



PLAN COMMISSION / ZONING BOARD OF APPEALS AGENDA

**Thursday, April 11, 2024
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of March 21, 2024**
- 4. Public Hearing: Abbey Woods North (Ref #108)**
Public Hearing Request: Zoning Map Amendment (rezoning) from E-R (Estate Residential) to R-2 (Single-Family Residential) upon annexation, a variation from the Land Subdivision Regulations (§9.2-2 e) to permit a stub street to the west that does not extend to the boundary line and variations for lot width and depth in connection with a 25-lot single-family residential development on approximately 18 acres located south of W. St. Francis Road as an extension of Waterview Trail (PIN: 19-09-15-300-019-0000).
- 5. Public Comments**
- 6. Village Board & Committee Updates**
- 7. Other Business**
- 8. Attendance Confirmation (April 25, 2024)**
- 9. Adjournment**

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

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



MINUTES

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

March 21, 2024 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Schaeffer called the meeting to order at 6:31 PM
- Commissioners Present:** Nichole Schaeffer (Chair), Johnny Morris, Jessica Jakubowski, Dan Knieriem, Brian James
- Commissioners Absent:** Will Markunas, David Hogan
- Staff Present:** Community & Economic Development Director Mike Schwarz, Senior Planner Christopher Gruba, Planner Amanda Martinez
- Elected Officials Present:** None

A. Approval of the Minutes from March 7th, 2024

Chair Schaeffer asked for questions or comments regarding the minutes.

Commissioner Jakubowski noted that Brian James was not in attendance at the March 7th meeting but that a comment was attributed to him. Staff responded that they'd make the correction.

Motion (#1): To approve the minutes from March 7th, 2024, as amended.

Motion by: Jakubowski

Seconded by: Morris

Approved: (4-0, James abstained)

B. Public Hearing: 20857 and 20859 S. La Grange Road, Bear Down Barbecue

Christopher Gruba presented the staff report.

The applicant, Rashid Riggins, approached the podium.

Chair Schaeffer asked the applicant if patrons would be allowed to stand or sit by the bar. The applicant responded no. Chair Schaeffer asked about the height of the half-wall demarcating the small bar area from the seating area. Chris Gruba said that the height of

the half-wall was not noted on the plans and that the Zoning Ordinance does not have specific regulations for half-wall heights related to bar areas. He physically pointed to the height of the lower dais in front of him as an example of a typical half-wall height. The applicant agreed. The applicant said that the purpose of the bar area was to keep the liquor and drinks away from the smoked meat in the back of the house.

Chair Schaeffer asked the Commission for comments. There were none. She asked if any members of the public wished to speak at the public hearing. There were none.

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

Motion by: Jakubowski

Seconded by: James

Approved by voice vote: (5-0)

Motion (#3): Recommend the Village Board approve an adjustment to the minimum number of required parking spaces from 21 spaces to 0 spaces to allow the existing 501 parking spaces on the property to serve the existing businesses and the proposed expanded restaurant.

Motion by: Jakubowski

Seconded by: James

Approved: (5-0)

Motion (#4): Recommend the Village Board approve a Special Use Permit to allow a full-service restaurant with liquor sales on the property located at 20857 and 20859 S. La Grange Road (total 2,063 square feet), in accordance with the reviewed plans, public testimony and findings of fact, conditioned upon final engineering and that food sales shall comprise the majority of all revenues generated by the business.

Motion by: Jakubowski

Seconded by: Morris

Approved: (5-0)

C. Public Hearing: Ash Street Right-of-Way Vacation

Mike Schwarz presented the staff report.

Chair Schaeffer asked if anyone in the public wished to speak.

Bob Rowe, resident at 231 Oak Street, approached the podium. He said he appreciated the opportunity to purchase this land from the Village. He said that he'd likely remove and replace the existing fence once the new property lines were finalized. He intends to plant grass on the new extended portion of his property.

No one else wished to speak.

Motion (#5): To close the public hearing.

Motion by: James

Seconded by: Knieriem

Approved by voice vote: (5-0)

Motion (#6): To recommend to the Village Board approval of the Plat of Vacation of a portion of the unimproved Ash Street public right-of-way, totaling approximately 5,209 square feet in area, generally located at the southern terminus of Ash Street, in accordance with the approved plans and public testimony, and subject to any necessary technical revisions prior to recording.

Motion by: Jakubowski

Seconded by: James

Approved: (5-0)

D. Public Hearing: 9426 Corsair Road – Triple Crown Training/Top Velocity

Amanda Martinez presented the staff report.

The applicant, Corey Stallings, approached the podium. He said that he's a new resident in Frankfort. He said that this would be his business and he'd be a baseball coach. He asked if the Commission had concerns about parking on-site. He said that there would never be any more than 10-15 players at any point, nor more than one team at any time. He noted that most students arrive via carpooling, typically 3-4 kids per car, and that he does not encourage parents to stay on site to stay with their kids. He said that weekends would be the busiest times.

Chair Schaeffer asked Mr. Stallings if he was the prospective business owner. He said yes, but he would not be the building owner. Chair Schaeffer said that the Commission needed to determine the appropriate amount of parking required, but in order to do that, they needed to sort out the site plan revisions that are needed.

The building owner, Omar Hassad, approached the podium. He said that the building used to house a baseball training facility and that his proposal would be exactly the same. He said that he doesn't need the money generated by the facility, but rather he wanted to find the right tenant for the building to be able to give back to the community. He said that he recently purchased the Walgreen's in Frankfort at Wolf Road and Laraway Road. He said that he would not invest another penny in Frankfort unless he's able to get approval for the baseball training facility. He said that he was willing to spend \$100,000 to pave the rear of the property for parking, but he cancelled the job once he found out that the parking lot would need to be set back 60' from the rear property line because of the drainage easement.

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.

Amanda Martinez said that when Great American Bagel, a few buildings to the east, came before the Plan Commission for a Special Use Permit, the request was approved with the condition that they improve their site for more parking. A site plan showing the parking lot improvements was attached to the ordinance that was granted.

Mr. Hassad asked the PC/ZBA for their word that the Village would force compliance on properties that are currently not in compliance with the code.

The conversation turned to the required off-street parking. Chair Schaeffer said that applicants must engage with a professional engineer, architect, or land surveyor to prepare a site plan that meets code.

Amanda Martinez called attention to the drainage easement in the rear yard and that there is still a lot of missing information on the site plan. Chair Schaeffer said that the drainage easement in the rear yard is large and that there may be a path to vacating all or a portion of the easement, but it would require engineering review. Amanda Martinez noted that they would need engineering review and approval to pave within the existing drainage easement if they chose that path. Mr. Hassad said that the rear yard still gets very damp and that the gravel helps the drainage otherwise it would have standing water and a mosquito habitat.

Chair Schaeffer said that Mr. Stallings said there would be 2 cars for staff, himself, and his wife and 12-15 kids at any one time. She clarified with Mr. Stallings that there would be no more than 14 kids at any one time. Mr. Stallings said that there would never be any more than 2 coaches at once. He said that the entire back room of the facility is dedicated for one-on-one training.

Commissioner Morris asked the applicant if they were considering travel teams, since they mentioned the White Sox. Mr. Stallings said that he is friends with the White Sox. Commissioner Morris said that in terms of moving forward, there is no data, that the story is changing, and they can't get to the business at hand. He said that the Commission needs to ensure safety. He again asked for more data and specifically more data about who their clients will be.

Chair Schaeffer said that the facility could also increase in popularity over time if it becomes more successful. Mr. Stallings said that the facility was intended to be successful from the start. He said that he'd have 10 teams on a rotating basis, but not more than 1 team practicing at a time. They would not be open until 3:30 p.m. during the school year.

Chair Shaeffer asked where high school students were going to park, because it's unlikely that they'll all carpool. Commissioner Knieriem said that they haven't yet addressed overlapping times of attendees.

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 11th is probably not realistic. She said they could aim for April 25th.

Motion (#7): To continue and keep open the public hearing until the April 25th, 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.

Commissioner Jakubowski stated that the permissible hours are 7 a.m. – 11 p.m. and asked if he is requesting extended hours of operation.

The applicant responded that he would ensure it meets code by having the hours of operation be 11 a.m.-11 p.m.

Mike Schwarz stated that at the 2015 public hearing for the project a nearby resident was concerned about noise where there is outdoor seating. He added that he needs refinement on the submitted plans such as furnishings, fence details, etc.

The applicant responded that he would get professionals to make those refinements that are needed.

Chair Schaeffer asked if the applicant has a parking agreement with any other property.

The applicant responded that he has reached out to the surrounding businesses, and they said no. He stated that since the other businesses are big corporations, they are not willing to discuss. He added that he and his attorney interpret the parking situation as there being no reason to spend more money or time trying to find more parking since everyone in the office park shares parking.

Chair Schaeffer stated that the original development was unfortunately under parked.

Commissioner James stated that the proposed restaurant won't necessarily be competing with the other restaurants because of the different hours of operation (i.e. Opa!).

Commissioner Morris asked what the reason behind the opening hours is.

The applicant responded that they must ensure food preparation is complete before the restaurant opens.

Commissioner Knieriem stated that the applicant needs to present a new colored rendering of the building elevations and more details that match with what is being proposed.

Chair Schaeffer stated that the applicant will need to show details for the patio furniture, fence, etc. She recommended light/neutral colors for the patio furniture. She added that limiting the hours of operation and/or noise level for the outdoor area may be a condition that can be attached to the requested Special Use Permit.

Chair Schaeffer asked if the Commission had any comments or questions about the drive-up service window.

Commissioner Jakubowski asked if the applicant expects a large portion of the business to be picked up versus sitting down (i.e. Uber Eats, Grub Hub, etc.).

The applicant responded that the business would have a website to encourage pick-ups.

Mike Schwarz added that there is an existing carry-out pick-up door as well as a drive-up pick-up window.

Commissioner Morris asked if there was any traffic data for the site.

The applicant responded that they would have the data when the business is open. He estimates that most of the customers would order online, and then maybe 20-30% of customers will be parked on the site.

Commissioner Morris stated that the drive through lane could only fit 3 vehicles.

Commissioner James stated that he is not worried about the service window or the drive-through lane because it is already there. He added that the 3 vehicles in the drive through lane alleviates 3 parking spaces that would be required in the parking lot. Commissioner Jakubowski agreed with this.

There was some discussion about peak hours and how the drive through lane could get busy and impact traffic in the development.

Mike Schwarz mentioned that if there was a condition limiting the drive-up service window hours, customers might be confused why the drive-up service window has different hours than the restaurant.

There was a consensus that staff and the applicant should look at other examples of restaurants that have a drive-up service window solely for pick-up of online orders.

The applicant wanted to discuss hours of operation again. He asked if he could serve brunch, which means that the restaurant would open at 8 a.m. on weekends. He added that on all holidays, he would also like to open at 8 a.m.

Commissioner Jakubowski asked staff if there are any limitations in the code regarding holiday hours.

Mike Schwarz responded no, but the liquor code does have restrictions.

Chair Schaeffer suggested leaving the hours of operation for the drive-up service window up to the applicant. She asked to move on to the architectural changes and asked the applicant if the building could structurally support full brick.

The applicant responded that he could do either thin or full dimensional brick. The brick sample was passed around to the Commissioners. He stated that if there was full brick, there would be footings in place and wall ties that can support the full dimensional brick. If there was thin brick, it can be directly attached to the building.

Chair Schaeffer stated that it sounds like the applicant is amenable to full brick which is the recommended building material if feasible.

Commissioner Jakubowski asked why the applicant is no longer proposing stone veneer to make it look better. She added that she is amenable to the thinner dimension veneer brick material because this is not new construction, it is retrofitting the existing building.

Commissioner Knieriem stated that the applicant should not try to match the existing brick color on the building because if it doesn't exactly match, it would be obvious that there are some mismatched materials on the building.

There was a consensus to make the entrance or tower element of the building's front/north facade brick in either a very dark grey or lighter beige color selected from the submitted brick sample to provide architectural contrast on the building.

Commissioner James stated that the other buildings have a lighter trim color, so a lighter color brick may be more appropriate.

Commissioner Knieriem stated that he is open to either a light or dark color brick. It is his opinion that the darker color brick would look best as it would provide the most contrast.

Chair Schaeffer asked if the previously proposed rope lighting under the overhangs went away.

The applicant responded that the proposed rope lighting has been removed. He added that he plans to put downlit can lights under the overhangs.

Chair Schaeffer added that the existing boxy floodlights may need to be replaced. She recommends replacing the floodlights with sconces and that would alleviate the need for the downlit canned lights.

The applicant stated that he would like to have a sign on the back of the building near the drive through to say pick-up only.

Mike Schwarz mentioned that there is an existing cabinet sign located above the entrance to the drive-through lane.

Chair Schaeffer recommended painting the sign onto the brick similar to Sparks Coffee.

Commissioner Jakubowski stated that she is amenable to directional signs.

F. Public Comments

None.

G. Village Board & Committee Updates

Mike Schwarz noted the following updates:

- The Blocker Residence Variation related to exterior materials was approved at the March 18, 2024, Village Board meeting.
- The Special Use Permit for Magic Massage was approved at the March 18, 2024, Village Board meeting.
- An Intergovernmental Jurisdictional Boundary Line Agreement Between the Village of New Lenox and the Village of Frankfort was approved at the March 18, 2024, Village Board meeting.
- The Lanigan Residence Variations have not been forwarded to the Village Board yet. The project received a split vote, thus, the project will either go to a Committee-of-the-Whole meeting for discussion or will come back to the Plan Commission with revisions.

H. Other Business

Mike Schwarz informed the Commission that Village Zoning Map typically gets approved by the Village Board every March. Per State Statute, the Village Board did not need to adopt a new Zoning Map for 2024 as the map has had no changes from the 2023 Zoning Map.

I. Attendance Confirmation (April 11th, 2024)

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting.

J. Adjournment

Motion (#8): Adjournment 10:08 P.M.

Motion by: Jakubowski

Seconded by: James

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

Approved April 11th, 2024

As Presented_____ As Amended_____

_____/s/ Nichole Schaeffer, Chair

_____/s/ Secretary

Project: Abbey Woods North
Meeting Type: Public Hearing
Requests: Rezoning (upon annexation), Preliminary Plat of Subdivision, relief from Design Standards for cul-de-sac length and wall length, relief from Land Subdivision Regulations for cul-de-sac length and stub street connection, review of variations for lot width & depth
Location: South side of St. Francis Road, just east of La Grange Road
Applicant: O'Malley Builders Inc.
Prop. Owner: Steven Beemsterboer
Representative: Shawn O'Malley
Staff Reviewer: Christopher Gruba, Senior Planner

Site Details

Gross Area: 797,583 sq. ft. (18.31 acres)
Net Area: 574,120 sq. ft. (13.18 acres)
PIN(s): 19-09-15-300-019-0000
Existing Zoning: A-1 (County)
Proposed Zoning: R-2 (Single-Family Residential)
Future Land Use: Single Family Detached Residential
Lots: 25

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Undeveloped	Single-Family	A-1 (County)
North	Single-Family	Single-Family	R-2
South	Floodway	Conservation	R-1
East	Religious/ Institutional	Institutional/ Utility	E-R
West	Single Family	Single-Family	A-1 (County)

Figure 1. Location Map



Project Summary

The applicant, O'Malley Builders, Inc., is proposing a 25-lot single-family detached residential subdivision for "Abbey Woods North" (the plans at the workshop #1 included 26 lots). The subject property is located in unincorporated Will County and zoned A-1, Agricultural. The Village's 2019 Comprehensive Plan recommends that the property be developed for Single-Family detached homes. The applicant is proposing to rezone the property to R-2, Single-Family Residential, upon annexation into the Village. The current single parcel would be subdivided into 25 residential lots and 5 common area lots through a Plat of Subdivision. The lot sizes have not changed since workshop #2 on January 25th. To serve the residential lots, Waterview Trail would be extended south of St. Francis Road and would be dedicated public right-of-way. This road extension would terminate in a cul-de-sac. The proposed subdivision would follow a "traditional" development process and would not be a PUD (the reasons for which explained later in this report). As proposed, the development would require several code exceptions, which would be permitted and memorialized as part of the annexation agreement.

Attachments

1. Aerial Photographs, Village of Frankfort GIS (scales of 1:6,000 and 1:3,000)
2. FEMA floodplain and floodway maps
3. National Wetland Inventory Map
4. 2019 Bike Path Diagram
5. Table of Lot Size, Width and Depth, prepared by staff
6. 2008 Design Standards excerpt, Street Geometric Criteria
7. Subdivision Ordinance (Ord-921) excerpt, Section 9.2-10 Cul-de-sacs
8. Draft Covenants and Restrictions
9. Tree Survey and list of existing trees, received 1.16.24
10. Plat of Survey, received 1.16.24
11. Plat of Annexation, received 1.16.24
12. Preliminary Plat, received 4.1.24
13. Preliminary Plat, retaining walls bolded in red, property lines in blue (staff)
14. Landscape Plan, received 4.5.24
15. Lighting Plan, received 4.1.24
16. Truck Turning Plan, received 4.1.24

Changes since Workshop #2 on 1.25.24:

Since workshop #2 on January 25th, there have been several changes to the Preliminary Plat, although they are mostly engineering-related. The summarized changes are:

1. The former plans illustrated a drainage swale upon and along the entire west property line that eventually emptied into Hickory Creek. The revised plans illustrate the same swale along the west property line adjacent to the detention pond on "Outlot C", but water would now be directed into an underground stormwater pipe with catch basins at regular intervals. The stormwater pipe would eventually drain into Hickory Creek the same as before. Although this seems like a minor change, it has the impact of being able to remove the swale south of the detention pond on "Outlot C", allowing the land above to be flattened out and raised. This in turn results in lower retaining walls along the west property line, within the boundaries of Lots 7-11 and the west retaining wall was reduced from 5.6' to a maximum height of 2.45'. More importantly, by funneling the stormwater into an underground pipe, it removes the need for a box culvert beneath the stub street, which are expensive and require maintenance over time.
2. Whereas the two western retaining walls will remain as poured concrete like a basement foundation, the one eastern retaining wall within the boundaries of Lots 13 & 14 would now be stacked masonry block. A photograph or details of the retaining walls were not available at the time of drafting this report.
3. During a meeting with the applicant on April 2nd, the applicant agreed that the Preliminary Plat should be revised to include a "no fence" easement between the retaining wall and the west property line for Lots 7-11. This was done to ensure proper drainage and because it would have made lawn mowing challenging between the wall and the fence along the rear property line. For example, if a fence was installed along the side and rear property lines on Lot 10, a lawn mower would need to be lifted over the 2.45' tall wall to reach the furthest extent of the backyard. A revised Plat of Subdivision was not available at the time of this report.
4. The applicant is proposing that only aluminum, faux wrought iron-style fencing be permitted on the residential lots. A photograph or detail of the fence was not available at the time of drafting this report. However, Section 3.14 of the draft Covenants, Conditions and Restrictions for Abbey Woods North notes that all fencing shall be "bronze colored aluminum open picket fences of the Jerith Manufacturing Company, Style No. 202". As such, staff lifted some pictures from the Internet of this style of fencing, which may be what the applicant is proposing. This type of fence typically permits stormwater to pass through if it is placed within public utility and drainage easements. PVC or privacy fencing would not be permitted anywhere within the development for aesthetic and drainage purposes. The International Residential Code requires that pool fences be at least 3.75' tall and the vertical bars must be spaced appropriately. Whenever a fence is permitted within a public utility and drainage easement, it is done so

at the homeowner's risk. Future maintenance work within the easement could require removal of the fence at the owner's expense.

5. The Landscape Plan has been corrected to illustrate vegetation along the landscape berm adjacent to St. Francis Road, whereas before it was illustrated within the actual road right-of-way and not permitted. The Landscape Plan was received on April 5th, so staff did not have time to review the entire plan for compliance with the Landscape Ordinance in time for this report.

Analysis (mostly unchanged since workshop #2)

2019 Comprehensive Plan:

The Comprehensive Plan designates the subject property as "Single-Family Detached Residential". The proposed use of the property for 25 single-family homes is consistent with the plan.

Zoning:

The subject property is currently zoned A-1, Agricultural, as per the zoning designation of Will County. The applicant is proposing rezoning the property to R-2 (Single-Family Residential), upon annexation into the Village. The R-2 zone district permits single-family homes by-right.

Dimensional Table:

	R-2 Standard	Notes
Minimum Lot Size	15,000 SF	Largest: Lot 23: 19,445 SF, Smallest: Lots 18 & 19: 15,000 SF, Avg: 16,110 SF
Minimum Lot Width	100' typical lot, 120' corner lot	Average: 108' (approx.)
Minimum Lot Depth*	150' typical lot, 130' if abuts permanent open space	Average: 146' (approx.)
Maximum Density	2.25 d.u./net ac.	Proposed: 1.89 d.u./net ac.
Front Yard Setback	30' min	30' for most lots, "pie/wedge" shaped lots require greater setback behind the 100' lot width.
Corner Side Yard Setback	30' min	30'
Side Yard Setback	10' min ea. side, total 25' both sides	TBD (custom homes)
Rear Yard Setback	30' min	30', although rear setback may be greater due to public utility & drainage easements (Lot 14 for example)
Lot Coverage	20% max	TBD (custom homes)
Impervious Lot Coverage	40% max	TBD (custom homes)

***Min lot depth:** The minimum lot depth may be decreased by 20' if the rear lot line abuts permanent open space. In this case, those lots that abut the detention ponds may be as little as 130' deep.

Site Plan:

General Comments:

1. The site slopes down noticeably from a high point along St. Francis Drive to the low point of Hickory Creek. A significant portion of the southern end of the site is in a regulated floodway and cannot be developed.

2. The R-2 zone district allows a maximum residential density of up to 2.25 dwelling units/acre. The applicant is proposing a density of 1.89 dwelling units/acre, complying with this requirement.
3. All 25 lots meet the minimum lot size requirement of 15,000 square feet for the R-2 zone district.
4. Most of the lots meet the minimum lot width requirement. However, Lots 8, 9, and 25 are the only corner lots in the subdivision and all of them do not meet the required 120' lot width. These substandard lot widths would require 3 variations total, which, if granted would be memorialized within the annexation agreement.
5. Most of the 25 lots meet the minimum lot depth requirement of 150' for a typical lot and 130' when the rear lot line of a lot abuts permanent open space (such as either detention pond). Lots 10, 14, 15 and 16 do not meet the minimum lot depth requirement. These substandard lot depths would require 4 variations total, which, if granted, would be memorialized within the annexation agreement
6. The Preliminary Plat illustrates the building setback lines on the lots as well as the proposed building footprint for each house (rectangle). The minimum front setback in the R-2 zone district is 30'. However, some pie-shaped lots are much narrower at the front. Since the R-2 zone district requires a minimum lot width of 100' for non-corner lots, the front building setback line was shifted back for Lots 12 and 13, but the actual setback distance should have been noted, which appears to be approximately 45'. The front building setback line should also be shifted back for Lots 23 and 24, although this is not illustrated on the Preliminary Plat received April 1st.
7. The applicant is proposing retaining walls on both the east and west sides of the subdivision development. Although the retaining walls are noted on the Plat, staff highlighted them in red on a separate exhibit so they can be seen more clearly. There are 3 separate sections of retaining walls. The first workshop illustrated double-tiered walls, but now all walls are singular. The longest wall section is 370'. The tallest wall is 2.45'. The 2008 Design Standards (page 70) notes that the use of retaining walls is "strongly discouraged" and that any retaining walls over 50' long or 2.5' tall require review and approval by the Plan Commission. The Design Standards do not note this as a variation, but rather as an approval granted the Plan Commission, not the Village Board. It should be noted that the applicant is not proposing any walls that exceed 2.45' in height, so the PC/ZBA need only act on the request for walls that exceed 50' long.
8. 50' of the north end of the property must be dedicated to the St. Francis Road right-of-way. This dedication is illustrated on the Preliminary Plat.
9. The applicant is requesting several variations for this project, including but not limited to providing less than the minimum required lot widths and depth. In response, staff recommended to the applicant to investigate whether either of the adjacent property owners would consider conveying (selling) a portion of their land to provide greater flexibility of site design, such as meeting the minimum lot depth requirement. The applicant has informed staff that neither adjacent property owner is interested in selling a portion of their property.

Parking & Loading:

1. Each dwelling unit is required to provide a two-car garage. Floorplans weren't provided because each home will be custom-built, but it's anticipated that each unit will have a 2-car garage, meeting this requirement. The draft CCR's note that each unit must have a two-car garage.
2. The extension of Waterview Trail would be dedicated as a public road, complying with the 2008 Design Standards, including the required 66' right-of-way width. On-street parking would be permitted on this new public road.

Vehicular & Pedestrian Circulation:

1. The Waterview Trail extension would be approximately 1,200' long, measured from the proposed public sidewalk along St. Francis Road to the end of the cul-de-sac. The 2008 Design Standards (page 97) states that any dead-end local street shall not exceed 750'. The Subdivision Ordinance (Ord-921, page 50) states that any dead-end street serving 25 or more homes shall not exceed 500'. The proposed road extension would therefore require relief from both these requirements, which may be provided as part of the annexation agreement.
2. The Subdivision Ordinance (page 46) notes that proposed streets shall extend to the boundary lines of the tract to be subdivided. For this reason, and due to the long length of the proposed road extension terminating in a cul-de-sac, staff requested a stub street connection to the undeveloped 18-acre property to the west, commonly known as the Fleck Property. This stub street connection meets the minimum right-of-way width of 66', complete with curbing and 5' sidewalks on either side. However, the street pavement and sidewalks stop short of the Fleck property by approximately 30', requiring an exception from this section of code, which can be permitted as part of the annexation agreement. Staff is currently drafting the annexation agreement, but it is expected to include language requiring a Letter of Credit to cover the cost for completion of the final 30'± of the stub street.
3. The Subdivision Ordinance notes that the length of a residential block shall not exceed 2,000' (page 52). At approximately 1,200', the proposed Waterview Trail extension complies with this requirement.
4. A 6' wide sidewalk is required along the south side St. Francis Road and 5' wide sidewalks along each side of the Waterview Trail extension. Both of the required sidewalks are illustrated on the Preliminary Plat.
5. In 2019, the Village drafted preliminary planning documents for a future bike path along the north side of Hickory Creek from La Grange Road near Dollar Tree to an older pedestrian bridge near Lighthouse Pointe Park (see attached exhibit). The bike path crosses through the subject property at the south end, close to Hickory Creek, and would be the first segment of the path to be completed. At staff's request, the applicant has provided a 10' wide bike path connection, closely matching the preliminary plans for the route of the bike path and would allow a future connection to properties on either side. The bike path would be located in a common area within part of Outlot A, to be owned and maintained by the HOA. The bike path would also connect to the cul-de-sac right-of-way, making it accessible to residents of the subdivision. The general public could also access the bike path via St. Francis to the Waterview Trail extension. The proposed retaining walls would not interfere with the bike path.

Stormwater & Drainage:

There is a significant floodway over the south 1/5 of the subject property adjacent to Hickory Creek (see attached FEMA exhibits). The proposed development maximizes the number of lots on the site and the applicant has been working closely with Robinson Engineering for preliminary engineering approval; the project was initially proposed for 27 lots and was reduced to 25 lots. At this time, almost all of Robinson's preliminary engineering comments have been addressed, although some minor comments remain. A copy of the latest engineering review letter from March 20th has been attached to this report, although it should be noted that the Preliminary Plat has changed since. On-site detention has been provided in two detention ponds: one adjacent to Hickory Creek and one along the western side of the development.

The most significant engineering change since the first workshop is that the double-tiered retaining walls on the east and west sides of the project have been replaced with single-tier walls, and these walls were reduced in

height further after the second workshop. This was achieved by creating a shared drainage swale and underground stormwater piping system that runs along the west property line, encroaching slightly onto the Fleck property. The shared drainage swale will require that a 15' wide public utility & drainage easement be placed on the Fleck property. As such, a Plat of Easement will be required on the Fleck property. A copy of this Plat has been attached to this report, but because the Fleck property is located in unincorporated Will County, no action is required by the PC/ZBA, but staff will review the Plat prior to recording. As part of the Preliminary Plat approval, a condition has been added that a copy of the recorded Plat of Easement for the Fleck property be provided to staff prior to the issuance of building permits.

Landscaping:

Most of the Village's landscaping requirements are listed in the Landscape Ordinance, although some requirements are listed in the Zoning Ordinance. For the proposed residential subdivision, four (4) basic types of landscaping are required:

1. Landscaping adjacent to an Arterial Road (St. Francis): A 25' wide, 3' tall, landscaped berm is required along the length of St. Francis Road. This berm must contain "125 plant units" per 100' of lineal frontage and at least 40% of the plant units must be evergreen. A 3' tall berm is provided along the entire length of St. Francis Road, although there are two gaps east of the proposed Waterview Trail extension, but these have been provided for drainage. The Landscape Ordinance does permit exceptions when the berm would conflict with drainage, as in this case. This 25' landscape berm is located in a 25' wide "no fence, no access" easement, to ensure no fences or vehicular (driveway) connections to St. Francis Road.
2. Street Trees (Parkway Plantings) along the Waterview Trail extension: One (1) overstory tree is required for every 35' lineal feet of road frontage. The Landscape Plan notes that three (3) different tree species will be provided for the street trees. The total number of street trees provided complies with this code requirement.
3. Landscaping around the perimeter of stormwater detention facilities: Twenty (20) plant units are required for every 100' lineal feet of perimeter around each pond, measured at the high-water level (HWL). It appears that the proposed pond landscaping has been placed above the high-water level.
4. Preservation Tree mitigation: The Tree Survey lists all of the existing trees on the property, with 158 existing trees in total. As listed on the Tree Survey itself, 72 of the 158 trees would be removed. Of the 72 trees to be removed, 47 of these are classified as "preservation trees" in the Landscape Ordinance and are "fair" or "good" condition. Preservation trees, due to their desirability for ecological and aesthetic reasons, must be mitigated on-site with other new trees at least 2.5" in caliper. Preservation trees must be mitigated at a 1:1 ratio of caliper inch removed. The 47 preservation trees to be removed, in fair or good condition, add up to a total of 588". The minimum size of a mitigation tree must be at least 2.5" caliper. As such, at least 235 mitigation trees must be planted on-site, *in addition to the trees and shrubs required for the St. Francis berm, detention ponds and street trees*. It's unclear whether there is physically enough space in the development to plant all of the mitigation trees on-site. Mitigation trees can't be planted on private lots, below the high-water line of the detention ponds or in the floodway or floodplain. As allowed per the Landscape Ordinance, staff does not require the mitigation of preservation trees that are in "poor" or "dead" condition. If space is not available to plant all of the mitigation trees on-site, the developer is required to pay into a Village cash-in-lieu fund for trees to be planted elsewhere in the Village.

In summary, the landscaping requirements appear to have been met for the landscape berm, parkway plantings and around the detention pond. However, it's uncertain whether enough mitigation trees have been placed on site to offset the removal of preservation trees. The Landscape Plan was received on April 5th, so staff did not have time to review the entire plan for compliance with the Landscape Ordinance in time for this report.

Traditional Development vs. PUD:

Staff is recommending that the subdivision be developed in a “traditional” sense and not as a PUD. To support this decision, staff offers the following:

The purpose of PUD’s is described in the Zoning Ordinance on page 22: *This section is intended to provide the means and guidelines through which tracts of land may be developed through a comprehensive approach, rather than the traditional lot-by-lot treatment afforded by other districts in this ordinance. It is intended to provide a maximum of design freedom by permitting the developer an opportunity to more fully utilize the physical characteristics of the site through the reduction of lot sizes, yards, height and bulk restrictions and mixing of uses. Through the requirement of a development plan, it is the intent that property under this section will be developed through a unified design, providing contiguity between the various elements, and ultimately leading to a better environment. Increased densities may be permitted under this section if such increases can be substantiated on the basis that the superior site design makes greater densities possible, with no reduction of amenities; and keeping with the Village desire to provide a wide range of open space opportunities to serve local park and recreation facilities for active and passive use. This section is not intended to be a device for making increased densities more acceptable, or as a means of circumventing the Village’s bulk regulations or standards. This section should only be employed in instances where a benefit for the community can truly be derived from its use.*

Staff offers the following:

1. Per the definition above, a PUD “...should only be employed in instances where a benefit for the community can truly be derived from its use”. It’s not clear what benefits are offered or *could* be offered as proposed. The development does not provide any usable, common open space, community structures such as a gazebo or dog park or preserve any mature trees not located in the floodplain. The only benefit offered is a bike path, which is required pursuant to Section 8.4-1 of the Land Subdivision Regulations which pertains to specific requirements for recreational sites that are included in the Comprehensive Plan. The proposed shared use path is reflected as a “Priority Gap” on Figure 3.2 Frankfort Trail Inventory Map on Page 25 in the Comprehensive Plan.
2. The illustration on page 30 of the Zoning Ordinance is intended to provide an example of a typical residential PUD. It illustrates smaller (typically undersized) lots, provides usable common open space, preserves existing wooded areas and provides a larger buffer from a river. The proposed Preliminary Plat for Abbey Woods North maximizes lot sizes, provides no usable open space, removes a large number of existing trees on the site (most of which are located in the floodplain and floodway of Hickory Creek), and the development extends as close as possible to Hickory Creek itself. In short, the proposed plan does not look like the picture.
3. The applicant is required to provide “tangible benefits” for PUD developments. These tangible benefits are intended to offset the “exceptions” (variations) requested. These tangible benefits should go above and beyond what is already required by code. Again, the only possible tangible benefit as proposed is a 10’ wide bike path, which would have been required for this property anyway. Tangible benefits also sometimes involve additional landscaping above and beyond what is required by code. In addition to the required landscaping around the ponds, the berm along St. Francis Road and the street trees along Waterview Trail, the applicant will be required to plant 235, 2½” caliper trees to mitigate the preservation trees lost. It’s quite possible that there isn’t enough space to plant these 235 mitigation trees on-site, and therefore there wouldn’t be any space beyond that to add additional plantings to reach the level of a tangible benefit.

Other:

1. The Fire District has reviewed the proposed site plan and does not have any additional comments at this time.
2. A draft of the Covenants and Restrictions has been provided and included with this report. The draft does contain some obvious errors, such as specifically excluding patios, decks, swimming pools and gazebos as accessory structures, whereas the Village's Zoning Ordinance includes all of these under the definition of "accessory structure".
3. A letter has been provided from the State Historic Preservation Office (SHPO) noting that there aren't any significant cultural resources on-site that would be impacted by the proposed development.
4. On November 8, 2022, the applicant was asked by staff to transmit a copy of the proposed Plat to the School District and Frankfort Park District in accordance with Section 1B of Ordinance No. 2265, commonly referred to as the School and Park Donation Ordinance. On January 19, 2023, the applicant forwarded an email from the Park District, noting that they will be requesting a cash-in-lieu payment from the developer. The payment is a function of the size of each home, which is not known at this time. However, the Park District estimates a cash donation between \$134,559 and \$174,987 for the entire subdivision. Cash donations will be paid individually over time as building permits are released for new homes.

Code Relief Requested

The applicant is requesting the following code relief for the project. Staff recommends that these requests be included as part of the Annexation Agreement and its attachments, to eventually be approved by the Village Board. To "offset" the requested relief, the PC/ZBA may recommend additional amenities for the development, which would be conditions of approval that may also make their way into the future annexation agreement. Conversely, the PC/ZBA may choose to state for the record during the workshop that they are *not* in favor of granting some or all of the relief requests. The code relief requests, thus far, are as follows:

1. The minimum lot depth for the R-2 zone district is 150' for a typical lot, but this lot depth may be decreased to 130' when the rear lot line abuts permanent, common open space. Lots 10, 14, 15 and 16 do not meet the minimum 150' depth requirement. Please see attached Lot Size, Width and Depth exhibit prepared by staff.
2. The minimum lot width for the R-2 zone district is 100' for typical lots and 120' for corner lots. There are three (3) corner lots proposed (Lots 8, 9 and 25) that do not meet the 120' minimum width. Please see attached Lot Size, Width and Depth exhibit prepared by staff.
3. The 2008 Design Standards note that local access roads that terminate in a cul-de-sac may not exceed 750' long (page 97). The proposed road extension of Waterview Trail, including the cul-de-sac, measures approximately 1,200'.
4. The Land Subdivision Regulations (Ord-921), notes that cul-de-sacs or dead-end streets serving 25 or more dwelling units may not exceed 500' in length. The proposed road extension of Waterview Trail, including the cul-de-sac, measures approximately 1,200'.
5. The Land Subdivision Regulations (Ord-921), notes that stub street connections must be paved all the way to the boundary of the development. The stub street, as proposed, stops short approximately 30' from the west property line. The reason for this is because the subject property will be raised higher than the adjacent properties and completing the road to the property line would create a "cliff" at the terminus.

The applicant has agreed to provide a Letter of Credit to the Village as an exhibit of the annexation agreement, holding the applicant responsible for the cost of completing the stub street to the property line if and when the Fleck property to the west is developed.

Rezoning, Findings of Fact

The Plan Commission shall make written findings of fact and shall submit same, together with its recommendations to the Village Board, for action. Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the Plan Commission shall make findings based upon all the evidence presented to it and shall consider among other pertinent matters, the following:

1. Existing uses of property within the general area of the property in question;
2. The zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

The proposed R-2 zoning of the subdivision would match the existing R-2 zoning to the north in the Candle Creek Subdivision. The E-R zone district to the east and the R-1 zone district to the south are generally compatible with the proposed R-2 zoning. The property to the west remains unincorporated but has a County zone district of A-1 (agricultural).

Anticipated Review Process

The past/future review process is as follows:

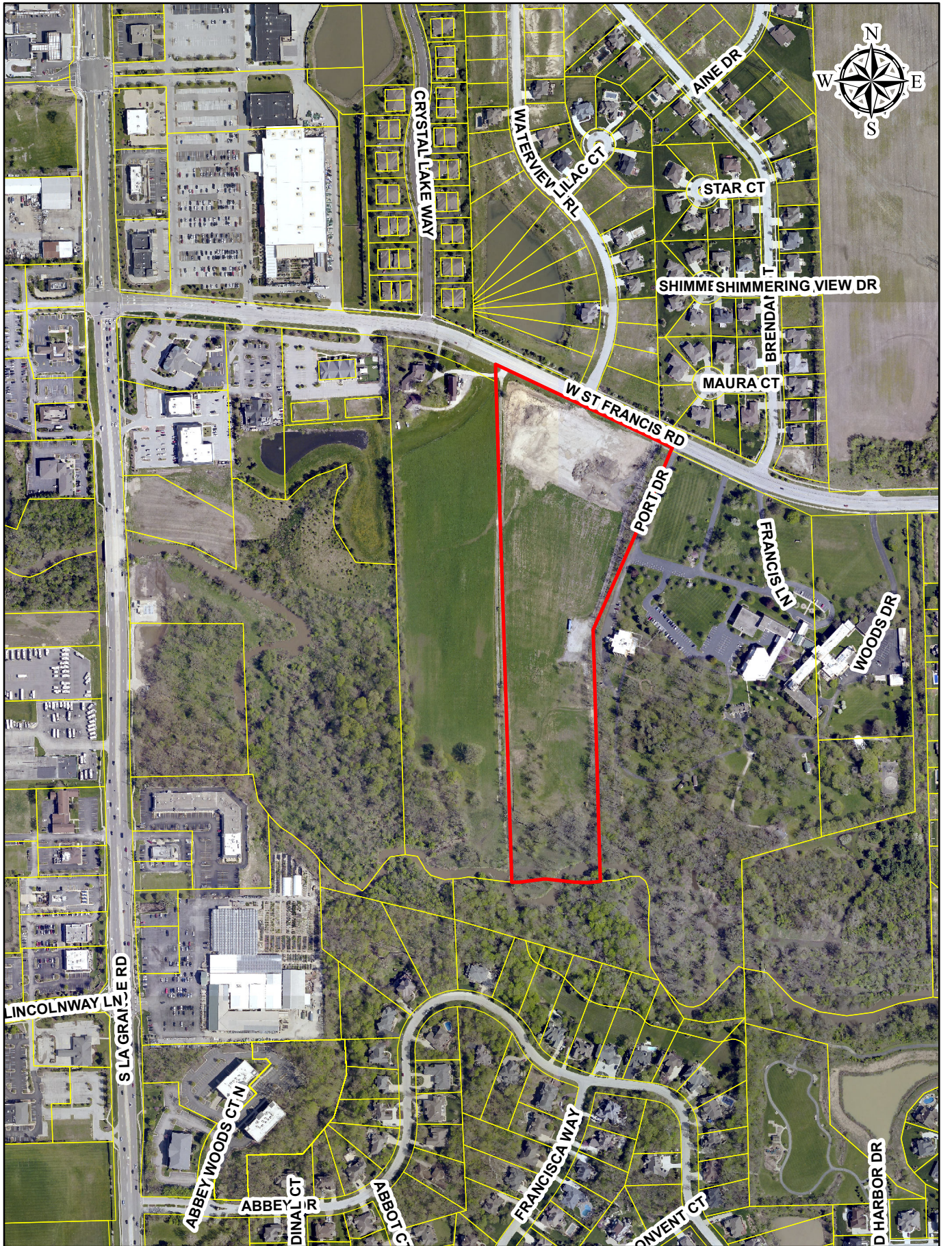
1. PC/ZBA workshop #1 (May 25, 2023)
2. PC/ZBA workshop #2 (January 25, 2024)
3. PC/ZBA public hearing (April 11, 2024)
4. Staff will send the draft annexation agreement to the Village Attorney for legal review and comment.
5. The Committee-of-the-Whole will review the project plans and annexation agreement, including several exhibits as attachments such as the draft CCR's.
6. The Village Board will act on the Preliminary Plat of Subdivision, Ordinance for the annexation agreement (Public Hearing and legal notices required), Ordinance for annexing certain land into the Village (Plat of Annexation) and an Ordinance for Rezoning from E-R (default zoning) to R-2. Also, the Board will review the proposed Plat of Easement on the Fleck property, although no formal action is required for this unincorporated property.
7. The PC/ZBA will review the Final Plat of Subdivision provide a recommendation.
8. The Board will act on the Final Plat of Subdivision.

Affirmative Motions

1. Approve the use of retaining walls that exceed 50' long, as noted on page 70 of the Design Standards, in accordance with the reviewed plans, public testimony and findings of fact.
2. Recommend the Village Board approve the rezoning request for the parcel (19-09-15-300-019-0000) from E-R to R-2 upon annexation, in accordance with the reviewed plans, public testimony and findings of fact.

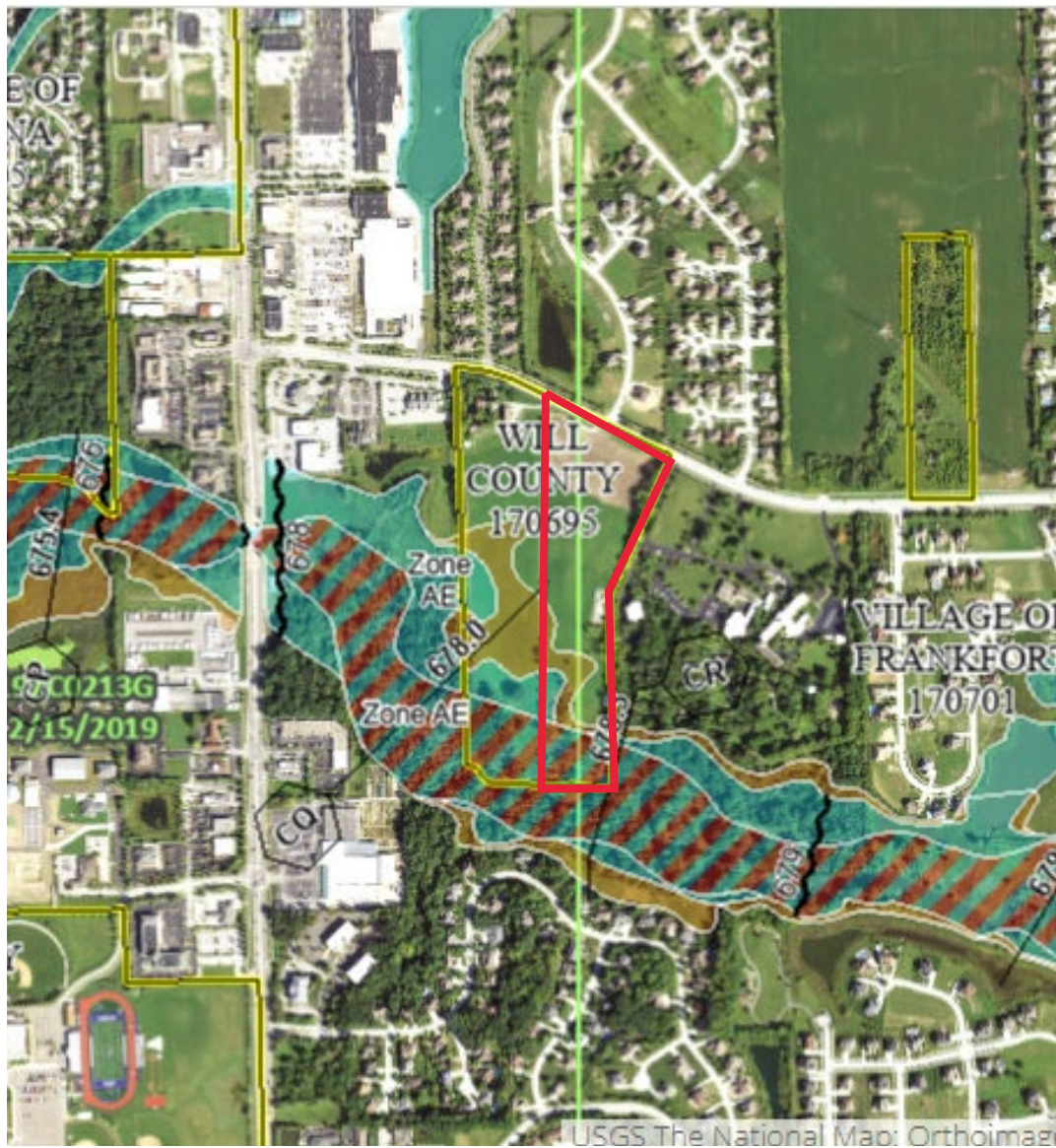
3. Recommend the Village Board approve the Preliminary Plat of Subdivision for Abbey Woods North, in accordance with the reviewed plans and public testimony, subject to any necessary technical revisions, conditioned upon preliminary engineering approval, dedication of right-of-way for St. Francis Road, that the outlots (including detention ponds) and the 15' wide public utility and drainage easement on the Fleck property be maintained by the Abbey Woods North Homeowners Association and providing staff a copy of the recorded Plat of Easement for the Fleck property.
4. Recommend the Village Board approve an exception to the 2008 Design Standards to permit a cul-de-sac local street that exceeds 750' long for Waterview Trail, to be included as part of the annexation agreement for Abbey Woods North, in accordance with the reviewed plans and public testimony.
5. Recommend the Village Board approve an exception to the Land Subdivision Regulations (Ord-921) to permit a cul-de-sac street serving 25 units or more that exceeds 500' long for Waterview Trail, to be included as part of the annexation agreement for Abbey Woods North, in accordance with the reviewed plans and public testimony.
6. Recommend the Village Board approve an exception from the Land Subdivision Regulations (Ord-921) to permit a stub street to the west that does not extend to the boundary line of the development, to be included as part of the annexation agreement for Abbey Woods North, in accordance with the reviewed plans and public testimony.
7. Recommend the Village Board approve a variation request to reduce the minimum corner lot width to 106.8' instead of 120' for Lot 8, which may be included as part of the Annexation Agreement for Abbey Woods North, in accordance with the reviewed plans, public testimony and findings of fact.
8. Recommend the Village Board approve a variation request to reduce the minimum corner lot width to 106.2' instead of 120' for Lot 9, which may be included as part of the Annexation Agreement for Abbey Woods North, in accordance with the reviewed plans, public testimony and findings of fact.
9. Recommend the Village Board approve a variation request to reduce the minimum corner lot width to 106.6' instead of 120' for Lot 25, which may be included as part of the Annexation Agreement for Abbey Woods North, in accordance with the reviewed plans, public testimony and findings of fact.
10. Recommend the Village Board approve a variation request to reduce the minimum lot depth to 123.1' instead of 150' for Lot 10, which may be included as part of the Annexation Agreement for Abbey Woods North, in accordance with the reviewed plans, public testimony and findings of fact.
11. Recommend the Village Board approve a variation request to reduce the minimum lot depth to 122.5' instead of 150' for Lot 14, which may be included as part of the Annexation Agreement for Abbey Woods North, in accordance with the reviewed plans, public testimony and findings of fact.
12. Recommend the Village Board approve a variation request to reduce the minimum lot depth to 146.4' instead of 150' for Lot 15, which may be included as part of the Annexation Agreement for Abbey Woods North, in accordance with the reviewed plans, public testimony and findings of fact.
13. Recommend the Village Board approve a variation request to reduce the minimum lot depth to 146.2' instead of 150' for Lot 16, which may be included as part of the Annexation Agreement for Abbey Woods North, in accordance with the reviewed plans, public testimony and findings of fact.

Abbey Woods North - 26-lot subdivision



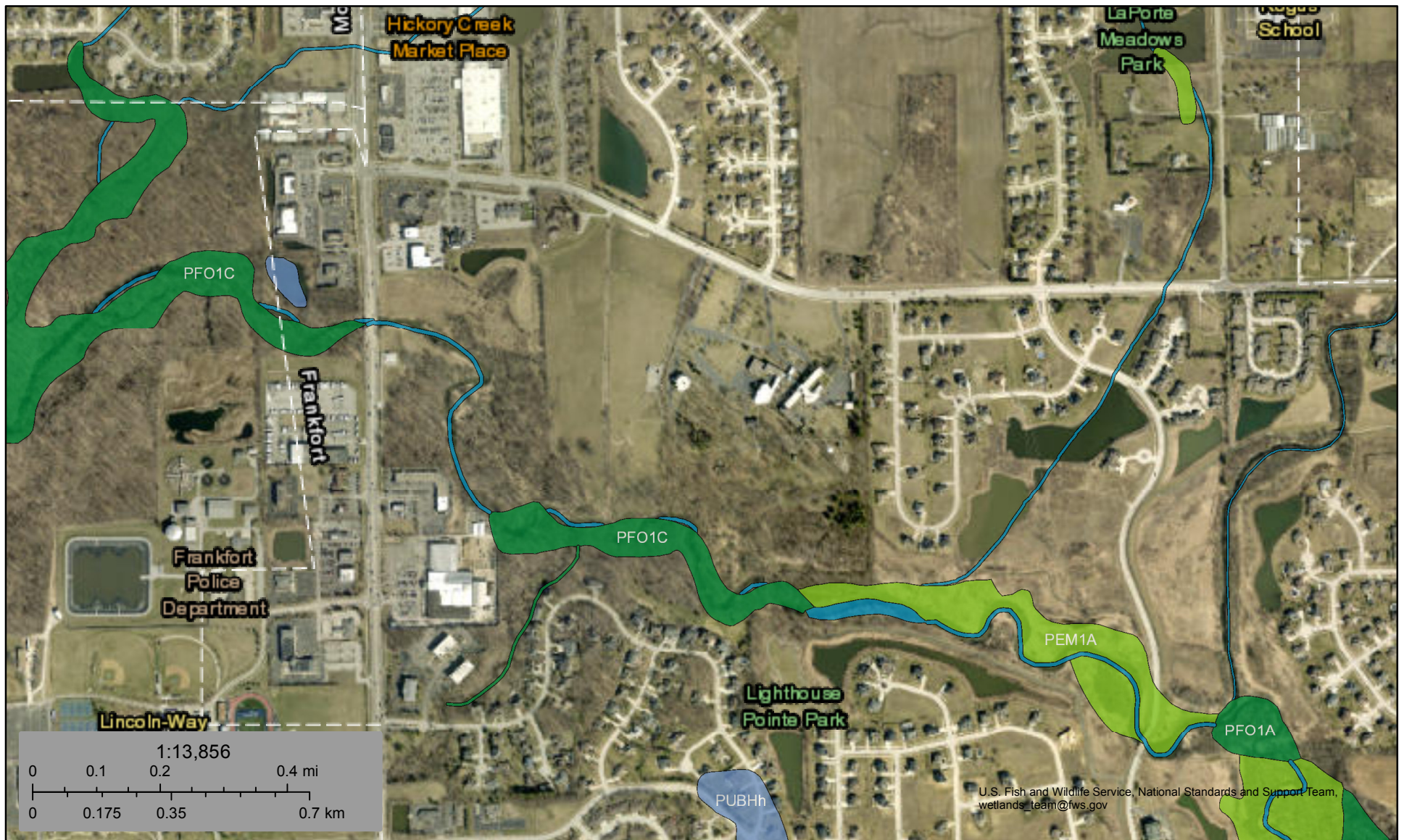
Abbey Woods North - 26-lot subdivision








Abbey Woods North

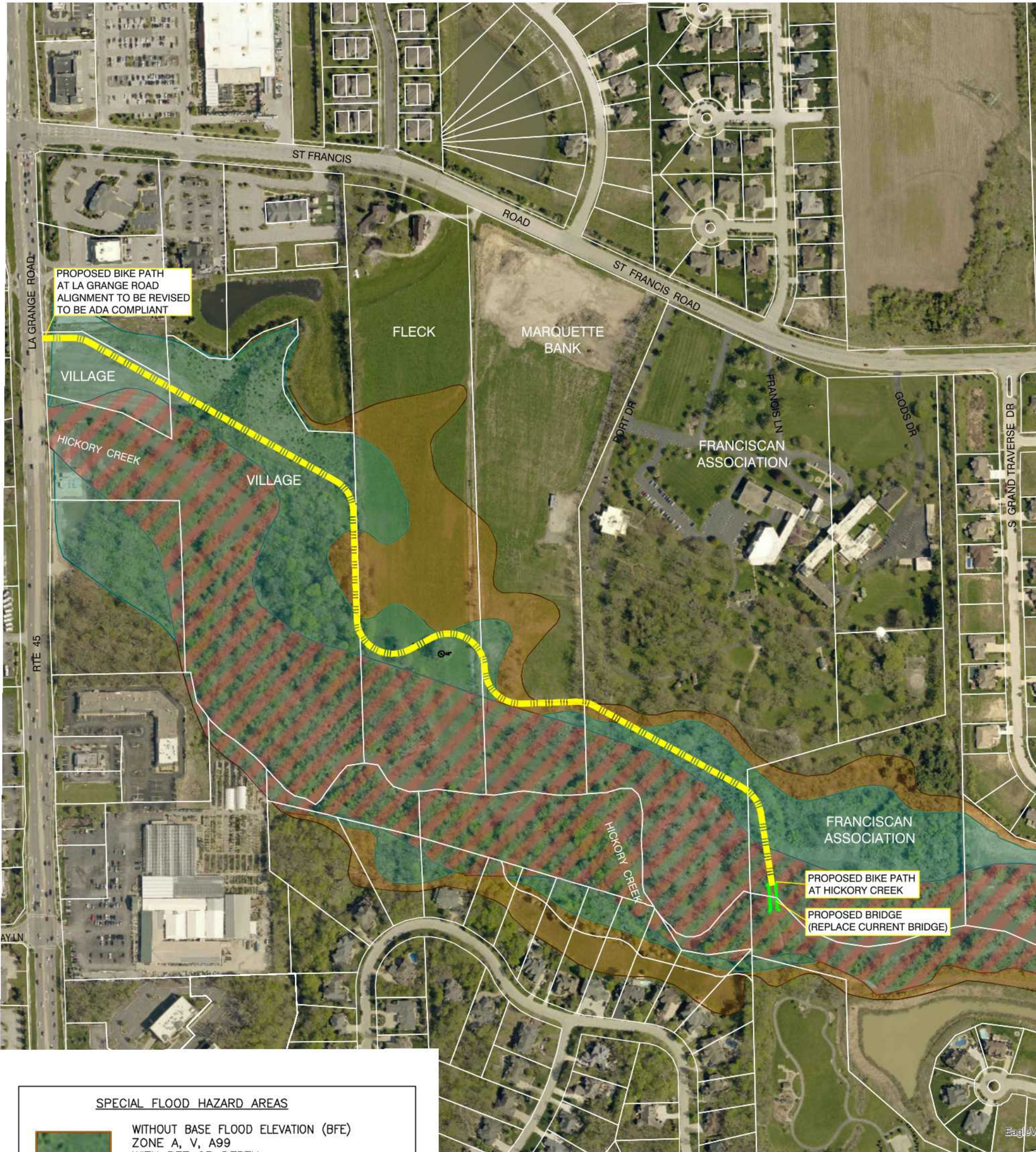


October 13, 2022

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

VILLAGE OF FRANKFORT
PROPOSED HICKORY CREEK BIKE PATH
TOPOGRAPHIC EXHIBIT



SPECIAL FLOOD HAZARD AREAS



WITHOUT BASE FLOOD ELEVATION (BFE)
ZONE A, V, A99
WITH BFE OR DEPTH
ZONE AE,AO,AH,VE,AR



REGULATORY FLOODWAY



0.2% ANNUAL CHANCE FLOOD HAZARD,
AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVERAGE DEPTH LESS THAN ONE FOOT OR
WITH DRAINAGE AREAS OF LESS THAN ONE
SQUARE MILE ZONE X

SOURCE: FEMA FLOOD INSURANCE RATE MAP
DATED FEBRUARY 15, 2019

DRAFT

PREPARED BY:



Lot Summary Table

Red text indicates exception required

	Area	Width	Depth	
Lot 1	19,029	138.5	131.2	
Lot 2	17,169	120	130.1	
Lot 3	15,530	119.7	132.5	
Lot 4	15,791	121.1	134.9	
Lot 5	15,463	125	130.8	
Lot 6	15,219	115	132.4	
Lot 7	15,547	100	157.8	
Lot 8	18,294	106.8	151.1	120' required
Lot 9	15,926	106.2	150	120' required
Lot 10	15,072	108.5	123.1	150' required
Lot 11	16,096	100	150.2	
Lot 12	15,021	100	135.3	
Lot 13	17,046	100	169.1	
Lot 14	15,023	110.2	122.5	150' required
Lot 15	15,020	102.6	146.4	150' required
Lot 16	15,018	102.7	146.2	150' required
Lot 17	15,046	116.1	152.1	
Lot 18	15,000	100	150	
Lot 19	15,000	100	150	
Lot 20	15,006	100	150	
Lot 21	16,401	100	162.5	
Lot 22	15,652	100	151	
Lot 23	19,445	100	162.1	
Lot 24	17,135	100	157.4	
Lot 25	17,800	106.6	171.6	120' required
AVG:	16,110	107.96	146.012	

STREET GEOMETRIC CRITERIA

	REGIONAL ARTERIAL	COMMUNITY ARTERIAL	MAJOR COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL ACCESS
Right-of Way width	120'	80-100'	80'	66'	66'
Roadway width ¹	53-77'	36-53'	36'-51'	36'	32'
Sidewalk width ^{2, 3}	6'	6'	5'	5'	5'
Curb type	B-6.24	B-6.24	B-6.12	M-3.12 ⁹	M-3.12
Number of traffic lanes ⁴	4-6	2-4	2-4	2	2
Minimum Lane width	12'	12'	12'	12'	12'
On Street Parking	Prohibited	Prohibited	Prohibited	OneSidePermitted	One Side Permitted
Minimum cul-de-sac pavement radius ⁵	N/A	N/A	55'	N/A	45'
Maximum cul-de-sac length ⁶	N/A	N/A	1000'	N/A	750'
Maximum grade	6%	6%	6%	6%	8%
Minimum gutter grade	0.5%	0.5%	0.5%	0.5%	0.5%
Design Speed Posted Speed ⁷	65 mph *	30-55 mph *	30-45 mph *	30 mph 25 mph	30 mph 25 mph
Minimum Return radius ⁸	40'	40'	40'	30'	20'
Crown	2%	2%	2%	2%	2%

1. Dimensions are measured back to back of curb
2. Sidewalk shall be placed in public right-of-way, 1-foot from the property line unless otherwise approved by the Village Engineer
3. Sidewalk designated as bike path shall be a minimum width of 10' or as designated on the Bicycle Trail Master Plan.
4. Four (4) lanes required for traffic volumes over 15,000 ADT. Six (6) lanes required for traffic volumes over 25,000 ADT.
5. Cul-de-sac right-of-way radius shall be 75-feet for commercial and industrial streets and 65-feet for all others
6. The combined length of the street and diameter of the cul-de-sac
7. *Village streets with curb and gutter shall have 45 mph maximum posted speed. Design and posted speeds shall be determined by sight distance and approved by the Village Engineer.
8. Return radii should meet turning requirements of appropriate design vehicle designated in Section 6.05B.
9. Install B-6.12 if no driveway access is required by the Plan Commission.

NOTE: These are guidelines. Actual design subject to Village review and approval.

9.2-9 Tangents

A tangent at least 100 feet in length shall be introduced between reverse curves on major arterials and collector streets.

9.2-10 Culs-de-sac or Dead-End Streets

- a. A cul-de-sac or dead-end street serving less than 25 dwelling units shall not exceed 1,000 feet in length. Culs-de-sac serving 25 or more dwelling units shall not exceed 500 feet in length.
- b. The diameter of a cul-de-sac turnaround (measured at the outside right-of-way) shall be not less than 124 feet. Pavement diameter of a cul-de-sac turnaround shall be not less than 90 feet.

9.2-11 Half-Streets

Street systems in new subdivisions shall be laid out so as to eliminate or avoid half-streets. Where an existing half-street is adjacent to a new subdivision, the other half of the street shall be dedicated by the subdivider. Where a new subdivision abuts an existing street of inadequate right-of-way width, additional right-of-way width may be required to be dedicated by the subdivider to meet the requirements of this section.

9.2-12 Street Intersections

- a. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than 75 degrees shall not be acceptable. Not more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission. (See Figure 2, page 70, Appendix A).
- b. Proposed new intersections along one side of an existing street shall wherever practicable coincide with any existing intersections on the opposite side of such street. Street jogs with center line offsets of less than 150 feet shall not be permitted. Where streets intersect

**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR ABBEY WOODS NORTH SUBDIVISION**

THIS DECLARATION is made this ____ day of ____ by ____, as Trustee under the provisions of a Trust Agreement dated ____, and known as Trust No. ____ hereinafter referred to as Declarant.

PREAMBLES:

- A. Declarant owns fee simple title to a certain parcel of real estate in the County of Will, State of Illinois, legally described in Exhibit "A" attached hereto and made a part hereof ("the Property"); and
- B. Declarant and Developer desire to develop a single-family residential development on the Property to be known as Abbey Woods North Subdivision (the "Development"); and
- C. Declarant is desirous of submitting the Property to the provisions of this Declaration.

NOW, THEREFORE, Declarant hereby declares that the Property is, and shall be held, transferred, sold, conveyed and occupied, subject to the covenants and restrictions hereinafter set forth.

ARTICLE I

DEFINITIONS

When used in this Declaration, the following words and terms shall have the following meanings:

- 1.1 "Declarant" shall mean and refer to ____ as Trustee under the provisions of a Trust Agreement dated ____, and known as Trust No. ____, its beneficiaries, successors and assigns. Any such successor or assignee shall be deemed a Declarant and entitled to exercise all or any rights of the Declarant provided herein if designated as such by Declarant in any instrument recorded for such purposes as provided in Section 8.12.
- 1.2 "Developer" shall mean and refer to ____, an Illinois limited liability company, which is the owner of 100% of the beneficial interest in, to, and under the Declarant.
- 1.3 "Dwelling" shall mean any building located on a Lot and intended for the shelter and housing of a single family.
- 1.4 "Homeowners Association" shall mean Abbey Woods North Homeowners Association.
- 1.5 "Improvement" or "Improvements" shall mean and include dwellings, any and all buildings, dwelling accessory building, driveways, pedestrian walkways, fences, decks, patios, hedges, lawns, sidewalks, planted trees, shrubs and all other structures or landscaping improvements of every kind and description.
- 1.6 "Living Area" shall mean that portion of a dwelling which is enclosed and customarily use for dwelling purposes, and having not less than eight feet (8') of headroom, but shall not include porches, terraces, breezeways, attached garage, carports, dwelling accessory buildings, or any portion below ground level at any point. A dwelling accessory building shall mean a subordinate building or a portion of a dwelling, the use of which is incidental to the dwelling and customary in connection with that use.
- 1.7 "Lot" shall mean each part of the property, the size and dimension of which shall be established by the legal description in the Lot Deed conveying such Lot. A Lot may also be established pursuant to the Plat of Subdivision or by an instrument in writing executed, acknowledged and recorded by Declarant which designates a part of the property as a Lot for the purposes of the Declaration.
- 1.8 "Lot Deed" shall mean the deed of Declarant conveying a Lot to an owner.
- 1.9 "Owner" shall mean and refer to the record owner, whether one or more persons of fee simple title to any Lot, including Contract Sellers, but excluding those having such interest merely as security for the performance of an obligation; The term "Owner" shall include the Developer to the extent Declarant owns Lot and also includes the interest of Developer or a Declarant as a Contract Seller of a Lot.

- 1.10 “Person” or “Persons” shall mean all natural individuals, corporations, partnerships, trustees, or other legal entities capable of holding title to the real property.
- 1.11 “Property” shall mean and refer to the real estate legally described in Exhibit "A" attached hereto and made a part hereof.
- 1.12 “Single Family” shall mean one or more persons, each related to the other by blood, marriage or adoption, or a group of not more than three persons not all so related, together with his or their domestic servants, maintaining a common household in a dwelling.
- 1.13 “Story” shall mean that portion of a dwelling included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above.

ARTICLE II

PONDS AND LANDSCAPE

- 2.1 It is the responsibility of the Homeowners Association to maintain the detention ponds and the bike path (the Village only maintains the inlet and outlet structures of the pond).
- 2.2 It is the responsibility of the Homeowners Association to maintain the retaining walls located over the multiple private lots.
- 2.3 It is the responsibility of the Homeowners Association to maintain the landscaping on top of and between the retaining walls (rock, native plantings).

ARTICLE III

CONSTRUCTION REQUIREMENTS

- 3.1 One Single Family Residential Dwelling. Only one single-family residential dwelling shall be built, constructed) erected, or allowed to exist on each lot in the Subdivision. None of the lots in the Subdivision as originally platted shall be divided or re-subdivided except for the purpose of combining portions thereof with an adjoining lot or lots provided that no additional building site is created thereby. Any single ownership or single holding by any person or persons which comprises the whole of one of said lots (as originally platted and subdivided) and a part or parts of one or more adjoining lots, for the purposes of this Declaration, shall be deemed to constitute a single lot upon which only one single-family residential dwelling maybe erected, constructed, built or allowed to exist.
- 3.2 Dwelling Styles. Only two-story homes and ranch homes shall be built, constructed, erected or allowed to exist on any lot in the Subdivision. No tri-level homes, bi-level homes, or split-level homes shall be built, constructed, erected or allowed to exist on any lot in the Subdivision. No prefabricated home, modular home, log home or log sided home shall be constructed, built, erected or allowed to exist on any lot in the Subdivision.
- 3.3 Minimum Living Area. A two-story residential dwelling shall contain at least two thousand eight hundred (2,800) square feet of living area, not less than thirteen hundred (1,300) square feet of which will be on the first floor, exclusive of garage, breezeway, porches and basement. A one-story residential dwelling shall contain at least two thousand five hundred (2,500) square feet of living area, exclusive of garage, breezeway, porches and basement. Any residential dwelling having more than one story shall be deemed to be a two-story residential dwelling for the purposes of this paragraph 3.3.
- 3.4 Building Set Backs. No building or structure shall be built, constructed, erected or allowed to exist closer to the front lot line or street than the front building set back line shown on the Plat of Subdivision for that particular lot. There shall be a side yard setback from the sides of the building or structure to the side lot line of each lot as follows: all structures shall be set in from the side lot line a distance of not less than ten (10) feet on the least side,

with the sum of the two sides not less than twenty-five (25) feet or as provided by the Village of Frankfort zoning ordinance.

3.5 Exterior Construction Materials. The exterior of the first floor of each single-family residential dwelling, to include the garage, shall be constructed of brick or stone. Except for fascia, soffits, gutters and down spouts, no aluminum or vinyl siding shall be allowed on the exterior of any single-family residential dwelling, to include the garage, constructed, erected or built on any lot in the Subdivision.

3.6 Roof Material and Pitch. Roofs may only be constructed of architectural grade (i.e. Oak Ridge II, Timberline, Hallmark, etc.) thirty (30) year shingles. The minimum roof pitch of each house is to be 8/12.

3.7 Garage Requirements. As appurtenant to the single-family residential dwelling constructed, erected or built on each lot, a private garage of sufficient size to house not less than two (2) standard size American made automobiles shall be constructed or erected, which garage must be either attached directly to the single-family residential dwelling or by an enclosed breezeway and must be architecturally designed to complement the main single-family residential dwelling. Such garage shall not be used at any time as a residence, whether temporary or permanent.

3.8 Driveways. A concrete or paver brick driveway shall be constructed on each lot in the subdivision from the curb line to the entrance of the garage. No asphalt driveways shall be allowed to be constructed or to exist on any lot in the Subdivision.

3.9 Sidewalks. Prior to the issuance of an occupancy permit for the Dwelling constructed, built or erected on any lot in the Subdivision or _____, whichever date is earlier, the Owner of each lot in the Subdivision shall construct all public sidewalks required for such lot in accordance with the subdivision ordinance of the Village of Frankfort.

3.10 Parkway Landscaping. Prior to the issuance of an occupancy permit for any Dwelling erected on each lot in the Subdivision or _____, whichever date is earlier, the Owner of each lot in the Subdivision shall landscape that portion of the parkway between the sidewalk and the curb line which is adjacent to such lot, to include grading, seeding or sodding of the parkway and the planting of the necessary parkway trees in accordance with the landscape plan approved by the Village of Frankfort in regard to the Subdivision. The size, species and location of such parkway trees shall be in accordance with the landscape plan approved by the Village of Frankfort in regard to the Subdivision and the subdivision landscaping ordinance of the Village of Frankfort. The Owner of each lot in the subdivision shall be responsible for the watering, replacement and maintenance of the parkway landscaping.

3.11 Sump Pump Drains. Prior to the issuance of an occupancy permit by the Village of Frankfort for a dwelling constructed on any lot in the Subdivision, the Owner shall be responsible to hook up the sump pump drain from the dwelling to the existing sump pump drain installed by the Developer.

3.12 Landscaping. Prior to the issuance of an occupancy permit for any Dwelling constructed on each lot in the Subdivision or _____, whichever date is earlier, the Owner of each lot in the Subdivision shall plant trees in the front yard of the lot. The size and species of such trees shall be in accordance with the subdivision landscaping ordinance of the Village of Frankfort. Said trees shall be located at least ten (10) feet from the driveway, at least ten (10) from any sidewalk and at least ten (10) feet from the dwelling. The watering, replacement and maintenance of said trees shall be the responsibility of the Owner. Within ninety (90) days after a Dwelling erected on each lot in the Subdivision is occupied or such additional time as necessary due to seasonal requirements, but in no event more than one hundred eighty (180) days after occupancy, the Owner shall establish a lawn and complete the landscaping of the lot.

3.13 Grading Plan. Each Owner during construction of the dwelling on each lot shall conform to the grading plan prepared by the Developer's Engineer and approved by the Village Engineer of the Village of Frankfort. Any and all excess fill and excess dirt shall be removed from the lot. No excess fill or dirt shall be placed on any drainage easement or utility easement. At no time shall the contours of any drainage easement or utility easement be disturbed or altered.

3.14 Fences. Any and all fences erected on any lot or portion of a lot in the Subdivision shall be bronze colored aluminum open picket fences of the Jerith Manufacturing Company, Inc. Style No. 202 fence design or such other similar fence design. The height of such fence shall be no greater than or no less than sixty inches (60") except as required by the ordinances of the Village of Frankfort. No fence shall be erected beyond the front exterior of the

dwelling on the lot. No chain link, wrought iron, wood, split-rail or any other kind of fence other than as set forth above shall be constructed, erected, built or allowed to exist on any lot or any portion of any lot in the Subdivision.

3.15 Swimming Pools. No above ground swimming pools shall be constructed, erected or allowed to exist on any Lot.

3.16 Accessory Structures. No accessory structure or building, including but not limited to barns, stables, sheds, detached garages, pole buildings or green houses shall be constructed, erected or allowed to exist on any lot in the Subdivision. For the purposes of this paragraph, patios, decks, swimming pools and gazebos shall not be considered to be accessory structures or buildings.

3.17 Construction and Completion of Dwelling. The work of constructing, altering or remodeling any dwelling on any lot in the Subdivision shall be prosecuted diligently from its commencement and until completion thereof. The complete exterior structure or shell, not including finished exterior materials (e.g. brick, stone or other approved material), must be completed, erected and constructed within ninety (90) days after the date of construction of such dwelling shall have been commenced. The completed shell covering (including the roof and all exterior walls) on every dwelling commenced to be constructed on any lot in the subdivision shall be completed within six (6) months after the date of commencement of such construction. The effect of this provision shall be to require that from the street and from adjoining lots each such dwelling shall appear completed within said six (6) months.

3.18 Destruction of Dwelling. In the event any dwelling is destroyed either wholly or partially by fire or other casualty, said dwelling shall be promptly rebuilt, repaired or remodeled to conform to this Declaration, or if not rebuilt, repaired or remodeled, all remaining portions of the dwelling, including the foundation and all debris shall, within ninety (90) days from the date of such fire or casualty, be removed from the lot and any excavation remaining on said lot shall be promptly filled with dirt, stone or other fill material.

3.19 Air Conditioning Units. Any and all air conditioning units or condensers shall be located on the side or rear of each Dwelling and shall be landscaped so as to be concealed from view from any street or adjoining lot.

ARTICLE IV

ARCHITECTURAL CONTROL TO PRESERVE THE BEAUTY, QUALITY AND VALUE OF THE DEVELOPMENT

4.1 Necessity of Architectural Review and Approval. No Dwelling or structure of any kind, including, without limitation, any building, fence, wall, swimming pool, tennis court, screen enclosure, decorative building, deck, gazebo, play structure, lighted recreational area, landscaping, landscape device or object structure or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration therein or thereof be made, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by the Architectural Review Committee (ARC). All plans and specifications shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography. No foundation shall be poured nor shall construction commence in any manner or respect until the layout for the structure is approved by the ARC.

4.2 Architectural Review Committee. The Architectural Review Committee shall consist of two (2) or more members appointed by the Developer. In the event the Developer shall relinquish its authority to appoint the members of the ARC, or shall fail to appoint one or more members to the ARC, or upon the expiration of 10 years from the date of this Declaration, whichever comes first, the members of the ARC shall be appointed by the Board of Directors of the Association.

4.3 Powers and Duties of the ARC. The ARC shall have the following powers and duties:

- (a) To require submission to the ARC of two (2) complete sets of all plans and specifications for any Dwelling or structure of any kind, including, without limitation, any building, swimming pool, tennis court, screen enclosure, decorative building, landscape device or object, structure or other improvement, the construction or placement of which is proposed upon any Lot in the Subdivision.³⁴ The ARC may review and pre-approve preliminary plans of a proposed Owner prior to the submission of plans and specifications from an architect with the final review and approval contingent upon submission of plans and specifications from a licensed architect provided for herein.

The ARC may require submission of samples of building and construction materials proposed for use on any Lot and such additional information as reasonably may be necessary for the ARC to completely evaluate the proposed structure or improvement in accordance with this Declaration including but not limited to, a site plan showing location of the buildings, landscape plan, fences, gas or electric yard light and other structures upon the Lot. At the time the plans and specifications are submitted to the ARC, the Owner shall pay to the ARC a fee of Three Hundred Dollars (\$300.00) for the ARC's services in reviewing the plans and specifications.

- (b) The ARC shall have the unrestricted right to prevent the building of and to disapprove of any construction plans submitted to it as aforesaid if, in the sole opinion of the ARC:
- (i) Such construction plans are not in accordance with all of the provisions of this Declaration.
 - (ii) If the design, exterior and interior size, exterior shape, exterior construction materials or color scheme of the proposed building or other structure is not in harmony with the adjacent buildings, structures of the character of the Development; or
 - (iii) If such construction plans as submitted are incomplete; or
 - (iv) If the ARC deems the construction plans or any part thereof or any material used on the exterior of the building to be contrary to the spirit or intent of these conditions and restrictions, or contrary to the interest, welfare, or rights of all or any part of the real property, subject hereto, or the Owners thereof, or of the adjacent property Owners, all in the sole and uncontrolled discretion of the ARC; or
 - (v) If the ARC shall, within its sole and unlimited opinion and discretion, deem the construction plans or any part thereof or the building or structure to be unacceptable or of such design or proportions, or to be constructed of such unsuitable materials or exterior color schemes as shall depreciate or adversely affect the values of other sites or buildings in the Development.
 - (vi) If the elevation, roof lines and color scheme are too monotonous when considered in the context of other existing homes within five (5) lots of the proposed Dwelling.

The decisions of the ARC shall be final. Neither the Developer nor any agent of the Developer nor any member of the ARC shall be responsible in any way for any defects in any construction plans submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such construction plans.

ARTICLE V

GENERAL RESTRICTIONS

5.1 **Single-Family Dwelling.** Only one dwelling shall be erected or allowed to exist on any of the lots and said dwelling shall be used or occupied principally as a single-family dwelling. No room or rooms in any Dwelling or part thereof may be rented or leased and no paying guests shall be quartered in any Dwelling. Nothing contained in this paragraph, however, shall be construed as preventing the renting or leasing of an entire Dwelling as a single unit to a single family.

5.2 **Unpermitted Uses.** No business or profession of any nature shall be conducted on any lot or in any Dwelling constructed on any lot in the subdivision, except the business of sale of lots and houses in the subdivision by the Developer, its successors or assigns. Each Dwelling on every lot in the subdivision or any part or portion thereof shall be used or occupied for single-family, private residential purposes exclusively and shall never be used or occupied for trade, commercial, business or agricultural purposes of any kind or nature. The non-permitted uses prohibited shall include, but shall not be limited to, the use of any portion of a Dwelling or lot in the subdivision as an apartment dwelling, hospital, sanitarium, rest home, nursing home, hotel, motel, boarding house, or for the storing of commercial equipment or materials or for professional offices and business or professional purposes. No portion of any dwelling shall be used for child day care, adult day care or pet day care purposes for any remuneration, profit, commercial or financial gain. No portion of any dwelling shall be used for a beauty salon, manicure salon or pet grooming salon. Notwithstanding any provisions of this paragraph to the contrary, nothing herein shall prevent an Owner from using a portion of a dwelling as

a home office provided however (i) no advertising of the business or profession is displayed anywhere in or on the Dwelling or the lot; (ii) no portion of the Dwelling or the home office is used to meet with the public, customers and clients; and (iii) no deliveries of goods, materials or merchandise used in the business or profession are made to the Dwelling. Nothing herein shall be construed as to prevent the Developer, its successors or assigns from erecting a single-family residential dwelling on any lot or lots in the subdivision and using such dwellings as a sales office and/or model home for the purpose of the sale of the lots or homes in the Subdivision provided, however, that such use shall be terminated and shall be prohibited after an occupancy permit has been issued for all lots in the Subdivision.

5.3 No Temporary Buildings. No temporary house, tool shed, playhouse, detached garage, storage building, camper, travel trailer, habitable motor vehicle, trailer, tent, stand, recreational appurtenance, shack, basement or other structure or building of a temporary character shall be constructed, placed, allowed to exist or used on any lot in the Subdivision at any time as a residence, either temporarily or permanently, and no dwelling erected on any lot shall be occupied in any manner at any time prior to its full completion. Said completion shall be evidenced by issuance of an occupancy permit by the Village of Frankfort.

5.4 Vehicles. No trucks, truck-mounted campers, motor homes, trailers, house trailers, buses, boats, boat trailers, travel trailers, campers, junk automobiles, dilapidated or disabled vehicles of any kind shall be maintained, stored or parked on any street or right-of-way in the Subdivision. No trucks, truck-mounted campers, motor homes, trailers, house trailers, buses, boats, boat trailers, travel trailers, campers, junk automobiles, dilapidated or disabled vehicles of any kind, motorcycles, motor bikes, all-terrain vehicles or any other vehicle other than an automobile or sports utility vehicle shall be maintained, stored or parked on any of the lots in the Subdivision unless housed or garaged completely in a structure which complies with this Declaration so as to fully screen them from view from the streets and from adjoining lots. This restriction shall not apply to the temporary parking of such vehicles for a period of forty-eight consecutive hours on two (2) occasions during any calendar month.

5.5 Junk, Machinery and Materials. No implements, machinery, lumber or building materials shall be permitted to remain exposed on any lot so that such items are visible from the street or any adjoining lot, except as necessary during the period of construction of a dwelling thereon. No lot or any portion thereof shall be used for storage of junk or for wrecking yards.

5.6 Animals. No more than two (2) dogs, cats or other bona fide household pets per residence may be kept in any dwelling or any lot provided that they are not kept, bred, boarded or maintained for any commercial purposes, or remuneration, profit or financial gain and provided they do not make any objectionable noises and do not otherwise create a nuisance or inconvenience to any of the owners of the lots in the Subdivision. No horses, ponies, goats, chickens, other farm animals or fowl, or dangerous or predatory animals, reptiles or birds shall be kept in any dwelling or on any lot in the Subdivision. No fence, other than the style of fence allowed under this Declaration, dog run or other enclosure shall be erected or constructed on any lot in the Subdivision for the purposes of containing animals or pets. No dog, cat or other pet shall be permitted to run at large, and when not on a leash, shall be contained on the lot owned by the person having custody of the same by either an invisible electronic fence, a fence of the style approved under this Declaration, or other restraint. Any animals or pets which cause objectionable noises or otherwise constitute a nuisance or inconvenience in the judgment of the Developer or Homeowners Association shall forthwith be removed from the Subdivision by the person having custody of the same.

5.7 Nuisance. No noxious or offensive activity shall be carried on, in any dwelling or upon any lot in the Subdivision, nor shall anything be done thereon which may constitute or become an annoyance or nuisance to any of the other Owners in the Subdivision.

5.8 Garbage. All garbage, trash, rubbish and other refuse shall be collected and stored in an area or areas concealed from view except as required for pick-up service. All garbage placed at curb side shall be in covered containers. Garbage should not be placed at curb side until after dark on the evening prior to pick up. Containers shall be removed from the curb side on the day of pickup.

5.9 Antennas and Satellite Dishes. The operation of ham or other amateur radio stations or the erection of any communication antenna, television antenna, communication dish or satellite dish in excess of two (2) feet in diameter shall not be allowed unless completely screened from view from all streets and adjoining lots. No radio antenna, television antenna or other communication antenna, dish or tower shall be erected on the roof or exterior of any dwelling. No communication towers of any kind or sort shall be erected on any lot in the Subdivision. Notwithstanding any provision of this paragraph to the contrary, nothing herein shall prohibit the erection or placement of a television satellite

reception dish not exceeding two feet (2') in diameter on the exterior of the Dwelling provided that same is not located on the roof of the Dwelling. No television satellite reception dish in excess of two feet in diameter shall be erected, placed or allowed to exist on any lot in the Subdivision.

5.10 Utilities. All public utility cable, television and radio pipes, mains, tiles, conduits, wires, cables, lines, service lines and other appurtenances constructed, laid or installed on any lot in the Subdivision, must to the extent possible, be buried beneath the ground, except for the necessary pedestals and transformers required to serve the underground facilities.

5.11 Exterior Lighting. Outside or exterior lights serving any lot in the Subdivision shall not exceed an illumination of 100 watts per light. Any lights or fixtures attached to Improvements shall not be installed beyond ten feet above the surface of the ground. Outside or exterior lights serving any lot in the Subdivision shall not exceed an illumination of 100 watts per light. Any lights or fixtures attached to Improvements shall not be installed beyond ten feet above the surface of the ground.

5.12 Signs. No commercial, advertising or business sign shall be erected or placed upon any Dwelling or lot in the Subdivision other than a "For Sale" sign not exceeding two foot (2') by three foot (3') in size. This provision shall not apply to any sign which the Developer may erect or authorize identifying and/or advertising the Subdivision, lots in the Subdivision, adjoining land or any model homes which may be deemed necessary by the Developer, its successors and assigns for the operation and sale of the lots and homes in the Subdivision. In addition, a builder of any dwelling in the Subdivision shall be allowed to erect a sign not to exceed four foot (4') by four foot (4') on each lot in the Subdivision owned by the builder. At such time that the dwelling is occupied, such sign shall be removed from the lot. Signs are prohibited upon all public parkways and within ten feet (10') of the street right-of-way.

ARTICLE VI

MAINTENANCE OF SUBDIVISION IMPROVEMENTS

6.1 Ownership and Maintenance of Outlots A, B, and C. Upon establishment of the Homeowners Association, but no later than _____ the Developer shall convey to the Homeowners Association fee simple title to Outlots A, B, and C. Until such time that Outlots A, B, and C are conveyed to the Homeowners Association, the Developer shall be responsible for the maintenance of same. At such time that Outlots A, B, and C are conveyed to the Homeowners Association, the Homeowners Association shall thereafter be responsible for the maintenance of same.

6.2 Subdivision Sign Maintenance. Until such time that the Homeowners Association is established, the Developer shall be responsible for the maintenance of the Subdivision identification sign located at or near the _____ Road entranceway to the Subdivision. Upon establishment of the Homeowners Association, the Homeowners Association shall be responsible for the maintenance of the Subdivision identification sign located at or near the road entranceway to the Subdivision.

6.3 Homeowners Association Maintenance Requirements. Upon the establishment of the Homeowners Association, the Homeowners Association shall be responsible for and have the following maintenance requirements in regard to the common areas of the Subdivision:

- (a) To maintain, mow, cut, trim and water the grass and landscaping located on Outlots A, B, and C of the Subdivision;
- (b) To maintain the continuous flow and operating capability of the detention lakes located on Outlots A, B, and C of the Subdivision, to maintain and restore the banks and shoreline of same, to maintain the slightly appearance of same and to maintain same in an environmentally safe and non-stagnant condition.
- (c) To maintain, mow, cut, trim the grass and landscaping within the 15' wide public utility & drainage easement on the adjacent property to the west, commonly known as the Fleck property, located at 9433 W. St. Francis Road (PIN: 19-09-15-300-015-0000), as illustrated on the Plat of Easement for this property.

The Homeowners Association shall perform the above maintenance in accordance with and in conformance with the rules, requirements, regulations and ordinances of the Village³⁷ of Frankfort.

6.4 Owners Maintenance Requirements. The Owner of each lot shall at all times keep said lot in a clean and sightly condition. No trash, litter, junk, boxes, containers, bottles, cans or waste construction material shall be permitted to collect or remain exposed on any lot, except as necessary during the period of construction. The Owner of each lot shall be responsible for the cutting and removal of weeds on a regular basis on each lot so as to conform with the requirements, ordinances and regulations of the Village of Frankfort. On a daily basis during the period of construction of a Dwelling on each lot, the Owner of each lot shall remove and clean any and all mud, dirt and debris from the curbs and streets deposited thereby as a result of such construction activity. In the event that during the period of construction of a Dwelling on any lot, any subdivision improvement, to include curbs, streets, sidewalks, light poles, signs, buffalo boxes, storm sewers, sanitary sewer hookups and/or sump pump hookups are damaged, it shall be the responsibility of the Owner of the lot, at Owner's expense to repair or replace same in accordance with the requirements and ordinances of the Village of Frankfort. The Owner of each lot shall not alter the grading of any drainage easement or public utility easement. In the event the Village of Frankfort, within three (3) years after the issuance of an occupancy permit in regard to any Dwelling, shall require' the replacement or repair of curbs or sidewalks in front of such lot, the Owner of said lot shall at Owner's expense repair or replace such sidewalk or curb in accordance with the requirements and ordinances of the Village of Frankfort. In the event of the failure of the Owner to make such repairs, Developer shall have the right to file a lien against Owner's lot and the improvements thereon for any costs of repairs incurred by the Developer. It shall be the responsibility of each Owner to remove snow and ice from the sidewalk in front of each Owner's lot, and to maintain, mow, cut, trim, water and replace as necessary the grass and trees in the parkway between the sidewalk and curb in front of each Owner's lot in accordance with the requirements and ordinances of the Village of Frankfort.

ARTICLE VII

HOMEOWNERS ASSOCIATION

- 7.1 Organization. The Developer has formed an Illinois not for profit corporation known as Abbey Woods North Homeowners Association.
- 7.2 Membership. Each Owner of a lot in the Subdivision by acceptance of a deed to such lot shall automatically become a member of the Homeowners Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Each Member shall be entitled to one (1) vote for each Lot owned by such Member on each matter submitted to a vote of Members; provided, however, that where there is more than one Owner of a Lot, such Co-Owners of a Lot shall only be entitled to one vote. Members shall be subject to assessment for the purposes and duties of the Homeowners Association.
- 7.3 Existence. The Homeowners Association shall have a perpetual existence and shall not be terminated or dissolved.
- 7.4 Control. The initial control of the Homeowners Association shall be with the Developer. The Developer shall turn over control of the Homeowners Association to the Owners at such time deemed appropriate by the Developer; provided however, that control of the Homeowners Association shall be turned over to the Owners no later than that time that the Dwellings constructed on sixty percent (60%) of the lots in the Subdivision are Owner occupied. At such time that the Developer turns control of the Homeowners Association over to the Owners, the Homeowners Association shall be controlled by a Board of Directors consisting of five (5) directors who shall be elected annually by the Members of the Homeowners Association.
- 7.5 Duties. The Homeowners Association shall hold legal title to Outlots A, B, and C of the Subdivision and shall at all times pay the real estate taxes in regard thereto and keep same insured at all times under a general liability insurance policy. The Homeowners Association shall be responsible for the maintenance of Outlets A, B, and C in accordance with the provisions of Section 6.3 of this Declaration and the rules, requirements, regulations and ordinances of the Village of Frankfort. In addition, the Homeowners Association shall have such duties which are ancillary to the above-mentioned purposes and such other duties undertaken by the Homeowners Association pursuant to the affirmative vote of two-thirds (2/3) of the Members.
- 7.6 Rights. The Homeowners Association shall have the right to enforce the provisions of this Declaration against the Owner or Owners of each and every Lot in the Subdivision. In addition, the Homeowners Association shall have the right to assess the Members in order to perform the duties set forth in Section 7.5 above.

ARTICLE VIII

ASSESSMENTS

8.1 Reserve Assessment. At such time that an occupancy permit is issued in regard to a Dwelling constructed on each lot in the Subdivision, the Owner of the occupied Dwelling shall be subject to a reserve assessment in the amount of Two Hundred Dollars (\$200.00) which shall be paid to the Homeowners Association and held in a reserve account for the purposes and duties set forth in Section 6.3 of this Declaration. At the time of the initial conveyance from the Declarant of each lot in the Subdivision, the grantee in the initial deed of conveyance shall pay a reserve assessment in the amount of Two Hundred Dollars (\$200.00) to the Homeowners Association to be held in a reserve account and used for the purposes and duties set forth in Section 6.3 of the Declaration.

8.2 Annual Assessment. The Homeowners Association shall have the right to levy an annual assessment on the Owners for the estimated expenses for the purposes set forth in Section 6.3 of this Declaration, the purposes set forth in Section 7.5 of this Declaration, and any other incidental expenses in operating the Homeowners Association. Such annual assessments shall be made equally among all the Owners. Such annual assessment shall be for a calendar year basis and shall be due and payable by March 1 of each calendar year. The Owner of any lot in the Subdivision on which the Dwelling is occupied subsequent to January 1 but prior to December 31 shall pay a prorated annual assessment at the time that the Dwelling is occupied. The grantee in the initial deed of conveyance from the Declarant in regard to any lot in the Subdivision shall pay a prorated annual assessment from the date of the initial conveyance to December 31.

8.3 Special Assessments. The Homeowners Association shall only have the right to levy special assessments on the Owners for the purposes set forth in Sections 6.3 and 7.5 of this Declaration and only upon the affirmative approval of said special assessment by two-thirds (2/3) of the Members. Any such special assessment shall be assessed equally among all of the Owners. Notwithstanding any provision of this paragraph to the contrary, in the event that the Village of Frankfort exercises its rights under paragraph 8.9 below, the Village of Frankfort shall have the right to levy special assessments on the Owners for the purposes set forth in Section 6.3 of this Declaration.

8.4 Exemption. Notwithstanding any provision in this Declaration to the contrary, at no time shall the Developer or any lot owned by the Developer be subject to any assessment, reserve assessment, annual assessment, special assessment or lien for assessment.

8.5 Lien For Assessment. The Developer and/or the Homeowners Association shall have a lien against each and every lot for any and all assessments due and payable to the Developer and/or Homeowners Association by the Owners.

8.6 Enforcement. Any assessments or other charges which are not paid when due shall be delinquent. If the assessment or charge is not paid within thirty (30) days after the due date, the assessment shall bear interest from and after the due date at the rate of nine percent (9%) per annum, and the Homeowners Association and/or the Developer may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Owners' lot, and interest, costs and reasonable attorneys' fees incurred in any such action shall be added to the amount of any such over-due assessment. The amount of any delinquent and unpaid charges or assessments, and interest, costs and fees as above provided, shall be and become a lien or charge against the Lot of any such Owner when payable and may be foreclosed by an action brought in the name of the Homeowners Association and/or the Developer as in the case for foreclosure of mortgage liens against real estate.

8.7 Subordination of Lien. The lien of assessments provided for herein shall be subordinate to the lien of any Mortgage now or hereafter placed on the Lots. In the event of the issuance of a deed pursuant to the foreclosure of such prior Mortgage or in lieu of such foreclosure, the grantee of such deed shall take title free and clear of any lien for assessments authorized by this Declaration so long as any such lien shall have arisen prior to the date of recording of any such deed.

8.8 Rights of the Village of Frankfort. In the event that at any time the Homeowners Association fails to perform the duties and requirements set forth in Section 6.3 of this Declaration, in accordance with and in conformance with the rules, requirements, regulations and ordinances of the Village³⁹ of Frankfort, upon demand by the Village of Frankfort, the

Homeowners Association shall assign all of its rights and remedies under this Article VIII, to include, but not limited to, the right to assess the Owners of the Lots in the Subdivision, the right to lien the Lots in the Subdivision for unpaid assessment and the right to enforce the unpaid assessments and liens against the Owners at law or in equity. Thereafter, the Village of Frankfort shall have the right, but not the obligation, on behalf of the Homeowners Association to assess the Owners of the Lots in the Subdivision for any of the purposes set forth in Section 6.3 of this Declaration, the right to collect and expend such assessments, the right to lien the Lots in the Subdivision for such assessments and the right to enforce such assessment and/or liens against the Owners of the Lots in the Subdivision at law or in equity.

ARTICLE IX

GENERAL PROVISIONS

9.1 The covenants and restrictions of this Declaration shall run with the land, and shall inure to the benefit of and be enforceable by the Declarant, Developer or the Owner of any Lot, their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date this Declaration is recorded in the Office of the Recorder of Deeds of Will County, Illinois, after which time said covenants shall be automatically extended for successive periods often (10) years, subject to amendment as hereinafter provided.

9.2 If and to the extent that any of the covenants would otherwise be unlawful or void for violation of (a) the rule against perpetuities, (b) the rule restricting restraints on alienation, or (c) any other applicable statute or common law rule analogous thereto or otherwise imposing limitations upon the time during which such covenants maybe valid, then said covenant shall continue and endure only until the expiration of twenty-one (21) years after the death of the last to survive of the class of persons consisting of all of the lawful descendants of Joseph R. Biden, President of the United States, at the date of this Declaration.

9.3 Each grantee of Declarant by taking title to a Lot, and each purchaser under any contract for a deed of conveyance pursuant to which said grantee will take title, accepts said title subject to all covenants, conditions, restrictions, liens and charges, and the jurisdiction, - rights and powers created or reserved by this Declaration, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed -shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest or estate in said land, and shall inure to the benefit of such person in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance, or in any mortgage or trust deed or other evidence of obligation, and the rights described in this Section or described in any other part of this Declaration shall be sufficient to create and reserve such rights to the respective grantees, mortgagees and trustees of such Lot as fully and completely as though such rights were recited fully and set forth in their entirety in any such documents.

9.4 Developer, the Homeowners Association and each Owner from time to time shall have the right jointly and separately to sue for and obtain a prohibitive or mandatory injunction to prevent the breach of, or to enforce the observance of, the covenants and obligations. above set forth, or any of them, in addition to the right to bring a legal action for damages. In the event the Developer, the Homeowners Association or an Owner brings an action for mandatory injunction to prevent the breach of or to enforce the provisions of this Declaration or a legal action for damages, such party shall be entitled to recover any and all costs, expenses and reasonable attorneys' fees incurred in such suit.

9.5 The Owners may revoke, modify, amend or supplement in whole or in part any or all of the covenants, obligations and conditions contained in this Declaration and may release all or any part of the Property from all or any part of this Declaration. All such revocations, modifications, amendments or supplements may be made effective at any time if the Owners of at least two-thirds (2/3) of the Lots and the Developer consent thereto. The consent of Developer shall be necessary until released by Developer. Any such revocations, modifications, amendments or supplements shall be effective only if expressed in a written instrument or instruments executed and acknowledged by each of the consenting Owners, and Declarant, and Developer, and recorded in the Office of the Recorder of Deeds of Will County, Illinois.

9.6 Declarant retains the right to amend these Covenants at any time without the approval of the Owners. Any such revocation, modification, amendment or supplement made by the Developer shall be effective only if expressed in a written instrument executed and acknowledged by the Developer and Declarant and recorded in the Office of the

Recorder of Deeds of Will County, Illinois. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make such amendments. Said power shall be irrevocable until such power is relinquished by Declarant. Each deed, mortgage, trust deed, or other evidence of obligation, or other instrument affecting the Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation, the power of the Declarant to make such amendments.

9.7 Notwithstanding any provision of this Declaration to the contrary, the provisions of Sections 6.3, 7.2, 7.3, 7.5, 8.3, 8.4, 8.6, 8.7 and 8.9 shall not be revoked, modified or amended without the written consent of the Village of Frankfort.

9.8 The provisions of this Declaration shall be liberally construed to effectuate the purpose of. creating a uniform plan for development for the property.

9.9 In the event title to any Lot is conveyed to a titleholding trust, under the terms of which all powers of management, operation and control of the Lot remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants, obligations and undertakings chargeable or created under this Declaration against any such Lot. No claim shall be made against any such titleholding trustee personally for payment of any lien or, obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply, in whole or in part, against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon said Lot and the beneficiaries of such trust, notwithstanding any transfers of the beneficial interest of any such trust of any transfers of title to any such Lot.

9.10 All headings set forth herein are intended for convenience only and shall not be given or construed to have any substantive effect on the provisions of this Declaration. The singular shall include the plural wherever the Declaration so requires, and the masculine the feminine and neuter and vice versa.

9.11 If a court of competent jurisdiction shall hold invalid or unenforceable any part of this Declaration, such holding shall not impair, invalidate or otherwise affect the remainder of this Declaration which shall remain in full force and effect.

9.12 Notwithstanding anything herein to the contrary, either or both of Declarant and Developer, as Declarant and Developer in their sole discretion may determine, hereby reserve the right to transfer, assign, mortgage or pledge any and all of either's respective privileges, rights, title and interest hereunder, or in the Property, by means of recording an assignment of such with the Office of the Recorder of Deeds of Will County, Illinois. Upon such assignment, either or both of Declarant and Developer, as the case maybe, shall be relieved from any liability arising from the performance or non-performance of such rights and obligations accruing from and after the recording of such assignment. No such successor assignee of the rights of either or both of Declarant and Developer, as the case may be, shall have or incur any liability for the obligations or acts of any predecessor in interest.

This instrument is executed by _____, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by _____, are undertaken by it solely as Trustee, as aforesaid, and not individually, and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

March 20, 2024

To: M. Gingerich Gereaux & Associates
25620 S. Gougar Road
Manhattan, IL 60442

Attn: Mr. Brian Hertz, PE

RE: Abbey Woods North (Project Number 22-R0713)
Preliminary Engineering Conditions

Dear Mr. Hertz:

On behalf of the Village of Frankfort, we reviewed the 3/05/24 Preliminary Plat and supporting documents and find them to be in general compliance with the Village of Frankfort requirements with the following conditions.

- A) As discussed, the west stub street will be extended at a later time; the current plan includes an extension of the roadway as reasonably practicable based on existing topography while still allowing for future development of the adjacent parcel. Furthermore, temporary barricades are needed at the end of this roadway for safety purposes and to prevent vehicles from leaving the stub street and utilizing the adjacent driveway. Please continue to work with Village Staff to confirm any related conditions and/or procedural requirements.
- B) Three locations are proposed with walls. The Village of Frankfort Design Standards strongly discourages the use of retaining walls. We note the following:
 - i. Along the east property, the wall is approximately 256' long and up to 1.3' high.
 - ii. There are two portions of wall proposed along the west property line:
 - a. North of the roadway: The wall is approximately 250' long and up to 2.0' high, (previously 3.3' high).
 - b. South of the roadway: The wall is approximately 371' long and up to 2.5' high, (previously 5.6' high).
 - iii. Walls with 2.5' height or greater and/or 50' length must be approved by the Plan Commission.
 - iv. Walls with 2.5' height or greater require a railing. For conformity, Village Staff recommends including a railing along the walls in Lots 7-11. Please confirm railing materials with Village Staff.
 - v. Add "No Fence Easement" to the PU&DE in lots where walls and swales are proposed (east and west).
 - vi. Maintenance of all walls will be the responsibility of the homeowners or association.
- C) Approvals from outside agencies/entities are the responsibility of the owner and/or owners' engineer. Provide a copy of all correspondence, including but not limited to:
 - i. Offsite property owner (to the west) and Will County for the proposed work:
 - a. The existing swale for the offsite area to the north is proposed along the north portion of the shared property line (approximately 600'); as such, a 15' permanent drainage easement is proposed; and an additional 10' temporary easement is proposed. The developer will prepare these offsite plats of easement as part of the project scope.
 - b. The existing driveway is proposed to be relocated for approximately 440' of the property.
 - c. Grading is proposed to transition the proposed subdivision elevation to the existing elevations of the undeveloped property. Additional work is needed for the future roadway extension.
 - ii. USACE: jurisdiction determination and permitting requirements for "Drainageway 1" along the west property line; we note that the site plan proposes to preserve "Wetland 1" with a buffer per Village Design Standards.
 - iii. IDNR (if applicable; the plans currently only show excavation within the floodway)
 - iv. IEPA (Water, Sewer and NPDES)
 - v. Fire Department - 6/23/2023 email concurs with the maneuverability exhibit.
- D) We note that the cul-de-sac length exceeds the Village Design Standards for 750' maximum length.
- E) Confirm tree preservation and landscaping requirements, including berms along St. Francis Road with Village Staff.
- F) We note that grades along the east property line are proposed at 3:1 maximum where the existing swale is being adjusted/replaced; in some locations existing slopes exceed 3:1. All proposed 3:1 areas are on private property.

- G) *The alignment of the proposed multi-use path may require revisions within the outlot currently proposed (and compensatory storage). This can be addressed during final engineering.*
- H) *The following grading and drainage clarifications will be required during final engineering:*
- i. *Revised calculations are needed for the capacity along the west property line, including ponding depth over the new inlets. Revise the north pond outlet to connect to the proposed storm sewer rather than daylight with a flared end section and rip rap.*
 - ii. *The following stormwater calculation will need to be confirmed with final engineering: Section E2 will not be allowed to increase the flow depth. The stations and elevations used offsite vary between existing and proposed conditions. Provide existing topography with the cross-section location.*
 - iii. *Arrows showing drainage patterns on the Drainage Area Exhibit and Preliminary Plans do not represent actual existing or proposed conditions. Based on the provided topography and county topography, there appears to be sheet flow towards the rear property lines of Lots 17-23.*
 - iv. *To the extent practicable, use 1% minimum bottom slope of swales and all grassed areas.*
 - v. *Additional swale locations for the offsite overland flow routes will need to be calculated/verified.*
 - vi. *Onsite swales/overland flow routes and complete supporting documentation have not been submitted/verified.*
- I) *It is the owner and owner's consultant and contractors' responsibility to verify that all existing and proposed utilities (electric, gas, telephone, underground cable, etc.) and related easements are shown on the plans and plat and that they will be relocated/removed accordingly with any and all required approvals. Show the existing utility pole location near the proposed entrance and label for relocation.*
- J) *The owner and/or contractor are responsible for verifying soil conditions and subgrade conditions for the proposed roadway, foundations, walls, etc.*
- K) *Stormwater basins will be owned and maintained by the property owner.*
- L) *Preliminary engineering scope of review does not yet include review of plats, easements, detailed grading, conveyance calculations, utility crossings, pavement design, detectable warnings, lighting, traffic signs, soil erosion and sediment control, construction specifications and details. These items will be reviewed upon complete submittal of engineering items and/or request by the developer's team. The final engineering submittal shall also include critical duration analysis (with all supporting input) for the sizing of the detention basins and offsite tributary runoff conveyance areas.*

Please note that this engineering review is based on the Village of Frankfort Design Standards (June 2009) and the Village of Frankfort Flood Regulations (February 2019) and excludes review of site, planning, zoning, lot geometry, photometric, lighting details, signage and landscaping requirements of other Village ordinances and codes being performed by the Development Services Department and other Village designees.

The purpose of the review is to provide pertinent information to the owner/developer for consideration in the development of the site. This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. The responsibility remains with the developer to demonstrate that all aspects of the plans comply with the standards and requirements of the Village and all other applicable authorities, whether stated or not in this review letter. Additionally, other bodies of government have jurisdiction over various aspects of this development. The developer is advised, through copy of this letter that additional measures may be required based on actual field conditions and formal approvals of the other agencies. Construction for this project shall not commence until approvals are granted by the Village Board (as may or may not be applicable for this project) and approval is provided by Village Staff to do so.

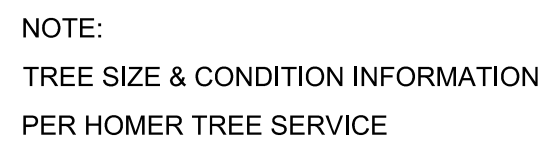
Should you have any questions or require any further information, contact me at dwest@reltd.com or (815) 412-2702.

Very truly yours,

Dana E. West

Dana E. West, PE, CFM, CPESC
Senior Project Manager

By Christopher Gruba at 8:20 am, Jan 16, 2024




3691	Walnut	13	Fair/Creek Bank Erosion	
3692	Walnut	14	Fair	
3693	American Elm [2]	12 & 12	Poor	
3694	Walnut	13	Fair	
3695	Hard Maple	12	Dead	
3696	Hard Maple	10	Fair/Declining	
3697	Hard Maple	10	Fair/Declining	
3698	Linden	12	Poor/Trunk Damage	
3699	Walnut	14	Fair	(TREE REMOVED)
3700	Cottonwood	18	Fair	X
3701	Bur Oak	37	Dead	
3702	American Elm	13	Fair	
3703	Norway Maple	13	Fair	
3704	Norway Maple	11	Fair	
3705	Norway Maple	9	Dead	
3706	Red Elm	13	Dead	
3707	American Elm	6	Fair	
3708	Walnut	13	Fair	
3709	Walnut	12	Good	
3710	Walnut	14	Good	
3711	Walnut	21	Good	
3712	Honey Locust	13	Good	
3713	Walnut	15	Good	
3714	Black Willow	30	Fair	
3715	Black Walnut	14	Good	
3716	Hackberry	14	Fair	
3717	Maple	9	Good	
3718	Maple	13	Fair	
3719	Walnut	11	Fair	
3720	Linden [2]	13 & 12	Fair	
3721	Norway Maple	15	Dead	
3722	Linden	15	Fair	
3723	Bur Oak	36	Dead	
3724	Walnut	17	Poor	(TREE REMOVED)
3725	Red Elm	12	Fair	X
3726	Sugar Maple	6	Fair	X
3727	Walnut	11	Fair	X
3728	Hackberry	15	Fair	X
3729	Hackberry	16	Poor	X
3730	Bur Oak	8	Good	X
3731	Bur Oak	9	Good	X
3732	Sugar Maple	6	Poor	X
3733	Shagbark Hickory	28	Good	X
3734	Walnut	11	Fair	X
3735	Bur Oak	10	Good	X
3736	Bur Oak	8	Good	X
3737	Shagbark Hickory	7	Good	X

3644	American Elm	8	Fair
3645	Bur Oak	36	Poor/Large dead limbs
3646	Multisectum Linden	11.9/2.7	Poor/Crotch flexion
3647	Linden	16	Poor/Mostly Dead
3648	Bur Oak	27	Fair
3649	Bur Oak	16	Poor/Obvious dead limbs
3650	Bur Oak	25	Fair/declining
3651	American Elm	12	Fair
3652	Cottonwood	18	Fair
3653	Cottonwood	19	Fair
3654	Cottonwood	16	Fair
3655	Ash	6	Dead
3656	Hackberry	9	Fair
3657	Bur Oak	36	Fair/Large dead limbs
3658	Linden	13	Good
3659	Linden	11	Poor
3660	Walnut	10	Fair
3661	Linden	16	Fair
3662	Linden	15	Fair
3663	Linden	17	Fair
3664	Linden	16	Fair
3665	Hard Maple	8	Dead
3666	Walnut	17	Fair
3667	Walnut	15	Fair
3668	Linden	17	Fair
3669	Bur Oak	30	Fair
3670	Bur Oak	30	Dead
3671	Linden	10	Fair
3672	Linden	9.5	Fair
3673	Walnut	12	Good
3674	Walnut	10	Good
3675	Walnut	12	Fair
3676	Walnut	8	Good
3677	Walnut	16	Good
3678	Walnut	14	Fair/Broken top
3679	Walnut	13	Fair
3680	Bur Oak	42	Dead
3681	Linden	13	Fair
3682	Linden	13	Fair
3683	Linden	11	Fair
3684	Hard Maple	12	Poor/Dying
3685	Walnut	10	Fair
3686	Linden	12	Fair
3687	Walnut	13	Fair
3688	Walnut	15	Fair
3689	Walnut	9	Fair
3690	Walnut	15	Good

3738	Shagbark Hickory	7	Good	X	(TREE REMOVED)
3739	Bur Oak	9	Good	X	
3740	Bur Oak	6	Good	X	
3741	Bur Oak	6	Good	X	
3742	Bur Oak	7	Good	X	
3743	Shagbark Hickory	7	Good	X	
3744	Red Oak	10	Fair	X	
3745	Black Walnut	21	Good		
3746	Black Walnut	16	Good	X	
3747	Hawthorne	8	Dead	X	
3748	Black Cherry	9	Dead	X	
3749	American Elm	9	Fair	X	
3750	Walnut	8	Fair	X	
3751	American Elm	11	Fair	X	
3752	Hackberry	14	Fair	X	
3753	Hackberry	14	Fair	X	
3754	Sugar Maple	13	Good	X	
3755	Bur Oak	7	Good	X	
3756	Bur Oak	12	Good	X	
3757	Bur Oak	13	Good	X	
3758	American Elm	9	Fair	X	
3759	Bur Oak	7	Fair	X	

[illegible]

 CIVIL ENGINEERING
SURVEYING

M GINGERICH GEREUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mga2.com **F. 815-478-9685**
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

DESIGN: RFV

DRAWING: NIB

CHECKED: RFV

APPROVED: RFV

ABBAY WOODS NORTH STEVEN BEEMSTERBOER ST. FRANCIS ROAD FRANKFORT, ILLINOIS	TREE SURVEY
--	-------------

SHEET NO. 1 OF 1

JOB NO. 21-697

RECEIVED

By Christopher Gruba at 8:46 am, Jan 16, 2024

PLAT OF SURVEY

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF ST. FRANCIS ROAD, AS MONUMENTED, LYING NORTH OF THE CENTERLINE OF HICKORY CREEK, AND LYING WEST OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. R2013-125406, AS MONUMENTED AND OCCUPIED, AND LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF HICKORY CREEK NORTHWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 15, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 2001 AS DOCUMENT NO. R2001-083477, SAID NORTHEAST CORNER BEING THE CENTERLINE OF ST. FRANCIS ROAD, AS MONUMENTED; THENCE SOUTH 84 DEGREES 36 MINUTES 00 SECONDS EAST, ON SAID CENTERLINE OF ST. FRANCIS ROAD, 190.69 FEET TO AN ANGLE POINT; THENCE SOUTH 65 DEGREES 05 MINUTES 49 SECONDS EAST, ON SAID CENTERLINE, 331.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 54 MINUTES 08 SECONDS WEST, 99.05 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 46 SECONDS WEST, 962.24 FEET; THENCE SOUTH 01 DEGREE 48 MINUTES 26 SECONDS EAST, 622.00 FEET; THENCE SOUTH 05 DEGREES 12 MINUTES 43 SECONDS EAST, 380.27 FEET TO THE CENTERLINE OF SAID HICKORY CREEK, AND TO THE TERMINUS OF SAID LINE, ALL IN WILL COUNTY, ILLINOIS.

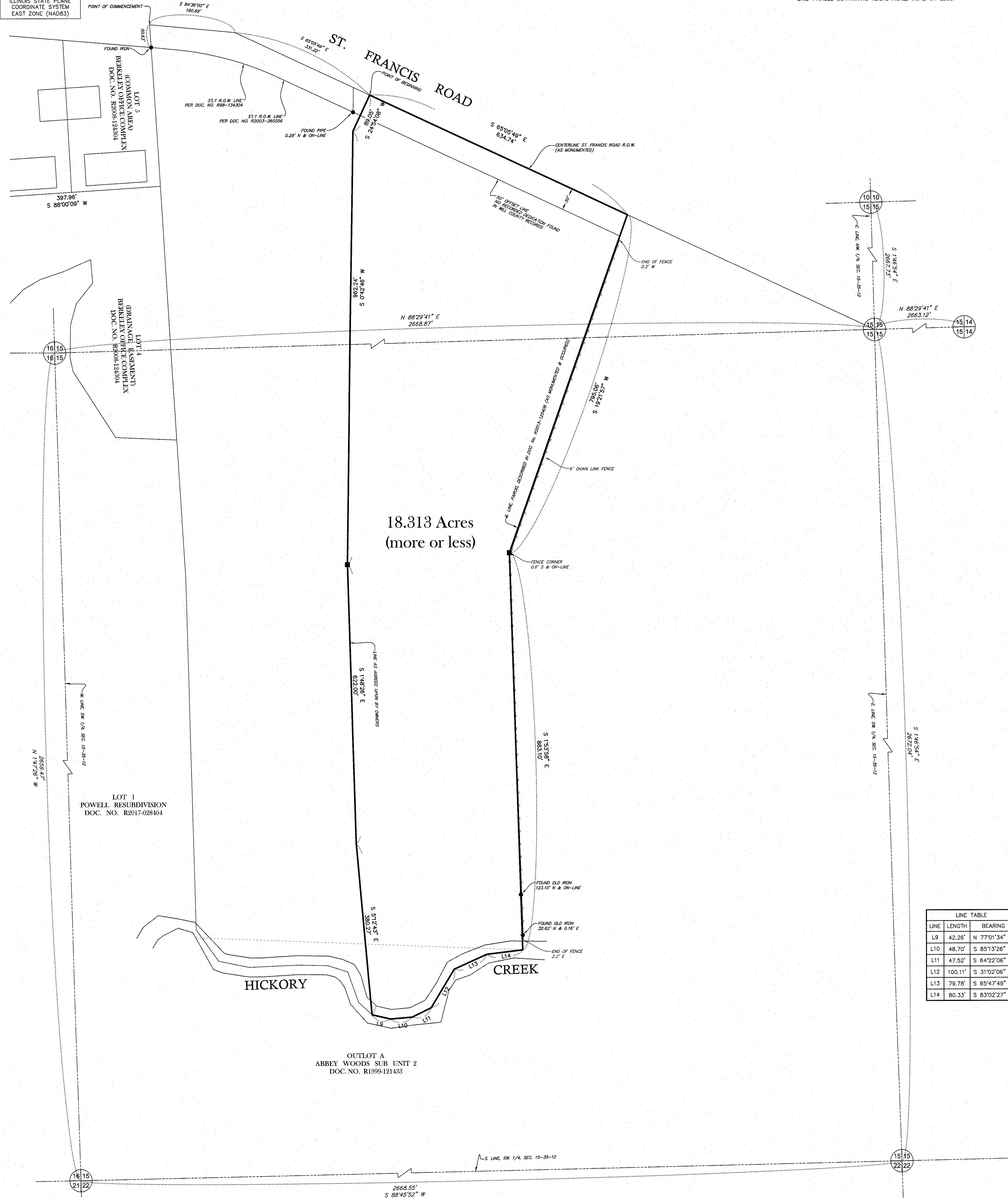
SAID PARCEL CONTAINING 18.313 ACRE, MORE OR LESS.

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83)



18.313 Acres
(more or less)

LINE TABLE		
LINE	LENGTH	BEARING
L9	42.26'	N 77°01'34" W
L10	48.70'	S 85°13'26" W
L11	47.52'	S 64°22'06" W
L12	100.11'	S 31°02'06" W
L13	79.78'	S 65°47'49" W
L14	60.33'	S 83°02'27" W

LEGEND

- meo. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE

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

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

STATE OF ILLINOIS }
COUNTY OF WILL }

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY COMPLETED 09-06-2022
GIVEN UNDER HAND AND SEAL THIS 25th DAY OF April, 2023
BY: [Signature]
STATE OF ILLINOIS
COUNTY OF WILL
RUETTIGER, TONELLI & ASSOCIATES, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001251
MY LICENSE EXPIRES 11-30-2024
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

NO EASEMENTS ARE SHOWN FOR THE PURPOSE OF THIS SURVEY.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/25/2023	REVISED W. BOUNDARY LINE & ACREAGE	TW
DATE: 09-06-2022 SCALE: 1" = 100' DRAWN BY: eam CHECKED BY: KP			
PREPARED FOR: STEVEN BEEMSTERBOER 20676 FRANCISCA WAY FRANKFORD, ILLINOIS 60423			
DRAWING TITLE: PLAT OF SURVEY			
FIELD BOOK: 9-53 PAGE: 77-78 DRAWING No.: 318-0307-LS-EAST			

PLAT OF ANNEXATION

TO
THE VILLAGE OF FRANKFORT, ILLINOIS

LEGAL DESCRIPTION:

THAT PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF ST. FRANCIS ROAD, AS MONUMENTED, LYING NORTH OF THE CENTERLINE OF HICKORY CREEK, AND LYING WEST OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. R2013-125406, AS MONUMENTED AND OCCUPIED, AND LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF HICKORY CREEK NORTHWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 15, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 2001 AS DOCUMENT NO. R2001-083477, SAID NORTHEAST CORNER BEING THE CENTERLINE OF ST. FRANCIS ROAD, AS MONUMENTED; THENCE SOUTH 84 DEGREES 36 MINUTES 00 SECONDS EAST, ON SAID CENTERLINE OF ST. FRANCIS ROAD, 190.69 FEET TO AN ANGLE POINT; THENCE SOUTH 65 DEGREES 05 MINUTES 49 SECONDS EAST, ON SAID CENTERLINE, 331.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 54 MINUTES 08 SECONDS WEST, 89.05 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 46 SECONDS WEST, 962.24 FEET; THENCE SOUTH 01 DEGREE 48 MINUTES 26 SECONDS EAST, 622.00 FEET; THENCE SOUTH 05 DEGREES 12 MINUTES 43 SECONDS EAST, 380.27 FEET TO THE CENTERLINE OF SAID HICKORY CREEK, AND TO THE TERMINUS OF SAID LINE, ALL IN WILL COUNTY, ILLINOIS.

OWNER: STEVE BEEMSTEBOER
20676 FRANCISCA WAY
FRANKFORT, ILLINOIS 60423

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

THIS ____ DAY OF _____, 20 ____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

ORDINANCE NO.: _____

DATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANKAKEE)

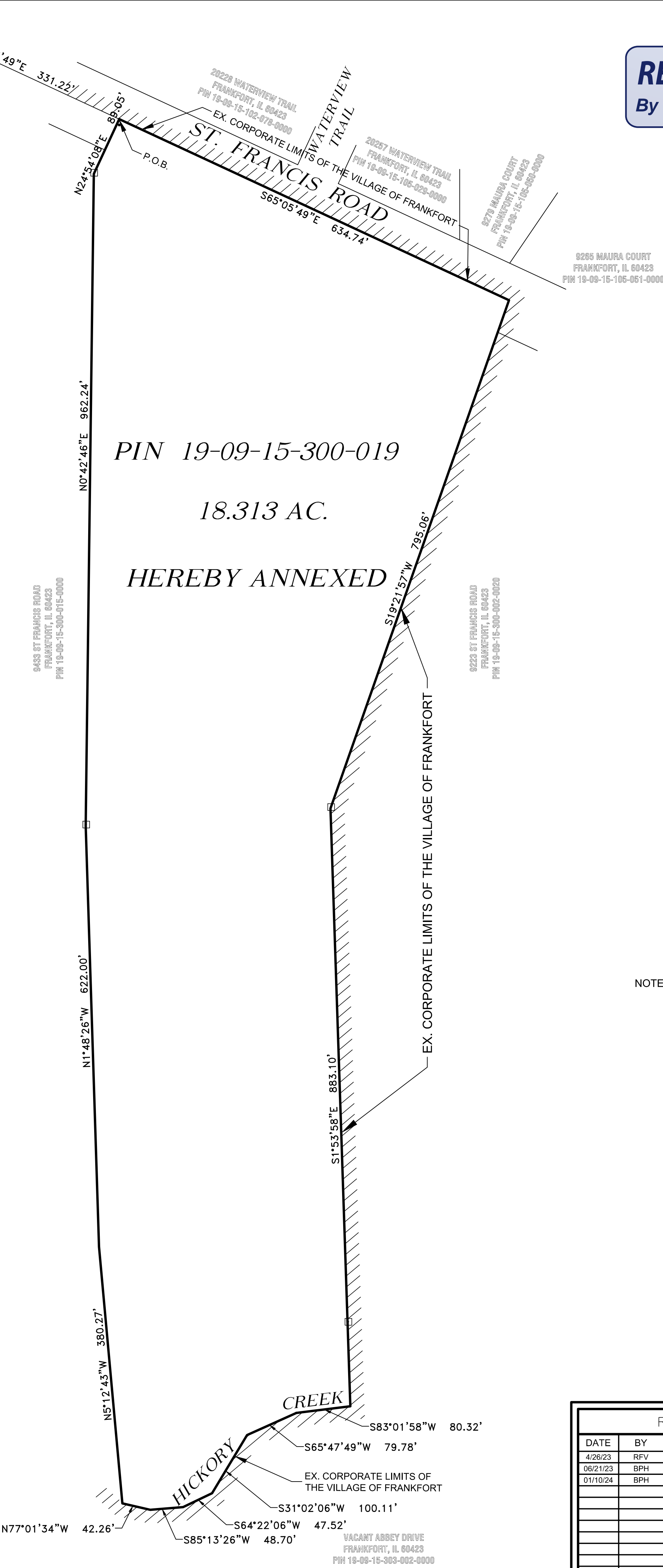
I, MARK J. SCHIERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

FURTHERMORE, I DESIGNATE THE VILLAGE OF FRANKFORT TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED THIS 26th DAY OF JANUARY, 2022.

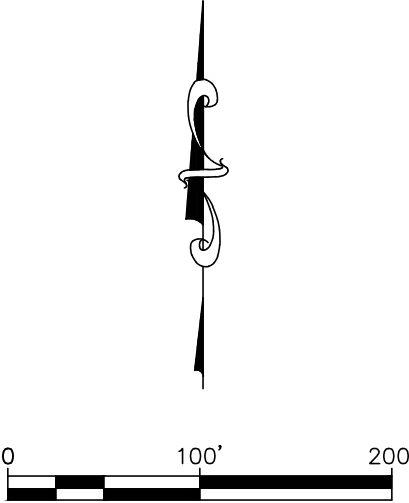
BY: _____
MARK J. SCHIERHOLZ
ILLINOIS PROFESSIONAL LAND SURVEYOR


LICENSE NO. 035-003105
LICENSE EXPIRES NOVEMBER 30, 2024



RECEIVED
By Christopher Gruba at 8:23 am, Jan 16, 2024

NOTE: EFFECTIVE JANUARY 1, 2023, PUBLIC ACT 102-969 REVISES, AND MAKES IT MANDATORY, TO REPORT ANY ANNEXATION, DISCONNECTION AND ANNEXATION, OR DISCONNECTION TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITHIN 30 DAYS OF THE ACTION.



REVISIONS			 CIVIL ENGINEERING SURVEYING	
DATE	BY	DESCRIPTION		
4/26/23	RFV	ISSUE FOR REVIEW	M GINGERICH GEREAX & ASSOCIATES MG2A WEST Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL. 60442	
06/21/23	BPH	PER REVIEW COMMENTS		
01/10/24	BPH	GENERAL REVISIONS		
			PREPARED BY: STEVE BEEMSTERBOER	
			DATE ISSUED: 04-26-2023	FILE:
			CD: INC. 21-697	PG. 1 of 1

RECEIVED

By Christopher Gruba at 9:49 am, Apr 01, 2024

19-09-15-102-078-0000
ZONING: R2 S/F RESIDENTIAL
USE: VACANT/DETENTION

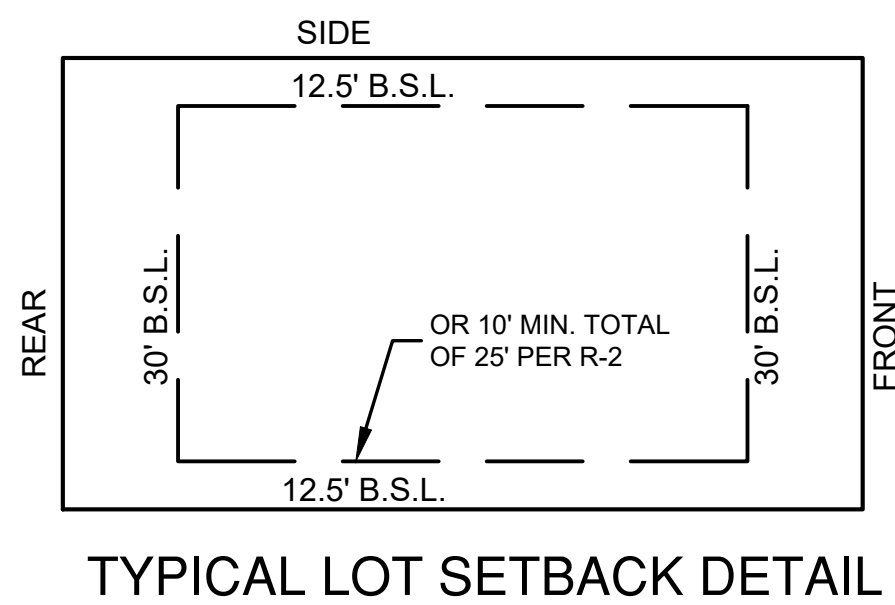
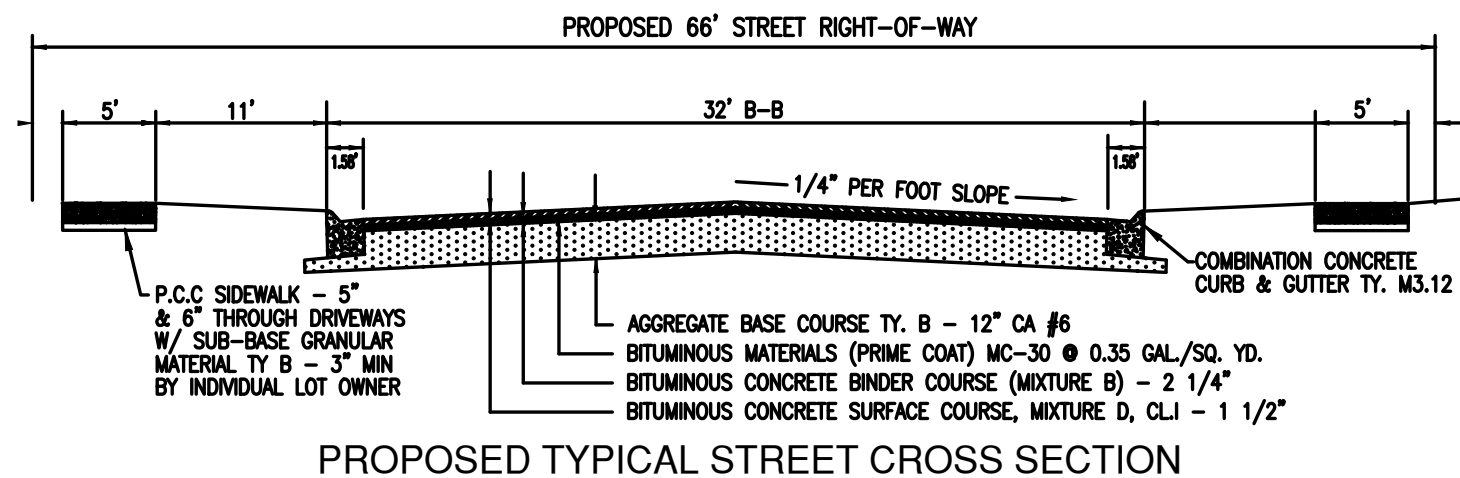
19-09-15-105-023-0000
ZONING: R2 S/F RESIDENTIAL
USE: VACANT

19-09-15-300-002-0000
ZONING: RE - ESTATE RESIDENTIAL
USE: RELIGIOUS FACILITIES

19-09-15-300-015-0000
ZONING: A1 (WILL COUNTY)
USE: AGRICULTURE

NOTES:

1. OUTLOTS A, B & C, THE DETENTION, BIKE PATH & CONSERVATION AREAS, SHALL BE MAINTAINED BY THE HOA. THIS SHOULD BE ADDED TO THE COVENANTS AND RESTRICTIONS.
2. OUTLOTS D AND E, THE CUL-DE-SAC ISLANDS, SHALL BE MAINTAINED BY THE HOA. THIS SHOULD BE ADDED TO THE COVENANTS AND RESTRICTIONS.
3. THE CUL-DE-SACS HAVE A DIAMETER OF 130 FEET (SHOWN AS A 65-FOOT RADIUS).
4. THE CUL-DE-SAC ISLANDS HAVE A DIAMETER OF 40 FEET (SHOWN AS A 20-FOOT RADIUS).
5. ALL SIDEWALKS SHALL BE 5 FEET WIDE, EXCEPT THE SIDEWALK ALONG ST FRANCIS ROAD SHALL BE 6 FEET WIDE.
6. MAINTENANCE OF ALL LANDSCAPE WALLS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



LOT AREA TABLE

LOT 1	19,029 S.F.
LOT 2	17,169 S.F.
LOT 3	15,530 S.F.
LOT 4	15,791 S.F.
LOT 5	15,463 S.F.
LOT 6	15,219 S.F.
LOT 7	15,547 S.F.
LOT 8	18,294 S.F.
LOT 9	15,926 S.F.
LOT 10	15,072 S.F.
LOT 11	16,096 S.F.
LOT 12	15,021 S.F.
LOT 13	17,046 S.F.
LOT 14	15,023 S.F.
LOT 15	15,020 S.F.
LOT 16	15,018 S.F.
LOT 17	15,046 S.F.
LOT 18	15,000 S.F.
LOT 19	15,000 S.F.
LOT 20	15,006 S.F.
LOT 21	16,401 S.F.
LOT 22	15,652 S.F.
LOT 23	19,445 S.F.
LOT 24	17,135 S.F.
LOT 25	17,800 S.F.
OUTLOT A	62,253 S.F.
OUTLOT B	115,270 S.F.
OUTLOT C	77,169 S.F.
OUTLOT D	2,641 S.F.
OUTLOT E	1,066 S.F.

LEGAL DESCRIPTION:

THAT PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF ST. FRANCIS ROAD, AS MONUMENTED, LYING NORTH OF THE CENTERLINE OF HICKORY CREEK, AND LYING WEST OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. R2013-125406, AS MONUMENTED AND OCCUPIED, AND LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF HICKORY CREEK NORTHWOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 15, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 2001 AS DOCUMENT NO. R2001-083477, SAID NORTHEAST CORNER BEING THE CENTERLINE OF ST. FRANCIS ROAD, AS MONUMENTED; THENCE SOUTH 84 DEGREES 36 MINUTES 00 SECONDS EAST, ON SAID CENTERLINE OF ST. FRANCIS ROAD, 190.69 FEET TO AN ANGLE POINT; THENCE SOUTH 65 DEGREES 05 MINUTES 49 SECONDS EAST, ON SAID CENTERLINE, 331.22 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 24 DEGREES 54 MINUTES 08 SECONDS WEST, 89.05 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 46 SECONDS WEST, 962.24 FEET; THENCE SOUTH 01 DEGREE 48 MINUTES 26 SECONDS EAST, 622.00 FEET; THENCE SOUTH 05 DEGREES 12 MINUTES 43 SECONDS EAST, 380.27 FEET TO THE CENTERLINE OF SAID HICKORY CREEK, AND TO THE TERMINUS OF SAID LINE, ALL IN WILL COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 18.313 ACRES, MORE OR LESS.

PIN: 19-09-15-300-019-0000

SITE DATA SUMMARY

GROSS SITE AREA	18.31 ACRES
ST. FRANCIS ROAD ROW	0.73 ACRES
ON-SITE ROAD ROW	2.40 ACRES
NORTH DETENTION HWL	1.14 ACRES
SOUTH DETENTION HWL	0.81 ACRES
NET SITE AREA	18.31 - 5.08 = 13.23 ACRES
PROPOSED ZONING	R-2 SINGLE-FAMILY
TOTAL NUMBER OF UNITS	25 UNITS
GROSS DENSITY	25/18.31 = 1.37 UNITS/ACRE (GROSS)
NET DENSITY	25/13.23 = 1.89 UNITS/ACRE (NET)
MINIMUM LOT WIDTH	100-FT
MINIMUM LOT DEPTH	150-FT (130-FT ADJ. TO OPEN SPACE)
MINIMUM LOT AREA	15,000 SQ FT
MINIMUM CORNER LOT WIDTH	120-FT (106-FT LOTS 8, 9, 25 REQUESTED)
MAXIMUM BUILDING HEIGHT	35-FT
REQUIRED FRONT YARD SETBACK	30-FT
REQUIRED REAR YARD SETBACK	30-FT
REQUIRED SIDE YARD SETBACK	25-FT TOTAL (10-FT MIN.)

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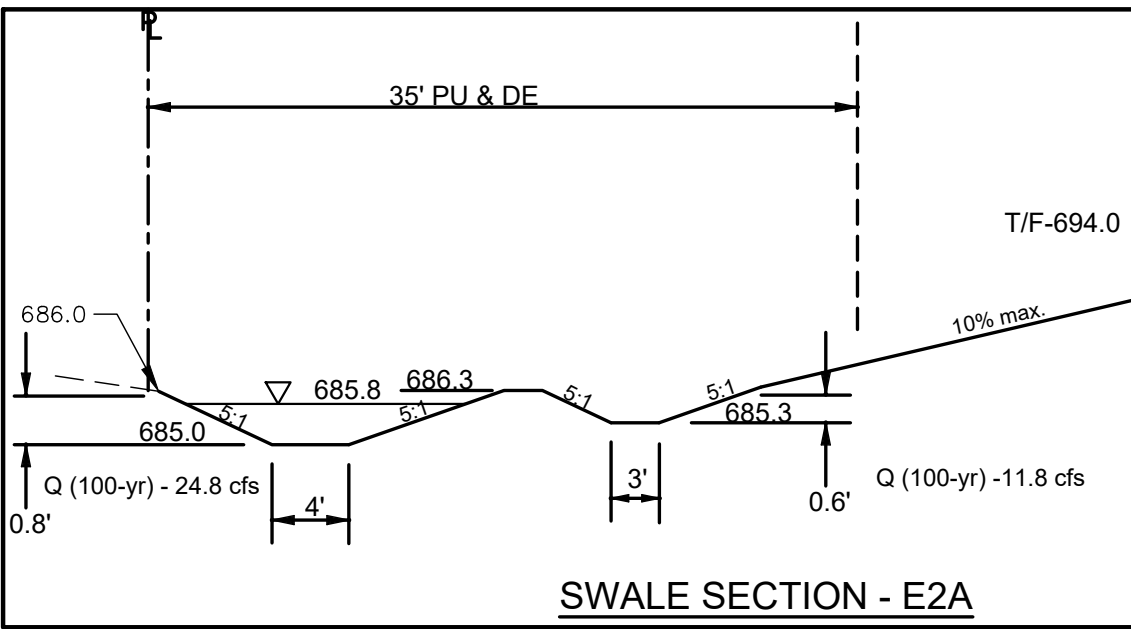
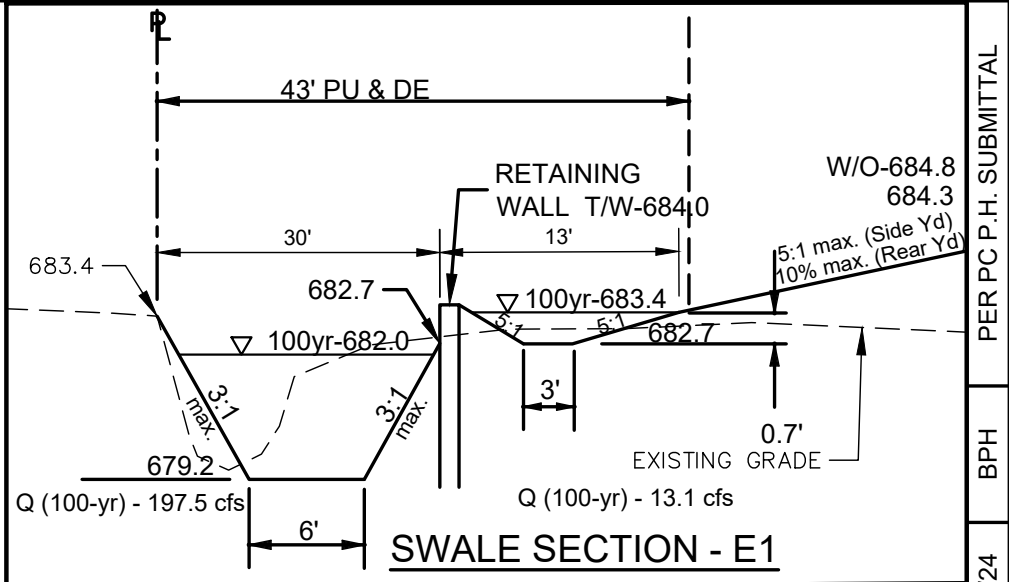
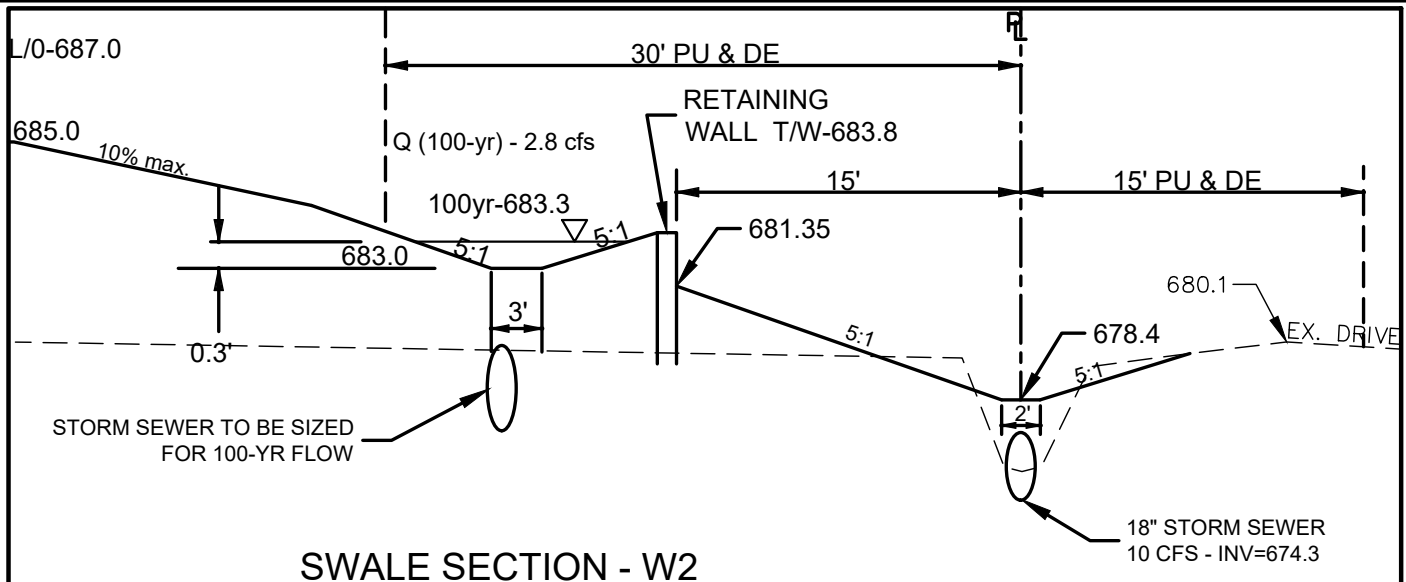
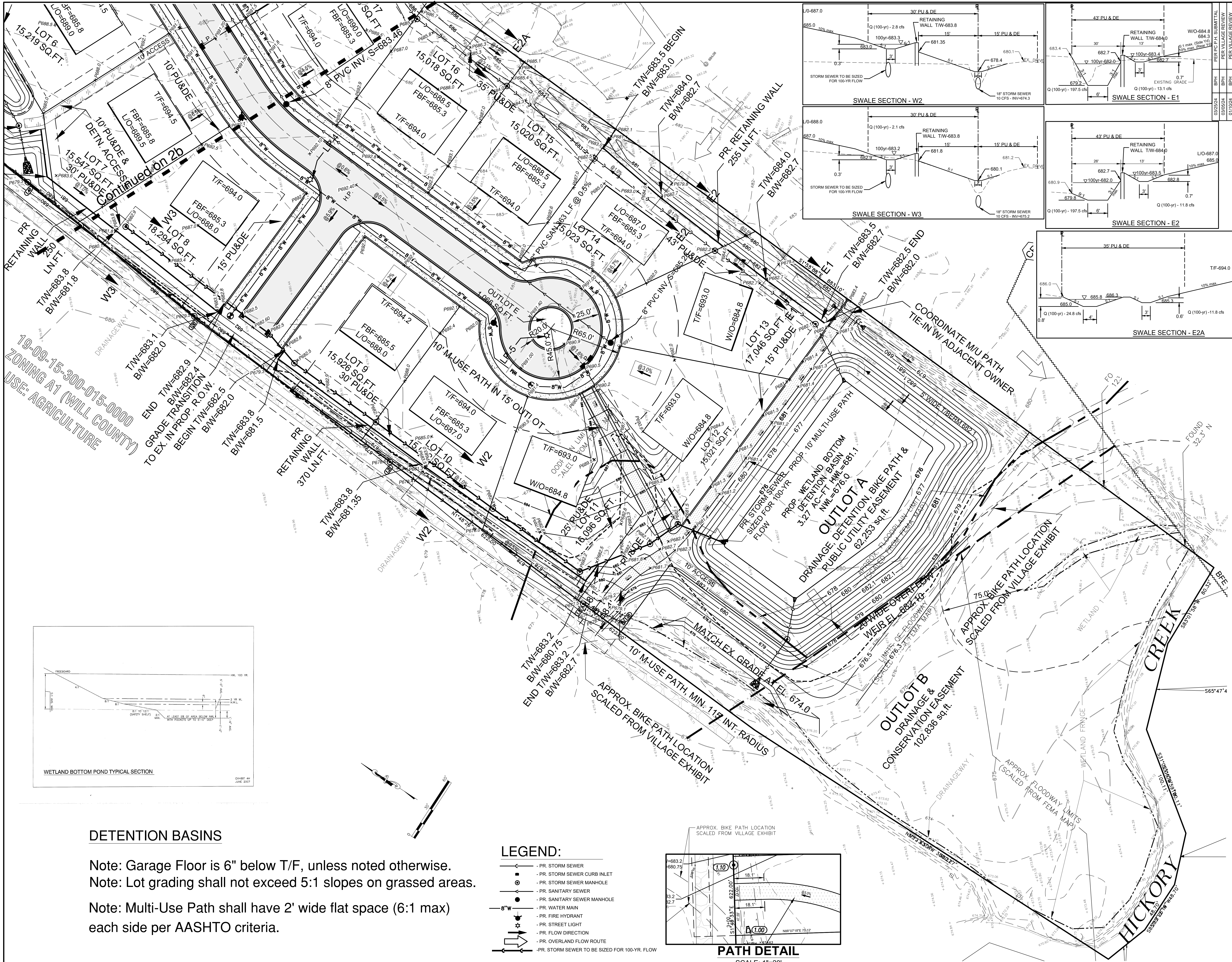
DESIGN: RFV
DRAWING: MB
CHECKED: RFV
APPROVED: RFV

ABBEY WOODS NORTH
STEVEN BEEMSTERBOER
9433 ST FRANCIS ROAD FRANKFORT, ILLINOIS
PRELIMINARY PLAT

SHEET NO.
1 OF 3

JOB NO. 21-697

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PLAN EDITION MILESTONES	
DATE	DESCRIPTION
07/20/22	PER PCH SUBMITTAL
07/20/22	PER VILLAGE REVIEW
07/20/22	PER LIGHTING LOCATIONS
08/22/22	PER VILLAGE REVIEW
03/15/23	PER VILLAGE REVIEW
03/15/23	BIKE PATH & VILLAGE REVIEW
04/26/23	PER VILLAGE REVIEW
07/21/23	PER VILLAGE REVIEW
08/16/23	PER VILLAGE REVIEW
09/18/23	REVISED LOTS 1-8 & GRADING
10/17/23	PER VILLAGE REVIEW
11/09/23	PER VILLAGE REVIEW

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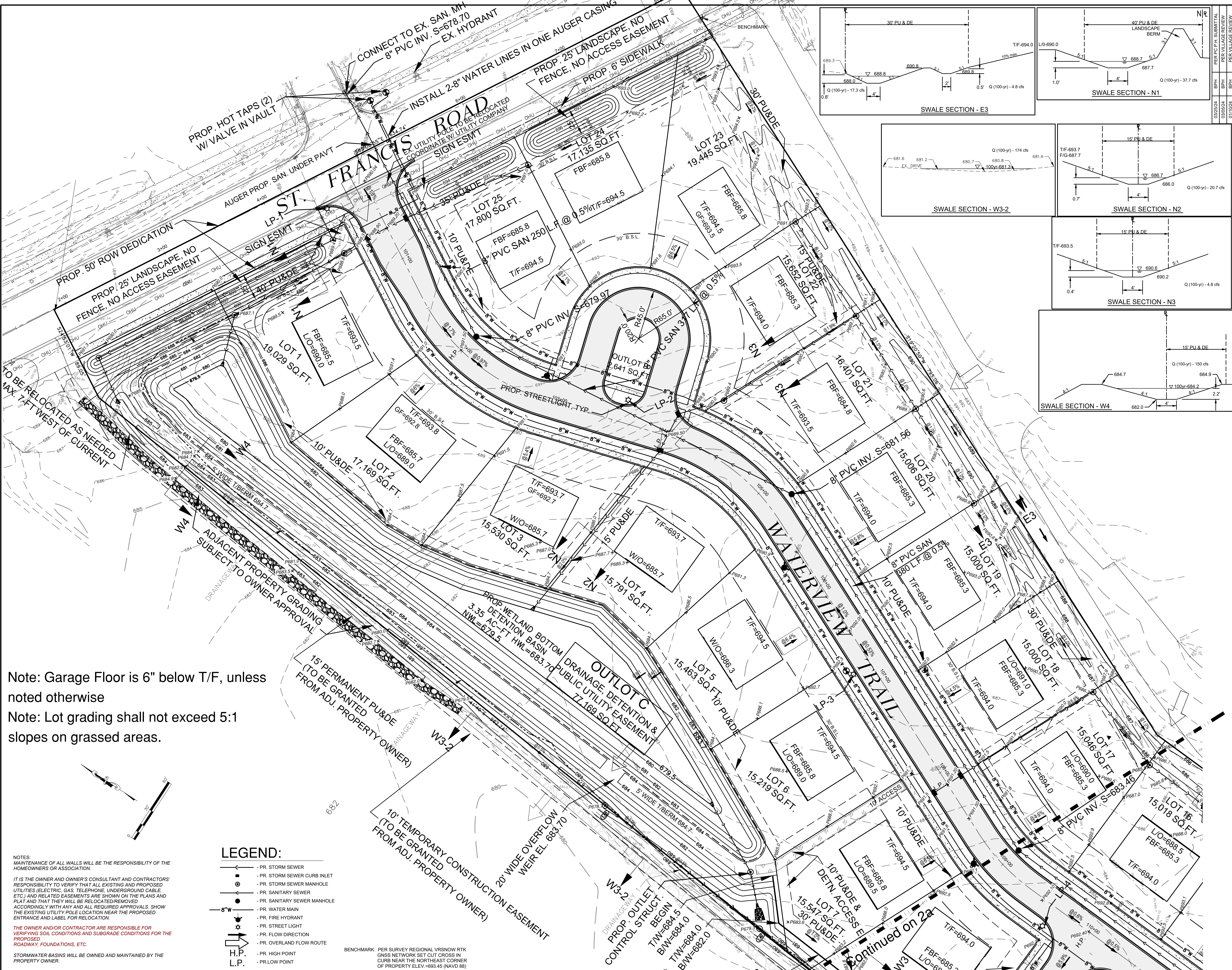
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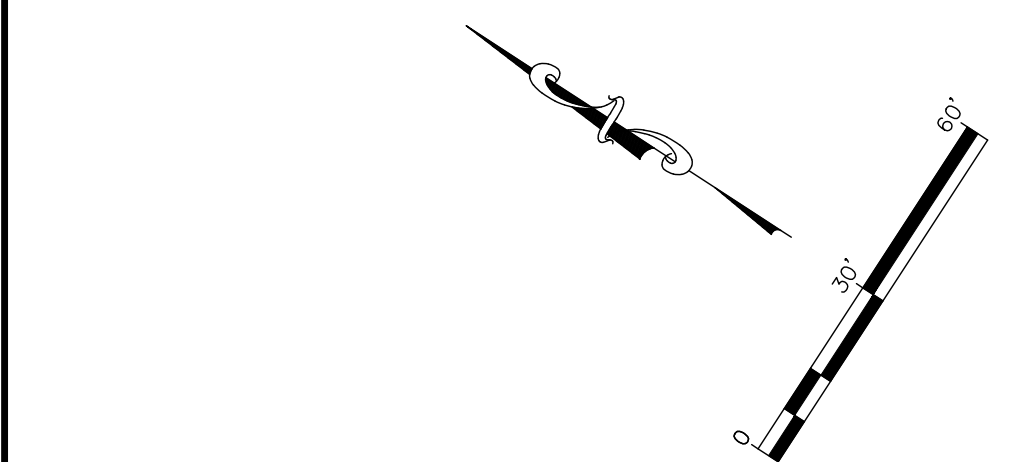
ABBEY WOODS NORTH
STEVEN BEEMSTERBOER
ST. FRANCIS ROAD FRANKFORT, ILLINOIS

PRELIMINARY PLAT

SHEET NO.	2a	OF	3
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Note: Garage Floor is 6" below T/F, unless noted otherwise
Note: Lot grading shall not exceed 5:1 slopes on grassed areas.



NOTES:
MAINTENANCE OF ALL WALLS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR ASSOCIATION.

IT IS THE OWNER AND OWNER'S CONSULTANT AND CONTRACTORS' RESPONSIBILITY TO VERIFY THAT ALL EXISTING AND PROPOSED UTILITIES (ELECTRIC, GAS, TELEPHONE, UNDERGROUND CABLE, ETC.) AND RELATED EASEMENTS ARE SHOWN ON THE PLANS AND PLAT AND THAT THEY WILL BE RELOCATED/REMOVED ACCORDINGLY WITH ANY AND ALL REQUIRED APPROVALS. SHOW THE EXISTING UTILITY POLE LOCATION NEAR THE PROPOSED ENTRANCE AND LABEL FOR RELOCATION.

THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR VERIFYING SOIL CONDITIONS AND SUBGRADE CONDITIONS FOR THE PROPOSED ROADWAY, FOUNDATIONS, ETC.

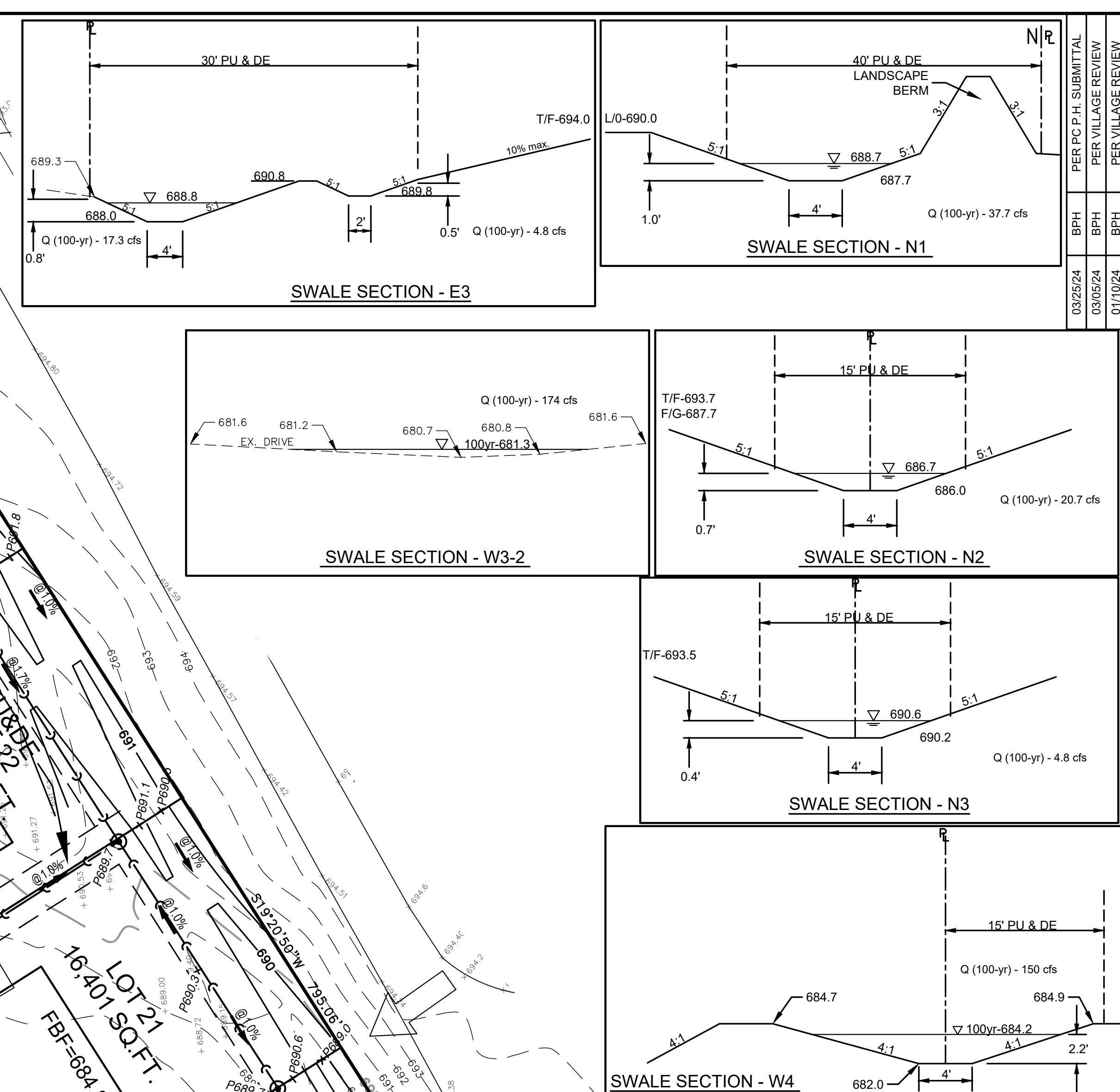
STORMWATER BASINS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

LEGEND:

- PR. STORM SEWER
- PR. STORM SEWER CURB INLET
- PR. STORM SEWER MANHOLE
- PR. SANITARY SEWER
- PR. SANITARY SEWER MANHOLE
- PR. WATER MAIN
- PR. FIRE HYDRANT
- PR. STREET LIGHT
- PR. FLOW DIRECTION
- PR. OVERLAND FLOW ROUTE
- PR. HIGH POINT
- PR. LOW POINT

H.P.
L.P.

BENCHMARK: PER SURVEY REGIONAL VRSNOW RTK GNSS NETWORK SET OUT CROSS IN CURB NEAR THE NORTHEAST CORNER OF PROPERTY ELEV. =693.45 (NAVD 88)



PLAN EDITION MILESTONES		
DATE	BY	REVIEW
07/28/22	RFV	PER VILLAGE REVIEW
07/28/22	RFV	PER VILLAGE REVIEW
08/22/22	RFV	PER LIGHTING LOCATIONS
08/22/22	RFV	PER VILLAGE REVIEW
03/15/23	RFV	PER VILLAGE REVIEW
03/15/23	RFV	PER VILLAGE REVIEW
04/26/23	RFV	PER VILLAGE REVIEW
07/21/23	RFV	PER VILLAGE REVIEW
08/18/23	RFV	PER VILLAGE REVIEW
09/18/23	RFV	PER VILLAGE REVIEW
10/17/23	RFV	PER VILLAGE REVIEW
11/09/23	RFV	PER VILLAGE REVIEW

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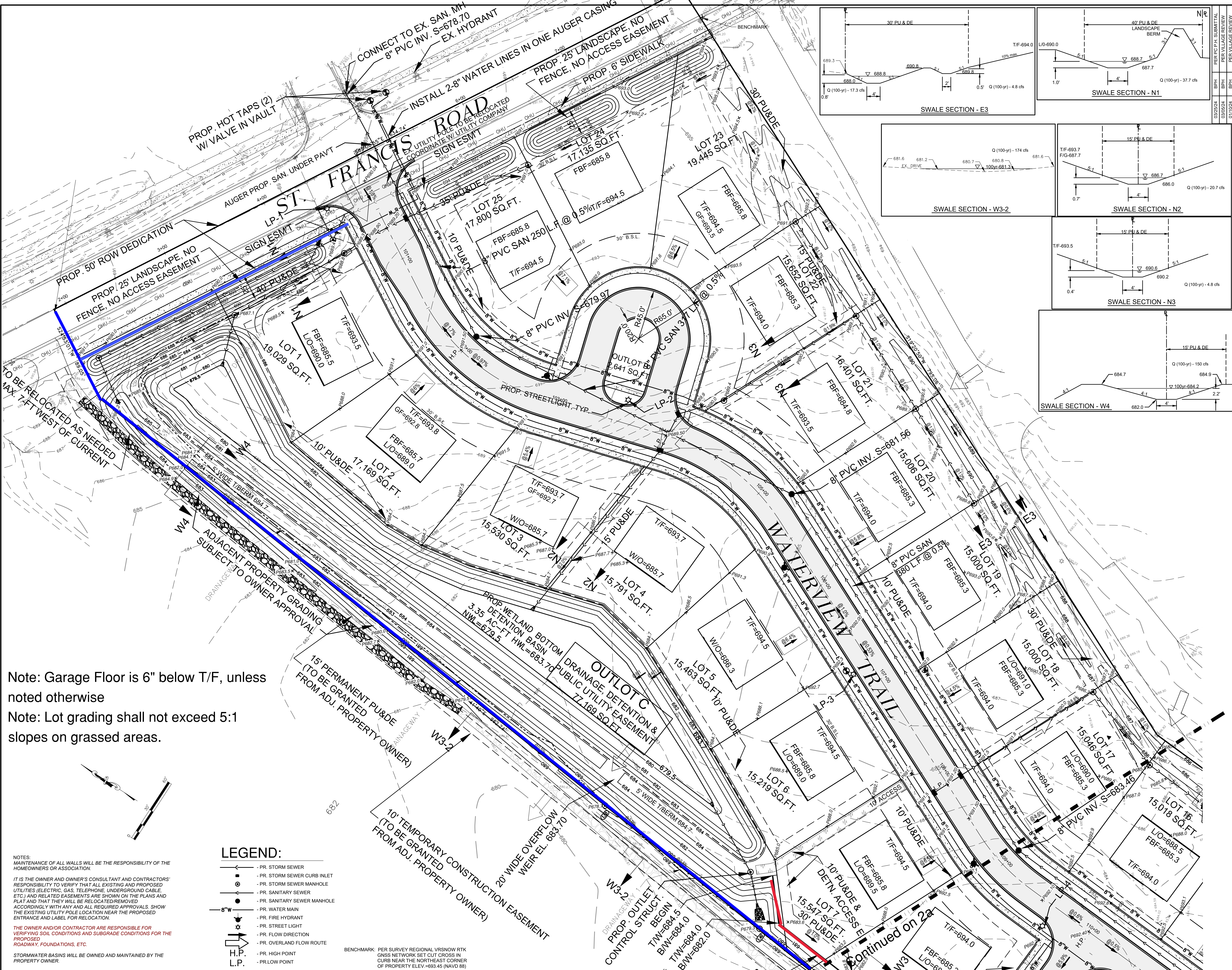
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ABBEE WOODS NORTH
STEVEN BEEMSTERBOER
ST. FRANCIS ROAD FRANKFORT, ILLINOIS

PRELIMINARY PLAT

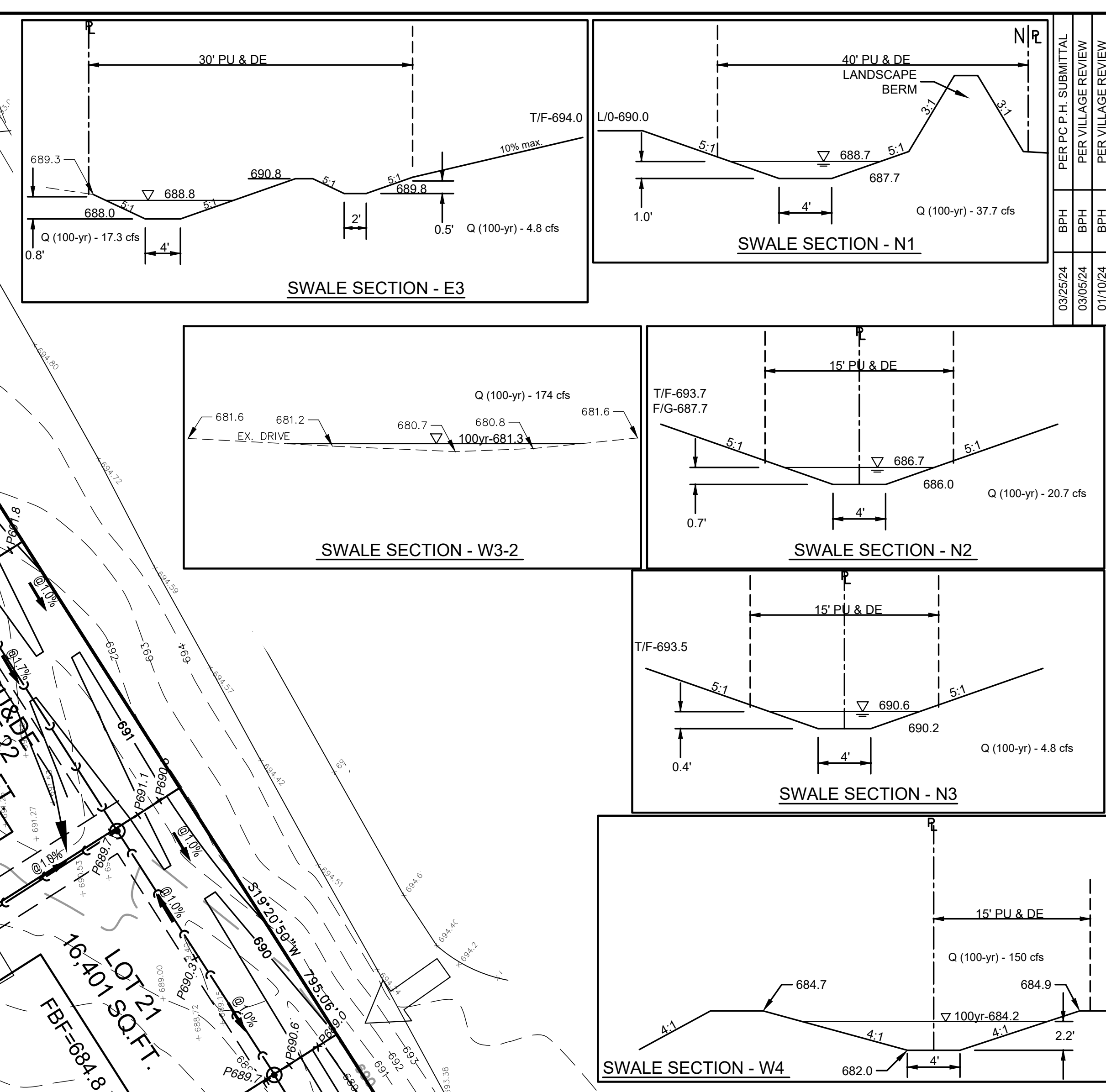


Note: Garage Floor is 6" below T/F, unless noted otherwise
Note: Lot grading shall not exceed 5:1 slopes on grassed areas.

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BENCHMARK: PER SURVEY REGIONAL VRSNOW RTK GNSS NETWORK SET OUT CROSS IN CURB NEAR THE NORTHEAST CORNER OF PROPERTY ELEV. =693.45 (NAVD 88)



PLAN EDITION MILESTONES	DATE	DESCRIPTION
01/02/24	01/02/24	PER PC P.H. SUBMITTAL
02/25/24	02/25/24	PER VILLAGE REVIEW
03/05/24	03/05/24	PER VILLAGE REVIEW
07/10/24	07/10/24	PER VILLAGE REVIEW
07/28/24	07/28/24	PER VILLAGE REVIEW
08/22/24	08/22/24	PER LIGHTING LOCATIONS
08/22/24	08/22/24	PER VILLAGE REVIEW
09/15/24	09/15/24	PER VILLAGE REVIEW
10/17/24	10/17/24	PER VILLAGE REVIEW
11/02/24	11/02/24	PER VILLAGE REVIEW

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ABBEE WOODS NORTH
STEVEN BEEMSTERBOER
ST. FRANCIS ROAD FRANKFORT, ILLINOIS

PRELIMINARY PLAT

LEGEND

- PROPERTY LINE
EASEMENT
CANOPY TREE
UNDER-STORY PARKWAY TREE
EVERGREEN TREE
LARGE SHRUB
EXISTING TREE TO REMAIN
STREET LIGHT
OHU OVERHEAD ELECTRICAL

DETENTION BASIN SEEDING SCHEDULE

- WATER - 34,273 SF
WETLAND PLANTINGS - 49,428 SF
LOW PROFILE PLANTINGS - 44,148 SF

PER VILLAGE OF FRANKFORT LANDSCAPE ORDINANCE SECTION 158.26 FIGURE C ALONG FRANCIS ROAD - FRONTAGE = 747'-0"

PLANT MATERIAL	QTY	PLANT UNITS
OVERSTORY TREES	19	190
UNDERSTORY TREES	22	110
EVERGREEN TREES	77	385
LARGE SHRUBS	125	250
TOTAL	243	935

REQUIRED PLANT UNITS= 125 PLANT UNITS PER 100' 747'-0" / 100'-0" = 7.47 7.47 * 125 = 934 PLANT UNITS REQUIRED 935 PLANT UNITS PROVIDED

EVERGREEN = MIN. 40% OF TOTAL PLANT UNITS 4 * 935 = 374 UNITS = REQUIRED 385 UNITS = PROVIDED

OUTLOT C - DETENTION

PLANT MATERIAL	QTY	PLANT UNITS
OVERSTORY TREES	59	590
UNDERSTORY TREES	31	155
TOTAL	90	745

REQUIRED PLANT UNITS = 20 PLANT UNITS PER 100' 1509'-8" / 100' = 15.1 15.1 * 20 = 302 PLANT UNITS REQUIRED 745 PLANT UNITS PROVIDED

OUTLOT A - DETENTION

PLANT MATERIAL	QTY	PLANT UNITS
OVERSTORY TREES	48	480
UNDERSTORY TREES	12	60
TOTAL	60	540

REQUIRED PLANT UNITS = 20 PLANT UNITS PER 100' 733'-0" / 100' = 7.33 7.33 * 20 = 147 PLANT UNITS REQUIRED 540 PLANT UNITS PROVIDED

RECEIVED

By Christopher Gruba at 2:54 pm, Apr 05, 2024

PLANTING SCHEDULE

QTY	COND	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	COMMENTS
40	B&B	ACRU	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2.5"	
31	B&B	TICO	TILIA CORDATA	LITTLELEAF LINDEN	2.5"	
30	B&B	GLTR	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2.5"	
36	B&B	TADI	TAXODIUM DISTICHUM	BALD CYPRESS	3"	WETLAND BASIN
38	B&B	QUBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3"	WETLAND BASIN
34	B&B	ACSA	ACER SACCHARUM	SUGAR MAPLE	3"	WETLAND BASIN
5	B&B	SYRE	SYRINGA RETICULATE	JAPANESE TREE LILAC	5' HEIGHT	
5	B&B	PYCA	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	5' HEIGHT	
4	B&B	AMAB	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5' HEIGHT	
4	B&B	CEOC	CELTIS OCCIDENTALIS	HACKBERRY	2"	
4	B&B	OSVI	OSTRYA VIRGINIANA	IRONWOOD	2"	
20	B&B	BENI	BETULA NIGRA	RIVER BIRCH	8' CLUMP	
23	B&B	ALRU	ALNUS RUGOSA	SPECKLED ADLER	8' CLUMP	
15	B&B	PIAB	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT	
15	B&B	PIGL	PICEA GLAUCA	WHITE SPRUCE	6' HEIGHT	
16	B&B	ABCO	ABIES CONCOLOR	CONCOLOR FIR	6' HEIGHT	
16	B&B	PIPU	PICEA PUNGENS	BABY BLUE EYES SPRUCE	5' HEIGHT	
15	B&B	THSP	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	5' HEIGHT	
20	B&B	VIDE	VIBURNUM DENTATUM	CHICAGO LUSTRE VIBURNUM	5 GAL., FRANCIS ROAD	
20	B&B	VIJU	VIBURNUM X JUDDII	JUDD VIBURNUM	3 GAL., FRANCIS ROAD	
17	B&B	VDC	VIBURNUM DENTATUM 'CHRISTOM	BLUE MUFFIN VIBURNUM	5 GAL., FRANCIS ROAD	
20	B&B	ARME	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL., FRANCIS ROAD	
14	B&B	COSE	CORNUS SERICEA	REDTWE GOGWOOD	5 GAL., FRANCIS ROAD	
20	B&B	RHTY	RHUS TYPHINA 'BAILTIGER'	TIGER EYE SUMAC	5 GAL., FRANCIS ROAD	
14	B&B	PHOP	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	5 GAL., FRANCIS ROAD	
3,790 SF	SEED	ALIUM	ALIUM	ALIUM	1 GAL., CUL-DE-SAC ISLAND	
3,790 SF	SEED	HEMEOCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	STELLA D'ORO DAYLILY	1 GAL., CUL-DE-SAC ISLAND	
3,790 SF	SEED	HYLOTELEPHUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	AUTUMN JOY SEDUM	1 GAL., CUL-DE-SAC ISLAND	
3,790 SF	SEED	KAMCHATICUM SEDUM	KAMCHATICUM SEDUM	KAMCHATICUM SEDUM	4" POT, CUL-DE-SAC ISLAND	
3,790 SF	SEED	MISCANTHUS SINENSIS 'ADAGO'	ADAGO GRASS	ADAGO GRASS	1 GAL., CUL-DE-SAC ISLAND	
3,790 SF	SEED	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT GRASS	MORNING LIGHT GRASS	1 GAL., CUL-DE-SAC ISLAND	
3,790 SF	SEED	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	JAPANESE FOREST GRASS	1 GAL., CUL-DE-SAC ISLAND	
3,790 SF	SEED	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	DWARF FOUNTAIN GRASS	1 GAL., CUL-DE-SAC ISLAND	
3,790 SF	SEED	CALAMAGROSTIS ACUTIFLORA	KARL FOESTER FEATHER REED GRASS	KARL FOESTER FEATHER REED GRASS	1 GAL., CUL-DE-SAC ISLAND	

NOTES:

- NO STREET TREE SHALL BE PLANTED CLOSER THAN THIRTY FEET (30') FROM THE RIGHT-OF-WAY LINE AT AN INTERSECTION OR CLOSER THAN EIGHT FEET (8') FROM ANY DRIVE OR ALLEY WAY.
- LANDSCAPE MATERIALS SHALL BE SELECTED AND LOCATED SO AS NOT TO OBSTRUCT VISION OR PHYSICAL ACCESS TO FIRE HYDRANTS, TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN SIX FEET (6') TO FIRE HYDRANTS, TRANSFORMERS OR ABOVE GROUND UTILITIES, AND FIFTEEN FEET (15') FROM ANY STREET LIGHT
- THE PARKWAYS SHALL BE PLANTED IN GRASS OR LOW GROUND COVER, EXCEPT WHEN COVERED BY PAVEMENT, TREES, OR SHRUBS
- PLANTING ALONG FRANCIS ROAD TO BE SET ALONG 3'-0" BERM

GENERAL NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHOULD BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR BROOKED/DEFORMED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURE PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR THE PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROVIDE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ANY AREAS TO BE LUMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" OF SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING ACTIVITIES. CONTRACTOR SHALL REPAIR/REPLACE UTILITIES, PAVERS, CURBS, ETC. WHICH IS DAMAGED DURING PLANTING ACTIVITIES.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1 AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY, DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIALS ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE SOD AS GROUND COVER, U.N.O.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD U.N.O.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED, IT IS UP TO THE LANDSCAPE CONTRACTOR TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL THE TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED AND HAVE WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 12"-24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD, DISEASED PLANT MATERIAL FROM SITE AND DISPOSE PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- ANY PROPOSED CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW AND APPROVAL.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING SHOWN ON THE APPROVED PLANS THROUGHOUT THE LIFE OF THE DEVELOPMENT.



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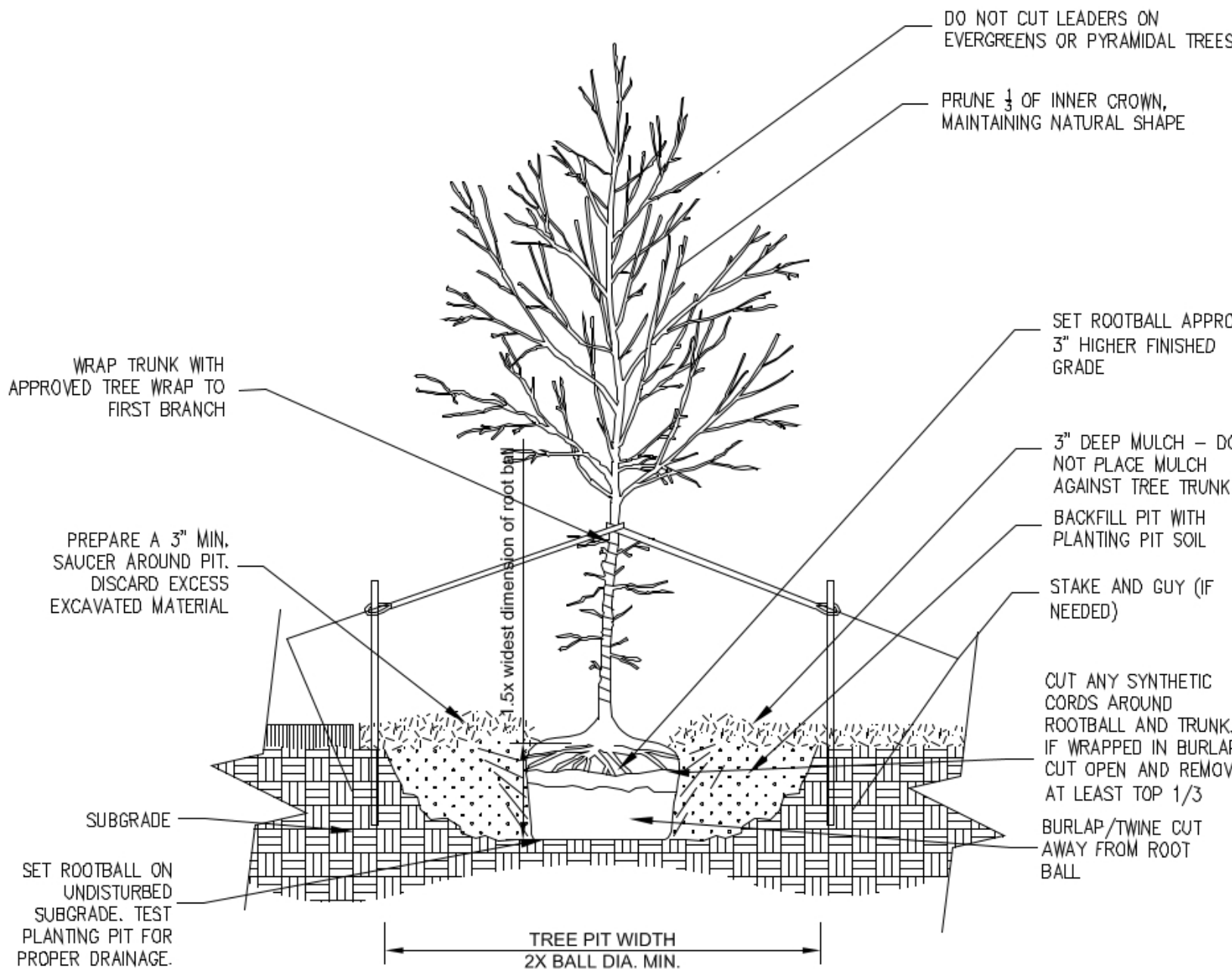
PROJECT:
ABBEY WOODS NORTH
FRANKFORT, ILLINOIS

PKWY PLANTING PLAN

L1.0

GROUND COVER PLANTING DETAIL

SCALE: 1/2" = 1'-0"

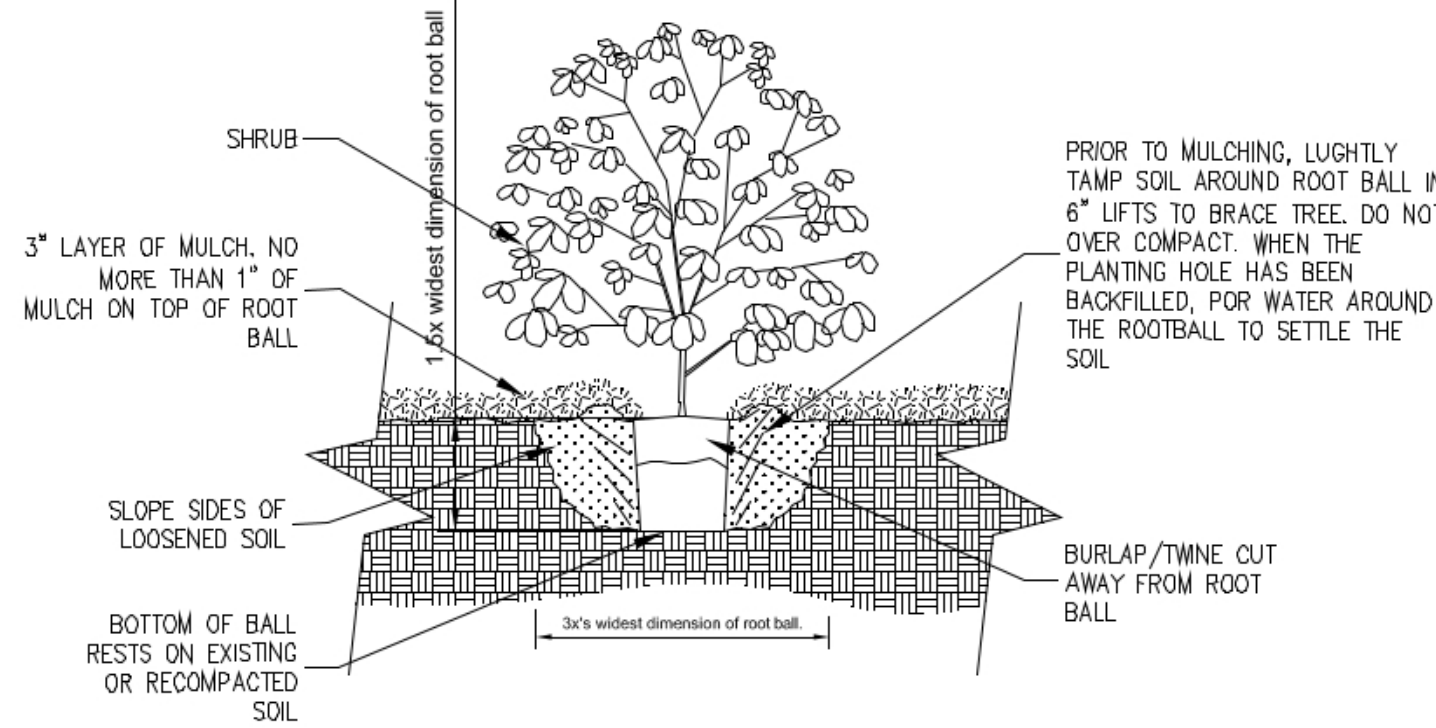


TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

SHRUB PLANTING DETAIL

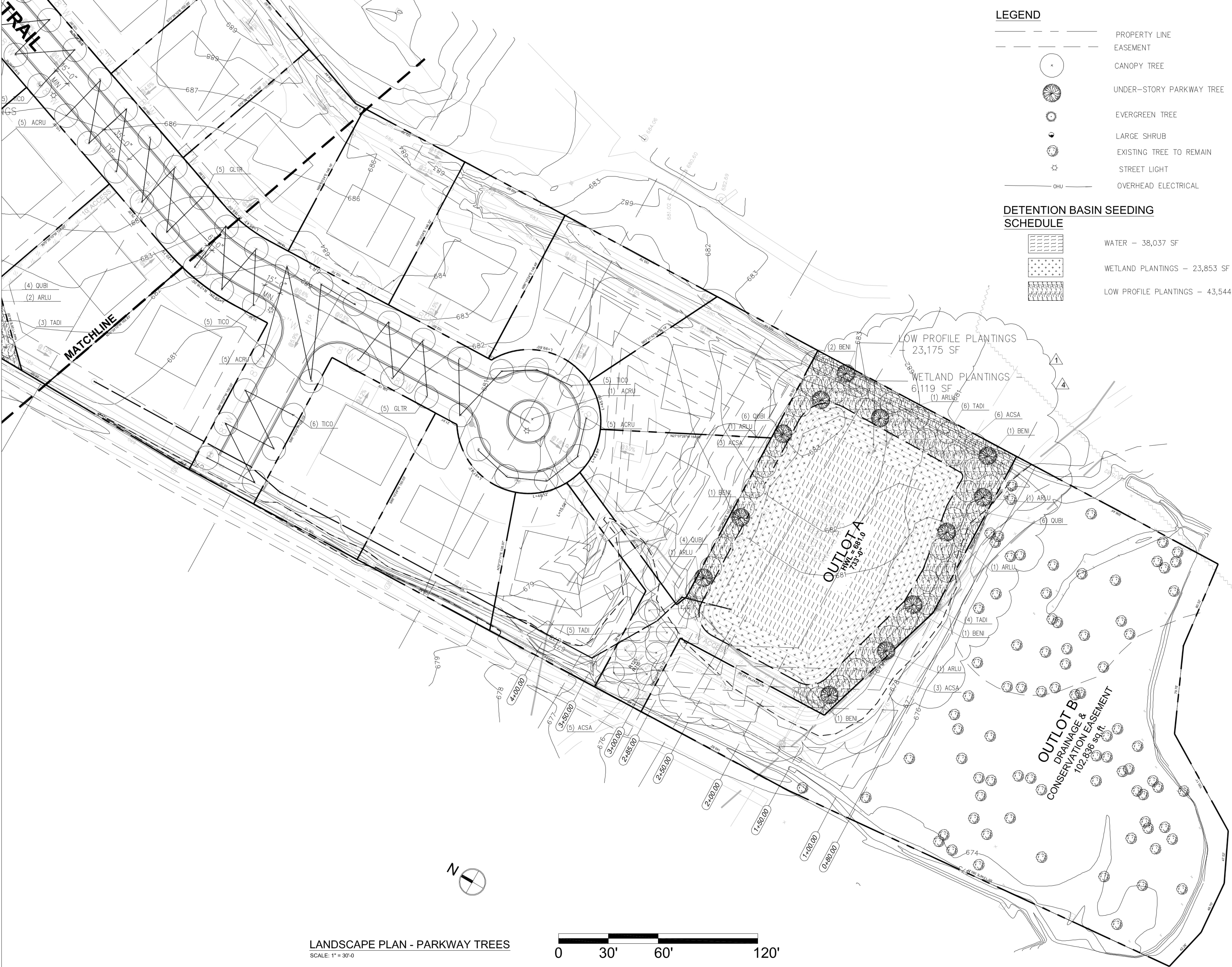
SCALE: 1/2" = 1'-0"



LANDSCAPE PLAN - PARKWAY TREES

SCALE: 1" = 60'-0"

0 30' 60' 120' 200'



LEGEND

- PROPERTY LINE
- EASEMENT
- CANOPY TREE
- UNDER-STORY PARKWAY TREE
- EVERGREEN TREE
- LARGE SHRUB
- EXISTING TREE TO REMAIN
- STREET LIGHT
- OVERHEAD ELECTRICAL

DETENTION BASIN SEEDING SCHEDULE

- WATER – 38,037 SF
- WETLAND PLANTINGS – 23,853 SF
- LOW PROFILE PLANTINGS – 43,544 SF

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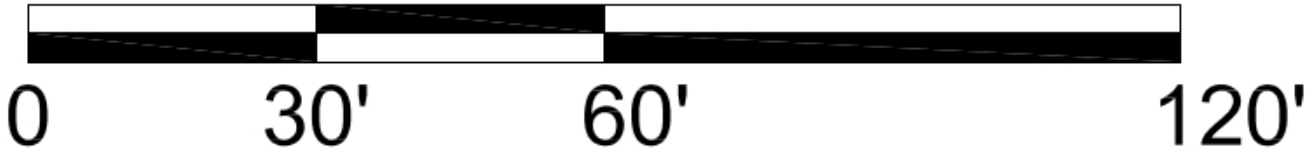
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PROJECT:
ABBEY WOODS NORTH
FRANKFORT, ILLINOIS

PKWY PLANTING
PLAN

L1.0A

LANDSCAPE PLAN - PARKWAY TREES
SCALE: 1" = 30'-0"





ABBY WOOD S PHASE II MONITORING AND MANAGEMENT PLAN:

SECTION 1.0 NEAR TERM MONITORING AND REPORTING

1.1 RESPONSIBLE PARTIES
THE OWNER WILL BE RESPONSIBLE FOR FUNDING AND IMPLEMENTING A THREE YEAR 'NEAR TERM'MANAGEMENT AND MAINTENANCE PLAN FOR ESTABLISHING A NATURALIZED LANDSCAPE ASSOCIATED WITH THE PROPOSED ABBY WOODS PHASE II PROJECT STORM WATER FACILITY. THE OWNER MAY ELECT TO CONTRACT MANAGEMENT AND MAINTENANCE SERVICES TO A THIRD PARTY TO ENSURE PROPER IMPLEMENTATION.

1.2 MONITORING METHODOLOGY
AREAS OF NATURALIZED RE--VEGETATION WILL BE MONITORED FOLLOWING METHODOLOGIES AS OUTLINED HEREIN. MEANDER SURVEY MONITORING WILL BE PERFORMED ON AN ANNUAL BASIS FOR THREE YEARS AFTER PLANTING IS SUBSTANTIALLY COMPLETE, OR UNTIL THE LANDSCAPE IS ACCEPTED BY THE VILLAGE. ANNUAL VEGETATION MONITORING WILL OCCUR IN AUGUST, SEPTEMBER, OR EARLY OCTOBER. MEANDER SURVEY METHODOLOGY WILL INVOLVE TAKING 5-10 REPRESENTATIVE SITE PHOTOGRAPHS AND PERFORMING A REVIEW OF AT LEAST 20 PERCENT OF EACH VEGETATIVE COMMUNITY TO IDENTIFY THE FOLLOWING
A.) THE LIMBS OF ALL VEGETATION AREAS BY GENERAL COMMUNITY TYPE AND DOMINANT SPECIES WITHIN EACH PLANTING ZONE
B.) ALL PLANT SPECIES IN EACH PLANTING ZONE
C.) THE APPROXIMATE PERCENT GROUND COVER BY NATIVE SPECIES WITHIN EACH PLANTING ZONE
D.) THE PERCENT GROUND COVER BY NON-NATIVE OR INVASIVE SPECIES IN EACH PLANTING ZONE
E.) EROSION AND SEDIMENTATION PROBLEMS
F.) WATER LEVEL OR DRAINAGE PROBLEMS
G.) AREAS OF BARE SOIL LARGER THAN ONE SQUARE METER
H.) OBSERVATIONS ON SPECIFIC MANAGEMENT STRATEGIES NECESSARY TO ACHIEVE ACCEPTANCE REQUIREMENTS

1.3 REPORTING REQUIREMENTS
THE OWNER WILL PROVIDE THE VILLAGE WITH NOTIFICATION 24-HOURS PRIOR TO THE START OF PLANTING INSTALLATION. FOLLOWING SUBSTANTIAL COMPLETION, THE OWNER WILL DOCUMENT THAT NATURAL AREA LANDSCAPE RE-VEGETATION HAS BEEN COMPLETED. NURSERY PACKING LISTS INDICATING THE SPECIES AND QUANTITIES OF MATERIALS INSTALLED WILL ACCOMPANY THIS NOTICE.

IN ADDITION, THE OWNER (OR DESIGNATED REPRESENTATIVE) WILL SUBMIT AN ANNUAL MONITORING REPORT TO THE VILLAGE OF FRANKFORT BY FEBRUARY 28TH OF THE FOLLOWING YEAR EVALUATING THE PROGRESS OF THE NATURALIZED LANDSCAPE TOWARD DESIGN GOALS. THE REPORT WILL CONTAIN LOCATION MAP, A SUMMARY OF ANNUAL MONITORING OBSERVATIONS, A DESCRIPTION OF MANAGEMENT PERFORMED DURING THE YEAR, A TABULAR SUMMARY OF ANNUAL PROGRESS RELATIVE TO ACCEPTANCE STANDARDS, AND A LIST OF RECOMMENDATIONS FOR MANAGEMENT DURING THE UPCOMING YEAR.

1.4 ACCEPTANCE REQUIREMENTS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION IN THE STORMWATER FACILITY WILL BE BASED ON THE FOLLOWING ITEMS. THE ATTAINMENT OF THESE ITEMS IS EXPECTED TO RESULT IN ACCEPTANCE OF LANDSCAPE IMPROVEMENT BY THE VILLAGE OF FRANKFORT WITHIN 3 MONTHS OF SEED INSTALLATION (OR 3 MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING) AT LEAST 90% OF THE SEEDED AREA AS MEASURED BY AERIAL COVER. WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION.
NATURALIZED LANDSCAPE SHALL HAVE MORE THAN ONE SQUARE METER DEVOID OF VEGETATION, AS MEASURED BY AERIAL COVERAGE
SEEDED AREAS SHALL HAVE NO RILLS OR GULLIES GREATER THAN 4 INCHES WIDE BY 4 INCHES DEEP, AND BASIN SHORELINE SHALL NOT HAVE MORE THAN 6 INCHES CUT AS A RESULT OF EROSION
AREAS SEEDED AS TURF GRASS OR LOW-MAINTENANCE TURF SHALL HAVE 95% GROUND COVER
EMERGENT AREAS SHALL HAVE A MINIMUM OF 35% GROUND COVER (AVG. 50%) AND OTHER WETLAND AND PRAIRIE AREAS SHALL HAVE A MINIMUM OF 35% GROUND COVER (AVG. 60%) BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE SPECIES WITH NATIVE COEFFICIENT OF CONSERVATIONS (C-) VALUES 2 (PER SWINK AND WILHELM 1994 OR MORE CURRENT VERSION)
NATURALIZED LANDSCAPES SHALL HAVE A MINIMUM OF 30% PRESENCE BY SPECIES SEEDED OR PLANTED FOR THE PERMANENT MATRIX C--VALUES 2 (PER SWINK AND WILHELM 1994 OR MORE CURRENT VERSION)
INSTALLED WOODY MATERIALS SHALL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE SPECIES
NO MORE THAN 25% OF ANY SPECIFIC PLANT COMMUNITY SHALL BE INDIVIDUALLY OR COLLECTIVELY DOMINATED BY NON-NATIVE OR WEEDY SPECIES
NONE OF THE THREE MOST DOMINANT SPECIES MAY BE NON-NATIVE WEEDY, INCLUDING BUT NOT LIMITED TO CANADA THISTLE, COMMON REED, REED CANARYGRASS, SWEETCLOVER, KENTUCKY BLUEGRASS, PURPLE LOOSESTRIPE, BARNYARD GRASS, OR SANDBAR WILLOW UNLESS INDICATED ON TCH APPROVED PLANTING PLAN
CATTAILS DO NOT COUNT TOWARDS THE 25% WEED CRITERION PROVIDED THEY REPRESENT NO MORE THAN 20% COVER

ALTHOUGH NOT ACCEPTANCE REQUIRE,INS, THE FOLLOWING MILESTONES WILL BE ASSESSED FOR YEAR 2 NATURAL LANDSCAPE DEVELOPMENT TO HELP DETERMINE THE NEED FOR AND LEVEL OF MANAGEMENT APPROPRIATE TO ACHIEVE YEAR 3 LANDSCAPE ACCEPTANCE
MIN. GROUND COVER OF 25% BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE WITH C-VALUE 2
MIN. PRESENCE OF 20% BY SPECIES SEEDED OR PLANTED FOR THE PERMANENT MATRIX AND/OR NATIVE SPECIES WITH C--VALUE 2

SECTION 2.0 NEAR TERM MANAGEMENT FOR NATURALIZED LANDSCAPES
NEAR-TERM (IE 3-YEAR) MANAGEMENT FOR NATURALIZED LANDSCAPES ASSOCIATED WITH ABBY WOODS PHASE II WILL INVOLVE MONITORING AND MANAGEMENT TO PROMOTE GERMINATION AND ESTABLISHMENT OF DESIRED PLANTS. THE FOLLOWING IS A NEAR TERM MAINTENANCE PLAN FOR NATURALIZED LANDSCAPES ASSOCIATED WITH THE DEVELOPMENT

2.1 NEAR--TERM MANAGEMENT TASKS

FOR SEVERAL YEARS AFTER INSTALLATION, NATURALIZED LANDSCAPES WILL BE ON MANAGED ON A REGULAR BASIS TO ENSURE SUCCESSFUL ESTABLISHMENT. SITE CHARACTERISTICS INFLUENCE HOW MANAGEMENT AND MAINTENANCE TECHNIQUES ARE IMPLEMENTED. VEGETATION MANAGEMENT ACTIONS MAY DIFFER FROM THE TASKS AND FREQUENCIES INDICATED BELOW BASED ON SPECIFIC RECOMMENDATIONS FROM VILLAGE--APPROVED NATIVE LANDSCAPE SPECIALIST

2.1.1 UNDESIRABLE PLANT CONTROL

THE OWNER ACKNOWLEDGES THAT IT IS BEST TO PERFORM CORRECTIVE ACTIONS FOR VEGETATION MANAGEMENT EARLY IN THE RE--VEGETATION EFFORT. AGGRESSIVE AND/OR NON-NATIVE SPECIES WILL BE MANAGED SUCH THAT THEIR PRESENCE AND DENSITY DOES NOT THREATEN THE ATTAINMENT OF ACCEPTANCE REQUIREMENTS

DEPENDING ON THE TYPE OF PLANT TARGETED, CONTROL OF UNDESIRABLE PLANT SPECIES MAY INVOLVE REMOVING ALL ABOVE-GROUND AND BELOW-GROUND STEMS, ROOTS, AND FLOWER MOSSES PRIOR TO DEVELOPMENT OF SEEDS. WEEDING WILL AVOID DAMAGING THE NATIVE PLANTINGS AND BE TIMED TO PREVENT DEVELOPMENT OF WEE SEEDS. THE ABILITY TO DIFFERENTIATE BETWEEN WEEDS AND NATIVE SEEDLINGS IS IMPORTANT. PLANTS MAY BE LEFT UNTREATED UNTIL THEY CAN BE POSITIVELY IDENTIFIED.

VARIOUS MEANS OF WEED CONTROL WILL BE EMPLOYED AS APPROPRIATE, AND MAY INCLUDE MECHANICAL CONTROL, CHEMICAL CONTROL AND/OR BIOLOGICAL CONTROL
MECHANICAL CONTROL: MECHANICAL CONTROL OF NUISANCE PLANT TYPICALLY INCLUDES CUTTING, MOWING, AND/OR THE DIGGING UP INDIVIDUAL PLANTS BY HAND. IN MAY CASES, CUTTING OR MOWING A PLANT BEFORE ITS SEEDS MATURE WILL MINIMIZE FURTHER SPREAD. CUTTING OR MOWING CLOSE TO THE GROUND SURFACE WITH A WEED EATER OR HAND SCYTHE CAN BE AN EFFECTIVE MEANS OF CONTROL FOR SPECIES SUCH AS SWEET CLOVER, VARIOUS THISTLES AND RAGWEED. FOR GENERAL MOWING OF SWATHS OF VEGETATION, MOWERS WILL BE SET TO A HEIGHT OF 12+ INCHES ABOVE THE GROUND OR TO A HEIGHT THAT TREATS WEEDY SPECIES YET MINIMIZES IMPACTS ON DESIRABLE PLANTS.
CHEMICAL CONTROL: WHEN EMPLOYED IN CONJUNCTION WITH PRESCRIBED BURNING AND MECHANICAL CONTROL, THE JUDICIOUS USE OF HERBICIDES CAN BE AN IMPORTANT COMPONENT OF MANAGEMENT PROGRAMS FOR CONTROLLING WEEDS. SOME WEEDS ARE CONTROLLED MORE EFFECTIVELY BY CHEMICAL TREATMENT THAN BY MOST MECHANICAL MEASURES
FOR AGGRESSIVE WEEDS, AN HERBICIDE WILL BE APPLIED. THE USE OF PREVENTATIVE HERBICIDES WILL BE LIMITED TO PROBLEM AREAS
WICK APPLICATION WILL BE PREFERRED OVER SPRAY APPLICATION\
SPRAY APPLICATIONS, IF NECESSARY, SHALL NOT BE USED ON GUSTY DAYS
BIOLOGICAL CONTROL: AN ALTERNATIVE TO CHEMICAL TREATMENT, USE OF BIOLOGICAL CONTROLS PURPLE LOOSESTRIPE WILL BE CONSIDERED PROVIDED SITE CONDITIONS ARE APPROPRIATE TO SUPPORT AND MAINTAIN THE INSECT POPULATION.

2.1.2 WILDLIFE MANAGEMENT

IT IS GENERALLY ACCEPTED THAT THE LONG--TERM USE OF EVEN THE MOST BENIGN PESTICIDES HAS EFFECTS ON WILDLIFE THAT ARE STILL RARELY RESEARCHED. THEREFORE, PESTICIDES WILL NOT BE USED BOARDLY OR ROUTINELY AT THE MITIGATION SITE.

2.1.4 FERTILIZER APPLICATION

A CONSERVATIVE APPROACH TO FERTILIZERS WILL BE TAKEN. TURF MANAGEMENT CHEMICALS WILL NOT BE USED WITHIN AREAS OF NATURALIZED PLANTINGS

2.1.5 DEBRIS MANAGEMENT

DEBRIS WILL BE REMOVED FROM THE DEVELOPMENT AREA EVERY OTHER MONTH BETWEEN MARCH AND NOVEMBER. DEBRIS WILL BE DISPOSED OF AT AN APPROPRIATE OFF--SITE TRASH RECEPTACLE OR HAULED TO AN APPROVED DUMP SITE.

2.2 SCHEDULE OF NEAR--TERM MANAGEMENT ACTIVITIES

2.2.1 TYPICAL 1ST YEAR MANAGEMENT ACTIONS
TO PREVENT WEED SEED DEVELOPMENT, MOWING TO A HEIGHT OF 6 INCHES WILL BE PERFORMED WHEN VEGETATION REACHES A HEIGHT OF 12 INCHES
WEEDING PRACTICE WILL AVOID DAMAGING NATIVE PLANTINGS
DEBRIS AND LITTER WILL BE DISPENSED AT AN APPROPRIATE OFF SITE TRASH RECEPTACLE

2.2.2 TYPICAL 2ND YEAR ACTIONS
THE SEEDED AREAS WILL BE MOWED TO THE GROUND AS CLOSE AS POSSIBLE IN EARLY SPRING AND CUTTINGS RAKED OR BAGGED.
WEED MANAGEMENT WILL EMPHASIZE BIENNIAL AND PERENNIAL WEEDS. PROPER WEED CONTROL MAY REQUIRE MULTIPLE TREATMENTS
OTHER MANAGEMENT PRACTICES WILL INCLUDE LITTER REMOVAL, ACCESS RESTRICTION ENFORCEMENT, AND EROSION CONTROL, INSECT/PEST CONTROL, RESEEDING/REPLANTING, WILDLIFE MANAGEMENT AS DETERMINED ON A QUARTERLY BASIS.

2.2.3 TYPICAL 3RD YEAR MANAGEMENT ACTIONS
TYPICAL MANAGEMENT IN THE 3RD GROWING SEASON INVOLVE THE USE OF PRESCRIBED FIRE IN COMBINATION WITH MECHANICAL AND CHEMICAL METHODS FOR CONTROLLING BIENNIAL AND PERENNIAL WEEDS
A PERMIT WILL BE OBTAINED FROM THE ENVIRONMENTAL PROTECTION AGENCY PRIOR TO CONDUCTING A PRESCRIBED BURN. A BURN WILL OCCUR MID OCTOBER -- APRIL AS WEATHER AND SITE CONDITIONS PERMIT. NOTICE MUST BE OBTAINED FROM THE VILLAGE AND LOCAL AUTHORITIES PRIOR TO A BURN.
MANAGEMENT OF WEEDS, DEBRIS AND LITTER REMOVAL, ACCESS RESTRICTION ENFORCEMENT, EROSION CONTROL AND REPAIRS. INSECT/PEST CONTROL, RESEEDING/REPLANTING, WILDLIFE MANAGEMENT

SECTION 3.0 LONG TERM MANAGEMENT FOR NATURALIZED LANDSCAPES

TRADITIONAL TURFGRASS MAINTENANCE PRACTICES ARE NOT APPROPRIATE FOR NATURALIZED LANDSCAPES. PROPER MANAGEMENT IS ESSENTIAL AND WILL BE PERFORMED BY PARTIES EXPERIENCED IN NATIVE LANDSCAPE MAINTENANCE

3.1 CONTACT INFORMATION

DYNAMIC M.D. OR AN AUTHORIZED REPRESENTATIVE WILL BE RESPONSIBLE FOR THE TIMELY EXECUTION OF ALL LONG--TERM MAINTENANCE ACTIVITIES WITHIN THE NATURALIZED LANDSCAPE. THE FOLLOWING PARTY SHOULD BE CONTACTED REGARDING MANAGEMENT ACTIVITIES

NAMES, ADDRESSES, CONTACTS AND TELEPHONE NUMBERS OF THE PROPERTY OWNER(S).

NAMES, ADDRESSES, CONTACTS AND TELEPHONE NUMBERS OF THE PARTY RESPONSIBLE FOR OPERATIONS AND MAINTENANCE

3.2 PROHIBITIVE ACTIVITIES

THIS SECTIONS OUTLINES VARIOUS ACTIVITIES RESTRICTED OR PROHIBITED WITHIN AREAS OF LANDSCAPING EXCEPT AS NEEDED TO ACHIEVE AND MAINTAIN A NATURALIZED LANDSCAPE

DUMPING OF YARD WASTE OR DEBRIS\
REPLACEMENT OF APPROVED VEGETATION WITH NON--APPROVED MATERIALS
CONSTRUCTION OR PLACEMENT OF STRUCTURES
APPLICATION OF PESTICIDES FERTILIZER OR HERBICIDES
MOWING OTHER THAN FOR MEETING SPECIFIC MANAGEMENT GOALS
COMMERCIAL, INDUSTRIAL, AGRICULTURAL, RESIDENTIAL DEVELOPMENTS, BUILDINGS OR STRUCTURES INCLUDING BIT NOT LIMITED TO SIGNS, BILLBOARDS, OTHER ADVERTISING MATERIAL OR OTHER STRUCTURES
REMOVAL OR DESTRUCTION OF TREA OR PLANTS, MOWING, DRAINING, PLOWING MINING, REMOVAL OF TOPSOIL, SAND, ROCK, GRAVEL, MINERALS OR OTHER MATERIAL OPERATION OF SNOWMOBILES, DUNE BUGGIES, MOTORCYCLES, ALL TERRAIN VEHICLES OR ANY OTHER TYPES OF MOTORIZED VEHICLES.

VILLAGE APPROVAL WILL BE OBTAINED FOR ANY AMENDMENTS THAT ALTER THE SITE BEYOND THE APPROVED DESIGN CONDITION. THE LAND USE RESTRICTIONS MAY BE CHANGES, MODIFIED OR REVOKED ONLY UPON WRITTEN APPROVAL OF OF THE VILLAGE

3.3 LONG--TERM MANAGEMENT TASKS

LONG--TERM MAINTENANCE OF NATURALIZED LANDSCAPES INVOLVE SIGNIFICANTLY LESS EFFORT AND COST THAN FOR LANDSCAPES VEGETATED WITH TRADITIONAL TURFGRASS. ROUTINE MAINTENANCE ACTIVITIES FOR NATURALIZED LANDSCAPES INCLUDE DEBRIS MANAGEMENT INSPECTIONS, VEGETATION MAINTENANCE, AND PEST SPECIES MANAGEMENT. NON--ROUTINE MAINTENANCE AND MANAGEMENT ACTIONS ARE PERFORMED AS SITE SPECIFIC CONDITIONS WARRANT AND INCLUDE SEDIMENT/POLLUTANT REMOVAL, STRUCTURE, REPLACEMENT AND REPLANTING. TABLE 2 PRESENTS A GENERAL SCHEDULE FOR TYPICAL ACTIVITIES WITH LONG--TERM MANAGEMENT OF NATURALIZED LANDSCAPES

3.3.1 DEBRIS AND LITTER MANAGEMENT

DEBRIS AND LITTER WILL BE REMOVED EVERY OTHER MONTH BETWEEN MARCH 1 TO OCTOBER AND DISPOSED OF AT AN APPROPRIATE OFF--SITE TRASH RECEPTACLE

3.3.2 STRUCTURAL MANAGEMENT

WATER CONTROL STRUCTURES WILL BE INSPECTED QUARTERLY WITHIN 24 HOURS OF EACH MAJOR RAINSTORM. INSPECTIONS WILL CONFIRM THAT THE RESTRICTOR IS NOT CLOGGED AS WELL AS INCLUDE AN EVALUATION ON THE STABILITY OF THE OUTLET, EMBANKMENTS AND INLETS. OBSERVATIONS WILL BE MADE IN THE PRESENCE AND EXTENT OF EROSION, LACK OF VEGETATION, OR OTHER PROBLEMS SUCH AS SOIL CRACKING, THE OUTLET/INLET STRUCTURE DEGRADATION, SINKHOLES, OR WET AREAS ON SLOPES
CAPTURE SEDIMENT AND POLLUTANTS EVENTUALLY RESULT IN A DECREASE IN POOL VOLUME NAD/OR WATER QUALITY. THE NEED FOR SEDIMENT REMOVAL IS EXPECTED WHEN THE POOL VOLUME IS REDUCED BY 15--20 PERCENT.

3.3.3 VEGETATION MANAGEMENT

LONG--TERM MANAGEMENT ACTIONS EMPHASIZE REGULAR PRESCRIBED BURNING, ACCOMPANIED HERBICIDE, MOEING, COMBINATION OF THESE PRACTICES.
PRESCRIBED BURNING: ESTABLISHED NATURALIZED LANDSCAPES WILL BE BURNED EVERY 2--3 YEARS. LARGER AREAS TO BE DIVIDED AND ONLY A PORTION BURNED EACH YEAR.
BURNING IS TO BE CONDUCTED BY A QUALIFIED BURN CONTRACTOR
PERMISSION IS NEEDED BY LOCAL AUTHORITY TO PERFORM A BURN
MECHANICAL CONTROL -- MOWING OR DIGGING UP OF PLANTS
THE TIMING AND HEIGHT OF MOW DEPENDS ON SPECIES -- TYPICALLY 12--18 INCHES HIGH
HARD PULLING OR DIGGING CAN PROVIDED CONTROL IF THERE ARE FEWER THAN 100 PLANTS
HERBICIDE TREATMENT TO BE PERFORMED BY LICENSED PROFESSIONAL

3.3.4 PESTICIDES AND FUNGICIDE USE

PESTICIDES WILL NOT BE USED BROADLY OR ROUTINELY.

3.3.5 OTHER MANAGEMENT ACTIONS

ON A PERIODIC BASIS FEES ARE COLLECTED TO COVER MAINTENANCE COSTS WILL BE REEVALUATED AND UPDATED WITH CONTRACTORS WILL BE RENEWED AND CONTACT INFORMATION WILL BE UPDATED ON THE PROJECT



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FRANKFORT, ILLINOIS

LANDSCAPE
NOTES

L1.1

By Christopher Gruba at 9:53 am, Apr 01, 2024



EXHIBIT 6B
JUNE 2007

1. THE EXISTING STREETLIGHT AT WATERVIEW TRAIL IS AN ORNAMENTAL LIGHT FIXTURE.
2. THE EXISTING STREETLIGHTS ON THE NORTH SIDE OF ST. FRANCIS ROAD NEAR THE EAST AND WEST LINES OF THE SITE ARE MAST ARM LIGHT FIXTURES.
3. THE LIGHT FIXTURES PROPOSED FOR THE SITE ARE VILLAGE OF FRANKFORT STANDARD ORNAMENTAL LIGHT FIXTURES, EXCEPT THE HEIGHT IS REDUCED TO 12' MAXIMUM (PER ZONING ORDINANCE).
4. NUMBER OF LIGHT FIXTURES PROPOSED IS FIVE (5)

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**CIVIL ENGINEERING
SURVEYING**

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

APPROVED: RFV

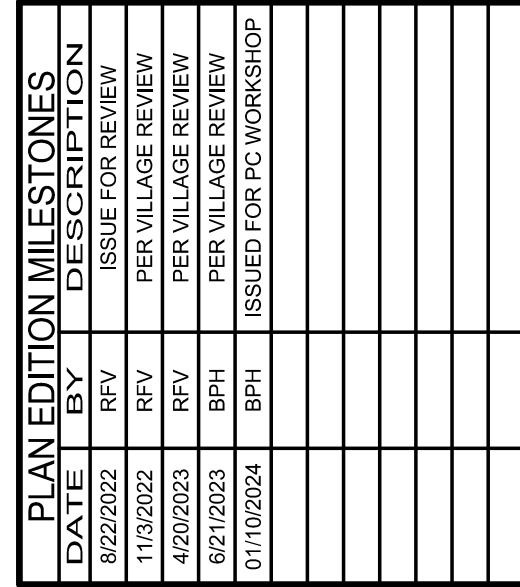
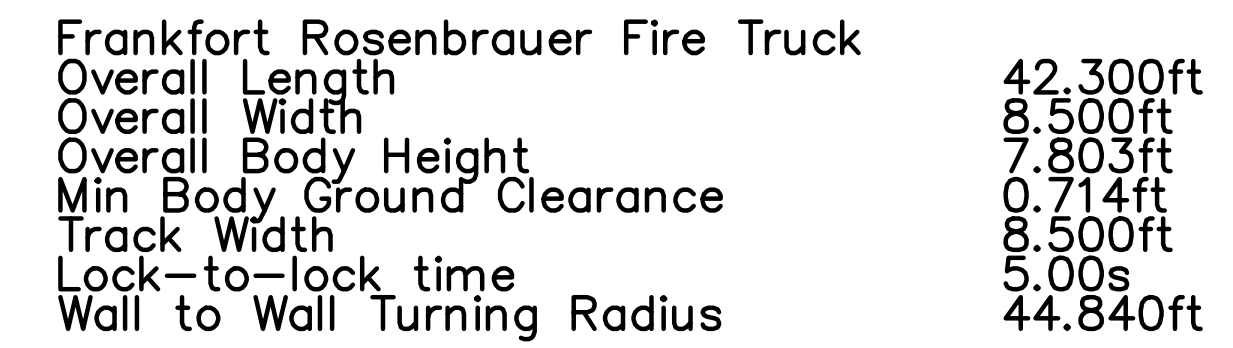
PRELIMINARY LIGHTING PLAN

1

OF

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By Christopher Gruba at 9:53 am, Apr 01, 2024



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www.mg2a.com

DESIGN:	RFV
DRAWING:	NIB
CHECKED:	RFV
APPROVED:	RFV

ABBAY WOODS NORTH
STEVEN BEEMSTERBOER
ST. FRANCIS ROAD FRANKFORT, ILLINOIS

PRELIMINARY FIRE TRUCK TURNING PLAN

SHEET NO.

1

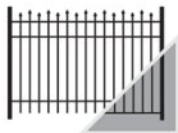
OF

JOB NO. 21-697

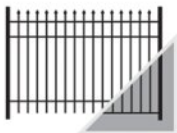
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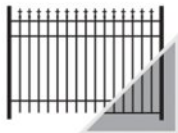
Jerith Legacy Styles



#100 (FB)



#101 (FB)



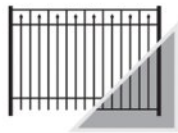
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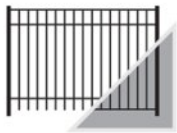
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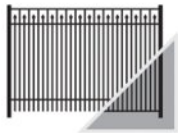
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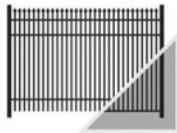
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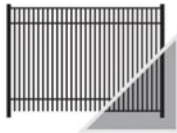
#202 (FB)



#400 (FB)



#401 (FB)



#402 (FB)