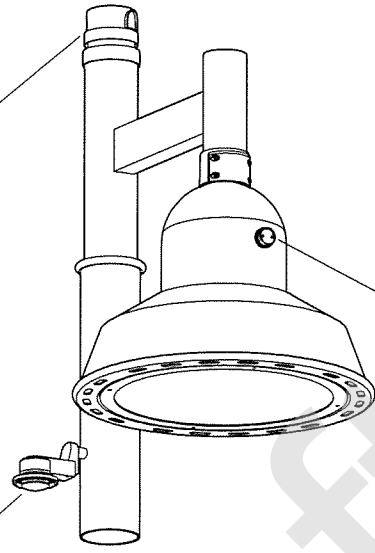


- A. RNTA-124-125/XPJ-1/DS8AB/LED/ACCESSORIES/FINISH
- B. 36-1070-16'-0"/XPC-2-180/DS8D/LED/ACCESSORIES/FINISH
- C. 75-1046T-14'-0"/XPS-1/DS8S/LED/ACCESSORIES/FINISH
- D. 11-1050-15'-0"/XAS-2-180/DS8TB/LED/ACCESSORIES/FINISH
- E. XPL-WM/DS8C/LED/ACCESSORIES/FINISH

Sample Assemblies show a small offering of the Sun Valley Line of Poles, Bases, Shafts, Arms, & Luminaires. Please visit [usaltd.com](http://usaltd.com) for the full product offering.

**OPTIONS**

Optional: **PHOTOCELL SENSOR (TPC+V),**  
**3-PIN RECEPTACLE (TPR)** or  
**7-PIN RECEPTACLE (TPR7)**  
TPR = TWIST LOCK PHOTOCELL RECEPTACLE



**MINI BUTTON PHOTOCELL (PC+V)**

**POLE MOUNTED**  
**MFS-311 BLUETOOTH**  
**PHOTO/MOTION SENSOR**

Factory Settings:  
No Motion - 50%  
Motion - 100%  
Delay - 15 min.  
Photocell - 75fc

Sensors can be Field  
Programmed With  
Bluetooth App

**High Low Dimming For Switches (HLSW)**

The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Secondary AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

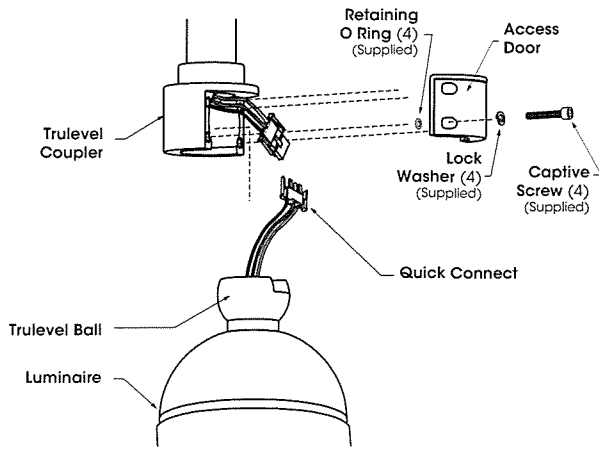
**Wireless and Other Fixture Controls**

Contact Factory for Wireless and Other Fixture Controls and Recommendations. Most Controls Can be Integrated and Factory Installed.

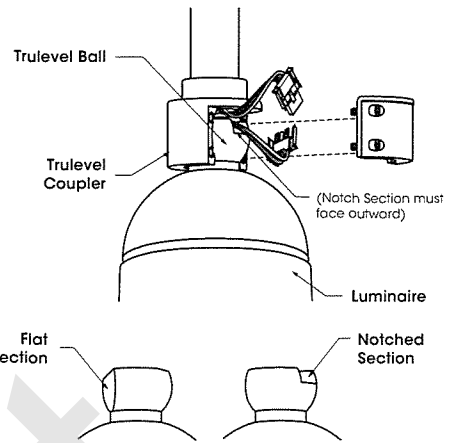


INSTALLATION DETAIL

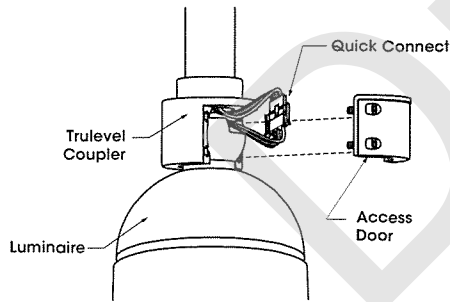
Trulevel System® Assembly



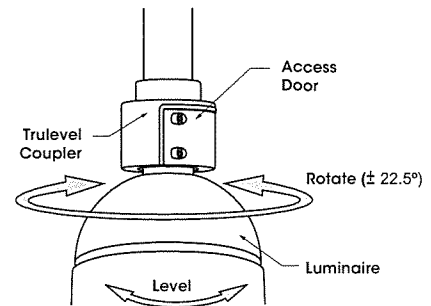
1. Loosen (4) Captive Screws and remove Access Door from Trulevel Coupler, pull out Quick Connect from Trulevel Coupler and Trulevel Ball.



2. Place Trulevel Ball inside of Trulevel Coupler as illustrated.  
 A - Notched Section of Trulevel Ball must face outward as illustrated.  
 B - Flat Section of Trulevel Ball must face inward.



3. Connect Quick Connect components, push components inside of Trulevel Coupler cavity, replace Access Door and loosely secure, do not tighten.  
 Fixture will suspend without Access Door during installation.



4. Rotate (left to right  $\pm 22.5^\circ$ ) and level Luminaire to desired position. Tighten Access Door.  
 (Tighten each bolt to recommended torque: **10 ft-lb, foot-pound**)  
 Trulevel Pendant Mount is intended to allow for fixture leveling, but is not intended to be "free-swinging" upon proper installation.

**ELECTRICAL DATA GUIDE - AMPERAGE CHART**

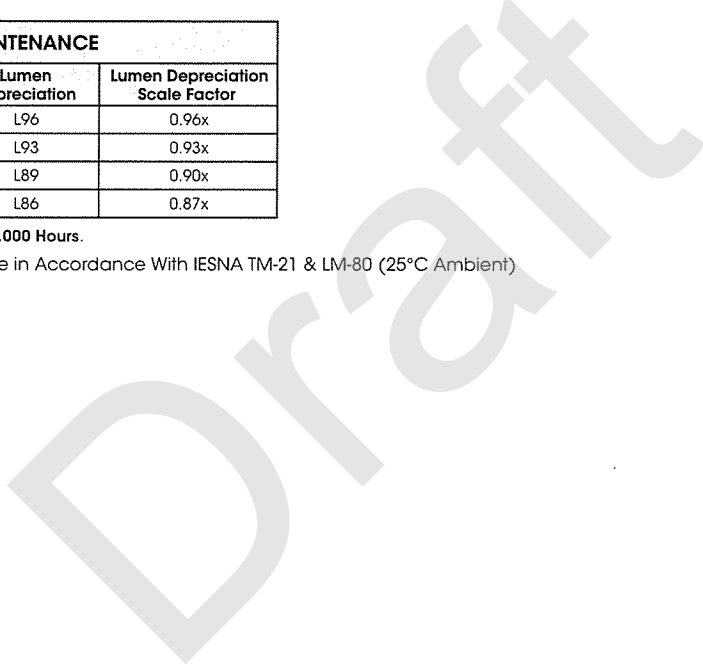
# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
48	350	53.0	0.44	0.25	0.19	0.15	0.11
48	525	77.0	0.64	0.37	0.28	0.22	0.16
48	700	103.0	0.86	0.50	0.37	0.30	0.21
64	350	69.0	0.58	0.33	0.25	0.20	0.14
64	525	100.0	0.83	0.48	0.36	0.29	0.21
80	350	87.0	0.73	0.42	0.31	0.25	0.18
80	525	130.0	1.08	0.63	0.47	0.37	0.27

**ELECTRICAL DATA GUIDE - LM-80 LUMEN MAINTENANCE**

LED LUMEN MAINTENANCE		
LED Life / Operating Hours	Lumen Depreciation	Lumen Depreciation Scale Factor
60,000	L96	0.96x
100,000 (6X LED Test Hrs)	L93	0.93x
150,000 (Theoretical)	L89	0.90x
200,000 (Theoretical)	L86	0.87x

TM-21 6x Test Time Dicates that L93 > 100,000 Hours.

Lumen Depreciation Calculations Done in Accordance With IESNA TM-21 & LM-80 (25°C Ambient)



PHOTOMETRIC DATA GUIDE - LUMEN TABLES

DS8-VLED																			
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
48	350	53.0	II	5486	104	B1-U0-G2	5923	112	B1-U0-G2	6234	118	B1-U0-G2	6546	124	B2-U0-G2	40.7	1871	46	B1-U0-G1
			III	5429	102	B1-U0-G2	5860	111	B1-U0-G2	6169	116	B1-U0-G2	6478	122	B1-U0-G2		1851	45	B1-U0-G1
			IV	5502	104	B1-U0-G2	5940	112	B1-U0-G2	6253	118	B1-U0-G2	6565	124	B1-U0-G2		1876	46	B0-U0-G1
			VSQ	5771	109	B3-U0-G1	6230	118	B3-U0-G1	6558	124	B3-U0-G1	6886	130	B3-U0-G1		1968	48	B1-U0-G1
			II-HS	4108	78	B1-U0-G1	4435	84	B1-U0-G2	4668	88	B1-U0-G2	4902	92	B1-U0-G2		1401	34	B0-U0-G1
			III-HS	4068	77	B1-U0-G1	4391	83	B1-U0-G2	4623	87	B1-U0-G2	4854	92	B1-U0-G2		1387	34	B0-U0-G1
			IV-HS	4213	79	B1-U0-G2	4549	86	B1-U0-G2	4788	90	B1-U0-G2	5027	95	B1-U0-G2		1437	35	B0-U0-G1
			II	7554	98	B2-U0-G2	8155	106	B2-U0-G2	8584	111	B2-U0-G2	9014	117	B2-U0-G2		2172	37	B1-U0-G1
48	525	77.0	III	7475	97	B1-U0-G2	8069	105	B2-U0-G2	8494	110	B2-U0-G2	8919	116	B2-U0-G2	59.4	2149	36	B1-U0-G1
			IV	7578	98	B1-U0-G2	8181	106	B1-U0-G2	8612	112	B1-U0-G2	9042	117	B2-U0-G2		2179	37	B1-U0-G1
			VSQ	7947	103	B3-U0-G1	8579	111	B3-U0-G1	9031	117	B3-U0-G1	9482	123	B3-U0-G1		2285	38	B1-U0-G1
			II-HS	5656	73	B1-U0-G2	6106	79	B1-U0-G2	6427	83	B1-U0-G2	6748	88	B2-U0-G2		1626	27	B1-U0-G1
			III-HS	5602	73	B1-U0-G2	6048	79	B1-U0-G2	6366	83	B1-U0-G2	6684	87	B1-U0-G2		1611	27	B0-U0-G1
			IV-HS	5800	75	B1-U0-G2	6261	81	B1-U0-G2	6591	86	B1-U0-G2	6921	90	B1-U0-G2		1667	28	B0-U0-G1
			II	9460	92	B2-U0-G2	10212	99	B2-U0-G2	10750	104	B2-U0-G2	11287	110	B2-U0-G2		N/A	N/A	
			III	9359	91	B2-U0-G2	10103	98	B2-U0-G2	10635	103	B2-U0-G2	11167	108	B2-U0-G2				
IV	9487	92	B2-U0-G2	10242	99	B2-U0-G2	10781	105	B2-U0-G2	11320	110	B2-U0-G2							
VSQ	9950	97	B3-U0-G2	10742	104	B3-U0-G2	11307	110	B3-U0-G2	11872	115	B3-U0-G2							
II-HS	7081	69	B2-U0-G2	7644	74	B2-U0-G2	8047	78	B2-U0-G2	8449	82	B2-U0-G2							
III-HS	7014	68	B1-U0-G2	7572	74	B1-U0-G2	7971	77	B1-U0-G2	8369	81	B1-U0-G2							
IV-HS	7262	71	B1-U0-G2	7840	76	B1-U0-G2	8252	80	B1-U0-G2	8665	84	B1-U0-G2							
II	7315	103	B2-U0-G2	7897	111	B2-U0-G2	8312	117	B2-U0-G2	8728	123	B2-U0-G2	54.4	2494	46	B1-U0-G1			
64	350	71.0	III	7238	102	B1-U0-G2	7813	110	B1-U0-G2	8225	116	B1-U0-G2		8636	122	B2-U0-G2	2468	45	B1-U0-G1
			IV	7338	103	B1-U0-G2	7921	112	B1-U0-G2	8338	117	B1-U0-G2		8755	123	B2-U0-G2	2502	46	B1-U0-G1
			VSQ	7696	108	B3-U0-G1	8308	117	B3-U0-G1	8745	123	B3-U0-G1		9183	129	B3-U0-G1	2624	48	B1-U0-G1
			II-HS	5476	77	B1-U0-G2	5911	83	B2-U0-G2	6223	88	B1-U0-G2		6534	92	B1-U0-G2	1867	34	B1-U0-G1
			III-HS	5425	76	B1-U0-G2	5856	82	B1-U0-G2	6165	87	B1-U0-G2		6473	91	B1-U0-G2	1850	34	B0-U0-G1
			IV-HS	5617	79	B1-U0-G2	6064	85	B1-U0-G2	6383	90	B1-U0-G2		6702	94	B1-U0-G2	1915	35	B0-U0-G1
			II	10075	99	B2-U0-G2	10877	107	B2-U0-G2	11449	112	B2-U0-G2		12022	118	B2-U0-G2	2897	37	B1-U0-G1
			III	9966	98	B2-U0-G2	10759	105	B2-U0-G2	11325	111	B2-U0-G2	11891	117	B2-U0-G3	2865	36	B1-U0-G1	
64	525	102.0	IV	10104	99	B2-U0-G2	10907	107	B2-U0-G2	11481	113	B2-U0-G2	12055	118	B2-U0-G3	2905	37	B1-U0-G1	
			VSQ	10597	104	B3-U0-G2	11440	112	B3-U0-G2	12042	118	B3-U0-G2	12644	124	B3-U0-G2	3046	38	B2-U0-G1	
			II-HS	7541	74	B2-U0-G2	8141	80	B2-U0-G2	8569	84	B2-U0-G2	8998	88	B2-U0-G2	2168	27	B1-U0-G1	
			III-HS	7469	73	B1-U0-G2	8063	79	B1-U0-G2	8488	83	B1-U0-G2	8912	87	B1-U0-G2	2147	27	B0-U0-G1	
			IV-HS	7734	76	B1-U0-G2	8349	82	B1-U0-G2	8789	86	B1-U0-G2	9228	90	B1-U0-G2	2224	28	B0-U0-G1	
			II	8605	99	B2-U0-G2	9289	107	B2-U0-G2	9778	112	B2-U0-G2	10267	118	B2-U0-G2	2934	44	B1-U0-G1	
			III	8514	98	B2-U0-G2	9191	106	B2-U0-G2	9675	111	B2-U0-G2	10159	117	B2-U0-G2	2903	44	B1-U0-G1	
			IV	8631	99	B1-U0-G2	9317	107	B2-U0-G2	9808	113	B2-U0-G2	10298	118	B2-U0-G2	2943	45	B1-U0-G1	
80	350	87.0	VSQ	9052	104	B3-U0-G1	9772	112	B3-U0-G2	10286	118	B3-U0-G2	10801	124	B3-U0-G2	66.1	3086	47	B2-U0-G1
			II-HS	6442	74	B1-U0-G2	6954	80	B2-U0-G2	7320	84	B2-U0-G2	7686	88	B2-U0-G2		2196	33	B1-U0-G1
			III-HS	6381	73	B1-U0-G2	6889	79	B1-U0-G2	7252	83	B1-U0-G2	7614	88	B1-U0-G2		2176	33	B1-U0-G1
			IV-HS	6606	76	B1-U0-G2	7132	82	B1-U0-G2	7507	86	B1-U0-G2	7882	91	B1-U0-G2		2252	34	B0-U0-G1
			II	11730	92	B2-U0-G2	12663	100	B2-U0-G2	13330	105	B3-U0-G3	13996	110	B3-U0-G3		3372	35	B1-U0-G1
			III	11606	91	B2-U0-G2	12529	99	B2-U0-G2	13189	104	B2-U0-G3	13848	109	B2-U0-G3		3337	34	B1-U0-G1
			IV	11766	93	B2-U0-G3	12701	100	B2-U0-G3	13370	105	B2-U0-G3	14038	111	B2-U0-G3		3382	35	B1-U0-G1
			VSQ	12340	97	B3-U0-G2	13322	105	B3-U0-G2	14023	110	B4-U0-G2	14724	116	B4-U0-G2		3548	36	B2-U0-G1
80	525	127.0	II-HS	8781	69	B2-U0-G2	9480	75	B2-U0-G2	9979	79	B2-U0-G2	10477	82	B2-U0-G2	2525	26	B1-U0-G1	
			III-HS	8699	68	B1-U0-G2	9391	74	B1-U0-G2	9885	78	B2-U0-G2	10379	82	B2-U0-G2	2501	26	B1-U0-G1	
			IV-HS	9007	71	B1-U0-G2	9723	77	B1-U0-G2	10235	81	B1-U0-G2	10747	85	B1-U0-G3	2589	27	B0-U0-G1	

IES File downloads for this product can be found at [www.usaltg.com/downloads/asr.html](http://www.usaltg.com/downloads/asr.html)

# PENDANT MOUNTED ARM

# XAL

PROJECT NAME: \_\_\_\_\_

PROJECT TYPE: \_\_\_\_\_

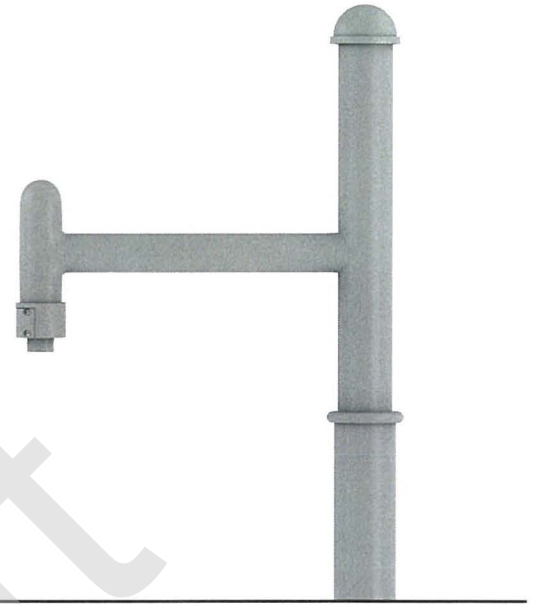
## FEATURES

### Arm

Durable corrosion resistant, cast aluminum construction.

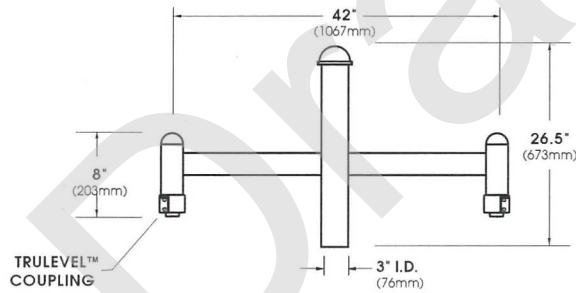
### Finish

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

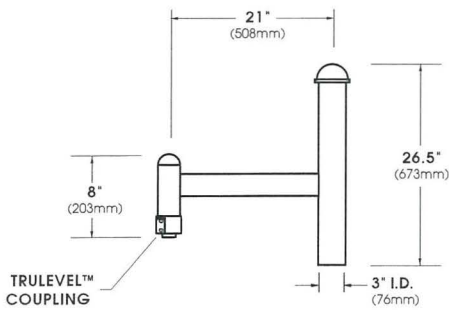


**XAL**

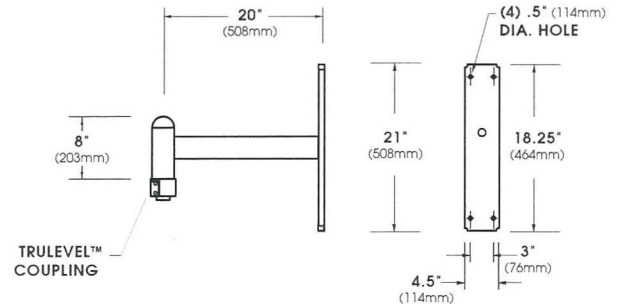
Patent pending



**XAL-2-180**  
EPA = 1.20



**XAL-1**  
EPA = 0.80



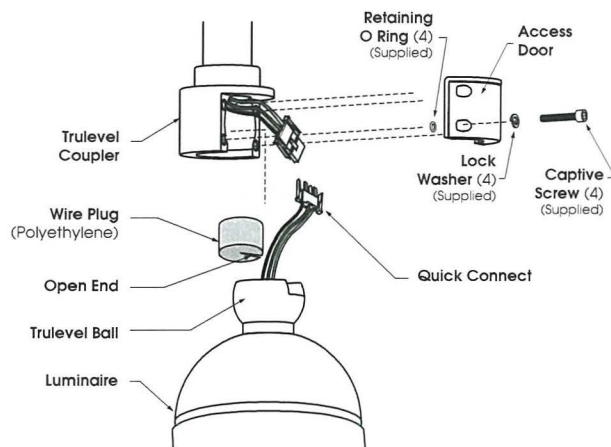
**XAL-WM**  
EPA = 0.53

SCALE: 1/2"=1'



## SPECIFICATIONS

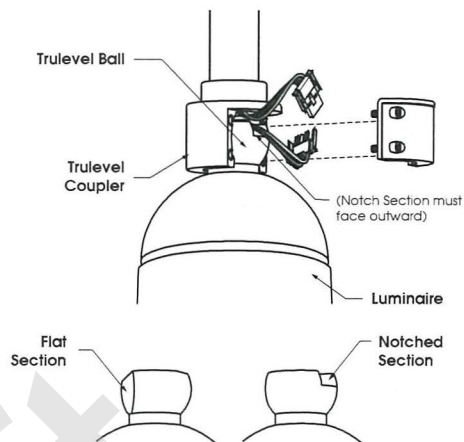
### Trulevel System® Assembly



- Loosen (4) Captive Screws and remove Access Door from Trulevel Coupler, pull out Quick Connect from Trulevel Coupler and Trulevel Ball.

Press open end of Wire Plug around Quick Connect wires.

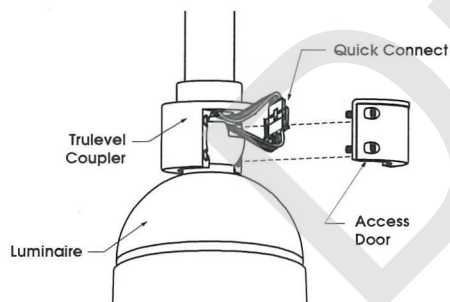
Slide Wire Plug down the wires and into Trulevel Ball opening, press Neoprene firmly into opening to prevent moisture and other contaminants from entering Luminaire Assembly.



- Place Trulevel Ball inside of Trulevel Coupler as illustrated.

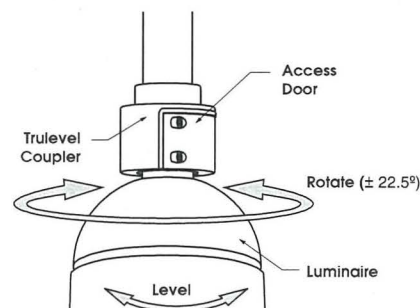
A - Notched Section of Trulevel Ball must face outward as illustrated.

B - Flat Section of Trulevel Ball must face inward.



- Connect Quick Connect components, push components inside of Trulevel Coupler cavity, replace Access Door and loosely secure, do not tighten.

Fixture will suspend without Access Door during installation.



- Rotate (left to right  $\pm 22.5^\circ$ ) and level Luminaire to desired position. Tighten Access Door.

(Tighten each bolt to recommended torque: **10 ft-lb, foot-pound**)

Trulevel Pendant Mount is intended to allow for fixture leveling, but is not intended to be "free-swinging" upon proper installation.

## ORDERING INFORMATION

Spec/Order Example: XAL-5-90/RAL-7004-T

Configuration								
	<input type="checkbox"/> XAL-WM	<input type="checkbox"/> XAL-1	<input type="checkbox"/> XAL-2-180	<input type="checkbox"/> XAL-3-180	<input type="checkbox"/> XAL-3-120	<input type="checkbox"/> XAL-4-120	<input type="checkbox"/> XAL-4-90	<input type="checkbox"/> XAL-5-90
Finish*	<input type="checkbox"/> Black RAL-9005-T	<input type="checkbox"/> White RAL-9003-T	<input type="checkbox"/> Grey RAL-7004-T	<input type="checkbox"/> Dark Bronze RAL-8019-T	<input type="checkbox"/> Green RAL-6005-T	*Standard texture finish For smooth finish replace suffix "T" with suffix "S" (Example RAL-9005-S) Consult factory for custom colors		

# SHAFTS / POLES

## STRAIGHT

PROJECT NAME: \_\_\_\_\_

PROJECT TYPE: \_\_\_\_\_

**RECEIVED**

By Christopher Gruba at 11:43 am, Jul 08, 2024

### Shaft

Round extruded from 6063 alloy aluminum. Heat treated to produce a T6 temper. Shafts are intended to be paired with a decorative Sun Valley base.



**1040**  
4" Dia.



**1050**  
5" Dia.



**1090**  
6" Dia.

Shaft Wall thickness .125 or .188 engineered to project requirements.

Poles provided with fenon top  
Post Top (PT): 2 7/8" O.D. X 3" (73mm X 76mm)  
Multiple Luminaire: 2 7/8" O.D. X 6" (73mm X 152mm)

2023041



Print Header Here



Stratford 15" LED Outdoor Sconce  
MODEL: SATW0915

LIGHT SOURCE: Integrated LED

LENGTH: 9.75"

WIDTH: 8.5"

HEIGHT: 15.25"



Print Header Here

VOLTAGE: 120V

WATTAGE: 11W

CRI: 80

SOURCE LUMENS: 1100

DELIVERED LUMENS: 725

COLOR TEMPERATURE: 3000K

DIMMING TYPE: Not Dimmable

FINISH: Black

DIFFUSER: Clear

DIFFUSER MATERIAL: Crackle Glass

WARRANTY: 5 Year Limited

LED LIFE: 50,000 hrs.

**DESCRIPTION**

Transitional LED outdoor sconce with weather resistant aluminum housing and decorative crackle glass diffuser which creates a spectacular light array. Integrate photo cell for dusk-to-dawn operation.

**ORDERING INFORMATION**

Item Number	Finish	CCT	Voltage	Certifications & Features
SATW091508L30ENBK	Black	3000K	120V	Title 24, Wet Rated, Photo Cell, cETLus

**CERTIFICATIONS & FEATURES**

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2024 JUN

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2024 JAN

SUPPLEMENT

2023 AFX

CATALOG

2024 FACILITY

SUPPLY

BATTERY BACKUP

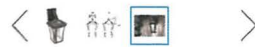
MOTION SENSOR

SALES REP LOCATOR

Enter Zip Code







Stratford 15" LED Outdoor Sconce  
MODEL: SATW0915

**LIGHT SOURCE:** Integrated LED

**LENGTH:** 9.75"

**WIDTH:** 8.5"

**HEIGHT:** 15.25"

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# Halo Recessed SMD6S12940WH 6" Square LED Surface Mount Downlight, 1220 Lumens, 90 CRI, 4000K, White Finish

**Our Price: \$47.45**

Model: HALO-SMD6S12940WH

Usually Ships in 4-6 business days. Urgent Project? Contact Us.



1

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Alternative Views:



**From:** [Nick Dwyer](#)  
**To:** [Chris Gruba](#); [David Schultz](#)  
**Cc:** [Theresa Cork](#); [Michael Schwarz](#); [Rob Piscia](#)  
**Subject:** Re: Cedarhurst - Village Board  
**Date:** Tuesday, July 30, 2024 3:57:56 PM  
**Attachments:** [Outlook-A picture .png](#)  
[We sent you safe versions of your files.msg](#)  
[Pet Agreement Addendum Sample.pdf](#)  
[7-30-2024 Cedarhurst-Frankfort-03 Prelim-Landscape-Plan.pdf](#)

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---

Chris,

See my responses below in red and attached.

It would be great if we could hit the 8/5 meeting date - let us know if you need anything further from us.

Thank you,

Nick Dwyer | Director of Development  
**Direct:** 314.884.8968  
**Mobile:** 314.707.1845  
**Email:** [ndwyer@dover-development.com](mailto:ndwyer@dover-development.com)  
**Address:** 300 Hunter Avenue, Suite 200, St. Louis, MO 63124



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**From:** Chris Gruba <[cgruba@frankfortil.org](mailto:cgruba@frankfortil.org)>  
**Sent:** Monday, July 29, 2024 4:18 PM  
**To:** David Schultz <[dschultz@hrgreen.com](mailto:dschultz@hrgreen.com)>; Nick Dwyer <[ndwyer@dover-development.com](mailto:ndwyer@dover-development.com)>  
**Cc:** Theresa Cork <[TCork@frankfortil.org](mailto:TCork@frankfortil.org)>; Michael Schwarz <[mschwarz@frankfortil.org](mailto:mschwarz@frankfortil.org)>; Rob Piscia <[RPiscia@frankfortil.org](mailto:RPiscia@frankfortil.org)>  
**Subject:** Cedarhurst - Village Board

Hi, David and Nick –



I'm following up on this project since the public hearing last Thursday. The PC/ZBA had a few questions and requests:

- Revise the Landscape Plan to include at least 2 additional 8' tall evergreen trees located to obscure the view of the house located at 10969 Pioneer Trail. If you can plant 3, that would be even better. Please confirm that these additional trees will not impact the drainage. *The attached landscape plan has been revised to meet this request.*
- How many people are allowed to live in each unit? The floor plans note that each unit will have 2 bedrooms, but I think they're unsure if this means 1 person per bed or 2. *Technically the units are big enough to support 4 people (two couples) - but realistically we don't envision more than 1-2 residents per unit.*
- Will the residents be permitted to have pets? If so, any restrictions? *Please see attached for our company pet policy.*
- Please provide information regarding the outside security camera system. *I spoke with the President of our Management Company; they do not foresee the need for any outside security system and there is currently no outside security system installed at the existing community. All the cottages will be equipped with nurse call devices, and they will be given the option to wear nurse call pendants that tie into the overall nurse call system. Any alert would dial back to the main building, which is staffed 24/7, and would also dial out to 911.*

It was my understanding that this project could proceed to the Board for final action on August 5<sup>th</sup>. I'm not sure if the Village administration still wants to place this project on the August 5<sup>th</sup> agenda, especially if we still need the above information and revised Landscape Plan. Regardless, please email me the above information when you can, and we'll move things along as determined by administration.

Thank you,

***Christopher Gruba, AICP***

Senior Planner, Community Development

VILLAGE OF FRANKFORT

432 W. Nebraska St. | Frankfort, IL 60423 | Ph: (815) 469-2177 | Fx: (815) 469-7999



## PET AGREEMENT ADDENDUM

The Resident and the Community have entered into the Agreement to which this Pet Agreement Addendum is attached. This Pet Agreement Addendum is incorporated into and made a part of the Agreement as if fully set forth therein. Terms defined in the Agreement have the same definitions in this Pet Agreement Addendum. The Resident desires to keep a pet in the Apartment and the Community consents on the following terms and conditions:

1. The Resident agrees to pay the one-time sum of \$\_\_\_\_\_ as a non-refundable pet fee for, but not limited to, common area carpet cleaning, additional landscaping upkeep and pest control, additional sanitation and odor control, and additional staffing assistance.
2. The Resident also agrees to pay \$\_\_\_\_\_ per month as additional monthly rent.
3. Only the pet identified in this Addendum shall be allowed in the Community.
4. The Resident shall maintain, and provide evidence to the Community of, current and proper immunizations and licenses of the pet, in accordance with the laws, regulations and health customs of the city/county in which the Community is located. If required by law, Resident shall provide Community with evidence that the pet has received a recent, satisfactory examination by a veterinarian. This must be completed prior to the pet moving into the Apartment.
5. No pet shall be allowed in any part of the interior of the Community other than the Apartment unless allowed by the Community or for taking the pet outside for a walk and then back to the Apartment. The Resident shall prevent the pet from causing any disturbance which would constitute a breach of covenant of quiet enjoyment of others, and when the pet is not within the Apartment, it will be at all times under physical restraint or leash and under immediate supervision and responsibility of the Resident. If required by law, the pet (such as a bird) shall remain in an appropriate cage;
6. The Resident shall ensure proper maintenance and upkeep of any and all equipment, cages, tanks, litter boxes, etc. in addition to conducting weekly/daily containment and disposal of animal feces. The Resident shall prevent animal odors, dander, and fur from interfering with the daily operations of the Community and with the health and safety of the residents, staff and guests. The Resident shall only use designated outside areas for his/her pet's excrement. The Resident agrees to properly remove and dispose of all his/her pet's excrement at the time of occurrence. The Executive Director establishes and approves these designated outside areas.
7. By signing the Agreement to which this Pet Agreement Addendum is attached, the Resident acknowledges that the Resident is making an informed choice to have a pet. The Resident assumes all responsibility for any damage caused to or by such pet, including, but not limited to, damage to property of the Community and injuries to others. The Resident agrees to indemnify and hold harmless the Community, its owners and officers, for all resulting damage and injury, unless caused by the negligence of the Community. The Resident understands that having a pet is conditional upon the Resident abiding by this policy and that if the Resident violates the policy, the Community may terminate the Resident's privilege to have a pet at the Community.

8. A breach of these conditions shall allow the Community to terminate this Addendum, at the Community's option.
9. Any animal that is deemed by the Community to be aggressive or otherwise pose a threat to the Community will be, at the Community's sole discretion, excluded from the Community.

DESCRIPTION OF PET:

Type of Pet: Dog

Pet's Name: SAMPLE

Pet's Weight: SAMPLE lbs.

Breed: SAMPLE

Animal License Number: SAMPLE

License Expiration Date: SAMPLE

Date of Last Immunization and Required Shots: SAMPLE

Draft





# ALTA/NSPS LAND TITLE SURVEY

**LEGAL DESCRIPTION**

LOTS 1 AND 2 OF CEDARHURST OF FRANKFORT, BEING A RESUBDIVISION OF LOT 8 IN PRAIRIE CROSSINGS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2021 AS DOCUMENT R2021004628 IN WILL COUNTY, ILLINOIS.

**TABLE A ITEM NOTES**

ITEMS REFERRED TO HEREON PER TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS FROM 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

- ITEM 1: MONUMENTS SHOWN HEREON.
- ITEM 2: NO VISIBLE ADDRESSES WERE OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 3: FLOOD ZONE DESIGNATION NOTED HEREON.
- ITEM 4: GROSS LAND AREA NOTED HEREON.
- ITEM 6A: CURRENT ZONING CLASSIFICATION IS B4 - OFFICE DISTRICT IN VILLAGE OF FRANKFORT.
- ITEM 7A: EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON.
- ITEM 8: SUBSTANTIAL VISIBLE FEATURES ARE SHOWN HEREON.
- ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN HEREON.

**TITLE COMMITMENT REPORT NOTES**

THIS SURVEY IS BASED, IN PART, ON INFORMATIONAL TITLE REPORT BY ST. LOUIS TITLE, LLC, FILE NUMBER 17686STL, BEARING AN EFFECTIVE DATE OF OCTOBER 18, 2021.

**NOTES CORRESPONDING TO ITEMS OF RECORD LISTED:**

- ITEM A: All taxes and assessments for the year 2021 and all subsequent years. 2021 taxes not yet due and payable. ITEM IS NOT SURVEY RELATED.
- ITEM B: All Rights and Easements in favor of the holder of any interest in the mineral estate or of any party claiming by, through, or under said holder, if any. ITEM IS NOT SURVEY RELATED.
- ITEM C: Easement in favor of Illinois Bell Telephone Company recorded June 11, 1948, in Book 1210, page 335, as Doc. No. 641288 and shown on plat of Prairie Crossings recorded as Document No. R2002-191084. EASEMENT IS ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM D: Terms, conditions, provisions and restrictions as contained in an Annexation Agreement by the Village of Frankfort for Edgemark Development Prairie Crossings, recorded November 6, 2002, as Document No. R2002-190301. ITEM INCLUDES SUBJECT PROPERTY. ITEM IS NOT PLOTTABLE.
- ITEM E: Building Set Back Lines over the East and West 50 feet and the South 30 feet of the subject property, as shown on the plat of Prairie Crossings recorded November 7, 2002, as Doc. No. R2002-191084. BUILDING SET BACK LINES ON THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ITEM F: Sanitary Sewer Easement over, under and across the North 10 feet of the land for the installation, operation and maintenance of sewers lines, together with all appurtenant structures and equipment, and the terms and provision therein contained, as shown on the plat of Prairie Crossings, recorded November 7, 2002, as Document No. R2002-191084. EASEMENT IS ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM G: Utility Easement in favor of the Village of Frankfort, Commonwealth Edison, Ameritech Illinois a/k/a Illinois Bell Telephone Company and Northern Illinois Gas Company over, under, across and along the West 15 feet of the land, as shown on the plat of Prairie Crossings recorded November 7, 2002, as Doc. No. R2002-191084. EASEMENT IS ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM H: Landscape Buffer Easement over and across the East 15 feet of the subject property, as shown on the plat of Prairie Crossings recorded November 7, 2002, as Doc. No. R2002-191084. EASEMENT IS ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM I: Conservation Easement in, upon, across, over and through the East 15 feet of the subject property as shown on the plat of Prairie Crossings recorded November 7, 2002, as Doc. No. R2002-191084. EASEMENT IS ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM J: Access Notes as shown on the plat of Prairie Crossings recorded November 7, 2002, as Doc. No. R2002-191084. There shall be no direct access to U.S. Route 30 from Lots 3, 5, 6, 7 and 8. ITEM IS NOT PLOTTABLE.
- ITEM K: Easement in favor of Commonwealth Edison Company, and the Illinois Bell Telephone Company d/b/a SBC Ameritech Illinois, in, upon over and across the North 10 feet of subject property, recorded July 1, 2003, as Document No. R2003-154252. EASEMENT IS ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM L: Terms and conditions of Memorandum of Lease by and between Cedar Hurst of Frankfort Real Estate, LLC and Cedarhurst of Frankfort Operator, LLC dated September 6, 2019, and recorded February 3, 2020, as Doc. No. R2020-009327, a term of 10 years shown therein with options for renewals. ITEM IS NOT SURVEY RELATED.
- ITEM M: Building lines, easements, covenants, restrictions, and set backs which are shown on the plat recorded as Document R2021004628. BUILDING LINES AND EASEMENTS ON THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ITEM N: Easement appurtenant granted for access by the instrument recorded as Document R2021094126. EASEMENTS IS ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ITEM O: Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement (Fixture Filing) executed by Cedarhurst of Frankfort Real Estate, LLC, an Illinois limited liability company, to Peoples National Bank, N.A., a national banking association dated August 27, 2020, recorded August 28, 2020, as Doc No. R2020072354. ITEM INCLUDES SUBJECT PROPERTY. ITEM IS NOT PLOTTABLE. Any assessments by trustees of said subdivision. ITEM IS NOT SURVEY RELATED.
- ITEM R: Any assessments for maintenance of sewer system. ITEM IS NOT SURVEY RELATED.
- ITEM S: Rights of tenants in possession under unrecorded and month-to-month leases. ITEM IS NOT SURVEY RELATED.

**LAND AREA**

SURVEYED LANDS: 628,713± SQ. FT. OR 14.433± ACRES

**FLOOD ZONE NOTE**

SURVEYED LANDS LIES WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 17197C0195G, BEARING AN EFFECTIVE DATE OF FEBRUARY 15, 2019.

**ADDITIONAL NOTES**

1. ALL BEARINGS SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (2011).
2. PERMANENT INDEX NUMBER (PIN) OF SURVEYED LANDS: 19-09-20-301-063-0000
3. THE SURVEYED LANDS ARE WITHIN THE CORPORATE BOUNDARIES FOR THE VILLAGE OF FRANKFORT PER VILLAGE'S ZONING MAP ADOPTED DECEMBER 21, 2020.
4. THE SURVEYED LANDS ARE THE SAME LANDS DESCRIBED IN INFORMATIONAL TITLE REPORT NUMBER 17686STL BEARING AN EFFECTIVE DATE OF OCTOBER 18, 2021 AND SPECIAL WARRANTY DEED RECORDED SEPTEMBER 12, 2019 AS DOCUMENT R2019062600 NAMING CEDARHURST OF FRANKFORT REAL ESTATE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS THE GRANTEE.

**SURVEYOR'S CERTIFICATE**

TO: ST. LOUIS TITLE, LLC  
CEDARHURST OF FRANKFORT REAL ESTATE, LLC  
PEOPLES NATIONAL BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/19/2021.  
DATE: 11/29/2021

*Neal A. Ballah*  
NEAL A. BALLAH, PLS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #4025  
EMAIL: NBALLAH@HRGREEN.COM  
LICENSE EXPIRES: 11/30/2022



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
 \* Basis of bearings for this survey is SPC - EAST ZONE (2011)  
 \* No distance should be assumed by scaling.  
 \* No underground improvements have been located unless shown and noted.  
 \* No representation as to ownership, use, or possession should be hereon implied.  
 \* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.  
 \* Field work for this survey was completed on 10/19/21.  
 \* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:  
**DOVER DEVELOPMENT LLC**  
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322  
 323 Alama Drive,  
 New Lenox, Illinois 60451  
 t. 815.462.9524 f. 815.462.9528  
 www.hrgreen.com



**ALTA/NSPS LAND TITLE SURVEY**  
 LOTS 1 AND 2 IN CEDARHURST OF FRANKFORT,  
 A SUBDIVISION OF PART OF THE WEST 1/2  
 OF THE SOUTHWEST 1/4 OF SECTION 20, T35N, R12E  
 FRANKFORT, WILL COUNTY, ILLINOIS

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: NAB  
 APPROVED: MD  
 JOB DATE: 11/15/2021  
 JOB NO: 181628



# PRELIMINARY ENGINEERING PLANS FOR:

## CEDARHURST OF FRANKFORT PHASE 2 - COTTAGES VILLAGE OF FRANKFORT, ILLINOIS WILL COUNTY, ILLINOIS CLIENT: DOVER DEVELOPMENT, LLC



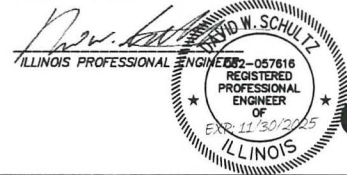
### DRAINAGE CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D.

BY: \_\_\_\_\_  
OWNER/ATTORNEY



PRINTED NAME AND TITLE

RECEIVED

By Christopher Gruba at 11:16 am, Jul 08, 2024

Dial 811 or 1-800-892-0123



Know what's below.  
Call before you dig.

WITH THE FOLLOWING:  
COUNTY WILL COUNTY  
CITY-TOWNSHIP FRANKFORT-FRANKFORT TOWNSHIP  
SEC. & 1/4 SEC. NO. # 20-35 N.-12 E.  
(2) Working Days before you dig  
(Excluding Sat., Sun. & Holidays)

CLIENT:  
DOVER DEVELOPMENT, LLC

MR. NICK DWYER  
300 HUNTER AVENUE, SUITE 200  
ST. LOUIS, MO 63124  
314.884.8968

LANDSCAPE ARCHITECT:

HR GREEN  
2363 SEQUOIA DR. SUITE 101  
AURORA, ILLINOIS 60506

JAMIE RAMOS, P.L.A.  
LANDSCAPE ARCHITECT  
TEL: (815) 759-8320

ARCHITECT:

LIPE ARCHITECTURE  
DAVID LIPE  
603 SCHOOL ST  
NOKOMIS, IL 62075  
PH: 217-563-7836

CIVIL ENGINEER:

HR GREEN  
2363 SEQUOIA DR. SUITE 101  
AURORA, ILLINOIS 60506  
(630) 553-7560  
FAX: (630) 553-7646

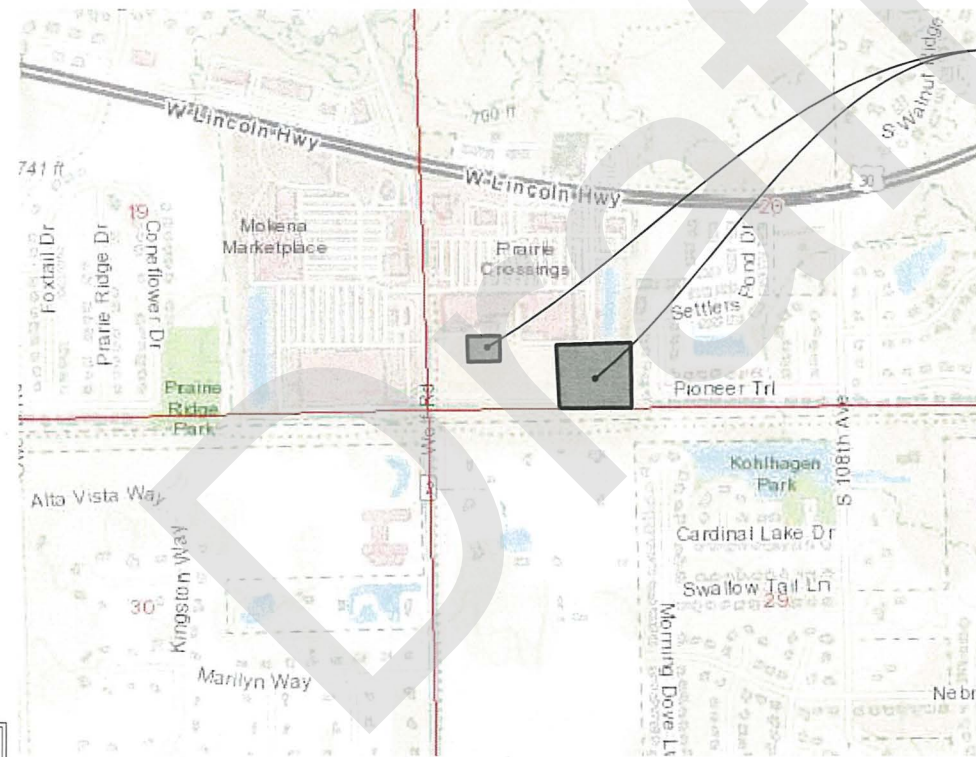
DAVID W. SCHULTZ, P.E. - PROJECT MANAGER  
TEL: (630) 708-5002

SURVEYOR:

HR GREEN  
2363 SEQUOIA DR. SUITE 101  
AURORA, ILLINOIS 60506  
TEL: (630) 553-7560  
(630) 553-7646

BERNIE BAUER, P.L.S. - PROJECT SURVEYOR  
(630) 708-5033

### LOCATION MAP



### PROJECT LOCATION

ZONED:  
EXIST. ZONING: B-4  
PROP. ZONING: B-4  
(SPECIAL USE - PUD, B-4)

### Sheet Index Table

Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	OVERALL SITE PLAN
04	GRADING PLAN
05	UTILITY PLAN
06-08	AUTOTURN EXHIBITS

### SITE BENCHMARKS

DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

#### SOURCE BENCHMARK (NOT GRAPHICALLY SHOWN)

VILLAGE OF FRANKFORT STATION 8608  
NGS 3-D MARKER CONSISTING OF A 9/16" DIAMETER STAINLESS STEEL ROD LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 108TH AVENUE AND LINCOLN HIGHWAY.  
ELEVATION: 729.451 (NAVD 88)

#### SITE BENCHMARK 1

NGS MONUMENT DN4699 (DK 2014)  
NGS 3-D MARKER CONSISTING OF A 9/16" DIAMETER STAINLESS STEEL ROD LOCATED APPROXIMATELY 214 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 8 AND 1.5 FEET EAST OF A SIDEWALK.  
ELEVATION: 727.88 (NAVD 88)

#### SITE BENCHMARK 2

ARROW BOLT ON UPPER FLANGE OF FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF LOT 8 APPROXIMATELY 57 FEET EAST OF THE CENTERLINE OF WOLF ROAD.  
ELEVATION: 732.88 (NAVD 88)

#### SITE BENCHMARK 3

ARROW BOLT ON UPPER FLANGE OF FIRE HYDRANT LOCATED APPROXIMATELY 60 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF A KOHL'S STORE AT 11055 W. LINCOLN HIGHWAY.  
ELEVATION: 736.95 (NAVD 88)

### CERTIFICATION

PROFESSIONAL ENGINEER'S SIGN & SEAL

*David W. Schultz*

7/3/2024

EXP: 11/30/2025



NOTE: THIS SIGNATURE & SEAL ONLY APPLIES TO DESIGN INFORMATION PREPARED BY HR GREEN, INC. (SHEETS 01-06)

INFORMATION INCLUDED IN THIS PLAN SET WHICH HAS BEEN COMPLETED BY OTHER CONSULTANTS IS NOT CERTIFIED BY THIS SIGNATURE & SEAL.

SEE INDEX OF SHEETS FOR INFORMATION INCLUDED BY OTHERS

### SYMBOL LEGEND

EXISTING PROPOSED

SANITARY MANHOLE	○	○
STORM MANHOLE	⊙	⊙
STORM CATCH BASIN/INLET	⊙	⊙
INLET	△	△
FLARED END SECTION	▽	▽
VALVE VAULT	○	○
WATER SERVICE VALVE	○	○
FIRE HYDRANT WITH AUXILIARY VALVE	⊕	⊕
LIGHT POLE	⊕	⊕
REGULATORY SIGN	⊕	⊕
UTILITY POLE	⊕	⊕
UTILITY BOX	⊕	⊕
MAILBOX	⊕	⊕
WELL	⊕	⊕
SANITARY SEWER	—	—
STORM SEWER	—	—
CULVERT	—	—
PERFORATED UNDERDRAIN	—	—
WATER MAIN	—	—
WATER MAIN ENCASUREMENT	—	—
TRENCH BACKFILL	—	—
SANITARY FORCE MAIN	—	—
ELECTRIC LINE	—	—
OVERHEAD ELECTRIC LINE	—	—
UNDERGROUND ELECTRIC	—	—
TELEPHONE LINE	—	—
GAS LINE	—	—
CABLE TV LINE	—	—
FIBER OPTIC LINE	—	—

### STANDARD ABBREVIATIONS

B-B	- BACK TO BACK OF CURB
B.C.	- BACK OF CURB
B.O.C.	- BACK OF CURB
B.S.L.	- BUILDING SETBACK LINE
P.S.L.	- PARKING SETBACK LINE
C.B.	- STORM CATCH BASIN
C.E.	- COMMONWEALTH EDISON CO.
D.E.	- DRAINAGE EASEMENT
E-E	- EDGE TO EDGE OF PAVEMENT
E.O.P.	- EDGE OF PAVEMENT
E.O.S.	- EDGE OF SHOULDER
E.P.	- EDGE OF PAVEMENT
E.S.	- EDGE OF SHOULDER
F.E.S.	- FLARED END SECTION
I.B.T.	- ILLINOIS BELL TELEPHONE CO.
L.E.	- LANDSCAPE EASEMENT
M.H.	- MANHOLE (TYPE SPECIFIED ON PLANS)
R.C.M.E.	- ROAD CONSTRUCTION & MAINTENANCE EASEMENT
R.O.W.	- RIGHT OF WAY
S.R.L.	- SEPTIC RESTRICTION LINE
T.B.F.	- TRENCH BACKFILL
T.C.	- TOP OF CURB
T.C.E.	- TEMPORARY CONSTRUCTION EASEMENT
T.O.B.	- TOP OF BERM
T.O.C.	- TOP OF CURB
U.E.	- UTILITY EASEMENT
P.S.L.	- PARKING SETBACK LINE
P.U.E.	- PUBLIC UTILITY EASEMENT
P.G.L.	- PROFILE GRADE LINE

DRAINAGE 10-100 YEAR  
OVERFLOW DIRECTION ARROW

cedarhurst  
ASSISTED LIVING and MEMORY CARE



2363 SEQUOIA DRIVE, SUITE 101 | AURORA, IL 60506  
Phone: 630.553.7560 | Toll Free: 800.728.7805 | Fax: 630.553.7646 | HRGreen.com

PRELIMINARY ENGINEERING  
NOT FOR CONSTRUCTION

REVISION DESCRIPTION

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**LEGEND**

[Symbol]	INDICATES CONCRETE PAVEMENT SECTION
[Symbol]	INDICATES HMA PAVEMENT SECTION
[Symbol]	DESIGNATES PROPOSED CONCRETE SIDEWALK
[Symbol]	DESIGNATES AREA OF DEPRESSED SIDEWALK
[Symbol]	DESIGNATES REVERSE (SPILLING) CURB & GUTTER
[Symbol]	DESIGNATES CONCRETE CURB & GUTTER (CATCHING)
[Symbol]	DESIGNATES AREA OF DEPRESSED CURB AND GUTTER.

**SIGN LEGEND:**  
SIGN LOCATION AS NOTED ON PLAN

1	[Symbol]	1 DENOTES "RESERVED PARKING" W/ BOLLARD R7-8, 12" X 18" (TYP.)
2	[Symbol]	2 DENOTES "STOP SIGN" R1-1 30" X 30" (TYP.)
3	[Symbol]	3 DENOTES "SPEED LIMIT SIGN" R2-1 24" X 30" (TYP.)
4	[Symbol]	4 DENOTES "PEDESTRIAN CROSSING SIGN" R11-2 30" X 30" (TYP.)
5	[Symbol]	5 DENOTES "EMERGENCY ACCESS ONLY SIGN" 24" X 30" (TYP.)
6	[Symbol]	6 DENOTES "NO PARKING ANY TIME" (R7-1) 12" X 18" (TYP.)

**EXISTING SITE PARKING REQUIREMENTS:**

**ASSISTED LIVING PARKING DATA:**

- EXISTING SINGLE-STORY BUILDING: ASSISTED LIVING CARE
- TOTAL NUMBER OF DWELLING UNITS: 56
- PARKING REQUIRED: 0.75 SPACE PER DWELLING UNIT.
- 1 UNITS, 0.75 PER ROOM = 42 (AS OF APRIL 2024)
- TOTAL PARKING REQUIRED: = 42

**MEMORY CARE LIVING PARKING DATA:**

- EXISTING SINGLE-STORY BUILDING: MEMORY CARE
- TOTAL NUMBER OF DWELLING UNITS: 27
- PARKING REQUIRED: 0.75 SPACE PER DWELLING UNIT.
- 1 UNITS, 0.75 PER ROOM = 21 (AS OF APRIL 2024)
- TOTAL PARKING REQUIRED: = 21

**PARKING DATA:**

- PARKING REQUIRED:
- ASSISTED LIVING PARKING SPACES = 42
- MEMORY CARE PARKING SPACES = 21
- TOTAL PARKING REQUIRED: = 63

**INDEPENDENT LIVING (DUPLIX COTTAGES) PARKING DATA:**

- SINGLE STORY BUILDING: INDEPENDENT LIVING DUPLIX COTTAGES
- TOTAL NUMBER OF DWELLING UNITS (2 BEDROOMS) (1 GARAGE SPACE) = 32 TOTAL DWELLING UNITS

**PARKING DATA:**

- TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED PER DWELLING UNIT
- 32 UNITS, 2 PER DWELLING UNIT = 64 (INCLUDES GARAGE & DRIVEWAY PARKING)
- TOTAL PARKING REQUIRED: = 64

**CLUBHOUSE BUILDING AREA**

- PROPOSED BUILDING: (3,679 SF±)

**MISCELLANEOUS PARKING SUMMARY PARKING DATA:**

- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 18'
- TYPICAL ISLE WIDTH: 22' MIN. EDGE TO EDGE OF PAVEMENT (2 WAY)
- TYPICAL ISLE WIDTH: 24' MIN. FACE TO FACE OF CURB (2 WAY)

**PARKING SUMMARY:**

- NUMBER OF EXISTING REGULAR PARKING STALLS PROVIDED: 47
- NUMBER OF GARAGE PARKING: 32
- NUMBER OF DRIVEWAY PARKING (Ø 25' MIN. DEPTH): 31
- NUMBER OF PROPOSED REGULAR PARKING STALLS PROVIDED: 26
- NUMBER OF TOTAL ADA STALLS PROVIDED: 11
- TOTAL OF OVERALL PARKING STALLS PROVIDED: 147

**SITE DATA:**

EXIST. ZONING: B-4 - OFFICE DISTRICT  
PROP. ZONING: B-4 OFFICE DISTRICT (SPECIAL USE - PUD, B-4)

- EX. OVERALL LOT SIZE (LOT 1&2): 628,713± SQ. FT. (14.433 AC.)
- EX. LOT 1 (VACANT LOT): 38,418± SQ. FT. (0.882 AC.) (TO BE VACATED AS PART OF THE P.U.D. AMENDMENT)
- EX. LOT 2 (CoF MAIN FACILITY): 590,295± SQ. FT. (13.551 AC.) (LOT 1 AND LOT 2 TO BE COMBINED AS ONE OVERALL LOT.)
- LOT COVERAGE WILL NOT EXCEED VILLAGES ZONING REGULATIONS REGARDING MAXIMUM IMPERVIOUS SURFACE (70% OF THE GROSS LOT AREA) (CALCULATED AT 51.5%) 125,641 SF BLDG./628,713 SF LOT AREA = 19.98%

**SETBACK REQUIREMENTS:**

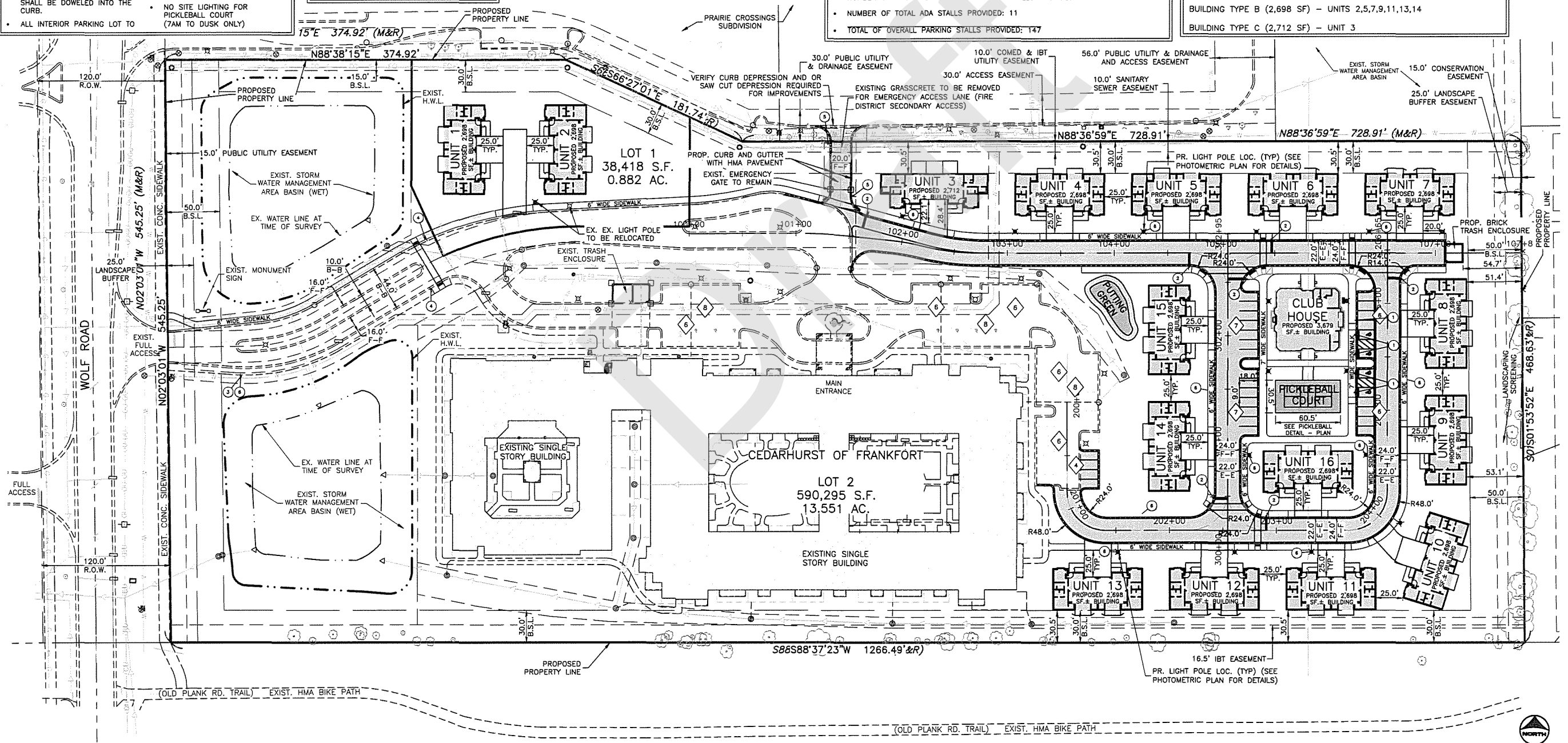
- FRONT YARD = 50'
- CORNER SIDE YARD = 50'
- SIDE YARD = 30'
- REAR YARD = 50' (TRANSITIONAL YARD)
- LANDSCAPING BUFFER = 25' (FRONT & REAR)

**INDEPENDENT LIVING COTTAGES - BUILDING TYPES:**

BUILDING TYPE A (2,698 SF) - UNITS 1,4,6,8,10,12,15,16  
BUILDING TYPE B (2,698 SF) - UNITS 2,5,7,9,11,13,14  
BUILDING TYPE C (2,712 SF) - UNIT 3

**PROJECT NOTES:**

- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL CONCRETE CURB SHALL BE 18" (Ø6.12) CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.
- ALL INTERIOR PARKING LOT TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. ALL ADA PARKING STRIPING SHALL BE PAINTED WHITE
- ALL SIDEWALK ADJACENT TO PARKING STALLS SHALL BE 7' WIDE (TYPICAL)
- ALL CARRIAGE WALK SIDEWALKS SHALL BE 6' WIDE (TYPICAL)
- ALL ONSITE SIDEWALK SHALL HAVE PICTURE FRAME/ CALIFORNIA STYLE BRUSHED FINISH (SEE TYPICAL SECTION FOR DETAILS)
- NO SITE LIGHTING FOR PICKLEBALL COURT (7AM TO DUSK ONLY)



NO.	DATE	BY	REVISION DESCRIPTION

ILLINOIS DESIGN FIRM  
# 184.001322  
2383 SEQUOIA DRIVE,  
SUITE 101  
AURORA, IL 60506  
PHONE: 630.553.7560  
FAX: 630.553.7646

**HRGreen**

**CEDARHURST OF FRANKFORT**  
CLIENT: DOVER DEVELOPMENT, LLC  
21507 S. WOLF RD., FRANKFORT, ILLINOIS  
PHASE 2 - PRELIMINARY ENGINEERING  
**OVERALL SITE PLAN**

BAR IS ONE INCH ON OFFICIAL DRAWINGS  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

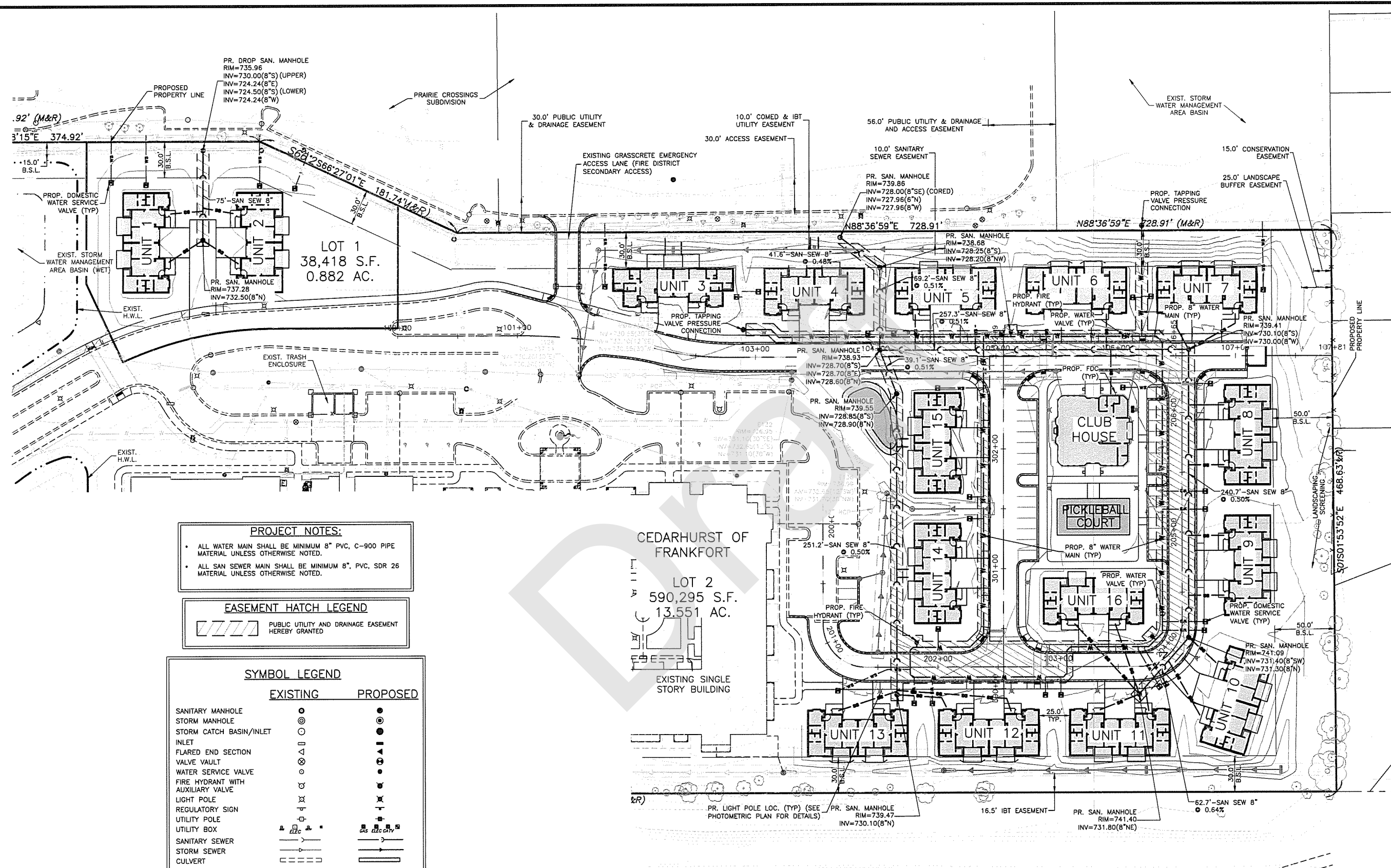
DRAWN BY: MPL  
APPROVED: DWS  
JOB DATE: 05/24/2024  
JOB NO: 181628.03

DRAWING  
**03**

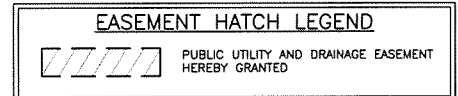




J:\2018\181628.03\CAD\Drawings\C\181628.03-Utility\_Plan.dwg  
7/3/2024 4:51:51 PM



- PROJECT NOTES:**
- ALL WATER MAIN SHALL BE MINIMUM 8" PVC, C-900 PIPE MATERIAL UNLESS OTHERWISE NOTED.
  - ALL SAN SEWER MAIN SHALL BE MINIMUM 8" PVC, SDR 26 MATERIAL UNLESS OTHERWISE NOTED.



**SYMBOL LEGEND**

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
STORM CATCH BASIN/INLET	⊙	⊙
INLET	⊙	⊙
FLARED END SECTION	⊙	⊙
VALVE VAULT	⊙	⊙
WATER SERVICE VALVE	⊙	⊙
FIRE HYDRANT WITH AUXILIARY VALVE	⊙	⊙
LIGHT POLE	⊙	⊙
REGULATORY SIGN	⊙	⊙
UTILITY POLE	⊙	⊙
UTILITY BOX	⊙	⊙
SANITARY SEWER	—	—
STORM SEWER	—	—
CULVERT	—	—
WATER MAIN	—	—
ELECTRIC LINE	—	—
OVERHEAD ELECTRIC LINE	—	—
UNDERGROUND ELECTRIC	—	—
TELEPHONE LINE	—	—
GAS LINE	—	—
CABLE TV LINE	—	—
FIBER OPTIC LINE	—	—

**CEDARHURST OF FRANKFORT**  
LOT 2  
590,295 S.F.  
13.551 AC.

NO.	DATE	BY	REVISION DESCRIPTION

ILLINOIS DESIGN FIRM  
# 184.001322  
2363 SECUIA DRIVE,  
SUITE 101  
AURORA, IL 60506  
PHONE: 630.553.7560  
FAX: 630.553.7646

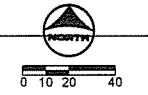


**CEDARHURST OF FRANKFORT**  
CLIENT: DOVER DEVELOPMENT, LLC  
21507 S. WOLF RD., FRANKFORT, ILLINOIS  
PHASE 2 - PRELIMINARY ENGINEERING  
**UTILITY PLAN**

BAR IS ONE INCH ON OFFICIAL DRAWINGS  
0" = 100' IF NOT ONE INCH - ADJUST SCALE ACCORDINGLY

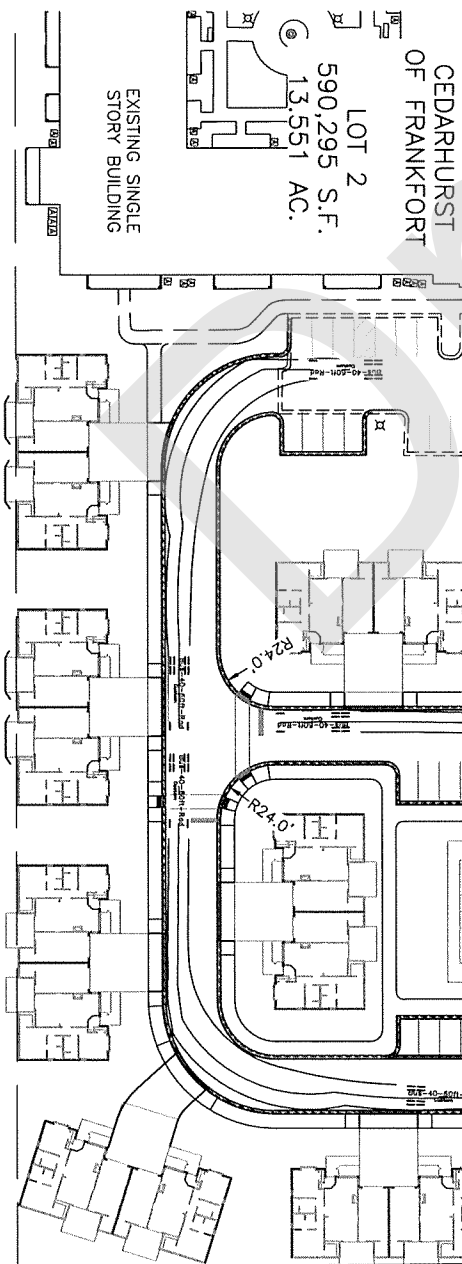
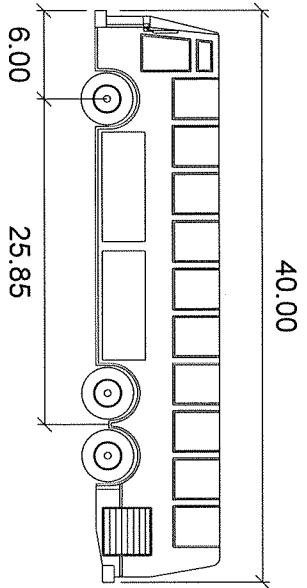
DRAWN BY: MPL  
APPROVED: DWS  
JOB DATE: 05/24/2024  
JOB NO: 181628.03

DRAWING  
**05**

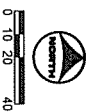


feet  
 Width : 8.50  
 Track : 8.50  
 Lock to Lock Time : 6.0  
 Steering Angle : 25.5

**B-40**



OLD PLANK RD. TRAIL - EXIST. HMA BIKE PATH



**CEDARHURST OF FRANKFORT**  
 CLIENT: DOVER DEVELOPMENT, LLC  
 21507 S. WOLF RD., FRANKFORT, ILLINOIS  
 PHASE 2 - PRELIMINARY ENGINEERING  
 AUTOTURN EXHIBIT - VILLAGE BUS



ILLINOIS DESIGN FIRM  
 # 184.001322  
 2363 SEQUOIA DRIVE,  
 SUITE 101  
 AURORA, IL 60506  
 PHONE: 630.553.7560  
 FAX: 630.553.7646

NO.	DATE	BY	REVISION DESCRIPTION

06

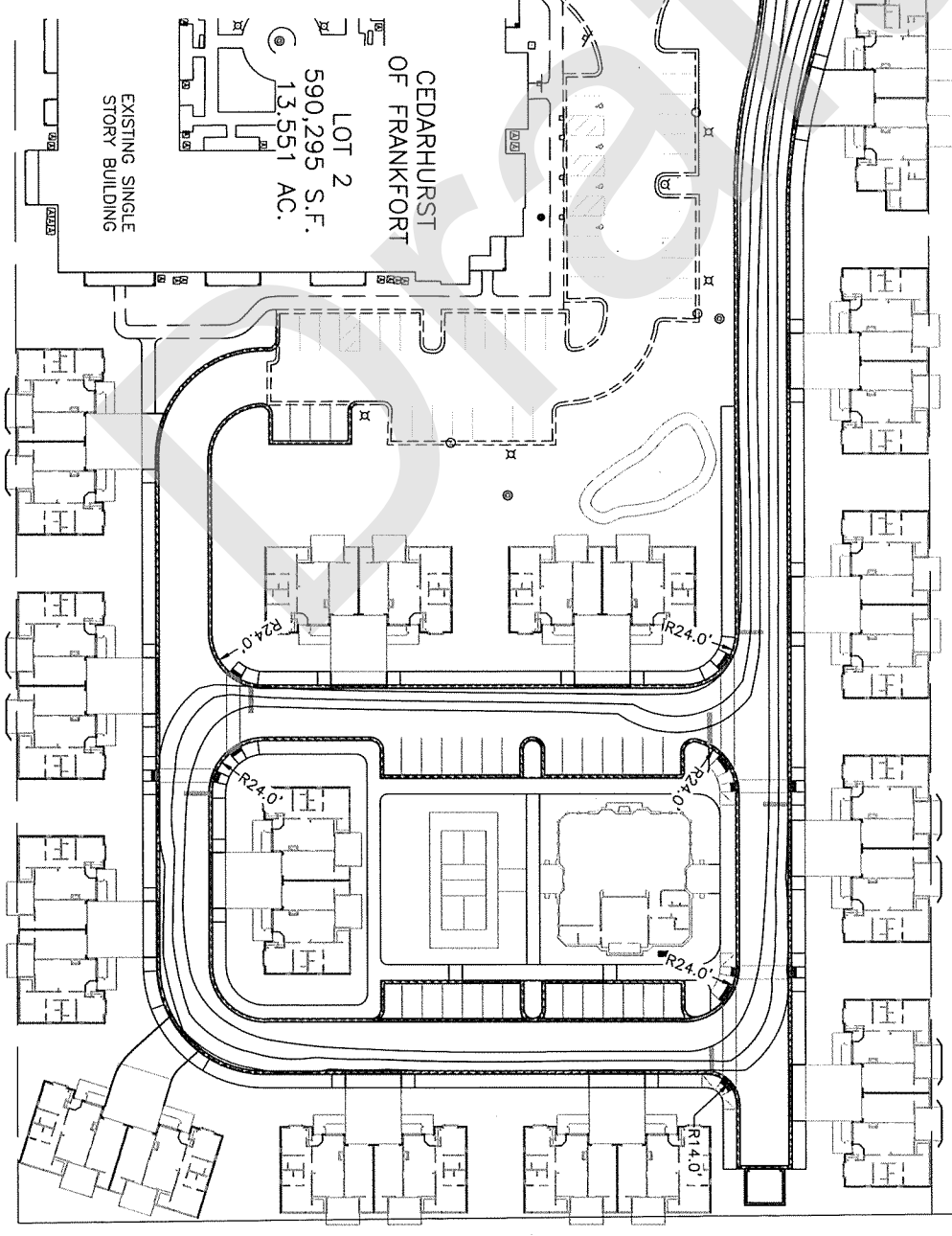
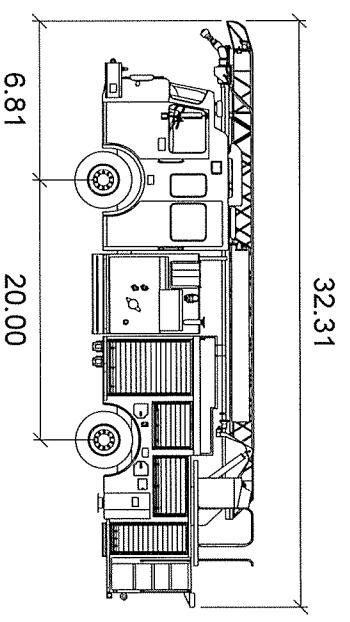
DRAWING

BAR IS ONE INCH ON  
 OFFICIAL DRAWINGS  
 IF NOT ONE INCH  
 ADJUST SCALE ACCORDINGLY

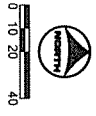
DRAWN BY: MFL  
 APPROVED: DWS  
 JOB DATE: 05/24/2024  
 JOB NO.: 181628.03

**Frankfort-Fire-Custom**

Width : 8.20  
 Track : 7.61  
 Lock to Lock Time : 20.0  
 Steering Angle : 32.2



OLD PLANK RD TRAIL EXIST HMA BIKE PATH



**CEDARHURST OF FRANKFORT**  
 CLIENT: DOVER DEVELOPMENT, LLC  
 21507 S. WOLF RD., FRANKFORT, ILLINOIS

PHASE 2 - PRELIMINARY ENGINEERING  
 AUTOTURN EXHIBIT - VILLAGE FIRE TRUCK

**HRGreen**

ILLINOIS DESIGN FIRM  
 # 184.001322  
 2363 SEQUOIA DRIVE,  
 SUITE 101  
 AURORA, IL 60506  
 PHONE: 630.553.7560  
 FAX: 630.553.7646

NO.	DATE	BY	REVISION DESCRIPTION

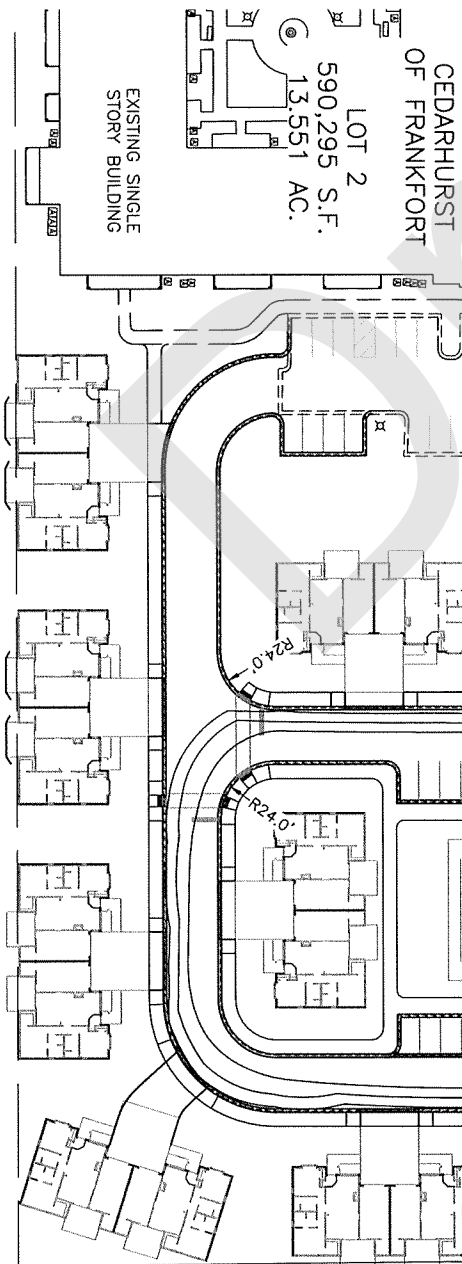
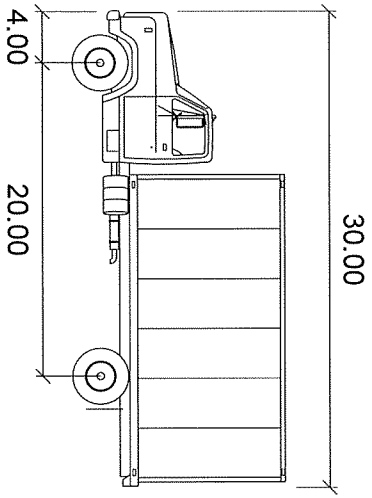
BAR IS ONE INCH ON  
 OFFICIAL DRAWINGS  
 IF NOT OTHERWISE INDICATED  
 ADJUST SCALES ACCORDINGLY

DRAWN BY: MFL  
 APPROVED: DWS  
 JOB DATE: 05/24/2024  
 JOB NO.: 181628.03

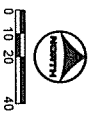
DRAWING  
**07**

Width : 8.00 feet  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 28.6

SU-9



OLD PLANK RD TRAIL - EXIST. HMA BIKE PATH



**CEDARHURST OF FRANKFORT**  
 CLIENT: DOVER DEVELOPMENT, LLC  
 21507 S. WOLF RD., FRANKFORT, ILLINOIS  
 PHASE 2 - PRELIMINARY ENGINEERING  
 AUTOTURN EXHIBIT - IDOT (2021) 30' DELIVERY TRUCK



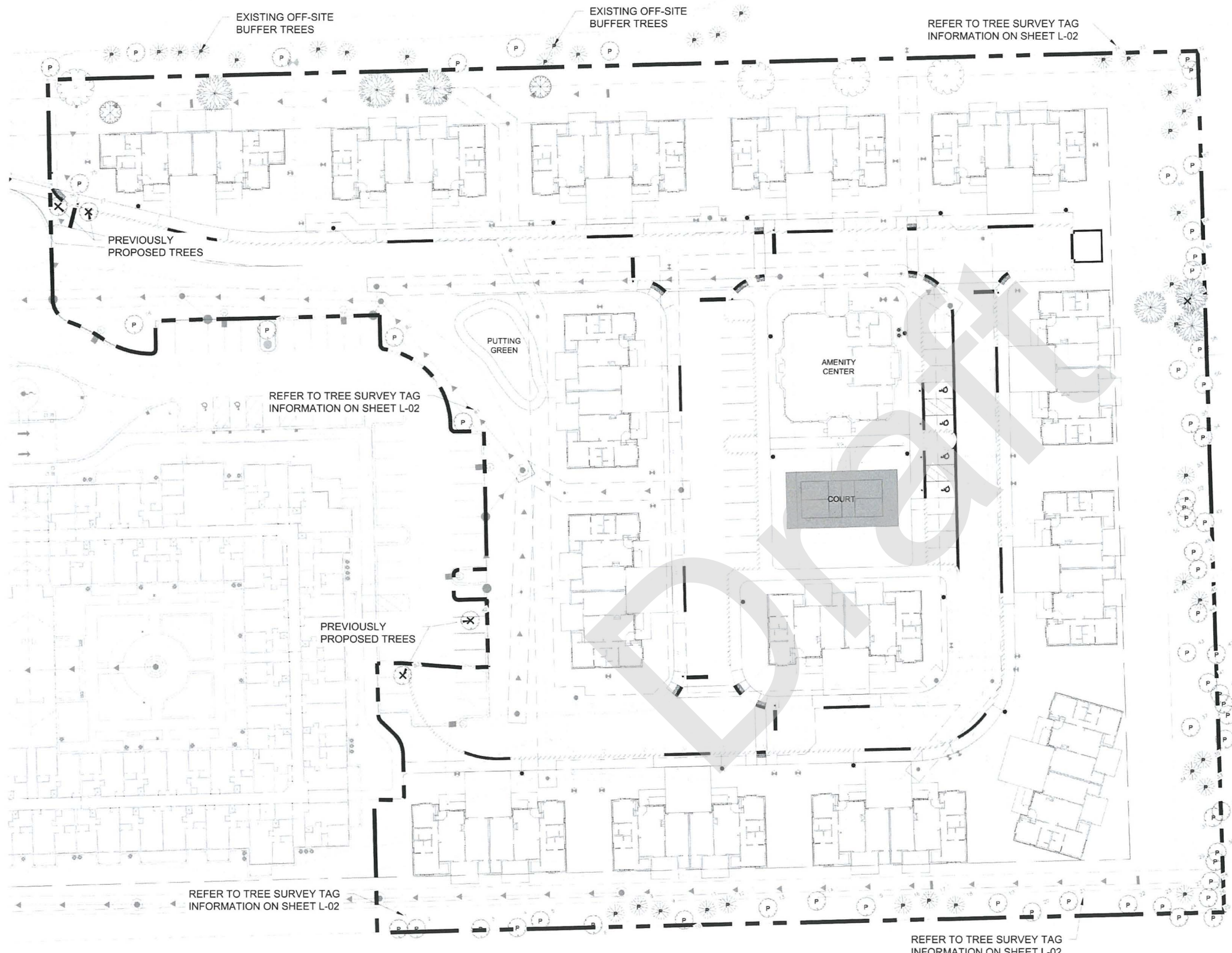
ILLINOIS DESIGN FIRM  
 # 184.001322  
 2363 SEQUOIA DRIVE,  
 SUITE 101  
 AURORA, IL 60506  
 PHONE: 630.553.7560  
 FAX: 630.553.7646

NO.	DATE	BY	REVISION DESCRIPTION




08  
 DRAWING

BAR IS ONE INCH ON  
 OFFICIAL DRAWINGS  
 IF NOT ONE INCH  
 ADJUST SCALE ACCORDINGLY  
 DRAWN BY: MFL  
 APPROVED: DWS  
 JOB DATE: 05/24/2024  
 JOB NO.: 181628.03





**TREE PROTECTION KEY**

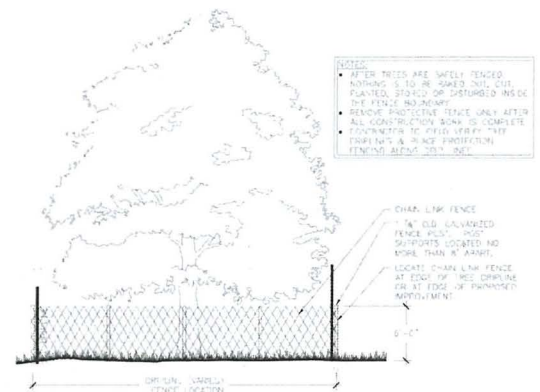
-   EXIST. TREE TO BE PRESERVED
-  EXIST. TREE TO BE REMOVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

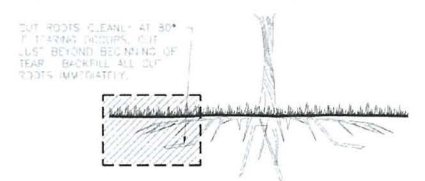
EXIST. TREES TO BE PRESERVED	78
EXIST. TREES TO BE REMOVED	5
TOTAL EXISTING TREES TAGGED	83

**GENERAL NOTES**

- THE INTENT IS TO KEEP THE EXISTING TREES TO BE PRESERVED IN TACT THROUGHOUT THE DURATION OF CONSTRUCTION ON-SITE. IF THE TREES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPLACING PER THE MUNICIPALITY'S ORDINANCE.
- CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF ALL TREES TO BE REMOVED.



1 TYP. TREE PROTECTION FENCING DETAIL  
SCALE: NTS



2 TYP. ROOT PRUNING DETAIL  
SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION
1	7/30/24	WG	ADDED PLANTING BUFFER DIMENSIONS

ILLINOIS DESIGN FIRM  
# 284 001332  
2363 SPOKANA DR.,  
SUITE 101  
ALHAMBRA, IL 60516  
PHONE: 630.553.7540  
FAX: 630.553.7646



CLEDAIR UNST. O. FRANKLIN  
CLIENT: DOVER DEVELOPMENT, LLC  
21507 S. WOLF RD., FRANKLIN, ILLINOIS  
LANDSCAPE - PRELIMINARY  
TREE PRESERVATION PLAN

80% IS ONE INCH ON OFFICIAL DRAWINGS  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: M-J  
APPROVED: DWS  
JOB DATE: 05/28/2024  
JOB NO: 181625-01

DWGS NO: L-01

**RECEIVED**  
By Christopher Gruba at 8:38 am, Jul 31, 2024

   
PRELIMINARY ENGINEERING  
NOT FOR CONSTRUCTION

CEDARHURST 7/30/2024 TREE SURVEY					
TAG #	DBH (INCHES)	BOTANICAL NAME	COMMON NAME	CONDITION**	ACTION
1	8.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
2	15.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
3	7.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
4	6.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
5	7.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
6	15.0	RHAMUS CATHARTICA	BUCKTHORN	A	PRESERVE
7	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
8	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
9	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
10	16.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
11	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
12	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
13	6.0	QUERCUS ALBA	WHITE OAK	A	PRESERVE
14	6.0	QUERCUS ALBA	WHITE OAK	A	PRESERVE
15	6.0	QUERCUS ALBA	WHITE OAK	A	PRESERVE
16	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
17	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
18	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
19	6.0	GLEDTISIA TRIANCANTHOS 'SKYCOLE'	SKYLINE HONEYLOUCST	A	PRESERVE
20	6.0	RHAMUS CATHARTICA	BUCKTHORN	A	PRESERVE
21	6.0	GLEDTISIA TRIANCANTHOS 'SKYCOLE'	SKYLINE HONEYLOUCST	A	PRESERVE
22	15.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
23	9.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
24	10.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
25	14.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
26	6.0	GLEDTISIA TRIANCANTHOS 'SKYCOLE'	SKYLINE HONEYLOUCST	A	PRESERVE
27	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
28	17.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
29	60.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
30	15.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
31	28.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
32	40.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
33	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
34	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
35	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
36	6.0	QUERCUS ALBA	WHITE OAK	A	PRESERVE
37	30.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
38	6.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
39	5.0	PRUNUS SEROTINA	BLACK CHERRY	A	PRESERVE
40	8.0	RHAMUS CATHARTICA	BUCKTHORN	A	PRESERVE
41	39.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
42	17.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
43	6.0	QUERCUS ALBA	WHITE OAK	A	PRESERVE
44	12.0	CRATAGEUS SPP.	HAWTHORN	A	PRESERVE
45	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
46	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
47	11.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
48	16.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
49	13.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
50	13.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
51	9.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
52	9.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
53	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
54	40.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
55	11.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
56	17.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
57	6.0	QUERCUS ALBA	WHITE OAK	A	PRESERVE
58	21.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
59	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
60	5.0	PICEA ABIES	NORWAY SPRUCE	A	REMOVE
61	5.0	PICEA ABIES	NORWAY SPRUCE	A	PRESERVE
62	40.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
63	12.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
64	8.0	PRUNUS SEROTINA	BLACK CHERRY	A	PRESERVE
65	5.0	PICEA GLUACA 'DENSATA'	BLACK HILLS SPRUCE	A	PRESERVE
66	6.0	QUERCUS ALBA	WHITE OAK	A	PRESERVE
67	23.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
68	5.0	PICEA GLUACA 'DENSATA'	BLACK HILLS SPRUCE	A	PRESERVE
69	5.0	PICEA GLUACA 'DENSATA'	BLACK HILLS SPRUCE	A	PRESERVE
70	5.0	PICEA GLUACA 'DENSATA'	BLACK HILLS SPRUCE	A	PRESERVE
71	40.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
72	37.0	MACLURA POMERIFERA	OSAGE ORANGE	A	PRESERVE
73	8.0	PICEA PUNGENS	COLORADO SPRUCE	A	PRESERVE
74	8.0	PICEA PUNGENS	COLORADO SPRUCE	A	PRESERVE
75	3.0	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	A	PRESERVE
76	3.0	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	A	REMOVE
77	3.0	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	A	REMOVE
78	6.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
79	6.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
80	6.0	CELTIS OCCIDENTALIS	HACKBERRY	A	PRESERVE
81	4.0	GLEDTISIA TRIANCANTHOS 'SKYCOLE'	SKYLINE HONEYLOUCST	A	PRESERVE
82	4.0	GLEDTISIA TRIANCANTHOS 'SKYCOLE'	SKYLINE HONEYLOUCST	A	REMOVE
83	4.0	GLEDTISIA TRIANCANTHOS 'SKYCOLE'	SKYLINE HONEYLOUCST	A	REMOVE

KEY: \*\*CONDITION: A - Good B - Fair C - Poor D - Dead

### TREE PRESERVATION/REMOVAL

EXIST. TREES TO BE PRESERVED	78
EXIST. TREES TO BE REMOVED	5
TOTAL EXISTING TREES TAGGED	83
TREE CALIPER PRESERVED (INCHES)	931'
TREE CALIPER REMOVED (INCHES)	19'
TOTAL TREE CALIPER TAGGED	950'

### GENERAL NOTES

- BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
- THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING J.U.L.I.E., THE MUNICIPAL PUBLIC WORKS DEPARTMENT, THE COUNTY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS APPARENT THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL LIABILITIES, INCLUDING NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
- ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE AS SHOWN ON THE CIVIL ENGINEERING PLANS. ALL AREAS SHALL POSITIVELY DRAIN AND ALL ISLANDS SHALL BE CROWNED 1" IN HEIGHT PER 1" IN ISLAND WIDTH.
- THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS AS NOTED ON THE FOLLOWING PLANS, AS WELL AS, TREE LOCATIONS AND THE PERIMETER OF SHRUB/PERENNIAL BEDS PRIOR TO INSTALLATION AND CONTACT THE OWNER'S REPRESENTATIVE FOR APPROVAL. FINAL LOCATION AND STAKING OF ALL IMPROVEMENTS SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE IN ADVANCE OF INSTALLATION.
- IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN THE PLANT LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. IN CASE OF ANY DISCREPANCIES, PLANS TAKE PRECEDENCE OVER CALL-OUTS AND/OR THE PLANT LIST(S).
- ALL PLANTS SHALL BE NURSERY GROWN PLANTS MEETING AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION). PLANTS ARE TO BE TYPICAL IN SHAPE AND SIZE FOR SPECIES. PLANTS PLANTED IN ROWS OR GROUPS SHALL BE MATCHED IN FORM. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. PLANTS SHALL NOT BE ROOT-BOUND OR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. FIELD COLLECTED, PARK GRADE, OR BARE ROOT MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTING BED EDGES TO BE SHOVEL CUT.
- CONTRACTOR SHALL USE CAUTION WHEN DIGGING TREE PITS IN THE VICINITY OF UNDERGROUND UTILITY LINES AND MAY NEED TO HAND DIG THE PITS IN MANY OF THESE INSTANCES.
- ALL AREAS DESIGNED TO RECEIVE SOLID SOD SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO GRASSING OPERATIONS. FINISH GRADE AT TURF AREAS SHALL BE 3/4"-1" BELOW TOP OF ADJACENT PAVEMENT OR CURBS.
- CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
- FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
- MUSHROOM COMPOST SHALL BE FINELY SCREENED, HOMOGENOUS, DECOMPOSED ORGANIC MATERIAL SUITABLE FOR HORTICULTURAL USE AS AVAILABLE FROM MIDWEST TRADING HORTICULTURAL SUPPLIES, INC. ST. CHARLES, IL 60174 (630) 365-1990 OR APPROVED EQUAL. MIX THOROUGHLY IN PLANT BED BEFORE INSTALLING PLANTS.
- WARRANTY: ONE (1) YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THIS PROJECT. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND WATERING THE PLANT MATERIAL AS NECESSARY, TO ENSURE GROWTH AND ESTABLISHMENT DURING THE 1-YEAR WARRANTY PERIOD. ANY PLANTS THAT ARE NOT IN A LIVE, HEALTHY, GROWING CONDITION AT THE END OF THE 1-YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE (1) YEAR FOLLOWING REPLACEMENT.

NO.	DATE	BY	REVISION/DESCRIPTION
1	7/29/24	JMG	ISSUE FOR PERMITS

ILLINOIS DESIGN FIRM  
# 04-013327  
2565 WOLF CREEK DRIVE,  
SUITE 110  
ALTOONA, IL 61850  
PHONE: 618.265.7540  
FAX: 618.251.7642



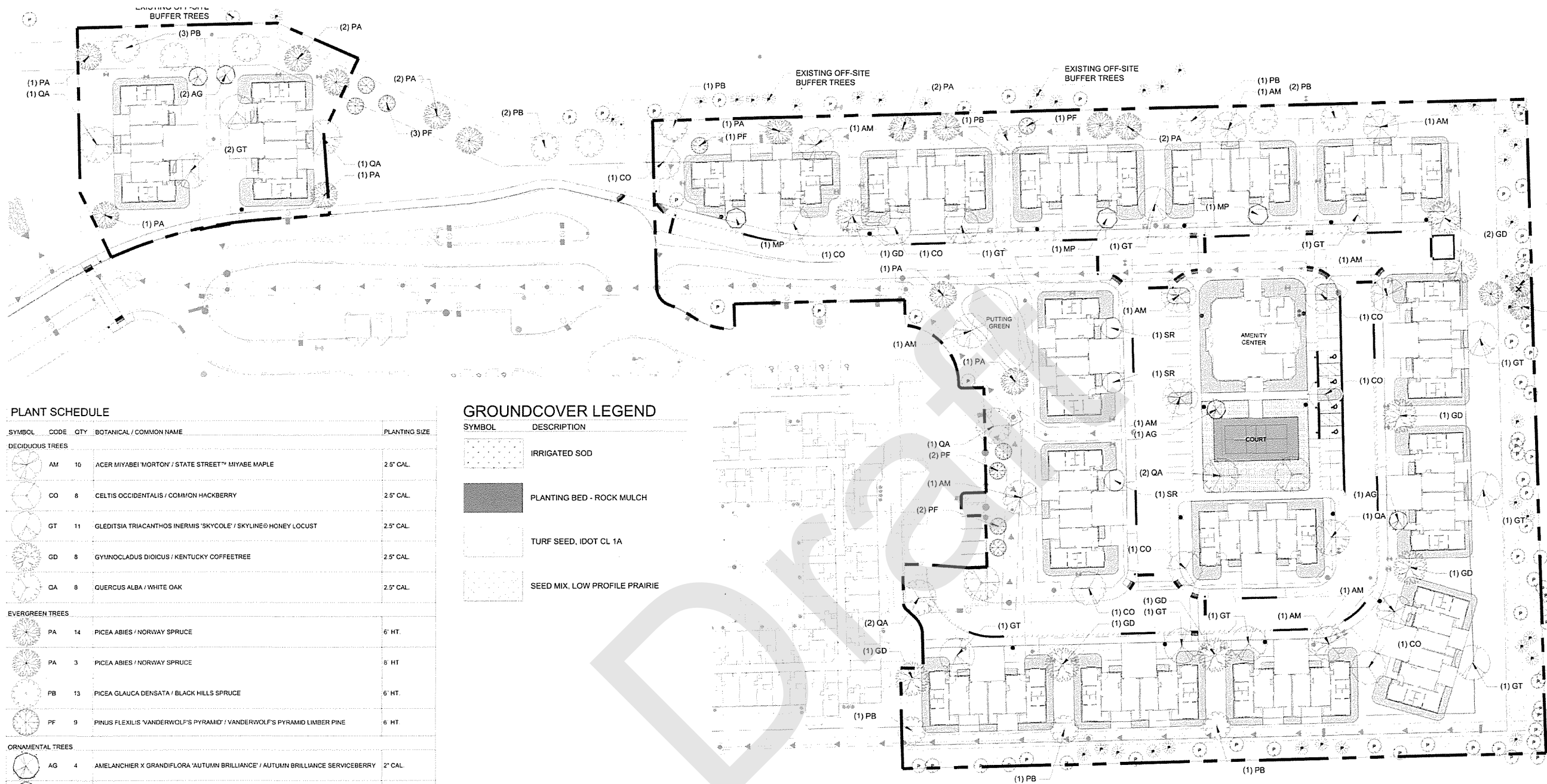
CEDARHURST, ILLINOIS  
CLIENT: OVER DEVELOPMENT, LLC  
21507 S. WOLF RD., FRANKFORD, ILLINOIS  
LANDSCAPE - PRELIMINARY  
TREE SURVEY & NOTES

DATE: 08/01/24  
BY: JMG  
CHECKED: JMG  
DATE: 05/24/2024  
JOB NO: 181628.01

PRELIMINARY ENGINEERING  
NOT FOR CONSTRUCTION

102





**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
<b>DECIDUOUS TREES</b>				
	AM	10	ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE	2.5" CAL.
	CO	8	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL.
	GT	11	GLEDITIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	2.5" CAL.
	GD	8	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2.5" CAL.
	QA	8	QUERCUS ALBA / WHITE OAK	2.5" CAL.
<b>EVERGREEN TREES</b>				
	PA	14	PICEA ABIES / NORWAY SPRUCE	6" HT.
	PB	3	PICEA ABIES / NORWAY SPRUCE	8" HT.
	PB	13	PICEA GLAUCA DENSATA / BLACK HILLS SPRUCE	6" HT.
	PF	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	6" HT.
<b>ORNAMENTAL TREES</b>				
	AG	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.
	MP	3	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	2" CAL.
	SR	3	SYRINGA RETICULATA / JAPANESE TREE LILAC	2" CAL.
<b>DECIDUOUS SHRUBS</b>				
	DB	#5	DASIPHORA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD BUSH CINQUEFOIL	#5
	HA	#5	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	#5
	R3	#3	ROSA X RADTKO / DOUBLE KNOCK OUT® RED ROSE	#3
	SB	#5	SYRINGA PUBESCENS PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	#5
	VL	#5	VIBURNUM LANTANA 'MOHICAN' / MOHICAN WAYSIDE TREE	#5
	VC	#5	VIBURNUM OPUULUS 'COMPACTUM' / COMPACT EUROPEAN CRANBERRYBUSH	#5
<b>EVERGREEN SHRUBS</b>				
	PC	#5	PICEA GLAUCA 'CONICA' / DWARF WHITE SPRUCE	#5
	RK	#3	RHODODENDRON X 'KARENS' / KARENS AZALEA	#3
	TD	#5	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	#5
	TS	#5	THUJA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE	#5
<b>GRASSES</b>				
	SH	#1	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSOED	#1

**GROUNDCOVER LEGEND**

SYMBOL	DESCRIPTION
	IRRIGATED SOD
	PLANTING BED - ROCK MULCH
	TURF SEED, IDOT CL 1A
	SEED MIX, LOW PROFILE PRAIRIE

**ORDINANCE LANDSCAPE REQUIREMENTS**

**FRONT & SIDE YARD LANDSCAPING**

NO. OF UNITS	SQUARE FOOTAGE FRONT/SIDE YARDS	FRONT & SIDE YARD PLANT UNITS REQUIRED	TOTAL PLANT UNITS REQUIRED	NO. OF PLANTING UNITS PROVIDED
32	1,353 SF PER UNIT	10 UNITS PER UNIT	320 PLANT UNITS	320 PLANT UNITS

**REAR YARD LANDSCAPING**

NO. OF UNITS	SQUARE FOOTAGE OF REAR YARDS	FRONT & SIDE YARD PLANT UNITS REQUIRED	TOTAL PLANT UNITS REQUIRED	NO. OF PLANTING UNITS PROVIDED
32	1,286 SF PER UNIT	5 UNITS PER UNIT	160 PLANT UNITS	160 PLANT UNITS

**FOUNDATION LANDSCAPING**

NO. OF UNITS	SQUARE FOOTAGE OF FOUNDATION AREA	FRONT & SIDE YARD PLANT UNITS REQUIRED	TOTAL PLANT UNITS REQUIRED	NO. OF PLANTING UNITS PROVIDED
32	228 SF PER UNIT	30 UNITS PER UNIT	960 UNITS	TBD*

\*NOTE: SHRUBS, GRASSES AND PERENNIALS ARE TO BE DETERMINED AND SHOWN ON THE FINAL LANDSCAPE PLAN IN A SUBSEQUENT SUBMITTAL.  
 \*\*NOTE: PERIMETER BUFFERS HAVE BEEN SATISFIED BY EXISTING TREES AS SHOWN ON THE TREE PRESERVATION PLAN.  
 \*\*\*NOTE: ADDITIONAL BUFFER TREES HAVE BEEN ADDED AT A QUANTITY OF (20) TO INCREASE BUFFER AND SCREENING TO ADJACENT PROPERTIES.

**PARKING ISLAND LANDSCAPING**

NO. OF ISLANDS	ISLAND TREES ORDINANCE	NO. OF TREES REQUIRED / PROVIDED
4	1 TREE PER ISLAND	4 / 4

**TREE REMOVAL/REPLACEMENT**

TOTAL INCHES OF TREES REMOVED	TOTAL INCHES OF TREES REPLACED
19"	24.0"

EXIST. EVERGREEN TREE (#60) TO BE REMOVED FOR LARGER TREE  
 (3) PA - 8' TALL MIN. EACH

NO.	DATE	BY	REVISION / DESCRIPTION
1	7/27/24	HR	INITIAL DESIGN
2			
3			
4			
5			
6			
7			
8			
9			
10			

ALWAYS DESIGN FROM THE LARGER TREE TO THE SMALLER TREE.  
 # 24-0011322  
 2863 S. WOLF RD., FRANKFORD, ILLINOIS 60130  
 TEL: 630.583.7500  
 FAX: 630.583.7048



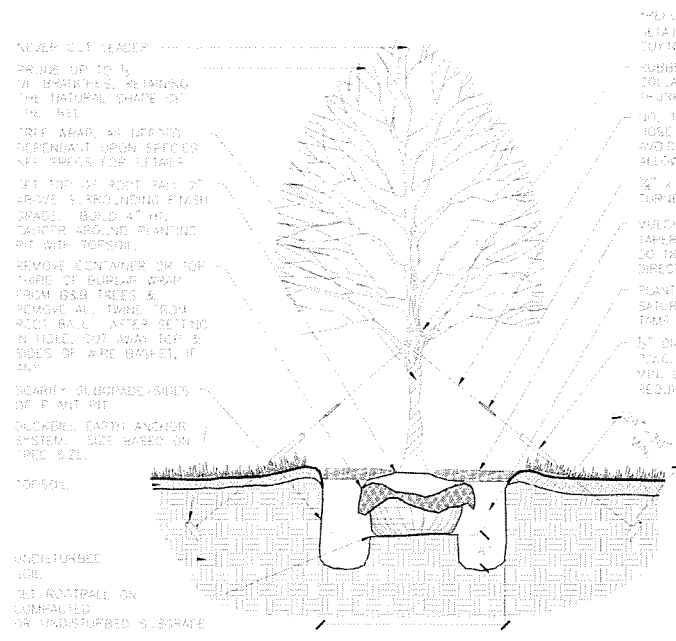
CLIENT: FRANKFORD  
 CLIENT: DOVER DEVELOPMENT, LLC  
 21507 S. WOLF RD., FRANKFORD, ILLINOIS  
 LANDSCAPE - PRELIMINARY  
 PRELIMINARY LANDSCAPE PLAN

BAR IS ONE INCH OR OFFICIAL DRAWING  
 1" = 40' OR INCH ABOUT 1/8" = 1' APPROXIMATE

DRAWN BY: M2  
 APPROVED: HR  
 JOB DATE: 05/24/2024  
 JOB NO: 181629-01



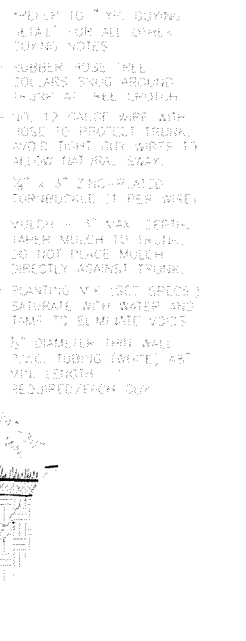
PRELIMINARY ENGINEERING  
 NOT FOR CONSTRUCTION



TREE PIT TO BE TWO (2) TIMES THE WIDTH OF ROOT BALL

TYP. DECIDUOUS TREE PLANTING DETAIL

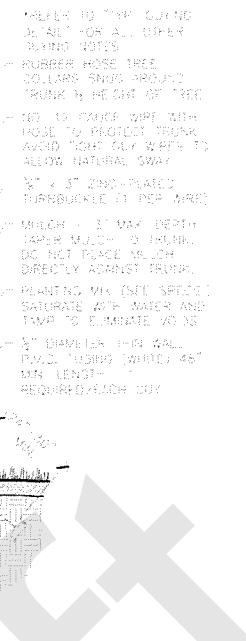
SCALE: NTS



TREE PIT TO BE TWO (2) TIMES THE WIDTH OF ROOT BALL

TYP. EVERGREEN TREE PLANTING DETAIL

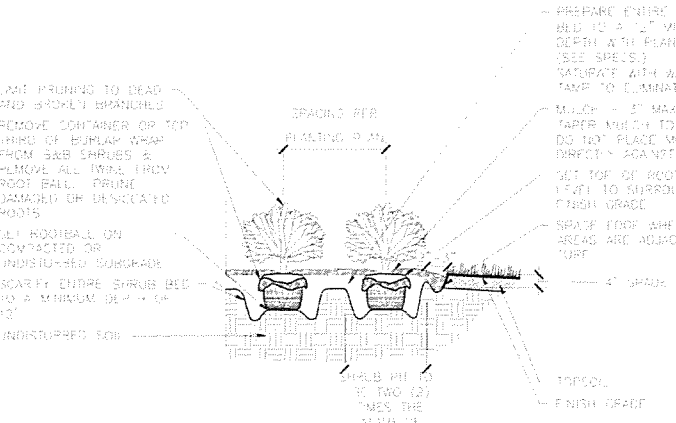
SCALE: NTS



TREE PIT TO BE TWO (2) TIMES THE WIDTH OF ROOT BALL

TYP. ORNAMENTAL TREE PLANTING DETAIL

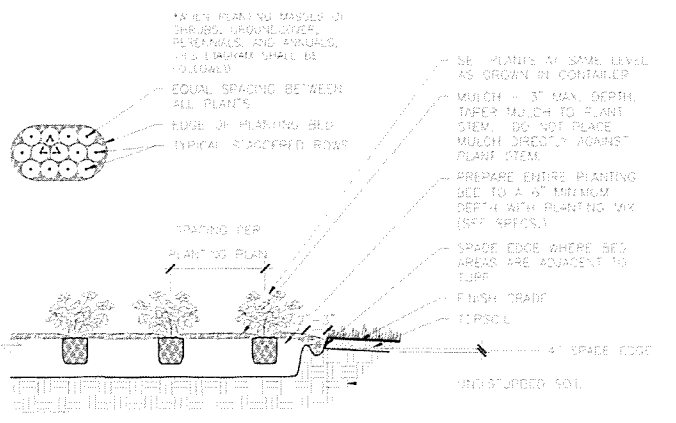
SCALE: NTS



SHRUB PIT TO BE TWO (2) TIMES THE WIDTH OF ROOT BALL

TYP. SHRUB PLANTING DETAIL

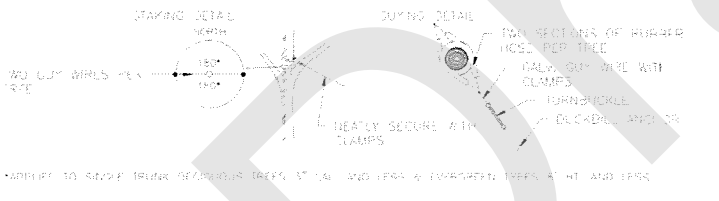
SCALE: NTS



TYP. PERENNIAL PLANTING DETAIL

SCALE: NTS

- SOCKET STANDARDS**
- TWO (2) WOOD OR DUCKBILL ANCHORS (HOLDING CAPACITY 1500# PER ANCHOR IN NORMAL SOIL)
  - 1/2" OF 1/2" X 1/2" GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED TO CABLE
  - 1/2" DIAMETER (1/2" DIA. X 1/2" DIA. END) 1/2" MINIMUM LENGTH ONE (1) REINFORCED CONCRETE
  - TWO (2) TURNBUCKLES, ONE AND ONE (1) 1/2" HEAD DANGER WITH 1/2" TACK-UP
  - FOUR (4) 1/2" CABLE CLAMPS, ONE PLATED (3/16" STEEL) DRIVE ROD 2' LONG WITH 1/2" ROUND BRASS OR NEEDED TO INSTALL ANCHORS, ONE ROD NOT INCLUDED IN KIT, THREE HUNDREDS OF ANCHORS
  - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.

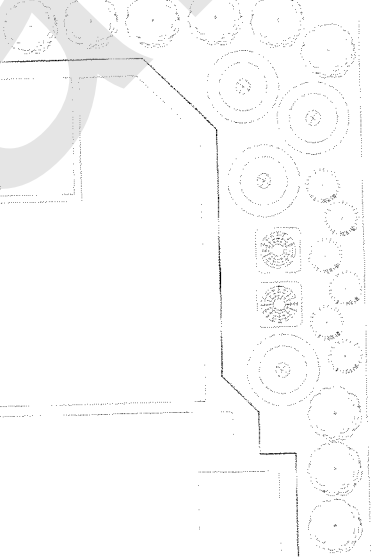


- MINI STANDARDS**
- THREE (3) WOOD OR DUCKBILL ANCHORS (HOLDING CAPACITY 1500# PER ANCHOR IN NORMAL SOIL)
  - 1/2" OF 1/2" X 1/2" GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED TO CABLE
  - 1/2" DIAMETER (1/2" DIA. X 1/2" DIA. END) 1/2" MINIMUM LENGTH ONE (1) REINFORCED CONCRETE
  - THREE (3) TURNBUCKLES, ONE AND ONE (1) 1/2" HEAD DANGER WITH 1/2" TACK-UP
  - SIX (6) 1/2" CABLE CLAMPS, TWO PLATED (3/16" STEEL) DRIVE ROD 2' LONG WITH 1/2" ROUND BRASS OR NEEDED TO INSTALL ANCHORS, ONE ROD NOT INCLUDED IN KIT, THREE HUNDREDS OF ANCHORS
  - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



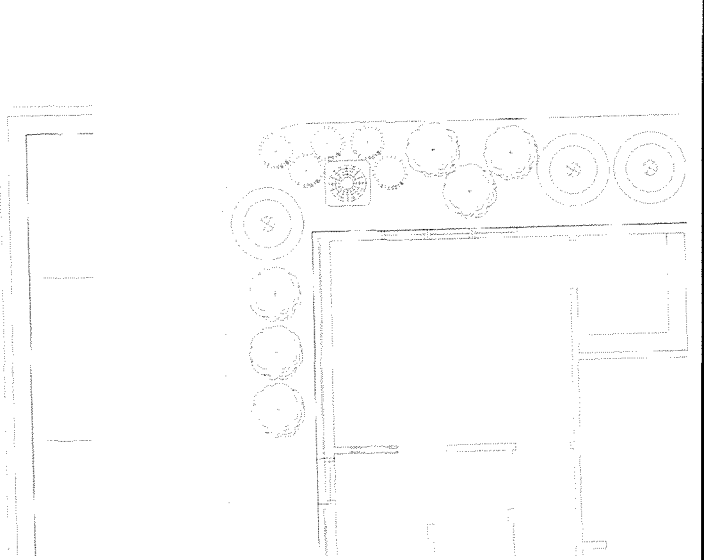
TYP. GUYING DETAIL

SCALE: NTS



TYP. AVENUE CENTER AC SCREENING

SCALE: NTS



TYP. COTTAGE AC SCREENING

SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION
1	11/20/24	JMG	ISSUE FOR PERMITS

ILLINOIS DESIGN GROUP  
 # 84.001332  
 2045 SPECTRA DRIVE  
 ST. LOUIS, MO 63114  
 AL ABRAHAM, P.E. REGISTERED PROFESSIONAL ENGINEER  
 PHONE: 631.553.7500  
 FAX: 631.553.7642



CLARI UNST O FRANK OPI  
 CLIENT: COVER DEVELOPMENT, LLC  
 21507 S. WOLF RD., FRANKFORD, ILLINOIS  
 LANDSCAPE - PRELIMINARY  
 LANDSCAPE DETAILS

DATE IS ONE WEEK BEFORE PERMITS

DESIGN BY: JMG  
 APPROVED: JMG  
 JOB DATE: 05/24/2024  
 JOB NO.: 181628.01

DATE: 05/24/2024

PRELIMINARY ENGINEERING  
 NOT FOR CONSTRUCTION



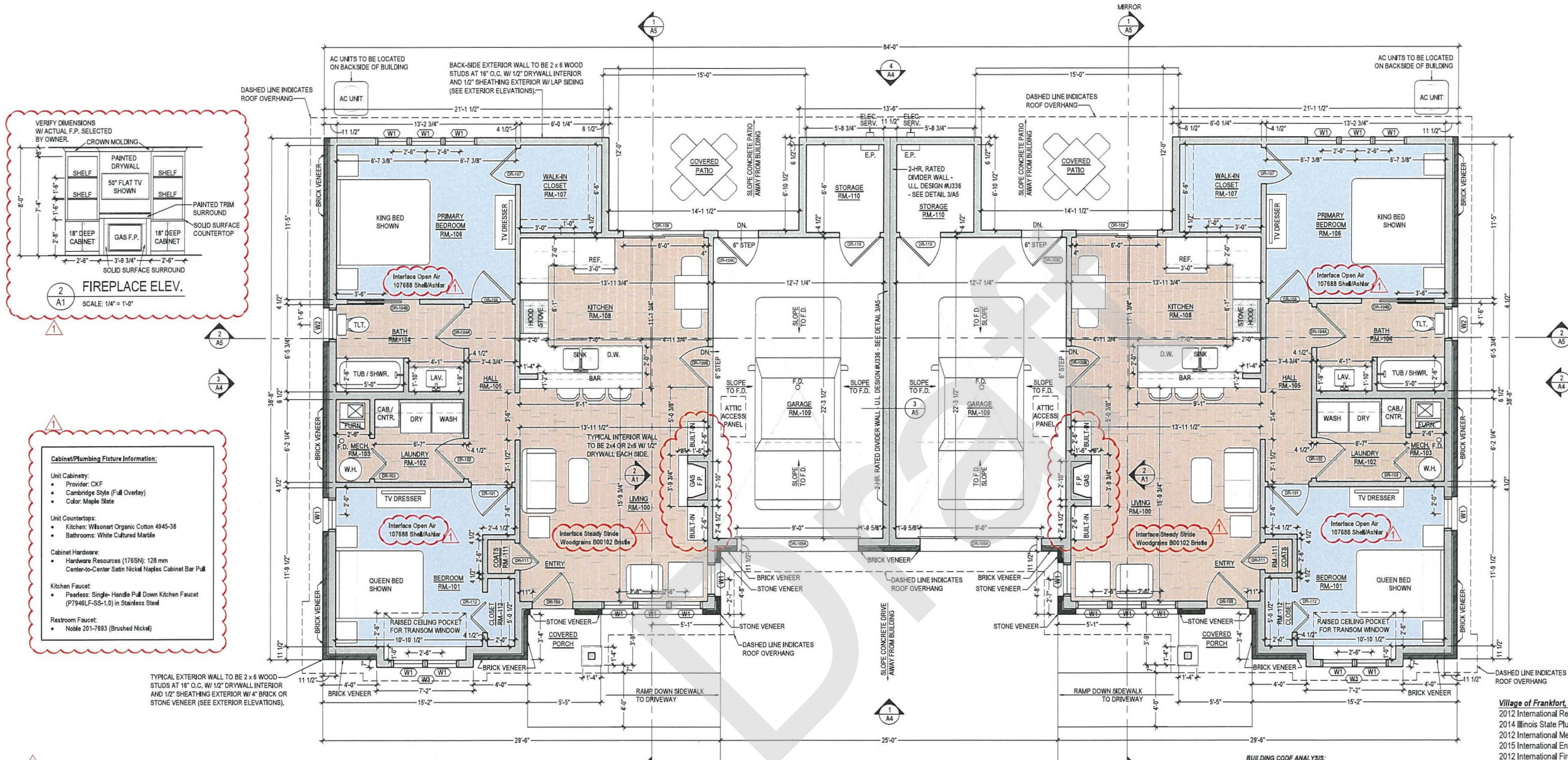
RECEIVED

By Christopher Gruba at 11:27 am, Jul 08, 2024

# Dover Development - Independent Living Cottage - Building TYPE-A

## Wolf Road, Frankfort, IL 60423

Illinois law requires anyone digging, regardless of the depth of the project, to call JULIE at 1-800-892-0123. This notice must be at least 48 hours prior to the start of excavation and the project must be called in on the day of the call. NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



FLOOR PLAN - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

CONSULT WITH OWNER FOR FINAL MATERIAL, FINISH, CASEWORK & EQUIPMENT SELECTIONS

2-BED, 1 BATH UNIT = 997 SF EACH  
1-CAR GARAGE / STORAGE = 352 SF EACH  
TOTAL BUILDING AREA = 2,698 SF

DOOR SCHEDULE						
DOOR NO.	FRAME	DOOR			RATING	REMARKS
		MAT'L	FINISH	SIZE		
100	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	METAL	FRONT ENTRY DOOR
101	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	WOOD	BEDROOM DOOR
102	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	WOOD	LAUNDRY DOOR
103	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	WOOD	MECH. RM. B/FOLD DOOR
104A	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	WOOD	BATH SWING DOOR
104B	WOOD	PAINT	2'-8" x 6'-8"	1 3/4"	WOOD	BATH POCKET DOOR
106	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	WOOD	BEDROOM DOOR
107	WOOD	PAINT	2'-8" x 6'-8"	1 3/4"	WOOD	WALK-IN CLOSET DOOR
108	WOOD	PAINT	6'-2" x 6'-8"	1 3/4"	WOOD	SLIDING GLASS PATIO DOOR
109A	-	-	5'-2" x 7'-2"	-	METAL	INSULATED SECTIONAL GARAGE DOOR
109B	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	WOOD	GARAGE-TO-HOUSE ENTRY DOOR
109C	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	METAL	GARAGE BACK EXTERIOR DOOR
110	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	METAL	GARAGE STORAGE ROOM DOOR
111	WOOD	PAINT	2'-2" x 6'-8"	1 3/4"	WOOD	COATS CLOSET DOOR
112	WOOD	PAINT	3'-2" x 6'-8"	1 3/4"	WOOD	BEDROOM CLOSET B/FOLD DOOR

All Interior Doors are White with White Frame

### DOOR NOTES:

THRESHOLDS SHALL HAVE A BEVELED SLOPE NOT GREATER THAN 1/2 FOR SILLS GREATER THAN 1/4" IN HEIGHT. ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. ANY GLASS WITHIN A 2 FT. RADIUS OF A DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE MUST BE SAFETY GLASS. ANY GLASS WHOSE BOTTOM EDGE IS CLOSER THAN 18" TO THE FLOOR, WHOSE TOP EDGE IS GREATER THAN 38" ABOVE THE FLOOR AND HAS A PANE AREA GREATER THAN 9 SQ. FT. MUST BE SAFETY GLASS.

EXTERIOR DOORS SHALL RECEIVE A THRESHOLD, WEATHERSTRIPPING, FULL PERIMETER SEALANT AND A BOTTOM SWEEP. EXTERIOR DOOR FRAMES SHALL BE INSULATED. EXTERIOR DOOR GLAZING SHALL BE INSULATED. PROVIDE 1 1/2 PAIR OF BUTT HINGES AT ALL SINGLE DOORS AND 3 PAIR AT ALL DOUBLE DOORS. COORDINATE KEYING WITH OWNER.

ROOM FINISH SCHEDULE					
RM. NO.	ROOM NAME	FLOORS	WALLS	BASE	CEILING
RM-100	LIVING		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE
RM-101	BEDROOM		CARPET	GYP. BD. - PAINT	WOOD - WHITE
RM-102	LAUNDRY		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 08 KICCLE
RM-103	MECH.		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 08 KICCLE
RM-104	BATH		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 08 KICCLE
RM-105	HALL		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE
RM-106	PRIMARY BEDROOM		CARPET	GYP. BD. - PAINT	WOOD - WHITE
RM-107	WALK-IN CLOSET		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE
RM-108	KITCHEN		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE
RM-109	GARAGE		CONCRETE	GYP. BD. - PAINT	-
RM-110	STORAGE		CONCRETE	GYP. BD. - PAINT	-
RM-111	COATS		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE
RM-112	CLOSET		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE

WALL PAINT FINISH TO BE SW 1015 SKYLINE STEEL - EGGSHELL.  
CEILING PAINT FINISH TO BE SW 7005 EXTRA WHITE - FLAT.

**BUILDING CODE ANALYSIS:**  
Occupancy Classification: Two Family Dwelling  
Construction type will be SB.  
Building to be fully sprinklered per NFPA-13D and the Village of Frankfort Fire Code.  
BUILDING AREA = 2,698 GSF (GROSS SQUARE FEET - MEASURED TO OUTSIDE SURFACE OF EXTERIOR WALL)  
FIRE SUPPRESSION SYSTEM SHOP DRAWINGS TO BE SUBMITTED TO THE CITY OF FRANKFORT UNDER SEPARATE COVER.  
CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAM TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.

**Seismic Load Information**  
Seismic Importance Factor, I<sub>e</sub> = 1.0  
Mapped Spectral response Accelerations, S<sub>a</sub> = 0.21 and S<sub>1</sub> = 0.12.  
Site Class D  
Spectral Response Coefficients, SDS = 0.224 and SD1 = 0.166.  
Seismic Design Category B.  
Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels.  
Seismic Response Coefficient, C<sub>s</sub> = 0.0345.  
Response Modification Factor, R = 6.5.  
Analysis Procedure - Equivalent Lateral Force Design Procedure.  
1808 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

**Design Loads in Accord with IBC.**  
Roof Dead Load 20 psf  
Live Load 20 psf  
**Snow Load Information**  
Ground Snow Load, P<sub>g</sub> = 34 psf  
Snow Exposure Factor, C<sub>e</sub> = 1.0  
Snow Load Importance Factor, I<sub>s</sub> = 1.0  
Thermal Factor, C<sub>t</sub> = 1.1  
**Wind Load Information**  
Basic Wind Speed = 115 mph  
Wind Importance Factor, I<sub>w</sub> = 1.0  
Wind Exposure C  
Internal Pressure Coefficient = +0.18, -0.18  
Component and cladding wind pressures in accord with IBC.

**Owner Contact:**  
Dover Development  
300 Hunter Avenue  
Suite 200  
St. Louis, MO 63124-2013  
314-932-2352

**Civil Engineer Contact:**  
HR Green, Inc.  
2363 Sequoia Drive  
Suite 101  
Aurora, IL 60506  
630-553-7560

**General Contractor Contact:**  
Brahms Construction  
300 Hunter Avenue  
Suite 200  
St. Louis, MO 63124-2013  
314-884-2003

### INDEX OF SHEETS

- A1 FLOOR PLAN - BUILDING TYPE-A
- A2 ROOF PLAN - BUILDING TYPE-A
- A3 FOUNDATION PLAN - BUILDING TYPE-A
- A4 EXTERIOR ELEVATIONS - BUILDING TYPE-A
- A5 BUILDING / WALL SECTIONS
- M1 HVAC PLAN - BUILDING TYPE-A
- E1 POWER / LIGHTING PLAN - BUILDING TYPE-A
- P1 PLUMBING SANITARY PLAN - BUILDING TYPE-A
- P2 PLUMBING SUPPLY PLAN - BUILDING TYPE-A

### DRAWING REVISIONS RECORD

DATE	REV. NO.	ISSUE	REMARKS
06/14/24	1	OWNER COMMENTS	REVISED INTERIOR FINISHES PER OWNER COMMENTS.



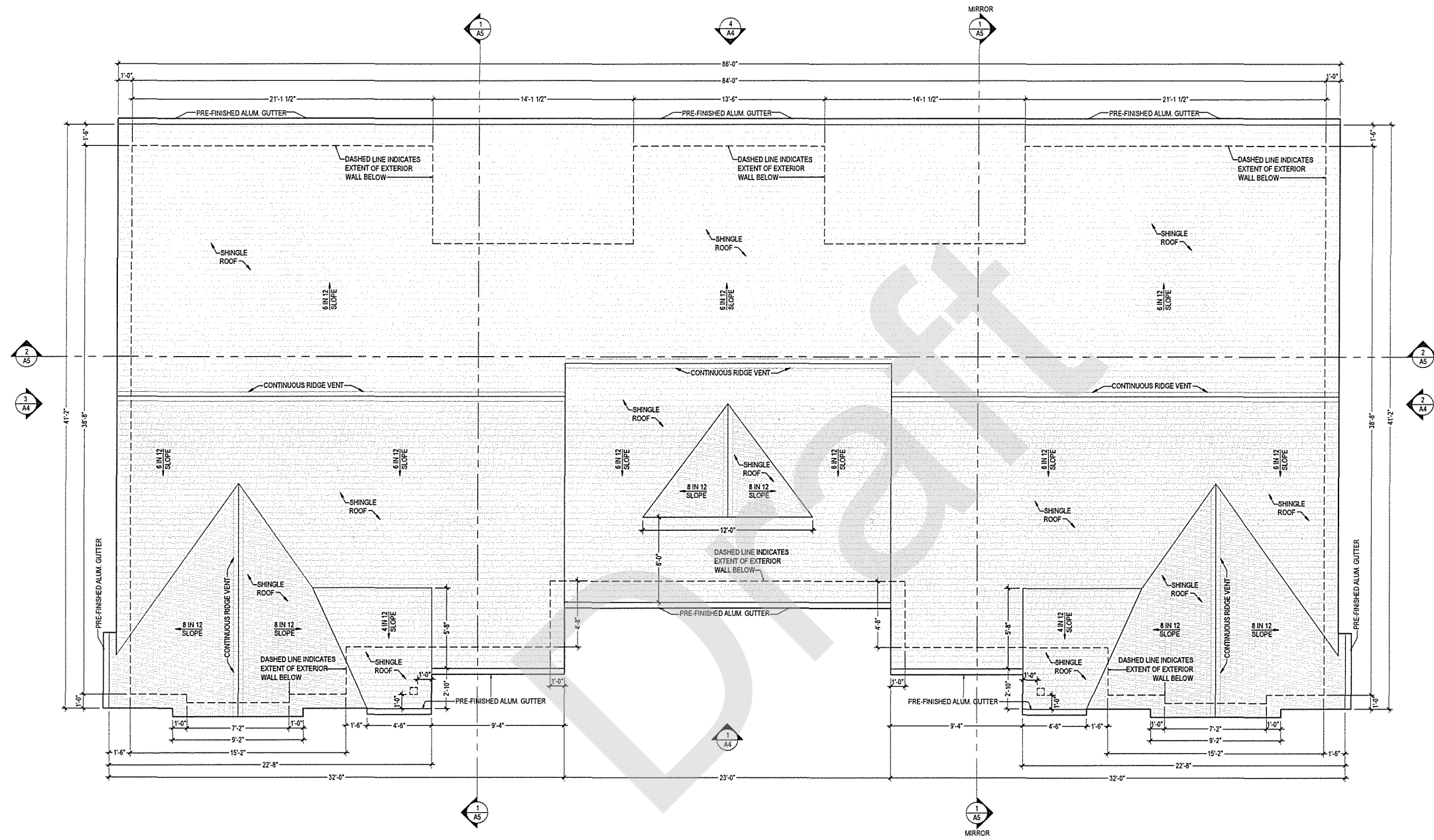
**LIPE ARCHITECTURE**  
David K. Lipe  
18400270-0001  
603 Soledad Street  
Chicago, IL 60618  
Tel: 312-467-4638  
www.lipearchitecture.com



**DOVER DEVELOPMENT**  
Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423

PROJ. NO.: 23384- Original: 06/17/24 FLOOR PLAN - BUILDING TYPE-A  
DATE: 06/14/24 Rev. 1: 06/14/24  
**A1**





1 ROOF PLAN - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

**Seismic Load Information**  
 Seismic Importance Factor,  $I_e = 1.0$   
 Mapped Spectral response Accelerations,  $S_s = 0.21$  and  $S_1 = 0.12$   
 Site Class D  
 Spectral Response Coefficients,  $SDS = 0.224$  and  $SD1 = 0.186$   
 Seismic Design Category B  
 Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels  
 Seismic Response Coefficient,  $C_s = 0.0345$   
 Response Modification Factor,  $R = 6.5$   
 Analysis Procedure - Equivalent Lateral Force Design Procedure, 1604 - Occupancy Category II  
 1605 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

**Design Loads in Accord with IBC.**  
 Roof Dead Load 20 psf  
 Live Load 20 psf  
**Snow Load Information**  
 Ground Snow Load,  $P_g = 34$  psf  
 Snow Exposure Factor,  $C_e = 1.0$   
 Snow Load Importance Factor,  $I = 1.0$   
 Thermal Factor,  $C_t = 1.1$   
**Wind Load Information**  
 Basic Wind Speed = 115 mph  
 Wind Importance Factor,  $I_w = 1.0$   
 Wind Exposure C  
 Internal Pressure Coefficient = +0.18, -0.18  
 Component and cladding wind pressures in accord with IBC.

Roof shingles shall be: CertainTeed Landmark - Weather Wood

ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES, DIMENSIONAL STYLE, 230 LB. PER SQUARE.

ROOF SHEATHING TO BE 1/2" OSB WITH H-CLIPS.

ATTIC SPACE TO BE VENTED BY RIDGE, CENTER, GABLE AND SOFFIT VENTS.

ATTIC ACCESS SIZE TO BE A MINIMUM OF 22" x 22" x 12" ABOVE TRUSS BOTTOM CHORD WITH PLYWOOD TO ALLOW FOR INSULATION DEPTHS TO BE ACHIEVED. PROVIDED BY FRAMER.

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.

CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT JOB SITE PRIOR TO COMPLETION OF FRAMING.

PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TP 1.

ALL ALUMINUM GUTTERING SHALL BE 6" SIZE.

PROVIDE 3 FT. WIDE ROLL, SELF-ADHERING ICE & WATER BARRIER AT ALL ROOF EDGES, VALLEYS, HPFS, CHIMNEYS, SKYLIGHTS, AND MECHANICAL, ELECTRICAL, & PLUMBING ROOF PENETRATIONS.

PRE-ENGINEERED WOOD ROOF TRUSSES - SIZE, SPACING & WEB DESIGN BY TRUSS MANUFACTURER

TRUSS-TO-WALL CLIPS EACH TRUSS CONNECTION

ASPHALT SHINGLES TO BE INSTALLED PER IBC 2012 - SEE BELOW.

**SECTION 1507 REQUIREMENTS FOR ROOF COVERINGS**

1507.1 Scope. Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions.

1507.2 Asphalt shingles. The installation of asphalt shingles shall comply with the provisions of this section.

1507.2.1 Deck requirements. Asphalt shingles shall be fastened to solid sheathed decks.

1507.2.2 Slope. Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (17-percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) up to four units vertical in 12 units horizontal (33-percent slope), double underlayment application is required in accordance with Section 1507.2.8.

1507.2.3 Underlayment. Unless otherwise noted, required underlayment shall conform to ASTM D 225, Type I, ASTM 4899, Type I, or ASTM D 6757.

1507.2.4 Self-adhering polymer modified bitumen sheet. Self-adhering polymer modified bitumen sheet shall comply with ASTM D 1978.

1507.2.5 Asphalt shingles. Asphalt shingles shall comply with ASTM D 225 or ASTM 3452.

1507.2.6 Fasteners. Fasteners for asphalt shingles shall be galvanized, stainless steel, aluminum or copper roofing nails, minimum 12 gage (0.105 inch (2.67 mm)) shank with a minimum diameter (0.8 mm) head of a length to penetrate through the roofing materials and a minimum of 1/4 inch (6.35 mm) into the roof sheathing. Where the nail shank is less than 1/4 inch (6.35 mm) thick, the nails shall penetrate through the sheathing. Fasteners shall comply with ASTM F 1667.

1507.2.8.1 High wind attachment. Underlayment applied in areas subject to high winds greater than 110 mph (45.2 m/s) in accordance with Figure 1507 shall be applied with corrosion-resistant fasteners in accordance with the manufacturer's instructions. Fasteners are to be applied along the overlap at a maximum spacing of 36 inches (914 mm) on center.

1507.2.8.2 Ice barrier. In areas where there is a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

1507.2.9 Flashings. Flashing for asphalt shingles shall comply with this section. Flashing shall be applied in accordance with the section and the asphalt shingle manufacturer's printed instructions.

1507.2.9.1 Base and cap flashing. Base and cap flashing shall be installed in accordance with the manufacturer's instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.016-inch (0.406 mm) thickness or equivalent surfaces shall roofing weighing a minimum of 77 pounds per 100 square feet (3.76 kg/m<sup>2</sup>). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.016-inch (0.406 mm) thickness.

1507.2.7 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (17.5%), shingles shall be installed as required by the manufacturer.

1507.2.7.1 Wind resistance. Asphalt shingles shall be tested in accordance with ASTM D 7158. Asphalt shingles shall meet the classification requirements of Table 1507.2.7.1(1) for the appropriate maximum basic wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D 7158 and the required classification in Table 1507.2.7.1(1).

Exception: Asphalt shingles not included in the scope of ASTM D 7158 shall be tested and labeled to indicate compliance with ASTM D 3161 and the required classification in Table 1507.2.7.1(2).

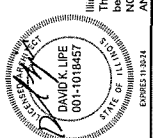
1507.2.8 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) and up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a minimum 15-inch-wide (483 mm) strip of underlayment (or parallel with and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment overlapping successive sheets 18 inches (457 mm) by fastened sufficiently to hold in place. Overlaps in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Overlaps in the underlayment shall not interfere with the ability of the shingles to seal.

1507.2.9.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted.

- For open valleys (valley lining exposed) lined with metal, the valley lining shall be at least 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table 1507.2.9.2.
- For open valleys, valley lining of two pieces of mineral surfaced roofing complying with ASTM D 3509 or ASTM D 3330 shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 20 inches (514 mm) wide.
- For closed valleys (valleys covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 6305, and at least 20 inches (514 mm) wide or types as described in Item 1 or 2 above shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1978 shall be permitted in lieu of the lining material.

1507.2.9.3 Drip edge. Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 2 inches (51 mm). Eave drip edges shall extend 1/4 inch (6.4 mm) below eaves and extend back on the roof a minimum of 2 inches (51 mm). Drip edge shall be mechanically fastened a maximum of 12 inches (305 mm) i.c.

1507.3 Clay and concrete tile. The installation of clay and



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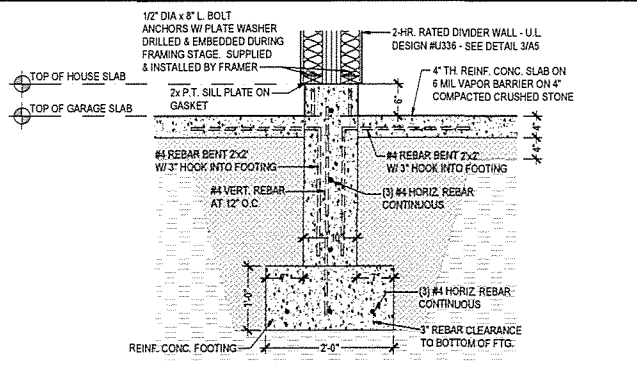
PROJ. NO.: 2338-A Original: 05/17/24  
 DATE: 06/14/24 Rev. 1: 06/14/24

ROOF PLAN - BUILDING TYPE-A

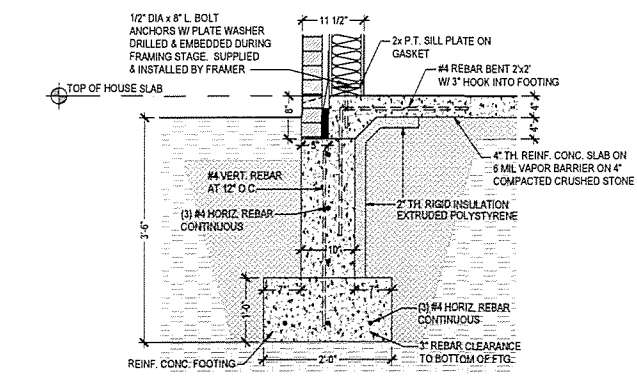
Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

A2

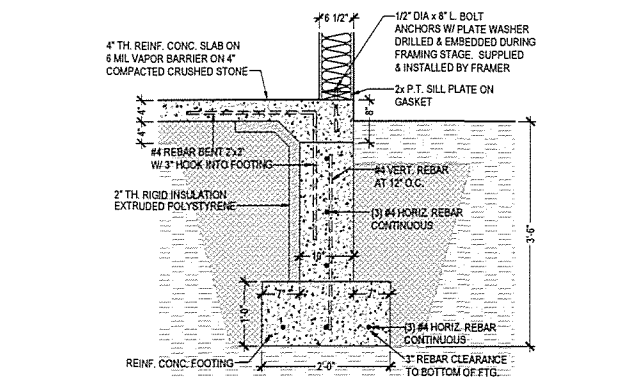
Illinois law requires anyone digging, regardless of the depth of the project, to call 811 at 1-800-482-0133. Begin work within 14 calendar days from the call. NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



**2 DIVIDER WALL FOUNDATION**  
SCALE: 3/4" = 1'-0"  
ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.



**3 TYPICAL FOUNDATION AT BRICK / STONE**  
SCALE: 3/4" = 1'-0"  
ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.



**4 TYPICAL FOUNDATION EXT. WALL**  
SCALE: 3/4" = 1'-0"  
ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.

**FOUNDATION NOTES:**

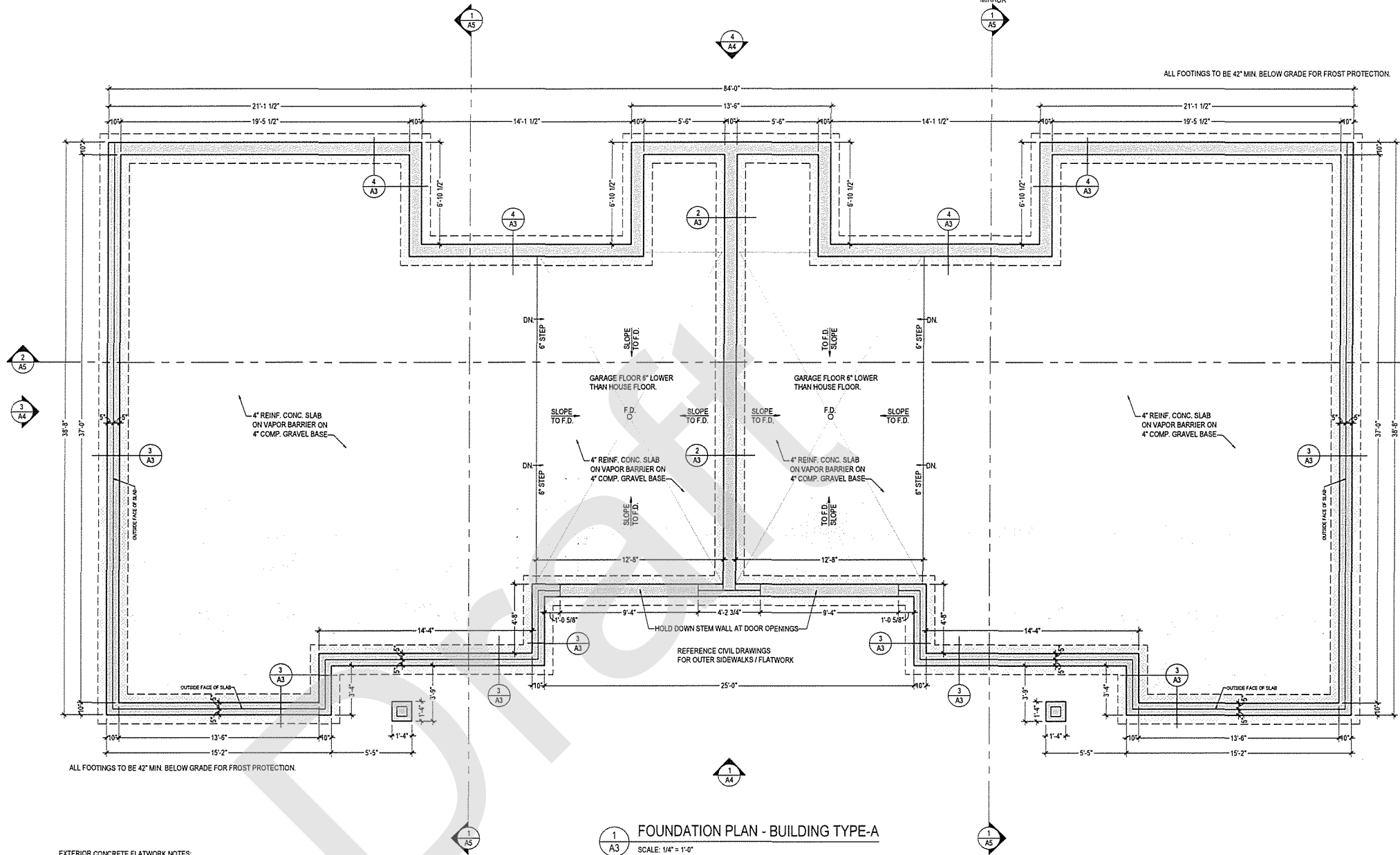
- FLOOR TO BE 4" CONCRETE SLAB.
- FOOTINGS TO BE 42" DEEP (UNLESS NOTED OTHERWISE) BY 18" WIDE REINFORCED CONCRETE.
- FOUNDATION ANCHOR BOLTS WITHIN 12" OF EVERY CORNER AND EVERY 4' OF RUNNING WALL. 1/2" x 8" BOLTS TO BE DRILLED & EMBEDDED 4" INTO CONCRETE SLAB. SUPPLIED & INSTALLED BY FRAMER.
- TERMITE SHIELD TO BE WOLMANIZED SILL PLATE.
- VAPOR BARRIER UNDER 4" SLAB TO BE 6 MIL VISQUEEN. VISQUEEN TO BE INSPECTED BY JOB-SITE SUPERVISOR PRIOR TO CONCRETE POUR.
- EXTERIOR FOOTING TO HAVE 2" FOAM INSULATION 24" DOWN FROM TOP OF FOOTING.
- FILL TO BE COMP. CRUSHED STONE.
- TOP OF CONCRETE SLAB ELEVATION SET PER SITE PLAN.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
- ALL SLABS ATTACHED TO BUILDING EXTERIOR MUST SLOPE AWAY FROM BUILDING A MINIMUM 1% & MAXIMUM 2%.
- ALL CONCRETE TO BE 4000 PSI MIN. 4" SLAB TO BE 5 BAG MIX, 5 1/2" PARKING LOT TO BE 6 BAG MIX.
- ALL EXTERIOR EDGE WALLS TO BE TREATED CHEMICALLY AT PERIMETER OR PER BUILDER'S SPECIFICATIONS.
- ALL CONTRACTORS PERFORMING UNDERGROUND WORK MUST REMOVE ALL EXCAVATED SOIL FROM THEIR TRACKS AND BACK FILL WITH SAND OR GRAVEL SUPPLIED BY CONTRACTOR PERFORMING UNDERGROUND WORK.
- VAPOR BARRIER JOINTS SHALL BE LAPPED NOT LESS THAN 6".

**CONCRETE NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE ADEQUACY OF ALL BEARING MATERIAL BEFORE PLACING FOOTINGS AND SHALL PLACE ALL FOUNDATIONS ON UNDISTURBED SOIL OF ADEQUATE CAPACITY.
2. FOOTINGS MAY BE POURED INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
3. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
4. VERIFY THE USE AND EXTENT OF PERIMETER INSULATION WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF FOUNDATIONS. INSTALL PERIMETER INSULATION AS REQUIRED.
5. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE EXPOSED TO FREEZING WEATHER SHALL BE AIR-ENTRAINED, 8% ± 1%. ALL CONCRETE WORK SHALL BE AS PER ACI 318-05, BUILDING CODE FOR REINFORCED CONCRETE AND THE CRSI MANUAL OF STANDARD PRACTICE.
6. ALL REINFORCEMENT SHALL BE A615, GRADE 60. WELDED WIRE FABRIC SHALL BE A185. BAR CLEARANCES SHALL BE AS FOLLOWS: FOOTINGS - 3", WALLS AND COLLUMNS - 1 1/2", SLAB-ON-GRADE - MID-DEPTH.
7. REINFORCEMENT SHALL BE LAPPED 24 BAR DIAMETER, 1'-4" MINIMUM, OR AS DETAILED. L-BARS 1'-6" x 1'-6" SHALL BE PROVIDED AT CORNERS TO MATCH THE HORIZONTAL REINFORCEMENT.
8. FOOTING REINFORCEMENT SHALL BE SUPPORTED ON HIGH CHAIRS OR SAND PLATES. NO BRICKS OR REBAR PERMITTED. DOWELS SHALL BE TIED TO FOOTING MAT. DOWELS SHALL NOT BE FLOATED IN.
9. BAR SUPPORTS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315-02).
10. INTERIOR SLAB CONCRETE SHALL BE AIR-ENTRAINED 3%.
11. CONTRACTOR SHALL MAKE ALLOWANCE FOR DEAD LOAD DEFLECTION, SETTLEMENT OF FORMS, AND SHRINKAGE OF CONCRETE WHEN CONSTRUCTING OF CONCRETE WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY OF ALL FORMS, SHORING, BRACING, ETC., USED IN CONSTRUCTION OF CONCRETE WORK.
13. INTERIOR CONCRETE SLAB LEVELNESS SHALL BE 1/8" IN 20'-0", UNLESS NOTED OTHERWISE.
14. ALL FOOTINGS EXCAVATIONS SHALL BE FREE OF DEBRIS, STANDING WATER AND LOOSE SOIL PRIOR TO PLACEMENT OF CONCRETE.
15. FOOTING CONCRETE SHALL NOT BE PLACED ON FROZEN SOIL.
16. EXCAVATIONS THAT BECOME MUDDY AND SOFT DUE TO CONSTRUCTION ACTIVITY SHALL HAVE A LEAN CONCRETE MUD SLAB OR GRAVEL PLACED IN THE EXCAVATION TO PROVIDE ACCEPTABLE BEARING. MUD SLAB OR GRAVEL SHALL BE INSPECTED AND APPROVED BY A SOILS ENGINEER.
17. CONTINUOUS WALL FOOTING REINFORCING SHALL BE PLACED CONTINUOUS THROUGH ISOLATED PIER FOOTINGS.
18. ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.

**EXTERIOR CONCRETE FLATWORK NOTES:**

- ALL ENTRY COVERED CANOPY CONCRETE TO BE POURED OVER STEEL PIER FOOTINGS.
- ALL CONCRETE TO BE 4000 PSI MIN.
- ALL FLATWORK TO BE 4" THICK UNLESS NOTED ON SITE PLAN.
- ALL INTERIOR CONCRETE SLABS TO BE FIBER MESH REINFORCED (NO WELDED WIRE FABRIC). ALL EXTERIOR CONCRETE FLATWORK TO BE PLAIN CONCRETE WITH NO REINFORCEMENT.
- ALL STRUCTURAL FOOTINGS & FOUNDATIONS TO HAVE 1/2" EXPANSION JOINT PLACED AROUND & SEPARATED FROM CONCRETE FLATWORK (TYPICAL).



**1 FOUNDATION PLAN - BUILDING TYPE-A**  
SCALE: 1/4" = 1'-0"

**2301.2 General design requirements.** The design of structural elements or systems, constructed partially or wholly of wood or wood-based products, shall be in accordance with *Conventional Light Frame Construction* in accordance with Sections 2304 and 2305.

All lumber used shall have the grade identified on the label of an approved lumber grading or approved inspection agency that complies with DDOCS 20 or equivalent procedure. Any prefabricated wood joists shall be in accordance with ASTM D 5055. Plywood structural panels used for wall and roof sheathing shall conform to the requirements for DDOCS 19 or 22. Any structural composite lumber shall be in accordance with ASTM D 5452. All preservative-treated wood shall be treated in accordance with AWPA U1. Joist hangers shall be in accordance with ASTM D 1751. Prefabricated roof trusses shall conform to TPI 1 and shop drawings will be provided for review.

- Follow These Rules for Hot Weather Concrete**
1. Make appropriate modifications to concrete mixtures to manage rate of slump loss, setting time and other characteristics. Retarders, water reducers, mid and high-range water reducers, entrained set-control admixtures, moderate heat of hydration cement, admixtures, misting devices, or other proven local solutions may be used. Reduced cement content, while ensuring that concrete strength will be attained, may be appropriate. Synthetic fibers may be used to minimize plastic shrinkage cracking (CIP 24).
  2. Have adequate manpower to place, finish and cure the concrete. Schedule the rate of concrete delivery that can be managed by available crew and placement equipment.
  3. Limit the addition of water at the place—do not exceed the quantity of mixing water established for the concrete mixture. Adding water to concrete that is more than 1½ hours old should be avoided.
  4. Slabs on grade placed directly on vapor retarders (CIP 23) will need special precautions when finishing and curing to avoid cracking.
  5. On dry and/or hot days, when conditions are conducive for plastic shrinkage cracking, dampen the subgrade, forms and reinforcement prior to placing concrete. Do not allow excessive water to pond.
  6. Begin final finishing operations as soon as the water sheen has left the surface; start curing as soon as finishing is completed. Continue curing for at least 3 days; cover the concrete with wet burlap and plastic sheeting to prevent evaporation or use a liquid membrane during compound or cure with water (CIP 11). Using white pigmented membrane curing compounds will help with proper curing and reflect heat from the concrete surface.
  7. Protect test cylinders at the jobsite to maintain temperature and moisture for initial curing. Field curing boxes with ice or refrigeration may be necessary to ensure maintaining the required 60 to 80°F (17 to 27°C) for initial curing of cylinders (CIP 8 and 34).
  8. Accelerators may be used in hot weather to expedite finishing operations and to avoid plastic shrinkage cracking.

ALL INTERIOR CONCRETE SLABS TO BE FIBER MESH REINFORCED (NO WELDED WIRE FABRIC). ALL EXTERIOR CONCRETE FLATWORK TO BE PLAIN, CONCRETE WITH NO REINFORCEMENT.

**NOTE:**  
ALL STRUCTURAL FOOTINGS & FOUNDATIONS TO HAVE 1/2" EXPANSION JOINT PLACED AROUND & SEPARATED FROM CONCRETE FLATWORK (TYPICAL).

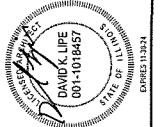
HOLD DOWN SCHEM.	MINIMUM CAPACITY (KIP)	ANCHOR ROD (EMBEDMENT)	SPACING REQUIRED	HOLD DOWN SCHEDULE		NOTES
				FASTENERS TO STUDS	SPACED NUMBER	
A	500	1/2" (12")	2 2/8"	8:02S 1/4" x 1 1/2" NAILS	DTT22	
B	1,800	1/2" (12")	2 2/8"	8:02S 1/4" x 1 1/2" NAILS	DTT22	
C	3,700	5/8" (15")	2 2/8"	18:02S #10 x 2 1/2"	HTT4	
D	5,200	5/8" (15")	2 2/8"	26:02S #14 x 2 1/2"	HTT54T	
E	8,700	1" (21")	3 2/8" or 6 x 8	36:02S #14 x 2 1/2"	HOU14:SD25	

POST-INSTALLED ANCHORS INSTALLED WITH EPOXY ADHESIVE SYSTEM HILTI HIT HY200. EMBEDMENT:  
1/2" ANCHOR = (4" FROM TOP OF GRADE BEAM), (12" FROM TOP OF SLAB)  
5/8" ANCHOR = (7" FROM TOP OF GRADE BEAM), (15" FROM TOP OF SLAB)  
1" ANCHOR = (12" FROM TOP OF GRADE BEAM), (20" FROM TOP OF SLAB)  
EMBEDMENT FOR THREADED RODS. NUTS ARE NOT REQUIRED ON THE EMBEDDED END. HOLES FOR THE ANCHORS CAN BE DRILLED WITH HAMMER DRILLS.

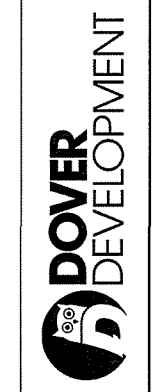
- Cold Weather Concrete Guidelines**
1. Use all-entrained concrete when exposure to moisture and freezing conditions are expected.
  2. Keep surfaces in contact with concrete free of ice and snow and at a temperature above freezing prior to placement.
  3. Place and maintain concrete at the recommended temperature.
  4. Place concrete at the lowest practical slump.
  5. Protect plastic concrete from freezing or drying.
  6. Protect concrete from early-age freezing and thawing cycles until it has attained adequate strength.
  7. Limit rapid temperature changes when protective measures are removed.

Structural concrete shall be designed and constructed in accordance with ACI 318.

- 5.12 - Cold weather requirements
- 5.12.1 - Adequate equipment shall be provided for heating concrete materials and protecting concrete during heating or non-freezing weather.
- 5.12.2 - All concrete materials and all reinforcement forms, fillers, and ground with which concrete is in contact shall be free from frost.
- 5.12.3 - Frozen materials or materials containing ice shall not be used.
- 5.13 - Hot weather requirements
- 5.13.1 - Hot weather requirements
- 5.13.2 - During hot weather, proper attention shall be given to ingredients, production methods, handling, placing, protection, and curing to prevent excessive concrete temperatures or water evaporation that could impair required strength or serviceability of the member or structure.



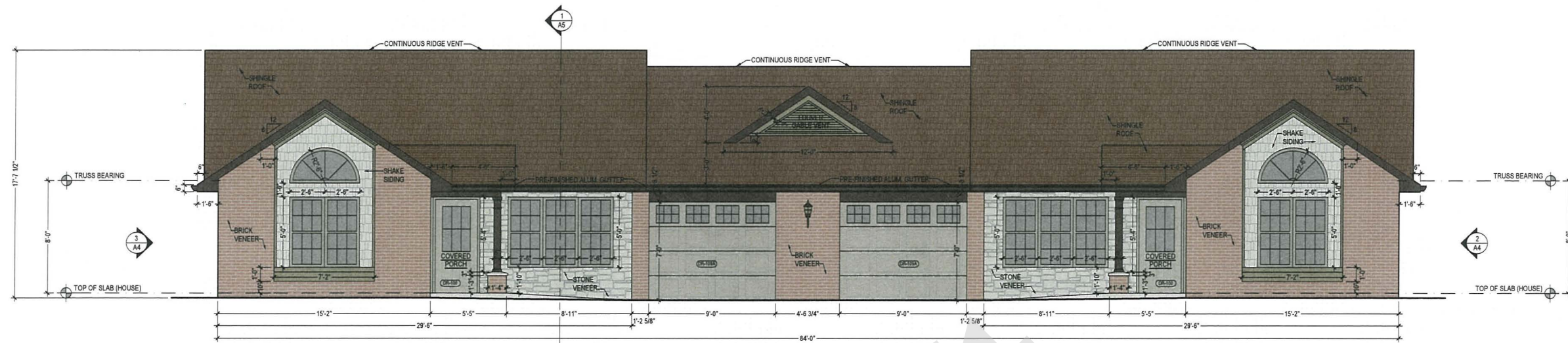
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917-427-4031



PROJ. NO.: 2338-A Original: 05/17/24 FOUNDATION PLAN - BUILDING TYPE-A  
DATE: 06/14/24 Rev. 1: 06/14/24  
Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423  
A3

Illinois law requires anyone digging, regardless of the depth of the project, to call 800-982-0123. This notice must be at least 48 hours before the start of excavation and the project must begin within 14 calendar days from the call.  
**NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.**



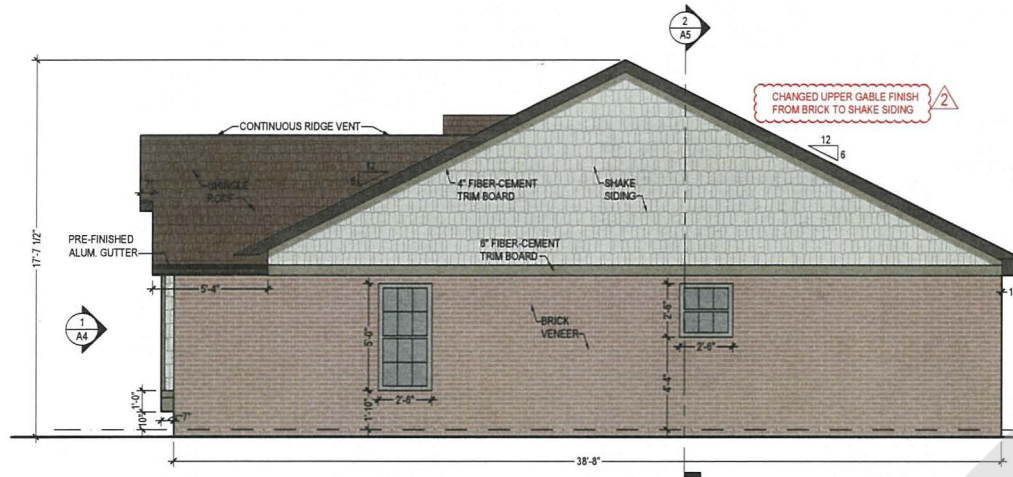


1 FRONT ELEVATION - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

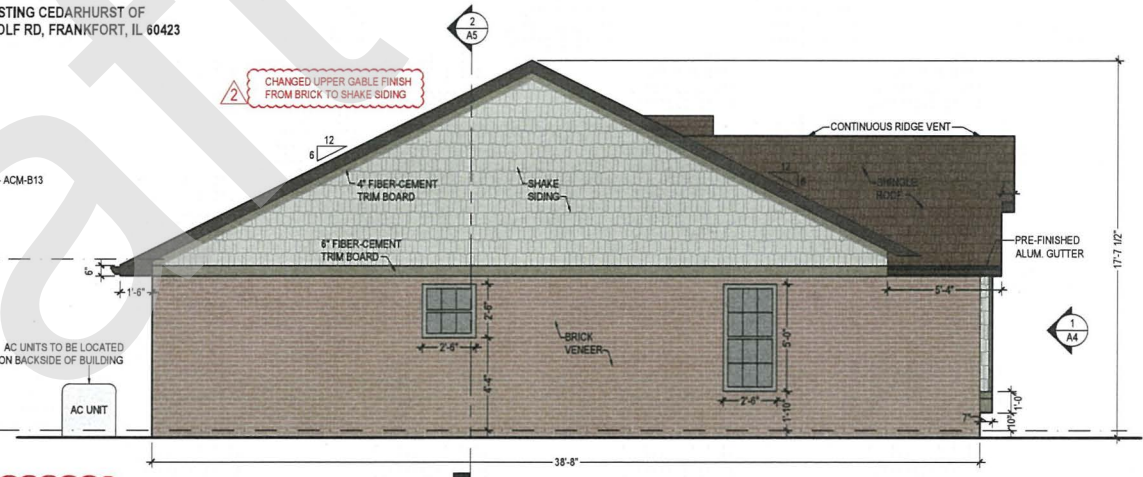
ALL EXTERIOR FINISHES & COLORS TO MATCH ADJACENT EXISTING CEDARHURST OF FRANKFORT ASSISTED LIVING FACILITY LOCATED AT 21507 WOLF RD, FRANKFORT, IL 60423

- BRICK: STATESVILLE BRICK ASHWOOD AUTHENTIC TUMBLED
- BRICK MORTAR: SM350 SUEDE
- STONE: MOUNTAIN LEDGE EMERALD GREY
- LAP SIDING: JAMES HARDIE MONTEREY TALUPE COLOR
- SHAKE SIDING: JAMES HARDIE MONTEREY TALUPE COLOR
- TRIM BOARD: JAMES HARDIE TIMBER BARK COLOR
- DOORS / WINDOWS: GERKIN SANDSTONE VINYL
- CAST STONE CAPS: LIMESTONE
- ROOF SHINGLES: LANDMARK PRO WEATHERED WOOD
- SOFFIT, GUTTERS, DOWNSPOUTS, ROOF TRIM / BRAKE METAL: DARK BRONZE - ACM-B13

CHANGED UPPER GABLE FINISH FROM BRICK TO SHAKE SIDING



2 SIDE-1 ELEVATION - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"



3 SIDE-2 ELEVATION - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

**EXTERIOR MASONRY CLARIFICATION NOTE:**  
ALL EXTERIOR BRICK & STONE VENEER SHALL BE FULL BRICK & STONE VENEER, APPROXIMATELY 4" THICK THAT IS SUPPORTED ON THE FOUNDATION LEDGE. THIN BRICK & STONE VENEERS (JUST FACE MATERIAL ADHERED TO WALL) IS NOT ALLOWED.



4 BACK ELEVATION - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

ADDED BRICK ROWLOCK AND WAINSCOT TO BACK SIDE OF BUILDING

Illinois law requires anyone digging, regardless of the depth of the project, to call 811. IE at 1-800-832-4123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



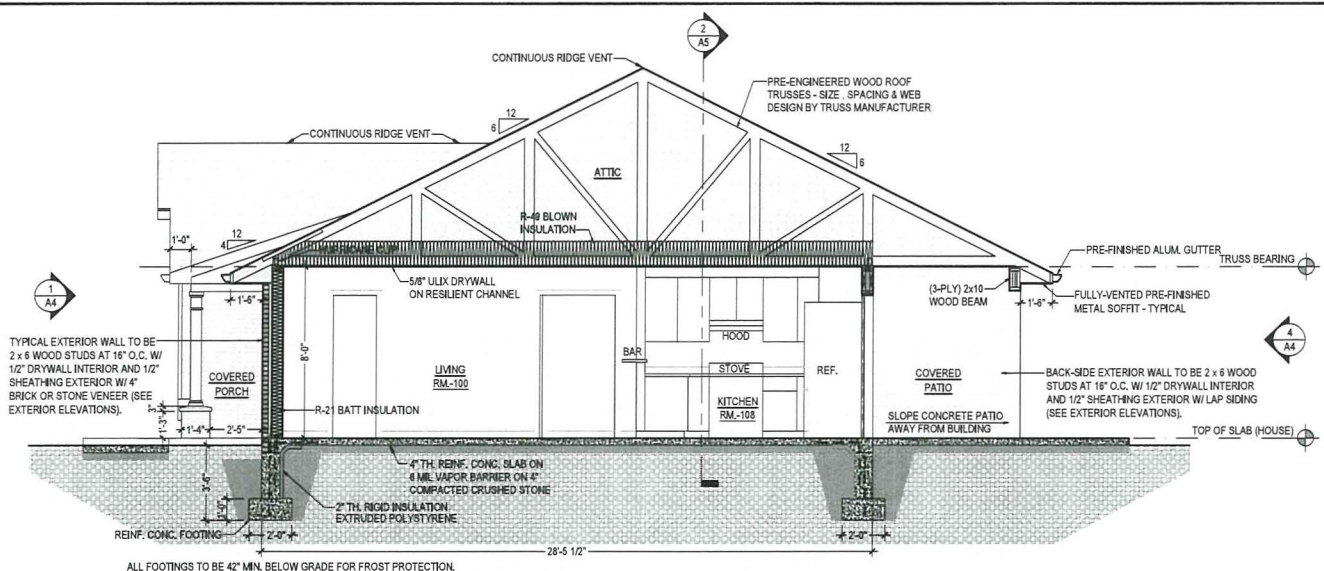
Visions & Solutions for the Built Environment  
**LIPE ARCHITECTURE**  
Lipe Design Firm LLC, No. 16400770-0001  
803 School Street  
Nokomis, IL 62075  
cell: 217-627-4438



EXTERIOR ELEVATIONS - BUILDING TYPE-A  
**Independent Living Cottages**  
21507 S. Wolf Road, Frankfort, IL 60423

PROJ. NO.: 2338-A Original: 05/17/24  
DATE: 07/03/24 Rev. 1: 06/14/24  
Rev. 2: 07/03/24  
**A4**





1  
A5  
BUILDING SECTION - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

ALL EXTERIOR FINISHES & COLORS TO MATCH ADJACENT EXISTING CEDARHURST OF FRANKFORT ASSISTED LIVING FACILITY LOCATED AT 21507 WOLF RD, FRANKFORT, IL 60423

- BRICK: STATESVILLE BRICK ASHWOOD AUTHENTIC TUMBLED
- BRICK MORTAR: SMO50 SUEDE
- STONE: MOUNTAIN EDGE EMERALD GREY
- LAP SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- SHAKE SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- TRIM BOARD: JAMES HARDIE TIMBER BARK COLOR
- DOORS / WINDOWS: GERKIN SANDSTONE VINYL
- CAST STONE CAPS: LIMESTONE
- ROOF SHINGLES: LANDMARK PRO WEATHERED WOOD
- SOFFIT, GUTTERS, DOWNSPOUTS, ROOF TRIM / BRAKE METAL: DARK BRONZE - ACM-B13

**FOUNDATION NOTES:**  
 FLOOR TO BE 4" CONCRETE SLAB.  
 FOOTINGS TO BE 42" DEEP (UNLESS NOTED OTHERWISE) BY 18" WIDE REINFORCED CONCRETE.  
 FOUNDATION ANCHOR BOLTS WITHIN 12" OF EVERY CORNER AND EVERY 4' OF RUNNING WALL. 1/2" x 8" BOLTS TO BE DRILLED & EMBEDDED 4" INTO CONCRETE SLAB. SUPPLIED & INSTALLED BY FRAMER.  
 TERMITES SHIELD TO BE WOLMANZED SILL PLATE.  
 VAPOR BARRIER UNDER 4" SLAB TO BE 6 MIL VISQUEEN. VISQUEEN TO BE INSPECTED BY JOB-SITE SUPERVISOR PRIOR TO CONCRETE POUR.  
 EXTERIOR FOOTING TO HAVE 2" FOAM INSULATION 24" DOWN FROM TOP OF FOOTING.  
 FILL TO BE COMP. CRUSHED STONE.  
 TOP OF CONCRETE SLAB ELEVATION SET PER SITE PLAN.  
 ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.  
 ALL SLABS ATTACHED TO BUILDING EXTERIOR MUST SLOPE AWAY FROM BUILDING A MINIMUM 1% & MAXIMUM 2%.  
 ALL CONCRETE TO BE 4000 PSI MIN. 4" SLAB TO BE 5 BAG MIX, 5 1/2" PARKING LOT TO BE 6 BAG MIX.  
 ALL EXTERIOR EDGE WALLS TO BE TREATED CHEMICALLY AT PERIMETER OR PER BUILDER'S SPECIFICATIONS.  
 ALL CONTRACTORS PERFORMING UNDERGROUND WORK MUST REMOVE ALL EXCAVATED SOIL FROM THEIR TRENCH AND BACK FILL WITH SAND OR GRAVEL SUPPLIED BY CONTRACTOR PERFORMING UNDERGROUND WORK.  
 VAPOR BARRIER JOINTS SHALL BE LAPPED NOT LESS THAN 6".

Roof shingles shall be: CertainTeed Landmark - Weather Wood

ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES, DIMENSIONAL STYLE, 230 LB. PER SQUARE.  
 ROOF SHEATHING TO BE 1/2" OSB WITH H-CLIPS.  
 ATTIC SPACE TO BE VENTED BY RIDGE, CENTER, GABLE AND SOFFIT VENTS.  
 ATTIC ACCESS SIZE TO BE A MINIMUM OF 22" x 22" ABOVE TRUSS BOTTOM CHORD WITH PLYWOOD TO ALLOW FOR INSULATION DEPTHS TO BE ACHIEVED. PROVIDED BY FRAMER.  
 PRE-ENGINEERED WOOD ROOF TRUSSES - SIZE, SPACING & WEB DESIGN BY TRUSS MANUFACTURER  
 TRUSS-TO-WALL CLIPS EACH TRUSS CONNECTION

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.  
 CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT JOB SITE PRIOR TO COMPLETION OF FRAMING.  
 PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TPI 1.  
 ALL ALUMINUM GUTTERING SHALL BE 6" SIZE.  
 PROVIDE 3 FT. WIDE ROLL, SELF-ADHERING ICE & WATER BARRIER AT ALL ROOF EDGES, VALLEYS, HIPS, CHIMNEYS, SKYLIGHTS, AND MECHANICAL ELECTRICAL & PLUMBING ROOF PENETRATIONS.

**Seismic Load Information**  
 Seismic Importance Factor, I<sub>e</sub> = 1.0  
 Mapped Spectral response Accelerations, S<sub>s</sub> = 0.21 and S<sub>1</sub> = 0.12  
 Site Class D  
 Spectral Response Coefficients, SDS = 0.224 and SD1 = 0.186  
 Seismic Design Category B.  
 Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels.  
 Seismic Response Coefficient, C<sub>s</sub> = 0.0345.  
 Response Modification Factor, R = 6.5.  
 Analysis Procedure - Equivalent Lateral Force Design Procedure, 1604 - Occupancy Category II.  
 1605 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

Design Loads in Accord with IBC.  
 Roof Dead Load 20 psf  
 Live Load 20 psf  
 Snow Load Information  
 Ground Snow Load, P<sub>g</sub> = 34 psf  
 Snow Exposure Factor, C<sub>e</sub> = 1.0  
 Snow Load Importance Factor, I = 1.0  
 Thermal Factor, C<sub>t</sub> = 1.1  
 Wind Load Information  
 Basic Wind Speed = 115 mph  
 Wind Importance Factor, I<sub>w</sub> = 1.0  
 Wind Exposure C  
 Internal Pressure Coefficient = +0.18, -0.18  
 Component and cladding wind pressures in accord with IBC.

**DESIGN NO. UL U336**

FIRE RATING: 2 HOURS  
 STC RATING: 80  
 SOUND TEST: SNI 125-180  
 SYSTEM THICKNESS: 11-1/2" (293 MM)  
 LOCATION: INTERIOR  
 FRAMING TYPE: WOOD STUD (LOAD-BEARING)

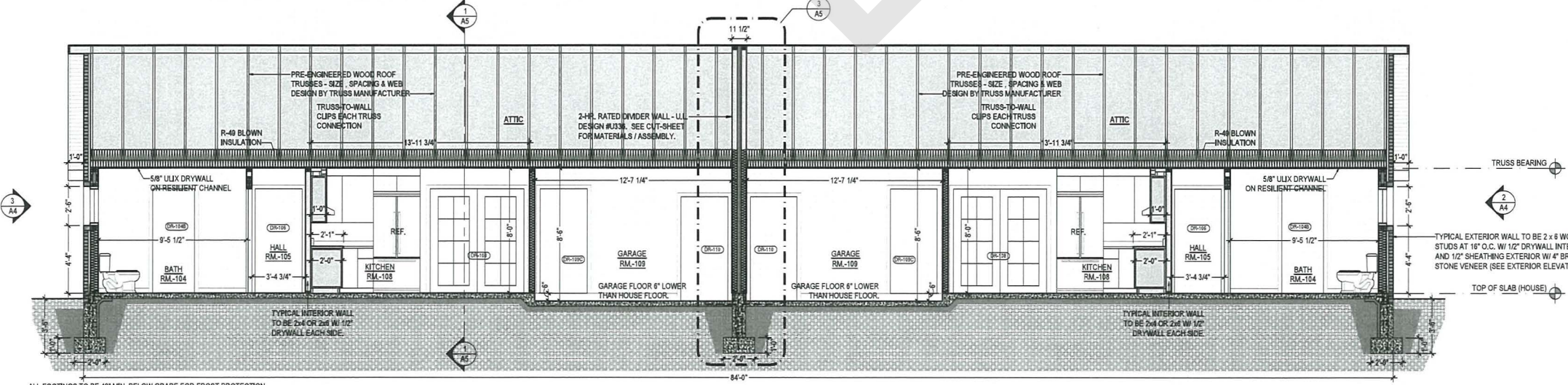
**ASSEMBLY REQUIREMENTS:**

GYPSUM PANELS	ONE LAYER 1/2" (12.7 MM) SHEETROCK® ULTRALIGHT GYPSUM PANEL
WOOD STUDS	2" x 4" (38 x 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION	3 1/2" (89 MM) KNAUF ECOBATT® INSULATION
AIR SPACE	3/4" (19 MM) AIR SPACE
STEEL STUDS	2" (51 MM) H-STUDS, 24" (610 MM) O.C.
GYPSUM PANELS	TWO LAYERS 1/2" (12.7 MM) SHEETROCK® GYPSUM LINER PANELS (UL TYPE SX)
AIR SPACE	3/4" (19 MM) AIR SPACE
WOOD STUDS	2" x 4" (38 x 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION	3 1/2" (89 MM) KNAUF ECOBATT® INSULATION
GYPSUM PANELS	ONE LAYER 1/2" (12.7 MM) SHEETROCK® ULTRALIGHT GYPSUM PANEL

**GENERAL WALL NOTES:**

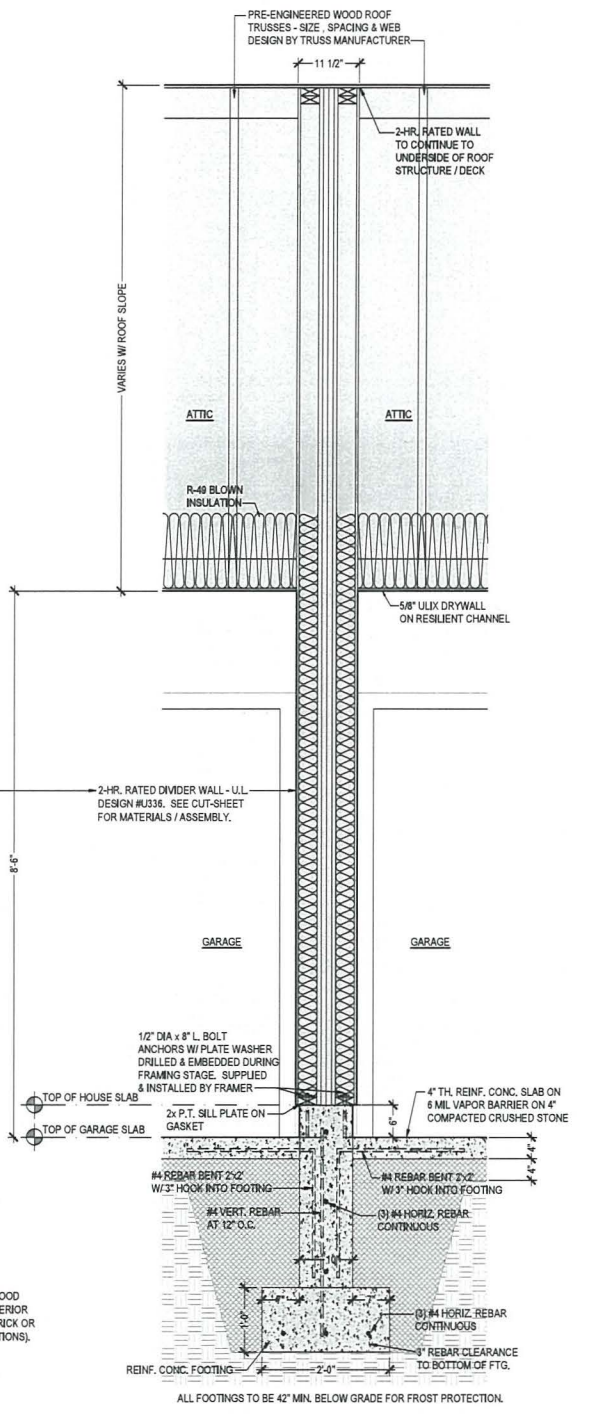
- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN. REVERSE DESIGN INDICATES "REV." THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- STUD SIZES AND INSULATION THICKNESSES ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WISSE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE. THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

**ISSUE RECORD:** SHEET INFORMATION  
 02/20/22  
 Revision: 02  
 K\_SN-AS-2-02



2  
A5  
BUILDING SECTION - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

**EXTERIOR FINISH NOTES:**  
 PROVIDE CORROSION RESISTANT FLASHING TO PREVENT MOISTURE FROM ENTERING THE EXTERIOR WALLS AROUND OPENINGS, AT CHANGES IN MATERIAL AND AT CHANGES IN PLANE.  
 FIBER CEMENT SIDING SHALL CONFORM TO ASTM C 1186, TYPE A. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.



3  
A5  
DIVIDER WALL SECTION  
SCALE: 3/4" = 1'-0"

Illinois law requires anyone digging, regardless of the depth of the project, to call ILLIIE at 1-800-892-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
 NOTE: CONTRACTORS SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.  
 DAVID K. LIPE  
 001-1019457  
 PROFESSIONAL ENGINEER  
 STATE OF ILLINOIS  
 LICENSE NO. 001-1019457  
 DOVER DEVELOPMENT

VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT

**LIPE ARCHITECTURE**  
 1600 S. WOLF RD., SUITE 100  
 FRANKFORT, IL 60423  
 TEL: 815-241-4233  
 FAX: 815-241-4233  
 www.lipearch.com

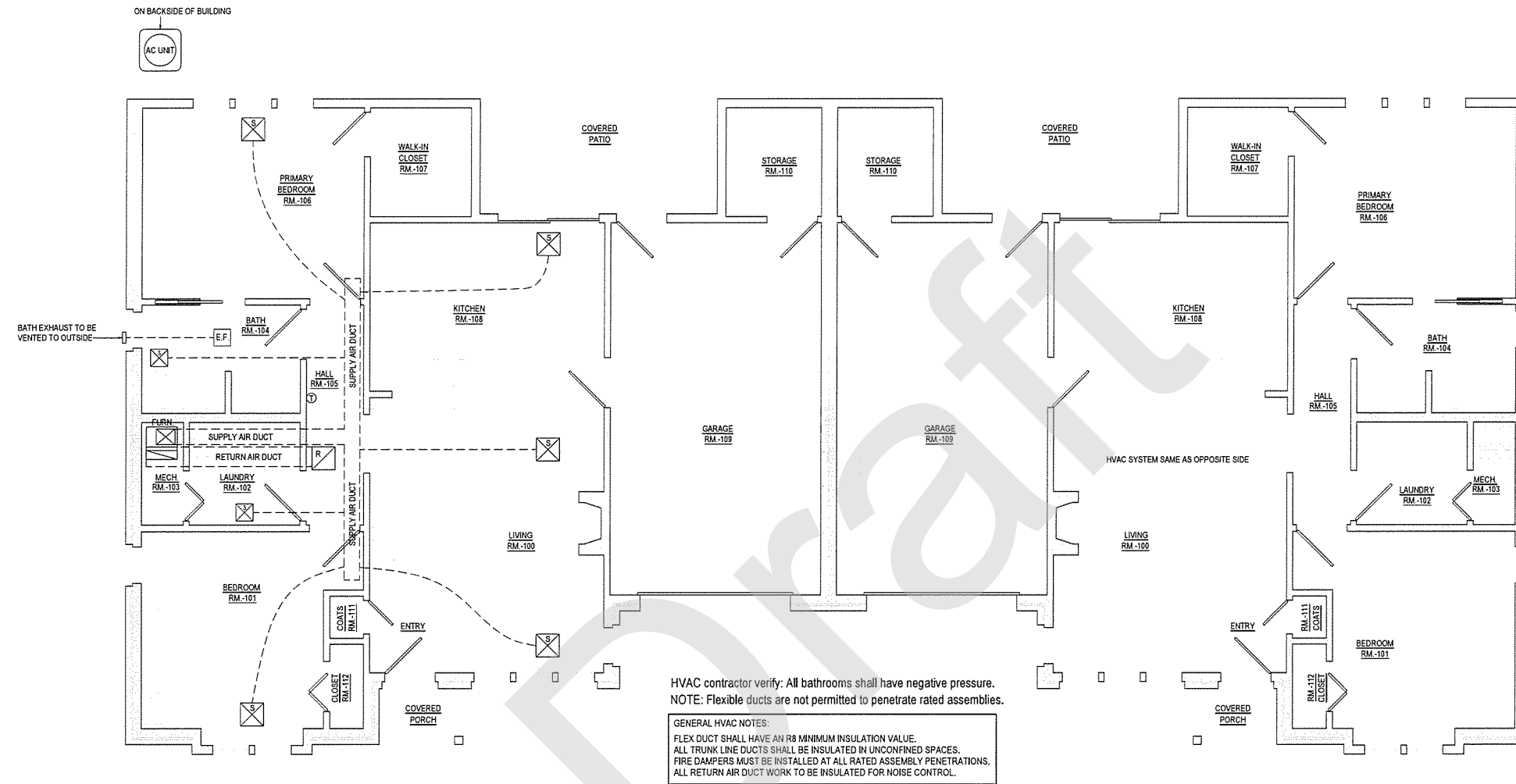
**DOVER DEVELOPMENT**

Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

PROJ. NO.: 2338-A  
 DATE: 06/14/24  
 Original: 05/17/24  
 Rev. 1: 06/14/24

A5





1 HVAC PLAN - BUILDING TYPE-A  
M1 SCALE: 1/4" = 1'-0"

**MECHANICAL GENERAL NOTES:**

PROVIDE ALL WORK AND MATERIALS AS REQUIRED HEREIN AND ON THE DRAWINGS IN FULL ACCORDANCE WITH IMC AND IECC AND ALL OTHER ORDINANCES AND/OR REGULATIONS HAVING JURISDICTION OVER THIS WORK.

DRAWINGS ARE DIAGNOSTIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS UNLESS SPECIFICALLY DIMENSIONED. COORDINATE WITH THE OTHER TRADES TO AVOID INTERFERENCE. SHOULD MECHANICAL WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT NO ADDITIONAL COST TO OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ANY FRAMING REVISIONS, EQUIPMENT LOCATION, ADDITION OF CONTROLS, ELECTRICAL CIRCUITING REVISIONS, ETC., THAT ARE A RESULT OF USING EQUIPMENT OTHER THAN THOSE INDICATED ON THE DRAWINGS. APPROVAL OF THE SHOP DRAWINGS BY THE ARCHITECT/ENGINEER WILL NOT WAIVE THE CONTRACTOR OF RESPONSIBILITY.

ALL EQUIPMENT, MATERIALS, AND WORKMANSHIP TO BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK.

CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AS SHOWN ON PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY ADJUSTMENTS, CALIBRATION AND MATERIAL AS REQUIRED SO THAT THE SYSTEM IS FULLY OPERATIONAL.

THE MECHANICAL CONTRACTOR SHALL HAVE THE FINAL RESPONSIBILITY FOR SYSTEM START UP AND TURN OVER TO THE OWNER.

WORK PLANS TO BE CONSIDERED AS DIAGNOSTIC AND REFLECT A MINIMUM ACCEPTABLE STANDARD. ALL WORK SHALL CONFORM TO THE LOCAL CODE.

ALL GAS FIRED EQUIPMENT SHALL BE NATURAL GAS.

REFRIGERANT PIPING AND SIZES SHALL BE SIZED BY EQUIPMENT MANUFACTURER AND INSTALLED BY CONTRACTOR.

ALL MECHANICAL PENETRATIONS THROUGH THE ROOF SHALL BE MADE WATER TIGHT WITH THE ROOF BY PROPER FLASHING. ROOF FLASHING BY ROOF CONTRACTOR.

WHEN INSTALLING ANY MECHANICAL EQUIPMENT, G.C. SHALL PROPERLY SHORE, BRACE, SUPPORT, ETC., ANY CONSTRUCTION TO GUARD AGAINST CRACKING, SETTling, COLLAPsing, DISPLACING OR WEAKENING. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL AC EQUIPMENT SHALL USE ALTERNATIVE REFRIGERANT TO R-22, R-410A.

INSTALL AND SIZE REFRIGERANT PIPING PER MFR. INSTRUCTIONS. ROUTE REFRIGERANT PIPING OUT OF SITE TO ASSOCIATED AIR HANDLER.

ALL RECTANGULAR 90 DEGREE ELBOWS AND TEE'S SHALL BE EQUIPPED WITH SINGLE THICKNESS TURNING VANES MOUNTED TO A PREFABRICATED VANE.

REGISTERS, GRILLES AND DIFFUSERS SHALL BE THE SIZE, TYPE AND FINISH SHOWN ON THE EQUIPMENT SCHEDULE. LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO FIT CONSTRUCTION.

ALL DUCTWORK SHALL BE SUPPORTED FROM ROOF OR FLOOR STRUCTURE ABOVE. DUCTWORK SHALL NOT LAY ON TOP OF CEILING OR LIGHT FIXTURES.

FLEXIBLE DUCT RUN OUTS TO AIR DEVICES SHALL NOT EXCEED 8'-0" IN LENGTH.

FLEXIBLE DUCTS SHALL BE INSTALLED TO PROVIDE SWEEPING CONFIGURATIONS WITH NOT LESS THAN MANUFACTURER'S RECOMMENDED BEND RADII. FLAT BANDING MATERIAL NOT LESS THAN 1-1/2" WIDE SHALL BE USED TO SUSPEND FLEXIBLE DUCTS. DUCTING FURNISHED WITH FACTORY INSTALLED GROMMETS SHALL BE SUSPENDED BY WIRE ATTACHED TO GROMMETS.

ALL DEVICES IN RATED DRYWALL CEILINGS SHALL HAVE INTEGRAL FIRE / RADIATION DAMPERS.

TRANSITION DUCT WHERE REQUIRED TO NECK SIZE ON AIR DEVICE.

AIR CONDITIONING AND VENTILATION SYSTEMS SHALL BE INSTALLED AS REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 90A.

INSTALL THERMOSTATS 48" ABOVE FINISHED FLOOR. THERMOSTAT WIRING BY HVAC CONTRACTOR.

DUCTWORK SHALL BE FABRICATED AND SUPPORTED PER SMACNA STANDARDS. TRANSITIONS SHALL BE MADE PER SMACNA STANDARDS.

ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK BELOW ATTIC SHALL HAVE 1" THICK INTERNAL FIBERGLASS DUCT LINER.

ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK IN ATTIC SHALL BE INSULATED WITH 2" THICK FIBERGLASS WRAP INSULATION.

WALL AND ROOF CAPS SHALL BE ALUMINUM, COLOR TO MATCH ADJACENT WALL OR ROOF. INLET TO CAP SHALL BE SAME SIZE AS DUCT SERVING.

**HVAC NOTES:**

SIZING OF ELECTRICAL HVAC AND LOCATION OF REGISTERS TO BE DETERMINED BY SUB-CONTRACTOR UNLESS NOTED OTHERWISE.

ALL BATH FAN / LIGHTS TO BE VENTED TO EXTERIOR ROOF SOFFIT AND SHALL REQUIRE FIRE DAMPER AT RATED ASSEMBLY PENETRATIONS. PIPE ANGLE TO BE NO LESS THAN 45 DEGREES TO PREVENT CONDENSATION BUILD UP.

ALL VENTS TO BE COVERED BY HVAC CONTRACTOR UPON ROUGH-IN. AT TRIM-OUT ALL VENTS TO BE CLEANED OF DRYWALL AND PAINT BY HVAC CONTRACTOR.

ALL FLEX DUCTWORK FROM A TRUNK LINE CAN BE NO LONGER THAN 15 FT. IN LENGTH.

HVAC SUB-CONTRACTOR RESPONSIBLE FOR WALL SLEEVE (DRYER BOX BD-425 MODEL OR EQUAL) AND METAL VENT PIPE TO EXTERIOR NO LONGER THAN 25 FT. IN LENGTH.

BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.

COMPLETE COMMERCIAL HOOD (HOOD, FIRE SUPPRESSION, VENTING, STAINLESS RANGE BACKSPASH, STRAPPING, 2 HR. WRAP, ETC.) SUPPLY, ASSEMBLY AND INSTALLATION RESPONSIBILITY OF HVAC CONTRACTOR.

ALL HVAC EQUIPMENT TO BE EFFICIENT CONTRACTOR GRADE.

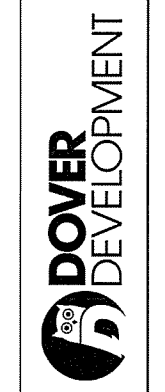
AC TO BE A MINIMUM OF 16 SEER, OPTION HEAT PUMPS.

ALL PIPES 3" AND ABOVE IN DIAMETER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.

ALL GAS APPLIANCES SHALL BE VENTED TO OUTSIDE.



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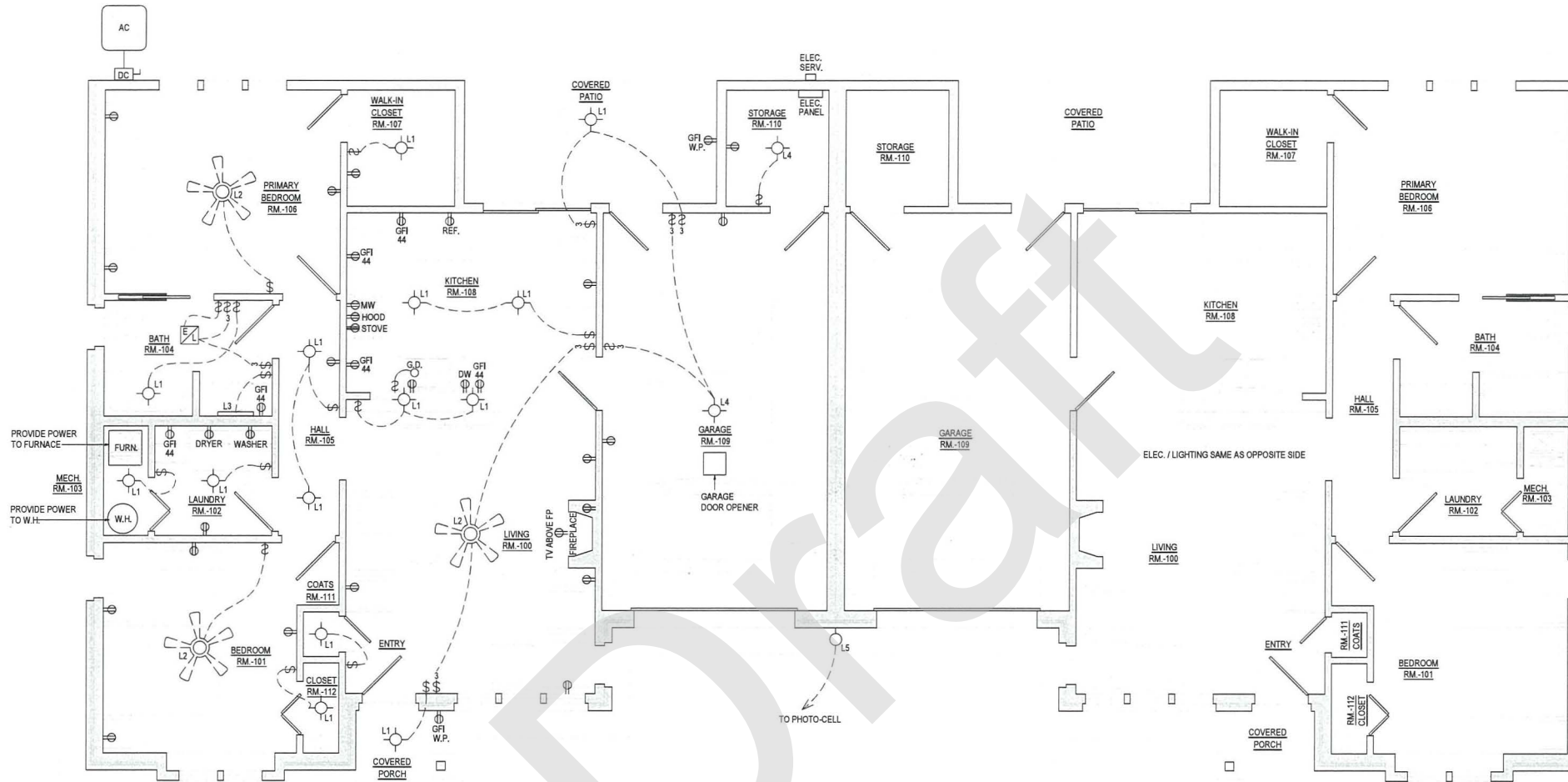


PROJ. NO.: 2338-A Original: 05/17/24 HVAC PLAN - BUILDING TYPE-A  
DATE: 06/14/24 Rev. 1: 06/14/24  
Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423  
M1

Illinois law requires anyone digging, regardless of the depth of the project, to call 811 or 1-800-892-9123. This notice must be at least 48 hours prior to the start of excavation and the project must begin within 14 calendar days from the call. CALL BEFORE YOU DIG. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

LIGHT FIXTURE SCHEDULE - BUILDING									
LT NO.	FIXTURE TYPE	FIXTURE MANUF.	FIXTURE CATALOG NO.	FIXTURE DESCRIPTION	LAMP MANUF.	LAMP CATALOG NO.	POST MANUF.	POST CATALOG NO.	ADDITIONAL NOTES
L1	CEILING RECESSED	NORA	R650930AW	--	--	--	--	--	
L2	CEILING FAN	CRAFTMADE	PH4ASBN4-BNGW						CRAFTMADE PH4ASBN4-BNGW (Brushed Nickel/Greywood Blades)
L3	WALL VANITY	CAPITAL LIGHTING	119331BN-674						119331BN-674 (BRUSHED NICKEL) / CAPITAL LIGHTING
L4	CEILING SURFACE MOUNT	--	--						WITH L.E.D. BULB
L5	EXTERIOR WALL SCONCE	PROGRESS	PS60022-020	2-LAMP	SATCO	5.5W CTC,LED30K/CL120V	--	--	

1 CORRECTED L3 MODEL NO.



1 E1 POWER / LIGHTING PLAN - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

**ELECTRICAL NOTES:**

LIGHTS, LIGHT SWITCHES AND RECEPTACLE LOCATIONS NOTED ON DRAWINGS.  
BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
ALL FURNACES TO HAVE DISCONNECTS AT LOCATIONS REQUIRED BY 2014 NEC.

ALL SMOKE DETECTORS TO BE PLACED EVERY 30 FT. IN COMMON AREAS OR PER FIRE ALARM CODE.  
ALL PIPES 3" OR GREATER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.  
ALL OUTLETS TO BE SET AT 20" TO BOTTOM OF BOX ABOVE FLOOR.  
ALL HVAC EQUIPMENT MUST HAVE AN OUTLET WITHIN 25 FT. FOR SERVICING.  
ALL OUTLETS WITHIN 6 FT. OF SINKS (KITCHEN, SALON, LAUNDRY, MOP, ETC.) MUST BE GFI PROTECTED.  
ALL OUTLETS THAT SERVE COUNTER SPACE IN KITCHEN MUST BE GFI PROTECTED.  
AC DISCONNECT TO BE 30" FROM FLOOR TO CENTER OF BOX.  
PHOTO-EYE TO BE CONNECTED TO MULTIPLE CONTACTORS AT PANELS SERVING THE LOAD.  
CHECK ALL ELECTRICAL CONNECTIONS WHERE ALUMINUM WIRE IS TERMINATED AND RE-WORK, (SEC. 110.122, NEC)  
DISCONNECTS ARE REQUIRED FOR ALL APPLIANCES AND EQUIPMENT. (SEC. 422.30, NEC)  
METALLIC CONDUIT SHALL BE PERMITTED TO BE USED AS AN ACCEPTABLE PATH TO GROUND. ANY NON-METALLIC RACEWAY (FOR EXAMPLE, UNDERGROUND) SHALL BE PROVIDED WITH A GROUND CONDUCTOR.

ELEC. SYMBOL LEGEND (GENERIC - NOT ALL USED)	
	REMOTE EMER. LIGHT
	TOP DRIVE HEAD REMOTE
	4FT. - 4BULB-FLUORESCENT
	4FT. - 2BULB-FLUORESCENT
	4FT. - 1BULB-FLUORESCENT
	CEILING FAN
	CEILING LIGHT
	WALL SCONCE LIGHT
	CHANDELIER LIGHT
	RECESSED CAN LIGHT
	EXHAUST FAN
	EXHAUST FAN LIGHT
	EXHAUST FAN HEAT LIGHT
	EMERGENCY LIGHT WALL PACK
	EXIT SIGN
	DIRECTIONAL EXIT SIGN
	ELECTRICAL PANEL
	DOORBELL (SEE NOTE 1 BELOW)
	HIGH DEF. MULTIMEDIA INTERFACE
	COAX CABLE
	POTS (PLAIN OLD TELEPHONE SERVICE)
	INTERNET (DATA) (CAT 5e/6) - VERIFY
	RADON DETECTOR - PROVIDE POWER
	SMOKE DETECTOR
	OUTLET
	GROUND FAULT INTERRUPTED OUTLET
	200/40 OUTLET
	SINGLE POLE SWITCH
	DIMMER SWITCH
	TIMER SWITCH
	CEILING SPEAKER - 4 IN FOUR SEASONS AND 4 IN LOUNGE
	PROVIDE POWER OUTLET ABOVE CEILING FOR NURSE CALL REPEATER

**VILLAGE OF FRANKFORT ELECTRICAL CODE AMENDMENTS**

150.27 ADOPTION OF THE 2011 NATIONAL ELECTRICAL CODE  
The 2011 National Electrical Code (NFPA-70) published by the National Fire Protection Association is hereby adopted as the Electrical Code of the Village of Frankfort. Each and all of the regulations, provisions, penalties and terms of the NFPA-70, 2011 Edition are hereby referred to as adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes to such Code which are as follows:  
A. The following Codes and Standards are adopted by reference as part of the Village's adoption of the above National Electrical Code:  
(a) The Electrical Industry Association (E.I.A.) and the Telephone Industry Association (T.I.A.) Standards.  
(b) Amendments to EIA/TIA Standard 570.  
(c) Section 5.3.5.2 of the EIA/TIA is amended to add a minimum of one wire run shall be installed to each of the following rooms in residences, (where applicable), Kitchen, All Bedrooms, Family/Guest room, DayStudy  
1. ANSI (American National Standards Institute) #211-83-98 - Fuel Cell Power Plants (Referenced in Code Section# 1202.10)  
2. UL (Underwriters Laboratories)  
#910-98 - Test for Flame - Propagation and Smoke-Density Values for Electrical and Optical-Fiber Cables Used in Spaces Transporting Environmental Air (Referenced in Code Section #1202.8) #2043-96 - Standard for Fire Test for Heat and Visible Smoke Release for Discrete Products and Their Accessories Installed in Air-Handling Spaces (Referenced in Code Section 1202.8.1)  
3. NFPA (National Fire Protection Association) #37-88 - Installation and Use of Stationary Combustion Engines and Gas Turbines (Referenced in Code Section #1202.9)  
# 110-99 - Emergency and Standby Power Systems (Referenced in Code Section 1202.6)  
# 111-96 - Stored Electrical Energy Emergency and Standby Power Systems (Referenced in Code Section 1202.8)  
B. The following articles are deleted from the Electrical Code:  
Article 230.43 - Wiring Methods  
Article 320.43 - Armored Cable; Type AC  
Article 322 - Flat Cable Assemblies; Type FC  
Article 324 - Flat Conductor Cable (FCC) usually under carpets  
Article 328 - Integrated Gas Spacer Cable  
Article 334 - Non-Metallic Sheathed Cable/Type NM, NMC & NMS  
Article 338 - Service-entrance Cable/Type SE & USE  
Article 352.10.A - Concealed. In walls, floors & ceilings  
Article 352.10.F - Exposed  
Article 362 - Electrical Non-Metallic Tubing (flexible corrugated)  
Article 382 - Non-Metallic Extensions  
Article 394 - Concealed Knob-and-Tube Wiring  
Article 398 - Partitioning to open wiring on insulators  
A. Adopt the following: "All conductors shall be installed in approved metallic raceways".  
B. The following articles of the Electrical Code are amended:  
1. Article 230.43 is amended to read "All electrical utility services shall only be installed in rigid metal conduit (or other material as approved), or intermediate metal conduit (or other material as approved) above ground and entering the building."  
a. All underground branch-circuit and feeder conductors shall be protected against overcurrent by an over-current device installed at the point where the conductors receive their supply and all sub-panels will have a main breaker located at the panel.  
b. All conduits entering a building shall be sealed with duct seal or other approved method to prevent moisture and condensation from forming inside the conduit.  
2. Article 210.5 (C) is amended to add the following: All 120-208 Volt services, feeders and branch circuits shall have phases marked Black (A), Red (B) and Blue (C). All 277-480 Volt services, feeders, and branch circuits shall be phased marked Brown (A), Orange (B), and Yellow (C).  
3. Article 320 of the N.E.C. and substitute as follows (NFPA-70):  
Armored Cable (Type A.C.): Exceptions:  
Armored cable may be permitted for use in concealed work in dry locations where it is finished in existing walls or partitions where it is not possible to install conduit, EMT or other approved raceway.  
1. Multi-Family Residence Buildings.  
Article 210-52H and 210-70a of the Electrical Code are amended to add:  
A duplex receptacle shall be installed in each public hallway on each floor, and in each public reception room or foyer in multi-family residences.  
(Ord. 1995, passed 11-4-96; Am. Ord. 1877, passed 1-7-02)  
The following provisions are added to the Electrical Code:  
A) The following provisions are added to the Electrical Code:  
1. All wiring between the meter box and inside service panel, exceeding ten feet (10'), shall require proper wire over current protection.  
2. All new single family dwellings over 2,000 square feet (2,000 ±) shall have a minimum of a 200 ampere, 3-wire service, and shall be underground whenever possible, unless otherwise approved by the Village of Frankfort.  
a. Residential Services. Shall be installed on the side of the house closest to the utility pedestal that will feed the meter. The service shall not be installed on the rear of the house unless approved by the Village of Frankfort.  
3. A maximum of three (3) conduits per one and one half inch (1-1/2") 8-B (3/2" Octagon box x 1 1/2" deep) or four conduits per 1,900 (4" square box x 1 1/2" deep) box shall be allowed.  
4. All lights over a bathtub or a shower will be G.F.I. protected.  
a. In commercial and industrial buildings, all receptacles within five feet (5') of water shall be G.F.C.I. receptacles. This includes washrooms, whether they are public or private, or around sinks, showers, tubs, or water fountains.  
5. In all cases duly licensed by a commission in the State of Illinois that provides a test for electrical competency, a bonded Electrical Contractor shall install electrical services and wiring.  
6. Studs, plates and joists must be drilled so as not to break the front half of the wood. If it is broken and the conduit is exposed, a metal plate must be placed across the opening.  
7. Jacuzzi, spa or whirlpool tubs shall be hard wired to a J Box, with a switch, or protected receptacle where it can be plugged. No cords from motors shall protrude through a wall or the floor to be wired. All tub motors will have an access panel with a minimum size of fourteen inches by fourteen inches (14" x 14").  
a. One hundred twenty-five (125) Volt receptacles located within ten feet (10') (3,048 mm) of the inside walls of spas and hot tubs shall be protected by ground-fault circuit-interrupters. One hundred twenty-five (125) Volt receptacles located within five feet (5') (1,524 mm) of the inside walls of hydro massage bathtubs shall be protected by a ground-fault circuit-interrupter.  
b. All hydro massage bathtubs and whirlpool tubs shall be protected by a faceless ground-fault circuit interrupter located within the same room as the tub.  
8. Any 120 volt sump pump or ejector pump shall have a single receptacle, not a duplex receptacle, and shall be on a separate circuit, non-G.F.C.I. type.  
9. Electrical Metallic Tubing (EMT). Shall not be used underground, outside exposed to the weather, on outside walls, on roofs exposed to permanent moisture, nor in concrete slab in contact with the earth or fill, where during installation or afterwards, it will be subjected to mechanical injury. Plastic, visqueen or similar materials under the tubing is considered same as earth or fill.  
10. Low Voltage Wiring. Low voltage wiring for lighting circuits, TV cable controls, building automation, telephone, intercoms, communications, including signaling circuits on commercial and industrial buildings or where there are metal studs being used, may be run exposed only in accessible areas. When such wiring is installed in inaccessible areas or subject to mechanical injury, or in plenums, all wiring shall be installed in conduit or approved raceway, and all such work requires a permit.  
11. For smoke and carbon monoxide requirements see IRC Code 2012 or Illinois Public Act 094-07 41.



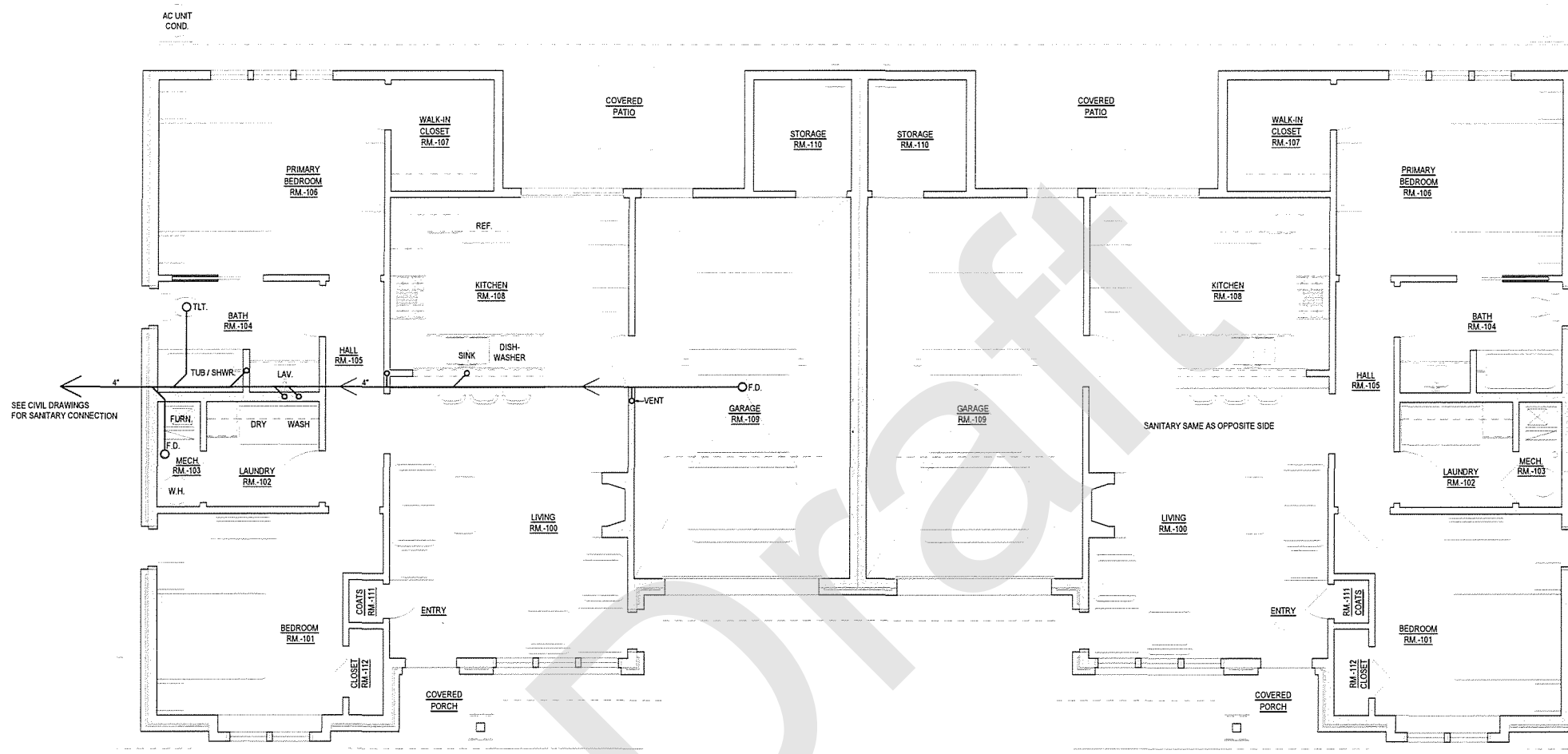
Visions & Solutions for the Built Environment  
**LIPE ARCHITECTURE**  
Lipe Design Firm, Inc. No. 16400070-0001  
www.lipearchitecture.com  
803 Soledad Street  
Norman, IL 62475  
cell: 217-421-4248  
fax: 217-421-4248



PROJ. NO.: 2338-A Original: 05/17/24  
DATE: 06/14/24 Rev. 1: 06/14/24  
POWER/LIGHTING PLAN - BUILDING TYPE-A  
Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423  
E1

Illinois law requires anyone digging, regardless of the depth of the project, to call 811 at 1-800-882-4123. This notice must be at least 48 hours before working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.





1 P1 PLUMBING SANITARY PLAN - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

**PLUMBING NOTES:**  
 OUTSIDE SLOCOCK LOCATIONS NOTED ON PRINT.  
 ALL WATER SUPPLY LINES TO BE UNDER SLAB.  
 BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
 AT SLAB ROUGH-IN PLUMBER MUST REMOVE ALL EXCAVATED SOIL AND BACKFILL WITH SAND OR ROCK SUPPLIED BY FURNISHER.  
 ANY PLUMBING PENETRATING THROUGH STUDS OR CEILING MUST HAVE METAL PLATE ATTACHED TO STUD ON BOTH SIDES OF WALL.  
 PLUMBER RESPONSIBLE FOR COVERING ALL DRAIN AND SUPPLIES PENETRATING SLAB PRIOR TO FOUNDATION SLAB POUR. DUCT TAPE MAY BE USED UNLESS PIPE IS OVER 2-1/2" IN DIA. THIS INCLUDES ALL EXTERIOR SEWER HOOKUPS OUTSIDE THE SLAB.  
 PLUMBER RESPONSIBLE FOR CLEAN OUT OF ALL DRAIN AND SUPPLIES PENETRATING SLAB PRIOR TO ROUGH-IN/HOOKUP.  
 ALL CLEAN-OUT COVERS TO BE METAL AND WEAR PROTECTED UNTIL FLOORING STAGE OF BUILD.  
 ALL CASKINLAR MATERIALS TO BE CALKED USING A PAINTABLE SILICONE CAULK. ACRYLIC CAULK IS NOT ACCEPTABLE.

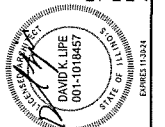
**VILLAGE OF FRANKFORT PLUMBING CODE AMENDMENTS**  
 ALL DRAIN, WASTE AND VENT MATERIAL SHALL BE SCHEDULE 40 CELLULAR CORE PVC PIPE AND SCHEDULE 40 FITTINGS. ALL WATER PIPING IN THE BUILDING SHALL BE A COMBINATION OF EXPANDABLE PEX AND COPPER. THE WATER MAIN COMING INTO THE BUILDING WILL BE DUCTAL IRON. ALL PLUMBING MATERIALS MUST COMPLY WITH THE 2014 ILLINOIS STATE PLUMBING CODE AS AMENDED BY THE VILLAGE OF FRANKFORT CODE OF ORDINANCES AS INDICATED BELOW:  
 SECTION 3. ADOPTION OF PLUMBING CODE  
 That Title XV, Chapter 150, Section 150.22, entitled ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:  
 150.22 ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE  
 The Illinois State Plumbing Code, 2014 Edition, including the supplements thereto, as adopted by the Illinois Department of Public Health pursuant to authority included in the Illinois Plumbing License and Code Law, is adopted as the Plumbing Code of the Village of Frankfort, except with the amendments and deletions as follows:  
 A) Delete #11 in Table A, Section 890 Appendix A. Delete the following: Polyvinyl Chloride (PVC) pipe.  
 B) Delete #4 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe.  
 C) Delete #2 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe/tubing.  
 D) Amend #2 in "Agency Notes." Amend the following to read: Type L copper tubing, approved for above ground uses only Type K copper for below ground.  
 E) Delete in its entirety, Section 890.1500 Installation of wet venting.  
 F) Amend Section 890.1340 by amending #4 to provide size of the item which is stated in this Section "shall not be less than 3 inches in diameter."  
 G) Delete #12 in Table A, Section 890 Appendix A. Approved Materials for Water Service Pipe. Delete the following: Polyvinyl chloride (PVC) pipe.

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 ILLINOIS STATE PLUMBING CODE

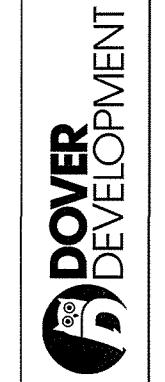
**GENERAL PLUMBING NOTES:**  
 CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND PLUMBING SERVICE AND PROVIDE NEW UNDERGROUND PLUMBING SERVICE TO THE INTO EXISTING SYSTEM AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.  
 PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.  
 CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING AND PAINTING NECESSARY FOR INSTALLATION OF WORK.  
 PROVIDE 1-YEAR LABOR AND MATERIAL WARRANTY COMMENCING AT SUBSTANTIAL COMPLETION OF JOB.  
 WATER PIPING SHALL BE TYPE L HARD COPPER WITH 1/2" ARMAFLEX.  
 WASTE AND VENT PIPING SHALL BE SCH. 40 PVC-DWV.  
 PROVIDE 0.5 GPM THERMOSTATIC TEMPERING VALVE ON HOT WATER FIXTURE SUPPLY BELOW EACH LAVATORY.  
 ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AT SITE.

**GENERAL PLUMBING NOTES:**  
 ALL FIXTURES SHALL BE COMPLETE AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC. TRAPS FOR ALL LAVATORIES SHALL BE REMOVABLE. LOCATE VALVES IN A READILY ACCESSIBLE LOCATION.  
 ALL PIPING, APPARATUS, EQUIPMENT, ETC. SHALL BE PROPERLY SUPPORTED, BRACED VERTICALLY AND HORIZONTALLY IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL VALVES, CLEANOUTS, ETC. SHALL BE LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS. PROVIDE CLEANOUTS ON ALL ACCESSIBLE TRAPS.  
 STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL WATER PIPING SHALL BE INSULATED AND SHALL NOT BE RUN IN AREAS SUBJECT TO FREEZING TEMPERATURES. PROVIDE WATER HAMMER ARRESTERS AND VACUUM BREAKERS AS REQUIRED BY CODE.  
 ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
 CAULK AROUND ALL PLUMBING FIXTURES INSTALLED. CAULK SHALL BE NON-HARDENING, NON-YELLOWING, MILDEW RESISTANT SILICONE AND IN A COLOR TO MATCH THE PLUMBING FIXTURE.

**WATER METER AND REMOTE READING TOUCHPAD GUIDELINES & INSTALLATION**  
 Each contractor shall be required to provide a 1/2 inch plastic or conduit line from the inside meter location to and through the exterior wall at a location near the area of the gas and/or electric meter for the purpose of running the remote meter wire prior to the rough inspection. The Village shall install an outside radio read type meter reading device on each structure prior to occupancy.  
**Contractors Responsibility:**  
 The Contractor shall be responsible for all materials obtained from the Village and shall protect the same from damage at all times. The contractor is responsible to examine all materials prior to signing receipt for it.  
**Responsible for Safe Storage:**  
 The contractor shall be responsible for the safe storage of materials furnished to the contractor for the intended work until it has been incorporated in the completed project or returned undamaged to the Village.  
 Any materials furnished by the Village that becomes damaged after acceptance by the contractor, shall be replaced by the contractor at their own expense. The contractor shall return to the Village all undamaged materials furnished by the Utility Department.  
**WATER METER INSTALLATION**  
 1. All water metering facilities shall be installed in a plumb and secure manner.  
 2. The minimum height for meter socket is 30" from top of foundation.  
 3. All meter connections shall be lead free.  
 4. Ground rod(s) should be even with finished grades and follow all electrical code guidelines.  
 5. When metering equipment is installed in a multiple occupancy building (2 or more tenants): Each meter connection device shall be labeled, tagged or stenciled showing the complete address or unit number being serviced.  
 6. A permanent grounding wire shall be installed from the street side of the water meter to the house side of the meter for all residences.

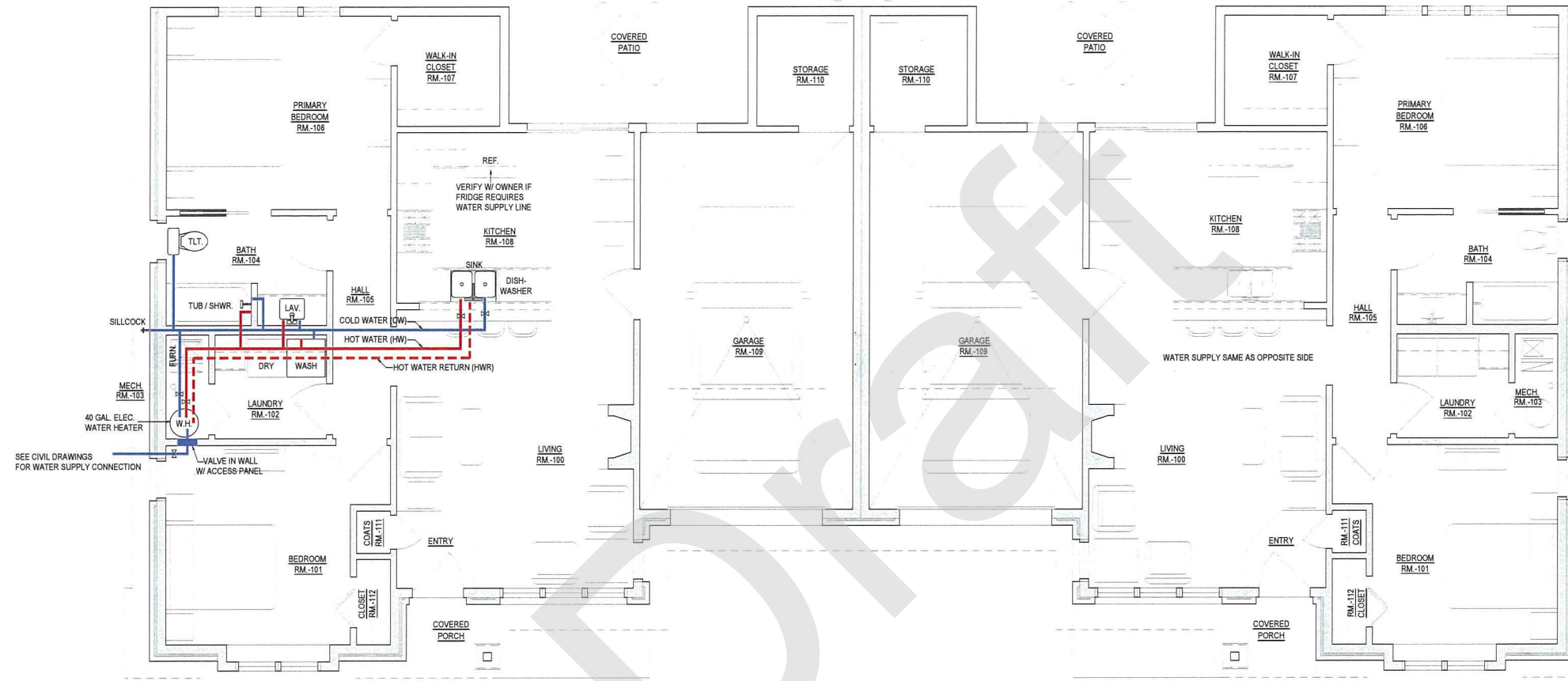


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PROJ. NO.: 2338-A  
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 NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



1 P2 PLUMBING SUPPLY PLAN - BUILDING TYPE-A  
SCALE: 1/4" = 1'-0"

**PLUMBING NOTES:**

OUTSIDE SILLCOCK LOCATIONS NOTED ON PRINT.

ALL WATER SUPPLY LINES TO BE UNDER SLAB.

BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.

AT SLAB ROUGH-IN, PLUMBER MUST REMOVE ALL EXCAVATED SOIL AND BACKFILL WITH SAND OR ROCK, SUPPLIED BY PLUMBER.

ANY PLUMBING PENETRATING THROUGH STUDS OR CEILING MUST HAVE METAL PLATE ATTACHED TO STUD ON BOTH SIDES OF WALL.

PLUMBER RESPONSIBLE FOR COVERING ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO FOUNDATION SLAB POUR. DUCT TAPE MAY BE USED UNLESS PIPE IS OVER 2-1/2" IN DIA. THIS INCLUDES ALL EXTERIOR SEWER HOOK-UPS OUTSIDE THE SLAB.

PLUMBER RESPONSIBLE FOR CLEAN OUT OF ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO ROUGH-IN/HOOK-UP.

ALL CLEAN-OUT COVERS TO BE METAL AND WEAR PROTECTED UNTIL FLOORING STAGE OF BUILD.

ALL DISSEMBLAR MATERIALS TO BE CALKED USING A PAINTABLE SILICONEZED CAULK. ACRYLIC CAULK IS NOT ACCEPTABLE.

**PLUMBING NOTES:**

ALL SILLCOCKS TO BE 20" ABOVE SLAB.

ALL EXPOSED PLUMBING TO HAVE DECORATIVE COVER EXCEPT MECHANICAL & UTILITY ROOMS.

ALL HOT WATER LINES TO BE INSULATED.

ALL HOT WATER TANKS TO HAVE A RE-CIRCULATING PUMP SIZED FOR ENTIRE BUILDING.

ALL KITCHEN SINKS SUPPLIED BY PLUMBER. APPLIANCES SUPPLIED BY OWNER. INCLUDE INSTALLATION OF ALL PLUMBING ITEMS TO SUPPLIES WASTES.

ALL PIPES 3" AND GREATER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.

ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.

PLUMBER TO SUPPLY ALL DELTA FAUCETS ON ALL FIXTURES OTHER THAN KITCHEN TRIPLE SINK, KITCHEN TRIPLE SINK FAUCET TO BE INSTALLED BY PLUMBER.

**VILLAGE OF FRANKFORT PLUMBING CODE AMENDMENTS**

ALL DRAIN, WASTE AND VENT MATERIAL SHALL BE SCHEDULE 40 CELLULAR CORE PVC PIPE AND SCHEDULE 40 FITTINGS. ALL WATER PIPING IN THE BUILDING SHALL BE A COMBINATION OF EXPANDABLE PEX AND COPPER. THE WATER MAIN COMING INTO THE BUILDING WILL BE DUCTAL IRON. ALL PLUMBING MATERIALS MUST COMPLY WITH THE 2014 ILLINOIS STATE PLUMBING CODE AS AMENDED BY THE VILLAGE OF FRANKFORT CODE OF ORDINANCES AS INDICATED BELOW.

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**GENERAL PLUMBING NOTES:**

CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND PLUMBING SERVICE AND PROVIDE NEW UNDERGROUND PLUMBING SERVICE TO TIE INTO EXISTING SYSTEM AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.

PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.

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WATER PIPING SHALL BE TYPE L HARD COPPER WITH 1/2" ARMAFLEX.

WASTE AND VENT PIPING SHALL BE SCH. 40 PVC-DWV.

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ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AT SITE.

PLUMBING MUST MEET OR EXCEED THE REQUIREMENTS OF: TITLE 77: PUBLIC HEALTH CHAPTER I: DEPARTMENT OF PUBLIC HEALTH SUBCHAPTER r: WATER AND SEWAGE PART 890 ILLINOIS PLUMBING CODE

**GENERAL PLUMBING NOTES:**

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- All water metering facilities shall be installed in a plumb and secure manner.
- The minimum height for meter socket is 30" from top of foundation.
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- When metering equipment is installed in a multiple occupancy building (2 or more tenants): Each meter connection device shall be labeled, tagged or stenciled showing the complete address or unit number being serviced.
- A permanent grounding wire shall be installed from the street side of the water meter to the house side of the meter for all residences.



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Naperville, IL 62575  
cell: 217-427-4400



PROJ. NO.: 2338-A Original: 05/17/24  
DATE: 06/14/24 Rev. 1: 06/14/24

PLUMBING SUPPLY PLAN - BUILDING TYPE-A

Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423

P2

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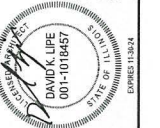
RECEIVED

By Christopher Gruba at 11:29 am, Jul 08, 2024

# Dover Development - Independent Living Cottage - Building TYPE-B

## Wolf Road, Frankfort, IL 60423

Illinois law requires anyone digging, regardless of the depth of the project, to call J.U.I.E. at 1-800-392-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call. CALL J.U.I.E. TO VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



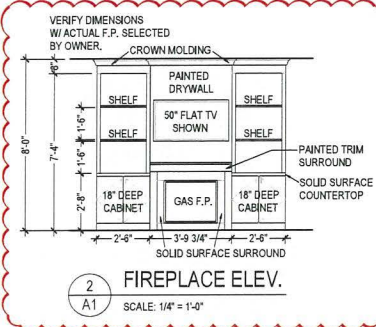
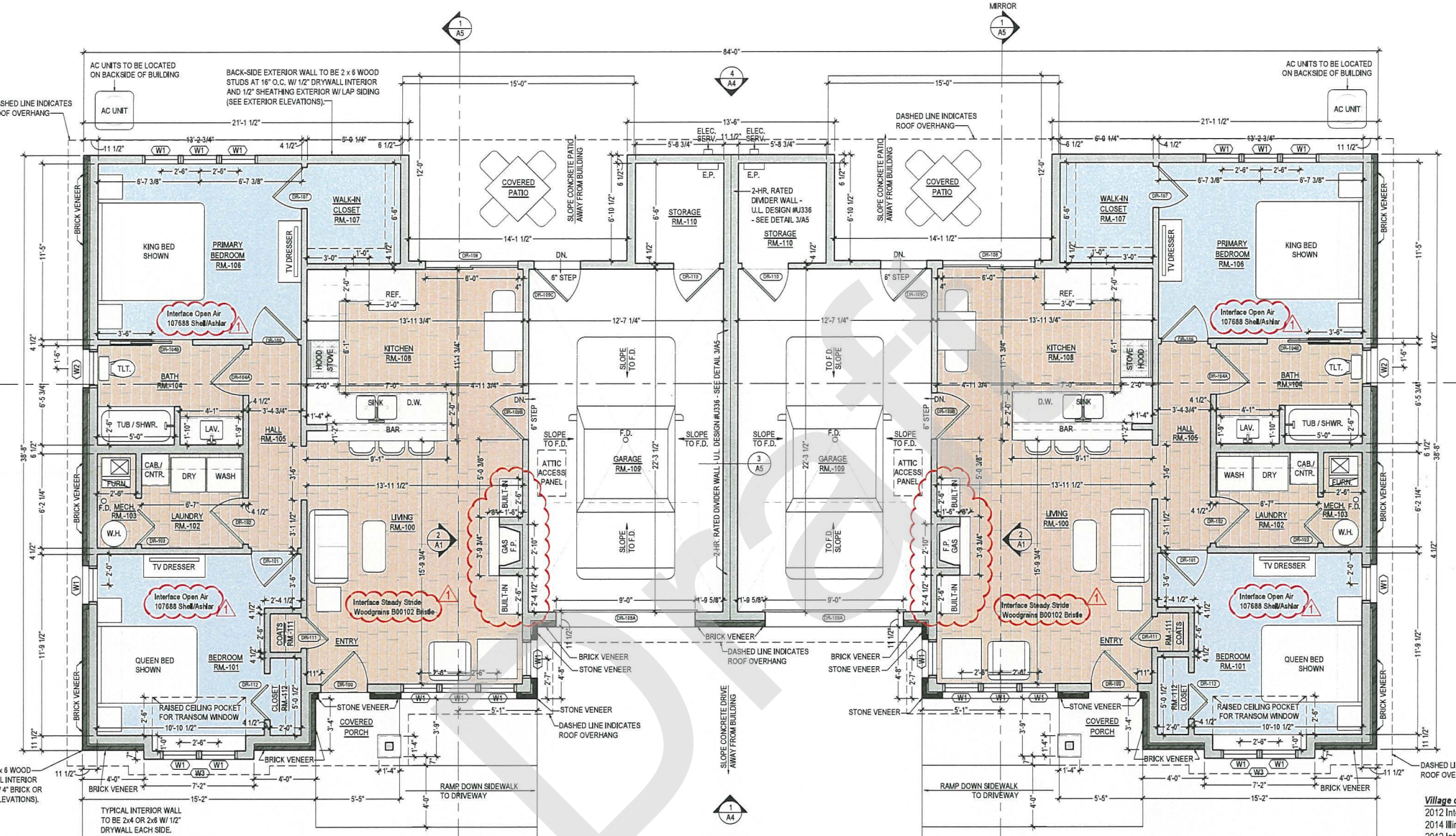
VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**LIPE ARCHITECTURE**  
Lipe Architecture Firm, LLC, 16400270-0001  
www.lipearchitecture.com  
600 School Street  
Normal, IL 62755  
cell: 217-527-4038



Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423

PROJ. NO.: 2338-B Original: 05/17/24 FLOOR PLAN - BUILDING TYPE-B  
DATE: 06/14/24 Rev. 1: 06/14/24

A1



- Cabinet/Plumbing Fixture Information:**
- Unit Cabinetry:**
    - Provider: CKF
    - Cambridge Style (Full Overlay)
    - Color: Maple Slate
  - Unit Countertops:**
    - Kitchen: Wilsonart Organic Cotton 4845-38
    - Bathrooms: White Cultured Marble
  - Cabinet Hardware:**
    - Hardware Resources (176SN): 128 mm Center-to-Center Satin Nickel Naples Cabinet Bar Pull
  - Kitchen Faucet:**
    - Peerless: Single-Handle Pull Down Kitchen Faucet (P7946LF-SS-1.0) in Stainless Steel
  - Restroom Faucet:**
    - Noble 201-7693 (Brushed Nickel)

DOOR SCHEDULE									
DOOR NO.	FRAME	DOOR			MATERIAL	FINISH	RATING	HARDWARE	REMARKS
		WIDTH	HEIGHT	THICK					
100	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	METAL	PAINT	NONE	FRONT ENTRY DOOR
101	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	BEDROOM DOOR
102	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	LAUNDRY DOOR
103	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	MECH. RM. SFOLD DOOR
104A	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	BATH SWING DOOR
104B	WOOD	PAINT	2'-8"	6'-8"	1 3/4"	WOOD	PAINT	NONE	BATH POCKET DOOR
106	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	BEDROOM DOOR
107	WOOD	PAINT	2'-8"	6'-8"	1 3/4"	WOOD	PAINT	NONE	WALK-IN CLOSET DOOR
108	WOOD	PAINT	6'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	SLIDING GLASS PATIO DOOR
109A	-	-	5'-0"	7'-0"	-	METAL	PRE-FIN	NONE	INSULATED SECTIONAL GARAGE DOOR
109B	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	GARAGE-TO-HOUSE ENTRY DOOR
109C	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	METAL	PAINT	NONE	GARAGE BACK EXTERIOR DOOR
110	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	METAL	PAINT	NONE	GARAGE STORAGE ROOM DOOR
111	WOOD	PAINT	2'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	COATS CLOSET DOOR
112	WOOD	PAINT	3'-0"	6'-8"	1 3/4"	WOOD	PAINT	NONE	BEDROOM CLOSET SFOLD DOOR

All Interior Doors are White with White Frame

**DOOR NOTES:**

THRESHOLDS SHALL HAVE A BEVELED SLOPE NOT GREATER THAN 1/2 FOR SILLS GREATER THAN 1/4 IN HEIGHT. ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. ANY GLASS WITHIN A 2 FT. RADIUS OF A DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE MUST BE SAFETY GLASS. ANY GLASS WHOSE BOTTOM EDGE IS CLOSER THAN 18" TO THE FLOOR, WHOSE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR AND HAS A PANE AREA GREATER THAN 9 SQ. FT. MUST BE SAFETY GLASS.

EXTERIOR DOORS SHALL RECEIVE A THRESHOLD, WEATHERSTRIPPING, FULL PERIMETER SEALANT AND A BOTTOM SWEEP. EXTERIOR DOOR FRAMES SHALL BE INSULATED. EXTERIOR DOOR GLAZING SHALL BE INSULATED. PROVIDE 1 1/2" PAIR OF BUTT HINGES AT ALL SINGLE DOORS AND 3 PAIR AT ALL DOUBLE DOORS. COORDINATE KEYING WITH OWNER.

ROOM FINISH SCHEDULE						
RM. NO.	ROOM NAME	FLOORS	WALLS	BASE	CEILING	CEILING HEIGHT
RM-100	LIVING		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"
RM-101	BEDROOM		CARPET	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"
RM-102	LAUNDRY		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 88 ICICLE	GYP. BD. - PAINT 8'-0"
RM-103	MECH.		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 88 ICICLE	GYP. BD. - PAINT 8'-0"
RM-104	BATH		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 88 ICICLE	GYP. BD. - PAINT 8'-0"
RM-105	HALL		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"
RM-106	PRIMARY BEDROOM		CARPET	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"
RM-107	WALK-IN CLOSET		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"
RM-108	KITCHEN		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"
RM-109	GARAGE		CONCRETE	GYP. BD. - PAINT	-	GYP. BD. - PAINT 8'-6"
RM-110	STORAGE		CONCRETE	GYP. BD. - PAINT	-	GYP. BD. - PAINT 8'-6"
RM-111	COATS		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"
RM-112	CLOSET		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	GYP. BD. - PAINT 8'-0"

WALL PAINT FINISH TO BE SW 1015 SKYLINE STEEL - EGGSHELL.  
CEILING PAINT FINISH TO BE SW 7005 EXTRA WHITE - FLAT.

**BUILDING CODE ANALYSIS:**

Occupancy Classification: Two Family Dwelling

Construction type will be SB.

Building to be fully sprinklered per NFPA-13D and the Village of Frankfort Fire Code.

BUILDING AREA = 2,698 GSF (GROSS SQUARE FEET - MEASURED TO OUTSIDE SURFACE OF EXTERIOR WALL)

FIRE SUPPRESSION SYSTEM SHOP DRAWINGS TO BE SUBMITTED TO THE CITY OF FRANKFORT UNDER SEPARATE COVER.

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMIS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.

**Seismic Load Information**

Seismic Importance Factor,  $I_s = 1.0$   
Mapped Spectral response Accelerations,  $S_s = 0.21$  and  $S_1 = 0.12$   
Site Class D  
Spectral Response Coefficients,  $S_DS = 0.224$  and  $S_D1 = 0.186$   
Seismic Design Category B  
Basic Seismic-Force-resisting System - Light Framed Walls with Wood Structural Panels  
Seismic Modification Factor,  $R = 6.5$   
Analysis Procedure - Equivalent Lateral Force Design Procedure, 1604 - Occupancy Category II.

**Wind Load Information**

Basic Wind Speed = 115 mph  
Wind Importance Factor,  $I_w = 1.0$   
Wind Exposure C  
Internal Pressure Coefficient = +0.18, -0.18  
Component and cladding wind pressures in accord with IBC.

**Owner Contact:**  
Dover Development  
300 Hunter Avenue  
Suite 200  
St. Louis, MO 63124-2013  
314-932-2352

**Civil Engineer Contact:**  
HR Green, Inc.  
2363 Sequoia Drive  
Suite 101  
Aurora, IL 60506  
630-553-7580

**General Contractor Contact:**  
Brahm Construction  
300 Hunter Avenue  
Suite 200  
St. Louis, MO 63124-2013  
314-984-2003

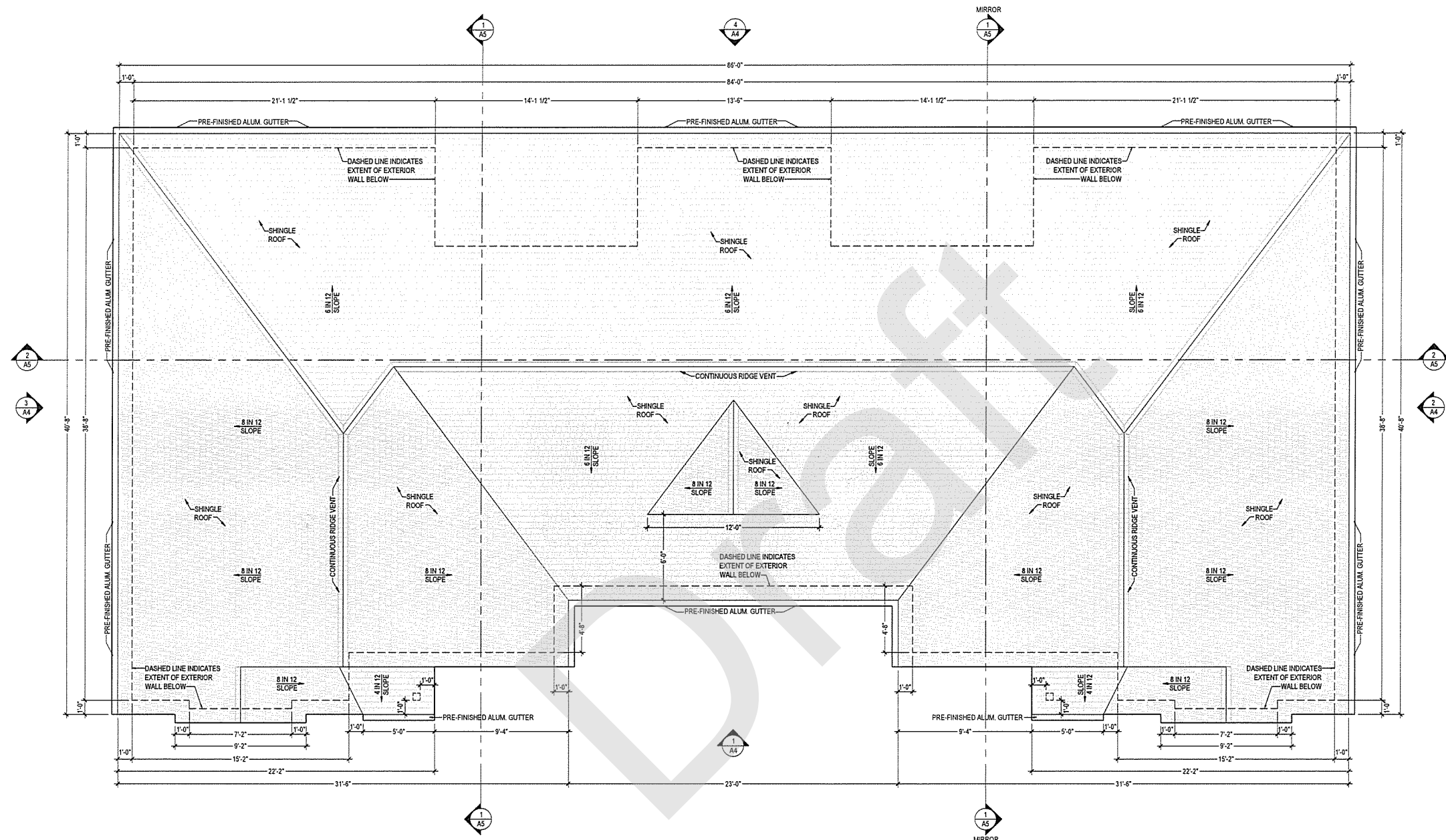
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**DRAWING REVISIONS RECORD**

DATE	REV. NO.	ISSUE	REMARKS
06/14/24	1	OWNER COMMENTS	REVISED INTERIOR FINISHES PER OWNER COMMENTS.





1 ROOF PLAN - BUILDING TYPE-B  
SCALE: 1/4" = 1'-0"

**Seismic Load Information**  
 Seismic Impactor Factor,  $I_e = 1.0$   
 Mapped Spectral response Accelerations,  $S_s = 0.21$  and  $S_1 = 0.12$ ,  
 Site Class D  
 Spectral Response Coefficients,  $SDS = 0.224$  and  $SD1 = 0.186$ ,  
 Seismic Design Category B  
 Basic Seismic-force-resisting System - Light Framed Walls with  
 Wood Structural Panels  
 Seismic Response Coefficient,  $C_s = 0.0345$ ,  
 Response Modification Factor,  $R = 6.5$   
 Analysis Procedure - Equivalent Lateral Force Design Procedure,  
 1604 - Occupancy Category II,  
 1606 - Add foundation note after soil bearing capacity -  
 Lateral Bearing Pressure = 100 psf. (assumed)

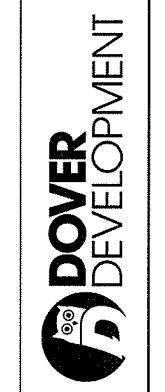
Design Loads in Accord with IBC.  
 Roof Dead Load 20 psf  
 Live Load 20 psf  
**Snow Load Information**  
 Ground Snow Load,  $P_g = 34$  psf  
 Snow Exposure Factor,  $C_e = 1.0$   
 Snow Load Importance Factor,  $I = 1.0$   
 Thermal Factor,  $C_t = 1.1$   
 Wind Load Information  
 Basic Wind Speed = 115 mph  
 Wind Exposure C  
 Wind Importance Factor,  $I_w = 1.0$   
 Internal Pressure Coefficient = +0.18, -0.18  
 Component and cladding wind pressures in accord with IBC.

Roof shingles shall be: CertainTeed Landmark - Weather Wood  
 ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES,  
 DIMENSIONAL STYLE, 230 LB. PER SQUARE.  
 PRE-ENGINEERED WOOD ROOF  
 TRUSSES - SIZE, SPACING & WEB  
 DESIGN BY TRUSS MANUFACTURER  
 TRUSS-TO-WALL  
 CONNECTION  
 ROOF SHEATHING TO BE 1/2" OSB WITH H-CLIPS.  
 ATIC SPACE TO BE VENTED BY RIDGE, CENTER, GABLE AND SOFFIT VENTS.  
 ATIC ACCESS SIZE TO BE A MINIMUM OF 22" x 22" x 12" ABOVE TRUSS  
 BOTTOM CHORD WITH PLYWOOD TO ALLOW FOR INSULATION DEPTHS TO BE  
 ACHIEVED. PROVIDED BY FRAMER.  
 CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND  
 MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL  
 ENGINEER UNDER SEPARATE COVER.  
 CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP  
 DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT JOB SITE PRIOR TO  
 COMPLETION OF FRAMING.  
 PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TP 1.  
 ALL ALUMINUM GUTTERING SHALL BE 6" SIZE.  
 PROVIDE 3 FT. WIDE ROLL SELF-ADHERING ICE & WATER BARRIER AT  
 ALL ROOF EDGES, VALLEYS, HPS, CHIMNEYS, SKYLIGHTS, AND  
 MECHANICAL ELECTRICAL & PLUMBING ROOF PENETRATIONS.

ASPHALT SHINGLES TO BE INSTALLED PER IRC 2012 - SEE BELOW.  
 SECTION 1507  
 REQUIREMENTS FOR ROOF COVERINGS  
 1507.1 Scope. Roof coverings shall be applied in accordance  
 with the applicable provisions of this section and the manufacturer's  
 installation instructions.  
 1507.2 Asphalt shingles. The installation of asphalt shingles  
 shall comply with the provisions of this section.  
 1507.2.1 Deck requirements. Asphalt shingles shall be fastened  
 to solid sheathed decks.  
 1507.2.2 Slope. Asphalt shingles shall only be used on roof  
 slopes of two units vertical in 12 units horizontal (17 percent  
 slope) or greater. For roof slopes from two units vertical  
 in 12 units horizontal (17 percent slope) up to four units vertical  
 in 12 units horizontal (33 percent slope), double  
 underlayment application is required in accordance with  
 Section 1507.2.4.  
 1507.2.3 Underlayment. Unless otherwise noted, required  
 underlayment shall conform to ASTM D 225, Type I,  
 ASTM D 4899, Type I or ASTM D 6757.  
 1507.2.4 Self-adhering polymer modified bitumen sheet,  
 self-adhering polymer modified bitumen sheet shall comply  
 with ASTM D 1974.  
 1507.2.5 Asphalt shingles. Asphalt shingles shall comply  
 with ASTM D 225 or ASTM D 3462.  
 1507.2.6 Fasteners. Fasteners for asphalt shingles shall be  
 galvanized steel, aluminum or copper roofing  
 nails, minimum 12 gage (0.105 inch (2.67 mm)) shank with  
 a minimum 1/8 inch diameter (3.2 mm) head, of a length to  
 penetrate through the roofing materials and a minimum of  
 1/2 inch (12.7 mm) into the roof structure. Where the roof  
 sheathing is less than 1/2 inch (12.7 mm) thick, the nails shall  
 penetrate through the sheathing. Fasteners shall comply  
 with ASTM F 1557.  
 1507.2.8.1 High wind attachment. Underlayment  
 applied in areas subject to high winds (greater than 110  
 mph (45 m/s) in accordance with Figure 1507) shall be  
 applied with corrosion-resistant fasteners in accordance  
 with the manufacturer's instructions. Fasteners are to be  
 applied along the overlap at a maximum spacing of 24  
 inches (610 mm) on center.  
 1507.2.8.2 Ice barrier. In areas where there has been a  
 history of ice forming along the eaves causing a buildup  
 of water, an ice barrier that consists of at least two layers  
 of underlayment cemented together or of a self-adhering  
 polymer modified bitumen sheet shall be used in lieu of  
 normal underlayment and extend from the lowest edges  
 of all roof surfaces to a point at least 24 inches (610 mm)  
 inside the exterior wall line of the building.  
 Exception: Disposed accessory structures that contain  
 no conditioned floor area.  
 1507.2.8.3 Flashings. Flashing for asphalt shingles shall  
 comply with this section. Flashing shall be applied in accordance  
 with this section and the asphalt shingle manufacturer's  
 printed instructions.  
 1507.2.5.1 Base and cap flashing. Base and cap flashing  
 shall be installed in accordance with the manufacturer's  
 instructions. Base flashing shall be of either  
 corrosion-resistant metal of minimum nominal  
 0.019-inch (0.483 mm) thickness or non-corrosive  
 roll roofing weighing a minimum of 77 pounds per 100  
 square feet (3.76 kg/m<sup>2</sup>). Cap flashing shall be corrosion-  
 resistant metal of minimum nominal 0.019-inch  
 (0.483 mm) thickness.  
 1507.2.7 Attachment. Asphalt shingles shall have the minimum  
 number of fasteners required by the manufacturer, but  
 not less than four fasteners per strip shingle or two fasteners  
 per individual shingle. Where the roof slope exceeds 2:  
 one vertical in 12 units horizontal (17%), shingles shall be  
 installed as required by the manufacturer.  
 1507.2.7.1 Wind resistance. Asphalt shingles shall be  
 tested in accordance with ASTM D 7158. Asphalt shingles  
 shall meet the classification requirements of Table  
 1507.2.7.1(1) for the appropriate maximum basic wind  
 speed. Asphalt shingle packaging shall bear a label to  
 indicate compliance with ASTM D 7158 and the  
 required classification in Table 1507.2.7.1(1).  
 Exception: Asphalt shingles not included in the  
 scope of ASTM D 7158 shall be tested and labeled to  
 indicate compliance with ASTM D 3161 and the  
 required classification in Table 1507.2.7.1(2).  
 1507.2.8 Underlayment application. For roof slopes from  
 two units vertical in 12 units horizontal (17 percent slope)  
 and up to four units vertical in 12 units horizontal (33 percent  
 slope), underlayment shall be two layers applied in the  
 following manner. Apply a minimum 15-inch-wide (483  
 mm) strip of underlayment full width with and starting at  
 the eaves, fastened sufficiently to hold in place. Starting at  
 the eave, apply 35-inch-wide (814 mm) sheets of  
 underlayment overlapping successive sheets 19 inches (483  
 mm), by fastened sufficiently to hold in place. Gaps in the  
 underlayment shall not interfere with the ability of the  
 shingles to seal. For roof slopes of four units vertical in 12  
 units horizontal (33 percent slope) or greater, underlayment  
 shall be one layer applied in the following manner.  
 Underlayment shall be applied shingle fashion, parallel to  
 and starting from the eave and lapped 2 inches (51 mm), fastened  
 sufficiently to hold in place. Gaps in the  
 underlayment shall not interfere with the ability of the shingles  
 to seal.  
 1507.2.8.2 Valleys. Valley lining shall be installed in  
 accordance with the manufacturer's instructions before  
 applying shingles. Valley linings of the following types  
 shall be permitted:  
 1. For open valleys (valley lining exposed) lined with  
 metal, the valley lining shall be at least 24 inches  
 (610 mm) wide and any of the corrosion-resistant  
 metals in Table 1507.2.8.2.  
 2. For open valleys, valley lining of two pieces of mineral-  
 surfaced roll roofing complying with ASTM  
 D 3509 or ASTM D 6350 shall be permitted. The  
 bottom layer shall be 18 inches (457 mm) and the  
 top layer a minimum of 24 inches (610 mm) wide.  
 3. For closed valleys (valleys covered with shingles),  
 valley lining of one ply of smooth roll roofing  
 complying with ASTM D 6350, and at least 36  
 inches (914 mm) wide or types as described in  
 Item 1 or 2 above shall be permitted. Self-adhering  
 polymer modified bitumen underlayment complying  
 with ASTM D 1974 shall be permitted in lieu  
 of the lining material.  
 1507.2.8.3 Drip edge. Provide drip edge at eaves and  
 gables of shingle roofs. Overlap to be a minimum of 2  
 inches (51 mm). Drip edge shall extend 1/2 inch (12.7  
 mm) past heating and extend back on the roof a minimum  
 of 2 inches (51 mm). Drip edge shall be mechanically  
 fastened a maximum of 1/2 inch (12.7 mm) i.o.c.  
 1507.3 Clay and concrete tile. The installation of clay and

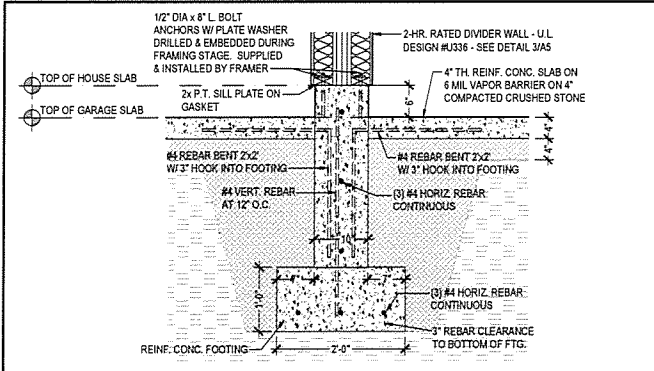


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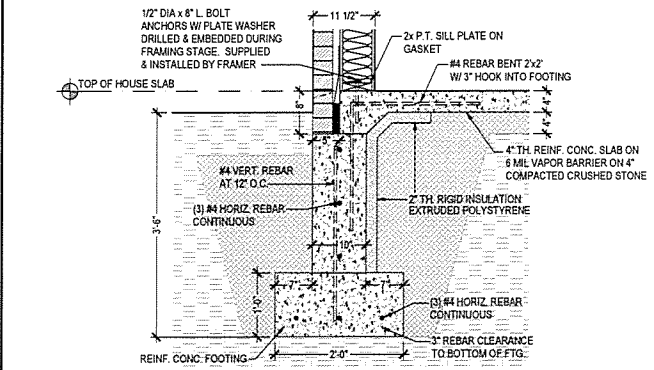


PROJ. NO.: 2338-B ORIGINAL: 05/17/24  
 DATE: 06/14/24 REV. 1: 06/14/24  
 ROOF PLAN - BUILDING TYPE-B  
 Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423  
 A2

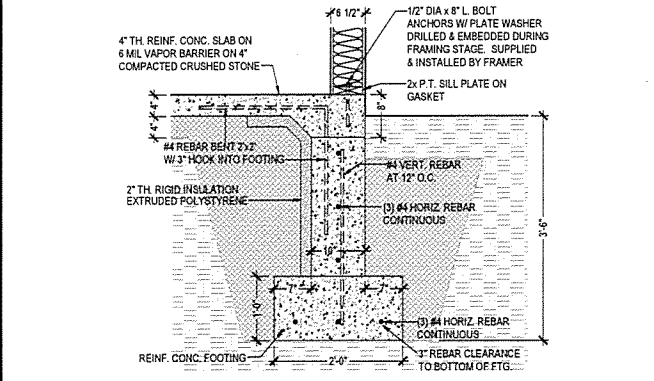
Illinois law requires anyone digging, regardless of the depth of the project, to call JULIE at 1-800-492-0123. This notice must be at least 48 hours prior to the start of excavation and the project must begin within 14 calendar days from the call. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



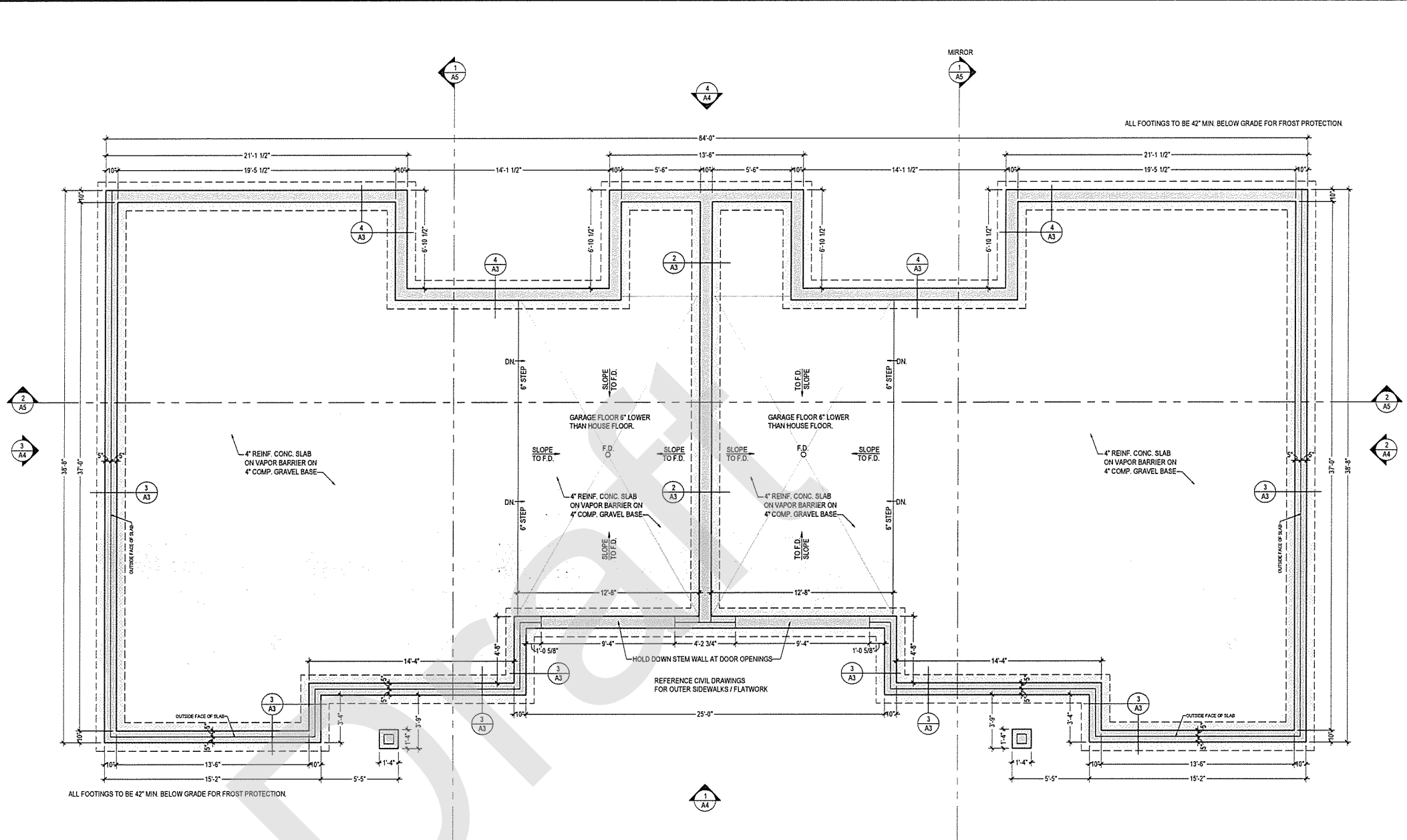
**2 DIVIDER WALL FOUNDATION**  
SCALE: 3/4" = 1'-0"  
ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.



**3 TYPICAL FOUNDATION AT BRICK / STONE**  
SCALE: 3/4" = 1'-0"  
ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.



**4 TYPICAL FOUNDATION EXT. WALL**  
SCALE: 3/4" = 1'-0"  
ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.



**1 FOUNDATION PLAN - BUILDING TYPE-B**  
SCALE: 1/4" = 1'-0"

**EXTERIOR CONCRETE FLATWORK NOTES:**

- ALL ENTRY COVERED CANOPY CONCRETE TO BE POURED OVER STEEL PIER FOOTINGS.
- ALL CONCRETE TO BE 4 000 PSI MIN.
- ALL FLATWORK TO BE 4" THICK UNLESS NOTED ON SITE PLAN.
- ALL INTERIOR CONCRETE SLABS TO BE FIBER MESH REINFORCED (NO WELDED WIRE FABRIC). ALL EXTERIOR CONCRETE FLATWORK TO BE PLAIN CONCRETE WITH NO REINFORCEMENT.
- ALL STRUCTURAL FOOTINGS & FOUNDATIONS TO HAVE 1/2" EXPANSION JOINT PLACED AROUND & SEPARATED FROM CONCRETE FLATWORK (TYPICAL).

**FOUNDATION NOTES:**

- FLOOR TO BE 4" CONCRETE SLAB.
- FOOTINGS TO BE 42" DEEP (UNLESS NOTED OTHERWISE) BY 18" WIDE REINFORCED CONCRETE.
- FOUNDATION ANCHOR BOLTS WITHIN 12" OF EVERY CORNER AND EVERY 4' OF RUNNING WALL. 1/2" x 8" BOLTS TO BE DRILLED & EMBEDDED 4" INTO CONCRETE SLAB, SUPPLIED & INSTALLED BY FRAMER.
- TERMITE SHIELD TO BE WOLMANIZED SILL PLATE.
- VAPOR BARRIER UNDER 4" SLAB TO BE 6 MIL VISQUEEN. VISQUEEN TO BE INSPECTED BY JOB-SITE SUPERVISOR PRIOR TO CONCRETE POUR.
- EXTERIOR FOOTING TO HAVE 2" FOAM INSULATION 24" DOWN FROM TOP OF FOOTING.
- FILL TO BE COMP. CRUSHED STONE.
- TOP OF CONCRETE SLAB ELEVATION SET PER SITE PLAN.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
- ALL SLABS ATTACHED TO BUILDING EXTERIOR MUST SLOPE AWAY FROM BUILDING A MINIMUM 1% & MAXIMUM 2%.
- ALL CONCRETE TO BE 4000 PSI MIN. 4" SLAB TO BE 5 BAG MAX. 5 1/2" PARKING LOT TO BE 6 BAG MIX.
- ALL EXTERIOR EDGE WALLS TO BE TREATED CHEMICALLY AT PERIMETER OR PER BUILDER'S SPECIFICATIONS.
- ALL CONTRACTORS PERFORMING UNDERGROUND WORK MUST REMOVE ALL EXCAVATED SOIL FROM THEIR TRENCH AND BACK FILL WITH SAND OR GRAVEL SUPPLIED BY CONTRACTOR PERFORMING UNDERGROUND WORK.
- VAPOR BARRIER JOINTS SHALL BE LAPPED NOT LESS THAN 6".

**CONCRETE NOTES:**

- THE CONTRACTOR SHALL VERIFY THE ADEQUACY OF ALL BEARING MATERIAL BEFORE PLACING FOOTINGS AND SHALL PLACE ALL FOUNDATIONS ON UNDISTURBED SOIL OF ADEQUATE CAPACITY.
- FOOTINGS MAY BE POURED INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
- WHERE FOUNDATION WALLS ARE TO HAVE EARTH PILED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
- VERIFY THE USE AND EXTENT OF PERIMETER INSULATION WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF FOUNDATIONS. INSTALL PERIMETER INSULATION AS REQUIRED.
- ALL CONCRETE SHALL BE 4 000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE EXPOSED TO FREEZING WEATHER SHALL BE AIR-ENTRAINED, 0% ± 1%. ALL CONCRETE WORK SHALL BE AS PER ACI 318-05, BUILDING CODE FOR REINFORCED CONCRETE AND THE CRSI MANUAL OF STANDARD PRACTICE.
- ALL REINFORCEMENT SHALL BE A615, GRADE 60, WELDED WIRE FABRIC SHALL BE A185. BAR CLEARANCES SHALL BE AS FOLLOWS: FOOTINGS - 3", WALLS AND COLUMNS - 1 1/2", SLAB-ON-GRADE - MID-DEPTH.
- REINFORCEMENT SHALL BE LAPPED 24 BAR DIAMETER, 1'-0" MINIMUM OR AS DETAILED. L-BARS 1'-6" x 1'-4" SHALL BE PROVIDED AT CORNERS TO MATCH THE HORIZONTAL REINFORCEMENT.
- FOOTING REINFORCEMENT SHALL BE SUPPORTED ON HIGH CHAIRS OR SAND PLATES. NO BRICKS OR REBAR PERMITTED. DOWELS SHALL BE TIED TO FOOTING MAT. DOWELS SHALL NOT BE FLOATED IN.
- BAR SUPPORTS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315-92).
- INTERIOR SLAB CONCRETE SHALL BE AIR-ENTRAINED 3%.
- CONTRACTOR SHALL MAKE ALLOWANCE FOR DEAD LOAD DEFLECTION, SETTLEMENT OF FORMS, AND SHRINKAGE OF CONCRETE WHEN CONSTRUCTING OF CONCRETE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY OF ALL FORMS, SHORING, BRACING, ETC., USED IN CONSTRUCTION OF CONCRETE WORK.
- INTERIOR CONCRETE SLAB LEVELNESS SHALL BE 1/8" IN 20'-0", UNLESS NOTED OTHERWISE.
- ALL FOOTINGS EXCAVATIONS SHALL BE FREE OF DEBRIS, STANDING WATER AND LOOSE SOIL PRIOR TO PLACEMENT OF CONCRETE.
- FOOTING CONCRETE SHALL NOT BE PLACED ON FROZEN SOIL.
- EXCAVATIONS THAT BECOME MUDDY AND SOFT DUE TO CONSTRUCTION ACTIVITY SHALL HAVE A LEAN CONCRETE MUD SLAB OR GRAVEL PLACED IN THE EXCAVATION TO PROVIDE ACCEPTABLE BEARING. MUD SLAB OR GRAVEL SHALL BE INSPECTED AND APPROVED BY A SOILS ENGINEER.
- CONTINUOUS WALL FOOTING REINFORCING SHALL BE PLACED CONTINUOUS THROUGH ISOLATED PIER FOOTINGS.
- ALL FOOTINGS TO BE 42" MIN. BELOW GRADE FOR FROST PROTECTION.

**2301.2 General design requirements.** The design of structural elements or systems, constructed partially or wholly of wood or wood-based products, shall be in accordance with *Conventional Light-frame construction* in accordance with Sections 2304 and 2305.

All lumber used shall have the grade identified on the label of an approved lumber grading or approved inspection agency that complies with DDC PS 20 or equivalent procedures. Any prefabricated wood joists shall be in accordance with ASTM D 555. Any glulam joists shall be manufactured and identified as required in ANSI/APA 100.1 and ASTM 3737. Plywood structural panels used for wall and roof sheathing shall conform to the requirements for DDC PS 1 or PS 2. Any structural composite lumber shall be in accordance with ASTM D 5455. All preservative-treated wood shall be treated in accordance with ANSP 101. Joist hangers shall be in accordance with ASTM 1151. Prefabricated roof trusses shall conform to TP 1 and shop drawings will be provided for review.

**Follow These Rules for Hot Weather Concrete**

- Make appropriate modifications to concrete mixtures to manage rate of volume loss, setting time and other characteristics. Retarders, water reducers, mist and high-range water reducers, entrained air-entrained admixtures, moderate heat of hydration cement, pozzolanic materials, slag cement, or other proven local solutions may be used. Retarders must be used, ensuring that concrete strength will be attained, may be appropriate. Synthetic fibers may be used to minimize plastic shrinkage cracking (ICP 24).
- Have adequate manpower to place, finish and cure the concrete. Schedule the rate of concrete delivery that can be managed by available crew and placement equipment.
- Limit the addition of water at the jobsite—do not exceed the quantity of mixing water established for the concrete mixture. Adding water to concrete that is more than 1 1/2 hours old should be avoided.
- Stops on grade placed directly on vapor retarders (ICP 25) will need special precautions when finishing and curing to avoid cracking.
- On dry ground hot days, when conditions are conducive for plastic shrinkage cracking, dampen the subgrade, forms and reinforcement prior to placing concrete. Do not allow excessive water to pond.
- Begin final finishing operations as soon as the water sheen has left the surface. Start curing as soon as finishing is completed. Continue curing for at least 3 days. Cover the concrete with wet burlap and plastic sheeting to prevent evaporation or use a liquid membrane curing compound or cure slabs with water (ICP 11) using water pigmented membrane curing compounds will help with proper coverage and reflect heat from the concrete surface.
- Protect test cylinders at the jobsite to maintain temperature and moisture for initial curing. Field curing bays with ice or refrigeration may be necessary to ensure maintaining the required 60 to 80°F (17 to 27°C) for initial curing of cylinders (ICP 9 and 34).
- Accelerators may be used in hot weather to expedite finishing operations and to avoid plastic shrinkage cracking.

ALL INTERIOR CONCRETE SLABS TO BE FIBER MESH REINFORCED (NO WELDED WIRE FABRIC). ALL EXTERIOR CONCRETE FLATWORK TO BE PLAIN, CONCRETE WITH NO REINFORCEMENT.

HOLD DOWN	MINIMUM CAPACITY (LBS/INCH)	ANCHOR ROD (ASSEMBLY)	HOLD DOWN SCHEDULE		SAPSON NUMBER	NOTES
			SET-UP	FASTENERS TO STUDS		
A	500	1/2" (12')	2-2#6	8-505 1/4" x 1 1/2" NAILS	DT12Z	
B	1,600	1/2" (12')	2-2#6	8-505 1/4" x 1 1/2" NAILS	DT12Z	
C	3,700	5/8" (12')	2-2#6	18-505 #10 x 2 1/2"	HTT4	
D	5,300	5/8" (11')	2-2#6	26-505 1/4" x 2 1/2"	HTT5K7	
E	8,700	1" (12')	3-2#6 or 4-#4	36-505 1/4" x 2 1/2"	HDR4-0022.5	

POST-INSTALLED ANCHORS INSTALLED WITH EPOXY ADHESIVE SYSTEM HILTI HIT HY200. EMBEDMENT: 1/2" ANCHOR = (4" FROM TOP OF GRADE BEAM), (12" FROM TOP OF SLAB) 5/8" ANCHOR = (7" FROM TOP OF GRADE BEAM), (15" FROM TOP OF SLAB) 1" ANCHOR = (12" FROM TOP OF GRADE BEAM), (20" FROM TOP OF SLAB) EMBEDMENT FOR THREADED RODS. NUTS ARE NOT REQUIRED ON THE EMBEDDED END. HOLES FOR THE ANCHORS CAN BE DRILLED WITH HAMMER DRILLS.

**Cold Weather Concreting Guidelines**

- Use air-entrained concrete when exposure to moisture and freezing conditions are expected.
- Keep surfaces in contact with concrete free of ice and snow and at a temperature above freezing prior to placement.
- Place and maintain concrete at the recommended temperature.
- Place concrete at the lowest practical slump.
- Protect plastic concrete from freezing or drying.
- Protect concrete from early-age freezing and thawing cycles until it has attained adequate strength.
- Limit rapid temperature changes when protective measures are removed.

**NOTE:** ALL STRUCTURAL FOOTINGS & FOUNDATIONS TO HAVE 1/2" EXPANSION JOINT PLACED AROUND & SEPARATED FROM CONCRETE FLATWORK (TYPICAL).

Structural concrete shall be designed and constructed in accordance with ACI 318.

- 5.13 - Cold weather requirements
- 5.12.1 - Adequate equipment shall be provided for heating concrete materials and protecting concrete during freezing or near-freezing weather.
- 5.12.2 - All concrete materials and all reinforcement forms, fibers, and ground with which concrete is in contact shall be free from frost.
- 5.12.3 - Frozen materials or materials containing ice shall not be used.
- 5.13 - Hot weather requirements

During hot weather, proper attention shall be given to ingredients, production methods, handling, placing, protection, and curing to prevent excessive concrete temperature or water evaporation that could impair required strength or serviceability of the member or structure.

PROJ. NO.: 2338-B Original: 05/17/24 FOUNDATION PLAN - BUILDING TYPE-B  
DATE: 06/14/24 Rev. 1: 06/14/24

VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
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A3





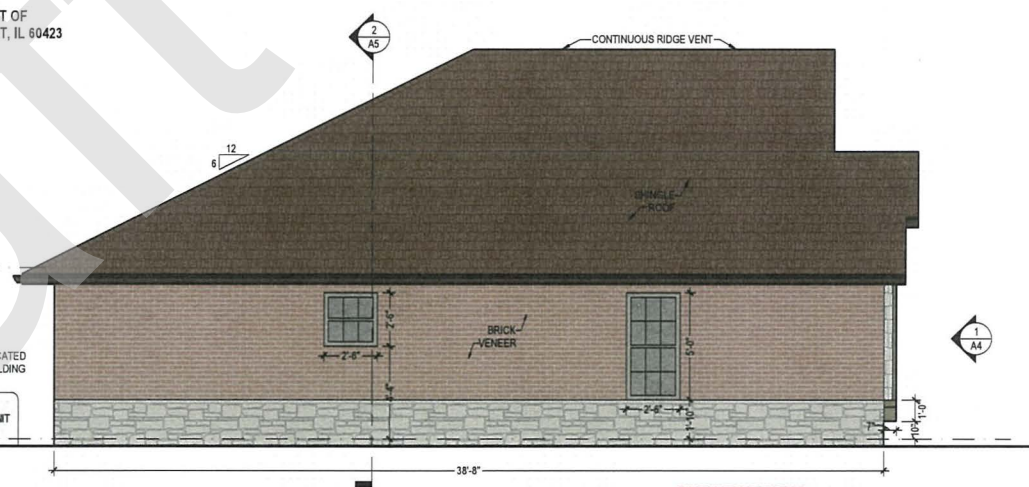
1 FRONT ELEVATION - BUILDING TYPE-B  
SCALE: 1/4" = 1'-0"

ALL EXTERIOR FINISHES & COLORS TO MATCH ADJACENT EXISTING CEDARHURST OF FRANKFORT ASSISTED LIVING FACILITY LOCATED AT 21507 WOLF RD, FRANKFORT, IL 60423

- BRICK: STATESVILLE BRICK ASHWOOD AUTHENTIC TUMBLED
- BRICK MORTAR: SM350 SUEDE
- STONE: MOUNTAIN LEDGE EMERALD GREY
- LAP SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- SHAKE SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- TRIM BOARD: JAMES HARDIE TIMBER BARK COLOR
- DOORS / WINDOWS: GERKIN SANDSTONE VINYL
- CAST STONE CAPS: LIMESTONE
- ROOF SHINGLES: LANDMARK PRO WEATHERED WOOD
- SOFFIT, GUTTERS, DOWNSPOUTS, ROOF TRIM / BRAKE METAL: DARK BRONZE - ACM-B13

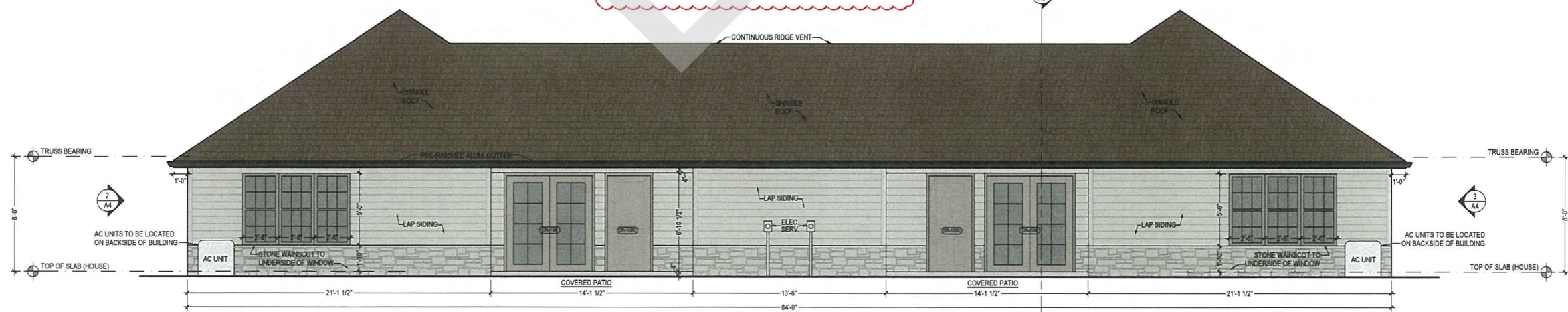


2 SIDE-1 ELEVATION - BUILDING TYPE-B  
SCALE: 1/4" = 1'-0"



3 SIDE-2 ELEVATION - BUILDING TYPE-B  
SCALE: 1/4" = 1'-0"

**EXTERIOR MASONRY CLARIFICATION NOTE:**  
ALL EXTERIOR BRICK & STONE VENEER SHALL BE FULL BRICK & STONE VENEER, APPROXIMATELY 4" THICK THAT IS SUPPORTED ON THE FOUNDATION LEDGE. THIN BRICK & STONE VENEERS (JUST FACE MATERIAL ADHERED TO WALL) IS NOT ALLOWED.



4 BACK ELEVATION - BUILDING TYPE-B  
SCALE: 1/4" = 1'-0"



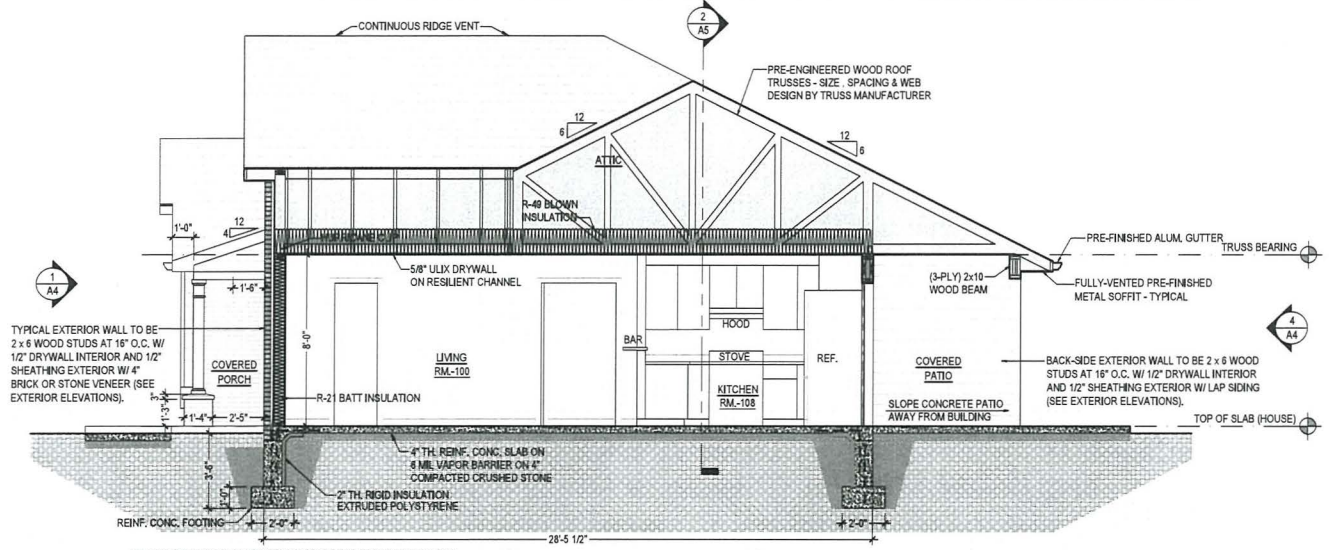
VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**LIPPE ARCHITECTURE**  
Lippe Design Firm LLC, No. 16400270-0001  
www.lippearchitecture.com  
603 School Street  
Nokomis, IL 62075  
cell: 217-427-4238



PROJ. NO.: 2338-B | Original: 05/17/24 | EXTERIOR ELEVATIONS - BUILDING TYPE-B  
DATE: 07/03/24 | Rev. 1: 06/14/24 | Independent Living Cottages  
Rev. 2: 07/03/24 | 21507 S. Wolf Road, Frankfort, IL 60423  
**A4**

Illinois law requires anyone digging, regardless of the depth of the project, to call 811 at 1-800-392-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call. CALL 811 AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.





**1 BUILDING SECTION - BUILDING TYPE-B**  
SCALE: 1/4" = 1'-0"

ALL EXTERIOR FINISHES & COLORS TO MATCH ADJACENT EXISTING CEDARHURST OF FRANKFORT ASSISTED LIVING FACILITY LOCATED AT 21507 WOLF RD, FRANKFORT, IL 60423

- BRICK: STATESVILLE BRICK ASHWOOD AUTHENTIC TUMBLED
- BRICK MORTAR: SM350 SUEDE
- STONE: MOUNTAIN LEDGE EMERALD GREY
- LAP SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- SHAKE SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- TRIM BOARD: JAMES HARDIE TIMBER BARK COLOR
- DOORS / WINDOWS: GERKIN SANDSTONE VINYL
- CAST STONE CAPS: LIMESTONE
- ROOF SHINGLES: LANDMARK PRO WEATHERED WOOD
- SOFFIT, GUTTERS, DOWNSPOUTS, ROOF TRIM / BRAKE METAL: DARK BRONZE - ACM-B13

**FOUNDATION NOTES:**  
FLOOR TO BE 4" CONCRETE SLAB.  
FOOTINGS TO BE 42" DEEP (UNLESS NOTED OTHERWISE) BY 18" WIDE REINFORCED CONCRETE.  
FOUNDATION ANCHOR BOLTS WITHIN 12" OF EVERY CORNER AND EVERY 4' OF RUNNING WALL. 1/2" x 8" BOLTS TO BE DRILLED & EMBEDDED 4" INTO CONCRETE SLAB. SUPPLIED & INSTALLED BY FRAMER.  
TERMITE SHIELD TO BE WOLMANIZED SILL PLATE.  
VAPOR BARRIER UNDER 4" SLAB TO BE 6 MIL VISOQUEEN. VISOQUEEN TO BE INSPECTED BY JOB-SITE SUPERVISOR PRIOR TO CONCRETE POUR.  
EXTERIOR FOOTING TO HAVE 2" FOAM INSULATION 24" DOWN FROM TOP OF FOOTING.  
FILL TO BE COMP. CRUSHED STONE.  
TOP OF CONCRETE SLAB ELEVATION SET PER SITE PLAN.  
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.  
ALL SLABS ATTACHED TO BUILDING EXTERIOR MUST SLOPE AWAY FROM BUILDING A MINIMUM 1% & MAXIMUM 2%.  
ALL CONCRETE TO BE 4000 PSI MIN. 4" SLAB TO BE 5 BAG MIX. 5 1/2" PARKING LOT TO BE 6 BAG MIX.  
ALL EXTERIOR EDGE WALLS TO BE TREATED CHEMICALLY AT PERIMETER OR PER BUILDER'S SPECIFICATIONS.  
ALL CONTRACTORS PERFORMING UNDERGROUND WORK MUST REMOVE ALL EXCAVATED SOIL FROM THEIR TRENCH AND BACK FILL WITH SAND OR GRAVEL SUPPLIED BY CONTRACTOR PERFORMING UNDERGROUND WORK.  
VAPOR BARRIER JOINTS SHALL BE LAPPED NOT LESS THAN 6".

Roof shingles shall be: CertainTeed Landmark – Weather Wood

ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES. DIMENSIONAL STYLE, 230 LB. PER SQUARE.  
ROOF SHEATHING TO BE 1/2" OSB WITH H-CLIPS.  
ATTIC SPACE TO BE VENTED BY RIDGE, CENTER, GABLE AND SOFFIT VENTS.  
ATTIC ACCESS SIZE TO BE A MINIMUM OF 22" x 22" x 12" ABOVE TRUSS BOTTOM CHORD WITH PLYWOOD TO ALLOW FOR INSULATION DEPTHS TO BE ACHIEVED. PROVIDED BY FRAMER.

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.  
CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT JOB SITE PRIOR TO COMPLETION OF FRAMING.  
PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TPI 1.  
ALL ALUMINUM GUTTERING SHALL BE 6" SIZE.  
PROVIDE 3 FT. WIDE ROLL, SELF-ADHERING ICE & WATER BARRIER AT ALL ROOF EDGES, VALLEYS, HIPS, CHIMNEYS, SKYLIGHTS, AND MECHANICAL, ELECTRICAL & PLUMBING ROOF PENETRATIONS.

**Seismic Load Information**  
Seismic Importance Factor, I<sub>e</sub> = 1.0  
Mapped Spectral response Accelerations, S<sub>s</sub> = 0.21 and S<sub>1</sub> = 0.12.  
Site Class D  
Spectral Response Coefficients, SDS = 0.224 and SD1 = 0.186.  
Seismic Design Category B.  
Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels.  
Seismic Response Coefficient, C<sub>s</sub> = 0.0345.  
Response Modification Factor, R = 6.5.  
Analysis Procedure - Equivalent Lateral Force Design Procedure, 1604 - Occupancy Category II.  
1805 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

Design Loads in Accord with IBC.  
Roof Load 20 psf  
Live Load 20 psf  
Snow Load Information  
Ground Snow Load, P<sub>g</sub> = 34 psf  
Snow Exposure Factor, C<sub>e</sub> = 1.0  
Snow Load Importance Factor, I = 1.0  
Thermal Factor, C<sub>t</sub> = 1.1  
Wind Load Information  
Basic Wind Speed = 115 mph  
Wind Importance Factor, I<sub>w</sub> = 1.0  
Wind Exposure C  
Internal Pressure Coefficient = +0.18, -0.18  
Component and cladding wind pressures in accord with IBC.

**DESIGN NO. UL U336**

FIRE RATING: 2 HOURS  
STC RATING: 66  
SOUND TEST: 94L TL20-180  
SYSTEM THICKNESS: 11-1/2" (292 MM)  
LOCATION: INTERIOR  
FRAMING TYPE: WOOD STUD (LOAD-BEARING)

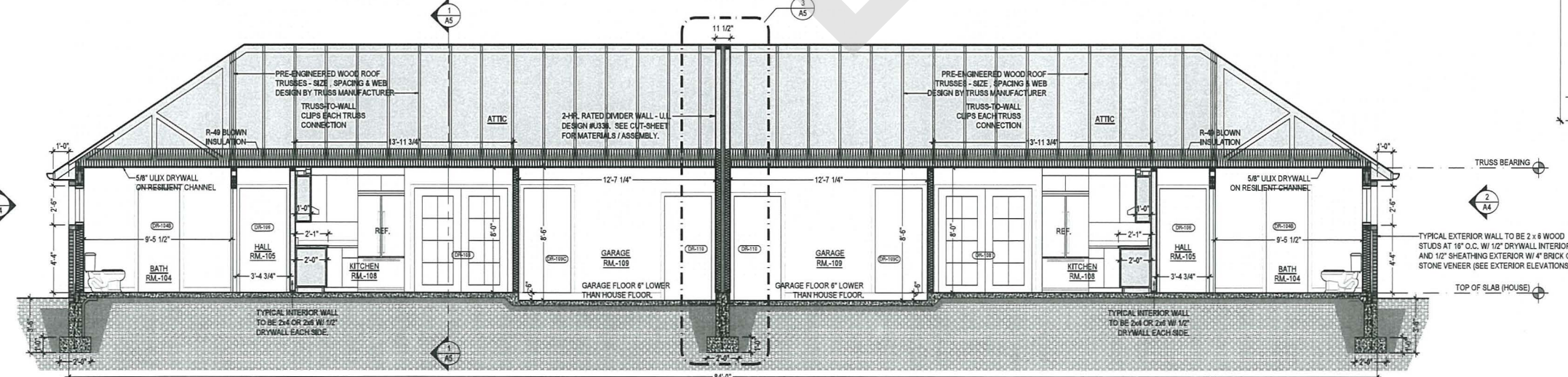
**ASSEMBLY REQUIREMENTS:**

GYPSUM PANELS	ONE LAYER 1/2" (12.7 MM) SHEETROCK ULTRALIGHT GYPSUM PANEL
WOOD STUDS	2" x 4" (50 x 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION	3 1/2" (89 MM) KNAUF ECOLATT® INSULATION
AIR SPACE	3/4" (19 MM) AIR SPACE
STEEL STUDS	2" (51 MM) H-STUDS, 24" (610 MM) O.C.
GYPSUM PANELS	TWO LAYERS 1/2" (12.7 MM) SHEETROCK GYPSUM LINER PANELS (UL TYPE SL1)
AIR SPACE	3/4" (19 MM) AIR SPACE
WOOD STUDS	2" x 4" (50 x 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION	3 1/2" (89 MM) KNAUF ECOLATT® INSULATION
GYPSUM PANELS	ONE LAYER 1/2" (12.7 MM) SHEETROCK ULTRALIGHT GYPSUM PANEL

**GENERAL WALL NOTES:**

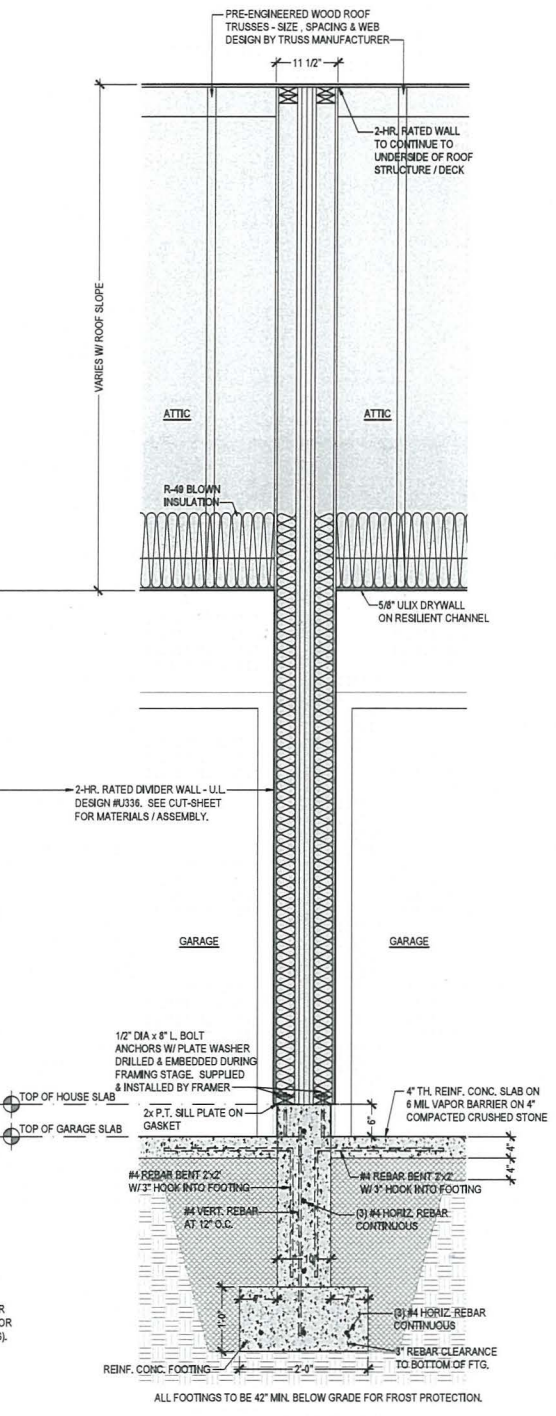
- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
- WHERE DESIGN NO. INDICATES 'PER', THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACoustical PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

**ISSUE RECORD:**  
Revision: K\_SN-AS-2-02



**2 BUILDING SECTION - BUILDING TYPE-B**  
SCALE: 1/4" = 1'-0"

**EXTERIOR FINISH NOTES:**  
PROVIDE CORROSION RESISTANT FLASHING TO PREVENT MOISTURE FROM ENTERING THE EXTERIOR WALLS AROUND OPENINGS, AT CHANGES IN MATERIAL AND AT CHANGES IN PLANE.  
FIBER CEMENT SIDING SHALL CONFORM TO ASTM C 1186, TYPE A. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.



**3 DIVIDER WALL SECTION**  
SCALE: 3/4" = 1'-0"

Illinois law requires anyone digging, regardless of the depth of the project, to call JULIE at 1-800-492-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call. CALL JULIE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

Illinois State Board of Examiners  
Professional Engineer  
DANIEL L. RIFE  
001-1018457  
EXPIRES 11/30/24

Visions & Solutions for the Built Environment  
**DLIPE ARCHITECTURE**  
Bliss Design Firm LLC, No. 164002700001  
www.dlipearchitecture.com  
600 School Street  
Normal, IL 62075  
cell: 217-627-4208

**DOVER DEVELOPMENT**

PROJ. NO.: 2338-B Original: 05/17/24 BUILDING/WALL SECTIONS  
DATE: 06/14/24 Rev. 1: 06/14/24  
Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423

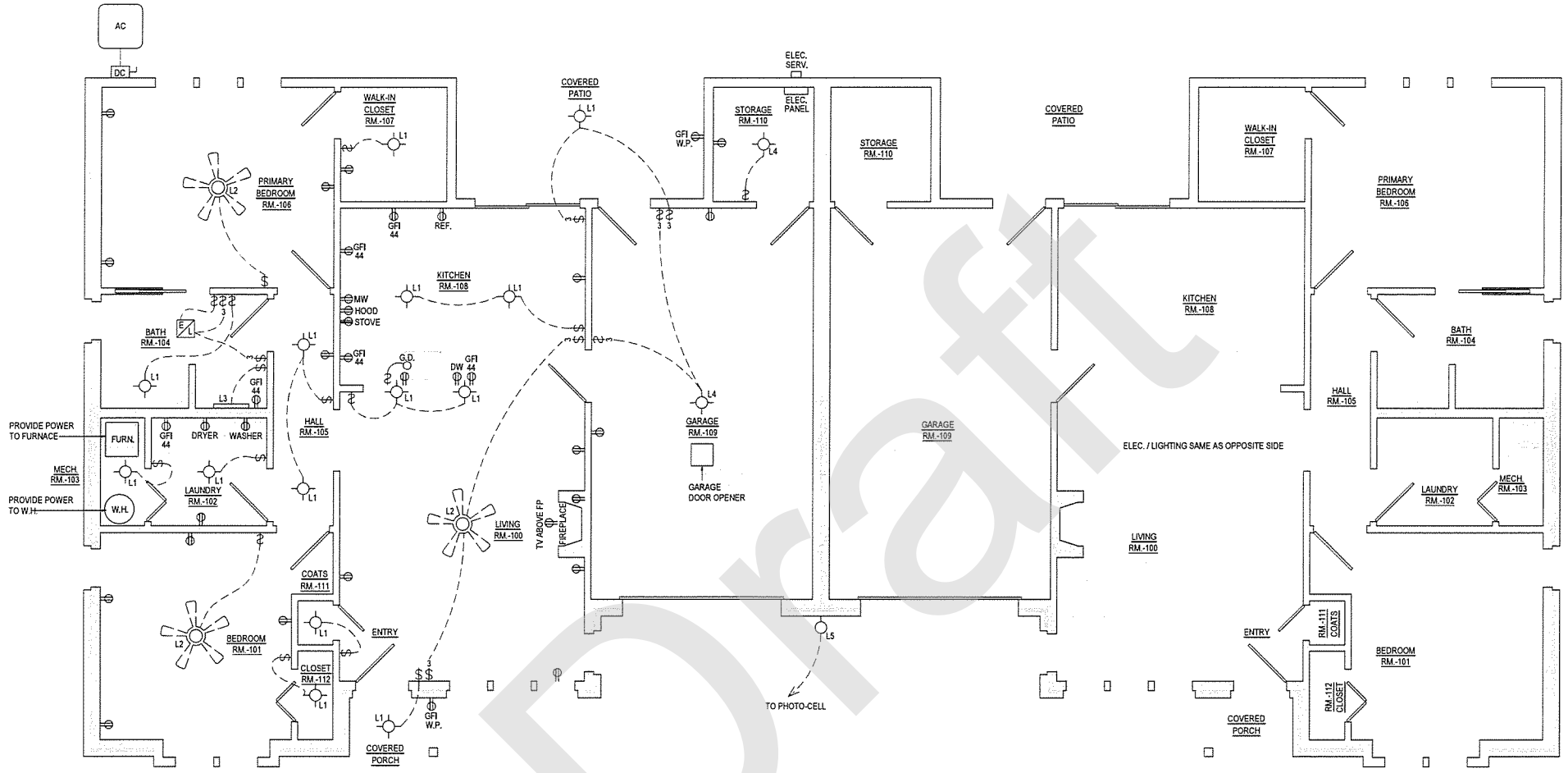
**A5**





LT NO.	FIXTURE TYPE	FIXTURE MANUF.	FIXTURE CATALOG NO.	FIXTURE DESCRIPTION	LAMP MANUF.	LAMP CATALOG NO.	POST MANUF.	POST CATALOG NO.	ADDITIONAL NOTES
L1	CEILING RECESSED	NORA	R65003AW						
L2	CEILING FAN	CRAFTMADE	PH445BN4-BNGW						CRAFTMADE PH445BN4-BNGW (Brushed Nickel/Greywood Blades)
L3	WALL VANITY	CAPITAL LIGHTING	119331EN-674						119331EN-674 (BRUSHED NICKEL) / CAPITAL LIGHTING
L4	CEILING SURFACE MOUNT								WITH L.E.D. BULB
L5	EXTERIOR WALL SCONCE	PROGRESS	PS60022-020	2-LAMP	SATCO	5.5W CTC/LED/90K/CL120V			

1 CORRECTED L3 MODEL NO.



POWER / LIGHTING PLAN - BUILDING TYPE-B  
SCALE: 1/4" = 1'-0"

**ELECTRICAL NOTES:**  
LIGHTS, LIGHT SWITCHES AND RECEPTACLE LOCATIONS NOTED ON DRAWINGS.  
BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
ALL FURNACES TO HAVE DISCONNECTS AT LOCATIONS REQUIRED BY 2014 NEC.  
ALL SMOKE DETECTORS TO BE PLACED EVERY 30 FT. IN COMMON AREAS OR PER FIRE ALARM CODE.  
ALL PIPES 3" OR GREATER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.  
ALL OUTLETS TO BE SET AT 20" TO BOTTOM OF BOX ABOVE FLOOR.  
ALL HVAC EQUIPMENT MUST HAVE AN OUTLET WITHIN 25 FT. FOR SERVICING.  
ALL OUTLETS WITHIN 6 FT. OF SINKS (KITCHEN, SALON, LAUNDRY, MOP, ETC.) MUST BE GFI PROTECTED.  
ALL OUTLETS THAT SERVE COUNTER SPACE IN KITCHEN MUST BE GFI PROTECTED.  
AC DISCONNECT TO BE 30" FROM FLOOR TO CENTER OF BOX.  
PHOTO-EYE TO BE CONNECTED TO MULTIPLE CONTACTORS AT PANELS SERVING THE LOAD.  
CHECK ALL ELECTRICAL CONNECTIONS, WHERE ALUMINUM WIRE IS TERMINATED AND RE-WORK. (SEC. 110.122, NEC)  
DISCONNECTS ARE REQUIRED FOR ALL APPLIANCES AND EQUIPMENT. (SEC. 422.30, NEC)  
METALLIC CONDUIT SHALL BE PERMITTED TO BE USED AS AN ACCEPTABLE PATH TO GROUND. ANY NON-METALLIC RACEWAY (FOR EXAMPLE, UNDERGROUND) SHALL BE PROVIDED WITH A GROUND CONDUCTOR.

ELEC. SYMBOL LEGEND (GENERIC - NOT ALL USED)	
	REMOTE EMERG. LIGHT TOP 2074 HEAD REMOTE
	4FT. x 48IN. FLUORESCENT
	4FT. x 36IN. FLUORESCENT
	4FT. x 18IN. FLUORESCENT
	CEILING FAN
	CEILING LIGHT
	WALL SCONCE LIGHT
	CHANDIELIER LIGHT
	RECESSED CAN LIGHT
	EXHAUST FAN
	EXHAUST FAN / HEAT LIGHT
	EMERGENCY LIGHT WALL PACK
	EXIT SIGN
	DIRECTIONAL EXIT SIGN
	ELECTRICAL PANEL
	DOORBELL (SEE NOTE 1 BELOW)
	HIGH DEF. M.A. MEDIA INTERFACE
	COAX CABLE
	POTS (PLAIN OLD TELEPHONE SERVICE)
	ETHERNET (DATA CAT 568B - VERT)
	RADAR DETECTOR - PROVIDE POWER
	SMOKE DETECTOR
	OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	FLOOR OUTLET
	209240 OUTLET
	SINGLE POLE SWITCH
	DIMMER SWITCH
	TIMER SWITCH
	CEILING SPEAKER - 6IN FOUR SEASONS AND 4IN LOUNGE
	PROVIDE POWER OUTLET ABOVE CEILING FOR HORSE CALL REPEATER

150.27 ADOPTION OF THE 2011 NATIONAL ELECTRICAL CODE  
The 2011 National Electrical Code (NFPA-70) published by the National Fire Protection Association is hereby adopted as the Electrical Code of the Village of Frankfort, and all of the regulations, provisions, penalties and terms of the NFPA-70, 2011 Edition are hereby referred to as adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes to such Code which are as follows:  
A. The following Codes and Standards are adopted by reference as part of the Village's adoption of the above National Electrical Code:  
(a) The Electrical Industry Association (E.I.A.) and the Telephone Industry Association (T.I.A.) Standards.  
(b) Amendments to EIA/TIA Standard 570.  
(c) Section 5.3.5.2 of the EIA/TIA is amended to add a minimum of one wire run shall be installed to each of the following rooms in residences, (where applicable): Kitchen, All Bedrooms, Family/Guest room, Den/Study  
1. ANSI (American National Standards Institute) #21-83-98 - Fuel Cell Power Plants (Referenced in Code Section# 1202.10)  
2. UL (Underwriters Laboratories) #910-98 - Test for Flame - Propagation and Smoke-Density Values for Electrical and Optical-Fiber Cables Used in Space Transporting Environmental Air (Referenced in Code Section #1202.8) #2043-96 - Standard for Fire Test for Heat and Visible Smoke Release for Discrete Products and Their Accessories Installed in Air-Handling Spaces (Referenced in Code Section 1202.8.1)  
# 119-99 - Emergency and Standby Power Systems (Referenced in Code Section 1202.6)  
# 119-99 - Stored Electrical Energy Emergency and Standby Power Systems (Referenced in Code Section 1202.6)  
B. The following articles are deleted from the Electrical Code:  
Article 230.43 - Wiring Methods  
Article 320 - Armored Cable: Type AC

Article 322 - Flat Cable Assemblies: Type FC  
Article 324 - Flat Conductor Cable (FCC) usually under carpets  
Article 326 - Integrated Gas Spacer Cable  
Article 328 - Medium Voltage Cable (Type MV) 2001 Volts or higher  
Article 334 - Non-Metallic Sheathed Cable/Type NM, NMC & NMS  
Article 338 - Service - entrance Cable/Type SE & USE  
Article 352.10.A - Concealed: In walls, floors & ceilings  
Article 352.10.C - Chinders. In chinder fill.  
Article 352.10.F - Exposed  
Article 362 - Electrical Non-Metallic Tubing (flexible corrugated)  
Article 362 - Non-Metallic Extensions  
Article 364 - Concealed Knob-and-Tube Wiring  
Article 368 - Pertaining to open wiring on insulators  
A. Adopt the following: "All conductors shall be installed in approved metallic raceways".  
B. The following articles of the Electrical Code are amended:  
1. Article 230.43 is amended to read "All electrical utility services shall only be installed in rigid metal conduit (or other material as approved), or intermediate metal conduit (or other material as approved) above ground and entering the building."  
a. All underground branch-circuit and feeder conductors shall be protected against overcurrent by an over-current device installed at the point where the conductors receive their supply and all sub-panels will have a main breaker located at the panel.  
b. All conductors entering a building shall be phased marked Brown (A), Orange (B), and Yellow (C).  
2. Article 210.5(C) is amended to add the following: All 120-208 Volt services, feeders, and branch circuits shall have phases marked Black (A), Red (B) and Blue (C). All 277-480 Volt services, feeders, and branch circuits shall be phased marked Brown (A), Orange (B), and Yellow (C).  
3. Article 320 of the N.E.C. and substitute as follows (NFPA-70):  
Armored Cable (Type A.C.): Exceptions:  
Armored cable may be permitted for use in concealed work in dry locations where it is finished in existing walls or partitions where it is not possible to install conduit, EMT or other approved raceway.

Multi-Family Residence Buildings:  
Articles 219-524 and 210-70a of the Electrical Code are amended to add:  
A duplex receptacle shall be installed in each public hallway on each floor, and in each public reception room or foyer in multi-family residences.  
(Ord. 1595, passed 11-4-98; Am. Ord. 1877, passed 1-7-02)  
A) The following provisions are added to the Electrical Code:  
1. All wiring between the meter box and inside service panel, exceeding ten feet (10'), shall require proper wire over current protection.  
2. All new single family dwellings over 2,000 square feet (2,000 s.f.) shall have a minimum of a 200 ampere, 3-wire service, and shall be underground whenever possible, unless otherwise approved by the Village of Frankfort.  
a. Residential Services: Shall be installed on the side of the house closest to the utility pedestal that will feed the meter. The service shall not be installed on the rear of the house unless approved by the Village of Frankfort.  
3. A maximum of three (3) conduits per one and one half inch (1-1/2") 8-B (3/2" Octagon box x 1 Y2" deep) or four conduits per 1,500 (4" square box x 1 Y1" deep) box shall be allowed.  
4. All lights over a bathtub or a shower will be G.F.I. protected.  
a. In commercial and industrial buildings, all receptacles within five feet (5') of water shall be G.F.C.I. receptacles. This includes washrooms, whether they are public or private, or around sinks, showers, tubs, or water fountains.  
5. In all cases duly licensed by a commission in the State of Illinois that provides a test for electrical competency, a bonded Electrical Contractor shall install electrical services and wiring.  
6. Studs, plates and joists must be drilled so as not to break the front half of the wood. If it is broken and the conduit is exposed, a metal plate must be placed across the opening.  
7. Jacuzzi, spa or whirlpool tubs shall be hard wired to a J-Box, with a switch, or protected receptacle where it can be plugged. No cords from motors shall provide through a wall or the floor to be wired. All tub motors will have an access panel with a minimum size of fourteen inches by fourteen inches (14" x 14").

One hundred twenty-five (125) Volt receptacles located within ten feet (10') (3.048 mm) of the inside walls of spas and hot tubs shall be protected by ground-fault circuit-interrupters. One hundred twenty-five (125) Volt receptacles located within five feet (5') (1.524 mm) of the inside walls of hydro massage bathtubs shall be protected by a ground-fault circuit-interrupter.  
b. All hydro massage bathtubs and whirlpool tubs shall be protected by a faceless ground-fault circuit interrupter located within the same room as the tub.  
8. Any 120 volt sump pump or ejector pump shall have a single receptacle, not a duplex receptacle, and shall be on a separate circuit, non-G.F.C.I. type.  
9. Electrical Metallic Tubing (EMT), shall not be used underground, outside exposed to the weather, on outside walls, on roofs exposed to permanent moisture, nor in concrete slab in contact with the earth or fill, where during installation or afterwards, it will be subject to mechanical injury. Plastic, visqueen or similar materials under the tubing is considered same as earth or fill.  
10. Low Voltage Wiring. Low voltage wiring for lighting circuits, TV cable controls, building automation, telephone, intercoms, communications, including signaling circuits on commercial and industrial buildings or where there are metal studs being used, may be run exposed only in accessible areas. When such wiring is installed in inaccessible areas or subject to mechanical injury, or in plenums, all wiring shall be installed in conduit or approved raceway, and all such work requires a permit.  
11. For smoke and carbon monoxide requirements see IRC Code 2012 or Illinois Public Act 094-07 41.



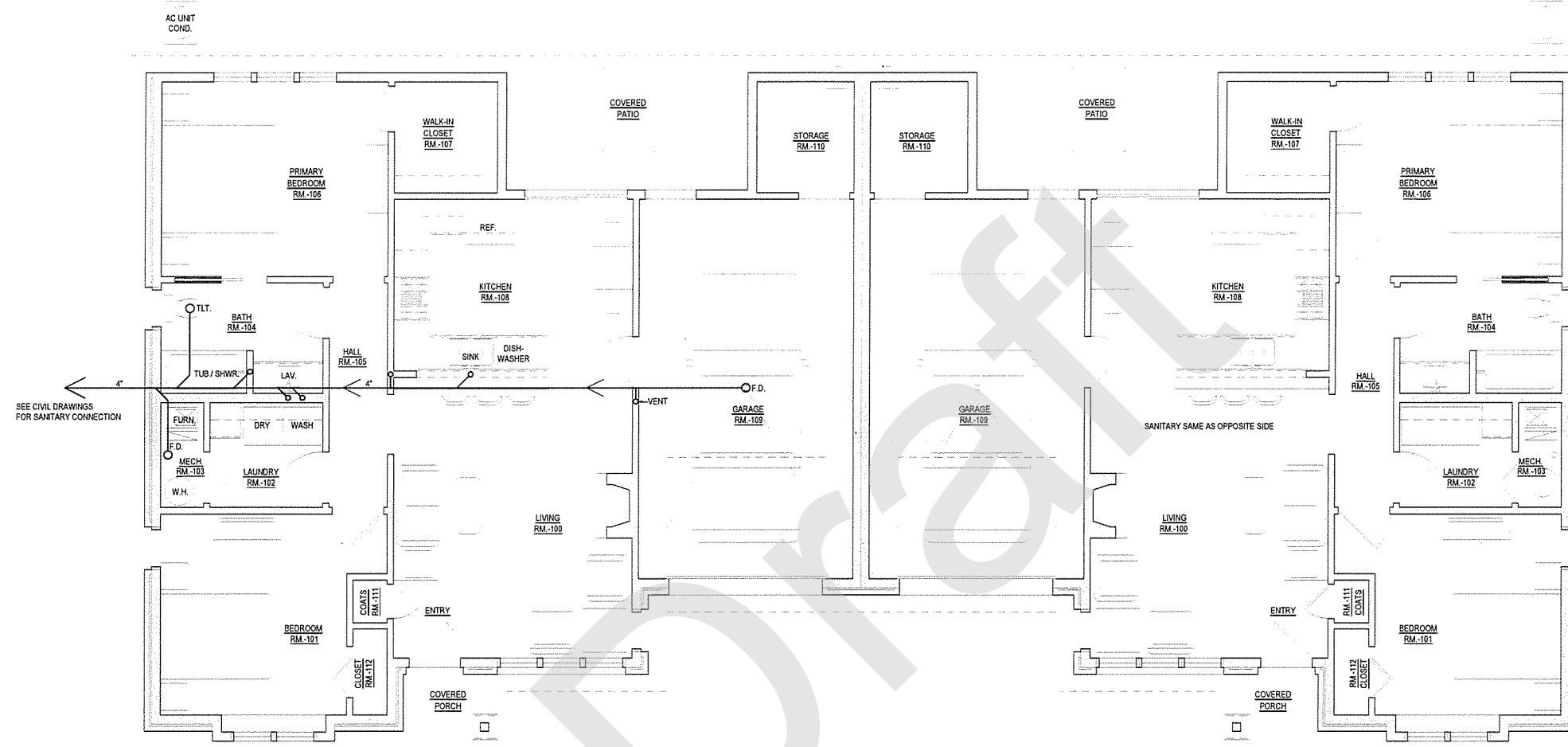
Visions & Solutions for the Built Environment  
**LIPE ARCHITECTURE**  
Interior Design Firm, LLC  
14003704001  
www.lipearchitecture.com  
603 School Street  
Naperville, IL 60563  
cell: 214-247-4131



PROJ. NO.: 2338-B  
DATE: 06/14/24  
Original: 05/17/24  
Rev. 1: 06/14/24  
POWER/LIGHTING PLAN - BUILDING TYPE-B  
Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423  
E1

Illinois law requires anyone digging, regardless of the depth of the depth of the project, to call 811 at 1-800-992-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
NO CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.





PLUMBING SANITARY PLAN - BUILDING TYPE-B  
SCALE: 1/4" = 1'-0"

**PLUMBING NOTES:**  
OUTSIDE SLOTTED LOCATIONS NOTED ON PRINT.  
ALL WATER SUPPLY LINES TO BE UNDER SLAB.  
BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
AT SLAB ROUGH-IN, PLUMBER MUST REMOVE ALL EXCAVATED SOIL AND BACKFILL WITH SAND OR ROCK, SUPPLIED BY PLUMBER.  
ANY PLUMBING PENETRATING THROUGH STUDS OR CEILINGS MUST HAVE METAL PLATE ATTACHED TO STUD ON BOTH SIDES OF WALL.  
PLUMBER RESPONSIBLE FOR COVERING ALL DRAIN AND SUPPLIES PENETRATING SLAB PRIOR TO FOUNDATION SLAB POUR. DUCT TAPE MAY BE USED UNLESS PRESS OVER 2-1/2" WIDE. THIS INCLUDES ALL EXTERIOR SEWER HOOKUPS OUTSIDE THE SLAB.  
PLUMBER RESPONSIBLE FOR CLEAN OUT OF ALL DRAIN AND SUPPLIES PENETRATING SLAB PRIOR TO ROUGH-IN/HOOK-UP.  
ALL CLEAN-OUT COVERS TO BE METAL AND WEAR PROTECTED UNITS FLOORING STAGE OF BUILD.  
ALL DISSIPULAR MATERIALS TO BE CALKED USING A PAINTABLE SILICONEZED CALK. ACRYLIC CALK IS NOT ACCEPTABLE.

**VILLAGE OF FRANKFORT PLUMBING CODE AMENDMENTS**  
ALL DRAIN, WASTE AND VENT MATERIAL SHALL BE SCHEDULE 40 CELLULAR CORE PVC PIPE AND SCHEDULE 40 FITTINGS. ALL WATER PIPING IN THE BUILDING SHALL BE A COMBINATION OF EXPANDABLE PEX AND COPPER. THE WATER MAIN COMING INTO THE BUILDING WILL BE DUCTAL IRON. ALL PLUMBING MATERIALS MUST COMPLY WITH THE 2014 ILLINOIS STATE PLUMBING CODE AS AMENDED BY THE VILLAGE OF FRANKFORT CODE OF ORDINANCES AS INDICATED BELOW:  
SECTION 3. ADOPTION OF PLUMBING CODE  
That Title XV, Chapter 150, Section 150.22, entitled ADOPTION OF THE 2004 ILLINOIS STATE PLUMBING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:  
150.22 ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE  
The Illinois State Plumbing Code, 2014 Edition, including the supplements thereto, as adopted by the Illinois Department of Public Health pursuant to authority included in the Illinois Plumbing License and Code Law, is adopted as the Plumbing Code of the Village of Frankfort, except with the amendments and deletions as follows:  
A) Delete #11 in Table A, Section 850 Appendix A. Delete the following: Polyvinyl Chloride (PVC) pipe.  
B) Delete #4 in Table A, Section 850 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe.  
C) Delete #2 in Table A, Section 850 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe/tubing.  
D) Amend #2 in Agency Notes. \*Amend the following to read: Type L copper tubing, approved for above ground uses only Type K copper for below ground.  
E) Delete in its entirety, Section 850.1500 Installation of wet venting.  
F) Amend Section 850.1340 by amending #4 to provide size of the item which is stated in this Section "shall not be less than 3 inches in diameter."  
G) Delete #12 in Table A, Section 850 Appendix A, Approved Materials for Water Service Pipe. Delete the following: Polyvinyl chloride (PVC) pipe.

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 ILLINOIS STATE PLUMBING CODE

**GENERAL PLUMBING NOTES:**  
CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND PLUMBING SERVICE AND PROVIDE NEW UNDERGROUND PLUMBING SERVICE TO TIE INTO EXISTING SYSTEM AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.  
PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.  
CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING AND PAINTING NECESSARY FOR INSTALLATION OF WORK.  
PROVIDE 1-YEAR LABOR AND MATERIAL WARRANTY COMMENCING AT SUBSTANTIAL COMPLETION OF JOB.  
WATER PIPING SHALL BE TYPE L HARD COPPER WITH 1/2" ARMAFLEX.  
WASTE AND VENT PIPING SHALL BE SCH. 40 PVC-DWV.

PROVIDE 0.5 GPM THERMOSTATIC TEMPERING VALVE ON HOT WATER FIXTURE SUPPLY BELOW EACH LAVATORY.  
ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AT SITE.  
PLUMBING MUST MEET OR EXCEED THE REQUIREMENTS OF: TITLE 77: PUBLIC HEALTH CHAPTER I: DEPARTMENT OF PUBLIC HEALTH SUBCHAPTER 1: WATER AND SEWAGE PART 850 ILLINOIS PLUMBING CODE

**GENERAL PLUMBING NOTES:**  
ALL FIXTURES SHALL BE COMPLETE AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC. TRAPS FOR ALL LAVATORIES SHALL BE REMOVABLE. LOCATE VALVES IN A READILY ACCESSIBLE LOCATION.  
ALL PIPING, APPARATUS, EQUIPMENT, ETC. SHALL BE PROPERLY SUPPORTED, BRACED VERTICALLY AND HORIZONTALLY IN ACCORDANCE WITH APPLICABLE CODES.  
ALL VALVES, CLEANOUTS, ETC. SHALL BE LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS. PROVIDE CLEANOUTS ON ALL ACCESSIBLE TRAPS.  
STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH APPLICABLE CODES.

ALL WATER PIPING SHALL BE INSULATED AND SHALL NOT BE RUN IN AREAS SUBJECT TO FREEZING TEMPERATURES. PROVIDE WATER HAMMER ARRESTERS AND VACUUM BREAKERS AS REQUIRED BY CODE.  
ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
CALK AROUND ALL PLUMBING FIXTURES INSTALLED. CALK SHALL BE NON-HARDENING, NON-YELLOWING, MILDEW RESISTANT SILICONE AND IN A COLOR TO MATCH THE PLUMBING FIXTURE.

**WATER METER AND REMOTE READING TOUCHPAD GUIDELINES & INSTALLATION**  
Each contractor shall be required to provide a 1/2 inch plastic or conduit line from the inside meter location to and through the exterior wall at a location near the area of the gas and/or electric meter for the purpose of running the remote meter wire prior to the rough inspection. The village shall install an outside radio read type meter reading device on each structure prior to occupancy.  
Contractors Responsibility:  
The Contractor shall be responsible for all materials obtained from the Village and shall protect the same from damage at all times. The contractor is responsible to examine all materials prior to signing receipt for it.  
Responsible for Safe Storage:  
The contractor shall be responsible for the safe storage of materials furnished to the contractor for the intended work until it has been incorporated in the completed project or returned undamaged to the Village.  
Any materials furnished by the Village that becomes damaged after acceptance by the contractor, shall be replaced by the contractor at their own expense. The contractor shall return to the Village all undamaged materials furnished by the Utility Department.  
**WATER METER INSTALLATION**  
1. All water metering facilities shall be installed in a plumb and secure manner.  
2. The minimum height for meter socket is 30" from top of foundation.  
3. All meter connections shall be lead free.  
4. Ground rod(s) should be even with finished grades and follow all electrical code guidelines.  
5. When metering equipment is installed in a multiple occupancy building (2 or more tenants): Each meter connection device shall be labeled, tagged or stenciled showing the complete address or unit number being serviced.  
6. A permanent grounding wire shall be installed from the street side of the water meter to the house side of the meter for all residences.

PROJ. NO.: 2338-B Original: 05/17/24  
DATE: 06/14/24 Rev. 1: 06/14/24

PLUMBING SANITARY PLAN - BUILDING TYPE B

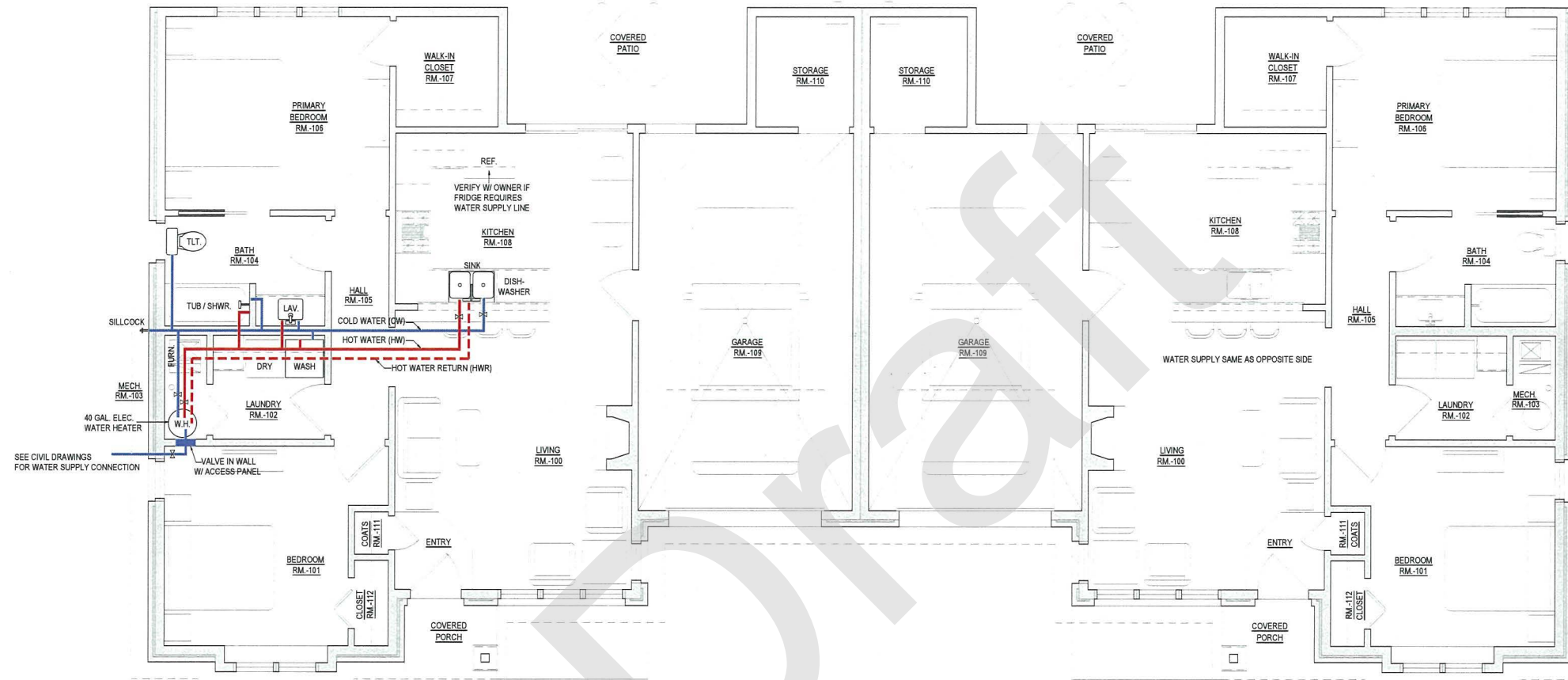
**DOVER DEVELOPMENT**

Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423

P1

VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**LIFE ARCHITECTURE**  
David L. Pfeiffer, P.E., LEED AP  
1400 N. 11th Street, Suite 100  
Frankfort, IL 60423  
Tel: 815.233.8800  
www.lifearchitecture.com

Illinois law requires anyone digging, regardless of the depth of the project, to call 800-492-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



1 PLUMBING SUPPLY PLAN - BUILDING TYPE-B  
 P2 SCALE: 1/4" = 1'-0"

**PLUMBING NOTES:**  
 OUTSIDE SILLCOCK LOCATIONS NOTED ON PRINT.  
 ALL WATER SUPPLY LINES TO BE UNDER SLAB.  
 BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
 AT SLAB ROUGH-IN, PLUMBER MUST REMOVE ALL EXCAVATED SOIL AND BACKFILL WITH SAND OR ROCK SUPPLIED BY PLUMBER.  
 ANY PLUMBING PENETRATING THROUGH STUDS OR CEILINGS MUST HAVE METAL PLATE ATTACHED TO STUD ON BOTH SIDES OF WALL.  
 PLUMBER RESPONSIBLE FOR COVERING ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO FOUNDATION SLAB POUR. DUCT TAPE MAY BE USED UNLESS PRESS IS OVER 2-1/2" IN DIA. THIS INCLUDES ALL EXTERIOR SEWER HOOK-UPS OUTSIDE THE SLAB.  
 PLUMBER RESPONSIBLE FOR CLEAN OUT OF ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO ROUGH-IN HOOK-UP.  
 ALL CLEAN-OUT COVERS TO BE METAL AND WEAR PROTECTED UNTIL FLOORING STAGE OF BUILD.  
 ALL DISSIMILAR MATERIALS TO BE CAULKED USING A PAINTABLE SILICONEZED CAULK. ACRYLIC CAULK IS NOT ACCEPTABLE.

**VILLAGE OF FRANKFORT PLUMBING CODE AMENDMENTS**

**ALL DRAIN, WASTE AND VENT MATERIAL SHALL BE SCHEDULE 40 CELLULAR CORE PVC PIPE AND SCHEDULE 40 FITTINGS. ALL WATER PIPING IN THE BUILDING SHALL BE A COMBINATION OF EXPANDABLE PEX AND COPPER. THE WATER MAIN COMING INTO THE BUILDING WILL BE DUCTAL IRON. ALL PLUMBING MATERIALS MUST COMPLY WITH THE 2014 ILLINOIS STATE PLUMBING CODE AS AMENDED BY THE VILLAGE OF FRANKFORT CODE OF ORDINANCES AS INDICATED BELOW:**

**SECTION 3. ADOPTION OF PLUMBING CODE**  
 That Title XV, Chapter 150, Section 150.22, entitled ADOPTION OF THE 2004 ILLINOIS STATE PLUMBING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:  
 150.22 ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE  
 The Illinois State Plumbing Code, 2014 Edition, including the supplements thereto, as adopted by the Illinois Department of Public Health pursuant to authority included in the Illinois Plumbing License and Code Law, is adopted as the Plumbing Code of the Village of Frankfort, except with the amendments and deletions as follows:  
 A) Delete #11 in Table A, Section 890 Appendix A. Delete the following: Polyvinyl Chloride (PVC) pipe.  
 B) Delete #4 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe.  
 C) Delete #2 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe/tubing.  
 D) Amend #2 in "Agency Notes." Amend the following to read: Type L copper tubing, approved for above ground uses only Type K copper for below ground.  
 E) Delete in its entirety, Section 890.1500 Installation of wet venting.  
 F) Amend Section 890.1340 by amending #4 to provide size of the item which is stated in this Section "shall not be less than 3 inches in diameter."  
 G) Delete #12 in Table A, Section 890 Appendix A, Approved Materials for Water Service Pipe. Delete the following: Polyvinyl chloride (PVC) pipe.

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 ILLINOIS STATE PLUMBING CODE

**GENERAL PLUMBING NOTES:**  
 CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND PLUMBING SERVICE AND PROVIDE NEW UNDERGROUND PLUMBING SERVICE TO THE INTO EXISTING SYSTEM AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.  
 PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.  
 CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING AND PAINTING NECESSARY FOR INSTALLATION OF WORK.  
 PROVIDE 1-YEAR LABOR AND MATERIAL WARRANTY COMMENCING AT SUBSTANTIAL COMPLETION OF JOB.  
 WATER PIPING SHALL BE TYPE L HARD COPPER WITH 1/2" ARMAFLEX.  
 WASTE AND VENT PIPING SHALL BE SCH. 40 PVC-DWV.  
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 CAULK AROUND ALL PLUMBING FIXTURES INSTALLED. CAULK SHALL BE NON-HARDENING, NON-YELLOWING, MILDEW RESISTANT SILICONE AND IN A COLOR TO MATCH THE PLUMBING FIXTURE.

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PROJ. NO.: 2338-B  
 DATE: 06/14/24  
 Original: 05/17/24  
 Rev. 1: 06/14/24

PLUMBING SUPPLY PLAN - BUILDING TYPE-B

**DOVER DEVELOPMENT**  
 Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

**P2**

VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**LIPE ARCHITECTURE**  
 Licensed Designer: Eric Lipe, No. 10400270-0001  
 www.lipearchitecture.com  
 603 School Street  
 Normal, IL 62075  
 Phone: 217-527-4034  
 Email: eric@lpe.com

Illinois law requires anyone digging, regardless of the depth of the project, to call 811 or 1-800-482-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
 NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

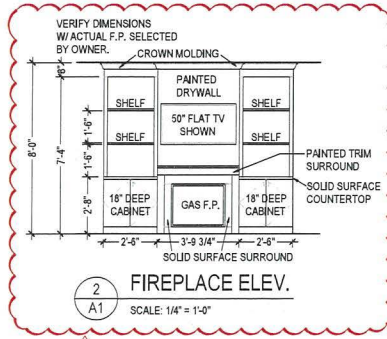


# Dover Development - Independent Living Cottage - Building TYPE-C

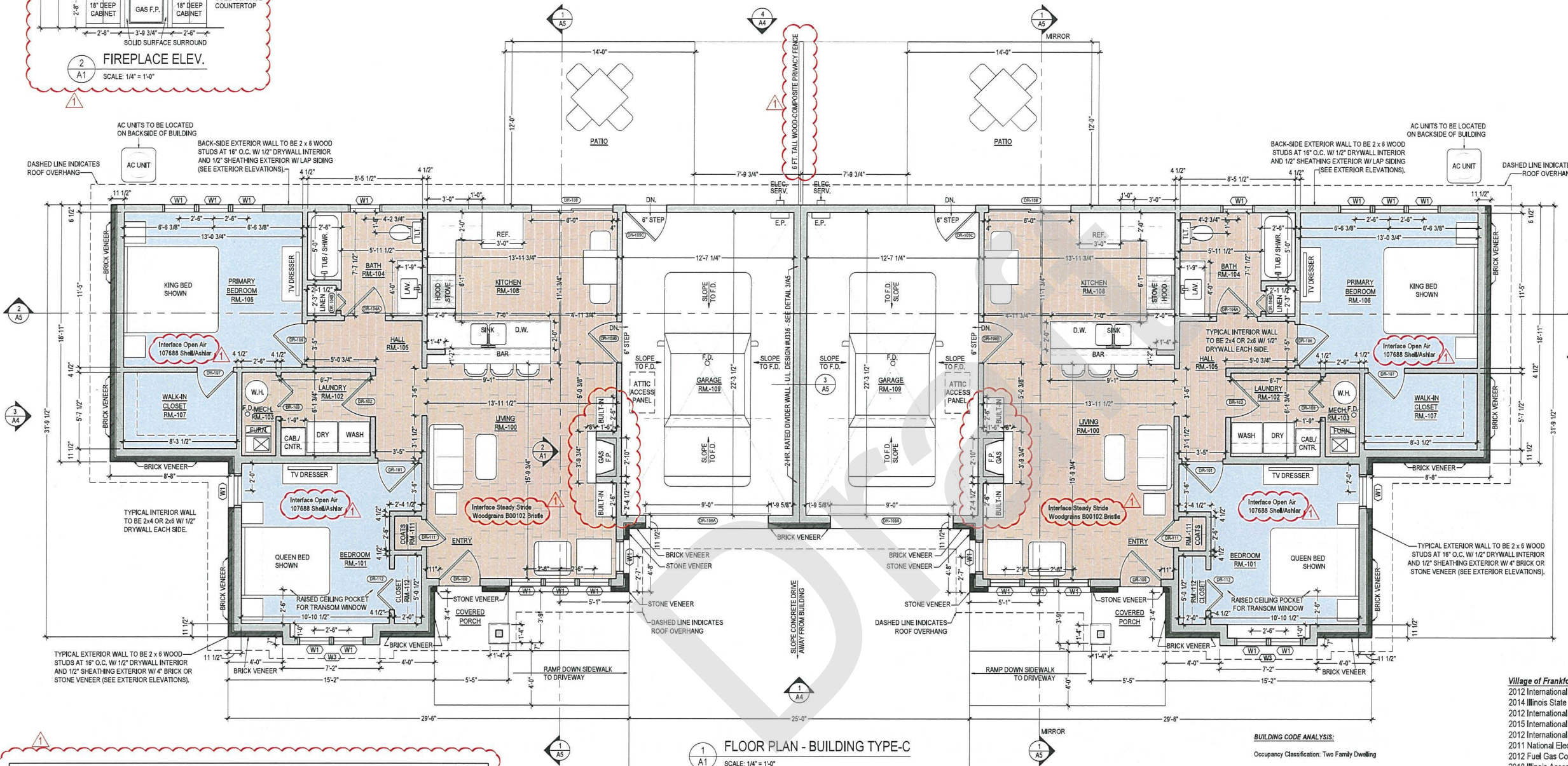
Wolf Road, Frankfort, IL 60423

**RECEIVED**

By Christopher Gruba at 11:31 am, Jul 08, 2024



- Cabinet/Plumbing Fixture Information:**
- Unit Cabinetry:
    - Provider: CKF
    - Cambridge Style (Full Overlay)
    - Color: Maple Stain
  - Unit Countertops:
    - Kitchen: Wilsonart Organic Cotton 4945-38
    - Bathrooms: White Cultured Marble
  - Cabinet Hardware:
    - Hardware Resources (176SN) 128 mm
    - Center-to-Center Sash Nickel Naples Cabinet Bar Pull
  - Kitchen Faucet:
    - Peerless Single-Handle Pull-Down Kitchen Faucet (P7946LF-SS-1.5) in Stainless Steel
  - Restroom Faucet:
    - Noble 201-7693 (Brushed Nickel)



FLOOR PLAN - BUILDING TYPE-C

SCALE: 1/4" = 1'-0"

CONSULT WITH OWNER FOR FINAL MATERIAL, FINISH, CASEWORK & EQUIPMENT SELECTIONS

2-BED, 1 BATH UNIT = 1,045 SF EACH  
 1-CAR GARAGE = 311 SF EACH  
 TOTAL BUILDING AREA = 2,712 SF

**DOOR SCHEDULE**

DOOR NO.	FRAME			DOOR			REMARKS		
	MATL.	FINISH	THICK	MATL.	FINISH	RATING			
100	WOOD	PAINT	3-0"	6-8"	1-3/4"	METAL	PAINT	NONE	FRONT ENTRY DOOR
101	WOOD	PAINT	3-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	BEDROOM DOOR
102	WOOD	PAINT	3-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	LAUNDRY DOOR
103	WOOD	PAINT	3-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	MECH. RM. BIFOLD DOOR
104A	WOOD	PAINT	3-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	BATH SWING DOOR
104B	WOOD	PAINT	2-8"	6-8"	1-3/4"	WOOD	PAINT	NONE	LINEN CLOSET DOOR
106	WOOD	PAINT	3-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	BEDROOM DOOR
107	WOOD	PAINT	2-8"	6-8"	1-3/4"	WOOD	PAINT	NONE	WALK-IN CLOSET DOOR
108A	WOOD	PAINT	6-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	SLIDING GLASS PATIO DOOR
108B	-	-	9-0"	7-0"	-	METAL	PRE-FIN	NONE	INSULATED SECTIONAL GARAGE DOOR
109B	WOOD	PAINT	3-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	GARAGE-TO-HOUSE ENTRY DOOR
109C	WOOD	PAINT	3-0"	6-8"	1-3/4"	METAL	PAINT	NONE	GARAGE BACK EXTERIOR DOOR
111	WOOD	PAINT	2-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	COATS CLOSET DOOR
112	WOOD	PAINT	3-0"	6-8"	1-3/4"	WOOD	PAINT	NONE	BEDROOM CLOSET BIFOLD DOOR

All Interior Doors are White with White Frame

**DOOR NOTES:**

THRESHOLDS SHALL HAVE A BEVELED SLOPE NOT GREATER THAN 1/2 FOR SILLS GREATER THAN 1/4" IN HEIGHT. ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.

ANY GLASS WITHIN A 2 FT. RADIUS OF A DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE MUST BE SAFETY GLASS.

ANY GLASS WHOSE BOTTOM EDGE IS CLOSER THAN 18" TO THE FLOOR, WHOSE TOP EDGE IS GREATER THAN 38" ABOVE THE FLOOR AND HAS A PANE AREA GREATER THAN 9 SQ. FT. MUST BE SAFETY GLASS.

EXTERIOR DOORS SHALL RECEIVE A THRESHOLD, WEATHERSTRIPPING, FULL PERIMETER SEALANT AND A BOTTOM SWEEP.

EXTERIOR DOOR FRAMES SHALL BE INSULATED.

EXTERIOR DOOR GLAZING SHALL BE INSULATED.

PROVIDE 1 1/2 PAIR OF BUTT HINGES AT ALL SINGLE DOORS AND 3 PAIR AT ALL DOUBLE DOORS.

COORDINATE KEYING WITH OWNER.

**ROOM FINISH SCHEDULE**

RM. NO.	ROOM NAME	FLOORS	WALLS	BASE	CEILING	CEILING HEIGHT	REMARKS
RM-100	LIVING		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	
RM-101	BEDROOM		CARPET	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	PROVIDE RAISED CEILING POCKET FOR TRANSOM WINDOW
RM-102	LAUNDRY		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 08 ICICLE	8'-0"	
RM-103	MECH.		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 08 ICICLE	8'-0"	
RM-104	BATH		VINYL PLANK	GYP. BD. - PAINT	VINYL - JOHNSONITE 08 ICICLE	8'-0"	
RM-105	HALL		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	
RM-106	PRIMARY BEDROOM		CARPET	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	
RM-107	WALK-IN CLOSET		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	
RM-108	KITCHEN		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	
RM-109	GARAGE		CONCRETE	GYP. BD. - PAINT	-	8'-6"	
RM-110	NOT USED						
RM-111	COATS		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	
RM-112	CLOSET		VINYL PLANK	GYP. BD. - PAINT	WOOD - WHITE	8'-0"	

WALL PAINT FINISH TO BE SW 1015 SKYLINE STEEL - EGGSHELL.  
 CEILING PAINT FINISH TO BE SW 7005 EXTRA WHITE - FLAT.

**BUILDING CODE ANALYSIS:**

Occupancy Classification: Two Family Dwelling

Construction type will be 5B.

Building to be fully sprinklered per NFPA-13D and the Village of Frankfort Fire Code.

BUILDING AREA = 2,712 GSF (GROSS SQUARE FEET - MEASURED TO OUTSIDE SURFACE OF EXTERIOR WALL)

FIRE SUPPRESSION SYSTEM SHOP DRAWINGS TO BE SUBMITTED TO THE CITY OF FRANKFORT UNDER SEPARATE COVER

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.

**Seismic Load Information**  
 Seismic Importance Factor, I<sub>e</sub> = 1.0  
 Mapped Spectral Response Accelerations, S<sub>s</sub> = 0.21 and S<sub>1</sub> = 0.12  
 Site Class D  
 Spectral Response Coefficients, SDS = 0.224 and SD1 = 0.186.  
 Seismic Design Category B.  
 Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels.  
 Seismic Response Coefficient, C<sub>s</sub> = 0.0345.  
 Response Modification Factor, R = 6.5.  
 Analysis Procedure - Equivalent Lateral Force Design Procedure.  
 1604 - Occupancy Category II.  
 1806 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

**Design Loads in Accord with IBC.**  
 Roof Dead Load 20 psf  
 Live Load 20 psf  
**Snow Load Information**  
 Ground Snow Load, P<sub>g</sub> = 34 psf  
 Snow Exposure Factor, C<sub>e</sub> = 1.0  
 Snow Load Importance Factor, I<sub>s</sub> = 1.0  
 Thermal Factor, C<sub>t</sub> = 1.1  
**Wind Load Information**  
 Basic Wind Speed = 115 mph  
 Wind Importance Factor, I<sub>w</sub> = 1.0  
 Wind Exposure C  
 Internal Pressure Coefficient = +0.18, -0.18  
 Component and cladding wind pressures in accord with IBC.

**Owner Contact:**  
 Dover Development  
 300 Hunter Avenue  
 Suite 200  
 St. Louis, MO 63124-2013  
 314-932-2352

**Civil Engineer Contact:**  
 HR Green, Inc.  
 2363 Sequoia Drive  
 Suite 101  
 Aurora, IL 60506  
 630-553-7560

**General Contractor Contact:**  
 Brahms Construction  
 300 Hunter Avenue  
 Suite 200  
 St. Louis, MO 63124-2013  
 314-884-2003

**INDEX OF SHEETS**

- A1 FLOOR PLAN - BUILDING TYPE-C
- A2 ROOF PLAN - BUILDING TYPE-C
- A3 FOUNDATION PLAN - BUILDING TYPE-C
- A4 EXTERIOR ELEVATIONS - BUILDING TYPE-C
- A5 BUILDING / WALL SECTIONS
- M1 HVAC PLAN - BUILDING TYPE-C
- E1 POWER / LIGHTING PLAN - BUILDING TYPE-C
- P1 PLUMBING SANITARY PLAN - BUILDING TYPE-C
- P2 PLUMBING SUPPLY PLAN - BUILDING TYPE-C

**DRAWING REVISIONS RECORD**

DATE	REV. NO.	ISSUE	REMARKS
06/14/24	1	OWNER COMMENTS	REVISED INT. FINISHES PER OWNER COMMENTS, CHANGED VINYL FENCE TO WOOD-COMPOSITE

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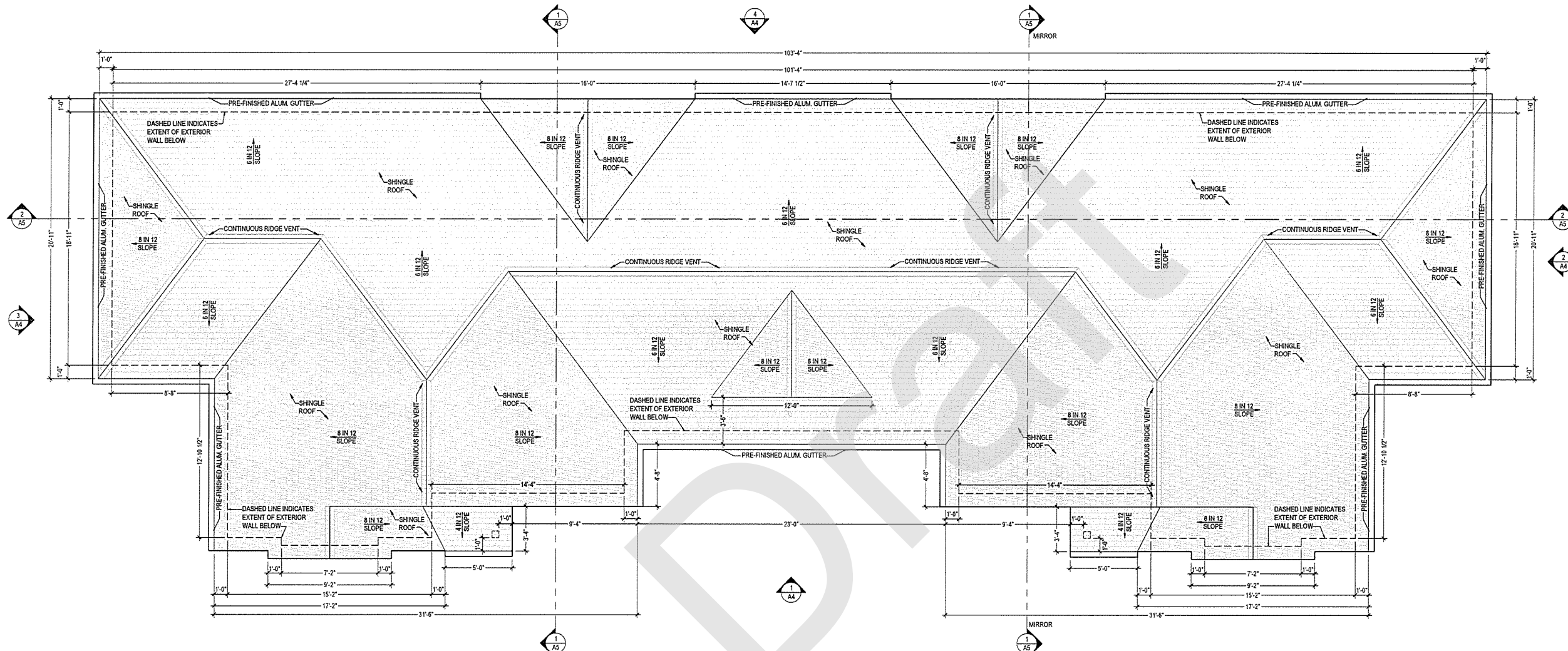
PROJ. NO.: 2339-C Original: 06/17/24 FLOOR PLAN - BUILDING TYPE-C  
 DATE: 06/14/24 Rev. 1: 06/14/24

**DOVER DEVELOPMENT**  
 21507 S. Wolf Road, Frankfort, IL 60423

**LIPE ARCHITECTURE**  
 603 Schenck Street  
 Normal, IL 62075  
 www.lipearchitecture.com  
 618-242-4039

Visions & Solutions for the Built Environment





1 ROOF PLAN - BUILDING TYPE-C  
SCALE: 1/4" = 1'-0"

**Seismic Load Information**  
 Seismic Importance Factor,  $I_e = 1.0$   
 Mapped Spectral response Accelerations,  $S_s = 0.21$  and  $S_1 = 0.12$   
 Site Class D  
 Spectral Response Coefficients,  $SDS = 0.224$  and  $SD1 = 0.185$   
 Seismic Design Category B  
 Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels  
 Seismic Response Coefficient,  $C_s = 0.0345$   
 Response Modification Factor,  $R = 6.5$   
 Analysis Procedure - Equivalent Lateral Force Design Procedure  
 1604 - Occupancy Category II  
 1806 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

Design Loads in Accord with IBC  
 Roof Dead Load 20 psf  
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**Snow Load Information**  
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 Snow Load Importance Factor,  $I_s = 1.0$   
 Thermal Factor,  $C_t = 1.1$   
**Wind Load Information**  
 Basic Wind Speed = 115 mph  
 Wind Importance Factor,  $I_w = 1.0$   
 Wind Exposure C  
 Internal Pressure Coefficient = +0.18, -0.18  
 Component and cladding wind pressures in accord with IBC.

Roof shingles shall be: CertainTeed Landmark - Weather Wood

ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES, DIMENSIONAL STYLE, 230 LB. PER SQUARE.  
 ROOF SHEATHING TO BE 1/2" OSB WITH H-CLIPS.  
 ATTIC SPACE TO BE VENTED BY RIDGE, CENTER, GABLE AND SOFFIT VENTS.  
 ATTIC ACCESS SIZE TO BE A MINIMUM OF 22" x 22" x 12" ABOVE TRUSS BOTTOM CHORD WITH PLYWOOD TO ALLOW FOR INSULATION DEPTHS TO BE ACHIEVED. PROVIDED BY FRAMER.

PRE-ENGINEERED WOOD ROOF TRUSSES - SIZE, SPACING & WEB DESIGN BY TRUSS MANUFACTURER  
 TRUSS-TO-WALL CLIPS EACH TRUSS CONNECTION

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAIS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.

CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT JOB SITE PRIOR TO COMPLETION OF FRAMING.

PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TP 1.  
 ALL ALUMINUM GUTTERING SHALL BE 6" SIZE.

PROVIDE 3 FT. WIDE ROLL, SELF-ADHERING ICE & WATER BARRIER AT ALL ROOF EDGES, VALLEYS, HPS, CHIMNEYS, SKYLIGHTS, AND MECHANICAL, ELECTRICAL & PLUMBING ROOF PENETRATIONS.

**ASPHALT SHINGLES TO BE INSTALLED PER IBC 2012 - SEE BELOW.**

**SECTION 1507 REQUIREMENTS FOR ROOF COVERINGS**  
 1507.1 Slope. Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions.  
 1507.2 Asphalt shingles. The installation of asphalt shingles shall comply with the provisions of this section.  
 1507.2.1 Deck requirements. Asphalt shingles shall be fastened to solid sheathed decks.  
 1507.2.2 Slope. Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (17-percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) up to four units vertical in 12 units horizontal (33-percent slope), double underlayment application is required in accordance with Section 1507.2.3.  
 1507.2.3 Underlayment. Unless otherwise noted, required underlayment shall conform to ASTM D 225, Type I, ASTM D 4893, Type I, or ASTM D 8757.  
 1507.2.4 Self-adhering polymer modified bitumen sheet. Self-adhering polymer modified bitumen sheet shall comply with ASTM D 1975.  
 1507.2.5 Asphalt shingles. Asphalt shingles shall comply with ASTM D 225 or ASTM D 3452.  
 1507.2.6 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, aluminum or copper roofing nails, minimum 12 gauge (0.105 inch (2.7 mm) diameter) with a minimum 3/8 inch diameter (9.5 mm) head of a length to penetrate through the roofing materials and a minimum of 1/2 inch (12.7 mm) into the roof sheathing. Where the roof sheathing is less than 1/2 inch (12.7 mm) thick, the nails shall penetrate through the sheathing. Fasteners shall comply with ASTM 1507.

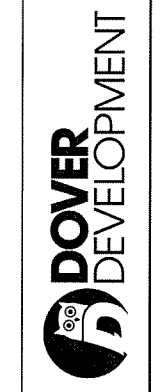
1507.2.6.1 High wind attachment. Underlayment applied in areas subject to high winds (greater than 110 mph (43.2 m/s) in accordance with Figure 1605) shall be applied with corrosion-resistant fasteners in accordance with the manufacturer's instructions. Fasteners are to be applied along the overlap at a maximum spacing of 36 inches (914 mm) on center.  
 1507.2.6.2 Ice barrier. In areas where there has been a history of ice damming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.  
 Exception: Detached accessory structures that contain no conditioned floor area.  
 1507.2.6.3 Flashings. Flashing for asphalt shingles shall comply with this section. Flashing shall be applied in accordance with this section and the asphalt shingle manufacturer's printed instructions.  
 1507.2.6.4 Base and cap flashing. Base and cap flashing shall be installed in accordance with the manufacturer's instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.013-inch (0.483 mm) thickness or mineral- surfaced roll roofing weighing a minimum of 77 pounds per 100 square feet (3.75 kg/m<sup>2</sup>). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.013-inch (0.483 mm) thickness.

1507.2.7 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 2:1 units vertical in 12 units horizontal (17%), shingles shall be installed as required by the manufacturer.  
 1507.2.7.1 Wind resistance. Asphalt shingles shall be tested in accordance with ASTM D 7158. Asphalt shingles shall meet the classification requirements of Table 1507.2.7.1(1) for the appropriate maximum basic wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D 7158 and the required classification in Table 1507.2.7.1(1).  
 Exception: Asphalt shingles not included in the scope of ASTM D 7158 shall be tested and labeled to indicate compliance with ASTM D 3161 and the required classification in Table 1507.2.7.1(2).  
 1507.2.8 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) and up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a minimum 15-inch-wide (483 mm) strip of underlayment laid parallel with and starting at the eaves, fastened sufficiently to hold in place. Starting at the eaves, apply 35-inch-wide (891 mm) sheets of underlayment overlapping successive sheets 18 inches (483 mm), by fastening sufficiently to hold in place. Distances in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied through fasteners, parallel to and starting from the eaves and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Distances in the underlayment shall not interfere with the ability of the shingles to seal.

1507.2.8.2 Valleys. Valley knips shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley knips of the following types shall be permitted:  
 1. For open valleys (valley knip exposed) lined with metal, the valley knip shall be at least 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table 1507.2.8.2.  
 2. For open valleys, valley knip of two pieces of mineral-surfaced roll roofing complying with ASTM D 3309 or ASTM D 6390 shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914 mm) wide.  
 3. For closed valleys (valleys covered with shingles), valley knip of one ply of smooth roll roofing complying with ASTM D 6390, and at least 36 inches (914 mm) wide or types as described in Item 1 or 2 above shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM 1975 shall be permitted in lieu of the knip material.  
 1507.2.8.3 Drip edge. Provide drip edge at eaves and gables of shingle roofs. Drip edge to be a minimum of 2 inches (51 mm). Eave drip edges shall extend 1/4 inch (6.4 mm) past the shingle and extend back on the roof a minimum of 2 inches (51 mm). Drip edge shall be mechanically fastened a maximum of 12 inches (305 mm) o.c.  
 1507.3 Clay and concrete tile. The installation of clay and



VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**LIPE ARCHITECTURE**  
 David C. Lipe, P.E.  
 1111 S. WOLF ROAD, SUITE 100  
 FRANKFORD, ILLINOIS 60423  
 TEL: 815.427.4033 FAX: 815.427.4035  
 www.lipearchitecture.com



Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

PROJ. NO.: 2338-C Original: 06/17/24  
 DATE: 06/14/24 Rev. 1: 06/14/24  
 A2

Illinois law requires anyone digging, regardless of the depth of the project, to call 811.U.I.E. at 1.800.492.0123. This notice must be at least 48 hours before working days prior to the start of excavation and the project must begin within 14 calendar days from the call. NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



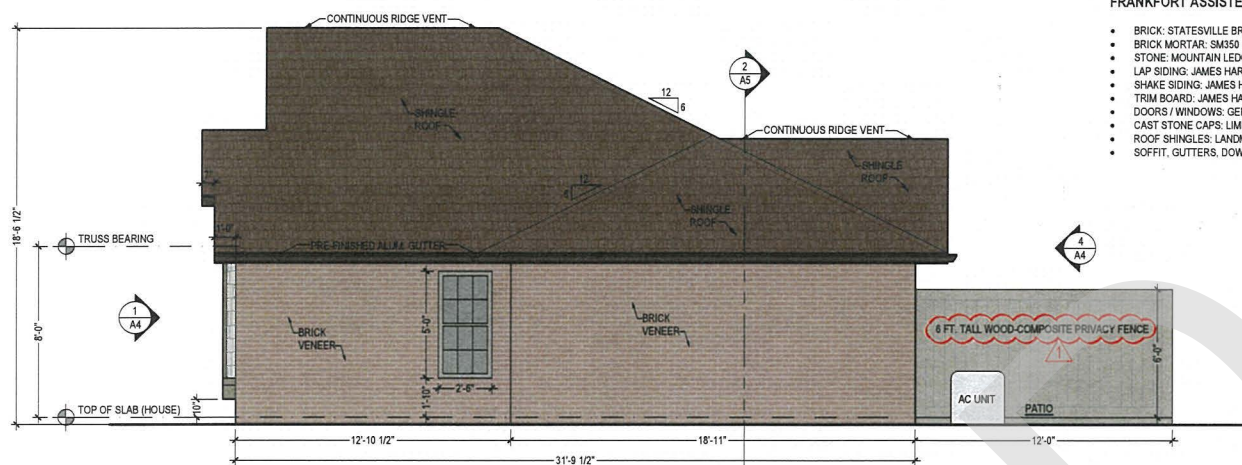




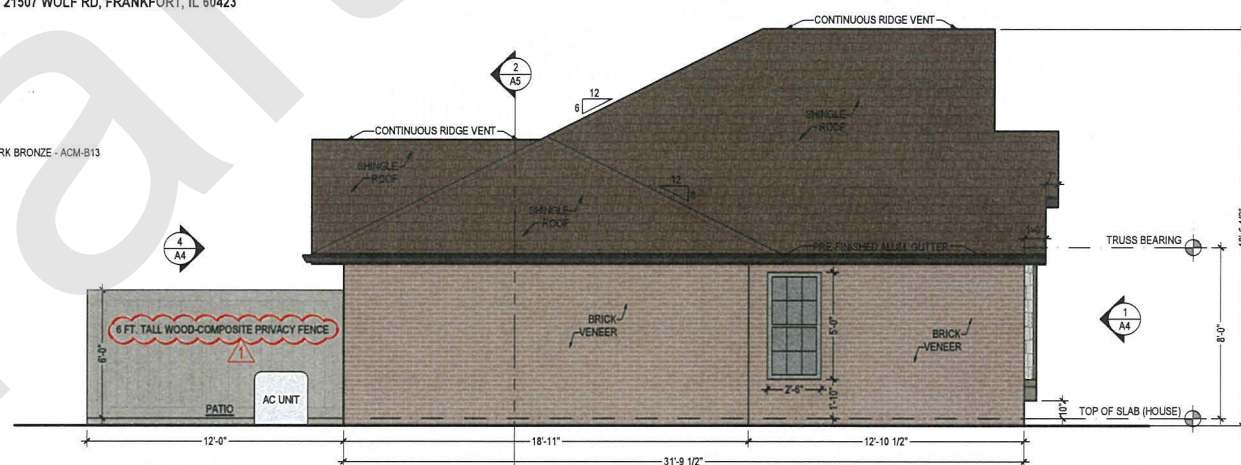
1 FRONT ELEVATION - BUILDING TYPE-C  
SCALE: 1/4" = 1'-0"

ALL EXTERIOR FINISHES & COLORS TO MATCH ADJACENT EXISTING CEDARHURST OF FRANKFORT ASSISTED LIVING FACILITY LOCATED AT 21507 WOLF RD, FRANKFORT, IL 60423

- BRICK: STATESVILLE BRICK ASHWOOD AUTHENTIC TUMBLED
- BRICK MORTAR: SM350 SLIDE
- STONE: MOUNTAIN LEDGE EMERALD GREY
- LAP SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- SHAKE SIDING: JAMES HARDIE MONTEREY TAUPE COLOR
- TRIM BOARD: JAMES HARDIE TIMBER BARK COLOR
- DOORS / WINDOWS: GERKIN SANDSTONE VINYL
- CAST STONE CAPS: LIMESTONE
- ROOF SHINGLES: LANDMARK PRO WEATHERED WOOD
- SOFFIT, GUTTERS, DOWNSPOUTS, ROOF TRIM / BRAKE METAL: DARK BRONZE - ACM-813

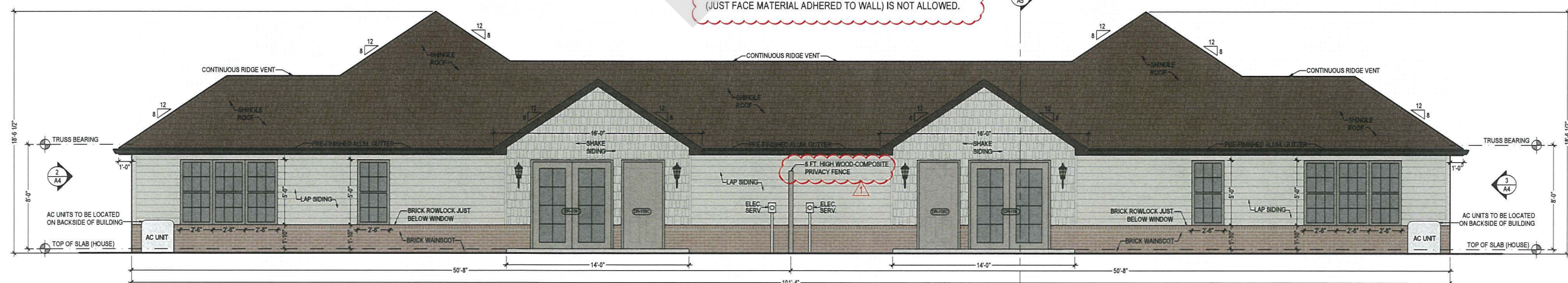


2 SIDE-1 ELEVATION - BUILDING TYPE-C  
SCALE: 1/4" = 1'-0"



3 SIDE-2 ELEVATION - BUILDING TYPE-C  
SCALE: 1/4" = 1'-0"

**EXTERIOR MASONRY CLARIFICATION NOTE:**  
ALL EXTERIOR BRICK & STONE VENEER SHALL BE FULL BRICK & STONE VENEER, APPROXIMATELY 4" THICK THAT IS SUPPORTED ON THE FOUNDATION LEDGE. THIN BRICK & STONE VENEERS (JUST FACE MATERIAL ADHERED TO WALL) IS NOT ALLOWED.



4 BACK ELEVATION - BUILDING TYPE-C  
SCALE: 1/4" = 1'-0"

ADDED BRICK ROWLOCK AND WAINSCOT ON BACKSIDE OF BUILDING



DAVID C. LIPE  
001-1016457  
STATE OF ILLINOIS  
LIFE ARCHITECTURE  
VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
11400 S. WOLF RD., SUITE 200  
FRANKFORT, IL 60423  
TEL: 815.247.4038  
WWW.LIFEARCHITECTURE.COM



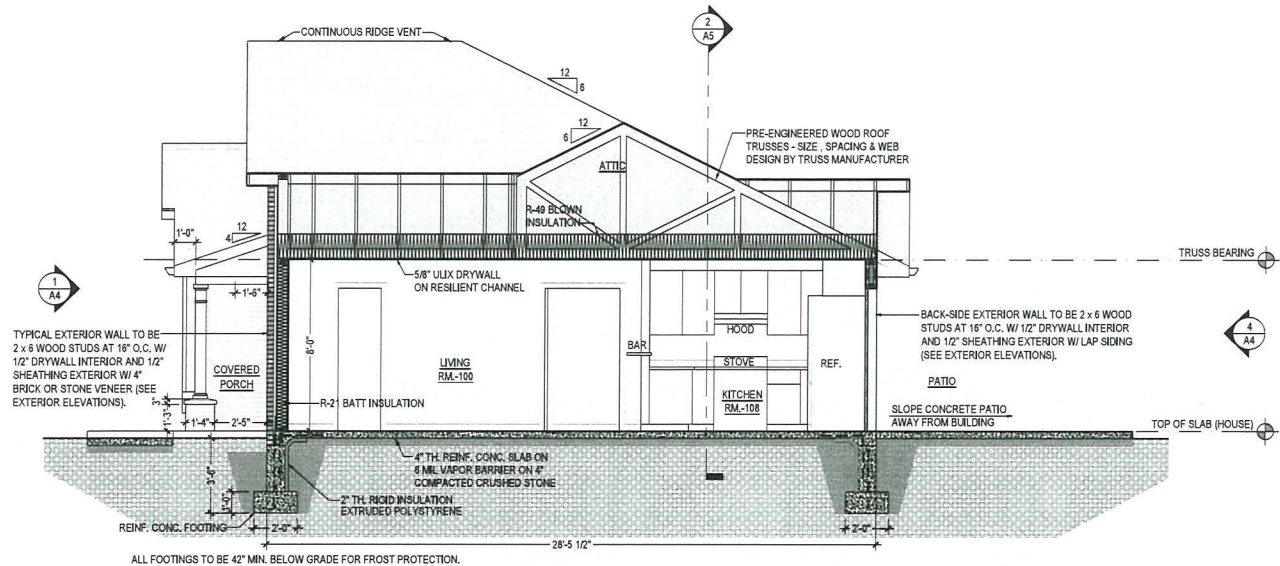
PROJ. NO.: 2338-C  
DATE: 07/03/24  
Original: 05/17/24  
Rev. 1: 06/14/24  
Rev. 2: 07/03/24

EXTERIOR ELEVATIONS - BUILDING TYPE-C  
Independent Living Cottages  
21507 S. Wolf Road, Frankfort, IL 60423

A4

Illinois law requires anyone digging, regardless of the depth of the project, to call 811 or call ALLIANCE at 1-800-485-0133. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call. NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.





**BUILDING SECTION - BUILDING TYPE-C**  
SCALE: 1/4" = 1'-0"

ALL EXTERIOR FINISHES & COLORS TO MATCH ADJACENT EXISTING CEDARHURST OF FRANKFORT ASSISTED LIVING FACILITY LOCATED AT 21507 WOLF RD, FRANKFORT, IL 60423

- BRICK: STATESVILLE BRICK ASHWOOD AUTHENTIC TUMBLED
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- TRIM BOARD: JAMES HARDIE TIMBER BARK COLOR
- DOORS / WINDOWS: GERKIN SANDSTONE VINYL
- CAST STONE CAPS: LIMESTONE
- ROOF SHINGLES: LANDMARK PRO WEATHER WOOD
- SOFFIT, GUTTERS, DOWNSPOUTS, ROOF TRIM / BRAKE METAL: DARK BRONZE - ACM-B13

**FOUNDATION NOTES:**

FLOOR TO BE 4" CONCRETE SLAB.

FOOTINGS TO BE 42" DEEP (UNLESS NOTED OTHERWISE) BY 18" WIDE REINFORCED CONCRETE.

FOUNDATION ANCHOR BOLTS WITHIN 12" OF EVERY CORNER AND EVERY 4' OF RUNNING WALL. 1/2" x 8" BOLTS TO BE DRILLED & EMBEDDED 4" INTO CONCRETE SLAB. SUPPLIED & INSTALLED BY FRAMER.

TERMITE SHEILD TO BE WOLMANIZED SILL PLATE.

VAPOR BARRIER UNDER 4" SLAB TO BE 6 MIL VISOQUEEN. VISOQUEEN TO BE INSPECTED BY JOB-SITE SUPERVISOR PRIOR TO CONCRETE POUR.

EXTERIOR FOOTING TO HAVE 2" FOAM INSULATION 24" DOWN FROM TOP OF FOOTING.

FILL TO BE COMP. CRUSHED STONE.

TOP OF CONCRETE SLAB ELEVATION SET PER SITE PLAN.

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.

ALL SLABS ATTACHED TO BUILDING EXTERIOR MUST SLOPE AWAY FROM BUILDING A MINIMUM 1% & MAXIMUM 2%.

ALL CONCRETE TO BE 4000 PSI MIN. 4" SLAB TO BE 5 BAG MIX. 5 1/2" PARKING LOT TO BE 6 BAG MIX.

ALL EXTERIOR EDGE WALLS TO BE TREATED CHEMICALLY AT PERIMETER OR PER BUILDER'S SPECIFICATIONS.

ALL CONTRACTORS PERFORMING UNDERGROUND WORK MUST REMOVE ALL EXCAVATED SOIL FROM THEIR TRENCH AND BACK FILL WITH SAND OR GRAVEL SUPPLIED BY CONTRACTOR PERFORMING UNDERGROUND WORK.

VAPOR BARRIER JOINTS SHALL BE LAPPED NOT LESS THAN 6".

Roof shingles shall be: CertainTeed Landmark – Weather Wood

ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES. DIMENSIONAL STYLE, 230 LB. PER SQUARE.

ROOF SHEATHING TO BE 1/2" OSB WITH H-CLIPS.

ATTIC SPACE TO BE VENTED BY RIDGE, CENTER, GABLE AND SOFFIT VENTS.

ATTIC ACCESS SIZE TO BE A MINIMUM OF 22" x 22" x 12" ABOVE TRUSS BOTTOM CHORD WITH PLYWOOD TO ALLOW FOR INSULATION DEPTHS TO BE ACHIEVED. PROVIDED BY FRAMER.

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.

CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT JOB SITE PRIOR TO COMPLETION OF FRAMING.

PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TPI 1.

ALL ALUMINUM GUTTERING SHALL BE 6" SIZE.

PROVIDE 3 FT. WIDE ROLL, SELF-ADHERING ICE & WATER BARRIER AT ALL ROOF EDGES, VALLEYS, HPS, CHIMNEYS, SKYLIGHTS, AND MECHANICAL, ELECTRICAL & PLUMBING ROOF PENETRATIONS.

PRE-ENGINEERED WOOD ROOF TRUSSES - SIZE, SPACING & WEB DESIGN BY TRUSS MANUFACTURER

**Seismic Load Information**  
Seismic Importance Factor, I<sub>e</sub> = 1.0  
Mapped Spectral response Accelerations, S<sub>s</sub> = 0.21 and S<sub>1</sub> = 0.12.  
Site Class D  
Spectral Response Coefficients, SDS = 0.224 and SD1 = 0.186.  
Seismic Design Category B.  
Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels.  
Seismic Response Coefficient, C<sub>s</sub> = 0.0345.  
Response Modification Factor, R = 6.5.  
Analysis Procedure - Equivalent Lateral Force Procedure, 1604 - Occupancy Category II.  
1806 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

Design Loads in Accord with IBC.  
Roof Dead Load 20 psf  
Live Load 20 psf  
Snow Load Information  
Ground Snow Load, P<sub>g</sub> = 34 psf  
Snow Exposure Factor, C<sub>e</sub> = 1.0  
Snow Load Importance Factor, I<sub>s</sub> = 1.0  
Thermal Factor, C<sub>t</sub> = 1.1  
Wind Load Information  
Basic Wind Speed = 115 mph  
Wind Importance Factor, I<sub>w</sub> = 1.0  
Wind Exposure C  
Internal Pressure Coefficient = +0.18, -0.18  
Component and cladding wind pressures in accord with IBC.

**DESIGN NO. UL U336**

FIRE RATING: 2 HOURS  
STC RATING: 85  
SOUND TEST: RAL-TL25-100  
SYSTEM THICKNESS: 11-1/2" (293 MM)  
LOCATION: INTERIOR  
FRAMING TYPE: WOOD STUD (LOAD-BEARING)

**ASSEMBLY REQUIREMENTS:**

GYPSUM PANELS	ONE LAYER 1/2" (12.7 MM) SHEETROCK® UL TRAIGHT GYPSUM PANEL
WOOD STUDS	2" x 4" (51 X 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION	3 1/2" (89 MM) KNAUF ECOLAM™ INSULATION
AIR SPACE	3/4" (19 MM) AIR SPACE
STEEL STUDS	2" (51 MM) H-STUDS, 24" (610 MM) O.C.
GYPSUM PANELS	TWO LAYERS 1/2" (12.7 MM) SHEETROCK® GYPSUM LINER PANELS (UL TYPE SLX)
AIR SPACE	3/4" (19 MM) AIR SPACE
WOOD STUDS	2" x 4" (51 X 89 MM) WOOD STUDS, 24" (610 MM) O.C.
INSULATION	3 1/2" (89 MM) KNAUF ECOLAM™ INSULATION
GYPSUM PANELS	ONE LAYER 1/2" (12.7 MM) SHEETROCK® UL TRAIGHT GYPSUM PANEL

**GENERAL WALL NOTES:**

- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN. (WHERE DESIGN NO. INDICATES 'REF.' THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.)
- STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY. STUD AND FASTENER SPACING ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACING ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

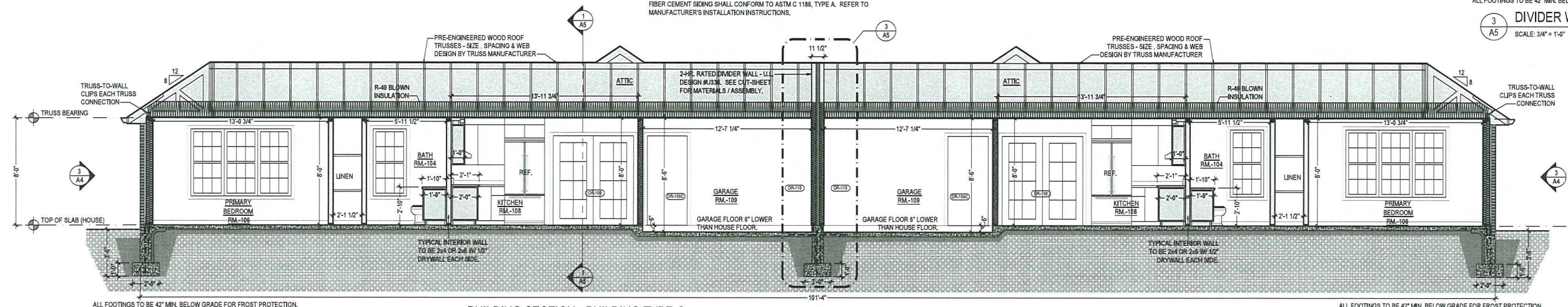
**ISSUE RECORD:** SHEET INFORMATION  
Revision: 06/20/2022  
Revision: 06/20/2022  
Revision: 06/20/2022

**UL U336**      **K\_SN-AS-2-02**

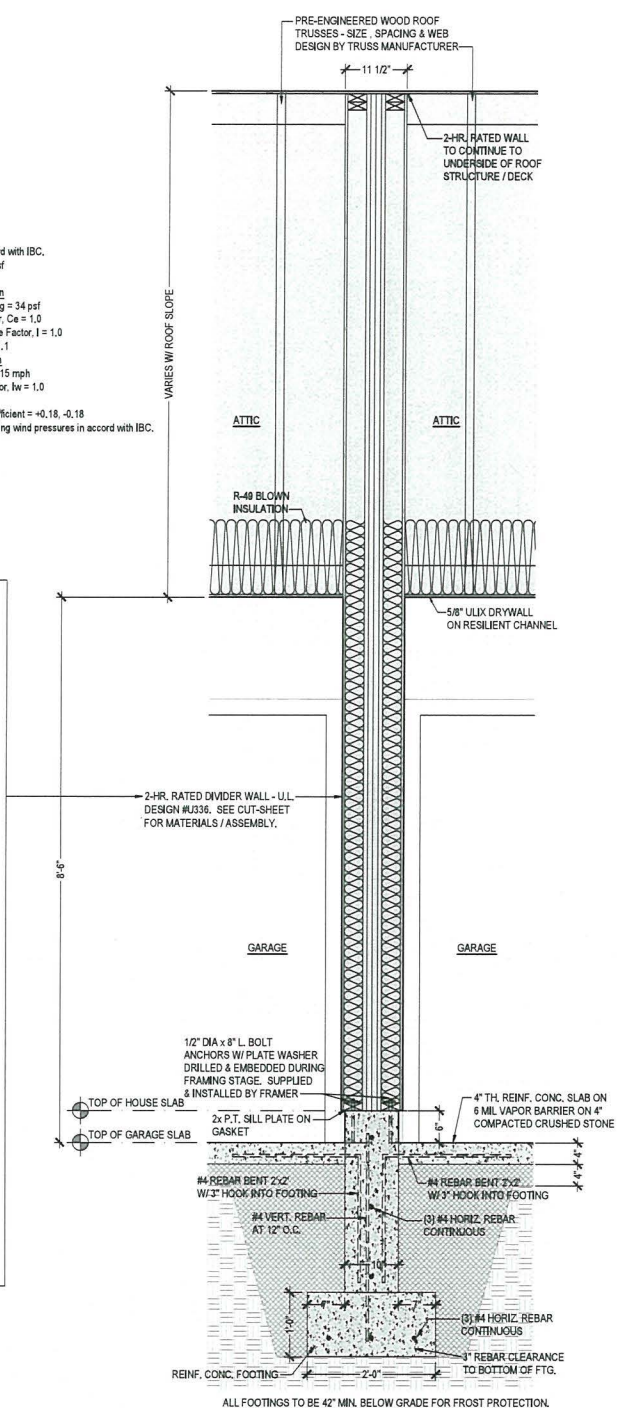
**EXTERIOR FINISH NOTES:**

PROVIDE CORROSION RESISTANT FLASHING TO PREVENT MOISTURE FROM ENTERING THE EXTERIOR WALLS AROUND OPENINGS, AT CHANGES IN MATERIAL AND AT CHANGES IN PLANE.

FIBER CEMENT SIDING SHALL CONFORM TO ASTM C 1186, TYPE A. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.



**BUILDING SECTION - BUILDING TYPE-C**  
SCALE: 1/4" = 1'-0"



**DIVIDER WALL SECTION**  
SCALE: 3/4" = 1'-0"

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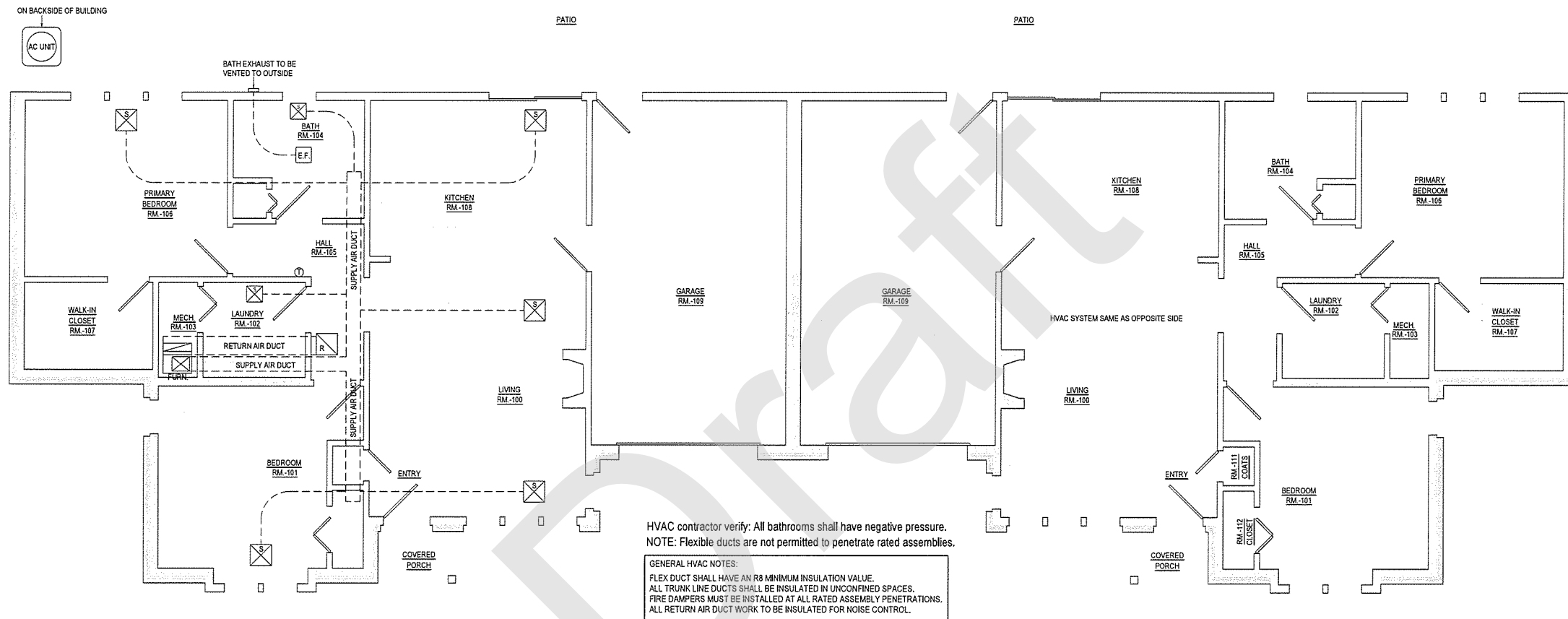


**LIPE ARCHITECTURE**  
Visions & Solutions for the Built Environment  
Lead Designer Firm Lic. No. 140020700001  
603 School Street  
Nokona, IL 60075  
cell: 312-427-4038



PROJ. NO.: 2338-C Original: 06/17/24 BUILDING / WALL SECTIONS  
DATE: 06/14/24 Rev. 1: 06/14/24  
**Independent Living Cottages**  
21507 S. Wolf Road, Frankfort, IL 60423  
**A5**





HVAC contractor verify: All bathrooms shall have negative pressure.  
 NOTE: Flexible ducts are not permitted to penetrate rated assemblies.

GENERAL HVAC NOTES:  
 FLEX DUCT SHALL HAVE AN R8 MINIMUM INSULATION VALUE.  
 ALL TRUNK LINE DUCTS SHALL BE INSULATED IN UNCONFINED SPACES.  
 FIRE DAMPERS MUST BE INSTALLED AT ALL RATED ASSEMBLY PENETRATIONS.  
 ALL RETURN AIR DUCT WORK TO BE INSULATED FOR NOISE CONTROL.

1 HVAC PLAN - BUILDING TYPE-C  
 M1 SCALE: 1/4" = 1'-0"

**MECHANICAL GENERAL NOTES:**

PROVIDE ALL WORK AND MATERIALS AS REQUIRED HEREIN AND ON THE DRAWINGS IN FULL ACCORDANCE WITH IMC AND IECC AND ALL OTHER ORDINANCES AND/OR REGULATIONS HAVING JURISDICTION OVER THIS WORK.

DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS UNLESS SPECIFICALLY DIMENSIONED. COORDINATE WITH THE OTHER TRADES TO AVOID INTERFERENCE. SHOULD MECHANICAL WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT NO ADDITIONAL COST TO OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ANY FRAMING REVISIONS, EQUIPMENT LOCATION, ADDITION OF CONTROLS, ELECTRICAL CIRCUITING REVISIONS, ETC., THAT ARE A RESULT OF USING EQUIPMENT OTHER THAN THOSE INDICATED ON THE DRAWINGS. APPROVAL OF THE SHOP DRAWINGS BY THE ARCHITECT/ENGINEER WILL NOT WAIVE THE CONTRACTOR OF RESPONSIBILITY.

ALL EQUIPMENT, MATERIALS, AND WORKMANSHIP TO BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK.

CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AS SHOWN ON PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ALL NECESSARY ADJUSTMENTS, CALIBRATION AND MATERIAL AS REQUIRED SO THAT THE SYSTEM IS FULLY OPERATIONAL.

THE MECHANICAL CONTRACTOR SHALL HAVE THE FINAL RESPONSIBILITY FOR SYSTEM START UP AND TURN OVER TO THE OWNER.

WORK PLANS TO BE CONSIDERED AS DIAGRAMMATIC AND REFLECT A MINIMUM ACCEPTABLE STANDARD. ALL WORK SHALL CONFORM TO THE LOCAL CODE.

ALL GAS FIRED EQUIPMENT SHALL BE NATURAL GAS.

REFRIGERANT PIPING AND SIZES SHALL BE SIZED BY EQUIPMENT MANUFACTURER AND INSTALLED BY CONTRACTOR.

ALL MECHANICAL PENETRATIONS THROUGH THE ROOF SHALL BE MADE WATER TIGHT WITH THE ROOF BY PROPER FLASHING. ROOF FLASHING BY ROOF CONTRACTOR.

WHEN INSTALLING ANY MECHANICAL EQUIPMENT, G.C. SHALL PROPERLY SHORE, BRACE, SUPPORT, ETC., ANY CONSTRUCTION TO GUARD AGAINST CRACKING, SETTLING, COLLAPSING, DISPLACING OR WEAKENING. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL AC EQUIPMENT SHALL USE ALTERNATIVE REFRIGERANT TO R-22, R-410A.

INSTALL AND SIZE REFRIGERANT PIPING PER MFR. INSTRUCTIONS. ROUTE REFRIGERANT PIPING OUT OF SITE TO ASSOCIATED AIR HANDLER.

ALL RECTANGULAR 90 DEGREE ELBOWS AND TEE'S SHALL BE EQUIPPED WITH SINGLE THICKNESS TURNING VANES MOUNTED TO A PREFABRICATED VANE.

REGISTERS, GRILLES AND DIFFUSERS SHALL BE THE SIZE, TYPE AND FINISH SHOWN ON THE EQUIPMENT SCHEDULE. LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO FIT CONSTRUCTION.

ALL DUCTWORK SHALL BE SUPPORTED FROM ROOF OR FLOOR STRUCTURE ABOVE. DUCTWORK SHALL NOT LAY ON TOP OF CEILING OR LIGHT FIXTURES.

FLEXIBLE DUCT RUN OUTS TO AIR DEVICES SHALL NOT EXCEED 8'-0" IN LENGTH.

FLEXIBLE DUCTS SHALL BE INSTALLED TO PROVIDE SWEEPING CONFIGURATIONS WITH NOT LESS THAN MANUFACTURER'S RECOMMENDED BEND RADIUS. FLAT BANDING MATERIAL NOT LESS THAN 1-1/2" WIDE SHALL BE USED TO SUSPEND FLEXIBLE DUCTS. DUCTING FURNISHED WITH FACTORY INSTALLED GROMMETS SHALL BE SUSPENDED BY WIRE ATTACHED TO GROMMETS.

ALL DEVICES IN RATED DRYWALL CEILINGS SHALL HAVE INTEGRAL FIRE / RADIATION DAMPERS.

TRANSITION DUCT WHERE REQUIRED TO NECK SIZE ON AIR DEVICE.

AIR CONDITIONING AND VENTILATION SYSTEMS SHALL BE INSTALLED AS REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 90A.

INSTALL THERMOSTATS 48" ABOVE FINISHED FLOOR. THERMOSTAT WIRING BY HVAC CONTRACTOR.

DUCTWORK SHALL BE FABRICATED AND SUPPORTED PER SMACNA STANDARDS. TRANSITIONS SHALL BE MADE PER SMACNA STANDARDS.

ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK BELOW ATTIC SHALL HAVE 1" THICK INTERNAL FIBERGLASS DUCT LINER.

ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK IN ATTIC SHALL BE INSULATED WITH 2" THICK FIBERGLASS WRAP INSULATION.

WALL AND ROOF CAPS SHALL BE ALUMINUM, COLOR TO MATCH ADJACENT WALL OR ROOF. INLET TO CAP SHALL BE SAME SIZE AS DUCT SERVING.

**HVAC NOTES:**

SIZING OF ELECTRICAL HVAC AND LOCATION OF REGISTERS TO BE DETERMINED BY SUB-CONTRACTOR UNLESS NOTED OTHERWISE.

ALL BATH FAN / LIGHTS TO BE VENTED TO EXTERIOR ROOF SOFFIT AND SHALL REQUIRE FIRE DAMPER AT RATED ASSEMBLY PENETRATIONS. PIPE ANGLE TO BE NO LESS THAN 45 DEGREES TO PREVENT CONDENSATION BUILD UP.

ALL VENTS TO BE COVERED BY HVAC CONTRACTOR UPON ROUGH-IN. AT TRIM-OUT ALL VENTS TO BE CLEANED OF DRYWALL AND PAINT BY HVAC CONTRACTOR.

ALL FLEX DUCTWORK FROM A TRUNK LINE CAN BE NO LONGER THAN 15 FT. IN LENGTH.

HVAC SUB-CONTRACTOR RESPONSIBLE FOR WALL SLEEVE (DRYER BOX BD-425 MODEL OR EQUAL) AND METAL VENT PIPE TO EXTERIOR NO LONGER THAN 25 FT. IN LENGTH.

BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.

COMPLETE COMMERCIAL HOOD (HOOD, FIRE SUPPRESSION, VENTING, STAINLESS RANGE BACKSPASH, STRAPPING, 2 HR. WRAP, ETC.) SUPPLY, ASSEMBLY AND INSTALLATION RESPONSIBILITY OF HVAC CONTRACTOR.

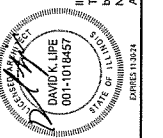
ALL HVAC EQUIPMENT TO BE EFFICIENT CONTRACTOR GRADE.

AC TO BE A MINIMUM OF 16 SEER, OPTION HEAT PUMPS.

ALL PIPES 3" AND ABOVE IN DIAMETER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.

ALL GAS APPLIANCES SHALL BE VENTED TO OUTSIDE.

Illinois law requires anyone digging, regardless of the depth of the project, to call 811. This notice must be at least 48 hours before working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
 NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



DAVID K. LIPE  
 081-1016457  
 STATE OF ILLINOIS  
 MECHANICAL ENGINEERING  
 COMMISSION EXPIRES 11/30/2024

VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT

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 www.lipearchitecture.com  
 1033 Belmont Street  
 Naperville, IL 60563  
 TEL: 312-427-4038  
 FAX: 312-427-4038

PROJ. NO.: 2338-C Original: 05/17/24 HVAC PLAN - BUILDING TYPE-C  
 DATE: 06/14/24 Rev. 1: 06/14/24

**DOVER DEVELOPMENT**

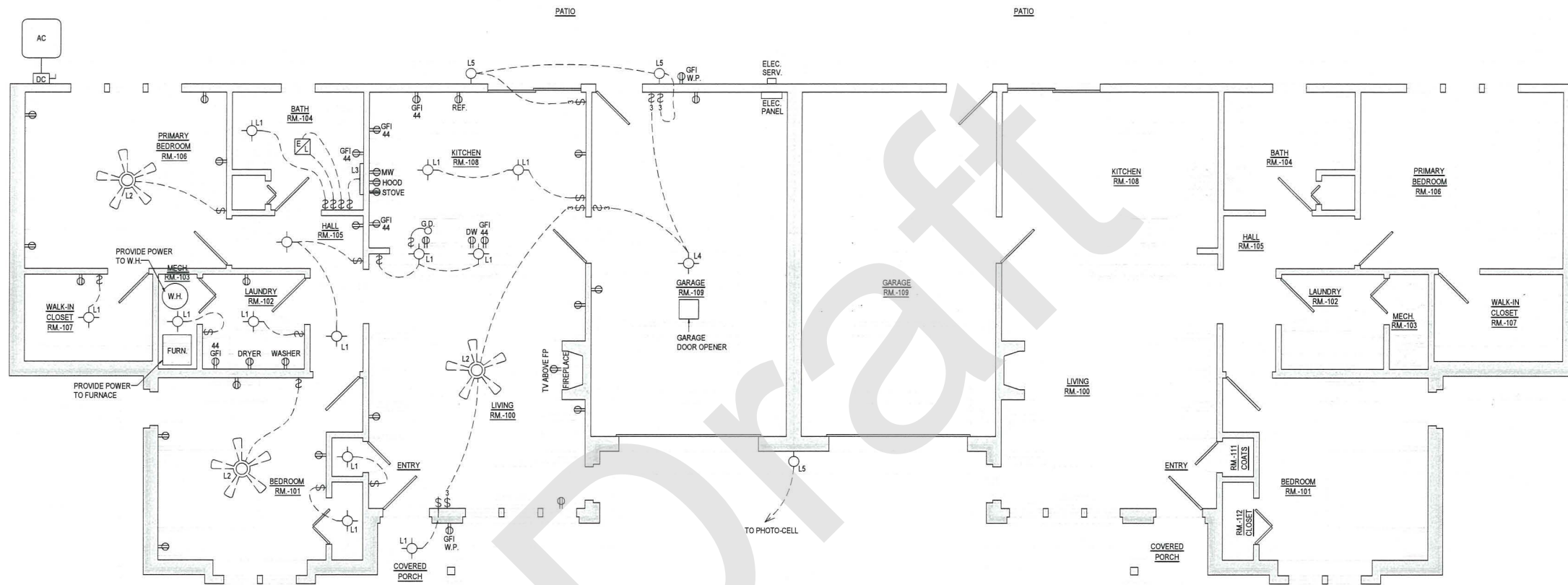
Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

**M1**

LIGHT FIXTURE SCHEDULE - BUILDING

LT NO.	FIXTURE TYPE	FIXTURE MANUF.	FIXTURE CATALOG NO.	FIXTURE DESCRIPTION	LAMP MANUF.	LAMP CATALOG NO.	POST MANUF.	POST CATALOG NO.	ADDITIONAL NOTES
L1	CEILING RECESSED	NORA	R650930AW						
L2	CEILING FAN	CRAFTMADE	PHA45BN4-BNGW						CRAFTMADE PHA45BN4-BNGW (Brushed Nickel/Greywood Blades)
L3	WALL VANITY	CAPITAL LIGHTING	119331BN-674						119331BN-674 (BRUSHED NICKEL) / CAPITAL LIGHTING
L4	CEILING SURFACE MOUNT								WITH L.E.D. BULB
L5	EXTERIOR WALL SCONCE	PROGRESS	P560022-020	2-LAMP	SATCO	5.5W CT.CLED30K/CL120V			

1 CORRECTED L3 MODEL NO.



POWER / LIGHTING PLAN - BUILDING TYPE-C

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

- LIGHTS, LIGHT SWITCHES AND RECEPTACLE LOCATIONS NOTED ON DRAWINGS.
- BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.
- ALL FURNACES TO HAVE DISCONNECTS AT LOCATIONS REQUIRED BY 2014 NEC.
- ALL SMOKE DETECTORS TO BE PLACED EVERY 30 FT. IN COMMON AREAS OR PER FIRE ALARM CODE.
- ALL PIPES 3" OR GREATER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.
- ALL OUTLETS TO BE SET AT 20" TO BOTTOM OF BOX ABOVE FLOOR.
- ALL HVAC EQUIPMENT MUST HAVE AN OUTLET WITHIN 25 FT. FOR SERVICING.
- ALL OUTLETS WITHIN 6 FT. OF SINKS (KITCHEN, SALON, LAUNDRY, MOP, ETC.) MUST BE GFI PROTECTED.
- ALL OUTLETS THAT SERVE COUNTER SPACE IN KITCHEN MUST BE GFI PROTECTED.
- AC DISCONNECT TO BE 30" FROM FLOOR TO CENTER OF BOX.
- PHOTO-EYE TO BE CONNECTED TO MULTIPLE CONTACTORS AT PANELS SERVING THE LOAD.
- CHECK ALL ELECTRICAL CONNECTIONS WHERE ALUMINUM WIRES TERMINATED AND RE-WORK. (SEC. 110.122, NEC)
- DISCONNECTS ARE REQUIRED FOR ALL APPLIANCES AND EQUIPMENT. (SEC. 422.30, NEC)
- METALLIC CONDUIT SHALL BE PERMITTED TO BE USED AS AN ACCEPTABLE PATH TO GROUND. ANY NON-METALLIC RACEWAY (FOR EXAMPLE, UNDERGROUND) SHALL BE PROVIDED WITH A GROUND CONDUCTOR.

ELEC. SYMBOL LEGEND (GENERIC - NOT ALL USED)

	REMOTE EMER. LIGHT		DOORBELL (SEE NOTE 1 BELOW)
	4FT. - 40W-BULB-FLUORESCENT		HIGH DEF. MULTIMEDIA INTERFACE
	4FT. - 240W-BULB-FLUORESCENT		COAX CABLE
	4FT. - 1-BULB-FLUORESCENT		POTS (PLAIN OLD TELEPHONE SERVICE)
	CEILING FAN		INTERNET (DATA (CAT 5/6/3 - VENTP))
	WALL SCONCE LIGHT		RADON DETECTOR - PROVIDE POWER
	CHANDIELIER LIGHT		SMOKE DETECTOR
	RECESSED CAN LIGHT		OUTLET
	EXHAUST FAN		GROUND FAULT INTERRUPTER OUTLET
	EXHAUST FAN / LIGHT		FLOOR OUTLET
	EXHAUST FAN / HEAT LIGHT		200/40 OUTLET
	EMERGENCY LIGHT WALL PACK		SINGLE POLE SWITCH
	EXIT SIGN		DIMMER SWITCH
	DIRECTIONAL EXIT SIGN		TIMER SWITCH
	ELECTRICAL PANEL		CEILING SPEAKER - 6W FOUR SEASONS AND AIR LOUVER
			PROVIDE POWER OUTLET ABOVE CEILING FOR NOISE CALL RECEIVER

VILLAGE OF FRANKFORT ELECTRICAL CODE AMENDMENTS

150.27 ADOPTION OF THE 2011 NATIONAL ELECTRICAL CODE  
 The 2011 National Electrical Code (NFPA-70) published by the National Fire Protection Association is hereby adopted as the Electrical Code of the Village of Frankfort. Each and all of the regulations, provisions, penalties and terms of the NFPA-70, 2011 Edition are hereby referred to as adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes to such Code which are as follows:  
 A. The following Codes and Standards are adopted by reference as part of the Village's adoption of the above National Electrical Code:  
 (a) The Electrical Industry Association (E.I.A.) and the Telephone Industry Association (T.I.A.) Standards.  
 (b) Amendments to EIA/ITA Standard 570.  
 (c) Section 5.3.5.2 of the EIA/ITA is amended to add a minimum of one wire run shall be installed to each of the following rooms in residences, (where applicable): Kitchen, All Bedrooms, Family/Guest room, Day/Study  
 1. ANSI (American National Standards Institute)  
 #221.83.98 - Fuel Cell Power Plants (Referenced in Code Section# 1202.10)  
 2. U.L. (Underwriters Laboratories)  
 #910-98 - Test for Flame - Propagation and Smoke-Density Values for Electrical and Optical-Fiber Cables Used in Space Transporting Environmental Air (Referenced in Code Section #1202.8) #2043-99 - Standard for Fire Test for Heat and Visible Smoke Release for Discrete Products and Their Accessories Installed in Air-handling Spaces (Referenced in Code Section 1202.8.1)  
 3. NFPA (National Fire Protection Association)  
 #37-98 - Installation and Use of Stationary Combustion Engines and Gas Turbines (Referenced in Code Section #1202.9)  
 # 110-89 - Emergency and Standby Power Systems (Referenced in Code Section 1202.6)  
 # 111-96 - Stored Electrical Energy Emergency and Standby Power Systems (Referenced in Code Section 1202.6)  
 B. The following articles are deleted from the Electrical Code:  
 Article 230.43 - Wiring Methods  
 Article 320 - Armored Cable; Type AC

Article 322 - Flat Cable Assemblies; Type FC  
 Article 324 - Flat Conductor Cable (FCC) usually under carpets  
 Article 328 - Integrated Gas Spacer Cable  
 Article 328 - Medium Voltage Cable (Type MV) 2001 Volts or higher  
 Article 334 - Non-Metallic Sheathed Cable/Type NM, NMC & NMS  
 Article 338 - Service - entrance Cable/Type SE & USE  
 Article 352.10 A - Concealed. In walls, floors & ceilings  
 Article 352.1 O.C - Chinders. In chinder fill.  
 Article 352.10 F - Exposed  
 Article 362 - Electrical Non-Metallic Tubing (flexible corrugated)  
 Article 362 - Non-Metallic Extensions  
 Article 394 - Concealed Knob-and-Tube Wiring  
 Article 398 - Pertaining to open wiring on insulators  
 A. Adopt the following: "All conductors shall be installed in approved metallic raceways".  
 Exceptions: See Article 352.10 (B), (D), (E) & (F).  
 B. The following articles of the Electrical Code are amended:  
 1. Article 230.43 is amended to read "All electrical utility services shall only be installed in rigid metal conduit (or other material as approved), or intermediate metal conduit (or other material as approved) above ground and entering the building."  
 a. All underground branch-circuit and feeder conductors shall be protected against overcurrent by an over-current device installed at the point where the conductors receive their supply and all sub-panels will have a main breaker located at the panel.  
 b. All conduits entering a building shall be sealed with duct seal or other approved method to prevent moisture and condensation from forming inside the conduit.  
 2. Article 210.5 (C) is amended to add the following: "All 120-208 Volt services, feeders, and branch circuits shall have phases marked Black (A), Red (B) and Blue (C). All 277-480 Volt services, feeders, and branch circuits shall be phased marked Brown (A), Orange (B), and Yellow (C)."  
 3. Article 320 of the N.E.C. and substitute as follows (NFPA-70):  
 Armored Cable (Type A.C.): Exceptions:  
 Armored cable may be permitted for use in concealed work in dry locations where it is finished in existing walls or partitions where it is not possible to install conduit, EMT or other approved raceway.

1. Multi-Family Residence Buildings  
 Article 210-52H and 210-70a of the Electrical Code are amended to add:  
 A duplex receptacle shall be installed in each public hallway on each floor, and in each public reception room or foyer in multi-family residences.  
 (Ord. 1595, passed 11-4-99; Am. Ord. 1877, passed 1-7-02)  
 A) The following provisions are added to the Electrical Code:  
 1. All wiring between the meter box and inside service panel, exceeding ten feet (10'), shall require proper wire over current protection.  
 2. All new single family dwellings over 2,000 square feet (2,000 s.f.) shall have a minimum of a 200 ampere, 3-wire service, and shall be underground whenever possible, unless otherwise approved by the Village of Frankfort.  
 3. A maximum of three (3) conduits per one and one half inch (1-1/2") 8-B (3/4") Octagon box x 1 1/2" deep) or four conduits per 1,900 (4" square box x 1 1/2" deep) box shall be allowed.  
 4. All lights over a bathtub or shower will be G.F.I. protected.  
 a. In commercial and industrial buildings, all receptacles within five feet (5') of water shall be G.F.I. receptacles. This includes washrooms, whether they are public or private, or around sinks, showers, tubs, or water fountains.  
 5. In all cases duly licensed by a commission in the State of Illinois that provides a test for electrical competency, a bonded Electrical Contractor shall install electrical services and wiring.  
 6. Studs, plates and joists must be drilled so as not to break the front half of the wood. If it is broken and the conduit is exposed, a metal plate must be placed across the opening.  
 7. Jacuzzi, spa or whirlpool tubs shall be hard wired to a J-Box, with a switch, or protected receptacle where it can be plugged. No cords from motors shall protrude through a wall or the floor to be wired. All tub motors will have an access panel with a minimum size of fourteen inches by fourteen inches (14" x 14").

a. One hundred twenty-five (125) Volt receptacles located within ten feet (10') (3,048 mm) of the inside walls of spas and hot tubs shall be protected by ground-fault circuit-interrupters. One hundred twenty-five (125) Volt receptacles located within five feet (5') (1,524 mm) of the inside walls of hydro massage bathtubs shall be protected by a ground-fault circuit-interrupter.  
 b. All hydro massage bathtubs and whirlpool tubs shall be protected by a faceless ground-fault circuit interrupter located within the same room as the tub.  
 8. Any 120 volt sump pump or ejector pump shall have a single receptacle, not a duplex receptacle, and shall be on a separate circuit, non-G.F.C.I. type.  
 9. Electrical Metallic Tubing (EMT). Shall not be used underground, outside exposed to the weather, on outside walls, on roofs exposed to permanent moisture, nor in concrete slab in contact with the earth or fill, where during installation or afterwards, it will be subject to mechanical injury. Plastic, visqueen or similar materials under the tubing is considered same as earth or fill.  
 10. Low Voltage Wiring. Low voltage wiring for lighting circuits, TV cable controls, building automation, telephone, intercoms, communications, including signaling circuits on commercial and industrial buildings or where there are metal studs being used, may be run exposed only in accessible areas. When such wiring is installed in inaccessible areas or subject to mechanical injury, or in plenums, all wiring shall be installed in conduit or approved raceway, and all such work requires a permit.  
 11. For smoke and carbon monoxide requirements see IRC Code 2012 or Illinois Public Act 094-07 41.

PROJ. NO.: 2338-C Original: 05/17/24  
 DATE: 06/14/24 Rev. 1: 06/14/24

POWER / LIGHTING PLAN - BUILDING TYPE-C  
 Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

E1



DAVID K. LIPE  
 001-1016457  
 STATE OF ILLINOIS  
 PROFESSIONAL ENGINEER  
 CIVIL ENGINEER  
 Visions & Solutions for the Built Environment  
 LIPE ARCHITECTURE  
 803 School Street  
 Normal, IL 62075  
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 call: 312-427-4024

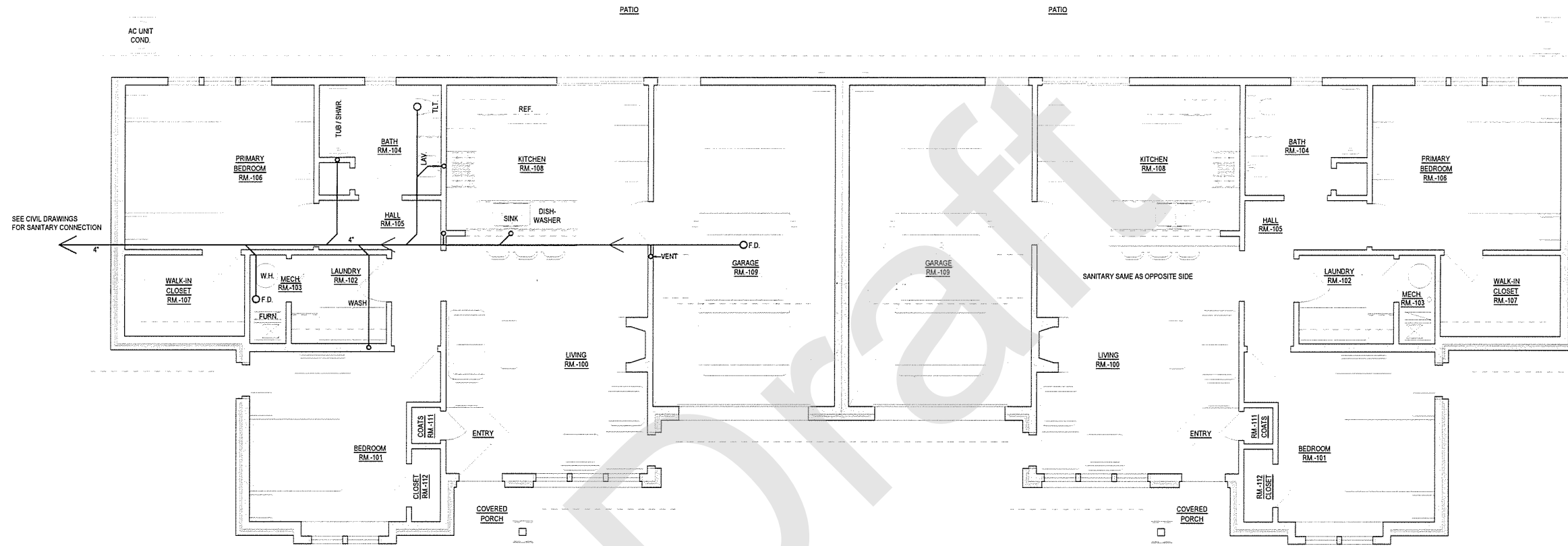


DOVER DEVELOPMENT

E1

Illinois law requires anyone digging, regardless of the depth of the project, to call 811 or 1-800-982-0123. This notice must be at least 48 hours before working days prior to the start of excavation and the project must begin within 14 calendar days from the call.  
 NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.





1 P1 PLUMBING SANITARY PLAN - BUILDING TYPE-C  
SCALE: 1/4" = 1'-0"

**PLUMBING NOTES:**  
 OUTSIDE SLOOCH LOCATIONS NOTED ON PRINT.  
 ALL WATER SUPPLY LINES TO BE UNDER SLAB.  
 BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
 AT SLAB ROUGH-IN, PLUMBER MUST REMOVE ALL EXCAVATED SOIL AND BACKFILL WITH SAND OR ROCK, SUPPLIED BY PLUMBER.  
 ANY PLUMBING PENETRATING THROUGH STUCCO OR CEILING MUST HAVE METAL PLATE ATTACHED TO STUD ON BOTH SIDES OF WALL.  
 PLUMBER RESPONSIBLE FOR COVERING ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO FOUNDATION SLAB POUR. DUCT TAPE MAY BE USED UNLESS PIPE IS OVER 2-1/2" IN DIA. THIS INCLUDES ALL EXTERIOR SEWER HOOK-UPS OUTSIDE THE SLAB.  
 PLUMBER RESPONSIBLE FOR CLEAN OUT OF ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO ROUGH-IN HOOK-UP.  
 ALL CLEAN-OUT COVERS TO BE METAL AND WEAR PROTECTED UNTIL FLOORING STAGE OF BUILD.  
 ALL DISSIMILAR MATERIALS TO BE CALLED USING A PAINTABLE SILICONIZED CAULK. ACRYLIC CAULK IS NOT ACCEPTABLE.

**VILLAGE OF FRANKFORT PLUMBING CODE AMENDMENTS**  
 ALL DRAIN, WASTE AND VENT MATERIAL SHALL BE SCHEDULE 40 CELLULAR CORE PVC PIPE AND SCHEDULE 40 FITTINGS. ALL WATER PIPING IN THE BUILDING SHALL BE A COMBINATION OF EXPANDABLE PEX AND COPPER. THE WATER MAIN COMING INTO THE BUILDING WILL BE DUCTAL IRON. ALL PLUMBING MATERIALS MUST COMPLY WITH THE 2014 ILLINOIS STATE PLUMBING CODE AS AMENDED BY THE VILLAGE OF FRANKFORT CODE OF ORDINANCES AS INDICATED BELOW:  
 SECTION 3. ADOPTION OF PLUMBING CODE  
 That Title XV, Chapter 150, Section 150.22, entitled ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:  
 150.22 ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE  
 The Illinois State Plumbing Code, 2014 Edition, including the supplements thereto, as adopted by the Illinois Department of Public Health pursuant to authority included in the Illinois Plumbing License and Code Law, is adopted as the Plumbing Code of the Village of Frankfort, except with the amendments and deletions as follows:  
 A) Delete #11 in Table A, Section 890 Appendix A. Delete the following: Polyvinyl Chloride (PVC) pipe.  
 B) Delete #4 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe.  
 C) Delete #2 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe/hubing.  
 D) Amend #2 in "Agency Notes." Amend the following to read: Type L copper tubing, approved for above ground uses only Type K copper for below ground.  
 E) Delete in its entirety, Section 890.1500 Installation of wet venting.  
 F) Amend Section 890.1340 by amending #4 to provide size of the item which is stated in this Section "shall not be less than 3 inches in diameter."  
 G) Delete #12 in Table A, Section 890 Appendix A. Approved Materials for Water Service Pipe. Delete the following: Polyvinyl chloride (PVC) pipe.

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 ILLINOIS STATE PLUMBING CODE

**GENERAL PLUMBING NOTES:**  
 CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND PLUMBING SERVICE AND PROVIDE NEW UNDERGROUND PLUMBING SERVICE TO TIE INTO EXISTING SYSTEM AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.  
 CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING AND PAINTING NECESSARY FOR INSTALLATION OF WORK.  
 PROVIDE 1-YEAR LABOR AND MATERIAL WARRANTY COMMENCING AT SUBSTANTIAL COMPLETION OF JOB.  
 WATER PIPING SHALL BE TYPE L HARD COPPER WITH 1/2" ARMAFLEX.  
 WASTE AND VENT PIPING SHALL BE SCH. 40 PVC-DWV.  
 PROVIDE 0.5 GPM THERMOSTATIC TEMPERING VALVE ON HOT WATER FIXTURE SUPPLY BELOW EACH LAVATORY.  
 ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AT SITE.

**GENERAL PLUMBING NOTES:**  
 ALL FIXTURES SHALL BE COMPLETE AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC. TRAPS FOR ALL LAVATORIES SHALL BE REMOVABLE. LOCATE VALVES IN A READILY ACCESSIBLE LOCATION.  
 ALL PIPING APPARATUS, EQUIPMENT, ETC. SHALL BE PROPERLY SUPPORTED, BRACED VERTICALLY AND HORIZONTALLY IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL VALVES, CLEANOUTS, ETC. SHALL BE LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS. PROVIDE CLEANOUTS ON ALL ACCESSIBLE TRAPS.  
 STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL WATER PIPING SHALL BE INSULATED AND SHALL NOT BE RUN IN AREAS SUBJECT TO FREEZING TEMPERATURES. PROVIDE WATER HAMMER ARRESTERS AND VACUUM BREAKERS AS REQUIRED BY CODE.  
 ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
 CAULK AROUND ALL PLUMBING FIXTURES INSTALLED. CAULK SHALL BE NON-HARDENING, NON-YELLOWING, MILDEW RESISTANT SILICONE AND IN A COLOR TO MATCH THE PLUMBING FIXTURE.

**WATER METER AND REMOTE READING TOUCHPAD GUIDELINES & INSTALLATION**  
 Each contractor shall be required to provide a 1/2 inch plastic or conduit line from the inside meter location to and through the exterior wall at a location near the area of the gas and/or electric meter for the purpose of running the remote meter wire prior to the rough inspection. The village shall install an outside radio read type meter reading device on each structure prior to occupancy.  
 Contractors Responsibility:  
 The Contractor shall be responsible for all materials obtained from the Village and shall protect the same from damage at all times. The contractor is responsible to examine all materials prior to signing receipt for it.  
 Responsible for Safe Storage:  
 The contractor shall be responsible for the safe storage of materials furnished to the contractor for the intended work until it has been incorporated in the completed project or returned undamaged to the Village.  
 Any materials furnished by the Village that becomes damaged after acceptance by the contractor, shall be replaced by the Utility Department.  
 WATER METER INSTALLATION  
 1. All water metering facilities shall be installed in a plumb and secure manner.  
 2. The minimum height for meter socket is 30" from top of foundation.  
 3. All meter connections shall be lead free.  
 4. Ground rods (s) should be even with finished grades and follow all electrical code guidelines.  
 5. When metering equipment is installed in a multiple occupancy building (2 or more tenants). Each meter connection device shall be labeled, tagged or stenciled showing the complete address or unit number being serviced.  
 6. A permanent grounding wire shall be installed from the street side of the water meter to the house side of the meter for all residences.

PLUMBING MUST MEET OR EXCEED THE REQUIREMENTS OF: TITLE 77: PUBLIC HEALTH CHAPTER I: DEPARTMENT OF PUBLIC HEALTH SUBCHAPTER I: WATER AND SEWAGE PART 890 ILLINOIS PLUMBING CODE

Illinois law requires anyone digging, regardless of the depth of the project, to call JULIE at 1-800-992-0123. This notice must be at least 48 hours before working days prior to the start of excavation and the project must begin within 14 calendar days from the call. CALL JULIE TO REPORT ANY EXISTING UTILITIES AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

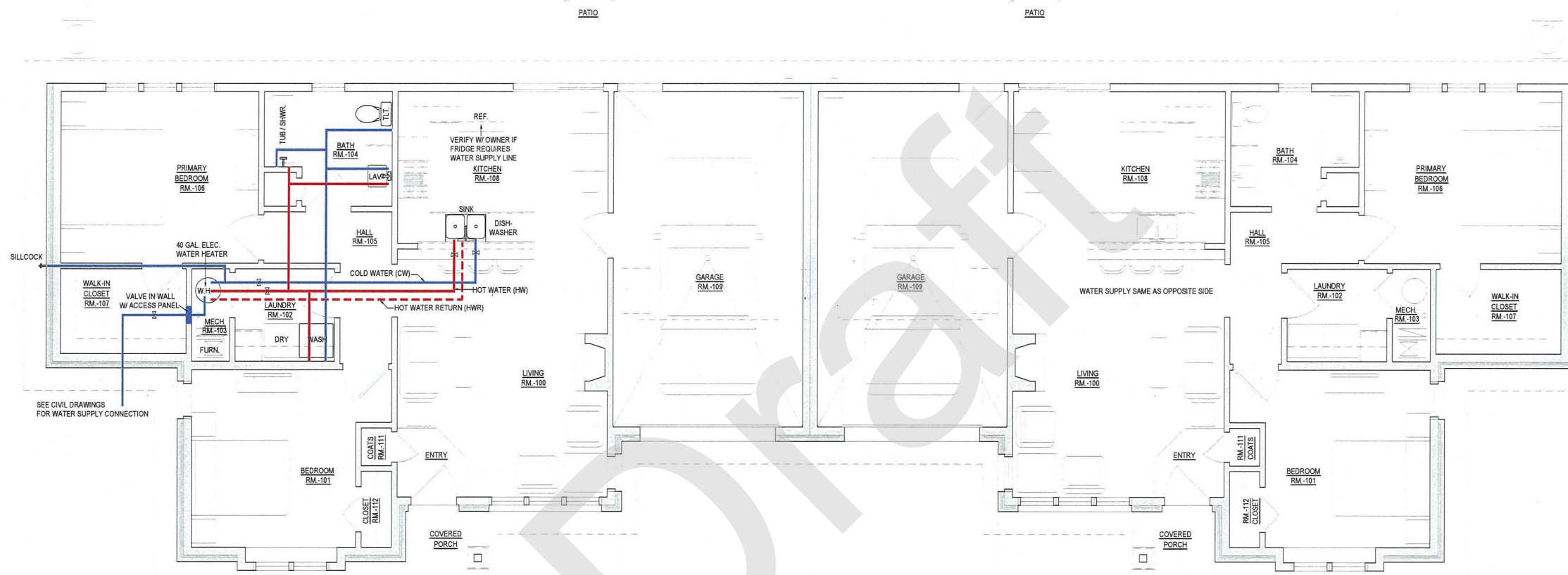
PROJ. NO.: 2338-C Original: 05/17/24 PLUMBING SANITARY PLAN - BUILDING TYPE-C  
 DATE: 06/14/24 Rev. 1: 06/14/24

DAVID L. LIPE  
 001-1018457  
 STATE OF ILLINOIS  
 PROFESSIONAL ENGINEER  
 00898313284

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**DOVER** DEVELOPMENT  
 Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

P1



1 PLUMBING SUPPLY PLAN - BUILDING TYPE-C  
 P2 SCALE: 1/4" = 1'-0"

**PLUMBING NOTES:**  
 OUTSIDE SILCOCK LOCATIONS NOTED ON PRINT.  
 ALL WATER SUPPLY LINES TO BE UNDER SLAB.  
 BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
 AT SLAB ROUGH-IN, PLUMBER MUST REMOVE ALL EXCAVATED SOIL AND BACKFILL WITH SAND OR ROCK SUPPLIED BY PLUMBER.  
 ANY PLUMBING PENETRATING THROUGH STUDS OR CEILING MUST HAVE METAL PLATE ATTACHED TO STUD ON BOTH SIDES OF WALL.  
 PLUMBER RESPONSIBLE FOR COVERING ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO FOUNDATION SLAB POUR. DUCT TAPE MAY BE USED UNLESS PIPE IS OVER 2-1/2" IN DIA. THIS INCLUDES ALL EXTERIOR SEWER HOOK-UPS OUTSIDE THE SLAB.  
 PLUMBER RESPONSIBLE FOR CLEAN OUT OF ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO ROUGH-IN/HOOK-UP.  
 ALL CLEAN-OUT COVERS TO BE METAL AND WEAR PROTECTED UNTIL FLOORING STAGE OF BUILD.  
 ALL DISSIMILAR MATERIALS TO BE CAULKED USING A PAINTABLE SILICONE/CAULK. ACRYLIC CAULK IS NOT ACCEPTABLE.

**PLUMBING NOTES:**  
 ALL SILCOCKS TO BE 20" ABOVE SLAB.  
 ALL EXPOSED PLUMBING TO HAVE DECORATIVE COVER EXCEPT MECHANICAL & UTILITY ROOMS.  
 ALL HOT WATER LINES TO BE INSULATED.  
 ALL HOT WATER TANKS TO HAVE A RE-CIRCULATING PUMP SIZED FOR ENTIRE BUILDING.  
 ALL KITCHEN SINKS SUPPLIED BY PLUMBER, APPLIANCES SUPPLIED BY OWNER. INCLUDE INSTALLATION OF ALL PLUMBING ITEMS TO SUPPLIES / WASTES.  
 ALL PIPES 3" AND GREATER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.  
 ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
 PLUMBER TO SUPPLY ALL DELTA FAUCETS ON ALL FIXTURES OTHER THAN KITCHEN TRIPLE SINK. KITCHEN TRIPLE SINK FAUCET TO BE INSTALLED BY PLUMBER.

**VILLAGE OF FRANKFORT PLUMBING CODE AMENDMENTS**

**ALL DRAIN, WASTE AND VENT MATERIAL SHALL BE SCHEDULE 40 CELLULAR CORE PVC PIPE AND SCHEDULE 40 FITTINGS. ALL WATER PIPING IN THE BUILDING SHALL BE A COMBINATION OF EXPANDABLE PEX AND COPPER. THE WATER MAIN COMING INTO THE BUILDING WILL BE DUCTAL IRON. ALL PLUMBING MATERIALS MUST COMPLY WITH THE 2014 ILLINOIS STATE PLUMBING CODE AS AMENDED BY THE VILLAGE OF FRANKFORT CODE OF ORDINANCES AS INDICATED BELOW:**

**SECTION 3. ADOPTION OF PLUMBING CODE**  
 That Title XIV, Chapter 150, Section 150.22, entitled ADOPTION OF THE 2004 ILLINOIS STATE PLUMBING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:  
 150.22 ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE  
 The Illinois State Plumbing Code, 2014 Edition, including the supplements thereto, as adopted by the Illinois Department of Public Health pursuant to authority included in the Illinois Plumbing License and Code Law, is adopted as the Plumbing Code of the Village of Frankfort, except with the amendments and deletions as follows:  
 A) Delete #11 in Table A, Section 890 Appendix A. Delete the following: Polyvinyl Chloride (PVC) pipe.  
 B) Delete #4 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe.  
 C) Delete #2 in Table A, Section 890 Appendix A. Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe/tubing.  
 D) Amend #2 in Agency Notes. \* Amend the following to read: Type L copper tubing, approved for above ground uses only Type K copper for below ground.  
 E) Delete in its entirety, Section 890.1500 Installation of wet venting.  
 F) Amend Section 890.1340 by amending #4 to provide size of the item which is stated in this Section "shall not be less than 3 inches in diameter."  
 G) Delete #12 in Table A, Section 890 Appendix A, Approved Materials for Water Service Pipe. Delete the following: Polyvinyl chloride (PVC) pipe.

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 ILLINOIS STATE PLUMBING CODE

**GENERAL PLUMBING NOTES:**  
 CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND PLUMBING SERVICE AND PROVIDE NEW UNDERGROUND PLUMBING SERVICE TO TIE INTO EXISTING SYSTEM AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.  
 PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.  
 CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING AND PAINTING NECESSARY FOR INSTALLATION OF WORK.  
 PROVIDE 1-YEAR LABOR AND MATERIAL WARRANTY COMMENCING AT SUBSTANTIAL COMPLETION OF JOB.  
 WATER PIPING SHALL BE TYPE L HARD COPPER WITH 1/2" ARMAFLEX.  
 WASTE AND VENT PIPING SHALL BE SCH. 40 PVC-DWV.  
 PROVIDE 0.5 GPM THERMOSTATIC TEMPERING VALVE ON HOT WATER FIXTURE SUPPLY BELOW EACH LAVATORY.  
 ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AT SITE.

**GENERAL PLUMBING NOTES:**  
 ALL FIXTURES SHALL BE COMPLETE AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC. TRAPS FOR ALL LAVATORIES SHALL BE REMOVABLE. LOCATE VALVES IN A READILY ACCESSIBLE LOCATION.  
 ALL PIPING APPARATUS, EQUIPMENT, ETC. SHALL BE PROPERLY SUPPORTED, BRACED VERTICALLY AND HORIZONTALLY IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL VALVES, CLEANOUTS, ETC. SHALL BE LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS. PROVIDE CLEANOUTS ON ALL ACCESSIBLE TRAPS.  
 STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL WATER PIPING SHALL BE INSULATED AND SHALL NOT BE RUN IN AREAS SUBJECT TO FREEZING TEMPERATURES. PROVIDE WATER HAMMER ARRESTERS AND VACUUM BREAKERS AS REQUIRED BY CODE.  
 ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
 CAULK AROUND ALL PLUMBING FIXTURES INSTALLED. CAULK SHALL BE NON-HARDENING, NON-YELLOWING, MILDEW RESISTANT SILICONE AND IN A COLOR TO MATCH THE PLUMBING FIXTURE.  
 PLUMBING MUST MEET OR EXCEED THE REQUIREMENTS OF: TITLE 77: PUBLIC HEALTH CHAPTER I: DEPARTMENT OF PUBLIC HEALTH SUBCHAPTER r: WATER AND SEWAGE PART 890 ILLINOIS PLUMBING CODE

**GENERAL PLUMBING NOTES:**  
 ALL FIXTURES SHALL BE COMPLETE AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC. TRAPS FOR ALL LAVATORIES SHALL BE REMOVABLE. LOCATE VALVES IN A READILY ACCESSIBLE LOCATION.  
 ALL PIPING APPARATUS, EQUIPMENT, ETC. SHALL BE PROPERLY SUPPORTED, BRACED VERTICALLY AND HORIZONTALLY IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL VALVES, CLEANOUTS, ETC. SHALL BE LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS. PROVIDE CLEANOUTS ON ALL ACCESSIBLE TRAPS.  
 STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL WATER PIPING SHALL BE INSULATED AND SHALL NOT BE RUN IN AREAS SUBJECT TO FREEZING TEMPERATURES. PROVIDE WATER HAMMER ARRESTERS AND VACUUM BREAKERS AS REQUIRED BY CODE.  
 ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
 CAULK AROUND ALL PLUMBING FIXTURES INSTALLED. CAULK SHALL BE NON-HARDENING, NON-YELLOWING, MILDEW RESISTANT SILICONE AND IN A COLOR TO MATCH THE PLUMBING FIXTURE.

**WATER METER AND REMOTE READING TOUCHPAD GUIDELINES & INSTALLATION**  
 Each contractor shall be required to provide a 1/2 inch plastic or conduit line from the trade meter location to and through the exterior wall at a location near the area of the gas and/or electric meter for the purpose of running the remote meter wire prior to the rough inspection. The Village shall install an outside radio read type meter reading device on each structure prior to occupancy.  
 Contractors Responsibility:  
 The Contractor shall be responsible for the safe storage of materials furnished to the contractor for the intended work until it has been incorporated in the completed project or returned undamaged to the Village. Any materials furnished by the Village that becomes damaged after acceptance by the contractor, shall be replaced by the contractor at their own expense. The contractor shall return to the Village all undamaged materials furnished by the Utility Department.  
**WATER METER INSTALLATION**  
 1. All water metering facilities shall be installed in a plumb and secure manner.  
 2. The minimum height for meter socket is 30" from top of foundation.  
 3. All meter connections shall be lead free.  
 4. Ground rod(s) should be even with finished grades and follow all electrical code guidelines.  
 5. When metering equipment is installed in a multiple occupancy building (2 or more tenants): Each meter connection device shall be labeled, tagged or stenciled showing the complete address or unit number being serviced.  
 6. A permanent grounding wire shall be installed from the street side of the water meter to the house side of the meter for all residences.

Illinois law requires anyone digging, regardless of the depth of the project, to call J.U.L.I.E. at 1-800-892-0123. This notice must be at least 48 hours before working days prior to the start of excavation and the project must begin within 14 calendar days from the call. CALL J.U.L.I.E. TO REPORT ANY UNIDENTIFIED WORK. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

PROJ. NO.: 2338-C Original: 05/17/24 PLUMBING SUPPLY PLAN - BUILDING TYPE-C  
 DATE: 06/14/24 Rev. 1: 06/14/24

**DOVER DEVELOPMENT**  
 Independent Living Cottages  
 21507 S. Wolf Road, Frankfort, IL 60423

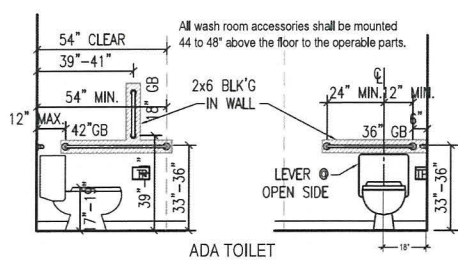
**LIPE ARCHITECTURE**  
 Lipe Architecture  
 603 School Street  
 Normal, IL 62075  
 Phone: 217-427-4050  
 Fax: 217-427-4050  
 Email: info@lipearchitecture.com  
 License: 001-1016457  
 Expires: 11/28/24

P2

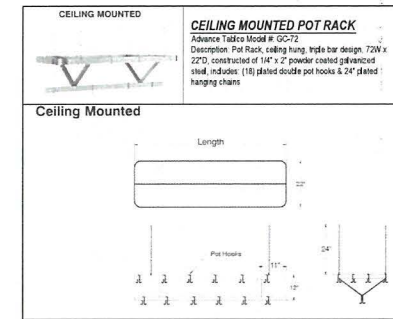
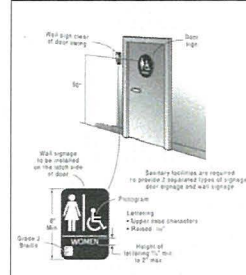








ADA RESTROOM SIGNAGE

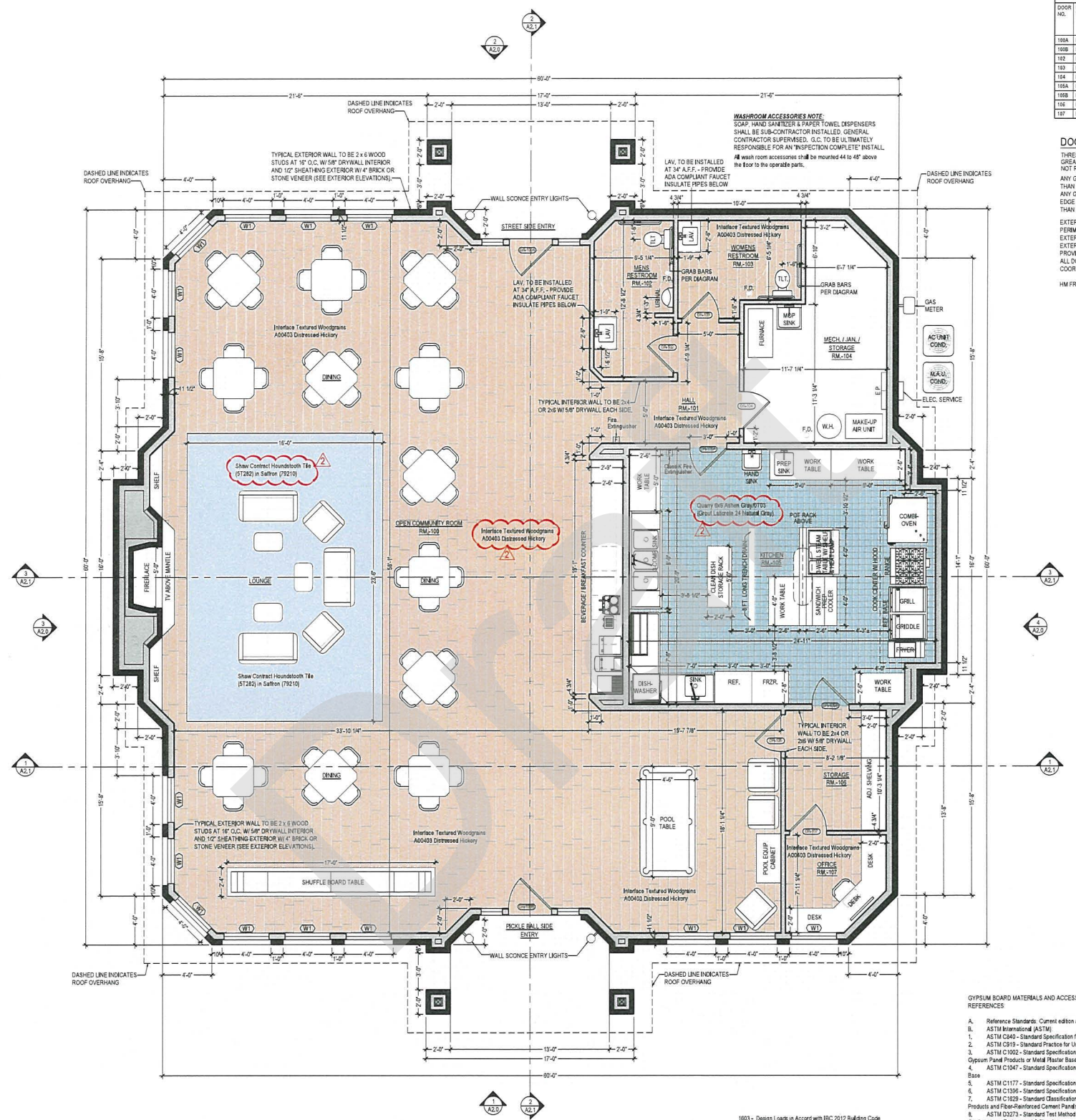


**Cabinets/Flamingo Fixtures Detail**  
Open Community Room/Lounge  
Cabinetry  
Powder C/FK  
Cambridge 5M4 (Full Overlay)  
Color: Maple Stone  
Countertops: W&C/Calcutta Monoco  
Hardware: Hardware Resources (845-128383), 128 mm Center-to-Center Sabin Bronze Square Domino Cabinet Bar Pull

**Restrooms**  
Cabinetry  
Powder C/FK  
Cambridge 5M4 (Full Overlay)  
Color: Maple Stone  
Countertops: White Cultured Marble  
Facets: Node 201-7993 (Brushed Nickel)  
Hardware (if Any): Hardware Resources (845-128383), 128 mm Center-to-Center Sabin Nickel Square Domino Cabinet Bar Pull

RM. NO.	ROOM NAME	FLOORS	WALLS	BASE	CEILING	CEILING HEIGHT	REMARKS
RM-100	OPEN COMMUNITY ROOM		VINYL PLANK - Interface Textured Woodgrains A00403 Distressed History	GYP. BD. - PAINT	W/O - STAINED	GYP. BD. - PAINT	10'-0"
RM-101	HALL		VINYL PLANK - Interface Textured Woodgrains A00403 Distressed History	GYP. BD. - PAINT	W/O - STAINED	GYP. BD. - PAINT	10'-0"
RM-102	MENS RESTROOM		VINYL PLANK - Interface Textured Woodgrains A00403 Distressed History	GYP. BD. - PAINT	W/O - STAINED	GYP. BD. - PAINT	10'-0"
RM-103	WOMENS RESTROOM		VINYL PLANK - Interface Textured Woodgrains A00403 Distressed History	GYP. BD. - PAINT	W/O - STAINED	GYP. BD. - PAINT	10'-0"
RM-104	MECH./JAN./STOR.		SEALED CONCRETE	GYP. BD. - PAINT	WYN. MOP BASE	GYP. BD. - PAINT	10'-0"
RM-105	KITCHEN		QUARRY TILE - Quarry 6th Ashen Gray/DTG (Great Lakes/24 Natural Gray)	GYP. BD. - F.R.P.	TILE	GYP. BD. - PAINT	10'-0"
RM-106	STORAGE		VINYL PLANK - Interface Textured Woodgrains A00403 Distressed History	GYP. BD. - PAINT	W/O - STAINED	GYP. BD. - PAINT	10'-0"
RM-107	OFFICE		VINYL PLANK - Interface Textured Woodgrains A00403 Distressed History	GYP. BD. - PAINT	W/O - STAINED	GYP. BD. - PAINT	10'-0"

FINISH NOTES  
1. WALL PAINT TO BE: SW 1015 Empire Steel (Finish Eggshell)  
2. CEILING PAINT TO BE: SW 7055 Extra White (Finish Flat)



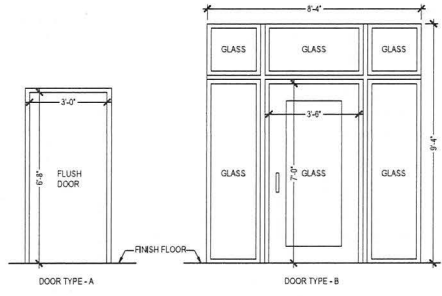
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

BUILDING AREA = 3,679 GSF (GROSS SQUARE FEET - MEASURED TO OUTSIDE SURFACE OF EXTERIOR WALL)

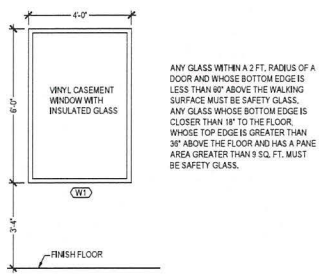
**Dining furniture provided by owner. Owner to verify dining furniture to comply with the following:**  
Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating space and standing spaces at the dining surfaces shall comply with 902. The tops of dining surfaces shall be 28 inches maximum and 34 inches maximum above the finish floor or ground. Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces.  
CONSULT WITH OWNER FOR FINISH MATERIAL, FINISH CASEWORK & EQUIPMENT SELECTIONS  
PROVIDE 1-HOUR RATED DRYWALL CONTROL JOINTS IN CEILING WITH A MAXIMUM SPACING OF 30 FT. IN ANY DIRECTION AND A MAXIMUM CEILING AREA OF 900 SF.

DOOR SCHEDULE										
DOOR NO.	DOOR TYPE	FRAME	MATL.	FINISH	SIZE	MATL.	FINISH	RATING	HARDWARE	REMARKS
100A	B	ALUM.	PRE-FIN.	3'-4"	7'-0"	1 3/8"	ALUM./GLASS	PRE-FIN.	NONE	
100B	B	ALUM.	PRE-FIN.	3'-4"	7'-0"	1 3/8"	ALUM./GLASS	PRE-FIN.	NONE	
102	B	METAL	PAINT	3'-4"	7'-0"	1 3/8"	WOOD	STAIN	20 MIN.	
103	B	METAL	PAINT	3'-4"	7'-0"	1 3/8"	WOOD	STAIN	20 MIN.	
104	B	METAL	PAINT	3'-4"	7'-0"	1 3/8"	WOOD	STAIN	20 MIN.	
105A	B	METAL	PAINT	3'-4"	7'-0"	1 3/8"	WOOD	STAIN	20 MIN.	
105B	B	METAL	PAINT	3'-4"	7'-0"	1 3/8"	WOOD	STAIN	20 MIN.	
106	B	METAL	PAINT	3'-4"	7'-0"	1 3/8"	WOOD	STAIN	20 MIN.	
107	B	METAL	PAINT	3'-4"	7'-0"	1 3/8"	WOOD	STAIN	NONE	

**DOOR NOTES:**  
THRESHOLDS SHALL HAVE A BEVELED SLOPE NOT GREATER THAN 1/2 FOR SILLS GREATER THAN 1/4" IN HEIGHT. ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. ANY GLASS WITHIN A 2 FT. RADIUS OF A DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE MUST BE SAFETY GLASS. ANY GLASS WHOSE BOTTOM EDGE IS CLOSER THAN 18" TO THE FLOOR, WHOSE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR AND HAS A PANE AREA GREATER THAN 9 SQ. FT. MUST BE SAFETY GLASS.  
EXTERIOR DOORS SHALL RECEIVE A THRESHOLD, WEATHERSTRIPPING, FULL PERIMETER SEALANT AND A BOTTOM SWEEP. EXTERIOR DOOR FRAMES SHALL BE INSULATED. EXTERIOR DOOR GLAZING SHALL BE INSULATED. PROVIDE 1 1/2" PAIR OF BUTT HINGES AT ALL SINGLE DOORS AND 3 PAIR AT ALL DOUBLE DOORS. COORDINATE KEYING WITH OWNER.  
HM FRAMES TO BE PAINTED WITH A ROLLER COLOR TO MATCH COVE BASE.



DOOR TYPE ELEVATIONS  
SCALE: 3/8" = 1'-0"



WINDOW TYPE ELEVATION  
SCALE: 3/8" = 1'-0"

GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO THE FOLLOWING REFERENCES

- Reference Standards, Current edition at date of Bid.
- ASTM International (ASTM)
- ASTM C440 - Standard Specification for Application and Finishing of Gypsum Board
- ASTM C919 - Standard Practice for Use of Sealants in Accidental Applications
- ASTM C1002 - Standard Specification for Steel Self-Drilling Tapping Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs
- ASTM C1047 - Standard Specification for Accessories for Gypsum Wallboard and Gypsum Veneer
- ASTM C1177 - Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing
- ASTM C1396 - Standard Specification for Gypsum Board
- ASTM C1929 - Standard Classification for Acoustic-Resistant Nondecorated Interior Gypsum Panel Products and Fire-Reinforced Cement Panels
- ASTM D2027 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
- ASTM D4977 - Standard Test Method for Granite Adhesion to Mineral Surfaced Roofing by Abrasion ASTM D5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimens by Means of a Shot Impactor by a Falling Weight (Gasket Impact)
- ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements
- ASTM E850 - Standard Method for Measuring Relative Resistance of Wall, Floor, and Roof Construction to Impact Loading
- ASTM G21 - Standard Practice for Determining Resistance of Synthetic Polymer Materials to Fungus
- ASTM C1656 - Standard Specification for Glass Mat Gypsum Panels
- Ogypsum Association (GA), Web Site: <http://www.ogypsum.org>
- GA-201 - Ogypsum Board for Walls and Ceilings
- GA-214 - Recommended Levels of Levels of Gypsum Board Finish
- GA-216 - Specifications for the Application and Finishing of Gypsum Board
- GA-225 - Application of Gypsum Board to Curved Surfaces
- GA-235 - Ogypsum Board Typical Mechanical and Physical Properties
- GA-236 - Joint Treatment under Extreme Weather Conditions
- GA-238 - Guidelines for Prevention of Mold Growth on Gypsum Board
- GA-200 - Fire Resistance Design Manual
- GA-201 - Handling and Storage of Gypsum Panel Products: A Guide for Distributors, Retailers, and Contractors
- Wall and Ceiling Bureau (WCB), Website: <http://wallandceilingbureau.org>
- IBC-2012 - Control Joints for Gypsum Board
- UL Fire Resistance Directory (UL), Fire Resistance Volume 1 - with Hourly Ratings for Beams, Floors, Roofs, Columns, Walls and Partitions

Fire Extinguisher Location — See floor plan above.  
Fire Extinguisher Cabinet: Ambassador Series 3" Ten - 24x10.5x6  
Extinguishers shall be installed and maintained in accordance with NFPA 10.  
Fire extinguisher cabinets shall not be locked.

The NFPA and ADA have created guidelines for the mounting of cabinets and extinguishers to provide safety and/or easy access to the equipment. ADA guidelines specify reach ranges for building occupants who require access to equipment such as fire extinguishers and other fire safety devices. According to the ADA Standards (28 CFR 36.42.5 and 42.6) neither the extinguisher handle nor the cabinet handle can be mounted higher than 48" AFF for applications which allow for only a forward approach in a wheelchair to the object, and no higher than 54" AFF for those applications which allow for a parallel approach. It should be noted that these restrictions do not within the current National Fire Protection Association (NFPA) guidelines, which call for a maximum mounting height of 60" AFF to the top of the extinguisher.

**TELA Marking and Identification:** Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be identified and permanently identified with signs or marking. Such identification shall:  
1. Be located in accessible corridor, stair, fire escape, or exit space.  
2. Be repeated at each end of every 20' (6.1m) measured horizontally along the wall or partition, and include lettering not less than 6.3 mm (1/4") in height, representing the required marking. **TELA DOOR MARKING:** **WARNING-PROTECT ALL OPENINGS** or other marking. **Extinguisher:** **WARNING-NO OPENINGS** or other marking. **Extinguisher:** **NO OPENINGS** or other marking. **NO OPENINGS** or other marking. **NO OPENINGS** or other marking.



VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**DAVID L. LIFE ARCHITECTURE**  
303 Second Street  
Madison, IL 62201  
618-271-2424



FLOOR PLAN  
Community Building  
21507 S. Wolf Road, Frankfort, IL 60423

PROJ. NO.: 2411  
DATE: 08/14/24  
Original: 5/20/24  
Rev. 1: 08/14/24  
Rev. 2: 08/16/24  
**A1.0**













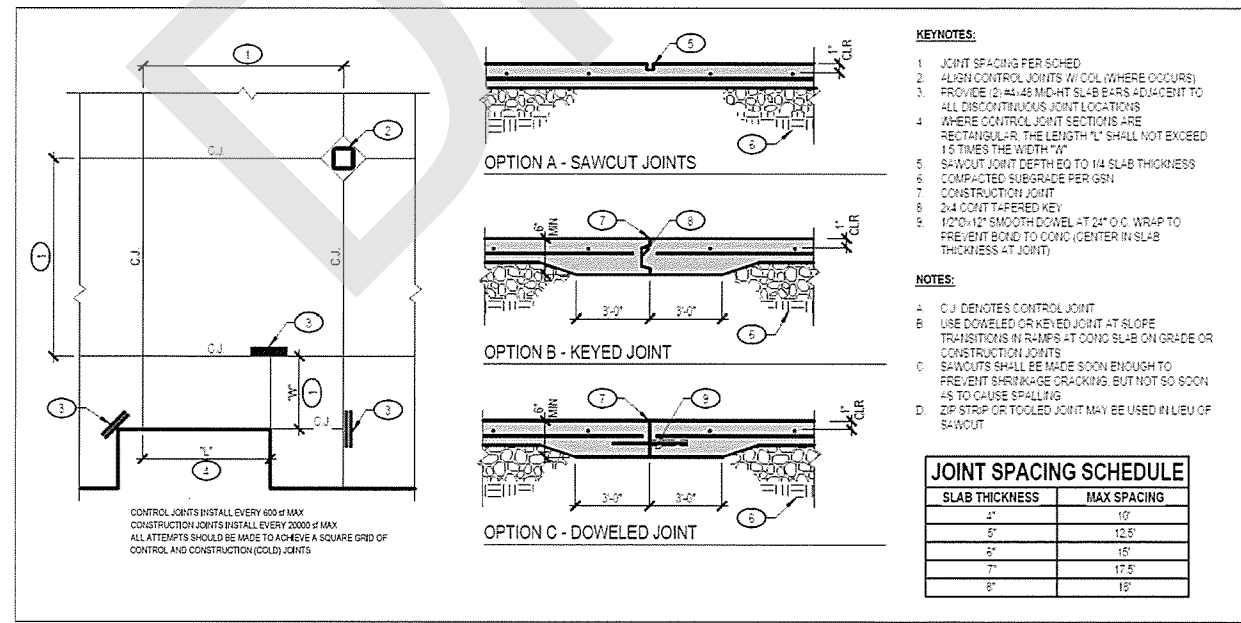
**STRUCTURAL SPECIAL INSPECTIONS**

The following special inspections are required and shall be performed by a qualified independent testing agency in compliance with the requirements of IBC Chapter 17. The testing agency shall provide copies of all test reports to the project engineer in a timely manner. Additional special inspections for non-structural elements not listed in this section are to be per the project specifications.

1. Special inspection and testing of concrete is required during the taking of test specimens and placing of all reinforced concrete per the special inspection table except slabs on grade. Isolated spread footings for buildings three stories or less, continuous footings supporting light framed walls three stories or less, or concrete footings with specified  $f_c$  less than or equal to 2500 psi.
2. Special inspection is required for all structural welding and high strength bolting unless welding is performed in a shop approved by the building official. All field welding requires special inspection.
3. Periodic special inspection is required of masonry veneer anchorage for all buildings in Seismic Design Categories E or F, and buildings over 30' tall in Seismic Design Category D.
4. Special inspection is required of all post-installed anchors in concrete or masonry and drilled anchor bolts in concrete. Inspection to be continuous during the anchor installation to insure installation meets all manufacturer's instructions and minimum embedment noted on drawings. See "POST INSTALLED ANCHORS" section of notes for more information.
5. Periodic special inspection is required of all wood diaphragms, or portions of, edge nailed with multiple rows of fasteners. The special inspector shall verify the sheathing grade and thickness, the framing and blocking sizes, the fastener length and diameter, the number of lines and spacing between fasteners.
6. Periodic special inspection is required of all wood shear walls with edge fastening at 4' O.C. or less, holdowns, sill plate anchorages at designated shear wall locations. Periodic special inspection is required of all collectors, collector strapping and/or attachment, blocking/rim joist attachments, and wall top plate splices in shear wall lines at all locations in the building. Periodic special inspection is required of wood diaphragms or portions of with edge fastening of 4' O.C. or less.
7. Periodic special inspection is required of all steel stud with wood panel shear walls, holdowns, sill plate anchorages at designated shear wall locations. Periodic special inspection is required of all collectors, collector strapping and/or attachment, blocking/rim joist attachments, and wall top plate splices in shear wall lines at all locations in the building. Periodic special inspection is required of wood diaphragms or portions of with edge fastening of 4' O.C. or less.

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION					
VERIFICATION AND INSPECTION		CONTINUOUS	PERIODIC	VERIFY	REFERENCED STANDARD
1. Material verification of structural steel:	a. For structural steel, identification markings to conform to AISC 360	-	X	-	AISC 360, Section M5.5
	b. For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.	-	X	-	Applicable ASTM material standards
	c. Manufacturer's certified test reports	-	X	-	-
2. Material verification of weld filler materials:	a. Identification markings to conform to AWS specification in the approved construction documents.	-	-	X	AISC 360, Section A3.5 and applicable AWS A5 documents.
	b. Manufacturer's certificate of compliance required.	-	-	X	-
3. Inspection of welding:	a. Structural steel and cold-formed steel deck: 1) Complete and partial penetration groove welds 2) Multipass fillet welds 3) Single-pass fillet welds > 5/16" 4) Plug and slot welds 5) Single-pass fillet welds < 5/16" 6) Floor and roof deck welds.	X	-	-	AWS D1.1
		X	-	-	
		X	-	-	
		X	-	-	
		X	-	-	
		X	-	-	
	b. Reinforcing steel: 1) Verification of weldability of reinforcing steel other than ASTM A706 2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement. 3) Shear reinforcement 4) Other reinforcing steel	-	-	X	AWS D14, ACI 318, Section 3.5.2
		X	-	-	
		X	-	-	
		X	X	-	

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1) Inspection of reinforcing steel and placement.	-	X	ACI 318: 3.5, 7.1-7.7	1910.4
2) Inspect bolts to be installed in concrete prior to and during placement of concrete where noted on drawings.	-	X	ACI 318: 8.1.3, 21.1.8	1908.5, 1909.1
3) Inspection of anchors post-installed in hardened concrete members.	-	X	ACI 318: 8.1.3, 21.1.8	1908.5, 1909.1
4) Verifying use of required design mix.	-	X	ACI 318: Ch. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
5) At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-	ASTM C 172 ASTM C 31 ACI 318: 5.6, 6.8	1910.10
6) Inspection of concrete and shotcrete placement for proper application techniques.	X	-	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
7) Inspection for maintenance of specified curing temperature and techniques.	-	X	ACI 318: 5.11-5.13	1910.9
8) Inspect formwork for shape, locations, and dimensions of the concrete member being formed.	-	N/A	ACI 318: 6.1.1	1910.6, 1910.7, 1910.8



1 A1.5 TYPICAL CONCRETE JOINTS

Illinois has numerous separate agencies, regardless of the depth of the project, to add ABLE or AEPOR to the project. This notice must be at least 48 hours before work starts prior to the start of excavation and the project must begin within 14 calendar days from the call. NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



Visions & Solutions for the Built Environment  
**LIFE ARCHITECTURE**  
 Bruce Pfeiffer, P.E., No. 001-108857  
 833 S. Third Street  
 Decatur, IL 62521



SPECIAL INSPECTIONS / CONC. JOINTS  
**Community Building**  
 21607 S. Wolf Road, Frankfort, IL 60423

Project: 50024  
 Date: 08/14/24  
 Rev: 1 of 1 (2)  
 Rev: 2 of 1 (2)

**A1.5**





Quote  
01/20/2024

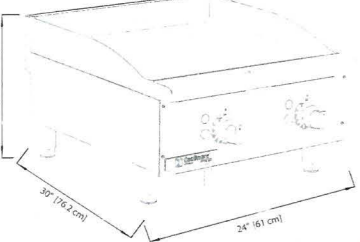
Project: COMMUNITY BUILDING  
FRANKFORT, IL  
From: Lisa K Agri, C.F.S.P.  
Ford Hotel Supply  
2204 N Broadway  
St. Louis, MO 63102  
314-497-4041 - cell

Item	Qty	Description	Unit	Sell	Total
1	1 ea	RANGE, 24", 4 BURNERS Centaur Model No. CR4-N Centaur Commercial Range, natural gas, 24"W, (4) 30,000 BTU cast iron burners, 12" x 12" removable grates, manual controls, (1) full-size 30,000 BTU oven, (2) adjustable racks, removable crumb tray, steel frame, stainless steel front & 24-3/4" backer with shelf, 150,000 BTU, ETU-Sanitization, cETUus (Must be purchased in container quantities only, not stocked in US, 90-day lead time)		\$1,263.45	\$1,263.45
1 ea	NOTE: Must be purchased in container quantities, not stocked in the US. (90-day leadtime)				
1 ea	1 year limited warranty				
1 ea	Casters, standard				
ITEM TOTAL:				\$1,263.45	\$1,263.45
2	1 ea	GRIDDLE, GAS, COUNTERTOP Grindmaster-UNIC-Crathco Model No. CE-G24TFP GRINDMASTER Cooking - Cecilware® Pro Griddle, gas, countertop, 24" x 20" cooking surface, (2) stainless steel burners, 1" thick steel griddle plate, thermostatic controls, independent cooking zones, stainless steel construction, 60,000 BTU/hr, cETUus, ETU-Sanitization		\$1,428.13	\$1,428.13
1 ea	This model can be operated using natural gas or LP gas & ships as natural gas unit with no additional parts necessary for conversion				
1 ea	2 years parts & 1 year labor warranty, standard				
ITEM TOTAL:				\$1,428.13	\$1,428.13

Cedarhurst - Springfield, MO  
Equipment

Page 1 of 2

Models & Dimensions  
Thermostatic Gas Griddles



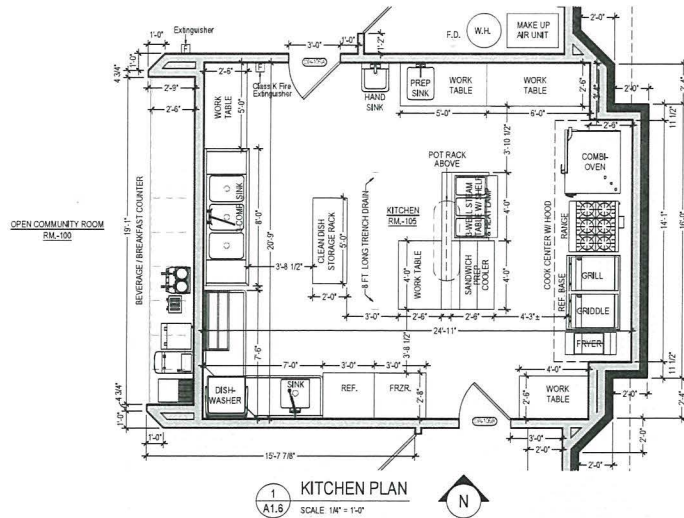
Specifications

Model	Cooking Surface (in x in)	Net Wt (lb)	BTUs per Hour	Product Dimensions (in x in x in)	Shipping Dimensions (in x in x in)	Ship Weight (lb)
CE-G15TFP (6622-1000)	15" x 20"	30	30,000	15.6" x 19.5" x 20"	17.7" x 19.5" x 22.5"	38.5 lb
CE-G24TFP (6622-1000)	24" x 20"	60	60,000	24.6" x 19.5" x 20"	27.1" x 19.5" x 22.5"	72.5 lb
CE-G36TFP (6622-1000)	36" x 20"	90	90,000	36.6" x 19.5" x 20"	39.1" x 19.5" x 22.5"	106.5 lb
CE-G48TFP (6622-1000)	48" x 20"	120	120,000	48.6" x 19.5" x 20"	51.1" x 19.5" x 22.5"	140.5 lb



Grindmaster Cecilware™ 4000 Collins Lane, Louisville, KY 40243, USA  
Tel: +1 502 425 4276 / 800 895 4204 USA & Canada only / Fax: +1 502 425 4064 / www.grindmaster.com / Email: info@grindmaster.com

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CONSULT WITH OWNER FOR FINAL MATERIAL, FINISH, CASEWORK & EQUIPMENT SELECTIONS

Item	Qty	Description	Unit	Sell	Total
3	1 ea	GAS COUNTERTOP FRYER Globe (Middleby) Model No. GF300 (QUICK SHIP) Fryer, Gas, Natural, 30-lbs., countertop, single pot, 30-lbs. fat capacity, 13,200 BTU per burner, stainless steel construction, stainless steel fry pot with drain valve & extension pipe, (2) nickel-plated fry baskets with insulated handles, stainless steel tube burners inside rectangular heat chambers, thermostat protection, 53,000 BTU, cETUus (Ships within 2-2 days)		\$2,327.60	\$2,327.60
1 ea	Quick Ship items have limited configurations & that standard configuration may not apply. Contact factory for details				
1 ea	2 year parts & labor warranty, standard				
1 ea	FRYCOVER30G (QUICK SHIP) Cover, for 30 lbs. gas fryer (Ships within 1-2 days)			\$85.70	\$85.70
ITEM TOTAL:				\$2,413.30	\$2,413.30
4	1 ea	EQUIPMENT STAND, REFRIGERATED BASE Atosa USA, Inc. Model No. MGRF453GR Atosa Chef Base, one-section, 52"W x 26-1/2"H, side-mounted self-contained refrigeration, 8.4 cu. ft., (2) self-closing drawers with recessed handles, digital temperature control, 34" to 40" temperature range, includes (6) 12 x 20 stainless steel pans, stainless steel pans, stainless steel interior & exterior, 5" casters, R290 Hydrocarbon refrigerant, 1/7 HP, 2.3 amps, 115V/60/1-ph, cord, NEMA 5-15P, cETUus, ETU-Sanitization		\$2,309.28	\$2,309.28
1 ea	2 year labor & parts warranty, 5 years warranty on compressor (continental USA only)				
1 ea	1/8 size, 4" deep metal pans and dividers included (see specsheet for exact pans included per model)				
ITEM TOTAL:				\$2,309.28	\$2,309.28
Subtotal				\$7,414.16	\$7,414.16
Total				\$7,414.16	\$7,414.16

All quotes are good for 30 days.  
Taxes are an estimate and may adjust your final invoice based upon local jurisdiction tax laws.

Cedarhurst - Springfield, MO  
Equipment

Page 2 of 2

**Globe Gas Countertop Fryer**

18 lb. Fryer yields 20-25 lbs. of fries per hour, faster to finish

30 lb. Fryer yields 40-50 lbs. of fries per hour, faster to finish

**Models:** GF15G / GF30G / GF15PG / GF30PG

**Standard Features:**

- Stainless steel exterior and interior
- Stainless steel fry pot with drain valve & extension pipe
- Heavy duty, nickel-plated fry baskets with cool-to-touch insulated handles
- Adjustable 4" stainless steel legs
- High performance burners
- 18 lb. fryer - 2 burners totaling 26,500 BTUs
- 30 lb. fryer - 4 burners totaling 53,000 BTUs
- Robust "Shut-Off" snap-action thermostats for fast recovery
- High performance, stainless steel tube burners inside heat chambers
- High limit thermostat protection - shuts fryer down if it exceeds over-temperature
- Units ship natural gas or liquid propane gas (LP) (please specify in order)
- Durable fryer baskets
- 18 lb. fryer has 1 standard basket (holds up to 9 lbs. product)
- 30 lb. fryer has 2 standard baskets (holds up to 10 lbs. product)
- Easy-to-remove oil pan
- Pan deflector
- Built-in nesting groove(s) for hanging fry baskets(s)

**Warranty:** Two years parts and labor

**Optional Accessories:**

- Additional baskets
- Fryer covers (Note: for use only when fryer is off)

To select options, see detailed list on back

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**Commercial Gas Range**

**FEATURES LIST**

- 30,000 Planck cast iron burners
- Lift off heads
- Individual pilot lights
- Heavy duty 12" x 12" removable cast iron grates
- Flame adjustable control knobs
- Full Size Oven
- 30,000 BTU oven burner
- Cool to touch oven door handle
- Two adjustable oven racks easily removable
- Compression spring door system
- Flame failure safety device
- Adjustable thermostat, 200°F - 500°F
- R6 & R10 hold full size sheet pans
- Construction
- Heavy duty steel frame
- Stainless Steel front - 24.75" high backer and shelf
- Removable crumb tray under the top burners
- 6" adjustable stainless steel legs or casters
- 1/2" NPT gas connection

The Centaur Commercial Gas Range has powerful Planck 30,000 BTU cast iron burners. Each burner has a lift off head - individual pilot light - heavy duty 12" x 12" removable cast iron grate and individual exhaust light control knob. It is constructed with a stainless steel front, 24.75" high backer and shelf, 6" adjustable stainless steel legs or casters and a 1/2" NPT gas connection.

The standard oven is powered with a 30,000 BTU burner and comes with two easy to remove oven racks. It includes a porcelain oven liner for easy cleaning and a compression spring door hinge system for durability. The oven thermostat adjusts from 200°F - 500°F and is equipped with a flame failure safety device.

Centaur logo

**Globe Gas Countertop Fryer**

GF15G / GF30G / GF15PG / GF30PG

**Specifications:**

Model	Width (in)	Depth (in)	Height (in)	Net Wt (lb)	Shipping Wt (lb)	Shipping Dimensions (in x in x in)
GF15G	18.62	30.12	30.12	30.28	35.00	48" x 40" x 30"
GF30G	32.00	30.12	30.12	60.56	65.28	48" x 40" x 30"
GF15PG	18.62	30.12	30.12	30.28	35.00	48" x 40" x 30"
GF30PG	32.00	30.12	30.12	60.56	65.28	48" x 40" x 30"

**STANDARD FRY BASKET BASKET(S) DIMENSIONS:** 7" x 14.5" x 6.5"

**GAS REQUIREMENTS AND INFORMATION:**

- Units are LP or natural gas ready
- Conversion of unit from natural gas to LP must be completed by an authorized Globe technician
- 1/2" standard gas tee ID connection

**OPTIONAL ACCESSORIES:**

- BASKET(S) - 11 pieces (sold 2 baskets/total for 30 lb. fryer)
- BASKET(S) - 11 pieces (sold 2 baskets/total for 30 lb. fryer)
- FRYCOVER(S) (1) cover for GF15G/GF30G
- FRYCOVER(S) (1) cover for GF15PG/GF30PG

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**PLAN VIEW**

Model# CR4-N, CR4-P, CR6-N, CR6-P, CR10-N, CR10-P

**Features:**

- A pressure controller is included with this unit
- Natural Gas (1/2" NPT) / Propane Gas (3/8" NPT) / Floor Gas Connection (1/2" NPT)

**Dimensions:**

- CR4-N / CR4-P: 24" W, 24" D, 33" H
- CR6-N / CR6-P: 36" W, 36" D, 33" H
- CR10-N / CR10-P: 48" W, 48" D, 33" H

Model	Burners	External Dimensions (W x D x H)	Internal Oven Dimensions (W x D x H)	BTU's (per burner)	BTU's (per oven)	Total BTU's	Crated Weight (lbs)
CR4-N / CR4-P	4	24" x 24" x 33"	20" x 20" x 13"	30,000	30,000	150,000	156
CR6-N / CR6-P	6	36" x 36" x 33"	26" x 26" x 13"	30,000	30,000	210,000	455
CR10-N / CR10-P	10	48" x 48" x 33"	38" x 38" x 13"	30,000	30,000	300,000	737

Centaur logo

**Refrigerated Chef Bases**

**Models:** MGF8448GR, MGF8450GR, MGF8451GR, MGF8452GR, MGF8453GR, MGF8454GR

**Standard Features:**

- Stainless steel exterior and interior
- Stainless steel pans included
- Electronic temperature controller
- Maintains temperatures between 34°F - 40°F
- Heavy duty compressor with environmentally friendly R290 refrigerant
- Heavy duty stainless steel drawer slides and rollers
- Magnetic drawer gaskets
- Recessed door handles
- Pre-installed casters
- One-piece heavy duty reinforced stainless steel top to support countertop equipment
- Gravity feed self-closing drawers
- Corner Guards included
- Pull out handles included

**Specifications:**

Model	Drawers	Capacity (cups)	Pan Per Unit	Caster (in)	Temp (°F)	Volume (cu ft)	HP	Refrigerant	Interior Dimensions (in x in x in)	Net Weight (lbs)	Crated Weight (lbs)
MGF8448GR	2	27	27	6	34	11.6	1.1	R290	11" x 11" x 21"	178	216
MGF8450GR	2	37	37	6	34	15.6	1.1	R290	11" x 11" x 21"	228	256
MGF8451GR	2	47	47	6	34	19.6	1.1	R290	12" x 12" x 21"	278	316
MGF8452GR	2	57	57	6	34	23.6	1.1	R290	12" x 12" x 21"	328	366
MGF8453GR	4	12.1	12.1	6	34	11.6	1.1	R290	11" x 11" x 21"	368	396
MGF8454GR	4	12.1	12.1	6	34	15.6	1.1	R290	11" x 11" x 21"	408	438

**PLAN VIEW**

**SIDE VIEW**

**Corner Guards**

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**THERMOSTATIC GAS GRIDDLES**

**Features:**

- All models can be operated using natural or LP gas (conversion kit included)
- Unlike manual griddles that only have temperature ranges, thermostatic griddles can be set to an exact temperature, and will maintain that temperature within a couple of degrees
- 1 inch (2.5 cm) griddle plate thickness for better heat retention, faster recovery, and more even heat distribution than thin plates
- Heavy-duty stainless steel full-cooking depth dual-ported burners for long life and easy maintenance
- Manually controlled, independent cooking zones
- Throttling thermostat and U-shaped burner, every 12" for exceptional control
- Four countertop units available only 15", 24", 36", and 48" widths (37 cm, 61 cm, 91.1 cm, and 121.6 cm) and 20" depths (50.8 cm)

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California, Colorado, Florida, Georgia, Illinois, New Jersey, Ohio, Texas, Washington

**Specifications:**

Model	Drawers	Capacity (cups)	Pan Per Unit	Caster (in)	Temp (°F)	Volume (cu ft)	HP	Refrigerant	Interior Dimensions (in x in x in)	Net Weight (lbs)	Crated Weight (lbs)
MGF8448GR	2	27	27	6	34	11.6	1.1	R290	11" x 11" x 21"	178	216
MGF8450GR	2	37	37	6	34	15.6	1.1	R290	11" x 11" x 21"	228	256
MGF8451GR	2	47	47	6	34	19.6	1.1	R290	12" x 12" x 21"	278	316
MGF8452GR	2	57	57	6	34	23.6	1.1	R290	12" x 12" x 21"	328	366
MGF8453GR	4	12.1	12.1	6	34	11.6	1.1	R290	11" x 11" x 21"	368	396
MGF8454GR	4	12.1	12.1	6	34	15.6	1.1	R290	11" x 11" x 21"	408	438

**PLAN VIEW**

**SIDE VIEW**

**Corner Guards**

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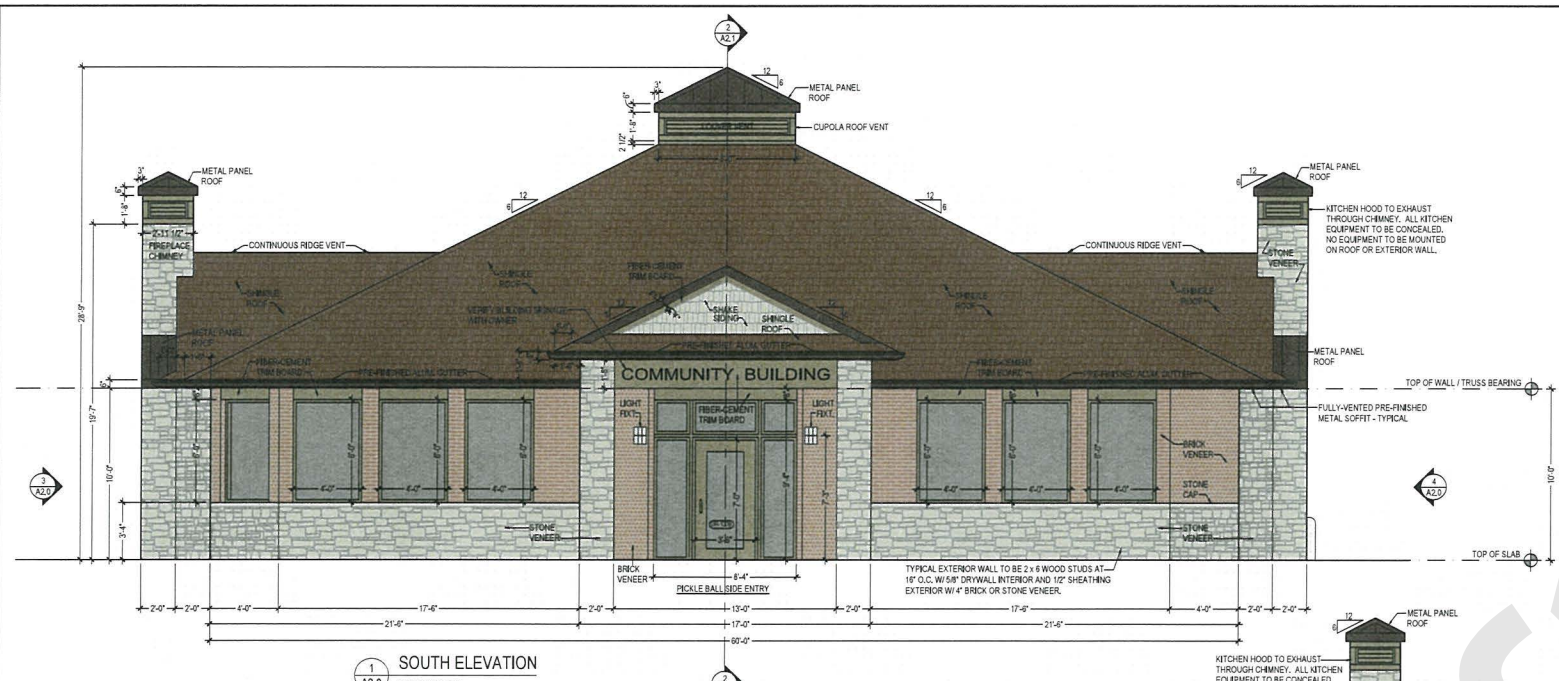
**DOVER DEVELOPMENT**

KITCHEN EQUIPMENT  
Community Building  
21507 S. Wolf Road, Frankfort, IL 60423

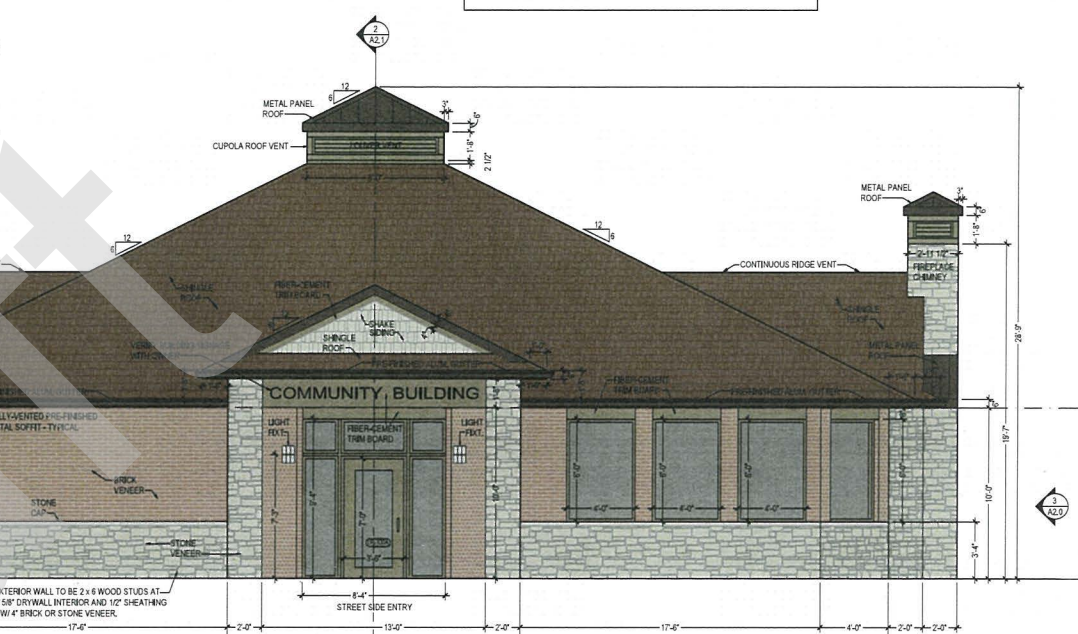
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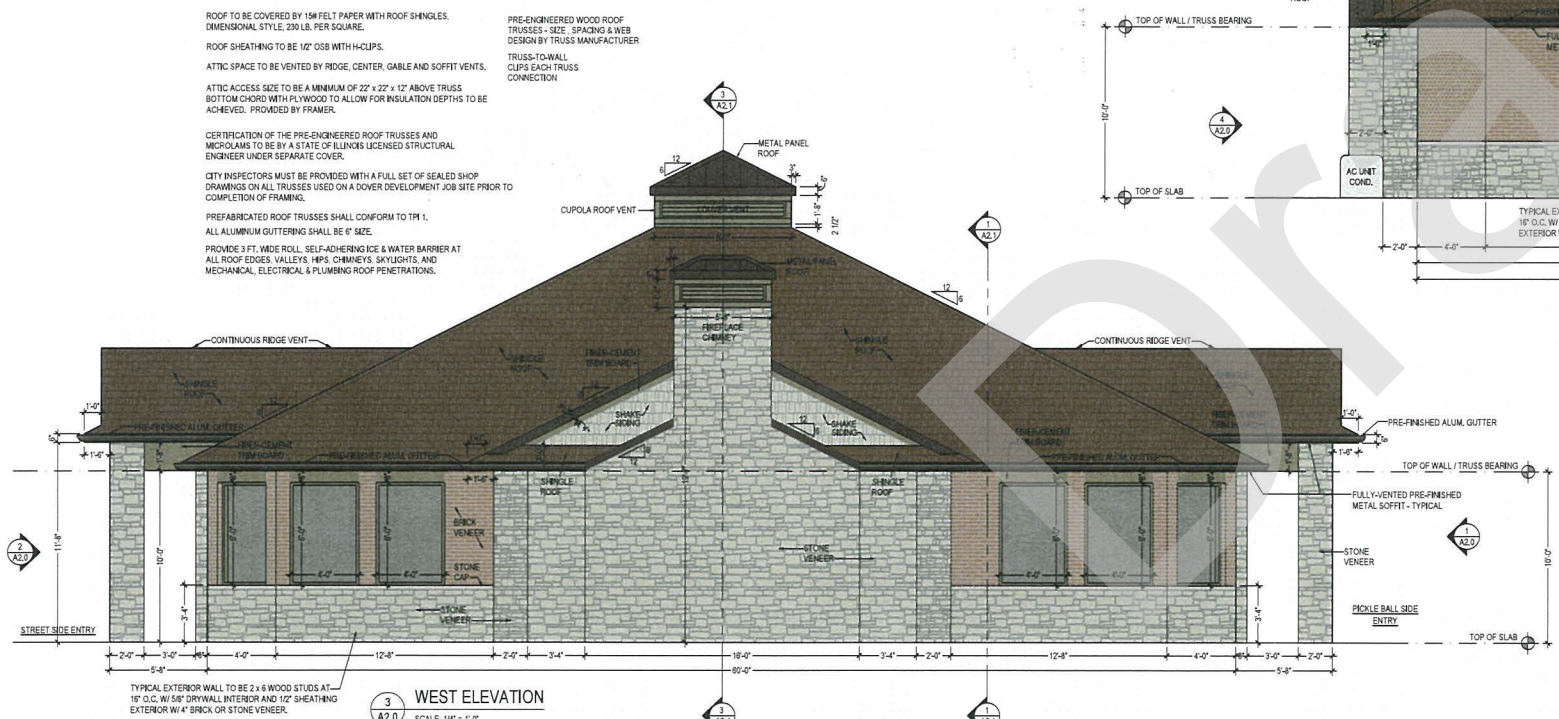




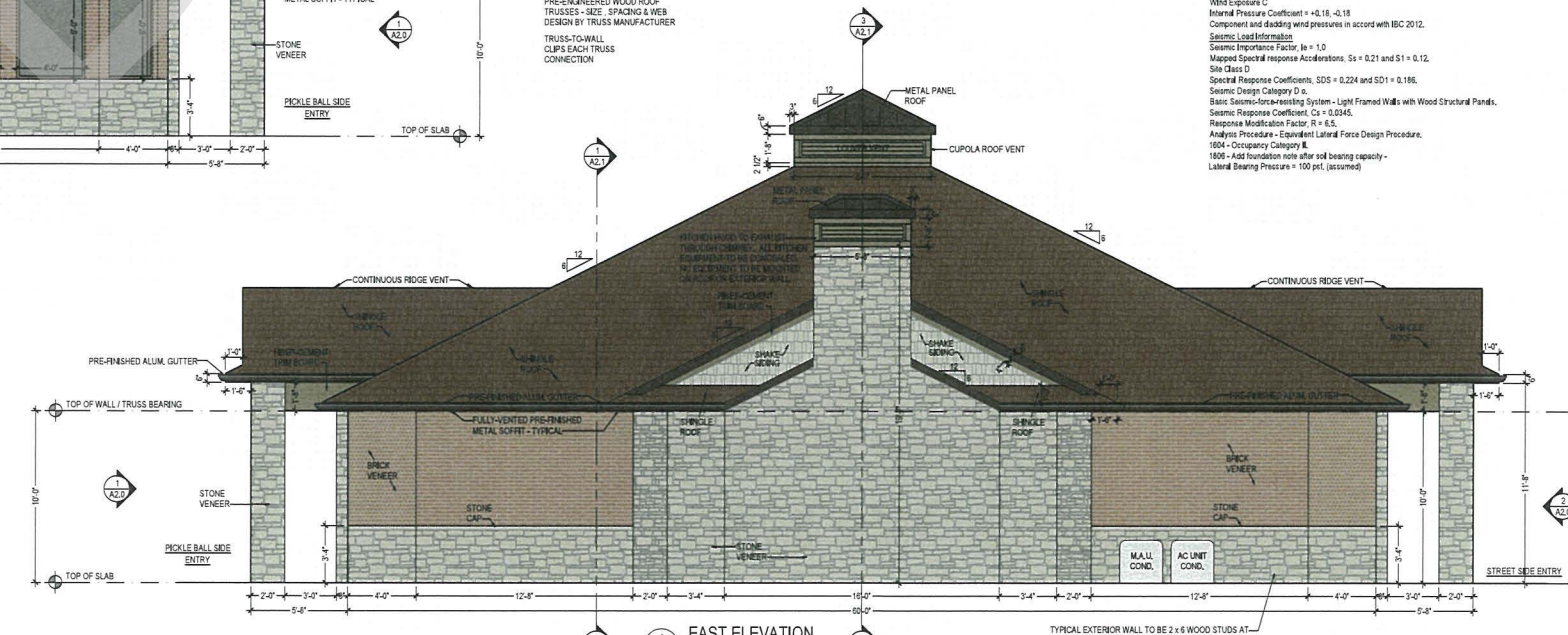
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2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES TO MATCH ADJACENT CEDARHURST OF FRANKFORD ASSISTED LIVING & MEMORY CARE FACILITY. VERIFY ALL EXTERIOR FINISHES WITH OWNER.**
- STONE VENEER TO BE MOUNTAIN LEDGE EMERALD GREY.
  - BRICK VENEER TO BE ASHWOOD AUTHENTIC TUMBLED.
  - MORTAR COLOR TO BE SMO50 SUEDE.
  - ROOF SHINGLES TO BE LANDMARK PRO DESIGNER SHINGLES - WEATHERED WOOD COLOR.
  - SHAKE SIDING TO BE JAMES HARDIE - MONTEREY TAUPE COLOR.
  - FIBER-CEMENT TRIM BOARD TO BE JAMES HARDIE - COLOR TIMBER BARK.
  - WINDOWS & DOORS TO BE GERVIN - SANDSTONE COLOR.
  - CAST STONE CAPS TO BE LIMESTONE.
  - METAL SOFFIT PANELS TO BE NORANDIX - COLOR BRONZE B13.
  - PRE-FINISHED ALUMINUM GUTTER TO BE COLOR DARK BRONZE.

ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES. DIMENSIONAL STYLE, 230 LB. PER SQUARE.  
ROOF SHEATHING TO BE 1/2" OSB WITH H-CLIPS.  
ATTIC SPACE TO BE VENTED BY RIDGE, CENTER, GABLE AND SOFFIT VENTS.  
ATTIC ACCESS SIZE TO BE A MINIMUM OF 22" x 22" x 12" ABOVE TRUSS BOTTOM CHORD WITH PLYWOOD TO ALLOW FOR INSULATION DEPTHS TO BE ACHIEVED. PROVIDED BY FRAMER.  
CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.  
CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT. JOB SITE PRIOR TO COMPLETION OF FRAMING.  
PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TR 1.  
ALL ALUMINUM GUTTERING SHALL BE 6" SIZE.  
PROVIDE 3 FT. WIDE ROLL, SELF-ADHERING ICE & WATER BARRIER AT ALL ROOF EDGES, VALLEYS, HP'S, CHIMNEYS, SKYLIGHTS, AND MECHANICAL, ELECTRICAL & PLUMBING ROOF PENETRATIONS.

PRE-ENGINEERED WOOD ROOF TRUSSES - SIZE, SPACING & WEB DESIGN BY TRUSS MANUFACTURER.  
TRUSSES TO WALL CLIPS EACH TRUSS CONNECTION.

CERTIFICATION OF THE PRE-ENGINEERED ROOF TRUSSES AND MICROLAMS TO BE BY A STATE OF ILLINOIS LICENSED STRUCTURAL ENGINEER UNDER SEPARATE COVER.  
CITY INSPECTORS MUST BE PROVIDED WITH A FULL SET OF SEALED SHOP DRAWINGS ON ALL TRUSSES USED ON A DOVER DEVELOPMENT. JOB SITE PRIOR TO COMPLETION OF FRAMING.  
PREFABRICATED ROOF TRUSSES SHALL CONFORM TO TR 1.  
PRE-ENGINEERED WOOD ROOF TRUSSES - SIZE, SPACING & WEB DESIGN BY TRUSS MANUFACTURER.  
TRUSSES TO WALL CLIPS EACH TRUSS CONNECTION.

1603 - Design Loads in Accord with IBC 2012 Building Code  
Roof Dead Load 20 psf  
Live Load 20 psf  
Snow Load Information  
Ground Snow Load, Pg = 30 psf  
Snow Exposure Factor, Ce = 1.0  
Snow Load Importance Factor, I = 1.0  
Thermal Factor, Ct = 1.1  
Wind Classification  
Basic Wind Speed = 115 mph  
Wind Importance Factor, Iw = 1.0  
Wind Exposure C  
Internal Pressure Coefficient = +0.18, -0.18  
Component and cladding wind pressures in accord with IBC 2012.  
Seismic: Local Intermittent  
Seismic Importance Factor, Ie = 1.0  
Mapped Spectral response Accelerations, Ss = 0.21 and S1 = 0.12  
Site Class D  
Spectral Response Coefficients, SDS = 0.224 and SD1 = 0.186  
Seismic Design Category D  
Basic Seismic-Resisting System - Light Framed Walls with Wood Structural Panels.  
Seismic Response Coefficient, Cs = 0.0345.  
Response Modification Factor, R = 6.5.  
Analysis Procedure = Equivalent Lateral Force Design Procedure.  
1604 - Occupancy Category II  
1605 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

**EXTERIOR MASONRY CLARIFICATION NOTE:**  
ALL EXTERIOR BRICK & STONE VENEER SHALL BE FULL BRICK & STONE VENEER, APPROXIMATELY 4" THICK THAT IS SUPPORTED ON THE FOUNDATION LEDGE. THIN BRICK & STONE VENEERS (JUST FACE MATERIAL ADHERED TO WALL) IS NOT ALLOWED.

- EXTERIOR FINISHES TO MATCH ADJACENT CEDARHURST OF FRANKFORD ASSISTED LIVING & MEMORY CARE FACILITY. VERIFY ALL EXTERIOR FINISHES WITH OWNER.**
- STONE VENEER TO BE MOUNTAIN LEDGE EMERALD GREY.
  - BRICK VENEER TO BE ASHWOOD AUTHENTIC TUMBLED.
  - MORTAR COLOR TO BE SMO50 SUEDE.
  - ROOF SHINGLES TO BE LANDMARK PRO DESIGNER SHINGLES - WEATHERED WOOD COLOR.
  - SHAKE SIDING TO BE JAMES HARDIE - MONTEREY TAUPE COLOR.
  - FIBER-CEMENT TRIM BOARD TO BE JAMES HARDIE - COLOR TIMBER BARK.
  - WINDOWS & DOORS TO BE GERVIN - SANDSTONE COLOR.
  - CAST STONE CAPS TO BE LIMESTONE.
  - METAL SOFFIT PANELS TO BE NORANDIX - COLOR BRONZE B13.
  - PRE-FINISHED ALUMINUM GUTTER TO BE COLOR DARK BRONZE.

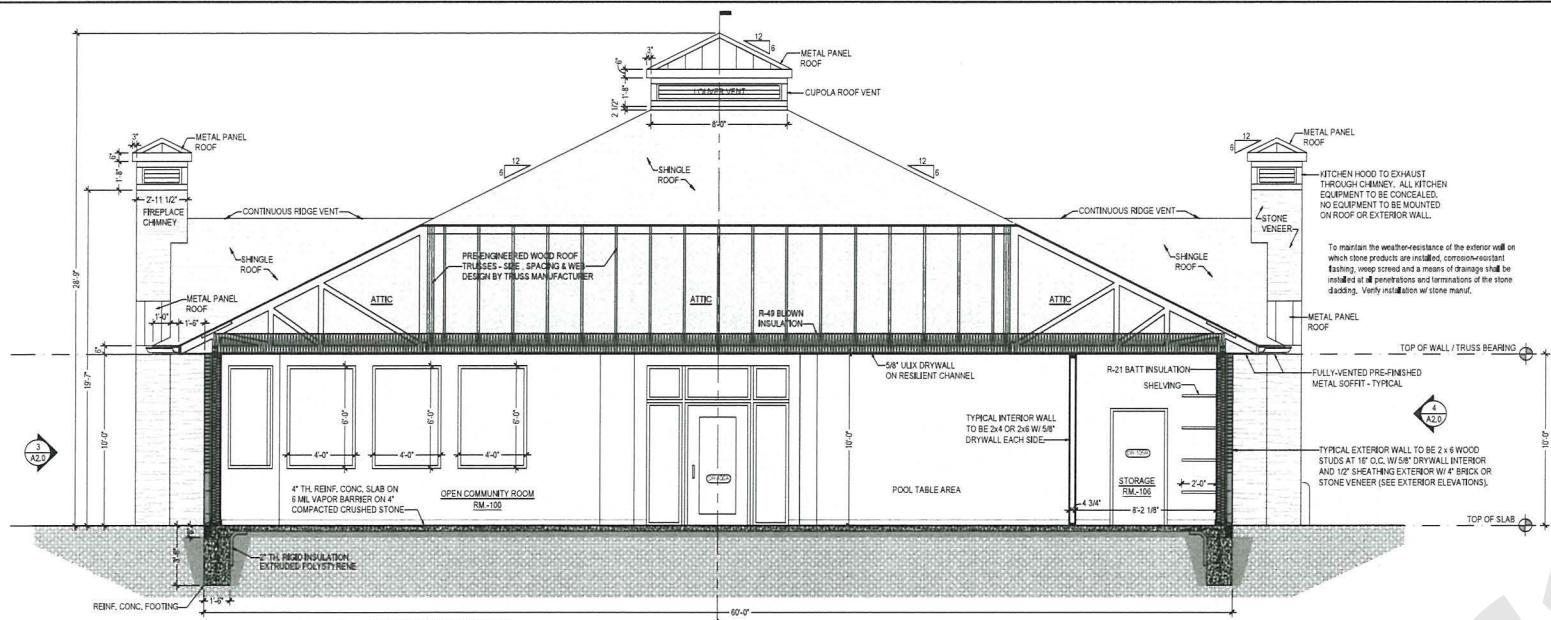


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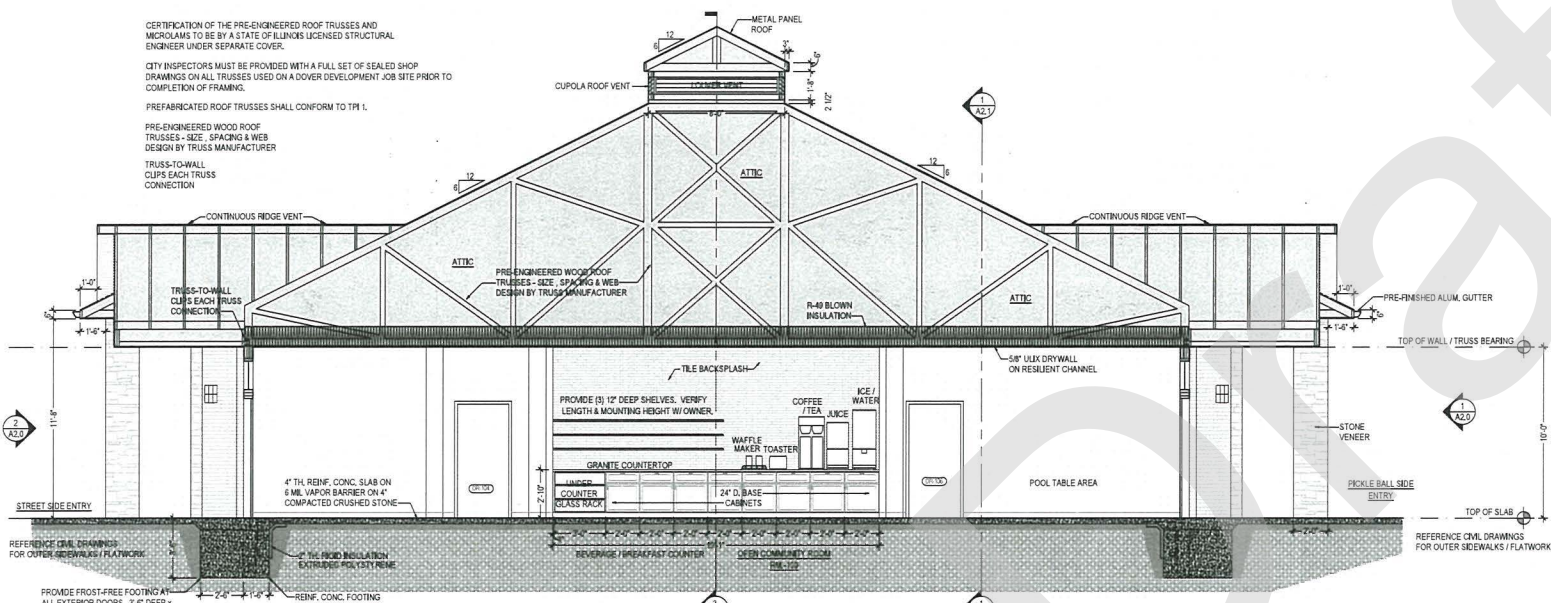


EXTERIOR ELEVATIONS  
Community Building  
21507 S. Wolf Road, Frankfort, IL 60423  
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DATE: 06/14/24  
Rev. 1: 06/11/24  
Rev. 2: 06/14/24  
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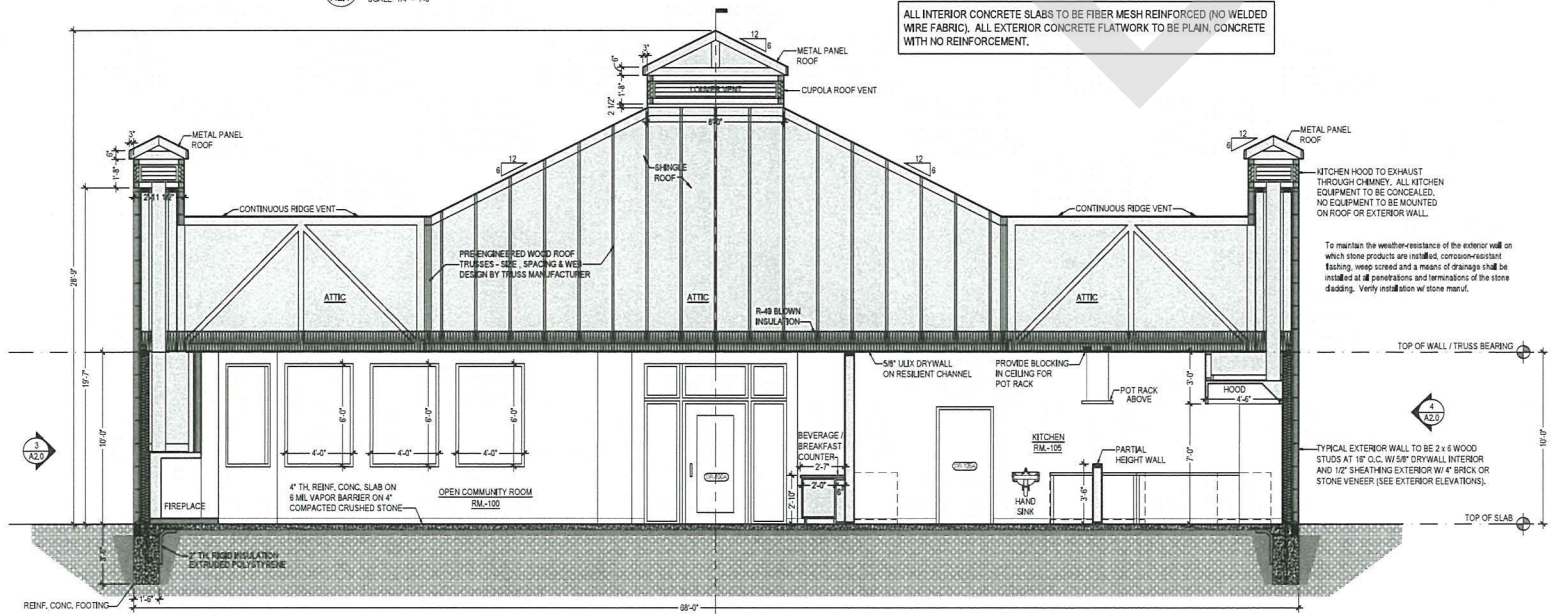




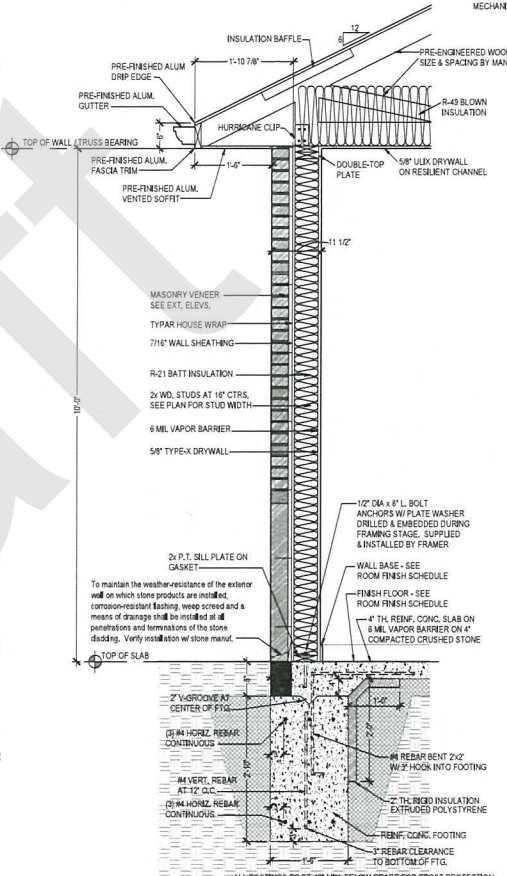
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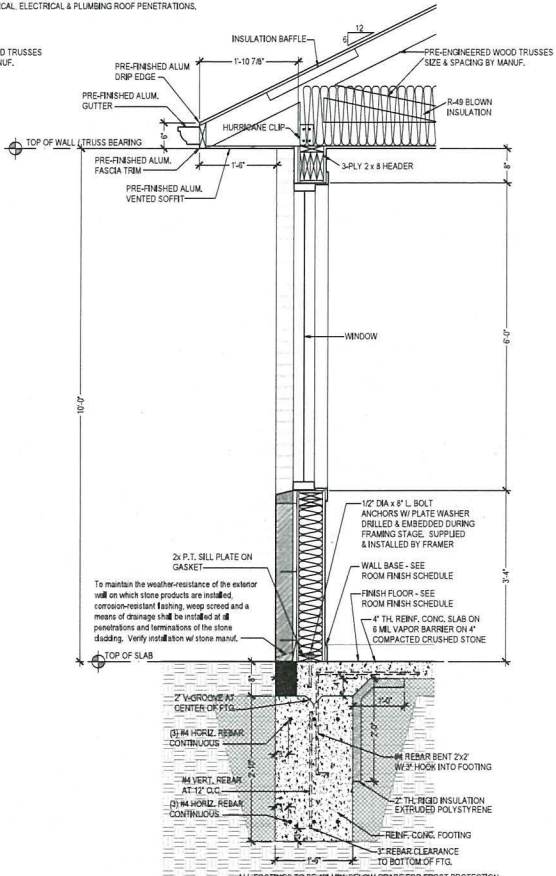
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SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**5 TYPICAL WALL SECTION**  
SCALE: 1/4" = 1'-0"



**6 WALL SECTION AT WINDOW**  
SCALE: 1/4" = 1'-0"

**Roof shingles shall be: CertainTeed Landmark - Weather Wood**

ROOF TO BE COVERED BY 15# FELT PAPER WITH ROOF SHINGLES, DIMENSIONAL STYLE: 230 LB. PER SQUARE. PRE-ENGINEERED WOOD ROOF TRUSSES - SIZE, SPACING & WEB DESIGN BY TRUSS MANUFACTURER. ROOF SHEATHING TO BE 1/2\"/>

**EXTERIOR FINISH NOTES**

PROVIDE CORROSION RESISTANT FLASHING TO PREVENT MOISTURE FROM ENTERING THE EXTERIOR WALLS AROUND OPENINGS, AT CHANGES IN MATERIAL AND AT CHANGES IN PLANE. FIBER CEMENT SIDING SHALL CONFORM TO ASTM C 1106, TYPE A. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. 1603 - Design Loads in Accord with IBC 2012 Building Code. Roof Dead Load 20 psf. Live Load 20 psf. Snow Load Information: Ground Snow Load,  $P_g = 30$  psf. Snow Exposure Factor,  $C_e = 1.0$ . Snow Load Importance Factor,  $I = 1.0$ . Thermal Factor,  $C_t = 1.1$ . Wind Load Information: Basic Wind Speed = 115 mph. Wind Importance Factor,  $I_w = 1.0$ . Wind Exposure C. Internal Pressure Coefficient = +0.18, -0.18. Component and cladding wind pressures in accord with IBC 2012. Seismic Load Information: Seismic Importance Factor,  $I_s = 1.0$ . Mapped Spectral response Accelerations,  $S_s = 0.21$  and  $S_1 = 0.12$ . Soil Class D. Spectral Response Coefficients,  $SDS = 0.224$  and  $SD1 = 0.186$ . Seismic Design Category D-1. Basic Seismic-Force-Resisting System - Light Framed Walls with Wood Structural Panels. Seismic Response Coefficient,  $C_u = 0.0345$ . Response Modification Factor,  $R = 6.5$ . Analysis Procedure - Equivalent Lateral Force Design Procedure. 1604 - Occupancy Category II. 1605 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed).

**FOUNDATION NOTES**

FLOOR TO BE 4\"/>

**EXTERIOR MASONRY CLARIFICATION NOTE:**  
ALL EXTERIOR BRICK & STONE VENEER SHALL BE FULL BRICK & STONE VENEER, APPROXIMATELY 4\"/>



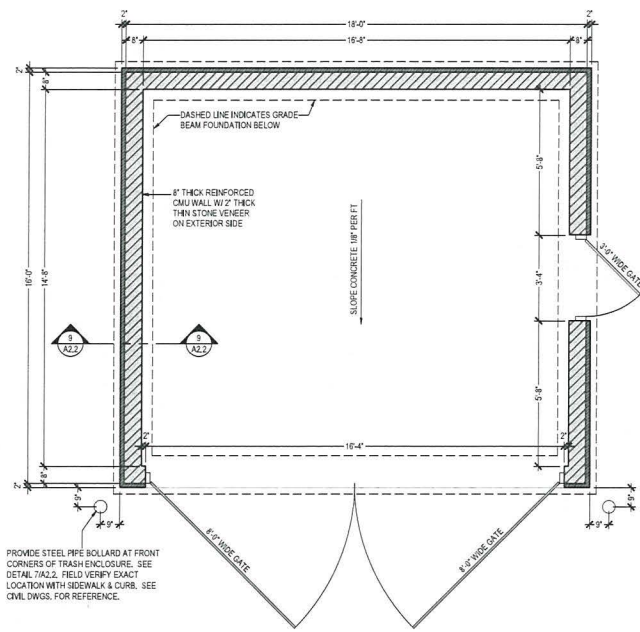
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**LIFE ARCHITECTURE**  
David K. Life, P.E.  
16033 34th Street  
Frankfort, IL 60423  
Tel: 708.428.4434



**Community Building**  
21507 S. Wolf Road, Frankfort, IL 60423

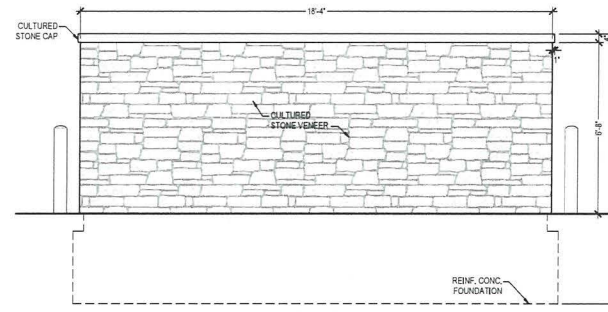
PROJECT NO.: 2411  
DATE: 06/14/24  
**A2.1**



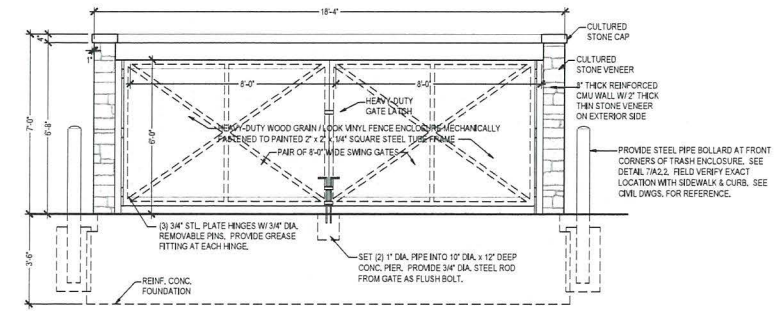


1 TRASH ENCLOSURE PLAN  
SCALE 3/8" = 1'-0"

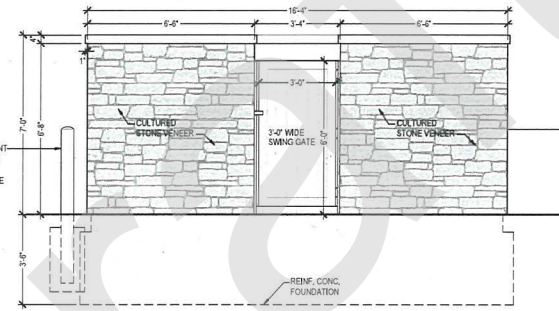
REFERENCE CIVIL DRAWINGS FOR TRASH ENCLOSURE SITE LOCATION.



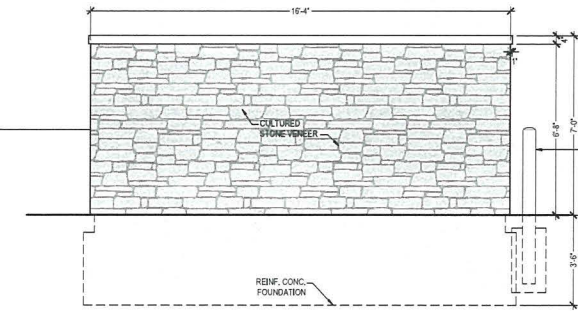
2 TRASH ENCLOSURE BACK ELEVATION  
SCALE 3/8" = 1'-0"



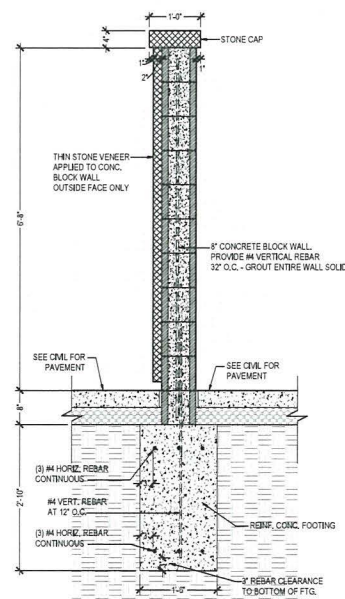
3 TRASH ENCLOSURE FRONT ELEVATION  
SCALE 3/8" = 1'-0"



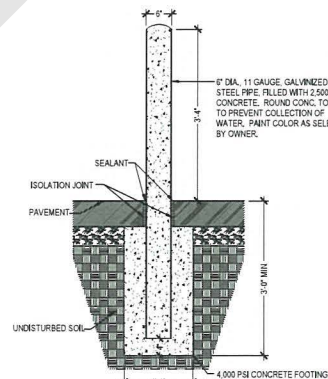
4 TRASH ENCLOSURE SIDE ELEVATION  
SCALE 3/8" = 1'-0"



5 TRASH ENCLOSURE SIDE ELEVATION  
SCALE 3/8" = 1'-0"



6 ENCLOSURE OUTSIDE WALL / FOUNDATION  
SCALE 3/4" = 1'-0"



7 PIPE BOLLARD DETAIL  
SCALE 3/4" = 1'-0"



DAVID K. LIFE  
001-14181657  
Professional Engineer  
Illinois License No. 14000-000-0123  
14000-000-0123  
David K. Life  
14000-000-0123  
14000-000-0123  
14000-000-0123

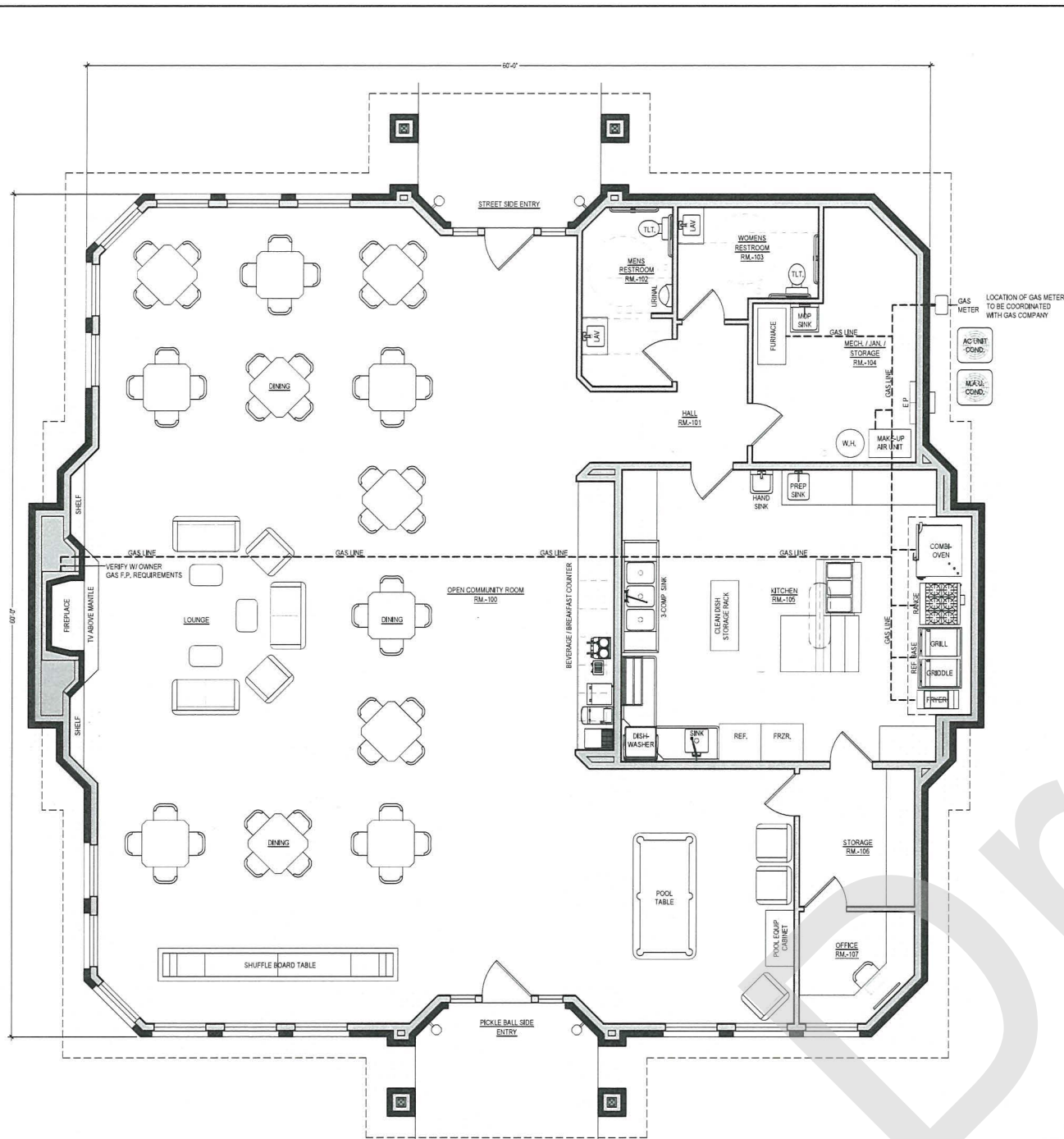


TRASH ENCLOSURE  
Community Building  
21507 S. Wolf Road, Frankfort, IL 60423

Project: 09024  
Date: 08/14/24  
Rev: 1: 08/14/24  
Rev: 2: 08/14/24  
A2.2

ADDED NEW SHEET A2.2 - TRASH ENCLOSURE

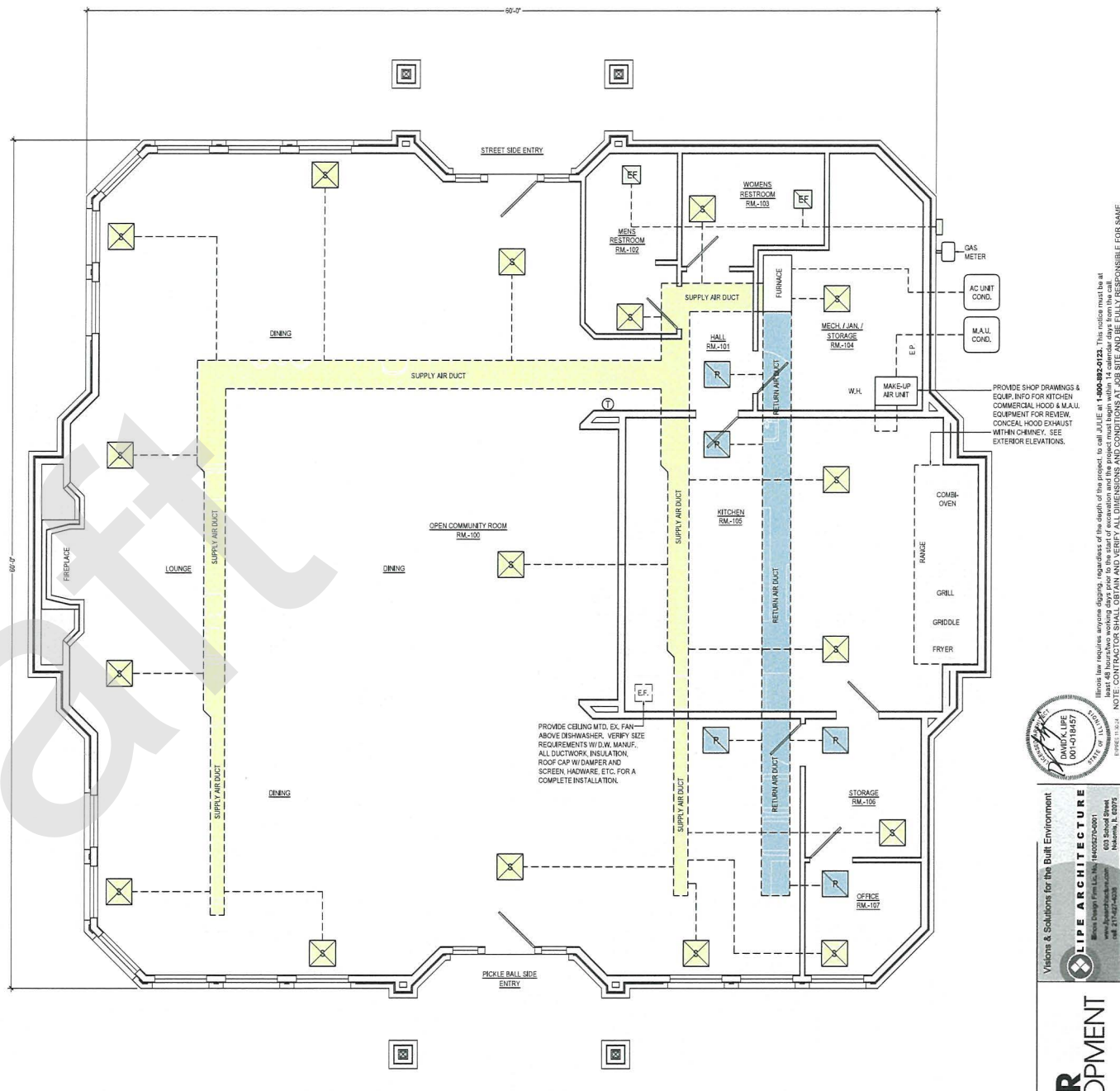




**1 GAS MAIN PLAN**  
 SCALE: 1/4" = 1'-0"  
 GAS MAIN PLAN DIAGRAMMATIC IN NATURE AND HVAC CONTRACTOR TO PROVIDE FINAL DESIGN & SIZING OF GAS LINES.

HVAC contractor: Furnish and Install ERV Units on ALL common area furnaces.  
 HVAC contractor verify: All janitor rooms, bathrooms and toilet rooms shall have negative pressure.  
 NOTE: Flexible ducts are not permitted to penetrate rated assemblies.

**GENERAL HVAC NOTES**  
 FLEX DUCT SHALL HAVE AN R8 MINIMUM INSULATION VALUE.  
 ALL TRUNK LINE DUCTS SHALL BE INSULATED IN UNCONFINED SPACES.  
 FIRE DAMPERS MUST BE INSTALLED AT ALL RATED ASSEMBLY PENETRATIONS.  
 ALL RETURN AIR DUCT WORK TO BE INSULATED FOR NOISE CONTROL.



**2 HVAC PLAN**  
 SCALE: 1/4" = 1'-0"

**HVAC NOTES**  
 SIZING OF ELECTRICAL HVAC AND LOCATION OF REGISTERS TO BE DETERMINED BY SUB-CONTRACTOR UNLESS NOTED OTHERWISE.  
 ALL BATH FAN LIGHTS TO BE VENTED TO EXTERIOR ROOF SOFFIT AND SHALL REQUIRE FIRE DAMPER AT RATED ASSEMBLY PENETRATIONS. PIPE ANGLE TO BE NO LESS THAN 45 DEGREES TO PREVENT CONDENSATION BUILD UP.  
 ALL VENTS TO BE COVERED BY HVAC CONTRACTOR UPON ROUGH-IN. AT TRIM-OUT ALL VENTS TO BE CLEANED OF DRYWALL AND PAINT BY HVAC CONTRACTOR.  
 ALL FLEX DUCTWORK FROM A TRUNK LINE CAN BE NO LONGER THAN 15 FT. IN LENGTH.  
 HVAC SUB-CONTRACTOR RESPONSIBLE FOR WALL SLEEVE (DRYER BOX 80-425 MODEL OR EQUAL) AND METAL VENT PIPE TO EXTERIOR NO LONGER THAN 25 FT. IN LENGTH.  
 BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
 COMPLETE COMMERCIAL HOOD (HOOD, FIRE SUPPRESSION, VENTING, STAINLESS RANGE BACKSPASH, STRAPPING, 2 HR. WRAP, ETC.) SUPPLY, ASSEMBLY AND INSTALLATION RESPONSIBILITY OF HVAC CONTRACTOR.  
 ALL HVAC EQUIPMENT TO BE EFFICIENT CONTRACTOR GRADE.  
 AC TO BE A MINIMUM OF 16 SEER. OPTION HEAT PUMPS.  
 ALL PIPES 1" AND ABOVE IN DIAMETER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL Cavity INTO ATTIC SPACE.  
 ALL GAS APPLIANCES SHALL BE VENTED TO OUTSIDE.

**GENERAL GAS PIPING NOTES:**  
 Concealed piping shall not be located in solid partitions and solid walls, unless installed in a chase or casing.  
 Portions of a piping system installed in concealed locations shall not have unions, tubing fittings, right and left couplings, bushings, compression couplings and swing joints made by combinations of fittings.  
 Gas piping shall not penetrate building foundation walls at any point below grade. Gas piping shall enter and exit a building at a point above grade and the similar space between the pipe and the wall shall be sealed.  
 In concealed locations, where piping other than black or galvanized steel is installed through holes or notches in wood studs, joists, rafters or similar members less than 1 1/2 inches (38 mm) from the nearest edge of the member, the pipe shall be protected by shield plates. Protective shield plates having a minimum thickness of 0.0575 inch (1.463 mm) (No. 10 gage) shall cover the area of the pipe where the member is notched or bored and shall extend a minimum of 4 inches (102 mm) above side plates, below top plates and to each side of a stud, joist or rafter.  
 Prior to acceptance and initial operation, all piping installations shall be visually inspected and pressure tested to determine that the materials, design, fabrication and installation practices comply with the requirements of the International Fuel Code.  
 Piping shall be supported with metal pipe hangers, metal pipe straps, metal brackets, metal hangers or building structural components, outside for the size of piping, of adequate strength and quality, and spaced at intervals so as to prevent or dampen excessive vibration. Piping shall be anchored to prevent undue strains on connected appliances and shall not be supported by other piping. Pipe hangers and supports shall conform to the requirements of MSS SP-58 and shall be spaced in accordance with Section 415. Supports, hangers and anchors shall be installed so as not to interfere with the free expansion and contraction of the piping between anchors. All parts of the supporting equipment shall be designed and installed so they will not be disengaged by movement of the supported piping.  
 Piping systems shall be of such size and so installed as to provide a supply of gas sufficient to meet the maximum demand and supply gas to each appliance inlet at not less than the minimum supply pressure required by the appliance.

**MECHANICAL GENERAL NOTES:**  
 PROVIDE ALL WORK AND MATERIALS AS REQUIRED HEREIN AND ON THE DRAWINGS IN FULL ACCORDANCE WITH IMC AND IECC AND ALL OTHER ORDINANCES AND/OR REGULATIONS HAVING JURISDICTION OVER THIS WORK.  
 DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS UNLESS SPECIFICALLY DIMENSIONED. COORDINATE WITH THE OTHER TRADES TO AVOID INTERFERENCE. SHOULD MECHANICAL WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF OTHER CONTRACTORS, SUCH WORK SHALL BE CHANGED AT NO ADDITIONAL COST TO OWNER.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ANY FRAMING REVISIONS, EQUIPMENT LOCATION, ADDITION OF CONTROLS, ELECTRICAL, CIRCULATING REVISIONS, ETC. THAT ARE A RESULT OF USING EQUIPMENT OTHER THAN THOSE INDICATED ON THE DRAWINGS. APPROVAL OF THE SHOP DRAWINGS BY THE ARCHITECT/ENGINEER WILL NOT WAIVE THE CONTRACTOR'S RESPONSIBILITY.  
 ALL EQUIPMENT, MATERIALS, AND WORKMANSHIP TO BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK.  
 CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AS SHOWN ON PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY ADJUSTMENTS, CAUSATION AND MATERIAL AS REQUIRED SO THAT THE SYSTEM IS FULLY OPERATIONAL.  
 THE MECHANICAL CONTRACTOR SHALL HAVE THE FINAL RESPONSIBILITY FOR SYSTEM START UP AND TURN OVER TO THE OWNER.  
 WORK PLANS TO BE CONSIDERED AS DIAGRAMMATIC AND REFLECT A MINIMUM ACCEPTABLE STANDARD. ALL WORK SHALL CONFORM TO THE LOCAL CODE.  
 ALL GAS FIRED EQUIPMENT SHALL BE NATURAL GAS.  
 REFRIGERANT PIPING AND SIZES SHALL BE SIZED BY EQUIPMENT MANUFACTURER AND INSTALLED BY CONTRACTOR.  
 ALL MECHANICAL PENETRATIONS THROUGH THE ROOF SHALL BE MADE WATER TIGHT WITH THE ROOF BY PROPER FLASHING, ROOF FLASHING BY ROOF CONTRACTOR.  
 WHEN INSTALLING ANY MECHANICAL EQUIPMENT, G.C. SHALL PROPERLY SHORE, BRACE, SUPPORT, ETC., ANY CONSTRUCTION TO GUARD AGAINST CRACKING, SETTLING, COLLAPSING, DISPLACING OR WEAKENING. NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.  
 ALL AC EQUIPMENT SHALL USE ALTERNATIVE REFRIGERANT TO R-22, R-410A.  
 INSTALL AND SIZE REFRIGERANT PIPING PER MFR. INSTRUCTIONS. ROUTE REFRIGERANT PIPING OUT OF SITE TO ASSOCIATED AIR HANDLER.  
 ALL RECTANGULAR 90 DEGREE ELBOWS AND TEES SHALL BE EQUIPPED WITH SINGLE THICKNESS TURNING VANES MOUNTED TO A PREFABRICATED VANE.  
 REGISTERS, GRILLES AND DIFFUSERS SHALL BE THE SIZE, TYPE AND FINISH SHOWN ON THE EQUIPMENT SCHEDULE. LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO FIT CONSTRUCTION.  
 ALL DUCTWORK SHALL BE SUPPORTED FROM ROOF OR FLOOR STRUCTURE ABOVE. DUCTWORK SHALL NOT LAY ON TOP OF CEILING OR LIGHT FIXTURES.  
 FLEXIBLE DUCT RUN OUTS TO AIR DEVICES SHALL NOT EXCEED 4'-0" IN LENGTH.  
 FLEXIBLE DUCTS SHALL BE INSTALLED TO PROVIDE SWEEPING CONFIGURATIONS WITH NOT LESS THAN MANUFACTURER'S RECOMMENDED BEND RADIUS. FLAT BANDING MATERIAL NOT LESS THAN 1-1/2" WIDE SHALL BE USED TO SUSPEND FLEXIBLE DUCTS. DUCTING FURNISHED WITH FACTORY INSTALLED GROMMETS SHALL BE SUSPENDED BY WIRE ATTACHED TO GROMMETS.  
 ALL DEVICES IN RATED DRYWALL CEILINGS SHALL HAVE INTEGRAL FIRE / RADIATION DAMPERS.  
 TRANSITION DUCT WHERE REQUIRED TO NECK SIZE ON AIR DEVICE.  
 AIR CONDITIONING AND VENTILATION SYSTEMS SHALL BE INSTALLED AS REQUIRED BY THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 90A.  
 INSTALL THERMOSTATS 4' ABOVE FINISHED FLOOR, THERMOSTAT WIRING BY HVAC CONTRACTOR.  
 DUCTWORK SHALL BE FABRICATED AND SUPPORTED PER SMACNA STANDARDS. TRANSITIONS SHALL BE MADE PER SMACNA STANDARDS.  
 ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK BELOW ATTIC SHALL HAVE 1" THICK INTERNAL FIBERGLASS DUCT LINER.  
 ALL RECTANGULAR SUPPLY AND RETURN AIR DUCTWORK IN ATTIC SHALL BE INSULATED WITH 2" THICK FIBERGLASS WRAP INSULATION.  
 WALL AND ROOF CAPS SHALL BE ALUMINUM, COLOR TO MATCH ADJACENT WALL OR ROOF. INLET TO CAP SHALL BE SAME SIZE AS DUCT SERVING.



VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**DAVID & LIFE ARCHITECTURE**  
 INCORPORATED  
 603 School Street  
 Hickory, N.C. 27033  
 TEL: 704.383.4444  
 WWW.DAVIDANDLIFEARCHITECTURE.COM



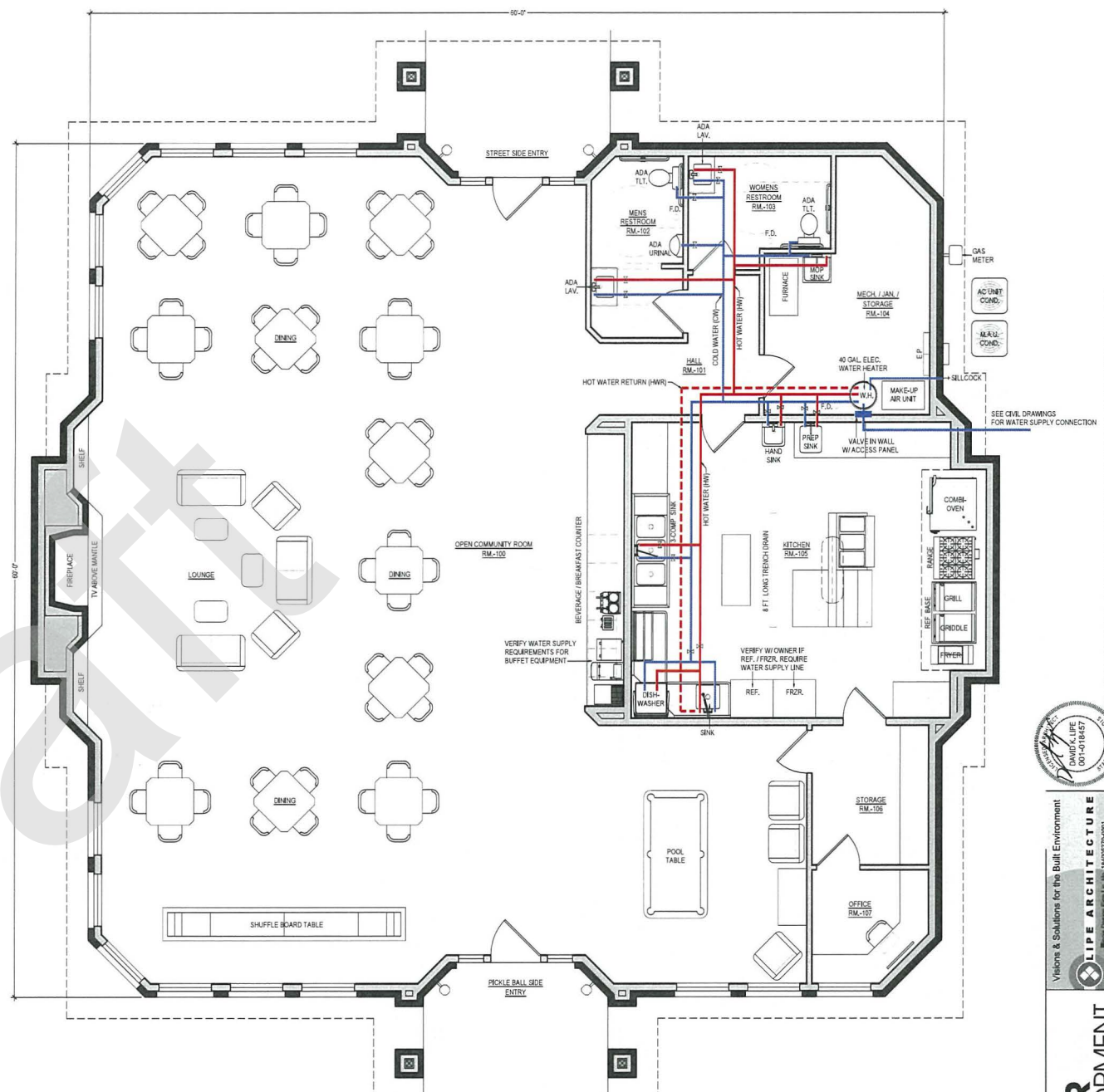
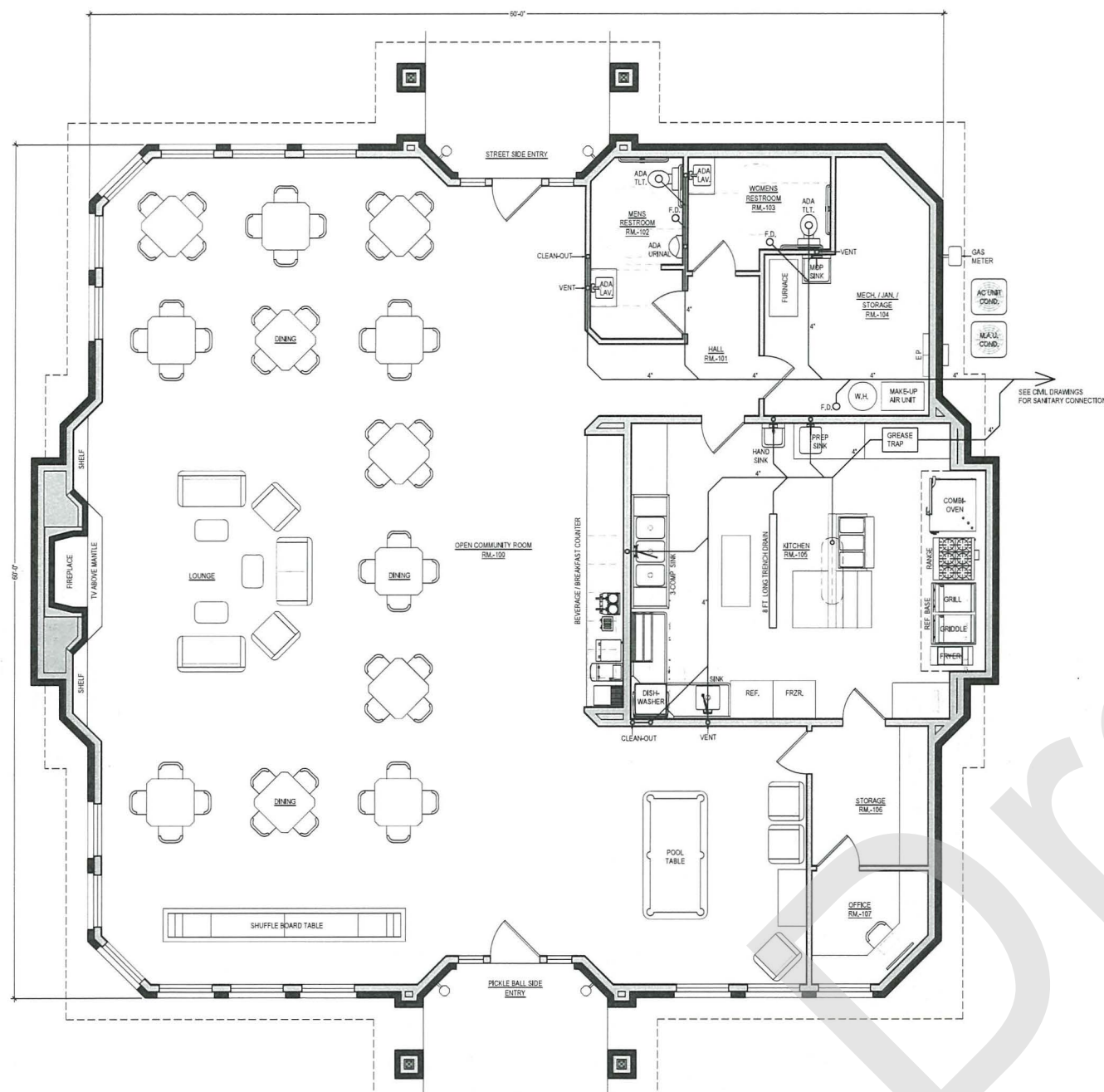
MECH - GAS MAIN & HVAC PLANS  
 Community Building  
 21607 S. Wolf Road, Frankfort, IL 60423  
**M1.0**  
 PROJ. NO.: 2411  
 OWNER: 480224  
 DATE: 08/14/24  
 REV. 1: 08/14/24  
 REV. 2: 08/14/24

Illustration requires someone signing, regardless of the depth of the project, to call A.I.U.E. at 1-800-882-0424. This notice must be at least 48 hours before working days prior to the start of excavation and the project must begin within 14 calendar days from the call. NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.









**Cabinetry/Plumbing Fixture Details**  
 Open Community Room/Lounge  
 Cabinetry: CKF  
 Countertops: MSI Calacatta Monaco  
 Hardware: Hardware Resources (845-12552), 1/2" mm Center-to-Center Satin Bronze Square Dominique Cabinet Bar P.18

Restrooms  
 Cabinetry: CKF  
 Countertops: CKF  
 Color: Maple-Style  
 Countertops: White Cultural Marble  
 Faucets: Noble 201-7093 (Brushed Nickel)  
 Hardware: (If Any) Hardware Resources (845-12552), 1/2" mm Center-to-Center Satin Nickel Square Dominique Cabinet Bar P.18

**PLUMBING NOTES:**  
 OUTSIDE SILLCOCK LOCATIONS NOTED ON PRINT.  
 ALL WATER SUPPLY LINES TO BE UNDER SLAB.  
 BUILDING TO BE CLEANED OF DEBRIS AT ROUGH-IN AND TRIM-OUT.  
 AT SLAB ROUGH-IN PLUMBER MUST REMOVE ALL EXCAVATED SOIL AND BROCKLE, REPAIR SAND OR ROCK SUPPLIED BY PLUMBER.  
 ANY PLUMBING PENETRATING THROUGH FLOORS OR CEILING MUST HAVE METAL PLATE ATTACHED TO STUD ON BOTH SIDES OF WALL.  
 PLUMBER RESPONSIBLE FOR COVERING ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO FOUNDATION SLAB POUR. QUOTE TIME MAY BE USED UNLESS PAPER OVER 3/16" IN DIA. THIS INCLUDES ALL EXTERIOR RISER HOOD-UPS OUTSIDE THE SLAB.  
 PLUMBER RESPONSIBLE FOR CLEAN-OUT OF ALL DRAINS AND SUPPLIES PENETRATING SLAB PRIOR TO ROUGH-IN HOOD-UP.  
 ALL CLEAN-OUT COVERS TO BE METAL AND WEAR PROTECTED UNTIL FLOORING STAGE OF BUILD.  
 ALL URETHANE MATERIALS TO BE CALKED USING A PAINTABLE SILICONE/CAULK. KITCHEN CAULK IS NOT ACCEPTABLE.

**PLUMBING NOTES:**  
 ALL SILLCOCKS TO BE 3/4" ABOVE SLAB.  
 ALL EXPOSED PLUMBING TO HAVE DECORATIVE COVER EXCEPT MECHANICAL LIFT/STAIRS.  
 ALL HOT WATER LINES TO BE INSULATED.  
 ALL HOT WATER LINES TO HAVE A REG-CIRCULATING PUMP SIZED FOR ENTIRE BUILDING.  
 ALL FRESH AIR SUPPLIES BY PLUMBER. APPLIANCES SUPPLIED BY OWNER. INCLUDE INSTALLATION OF ALL PLUMBING ITEMS TO SUPPLIES/FASTENERS.  
 ALL PIPES 2" AND GREATER PENETRATING WALL TOP PLATES MUST RUN THROUGH A METAL SLEEVE. SLEEVE TO GO FROM TOP OF WALL CAVITY INTO ATTIC SPACE.  
 ALL PLUMBING FIXTURES MUST BE INSTALLED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
 PLUMBER TO SUPPLY ALL GAS LINE FIXTURES ON ALL FIXTURES OTHER THAN REFRIGERATION SINK. REFRIGERATION SINK FAUCETS TO BE INSTALLED BY PLUMBER.

**VILLAGE OF FRANKFORT PLUMBING CODE AMENDMENTS**

ALL DRAIN, WASTE AND VENT MATERIAL SHALL BE SCHEDULE 40 CELLULAR CORE PVC PIPE AND SCHEDULE 40 FITTINGS. ALL WATER PIPING IN THE BUILDING SHALL BE A COMBINATION OF EXPANDABLE PEV AND COPPER. THE WATER MAIN COMING INTO THE BUILDING WILL BE DUCTAL IRON. ALL PLUMBING MATERIALS MUST COMPLY WITH THE 2014 ILLINOIS STATE PLUMBING CODE AS AMENDED BY THE VILLAGE OF FRANKFORT CODE OF ORDINANCES AS INDICATED BELOW.

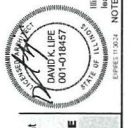
SECTION 3. ADOPTION OF PLUMBING CODE  
 That Title XX, Chapter 150, Section 150.22, entitled ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE of the Village of Frankfort Code of Ordinances, is hereby amended to read as follows:  
 150.22 ADOPTION OF THE 2014 ILLINOIS STATE PLUMBING CODE  
 The Illinois State Plumbing Code, 2014 Edition, including the amendments thereto, as adopted by the Illinois Department of Public Health pursuant to authority included in the Illinois Plumbing License and Code Law, is adopted as the Plumbing Code of the Village of Frankfort, except with the amendments and deletions as follows:  
 A) Delete #1 in Table A, Section 800 Appendix A, Delete the following: Polyvinyl Chloride (PVC) pipe.  
 B) Delete #4 in Table A, Section 800 Appendix A, Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe.  
 C) Delete #2 in Table A, Section 800 Appendix A, Delete the following: Chlorinated Polyvinyl Chloride (CPVC) pipe/hub.  
 D) Amend #6 in "Approved Notes," Amend the following to read: Type 1 copper tubing, approved for above ground use only Type K copper for below ground.  
 E) Delete in its entirety, Section 800.1500 Installation of vent piping.  
 F) Amend Section 800.1340 by amending #4 to provide size of the item which is stated in this Section "shall not be less than 3 inches in diameter."  
 G) Delete #12 in Table A, Section 800 Appendix A, Approved Materials for Water Service Pipe, Delete the following: Polyvinyl chloride (PVC) pipe.

ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2014 ILLINOIS STATE PLUMBING CODE

**GENERAL PLUMBING NOTES:**  
 CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND PLUMBING SERVICE AND PROVIDE NEW UNDERGROUND PLUMBING SERVICE TO THE INTO EXISTING SYSTEM AS REQUIRED FOR A COMPLETE AND OPERABLE PLUMBING SYSTEM.  
 PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.  
 CONTRACTOR SHALL PROVIDE ALL OUTTING, PATCHING AND PAINTING NECESSARY FOR INSTALLATION OF WORK.  
 PROVIDE 1-YEAR LABOR AND MATERIAL WARRANTY COMMENCING AT SUBSTANTIAL COMPLETION OF JOB.  
 WATER PIPING SHALL BE TYPE L HARD COPPER WITH 1/2" ARMWELX.  
 WASTE AND VENT PIPING SHALL BE SCH. 40 PVC-DWV.  
 PROVIDE 6.5 GPM THERMOSTATIC TEMPERING VALVE ON HOT WATER FIXTURE SUPPLY BELOW EACH LAVATORY.  
 ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AT SITE.  
 PLUMBING MUST MEET OR EXCEED THE REQUIREMENTS OF:

**GENERAL PLUMBING NOTES:**  
 ALL FIXTURES SHALL BE COMPLETE AND INCLUDE SUPPLIES: STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC. TRAPS FOR ALL LAVATORIES SHALL BE REMOVABLE. LOCATE VALVES IN A READILY ACCESSIBLE LOCATION.  
 ALL PIPING, APPARATUS, EQUIPMENT, ETC. SHALL BE PROPERLY SUPPORTED, BRACED VERTICALLY AND HORIZONTALLY IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL VALVES, CLEANOUTS, ETC. SHALL BE LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIALS. PROVIDE CLEANOUTS ON ALL ACCESSIBLE TRAPS.  
 STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH APPLICABLE CODES.  
 ALL WATER PIPING SHALL BE INSULATED AND SHALL NOT BE RUN IN AREAS SUBJECT TO FREEZING TEMPERATURES. PROVIDE WATER HAMMER ARRESTERS AND VACUUM BREAKERS AS REQUIRED BY CODE.  
 ALL PLUMBING FIXTURES MUST BE VENTED IN ACCORDANCE WITH APPLICABLE PLUMBING CODE INCLUDING LOCAL CODES.  
 CALK AROUND ALL PLUMBING FIXTURES INSTALLED. CALK SHALL BE NONHARDENING, NONFLOTTING, MILDEW RESISTANT SILICONE AND IN A COLOR TO MATCH THE PLUMBING FIXTURE.

PLUMBING MUST MEET OR EXCEED THE REQUIREMENTS OF: TITLE 77: PUBLIC HEALTH CHAPTER I: DEPARTMENT OF PUBLIC HEALTH SUBCHAPTER F: WATER AND SEWAGE PART 800 ILLINOIS PLUMBING CODE



VISIONS & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**LIPE ARCHITECTURE**  
 David K. Lipe, P.E.  
 603 School Street  
 Havana, IL 62527  
 Phone: 618-468-4488  
 Fax: 618-468-4488



PLUMBING PLANS  
 Community Building  
 21507 S. Wolf Road, Frankfort, IL 60423  
 PROJ. NO.: 2411  
 DATE: 06/14/24  
 Original: 5/30/24  
 Rev. 1: 06/11/24  
 Rev. 2: 06/14/24  
**P1.0**

NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

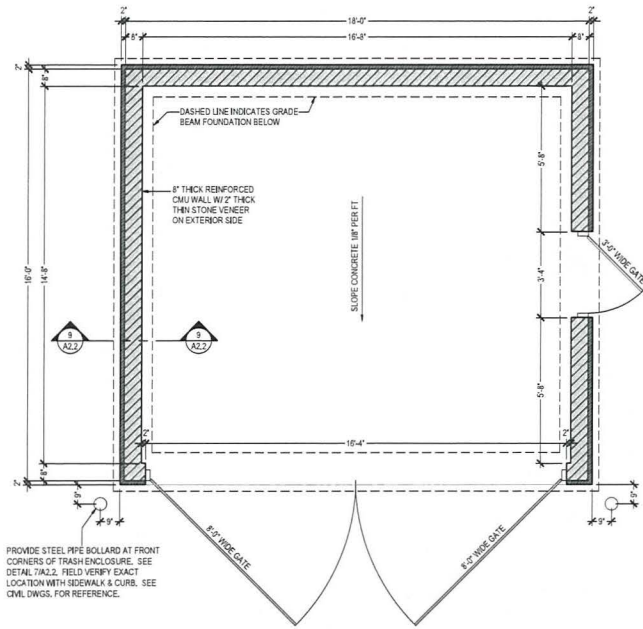






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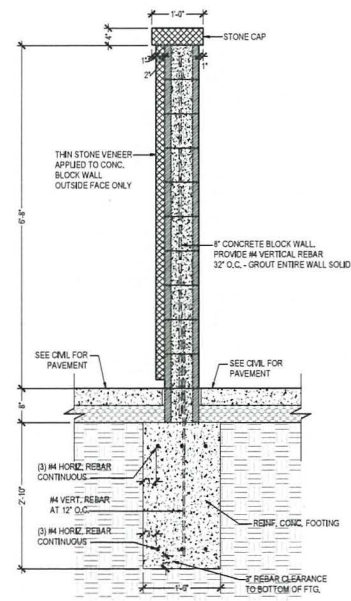
By Christopher Gruba at 11:28 am, Jul 08, 2024



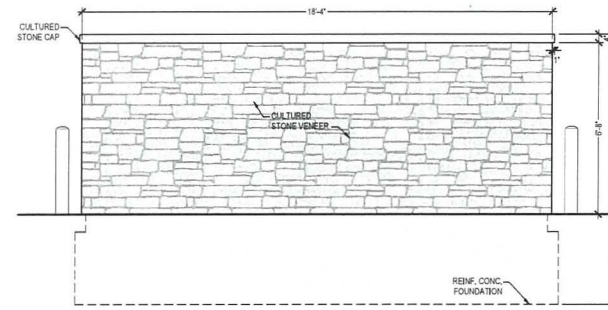
1 TRASH ENCLOSURE PLAN  
A2.2 SCALE 3/8" = 1'-0"

REFERENCE CIVIL DRAWINGS FOR TRASH ENCLOSURE SITE LOCATION.

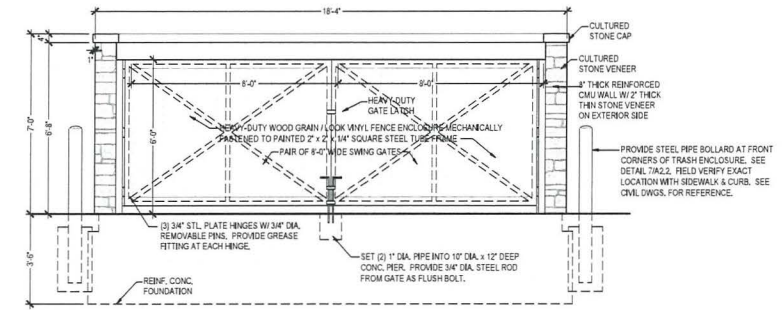
PROVIDE STEEL PIPE BOLLARD AT FRONT CORNERS OF TRASH ENCLOSURE. SEE DETAIL 7A2.2. FIELD VERIFY EXACT LOCATION WITH SIDEWALK & CURB. SEE CIVIL DWGS. FOR REFERENCE.



6 ENCLOSURE OUTSIDE WALL / FOUNDATION  
A2.2 SCALE 3/4" = 1'-0"

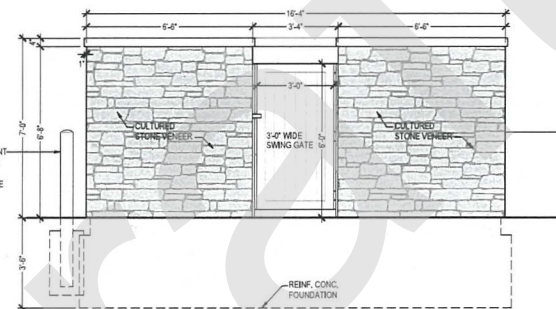


2 TRASH ENCLOSURE BACK ELEVATION  
A2.2 SCALE 3/8" = 1'-0"



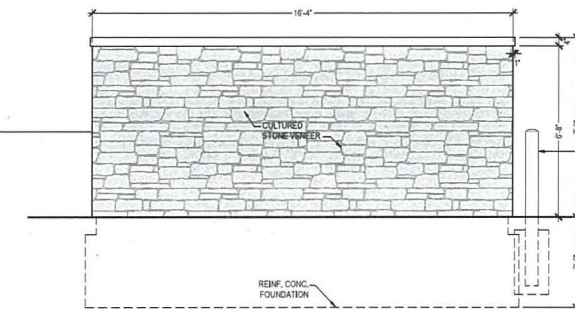
3 TRASH ENCLOSURE FRONT ELEVATION  
A2.2 SCALE 3/8" = 1'-0"

PROVIDE STEEL PIPE BOLLARD AT FRONT CORNERS OF TRASH ENCLOSURE. SEE DETAIL 7A2.2. FIELD VERIFY EXACT LOCATION WITH SIDEWALK & CURB. SEE CIVIL DWGS. FOR REFERENCE.



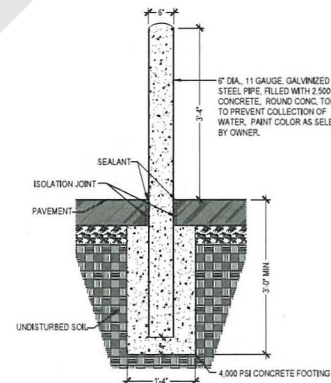
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5 TRASH ENCLOSURE SIDE ELEVATION  
A2.2 SCALE 3/8" = 1'-0"

PROVIDE STEEL PIPE BOLLARD AT FRONT CORNERS OF TRASH ENCLOSURE. SEE DETAIL 7A2.2. FIELD VERIFY EXACT LOCATION WITH SIDEWALK & CURB. SEE CIVIL DWGS. FOR REFERENCE.



7 PIPE BOLLARD DETAIL  
A2.2 SCALE 3/4" = 1'-0"

NOTES: 1. CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.



VISION & SOLUTIONS FOR THE BUILT ENVIRONMENT  
**LIPE ARCHITECTURE**  
David Lippe, PE, License No. 001-018157  
603 Second Street  
Hoboken, IL 60143  
Tel: 219-247-2222



TRASH ENCLOSURE  
Community Building  
21507 S. Wolf Road, Frankfort, IL 60423

PROJ. NO.: 2411 Original: 5/2/24  
DATE: 08/11/24 Rev. 1: 08/11/24  
**A2.2**

ADDED NEW SHEET A2.2 - TRASH ENCLOSURE

*August 5, 2024*

**TRIPLE CROWN TRAINING SPECIAL USE PERMIT FOR INDOOR RECREATION: 9426 CORSAIR ROAD** - *Postponed from July 15<sup>th</sup> Village Board Meeting*  
(Presenter: Trustee Petrow)

At its July 15, 2024 meeting, the Village Board considered a Special Use Permit for indoor recreation for the property located at 9426 Corsair Road to accommodate the operation of Triple Crown Training, an indoor baseball facility. The Plan Commission had forwarded an unfavorable recommendation for the Special Use request due to insufficient parking for the proposed use. During the meeting, property owner Omar Hassad, who was in the audience, stated that he had a revised site plan depicting 24 parking spaces and noted the parking lot had already been constructed. Consequently, the Village Board postponed the matter to the August 5<sup>th</sup> Village Board meeting to give staff time to review the revised site plan and inspect the parking lot for compliance with the Village's Zoning Ordinance. Upon review, staff determined that multiple variations are necessary for the parking lot to comply with the ordinance.

Mr. Hassad has submitted a new application for a Special Use Permit for indoor recreation along with a revised site plan. The Village Board will consider this application following a public hearing before the Plan Commission/Zoning Board of Appeals, which will then report its recommendation to the Village Board.

No action is required by the Village Board at this time.



**Project:** Triple Crown Training  
**Meeting Type:** Public Hearing  
**Requests:** Special Use Permit for Indoor Recreation  
**Location:** 9426 Corsair Road  
**Applicant:** David W. Posley Jr.  
**Prop. Owner:** UMC Meds, LLC  
**Consultants:** None  
**Representative:** Applicant  
**Report By:** Amanda Martinez, Planner

**Site Details**

**Lot Size:** 44,536 sq. ft. (±1 Acres)  
**PIN(s):** 19-09-34-302-013-0000  
**Existing Zoning:** I-1  
**Prop. Zoning:** I-1 with a Special Use Permit for Indoor Recreation  
**Buildings / Lots:** 1 building / 1 lot  
**Total Sq. Ft.:** ±12,000 sq. ft.  
**Average Lot Size:** N/A  
**Unresolved Items:** Parking

Figure 1. Location Map



**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Industrial	Industrial	I-1
<b>North</b>	Industrial	Industrial	I-1
<b>South</b>	Industrial	Industrial	I-1
<b>East</b>	Industrial	Industrial	I-1
<b>West</b>	Industrial	Industrial	I-1

**Project Summary**

The applicant, David W. Posley Jr., representing Triple Crown Training LLC, a tenant/lessee on behalf of the property owner, UMC Meds, LLC, has filed an application requesting a Special Use Permit for Indoor Recreation to open an indoor baseball training facility at 9426 Corsair Road. Concurrent with the Special Use Permit request, the applicant is requesting a parking adjustment for the required number of parking spaces associated with the proposed Indoor Recreation use. The subject property is zoned I-1 light industry district and is located within the Airport Industrial Park. A Special Use Permit was granted in 2012 (Ord. 2806) for a similar operation (National Rhino Sports Academy) at this location. The longevity of the discontinuance of the special use requires the business to obtain a new Special Use Permit.

The request has been reviewed as a workshop discussion at the March 7, 2024, Plan Commission meeting where Commissioners provided the applicant with feedback that additional parking is necessary to support a parking adjustment for the proposed Indoor Recreation use to be located in the industrial zoning district (64 parking spaces were required, 7 existing parking spaces were



- Meeting 2 (3.21.24 Public Hearing): The applicant submitted a site plan that was curated online and did not comply with Village requirements. The Commission and staff requested a site plan from a licensed professional to comply with Village requirements. The property owner wanted to be on this meeting agenda to explain the nonconformities at this property and the surrounding properties.
- Meeting 3 (4.25.24 Public Hearing continuation): The applicant submitted a site plan that did not comply with Village requirements. The applicant requested a tabling to work on a compliant site plan.
- Meeting 4 (5.23.24 Public Hearing continuation): Staff copied and pasted unresolved staff review comments noting that the site plan was still not in compliance with Village requirements. After seeing staff still had review comments unresolved, the property owner sent email correspondence that he would like to move forward with the property/parking remaining as-is. After the property owner's correspondence, another noncompliant site plan was submitted the night before the meeting. The applicant did not appear at the meeting to confirm their requests; the Commission tabled their requests to the next available meeting.
- Meeting 5 (6.13.24 Public Hearing continuation; present day): The property owner has requested to have the subject property remain as-is for the proposed use.

## **Analysis**

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

### **Proposed Use**

- The applicant is requesting a Special Use Permit for Indoor Recreation to operate a private indoor baseball training facility at 9426 Corsair Road.
- The subject property consists of a ±12,000 square foot industrial building on a ± 1-acre lot located within the Airport Industrial Park.
- The subject site would be a new franchise location for the business known as Triple Crown Training which facilitates the "Top Velocity Academy Program", a baseball training program that consists of high-quality equipment, curriculum, and coaches.
- Existing franchise locations are:
  - Top Velocity Head Quarters located in Covington, Louisiana
  - Top Velocity York located in York, Pennsylvania
  - Top Velocity Dayton located in Moraine, Ohio
  - Top Velocity Charlotte located in Pineville, North Carolina
  - Top Velocity Argyle located in Argyle, Texas
  - Top Velocity San Diego located in San Diego, California
  - Top Velocity Burlingame located in Burlingame, California
  - Top Velocity Central Long Island located in Bohemia, New York
  - Top Velocity Boca Raton located in Boca Raton, Florida
  - Top Velocity Nampa located in Nampa, Idaho
  - Top Velocity Salado located in Salado, Texas
- The applicant stated that the space is still intact from the previous baseball training facility that used the space.
- Per the submitted ALTA/NSPS Land Title Survey, the vestibule is 31.79' x 60.90' (per the submitted floor plan, the vestibule is approximately 39' x 9' 6" and has two bathrooms). After entering the vestibule, patrons would then enter the turf and netted area that is approximately 109' x 79'.
- Per the submitted floor plan, there will be a 2' x 6' counter for retail products, ancillary to their use but a staple part of their Top Velocity Academy Program since they offer nutritional guidance and supplements as part of the program. The submitted floor plan shows that the counter will be in the very front of the space.
- Per the submitted floor plan, there will be 5 pitching and throwing lanes in the approximately 18'7" x 47' 8" room in the rear of the space. The floor plan also shows an approximately 18'7" x 47' 8" weight room next to the pitching/throwing room.

a 60-foot drainage easement in the rear of the property, which seems to be standard for several of the nearby lots within the Airport Industrial Park Subdivision. There are some lots in the subdivision which have a lesser width drainage easement.

- Staff notes that the applicant is allowed to move forward with a request for a parking adjustment (rather than a variation) as the Commission is allowed to approve or deny parking adjustments.
- The west side of the parking lot and the rear of the subject lot is unpaved, gravel (Will County GIS aerial images show that the gravel was put in between 2015-2017 with a setback from the west property line; then in 2018, the gravel was extended to the property line).
- Staff advised the property owner to revise the site plan to show grass instead of gravel, especially the gravel that has been placed in the 60-foot drainage easement that is in the rear of the property. The property owner confirmed that the existing gravel will remain as-is.

### ***Standards for Parking Adjustments***

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Article 7 Section B Part 5 in the Village Ordinance provides for parking adjustments to the minimum number of parking spaces required, subject to case-by-case approval by the Plan Commission. 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."

### ***Standards for Special Uses***

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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. 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.

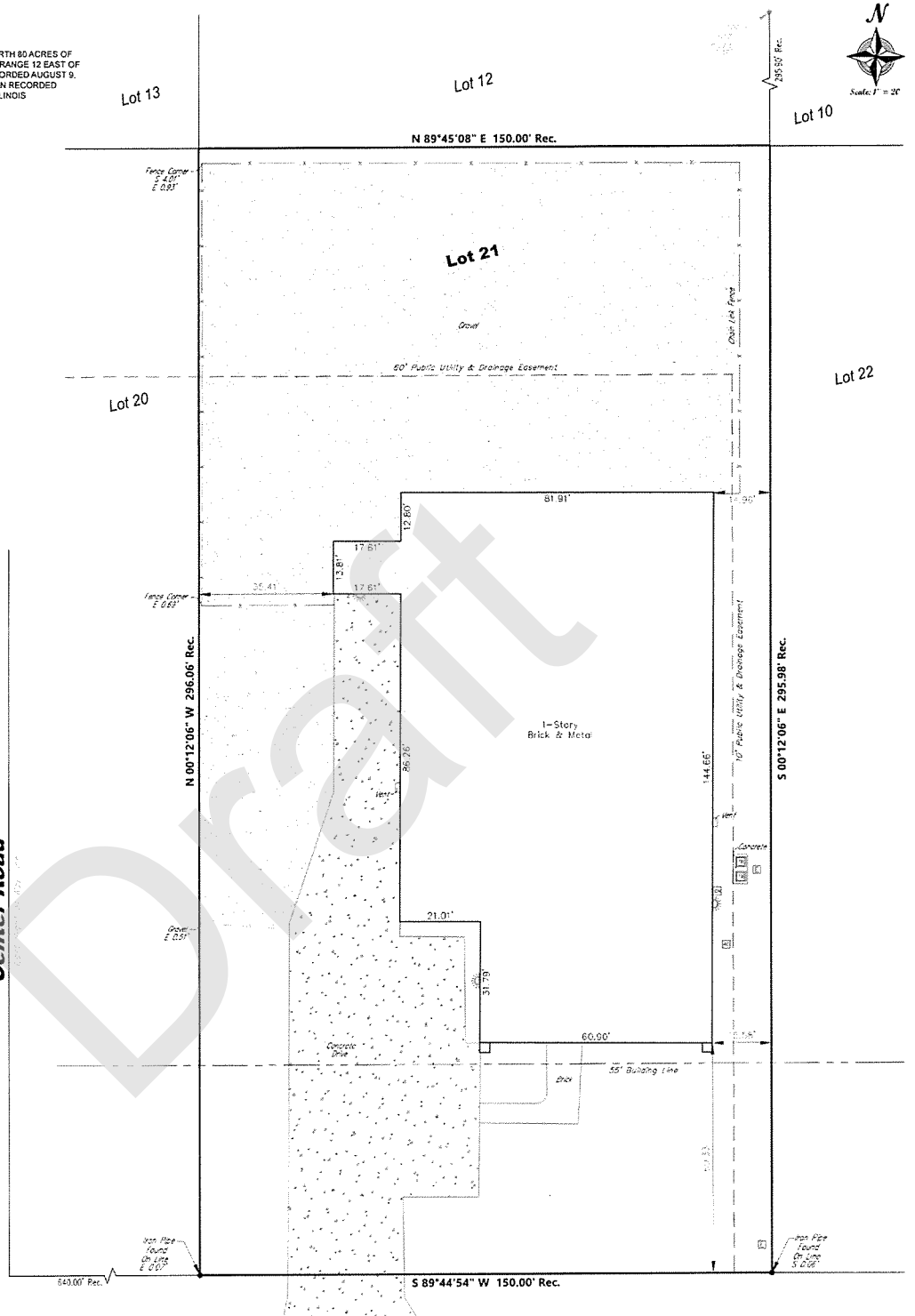






# PLAT OF SURVEY

LOT 21 IN AIRPORT INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTH 80 ACRES OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1988, AS DOCUMENT NUMBER R88-30789 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 21, 1988, AS DOCUMENT NUMBER R88-50495, IN WILL COUNTY, ILLINOIS



**Legend**  
 O - Set 1/2" Iron Pipe  
 ● - Found Iron Pipe  
 X - Found Cross

**Surveyor Notes**

- Field Work Completed on 9-29-21
- Prepared for Robert A. Egan, P.C. for real estate transaction
- Site Address: 9426 Corsair Road, Frankfort, IL 60423
- Pin No: 16 09 34 302 010
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- The utilities as shown on this drawing were developed from the information available. This is not intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
- All building dimensions and bearings are to the current existing material and not to the foundation.
- Bearings are assumed.
- No boundary corners were set at time of field survey. Boundary corners will be set a later date.
- This plat was prepared with the aid of Fidelity National Title Insurance Company file number WJ2153736 dated July 30, 2021.

State of Illinois )  
 County of Lake )

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above property and that this is the Plat that represents the conditions found on the property under our hands and seal this 29th day of September A.D. 2021.  
 Gloria Koter, an agent for Land Surveying Services, Inc.  
 Professional Engineer: Jena Swankler, Number 035-003323, Expires on 11-30-22



**Corsair Road**

Drafted By: ER	Field Work: DA	10-11-21
Revision		Date

**Land Surveying Services, Inc.**  
 9426 Corsair Road  
 Frankfort, Illinois 60423  
 Phone: (630) 444-4444  
 Fax: (630) 444-4444

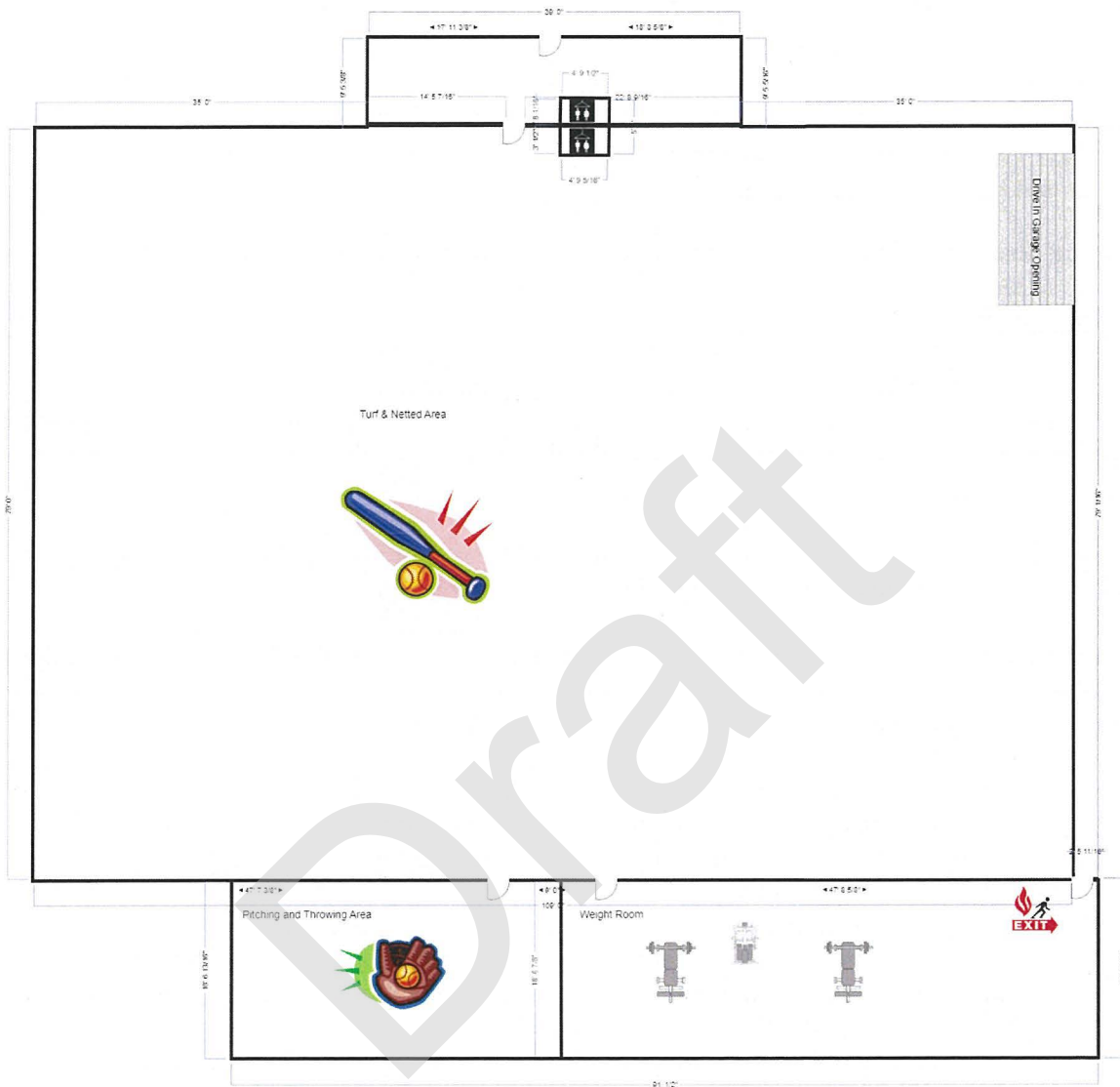
Field Work Completed: 9-28-21    Scale: 1" = 20'    Date: 9-29-21  
 Site Address:  
**9426 Corsair Road**  
**Frankfort, Illinois**

Job Number  
**LS211667**  
 Sheet Number  
**SURVEY**

Sheet Name  
**PLAT OF SURVEY**

**From:** Legacy Editor  
**To:** Amanda Martinez; Corey Stallone; Cutrice Stallone; O.H.  
**Subject:** Floor Plan\* Edit  
**Date:** Thursday, February 22, 2024 4:12:44 PM  
**Attachments:** [Team Center Training FloorPlan.rvt](#)

CAUTION: This e-mail originated outside of the Village's email system.  
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See attached

Triple Crown Training  
Top Velocity Performance Center (Chicago - South)

Total of 4 employees Rotating between Trainers and Office staff.

Prime Hours: 5-9pm M-F = 20 hours per week /80 hours per month

Revenue Generators:

- 8 Teams
- 30 Academy Members
- 30 Start Right Members

Business Model Review:

1. Team Contracts: 8 teams. Use of facility at assigned times which includes 2xs a week for 2 hours with access to 2-3 lanes.

2. Top Velocity Academy Program

3. Start Right Training: 2xs a week for 8 weeks for players 14 and under





## PERFORMANCE *Centers*

### TRAINING OPTIONS

#### PLAYER EVALUATION

The Top Velocity Evaluation is an essential step for athletes entering into our training programs to establish current ability and assign training goals.



#### START RIGHT TRAINING

This program is designed to introduce beginner methods of TopVelocity Training.



#### TOPVELOCITY ACADEMY MEMBERSHIP

Each player receives a complete evaluation with a customized training platform to follow under the guidance of a certified instructor.



#### TOPVELOCITY REMOTE COACHING

If you can't travel to headquarters or join a local TopVelocity Performance Center, you can get started with a personal coach thru TopVelocity Remote Coaching.

## HOW CAN WE HELP YOU?

**PITCHING VELOCITY**  
**THROWING VELOCITY**

**EXIT VELO**

**POP TIME**

**FASTPITCH**

**NUTRITION**



CALL NOW  
**1-985-TOPVELO**

**UNLEASH YOUR  
FULL POTENTIAL**

## WHAT MAKES TOP VELOCITY UNIQUE AND SPECIAL

- EDUCATION OF OUR ATHLETES
- SCIENCE BACKED TRAINING
- EVALUATION SYSTEM UTILIZING A/I
- SPECIALIZED TRAINING EQUIPMENT
- PROPRIETARY DRILLS
- CUSTOMIZED TRAINING APP
- INJURY PREVENTION
- RESULTS

[www.topvelocity.center](http://www.topvelocity.center)

our licensed facilities and certified instructors thousands of aspiring athletes will now have unlimited access to Top Velocity™ training methods in their hometown.

Top Velocity™ programs are specifically designed to enhance the overall athletic performance in all skilled movements of baseball and softball athletes. Regardless of your specific position on the field we have a program for you.


The Top Velocity™ System of training provides the best player development program in the world with a progressive curriculum of Science-Based training methods that is proven to help every athlete reach their full potential. From 6-year-old athletes to the Pros, the Top Velocity program provides a proven way to improve your athletic performance NATURALLY while reducing the risk of injury.

Top Velocity Performance Centers are an extension of Headquarters and provide a local training option while maintaining Top Velocity™ standards through our live virtual training.

Find your nearest location and schedule to attend our next event to experience why Top Velocity™ has been the industry leader in player development training for 15+ years, helping thousands of coaches and athletes of all ages through our proven science-based biomechanical training systems.

## **THE TOP VELOCITY PROGRAM**

What is TopVelocity Baseball Training?



## **FIND A LOCATION**





**START TRAINING NOW!**

*Each affiliate location follows the successful training format developed over the past 15+ years that has produced more 90+mph testimonials than any other training program in the game. Whether you are just beginning your training or an elite performer looking to increase your performance, Top Velocity and Top Velocity Performance Centers have a program to fit your needs.*

**STEPS TO MEMBERSHIP:**



of performance and will be provided a customized training program through our artificial intelligence programming. If you have selected a clinic or intro class you will receive a base evaluation to establish general performance metrics to educate the athlete of their current performance level. As with all of our introductory clinics, classes, and workshops, we encourage each athlete to take the next steps towards our unlimited membership options to start training with a customized training program in our academy program.

## ***PLAYER EVALUATION***



The proprietary Top Velocity evaluation assesses over 50 individual measurements which are entered into the Trademarked Top Velocity Artificial Intelligence Program to establish a baseline and assess the athletes current ability. Once the data is entered the athletes will receive their customized training program with a roadmap to elite metrics.

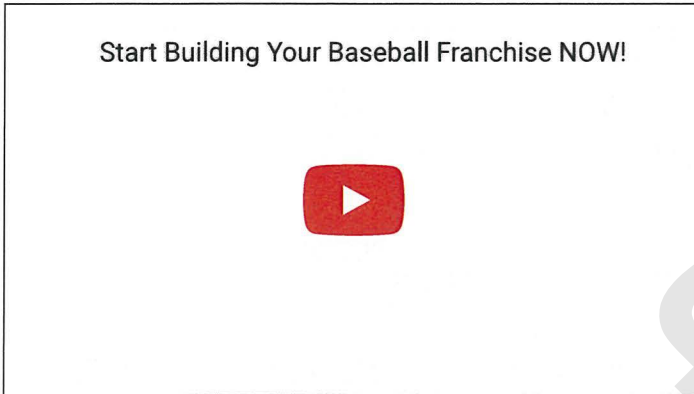
The Top Velocity Evaluation is an essential step for athletes entering into our training programs for the following reasons:

1. Establish a baseline of current ability
2. Assign Customized Training
3. Establishment future Goals
4. Records and Monitors Progress

The Top Velocity evaluation is recommended every 2-4 weeks for those who select the Top Velocity membership. After the initial evaluation, each athlete and parent meets individually with a Team Member to review the results.

## ***3X/2X VELOCITY CAMP***





## ***WHAT MAKES TOP VELOCITY DIFFERENT?***

### ***COMPLETE EVALUATION***

With the proprietary Top Velocity evaluation you have the best player evaluation system in the game. No matter what level you are currently we will make you better.

### ***EDUCATION***

We pride ourself on educating our athletes and providing scientific data to substantiate our findings. Top Velocity recommendations are not an opinion but are rather based on science to allow each athlete to follow a system that produces results as compared to the traditional anecdotal information provided by most coaches.

### ***MOBILITY TRAINING***

A cutting-edge mobility routine to unlock your bodies power production and reduce injury.

### ***DRILLS***

A proprietary medicine ball overload velocity training program in addition to a complete throwing program that significantly reduces injury.

### ***OLYMPIC LIFTING***

Following this training, athletes are eligible to select the Start Right Training Membership which provides up to 5 day a week training for the committed athlete.

### **SEASONAL TRAINING**

For the multi-sport athlete, our seasonal training programs offer an instructor led program designed to fast-track an athlete through the Top Velocity methods. The programs include Off-Season, Pre-Season, and In-Season group instruction.

### **HOLIDAY OR SUMMER PROGRAMS**

These programs are designed for fun and education. Each session includes instruction in Top Velocity methods and competitive games to keep your young athlete active during the school breaks.

### **TEAM TRAINING**

The Team Training program is a special offering that provides a weekly scheduled workout program for teams looking for an edge. Each session provides a dynamic warm-up, TopV med ball drills, baseball drills, and finishes each session with speed & agility training. Teams are encouraged to use the batting cage prior to workouts to maximize their training time. Each athlete will receive periodic evaluations to establish a baseline and monitor development throughout the program.

### **READY TO DOMINATE THE COMPETITION?**

CLICK THE LINK BELOW TO GET STARTED TODAY!



Top Velocity Performance Centers, LLC  
17588 Hard Hat Dr.  
Covington, LA 70433

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Chair Schaeffer expressed her general agreement with the proposal.

Commissioner Markunas said that the materials were well suited for the architecture.

Mike Schwarz explained the removal of the variation for the proposed metal roof. He stated that staff took a conservative approach in interpreting the language in the Zoning Ordinance. Upon further review of the language, staff determined that a variation for the metal roof is not required. He said that the requirement for the masonry siding has always been in the Zoning Ordinance and therefore this variation still applies. The property is not located within the downtown boundary and therefore the Residential Design Guidelines within the 2019 Comprehensive Plan do not apply.

Chair Schaeffer said that the property is almost entirely surrounded by commercial uses. She said that an all-brick exterior could appear monotonous and that the proposed house is “anti-monotony”.

**Motion (#16):** Recommend the Village Board approve a variation request to allow non-masonry siding for first floor and second-floor building materials on a house proposed on Lot B in the Aurthur T. McIntosh and Company’s Kean Avenue, S. 95th Ave. (19-09-22-300-025-0000), in accordance with the reviewed plans, public testimony and Findings of Fact.

Motion by: Markunas

Seconded by: Jakubowski

Approved: (5-0)

#### **F. Non-Public Hearing: Triple Crown Training**

Amanda Martinez presented the staff report.

Applicant David Wayne Posley Jr. approached the podium.

Commissioner Morris asked if they have operations in other states, if this location will be a franchisee and if the applicant could explain why they chose Frankfort as a location. The applicant replied that his clients are Frankfort residents, and that the operation will be a franchise.

Commissioner Markunas said that being a franchise, he is assuming that the parent company has design standards for how it looks. The applicant said that there are no plans to modify the existing building.

Commissioner Knieriem asked the applicant if he was the owner. The applicant responded that he is a representative of the owners and the lead instructors. Commissioner Knieriem asked if they would only focus on baseball if it was previously a Rhino Sports Academy

Commissioner Markunas said that he estimates 2/3<sup>rds</sup> of the parents would sit in the parking lot and read a book while waiting for practice to end. As such, parking will be required on-site. Amanda Martinez noted that on-street parking does not technically count toward the amount of required parking. There was general discussion regarding the amount of parking that should be required. The Commission seemed to agree that 30 spaces would be required.

Commissioner Knieriem asked if a trash enclosure was considered, taking into account turning movements for emergency vehicles. Commissioner Markunas asked the applicant if they received proper directions. They replied yes.

**G. Public Comments**

None.

**H. Village Board & Committee Updates**

Mike Schwarz noted that the following projects were approved by the Village Board at its meeting on March 4, 2024:

- The Voorn Lawndale Subdivision (preliminary and final plat); and
- The 39 and 49 E. Bowen Street Wall Massing Variation (Ord. 3441).

**I. Other Business**

None.

**J. Attendance Confirmation (March 21<sup>st</sup>, 2024)**

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting.

**Motion (#13):** Adjournment 8:58 P.M.

Motion by: Jakubowski


Seconded by: Knieriem

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

Approved March 21<sup>st</sup>, 2024

As Presented \_\_\_\_\_ As Amended

 /s/ Nichole Schaeffer, Chair

 /s/ Secretary

He said that there would be four employees and that everyone else usually carpools. He asked about the requirement for a trash dumpster and trash enclosure. He said that the proposed use would not generate trash. He said that he has pictures of other businesses in the area that have dumpsters without trash enclosures and wondered why his facility would require a trash enclosure. He said that he felt that a lot of roadblocks and obstacles had been put in place only for him and his tenant. He said that he has a problem when the code isn't applied equally to everyone.

Chair Schaeffer said that the Commission is focused on the request before them, not on other properties. She noted that the applicant's request for a Special Use Permit opens the process for the request to be reviewed per code and by the Commission. She noted that Village staff needed to look at the code for deficiencies and that some were found with his property. Specifically, she noted that the gravel was illicit, being placed in a drainage easement without approval from the Village. She noted that when the facility was operated by Rhino Sports Academy, the rear yard was grass, not gravel.

Mr. Hassad said that he would not change the property at all and would not provide any more on-site parking.

There was discussion among the Commission that the representative at the workshop meeting said that there would be a maximum of 2 teams, or 30 people, at any one time. Mr. Hassad said that the representative was incorrect and that there would never be more than 15 players. Chair Schaeffer asked the applicant to go on record stating that there would never be any more than 15 players at the facility at any time. Mr. Stallings agreed to this.

Mr. Hassad said that the PC/ZBA just approved a Special Use Permit for Bear Down Barbecue and waived all required off-street parking. Chair Schaeffer said that the commercial plaza containing Bear Down Barbecue has ample parking. She noted that the proposed baseball training facility could not technically count on-street parking toward the parking requirement. She noted that the baseball training facility was going to be popular and that there will likely be a high demand and there will be kids from everywhere that will come to this facility. She noted that many parents wouldn't be leaving during practice and would stay on-site.

There was some discussion that other properties in the area were not in compliance with the code requirements regarding parking lot improvements. Commissioner James said that the Village has a code enforcement department that can address other properties that are out of compliance, but that the PC/ZBA does not address code enforcement.

Chair Schaeffer said that she is trying to help the applicant be successful in the process, since the Board may not view the Special Use Permit request favorably if the site plan does not meet code.



Commissioner Morris said that at the workshop meeting, they had all agreed that 30 parking spaces were required. Commissioner Knieriem postulated that there are an average of 15 kids per team, about 3-4 instructors and 2 staff, equating to about 20 parking spaces. Mr. Stallings agreed with this. Commissioner Knieriem mentioned that the site plan should be reworked to remove the proposed parallel parking spaces because it seemed to go against the overall traffic flow. Mike Schwarz suggested that if the Commission members were amenable to allowing any off-site parking, coaches and high schoolers could park on the street to allow drivers with small children to park in the on-site parking spaces. Commissioner Knieriem recommended that the applicant work with an engineer to ensure proper striping of the parking lot, including ADA accessible spaces. He noted an instance from another community in the past where an ADA space was deficient by 1' and that it led to a lawsuit.

Chair Schaeffer asked the applicants how much time they need to prepare a site plan with engineering review. She said that April 11<sup>th</sup> is probably not realistic. She said they could aim for April 25<sup>th</sup>.

**Motion (#7):** To continue and keep open the public hearing until the April 25<sup>th</sup>, 2024, PC/ZBA meeting.

Motion by: Morris

Seconded by: Jakubowski

Approved: (5-0)

Chair Schaeffer recessed the Commission for a 5-minute break at 8:20 pm. The meeting resumed at 8:25 pm.

#### **E. Workshop #3: 10211 W. Lincoln Highway – Rhumbar**

Mike Schwarz presented the staff report.

The applicant, Joji Tirumalareddy, representing Tulips Chicago LLC dba Rhumbar, approached the podium and mentioned that he would like to rectify all issues as the rent on the property is increasing.

Chair Schaeffer responded that the restaurant use seems reasonable and that the one extra seat in the bar area that staff mentioned needs to be removed on the floor plan is fine for now since that will be changed prior to the public hearing.

Commissioner Jakubowski asked the applicant what the proposed hours of operation are.

The applicant responded that the business would operate from 11 a.m. – 12 a.m. during weekdays.

Motion by: Morris

Seconded by: James

Approved: 4-0

**C. Public Hearing: Abbey Woods North (Ref #108) Public Hearing Continued from April 11, 2024**

Christopher Gruba summarized the tabling request. He noted the applicant needed more time to gather additional information.

**Motion (#3):** To keep open and table the public hearing until May 9<sup>th</sup>, 2024.

Motion by: James

Seconded by: Morris

Approved: 4-0

**D. Public Hearing: 9416 Gulfstream Road, Unit 2 – CV, LLC (Ref#106)**

Christopher Gruba presented a summary of the staff report.

The property owner's representative Alex Genova and the business manager Sammy Nakhleh representing the business owner approached the podium.

Sammy Nakhleh stated commercial vehicles will be brought to the site after being purchased by their company. Decals on recently purchased vehicles will be removed and the vehicles will be then sold at the Manheim Auction. There will be no walk-in sales of vehicles. Every vehicle will be enclosed in the building.

Commissioner James asked if the vehicles are shipped or delivered to the site.

Sammy Nakhleh stated the vehicles purchased for the company are either shipped to the site or the company's employees will drive the vehicles back from the auction to the site. He added that it typically depends on the quantity of vehicles purchased and how far the purchased vehicles are located from the site.

Chair Schaeffer asked if they planned to do any auto repair or body work on the vehicles. Mr. Nakhleh responded no. He added they only remove existing decals from the body of the vehicle.

Commissioner Knieriem asked what benefit would their customer have purchasing a vehicle from CV, LLC versus purchasing directly from the auction themselves.

**From:** [Michael Lukis](#)  
**To:** [Amanda Martinez](#)  
**Subject:** Re: 9426 Corsair Rd Public Hearing  
**Date:** Thursday, April 11, 2024 4:09:45 PM

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Amanda,

One other note that I did not include a comment about the applicants comments, made at the previous meeting about carpooling. The applicant's comments that 3-4 kids will carpool for practice is absolute nonsense. I coached baseball for 20 years and saw kids arrive individually, unless in a very rare instance 2 kids live right next to each other. Even then they typically arrived separately. Parents don't waste the time running around and picking up other kids to go to a nearby baseball practice. They might carpool for distant games, but not local practices. Those comments from these applicants show they will say anything they can think of, whether true or not, to try and get this special use approval.

Michael Lukis  
Tile Roofs, Inc.  
9505 Corsair Rd.  
Frankfort, IL 60423  
toll-free; (888)708-8453  
e-mail; [tileroofs@aol.com](mailto:tileroofs@aol.com)  
web site; [www.tileroofs.com](http://www.tileroofs.com)

On Wednesday, April 10, 2024 at 09:59:54 AM CDT, Amanda Martinez <[amartinez@frankfortil.org](mailto:amartinez@frankfortil.org)> wrote:

Hi Mike,

Thanks for the call just a few minutes ago- below in my signature line is my contact info.

Please send me an email or drop off a letter at the Village Hall (432 W. Nebraska St.) before 9426 Corsair's scheduled public hearing date which is on April 25<sup>th</sup>. If you have it in by April 19<sup>th</sup>, I will be able to attach it to the staff report that gets distributed to the Plan Commission/Zoning Board of Appeals and Village Board (either way, at the meeting it will be on record that you have given input).

Also, please see the attached 250-foot Buffer Map for 9426 Corsair Rd. that is curated from the Will County GIS System (highlighted are properties that are required to be notified per Village policy).



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

Yes all utilities are adequate and current in infrastructure.

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

Yes we look forward to minimal traffic only pickup / drop off.

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

This special use will be used according to Plan Commission recommendations and Village Board approval.

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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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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# MAYOR'S REPORT

## AUGUST 5, 2024

### 1. Frankfort's Night Out Against Crime

The Frankfort Police Department will host its annual "Night Out Against Crime" event tomorrow evening, Tuesday, August 6, from 6:00 PM – 8:00 PM on Breidert Green in downtown Frankfort. Join us for a fun-filled event featuring games, inflatable play equipment, safety demonstrations, the "Touch a Truck" program, and much more. The event is free and open to everyone, so bring the kids and enjoy the festivities.

### 2. "Movies on the Green" Airs Its Final Feature Film on August 13

The third and final "Movie on the Green" event is scheduled for Tuesday, August 13. The feature film is "The Mighty Ducks." The movie will begin at dusk on Breidert Green. In case of inclement weather, the rain date is one week from the original movie date. Movies are co-sponsored by the Frankfort Park District and the Village of Frankfort. Popcorn is sponsored by Knights of Columbus, Kiwanis Club of Frankfort, and the Frankfort Lions Club.

### 3. Annual Ice Cream Social Scheduled for August 18

On Sunday, August 18, from 4:00 P.M. to 6:00 P.M., the Frankfort Area Historical Society and the Frankfort Preservation Foundation will sponsor its annual ice cream social and "PieLympics" competition at the Founders Center, 140 Oak Street. Admission is free.

### 4. Come Out and Enjoy Frankfort's 2024 Fall Festival

The 56<sup>th</sup> Annual Frankfort Fall Festival will be held over Labor Day weekend, from Saturday, August 31, to Monday, September 2. Sponsored by the Chamber of Commerce, this award-winning event features over 300 artisan booths, live entertainment, a food court, a carnival, a parade on Sunday, and much more. For more information, visit [www.frankfortfallfestival.info](http://www.frankfortfallfestival.info).

Additionally, the carnival, situated off White Street, kicks off on Wednesday, August 28, from 5:00 P.M. to 9:00 P.M. The Frankfort Lions Club will also host its annual "Wurst Fest" on Thursday, August 29, from 6:00 P.M. to 10:00 P.M. at the Garden Entertainment Tent, located at Kansas and Oak Streets.

### 5. Weekly Summer Happenings

- Concerts on the Green continue every Sunday evening through August 25, from 6:30 P.M. to 8:00 P.M. Entertainment for Sunday, August 11, is "Midlife Crisis" (Rock).
- Cruisin' Frankfort continues every Monday evening through September 23, from 5:00 P.M. to 8:00 P.M. in downtown Frankfort.
- Frankfort Country Market continues every Sunday through October 27, from 9:00 A.M. to 1:00 P.M.