



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

**Thursday, May 25, 2023
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of May 11, 2023**
- 4. Public Hearing: 20500 S. La Grange Road, Unit 6A – Sage Salon (Ref#106)**
Request: Special Use Permit for Personal Services to operate a hair salon in the B-4 Office District at 20500 S. La Grange Road, Unit 6A, Frankfort, IL, 60423 (PIN: 19-09-16-400-031-0000).
- 5. Public Hearing: 9503 Gulfstream Road, Unit A – Nerradical Ridez LLC (Ref#109)**
Request: Special Use Permit for motorcycle sales and service (aftermarket parts and accessories installation) in the I-1 Limited Industrial District, for the property located at 9503 Gulfstream Road, Unit A, Frankfort, Illinois (PIN: 19-09-34-302-004-0000).
- 6. Workshop: Abbey Woods North**
Future Public Hearing Request: Annexation, Rezoning, and Final Plat of Re-subdivision to create a 26-lot single-family residential subdivision (PIN: 19-09-15-300-019-0000).
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business**
- 10. Attendance Confirmation (June 8, 2023)**
- 11. Adjournment**

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



MINUTES

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

May 11, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Schaeffer called the meeting to order at 6:32 PM

Commissioners Present: Chair Nichole Schaeffer, Brian James, Dan Knieriem, Will Markunas, David Hogan, Paula Wallrich

Commissioners Absent: Jessica Jakubowski

Staff Present: Director of Community and Economic Development Mike Schwarz, Senior Planner Christopher Gruba

Elected Officials Present: None

A. Approval of the Minutes from April 27th, 2023

Motion (#1): To approve the minutes from April 27th, 2023.

Motion by: Knieriem Seconded by: Markunas

Approved: (4-0, Commissioners Hogan and Wallrich Abstained)

Chair Schaeffer swore in members of the public who wanted to provide testimony.

B. Public Hearing: 99 N. White Street – Quinlan/Aarts Residence

Chris Gruba presented the staff report.

Chair Schaeffer invited the applicants to the podium. Kimberly Quinlan approached the podium.

Commissioner Wallrich stated that she noticed a discrepancy between the rendering and the plans.

Kimberly Quinlan responded that the front entry had been widened. The Commission/Board may not have the most current plans.

Commissioner Wallrich stated that she liked the colonial style window above the front entry. She also liked the addition of the stone.

Kimberly Quinlan confirmed that the 3D rendering is what they are proposing.

Commissioner Wallrich asked about the Village's desire for the missing sidewalk on Bowen Street.

Mike Schwarz stated that he will confirm with the Department of Public Works that cash in lieu of a sidewalk will be acceptable versus installing the sidewalk as part of the construction of the home.

Commissioner Markunas asked the applicant if any house walls were moving on the lot due to the widening of the front entry.

The applicant stated that they were not making any changes to the proposed exterior walls.

Chris Gruba stated that a condition could be attached to the 1st floor masonry variation that the elevations be updated to match the rendering.

Commissioner Schaeffer asked if there were any other members of the public wanting to speak. There were none.

Motion #2: Close the public hearing.

Motion by: James

Seconded by: Wallrich

Approved: (6-0)

Chair Schaeffer asked the members if there were any comments on the first variation request related to first floor exterior materials. Commissioner Markunas stated that the proposed building elevations look nice. There were no other comments.

Chair Schaeffer asked the members if there were any comments on the second variation request related to a reduction in the minimum lot area as required by the Zoning Ordinance. There were no comments.

Chair Schaeffer asked the members if there were any comments on the third variation request related to a reduction in the minimum lot area as required by the Subdivision Ordinance. There were no comments.

There was a brief discussion about whether or not the last two variations should be combined. It was decided that separate motions were preferred.

Motion (#3): To approve a variation related to 1st floor building materials subject to the condition that the building elevations be updated to match the color building rendering

Motion by: Knieriem

Seconded by: James

Approved: (6-0)

Motion (#4): To approve a variation related the minimum lot area per the Zoning Ordinance

Motion by: James

Seconded by: Wallrich

Approved: (6-0)

Motion (#5): To approve a variation related the minimum lot area per the Land Subdivision Regulations

Motion by: Markunas

Seconded by: Wallrich

Approved: (6-0)

Motion (#6): To approve the Benjamin's Way Plat of Subdivision, subject to the condition that the applicants shall either install a public sidewalk along the Bowen Street property frontage as required by the Land Subdivision Regulations, or shall provide the equivalent cash-in-lieu amount of said sidewalk, subject to the approval of the Department of Public Works.

Motion by: Wallrich

Seconded by: Hogan

Approved: (6-0)

C. Public Hearing: 8563 Stone Creek – Maida Residence

Chris Gruba presented the staff report.

He further explained the landscape height limitation and stated that perhaps the plantings can be swapped out to comply.

The applicant Jordan Snapp Maida stated her request. She stated that she received special approval from the HOA. This fence is in her back yard.

Chair Schaeffer asked if there were any initial questions from the other members.

Commissioner Markunas asked if she received any of the Certified Mail green cards back.

The applicant responded yes just today. She submitted these for the record. She added that several neighbors were not able to send her letters of support today.

Commissioner Hogan asked staff to clarify the fence height requirement.

Chris Gruba provided a response.

Commissioner Wallrich asked about the scale of the plan in the packet versus the aerial exhibit.

Chris Gruba responded that the survey in the packet was to scale whereas the Landscape Plan or Fence Plan was not exactly to scale.

Commissioner Wallrich discussed the need to meet the Findings of Fact. She does not believe that there is a hardship. She stated that the 4' landscaping could deter a dog. She found other homes in the neighborhood that met Code. She asked why her property is any different than those.

Ms. Snapp Maida stated that her request is for the safety of her child. There is a property near the park that has a taller fence at the SWC of High Stone and Pine Ridge (8581).

Chair Schaeffer asked if there were any other initial questions from the members.

Commissioner Markunas asked if the applicant would be comfortable with a 4' fence.

Ms. Snapp Maida replied that she would not.

Commissioner Markunas asked if the home to the north has a fence.

Ms. Snapp Maida stated that they just installed one. The neighbor has a pitbull.

With no other initial questions, Chair Schaeffer asked if there was anyone from the public that wanted to provide testimony. There was no response.

Motion #7: Close the public hearing.

Motion by: Markunas

Seconded by: Hogan

Approved: (6-0)

Commissioner Knieriem stated that this is a civil matter. Adults should have conversations. If there is an issue with the dog, she can contact the Police.

Commissioner James stated that he also has a neighbor with a Pitbull. He and his neighbor do not have fences. He does not see that there is a hardship.

Commissioner Wallrich suggested that an invisible fence might be an option even though it would add an expense for the neighbor.

Commissioner Hogan asked the applicant if landscaping could be used for a barrier instead.

Ms. Snapp Maida responded that she prefers not to go with that option.

Chair Schaeffer summarized that there is no hardship. She stated that they could try to work with her on a combination of fence and landscaping.

Commissioner Wallrich clarified that if the applicant can comply with Code, then there is no need for the PC/ZBA to take action.

Chris Gruba stated the voting options for the PC/ZBA.

Commissioner Markunas suggested that the applicant request to table.

Commissioner Wallrich stated that there is nothing to work out.

Motion (#8): To re-open the Public Hearing.

Motion by: Markunas

Seconded by: James

Approved: (6-0)

Motion (#9): To keep open and continue the Public Hearing to June 8, 2023.

Motion by: Knieriem

Seconded by: James

Approved: (6-0)

D. Public Hearing: 7654 W. Lincoln Highway – Circle K Redevelopment

Mike Schwarz presented the staff report.

The PC/ZBA paused the meeting for a break at 8:04 pm.

The PC/ZBA reconvened at 8:12 pm.

The applicant, Ryan Swanson, approached the podium to provide additional information.

Commissioner Knieriem asked what the relationship is between Circle K and Shell. Mr. Swanson noted that in the Chicagoland area, Circle K uses Shell branding and sell Shell

fuel. Commissioner Knieriem questioned whether Circle K usually stands alone and Mr. Swanson responded yes.

Mr. Swanson noted that since the last workshop meeting, they had been refining the engineering for the property and they think they have settled on a good product and design. He noted the following:

- Due to the existing drive-through for the bank to the east, it did not make sense to connect the two properties with a vehicle connection, which would have been awkward.
- There are currently 5 gas dispensers in an odd configuration.
- The gas station is very busy on any given day and that it is profitable.
- A sidewalk connection was added to the building, added many more trees and greenspace.
- The closing of two of the four driveways helped add more greenspace, albeit mostly in the right-of-way.
- The monument sign would replace the pylon sign.
- There is no on-site detention now, but that underground stormwater chambers would be installed on site.
- The site meets and exceeds the landscaping requirements.
- The traffic circulation is much improved and motorists would no longer be blocked in as they are currently.
- There would be diesel sales.
- They looked into masonry columns at the corners of the building but that it didn't look right so they didn't include it.
- The design is a newer prototype for Circle K. The building does have full parapets to screen rooftop mechanical units.
- Substantial right-of-way was dedicated to Route 30 which reduces the depth of the site. From the back of the curb of Lincoln Highway to the paved area under the canopy is approximately 32' of greenspace, although mostly within the right-of-way.

- They looked at purchasing some land from the bank to the north of the subject property, but there is a water and sewer line in this small strip, making this land somewhat unusable for their needs.
- Regarding the size of the ground sign, it was the height of the gas price numbers that determined the rest of the size of the sign. They wanted the numbers to be at least 3' tall to be clearly visible to motorists, giving them enough time to see the price and decide to make the turn to enter the gas station.
- The Shell branding “red bars” are very important for the canopy.

Chair Schaeffer asked the Commission for comments regarding the use of the property per the 2019 Comprehensive Plan. All commissioners agreed that it complied with the 2019 Comprehensive Plan. Commissioner Wallrich asked staff what the land to the north was designated for in the 2019 Comprehensive Plan. Staff noted that it was slated for single-family residential. Commissioner Wallrich noted that because it was residential that there should be more of a landscape buffer provided between the gas station and the land to the north. She thought that the applicant should investigate purchasing land from the bank, which may be of very little value to the bank, to use for a wider landscape buffer. This would provide a better separation between the gas station and any future residents when the land to the north is developed.

Chair Schaeffer asked whether this 20' wide easement owned by the bank is buildable.

Commissioner Knieriem noted that landscaping could still be planted in the utility easement but that it may need to be removed in the future if utility work were required. He noted that there is already over 30' of greenspace between the gas canopy and the street, so even though it's mostly located in the right-of-way it still functions as greenspace.

Commissioner James asked whether there was actually enough room to construct single-family homes on the property to the north. Commissioner Hogan agreed that single-family homes to the north is likely unfeasible.

Chair Schaeffer noted that although the 2019 Comprehensive Plan should be followed as much as possible, conditions are subject to change and that there is not a high likelihood that the property to the north would be developed for single-family homes.

Schwarz noted that the bank may not want to sell this 20' wide strip of land at all.

Commissioner Knieriem asked if the applicant still had room to plant additional trees on the subject property along the north property line. Chair Schaeffer agreed with this recommendation. Mr. Swanson noted that there is a gap behind the building in which additional landscaping could be planted, although there is a significant drop off on the

north side so they may need to be creative with plantings. Chair Schaeffer thanked Mr. Swanson for all the additional landscaping that was included since the workshop.

Chair Schaeffer asked the Commission for comments regarding the proposed zoning and Special Use permits, specifically about liquor sales and the proposed use as a gas station.

Commissioner Knieriem said that there have been some policing issues in the past in the area of Route 30 and Harlem. He does not support the sales of liquor until 1 am. Mike Schwarz noted that the Village would not allow liquor sales as late as 1 am, nor are they seeking 24-hour sales. Chair Schaeffer said she thought that the County allows 24-hour liquor sales and that the property is currently located in the County.

Commissioner Wallrich said that she was involved special use permits for liquor sales for properties on Laraway and Wolf, both of which were annexations. At the time, the Village was in a strong position to negotiate the terms of the annexation agreements. She feels that the Village is also in a strong position to negotiate today with Circle K's current request.

Mr. Swanson said that Circle K is willing to negotiate the hours of operation. However, this location currently does very well revenue-wise and that they may opt to remain in the County if the Village requested too much. Commissioner Wallrich said that both the Village and Circle K should be able to work together to the benefit of both parties. She said that Circle K has made a lot of concessions already.

Mike Schwarz stated that in the proposed building, no more than 10 percent of the customer floor area, or 324 square feet, may be devoted to the sale of alcohol. As proposed, they would have refrigerated section of 301 square feet with the remaining 23 square feet non-refrigerated, complying with the maximum area which is permitted.

Chair Schaeffer next asked for comments regarding the site plan.

Commissioner Hogan said that the size of the proposed entrance along Route 30 seemed a little narrow. Mr. Swanson said that the widest driveway permitted by IDOT is 35', which is what they are proposing (inside the curbs). He noted that this width does make it wide enough for fuel trucks to enter. Commissioner Hogan said he was worried about the speed of traffic on Route 30 and if motorists could safely slow down to enter the site considering the width of the driveway.

Commissioner Wallrich said it was great that they reduced the number of access points from 4 to 2. Mr. Swanson said that they have conceptual approval from IDOT. Commissioner Wallrich asked that since there are 36 proposed parking spaces, if there should be at least 2 ADA (handicap) spaces. Mr. Swanson responded that there were less than 25 spaces not including those spaces at the fuel pumps, but when the fuel pump

spaces were included, the total rises to 36. He said that he could turn one of the other regular spaces into an ADA space for a total of 2 ADA spaces.

Commissioner Wallrich asked if staff determined the number of employees working on site. Mr. Swanson said that there are typically 2-3 employees on site at any given time. Commissioner Wallrich said she'd like the Commission to comment on the amount of merchandise to be displayed outside. She said that staff had spent a lot of time discussing where outdoor merchandise could be displayed for Home Depot and BP Gas. She wants to have a clear idea for display area and stacking height. She said that in the past, the outdoor display merchandise could not be stacked higher than the bottom of the window on the building (to not obstruct the view of inside the building or looking out of the building). Commissioner Knieriem agreed with this recommendation.

Commissioner Wallrich asked the applicant if they agreed with staff's recommendation for the relocation of the vacuum and air machines as currently depicted on the Site Plan; Mr. Swanson responded that he did.

Chair Schaeffer noted that the applicant is proposing wood fencing around the trash enclosure. Commissioners Wallrich and Knieriem both said they thought that the enclosure should be masonry to match the building.

Commissioner Knieriem asked if the Commission could further clarify the location and height of the outdoor display of merchandise. Chair Schaeffer asked the applicant for his opinion of where and how outdoor merchandise could be displayed. Mr. Swanson said that Circle K is amenable to the Commission's suggestions. He said that they typically display seasonal items and don't have the larger palletized items as much.

Mike Schwarz noted that as an annexation agreement, the outdoor display of merchandise could be more stringent than what the Code allows. He noted that because the proposed building is larger than the existing one, more items for sale could be stored inside the building. He did note that the sales of propane (in tanks within a cage) could be placed outside the building, perhaps on the east side and less visible than in front of the building; Commissioner Markunas agreed with this suggestion. Commissioner Knieriem asked the applicant if they would be amenable to storing bulk materials on the west side of the building instead only instead of the south (front) side. Mr. Swanson said that he would discuss this with Circle K.

Chair Schaeffer said that she would prefer that the propane tanks for sale should only be on the east side of the building. Commissioner Knieriem agreed. Commissioner Hogan said that he's noticed very little merchandise for sale outside of nicer gas stations in the Village. Commissioner Knieriem reiterated his preference for not storing merchandise in front of the building (south elevation). Mike Schwarz noted that the revised site plan would outline the exact places where outdoor merchandise could be displayed. Chair

Schaeffer said that the typical Blue Rhino propane tanks should be stored on the east side and could be taller; they don't have to try to find an undersized cage for the propane.

Chair Schaeffer next asked the Commission for comments regarding landscaping. Mr. Swanson said that there is an underground "chamber" system for stormwater storage in the center of the site. There is also some surface stormwater detention at the southwest corner near the street intersection. Commissioner Knieriem asked if the underground chamber system drained into the storm sewer with a restrictor. Mr. Swanson responded yes.

Commissioner Wallrich noted that some elements on the landscape plan seemed incorrect, such as having the right key codes for the plantings. She also noted that Burning Bushes are now considered invasive species and these should be replaced with something else which is native. She said that the existing landscaping along Route 30 looks full on the landscape plan but looks a little sparse/sickly in reality. She also asked the applicant not to use red stone mulch. She asked the applicant if the existing overhead ComEd electric service line would be buried; Mr. Swanson responded yes.

Chair Schaeffer asked for more evergreens on the landscape plan.

There were no comments regarding the proposed engineering.

Chair Schaeffer asked the Commission for comments regarding the architecture. Commissioner Knieriem said he was comfortable with the proposed "Nichiha" paneling on the building, which is not a cheap material. Commissioner Markunas asked the applicant if Nichiha is a cement board panel. Mr. Swanson responded yes and that it is extremely durable. Chair Schaeffer asked what the lifespan is of Nichiha. Mr. Swanson was not sure but he would investigate that. Mike Schwarz stated that according to a Google search, Nichiha has a 30-year warranty. The Commission also asked Mr. Swanson to check on the lifespan of the proposed wood paneling as well.

Commissioner Wallrich said that she has big concerns about the proposed building materials and that they don't meet the standards for the Village. She said that all other gas stations use solid brick, not thin brick. She said that in the past, the Commission has approved EIFS for accent features only. She said that the building should be stone or brick, like most other commercial buildings in the Village. She said that the faux stone paneling will show visible seams and it doesn't look as good as real brick. She noted that Walgreen's and McDonald's in the Village have real masonry exteriors. She is not in favor of the red band along the top of the building in the front. She also thought that the trash enclosure should be full masonry to match the building. She asked the applicant why they are proposing the materials as noted. Mr. Swanson said that this was mainly a function of cost, especially in light of the large costs for the underground stormwater detention system, pedestrian crossing devices, etc. Commissioner Wallrich said that the Village does not typically accept prototype architecture. For example, Walgreen's and

Steak & Shake, Taco Bell, Aldi, Home Depot and Kohl's in the Village are not their prototype architecture. She said that the Village should look for unique architecture.

Commissioner Markunas didn't believe that the Village has ever approved thin brick on non-masonry products in the past and that not using regular masonry is a concern. He said that Nichiha is typically used for accent features and not entire façades.

Commissioner Wallrich asked the applicant to provide a cost comparison for the proposed materials and regular brick and said that Circle K could petition the Village to use a cheaper material. Commissioner Markunas thanked the applicant for proposing a full parapet height to screen mechanical units completely.

Commissioner Schaeffer then asked the Commission for comments regarding lighting. She asked staff if the proposed lighting met Code or whether a variation was being sought. Mike Schwarz responded that the proposed lighting complies with the Zoning Ordinance. Commissioner Markunas asked staff to provide details for the light poles and that they should incorporate stone bases to match the design of the building.

Commissioner Schaeffer asked the Commission for comments regarding signage. Commissioner Wallrich asked staff if the height of the ground sign was being increased from 6 to 7 feet, not 7 to 8 feet. Mike Schwarz responded that it was from 6 to 7 feet. Commissioner Wallrich asked if this height included the base; Mike Schwarz responded yes. Commissioner Wallrich said she thought that the Shell logo isn't typically depicted on the ground sign. She was concerned that if Shell Gas stopped branding with Circle K, that the Shell logo would be replaced with an image of product sold in the building such as Polar Pop. She was not in favor of advertising products on the ground sign and that this should be a future condition of approval.

Commissioner Knieriem noted that it was the height of the digital display for the gas price numbers that was driving the overall height and dimensions of the ground sign. Commissioner Markunas said that the applicant should revise the sign to meet the standards of the Sign Code. Commissioner James said that at the workshop meeting, the Commission asked the applicant to comply with the Sign Code and that he's not in favor of a 7' tall ground sign.

Commissioner Wallrich noted that BP was allowed a taller ground sign. She said that she's less concerned about height and more concerned about the sign area.

Commissioner Hogan noted that the amount of proposed landscaping would soften the appearance of the size of the sign.

Commissioner Wallrich asked the applicant if they could add a masonry component around the ground sign. She said that if a masonry frame were added around the sides and top of the ground sign, that it would not be counted toward the area or height of the sign. Mike Schwarz confirmed this to be true. Commissioners Schaeffer, Markunas and

Knieriem expressed their preference for this masonry framing. Commissioner Knieriem said that adding a masonry frame around the ground sign could be a compromise for the height and size of the ground sign.

Chair Schaeffer asked for comments regarding the red bar banding and backlighting on the gas pump canopy. All commissioners were in agreement that the red bar should not be backlit.

Commissioner Hogan said that Circle K is proposing the colors for the canopy and that not having it may be a deal-breaker for Circle K.

Commissioner Wallrich noted that the Shell logo would still be placed on the canopy. For comparison, she noted that BP does not have a green band on all sides of the gas pump canopy.

Commissioner James said that this gas station would be one of the first commercial buildings that motorists see when they enter the Village and that it should have a more subdued canopy. Commissioners Schaeffer and Markunas agreed with this statement.

Commissioner Wallrich asked about having the wording “V-Power” at the top of the gas pumps. She said she was ok with this and the other commissioners also agreed.

Commissioner Shaeffer said that she doesn’t consider the proposed red banding at the top of the building’s front façade to be signage but asked the Commission for their opinions. Commissioner Wallrich said that it wouldn’t look good to incorporate a red band on masonry. Chair Schaeffer asked the applicant to investigate wrapping the building completely in brick. There was consensus among the Commission to remove the red band at the top of the front façade.

Motion (#10): To continue and keep open the Public Hearing until June 22, 2023.

Motion by: Wallrich

Seconded by: James

Approved: (6-0)

E. Workshop: 742 Franklin Avenue – Raimondi Residence Corner Side Yard Variation

Mike Schwarz presented the staff report. He noted a correction in the staff report that the pool would actually be an above-ground pool, not inground pool.

The applicant, Steve Raimondi, approached the podium. He indicated that if the pool were placed behind the required 30’ corner side yard setback, it would block the line of sight from the rear of his house to the end of his lot. He also believed that locating the above-ground pool in the center of the backyard would depreciate the value of his

property. He stated that there was once an above ground pool on the property, perhaps around 1996 and asked if there was a pool there before, if it could be reinstalled.

Mike Schwarz noted that there is an existing underground electric service line that runs diagonally across the rear of the lot as illustrated on the site plan. This electric service line would be located approximately 5' from the base of the pool.

Chair Schaeffer asked for comments from the Commission regarding the proposed setback of the pool and proposed landscaping for screening.

Commissioner Markunas clarified that the main hardship that the applicant was claiming was the line of sight in the backyard. The applicant confirmed this. Commissioner Markunas asked if there could be a different location for the proposed pool. He asked staff what the width of the property is at the location of the proposed pool. Mike Schwarz noted that the lot width meets the R-2 zone standard. Commissioner Markunas asked staff what the required setback is for an underground electric service line to a pool. Mike Schwarz noted that the minimum separation requirement is 5'. There was some discussion that due to the location of the underground electric service line, the foundation for the pool would need to be dug by hand.

Mr. Raimondi asked if the presence of the underground electric service line could be considered a hardship. Commissioner Markunas responded that it would be considered a hardship if he had to relocate the electric service line, but that he may not end up needing to relocate it.

Commissioner Hogan asked whether the pool could be angled on the property to meet both the 30' setback from Elsner and avoid the underground electric service line.

Commissioner Wallrich noted that the applicant has already purchased the above-ground pool and that this fact should not be considered a hardship.

Mr. Raimondi asked if the line of sight was a hardship. The commission responded that it was not.

Commissioner Wallrich noted that the recent renovations to the façade of the house are impressive and appreciated.

Commissioner James asked if the minimum 5' separation requirement was measured from the electric service line to the water of the pool or the pool decking. Staff responded that the separation is measured to the water's edge. Commissioner James responded that the decking could therefore be placed closer to the electric service line. Commissioner Wallrich noted that the decking is considered part of the pool and is therefore subject to the setback requirements for the pool as an accessory structure.

Chair Schaeffer noted that the existing landscaping along Elsner Road is technically located in the right-of-way and that it may need to be removed by the Village in the future, or the vegetation could suffer blight and die. Commissioner Knieriem asked if the applicant could plant some evergreens on his property to screen the above ground pool from Elsner Road.

The applicant was asked if he was given clear direction and he concurred.

F. Public Comments

There were no public comments.

G. Village Board & Committee Updates

Mike Schwarz notified the Plan Commission of two recent Village Board approvals:

- On May 1st, the Village Board approved the entitlements for 7 N. White Street (Integrus) including the Major Change to the PUD, four Special Use Permits, one variation to waive all required parking and the Preliminary/Final Plat of Subdivision.
- On May 1st, the Village Board approved the Plat of Dedication for the Pfeiffer Road Extension.

H. Other Business

There was no other business.

I. Attendance Confirmation (May 25th, 2023)

Chair Schaeffer asked the members of the Plan Commission to notify staff if they know they would not be able to attend the May 25th meeting.

Motion (#11): Adjournment 10:27 P.M.

Motion by: Markunas Seconded by: Wallrich

The motion was unanimously approved by voice vote.

Approved May 25th, 2023

As Presented _____ As Amended _____

_____/s/ Nichie Schaeffer, Chair

_____/s/ Secretary

Project: Sage Boutique Salon
Meeting Type: Public Hearing
Request: Special Use (Personal Services)
Location: 20500 S. La Grange Road, Suite 6A
Subdivision: None (Mannheim Square)
Applicant: Talitha Henison
Prop. Owner: 3D Frankfort II, LLC
Representative: Same as applicant
Report by: Mike Schwarz

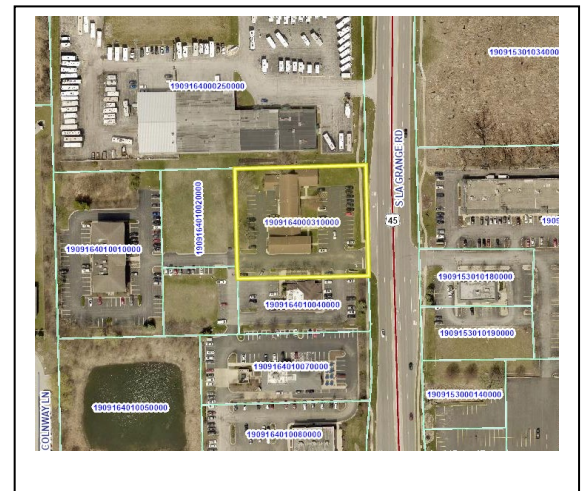
Site Details

Lot Size: 1.29 acres
PIN: 19-09-16-400-031-0000
Existing Zoning: B-4 Office District
Proposed Zoning: B-4 Office District with a Special Use for Personal Services
Buildings: 1 building (11,500 square feet)
Total Sq. Ft.: 600 square feet (tenant space)

Adjacent Land Use Summary:

	Land Use	FLU Map	Zoning
Subject Property	Offices	General Commercial	B-4
North	RV Rentals	General Commercial	B-2
South	Restaurant	General Commercial	B-4
East	Retail	General Commercial	B-2 PUD
West	Offices	General Commercial	B-4

Figure 1. Location Map



Project Summary

The applicant currently operates a salon within the office building known as Mannheim Square at 20855 S. La Grange Road. According to the applicant, the space is used as both a salon and an office. The 600-square foot tenant space includes three stylist stations, two washing stations, and an office. The Plan Commission/Zoning Board of Appeals conducted a workshop on this application at its meeting on April 27, 2023. The Meeting Minutes are attached.

Attachments

- Location Map, prepared by staff
- Site Plan for Mannheim Square with tenant space outlined in red
- Floorplan for the proposed tenant space prepared by the applicant
- Site photos taken on 04.06.23
- Minutes of the 4.27.23 PC/ZBA Workshop Meeting
- Special Use Findings of Fact prepared by applicant
- Special Use Findings of Fact Commissioner Evaluation Form

Analysis

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

Use, Occupancy, and Space

- The business operates between 9:00 AM and 5:00 PM on Wednesday, Thursday, and Friday, and between 8:00 AM and 3:00 PM on Saturdays. The salon is closed on Sunday, Monday, and Tuesday, though the applicant has indicated that she uses the tenant space as an office (and does not see any clients) when the salon is closed.
- The submitted floorplan depicts three stylist stations in the tenant space, in addition to two washing stations. The applicant has indicated to staff that she would hire no more than two stylists to work in the space simultaneously. This would result in, at most, six people to be on site at any time. However, she has also noted that most often, only one stylist works at a time, suggesting that fewer than six people are on-site at a time. As noted above, the applicant also uses the space as an office outside of salon hours.

Parking

- Per the Zoning Ordinance, Personal Services require 1 parking space per 200 square feet of gross floor area and one space per employee in the largest shift. The tenant space is 600 square feet in area, and as noted above, the business would have at most three employees on-site at one time. Therefore, the proposed use would require six parking spaces.
- The existing parking lot for Mannheim Square has a total of 43 parking spaces. The two lots on site have a shared total of 41 parking spaces, with an additional two spaces located in a garage on the northwest corner of the building. The following table breaks down the parking requirements for the other existing units within Mannheim Square.

Tenant	Spaces Per Employee	Spaces Per Square Footage	Zoning Ordinance Required Parking per Tenant
Lash & Brow House	7 (7 employees in the largest shift)	6 (1 per 200 SF)	13
Farmers Insurance	N/A	5 (1 per 200 SF)	5
Le Studio Salon	3 (estimated)	5 (1 per 200 SF)	8
Vacant	0	0	0
Sage Salon (applicant)	3 (3 employees in the largest shift)	3 (1 per 200 SF)	6
IDOT	N/A	3 (1 per 200 SF)	3
A+ Dental	N/A	24 (3 per exam room, 8 exam rooms; estimated)	24
All Smiles Orthodontist	N/A	24 (3 per exam room, 8 exam rooms)	24
Residence and Management Office	N/A	9 (1 per 200 SF)	9
Infinite Global Management	N/A	3 (1 per 200 SF)	3
Total Zoning Ordinance Required Parking			95 Parking Spaces (43 Existing)

- Even though the existing parking is not sufficient to meet the requirements of the Zoning Ordinance, staff has not observed any shortage of parking at Mannheim Square during the week. This includes the parking demand generated by the applicant's business, which is currently in operation. In addition, the Village's Code Enforcement Officer has not received any complaints related to insufficient parking.
- A majority of the Zoning Ordinance required parking results from the orthodontist and dentist offices. At the time of writing, staff was able to determine the required parking for the orthodontist, but has been unable to contact the dentist to confirm the number of exam rooms at their location. Staff instead has estimated the number of exam rooms based on the information received from the orthodontist's office, which occupies a suite the same size as the dentist's office. Each use then requires 24 parking spaces per the Zoning Ordinance. Combined, these two uses make up half of the -required parking spaces.

Adjustments to Required Parking

For reference during the workshop, Article 7, Part 5 of the Village of Frankfort Zoning Ordinance describes the circumstances in which the Plan Commission may adjust the minimum number of required parking spaces in the business and industrial districts on a case-by-case basis.

- a. Purpose. The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid construction of unnecessary and excessive off-street parking facilities. Reducing the requirements for off-street parking facilities is intended to provide for more cost-efficient site development, to minimize impervious surface, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on business and industrial sites. To achieve these purposes, the Plan Commission may reduce the minimum number of required off-street parking spaces in specific cases as described in this Part 5.
- b. Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:
 1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.
 2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or off-site parking spaces are available to satisfy the parking demand.
 - a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)
 - b) Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve.

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

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

Based on observation, staff believes that the existing parking lot with 43 available spaces is large enough to accommodate the current mix of tenants (joint parking). From a practical standpoint, the Plan Commission/Zoning Board of Appeals is not being asked to approve a parking adjustment for the proposed hair salon/office. Instead, the Plan Commission/Zoning Board of Appeals may wish to acknowledge the existing parking condition for the record.

Standards for Special Use

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

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

Findings for Consideration

The Plan Commission/Zoning Board of Appeals finds:

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

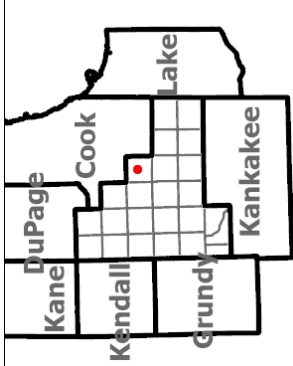
Affirmative Motion

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

Recommend that the Village Board approve the request for a Special Use Permit for Personal Services to operate a hair salon at 20500 S. La Grange Road, Unit 6A, Frankfort, IL, 60423 (PIN: 19-09-16-400-031-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.



Aerial Photo - 20500 S. La Grange Road



Legend

Roadways

- Federal
- State
- County
- Local and Private

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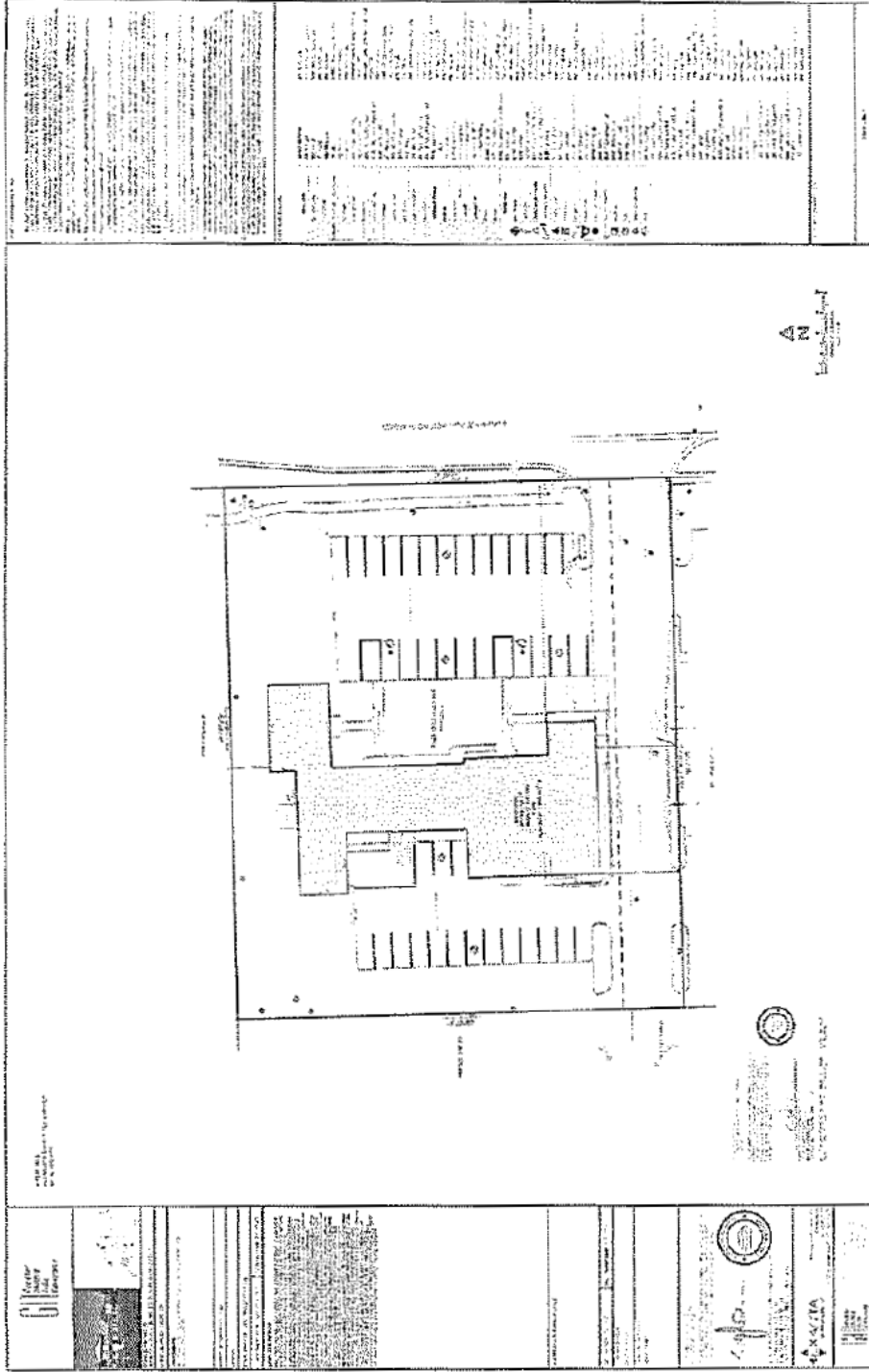
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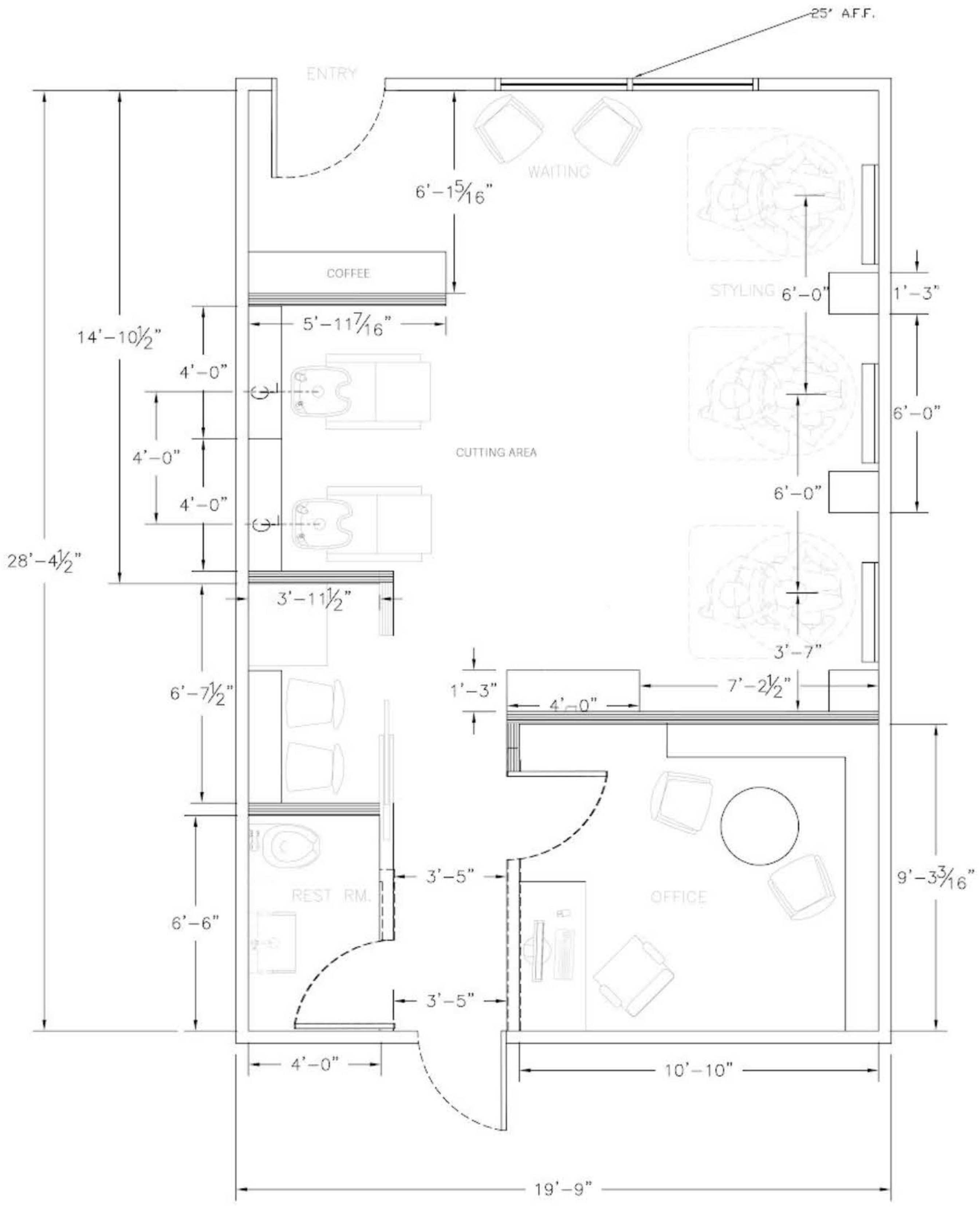
1:2,257



Notes

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Northwest side of the front parking lot



Southwest side of the front parking lot



Southeast side of the front parking lot



Northeast side of the front parking lot



Applicant's tenant space (in red)



Rear parking lot

Motion by: James

Seconded by: Schaeffer

Approved: (6-0)

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

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

Drew Duffin presented the staff report.

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

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

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

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

Commissioner Markunas asked when the salon would open.

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

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

Drew Duffin said he was not sure.

The applicant stated she was also unsure.

Chair Rigoni said she had no questions.

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

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

Drew Duffin presented the staff report.

VILLAGE OF
FRANKFORT
INC • 1879

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

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

1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare. *Correct*

No. There will not be any use of chemicals

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

No. There will be no behavior as such

3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *No.*

I value the order and beauty of the property

4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

No.

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

yes.

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

yes. ~~the~~

There will only be 4 cars at max from my business

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

yes.

VILLAGE OF
FRANKFORT
INC • 1879

Findings of Fact Commissioner Evaluation Form - Special Use Permit

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

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

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

Project: Nerradical Rides LLC
Meeting Type: Public Hearing
Request: Special Use for motorcycle sales and service (aftermarket parts and accessories installation)
Location: 9503 Gulfstream Road Unit A
Subdivision: Airport Industrial Park Subdivision (Lot 13)
Applicant: Darren J. Harris
Prop. Owner: Walter Gerhardt Jr., Mary L. Gerhardt, Walter Gerhardt Sr., and Diane D. Gerhardt
Representative: Same as applicant
Report by: Michael J. Schwarz, AICP

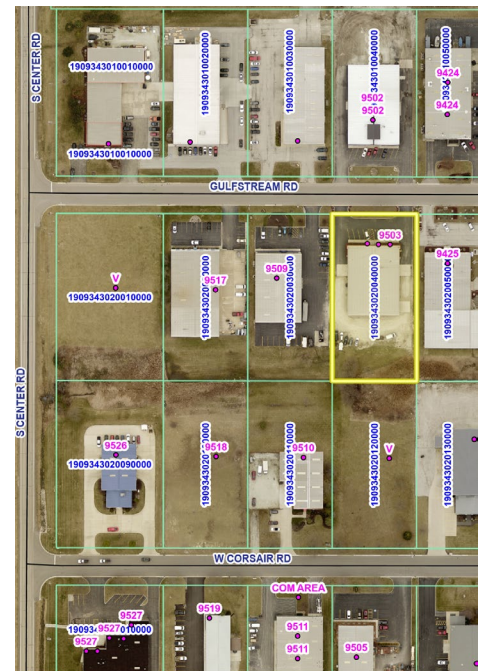
Site Details

Lot Size: 1.02 acres
PIN: 19-09-34-302-004-0000
Existing Zoning: I-1 Limited Industrial District
Proposed Zoning: I-1 Limited Industrial District with a Special Use for motorcycle sales and service
Buildings: 1 building (10,800 square feet)
Total Sq. Ft.: 4,050 square feet (tenant space)

Adjacent Land Use Summary:

	Land Use	FLU Map	Zoning
Subject Property	Industrial	Business Park	I-1
North	Industrial	Business Park	I-1
South	Industrial	Business Park	I-1
East	Industrial	Business Park	I-1
West	Industrial	Business Park	I-1

Figure 1. Location Map



Project Summary

The applicant is requesting a Special Use Permit for motorcycle sales and service (aftermarket parts and accessories installation) at 9503 Gulfstream Road, Unit A. The applicant is the sole employee of the business at this time.

Attachments

- Location Map prepared by staff
- Plat of Survey
- Site photos taken on 05.16.23
- Special Use Findings of Fact prepared by applicant
- Special Use Findings of Fact Commissioner Evaluation Form

Analysis

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

Use, Occupancy, and Space

- The applicant's proposed business involves the installation of aftermarket parts and accessories on motorcycles, including some customization work as well. At this time, the applicant is the sole employee of the business that would be working within the tenant space. The business operates by appointment only, but the owner intends to typically be working at this location between 9:00 a.m. and 6:30 p.m. Monday through Saturday. At this time, the owner does not intend to be open on Sunday.

Parking

- Per the Zoning Ordinance, the Vehicle Repair and Maintenance parking category requires 1 parking space per employee in the largest shift, and 3 spaces per service bay. The tenant space is 4,050 square feet in an open work area and effectively includes just one service bay. Therefore, the proposed use would require 4 parking spaces.
- The existing parking lot has a total of 9 striped parking spaces. There is additional gravel parking behind and along the sides of the building which would accommodate approximately 25 vehicles. The following table breaks down the parking requirements for the other existing units within the building.

Tenant (Parking Category and area of tenant space)	Spaces Per Employee Required by Zoning Ordinance (Actual employees)	Spaces Per Square Footage/Bay Required by Zoning Ordinance	Total Required Parking by Zoning Ordinance per Tenant
Nerradical Ridez (Vehicle Repair and Maintenance parking category) 4,050 SF	1 per employee for the largest shift (1 current employee)	3 spaces per service bay (1 bay – open work area)	4
Gerhardt Enterprises, Inc. (Office use); An old window sign reflects the former office use for Presage Equity Salon Concepts) (Office parking category) 4,050 SF	NA (2 current employees)	1 per 200 SF	21
Kelly Car Buyer (Office for an automobile dealer) 2,700 SF Office	NA (1 current employee)	1 per 200 SF	14
Total Zoning Ordinance Required Parking			39 spaces (9 existing striped spaces plus approximately 25 gravel spaces behind and along the sides of the building for 34 total spaces

- Although the existing parking lot does not meet the aggregate requirements of the Zoning Ordinance when considering each individual use of the building separately, staff has not observed any shortage of parking during the week. In addition, the Village's Code Enforcement Officer has not received any complaints related to insufficient parking. Each of the three businesses currently reflect very low employee counts due to the nature of each business.

Adjustments to Required Parking

For reference during the workshop, Article 7, Part 5 of the Village of Frankfort Zoning Ordinance describes the circumstances in which the Plan Commission may adjust the minimum number of required parking spaces in the business and industrial districts on a case-by-case basis.

- a. Purpose. The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid construction of unnecessary and excessive off-street parking facilities. Reducing the requirements for off-street parking facilities is intended to provide for more cost-efficient site development, to minimize impervious surface, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on business and industrial sites. To achieve these purposes, the Plan Commission may reduce the minimum number of required off-street parking spaces in specific cases as described in this Part 5.
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 1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.
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 - a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)
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of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.

- c. **Banked Parking Spaces.** As a condition of a reduction in parking requirements, the Plan Commission may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would:
 1. Provide off-street parking to meet the full requirements of this Ordinance at the time of application, and
 2. Ensure that the site shall not exceed the maximum impervious lot coverage as set forth in Article 6.

Based on observation, staff believes that the existing parking lot with 9 available spaces is large enough to accommodate the current mix of tenants (joint parking). From a practical standpoint, the Plan Commission/Zoning Board of Appeals is not being asked to approve a parking adjustment for the proposed business. Instead, the Plan Commission/Zoning Board of Appeals may wish to acknowledge the existing parking condition for the record.

Standards for Special Use

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

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
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- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Findings for Consideration

The Plan Commission/Zoning Board of Appeals finds:

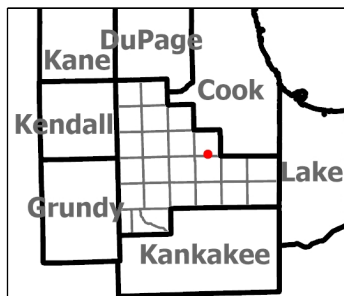
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Affirmative Motion

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

Recommend that the Village Board approve the request for a Special Use Permit for motorcycle sales and service (aftermarket parts and accessories installation) in the I-1 Limited Industrial District, for the property located at 9503 Gulfstream Road, Unit A, Frankfort, Illinois (PIN: 19-09-34-302-004-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.



Legend

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

Notes

Date: 5/16/2023

1: 2,257



0

0.04

0.07 Miles



Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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HOME OFFICE:
218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113



E-MAIL AND INTERNET ADDRESSES:
<http://www.matc.com> AND sales@matc.com

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

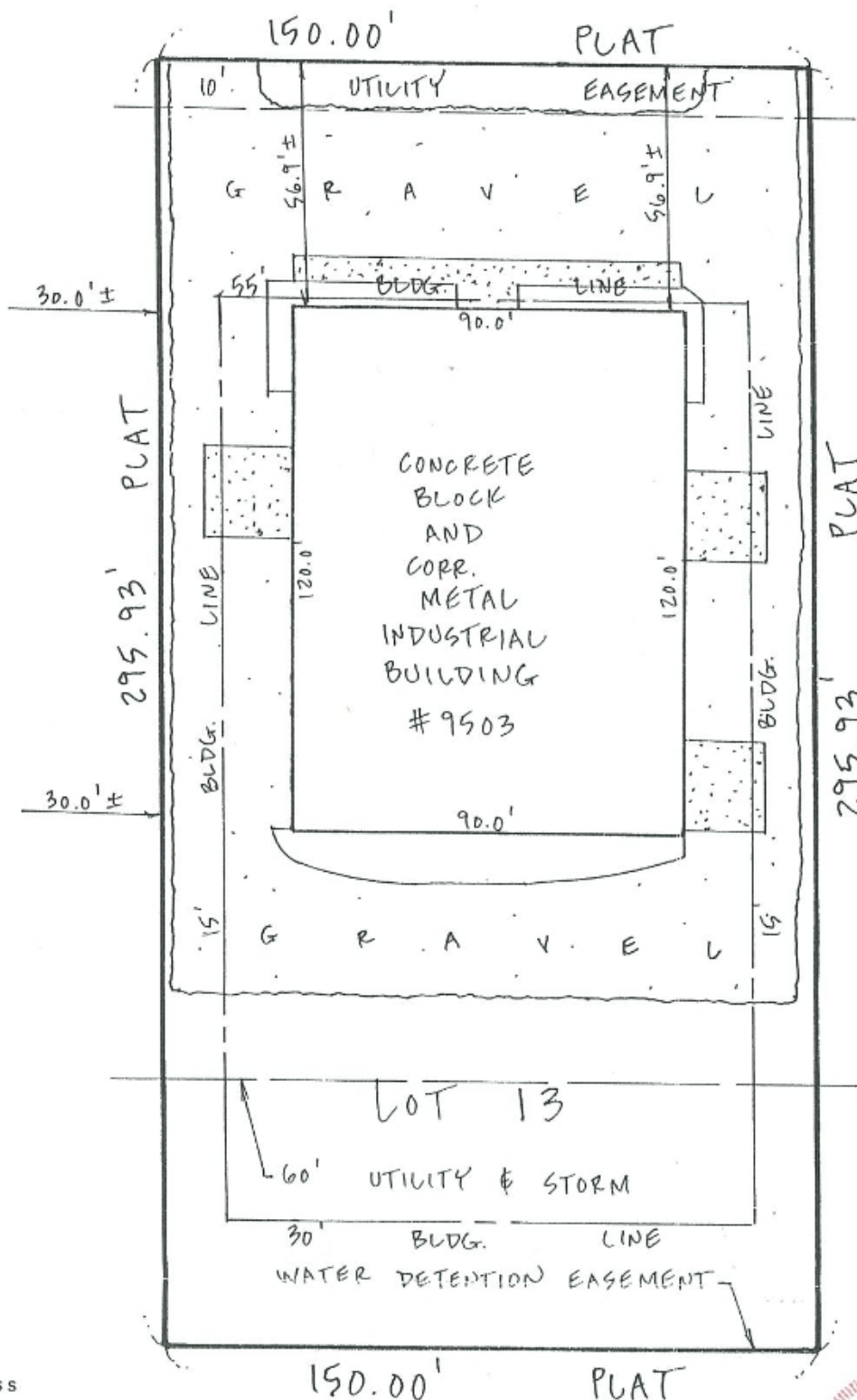
NORTHWEST SUBURBS:
Phone: 847-392-7600
Fax: 847-392-7719

PLAT OF SURVEY (Mortgage Survey)

DuPage and Kane Counties
Phone: 630-690-3733
Fax: 630-690-3735

LOT 13, IN AIRPORT INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTH 80 ACRES OF THE SOUTHWEST 1/4 OF SECTION 34, IN TOWNSHIP 35 NORTH AND IN RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, FRANKFORT TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1988 AS DOCUMENT NO. R88-36799, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 21, 1988, AS DOCUMENT NO. R88-50495, IN WILL COUNTY, ILLINOIS.

GULFSTREAM ROAD



STATE OF ILLINOIS) SS
COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining buildings do not encroach unless shown. Dated Aug. 17, 2000

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Scale 1" = 40'

Job No. 541395

Address 9503 GULFSTREAM RD.
FRANKFORT, IL.

P.L.N. 09-34-302-004

Township FRANKFORT

Ordered By DAVID B. SOSIN

MID AMERICA SURVEY COMPANY

By Donald A. Shapiro

Registered Illinois Land Surveyor



Compare your description and site markings with this plat and at once report any discrepancies which you may find

NOTES:
THIS IS NOT A STAKED SURVEY. This plat has been made for use in a mortgage loan transaction and is not to be used for construction. Unless otherwise noted, lot dimensions shown are record or deed dimensions.

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Site Photos – 9503 Gulfstream Road Unit A



Figure 1: 9503 Gulfstream Road, view looking southeast from parking lot.



Figure 2: 9503 Gulfstream Road, view looking east from parking lot.



Figure 3: 9503 Gulfstream Road, west side, view looking south from parking lot.



Figure 4: 9503 Gulfstream Road, east side, view looking south from parking lot.



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

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

1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

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



Findings of Fact Commissioner Evaluation Form - Special Use Permit

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

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

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

Project: Abbey Woods North
Meeting Type: Workshop
Requests: Rezoning (upon annexation), Preliminary Plat of Subdivision
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

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: 26

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 26-lot single-family detached residential subdivision for "Abbey Woods North". 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 buildable lots and common area lots through a Plat of Subdivision. To serve the proposed 26 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 variation requests, which could be permitted as part of a future 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. PUD Findings of Fact, provided by applicant, received XXX
5. 2019 Bike Path Diagram
6. Table of Lot Size, Width and Depth, prepared by staff
7. 2008 Design Standards excerpt, Street Geometric Criteria
8. Subdivision Ordinance (Ord-921) excerpt, Section 9.2-10 Cul-de-sacs
9. Tree Survey List, received 9.29.22
10. Tree Survey, received 4.27.23
11. Plat of Survey, received 4.27.23
12. Plat of Annexation, received 4.27.23
13. Preliminary Plat, received 4.27.23
14. Preliminary Plat, retaining walls highlighted by staff
15. Landscape Plan, received 4.27.23
16. Lighting Plan, received 4.27.23
17. Truck Turning Plan, received 4.27.23

Analysis

2019 Comprehensive Plan

The Comprehensive Plan designates the subject property as “Single-Family Detached Residential”. The proposed use of the property for 26 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: 19,445 SF, Smallest: 15,000 SF, Avg: 15,827 SF
Minimum Lot Width*	100' typical lot, 120' corner lot	Widest: 120', Narrowest: 100', Avg: 103.9'
Minimum Lot Depth	150' typical lot, 130' if abuts permanent open space	Deepest: 171.6', Shallowest: 122.5', Average: 150'
Maximum Density	2.25 d.u./net ac.	Proposed: 1.97 d.u./net ac.
Front Yard Setback	30' min	TBD (custom homes)
Corner Side Yard Setback	30' min	TBD (custom homes)
Side Yard Setback	10' min ea. side, total 25' both sides	TBD (custom homes)
Rear Yard Setback	30' min	TBD (custom homes)
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 north to south, with the floodway of Hickory Creek at the extreme south end of the property. A significant portion of the southern end of the site is located in the 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 1.97 dwelling units/acre, complying with this requirement.
3. All 26 lots meet the minimum lot size requirement of 15,000 square feet for the R-2 zone district.
4. Most of the 26 lots meet the minimum lot width requirement of 100' for a typical lot and 120' for a corner lot. Lots 9, 10 and 26 are the only corner lots and all of them do not meet the required 120' lot width. This would require a variation and is further discussed at the end of this report.
5. Most of the 26 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 11, 15, 16 and 17 do not meet the minimum lot depth requirement. This would require a variation and is further discussed at the end of this report.
6. The Preliminary Plat illustrates the building setback lines on the lots as well as the proposed building footprint for each house (rectangle). The building footprint should be located behind the building setback line. However, the pie-shaped lots adjacent to the cul-de-sacs are much narrower at the front. Since the R-2 zone district requires a minimum lot width of 100' for non-corner lots, the building footprint (rectangle) was shifted back behind where the 100' width is achieved on these lots. For example, Lots 12, 13, 14, 24 and 25 should have a building setback line that is greater than 30'. The building setback line on these lots is incorrectly noted on Lots 13, 24 and 25 and should be corrected with any future plan submittal.
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, with some sections having double-tiered walls, stepped back like a rice paddy. The longest wall section is approximately 333'. The retaining walls appear to have a maximum height of approximately 5'. 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 an informal approval from the Plan Commission. If the Plan Commission wants to accept the use of the retaining walls as proposed, this acceptance would be noted in the meeting minutes as part of the written record.
8. The applicant is proposing five (5) decorative light poles along the extension of Waterview Trail, south of St. Francis Road. In discussions with Public Works, the streetlights may be the acorn-style fixtures to match those north of St. Francis Road, but the lighting element must be LED. Staff also recommends installing reflectors at the top of the acorn fixture to help minimize light pollution, although this is not a requirement in the Zoning Ordinance. Streetlights without cut-off fixtures, as in this case, cannot exceed 12' tall within the R-2 zone district. The proposed light poles would be 12' measured to the top of the light fixture, meeting this requirement.
9. Approximately 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. The exact amount of dedication is

undetermined at this time and per the Preliminary Plat, it ranges from 50' to 55' of dedication. Further engineering review is required to define the exact dedication.

10. 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 neighboring property is interested.

Parking & Loading

1. Each dwelling unit is required to provide a two-car garage. It's anticipated that each unit will have a 2-car garage, meeting this requirement.
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 require that any dead-end street serving more than 25 homes shall not exceed 750'. The Subdivision Ordinance (Ord-921) requires that any dead-end street serving more than 25 homes shall not exceed 500'. The proposed road extension would therefore require variations from both these requirements. All requested variations are listed at the end of this report.
2. The Subdivision Ordinance notes that proposed streets shall extend to the boundary lines of the tract to be subdivided (page 46). For this reason, and due to the long length of the proposed road extension terminating in a cul-de-sac, staff required 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. The stub street, with sidewalks, would be required to be installed at the same time as the rest of the right-of-way improvements for the Waterview Trail extension.
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 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 significant floodway over the south fifth 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. At this time, some of Robinson's preliminary engineering comments have been addressed, although some comments still remain. 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 remaining preliminary engineering comments have been summarized as follows. Some of these comments may significantly affect the layout of the Preliminary Plat.

1. Retaining walls are proposed in three locations, each of which exceeds the threshold for height and/or length for staff review only. Additional grading information will be needed to confirm the height and lengths, as well as usable yards/easement areas for the adjacent lots.
2. Berms proposed along St. Francis Road may require more space than currently shown on the engineering plans. Height, slopes, and top width do not yet meet standards. This may affect usable yards/easement areas on adjacent lots.
3. Additional grading and stormwater conveyance information is needed to confirm usable rear yards/easements along the west and east property lines.
4. Minor revisions are needed to the alignment of the multi-use path along the pond, especially along the western portion in order to hold to design parameters discussed between Village Staff and the property owner to the west (in order to obtain an easement).

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 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. As proposed, the 3' tall landscape berm is not continuous along the entire length of St. Francis Road and is completely missing between the northern detention pond and St. Francis Road. Also, many of the proposed trees on the berm are of a species that are either not permitted or not on the list of acceptable trees. The landscape berm appears to have a lot of plantings, but staff did not perform a count/calculation of the plantings because the number/species/size needs to be defined and may change. If the landscape berm is not continuous along the entire length of St. Francis Road, a variation will be required. This 25' landscape berm would be 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 and 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). Although some plantings around the two detention ponds are illustrated on the Landscape Plan,

staff has requested that the applicant illustrate the high water level around each pond, including the lineal perimeter measurement in order to calculate the required plant units.

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 is not requiring the mitigation of removed 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.

Traditional Development vs. PUD:

Considering the development as proposed by the applicant, staff has recommended that the subdivision be developed in a “traditional” sense and not as a PUD.

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, *“This section should only be employed in instances where a benefits 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 2.5” caliper trees to mitigate the preservation trees lost. In short, there doesn’t appear to be enough space to plant these 235 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.

Summarized, if the subdivision were to be developed as a PUD, the plan would need to change considerably. For example, the lot sizes would be reduced below the 15,000 square feet required for the R-2 zone district, many more mature preservation trees would be preserved permanently and at least 20% of the net usable area would need to be set aside for usable, common open space (park area). The development should also not encroach as close to Hickory Creek.

Other

1. The Fire District has reviewed the proposed site plan and does not have any additional comments at this time.
2. The applicant is expected to provide a draft copy of the Covenants and Restrictions prior to any future public hearing.
3. The applicant is expected to provide a SHPO clearance letter, which would determine if there are any significant cultural resources 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. To-date, staff has not received a response from the School District but we anticipate that a cash donation based on the bedroom formula, and payable at the time of building permit application will be acceptable.

Variations Requested

The applicant is requesting the following variations for the project. These variations may be memorialized as part of the Annexation Agreement and its attachments, which may eventually approved by the Village Board. Other variations may become apparent when more information is received from the applicant or if the plans are revised. To “offset” the requested variations, the PC/ZBA may recommend additional amenities to the development, which would be conditions of approval that may also make their way into the 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 variations. If the latter is the case, the applicant may choose to redesign the plans to avoid certain

variations, or they may request that the plans proceed to a public hearing with variations, where the PC/ZBA would make formal recommendations on the variations, the rezoning and the Plat of Subdivision.

The variations, thus far, are summarized 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. Lot 11 does not meet the minimum 150' depth requirement and Lots 15-17 do not meet the minimum 130' 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 (Lot 9, Lot 10 and Lot 26). These lots are 106.8', 106.2' and 106.6' wide respectively, all less than the required 120' width. Please see attached Lot Size, Width and Depth exhibit prepared by staff.
3. The 2008 Design Standards notes that the maximum length of the cul-de-sac that serves over 25 homes may not exceed 750' long (page 97). The proposed road extension of Waterview Trail, including the cul-de-sac, measures approximately 1,200', requiring a variation.
4. The Subdivision Ordinance (Ord-921), notes that cul-de-sacs or dead-end streets serving more than 25 dwelling units may not exceed 500' in length. The proposed road extension of Waterview Trail, including the cul-de-sac, measures approximately 1,200', requiring a variation.
5. St. Francis Road is classified as a "Community Arterial" road in the 2007 Transportation Plan. The Landscape Ordinance requires a 25' wide landscaped area along the entirety of this right-of-way, including 125 plant units per 100' of lineal frontage as well as a 3' tall landscape berm. The Preliminary Plat illustrates an interrupted 3' berm along St. Francis Road and the berm is also missing between the detention pond and the right-of-way, requiring a variation.

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.

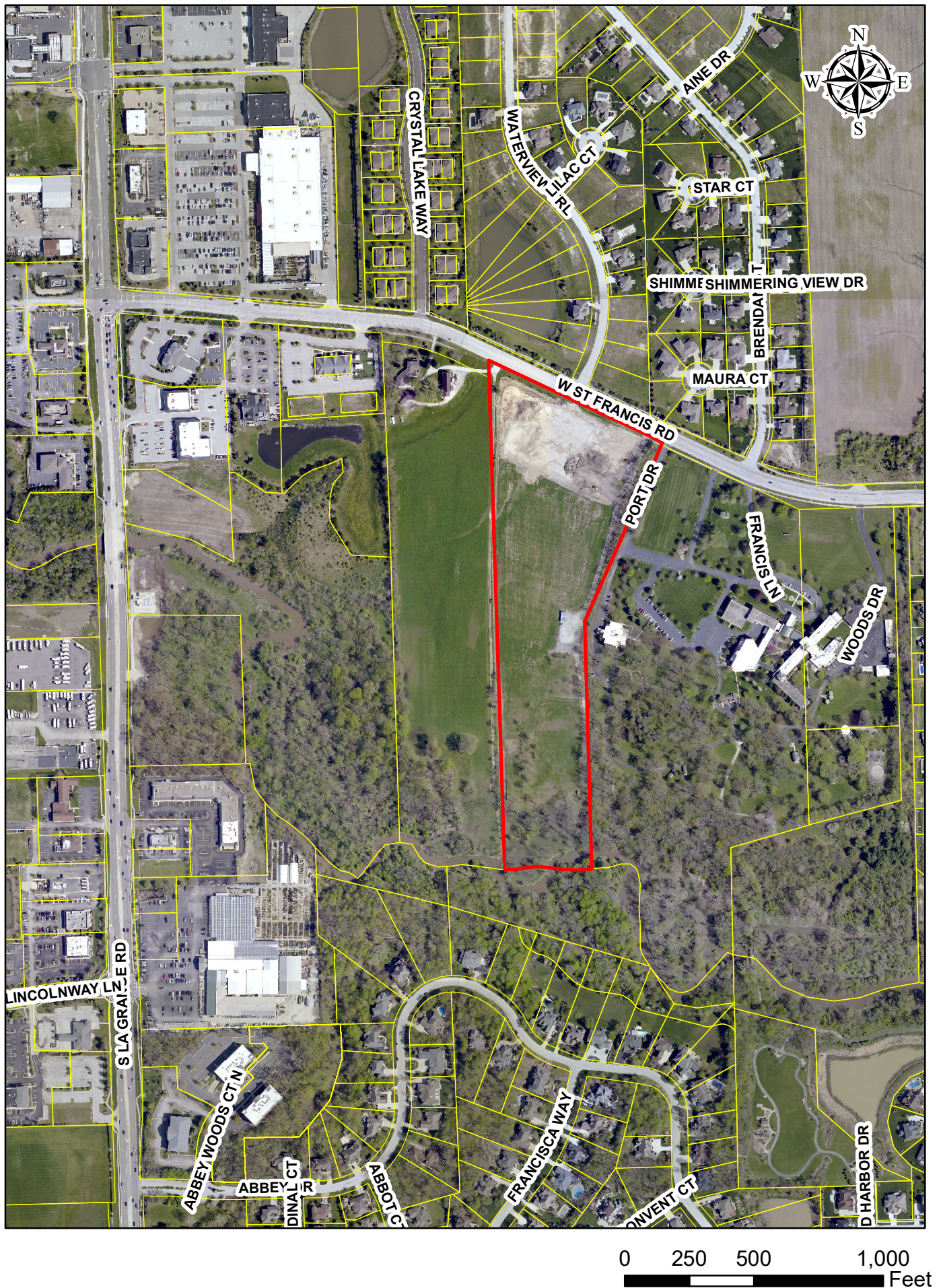
Anticipated Review Process

The anticipated review process is as follows:

1. PC/ZBA workshop #1, May 25, 2023
2. Applicant and Robinson Engineering work together to obtain Preliminary Engineering approval
3. PC/ZBA workshop #2 (if necessary)
4. Applicant and Robinson Engineering work together to obtain Final Engineering approval
5. PC/ZBA public hearing: Recommendations made for Rezoning, Preliminary Plat of Subdivision and any variation requests that would be memorialized as part of the Annexation Agreement
6. Staff sends Annexation Agreement to Village Attorney for legal review and comment

7. Committee of the Whole review of the Annexation Agreement, including several attachments
8. Village Board review and action for Preliminary Plat of Subdivision, Ordinance for Annexation Agreement (Public Hearing and legal notices required), Ordinance for Annexing Certain Land into Village (Plat of Annexation) and Ordinance for Rezoning from E-R (default zoning) to R-2
9. Return to Plan Commission for review and recommendation of Final Plat of Subdivision
10. Return to Village Board for review and action for Final Plat of Subdivision

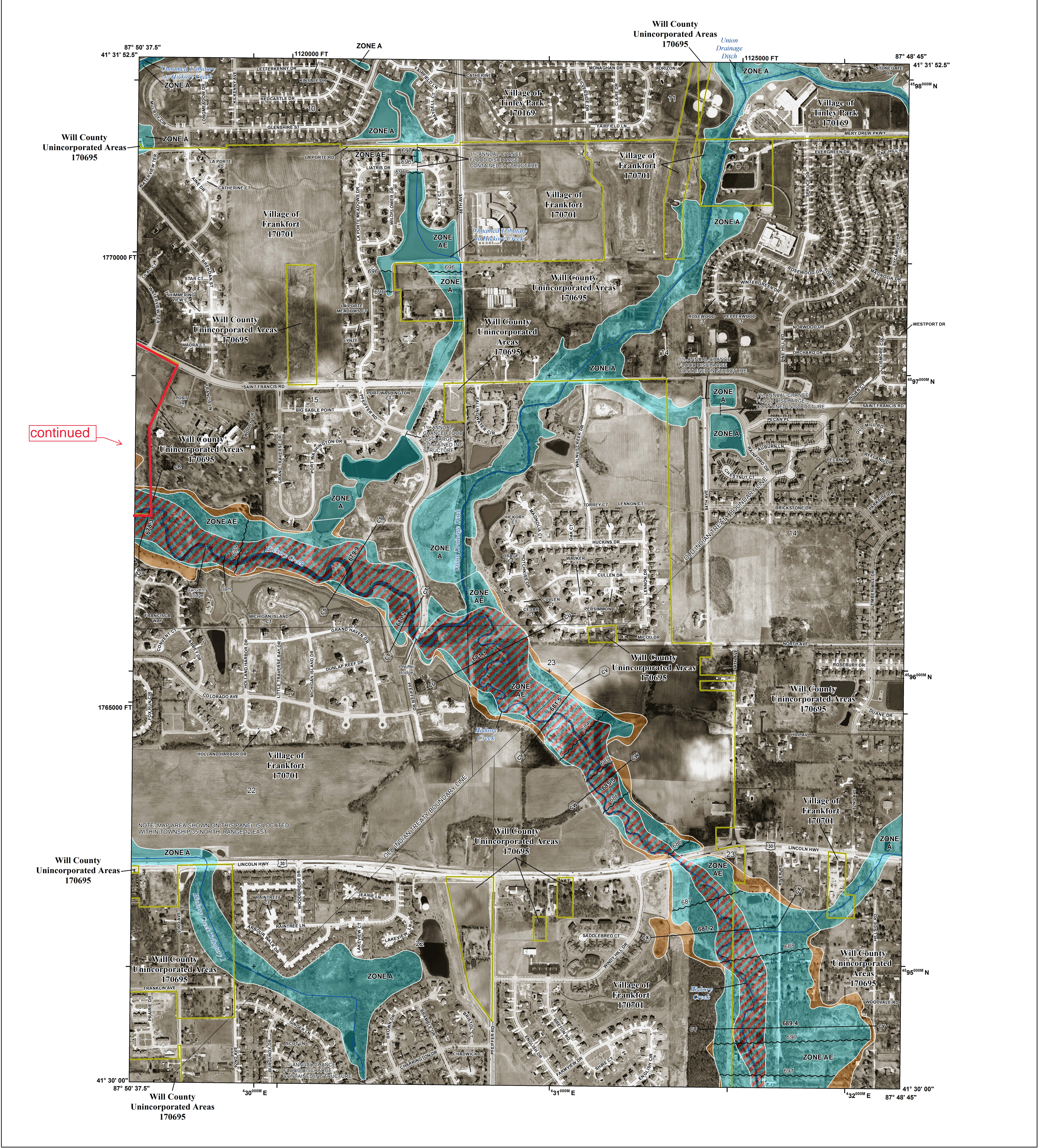
Abbey Woods North - 26-lot subdivision



Abbey Woods North - 26-lot subdivision

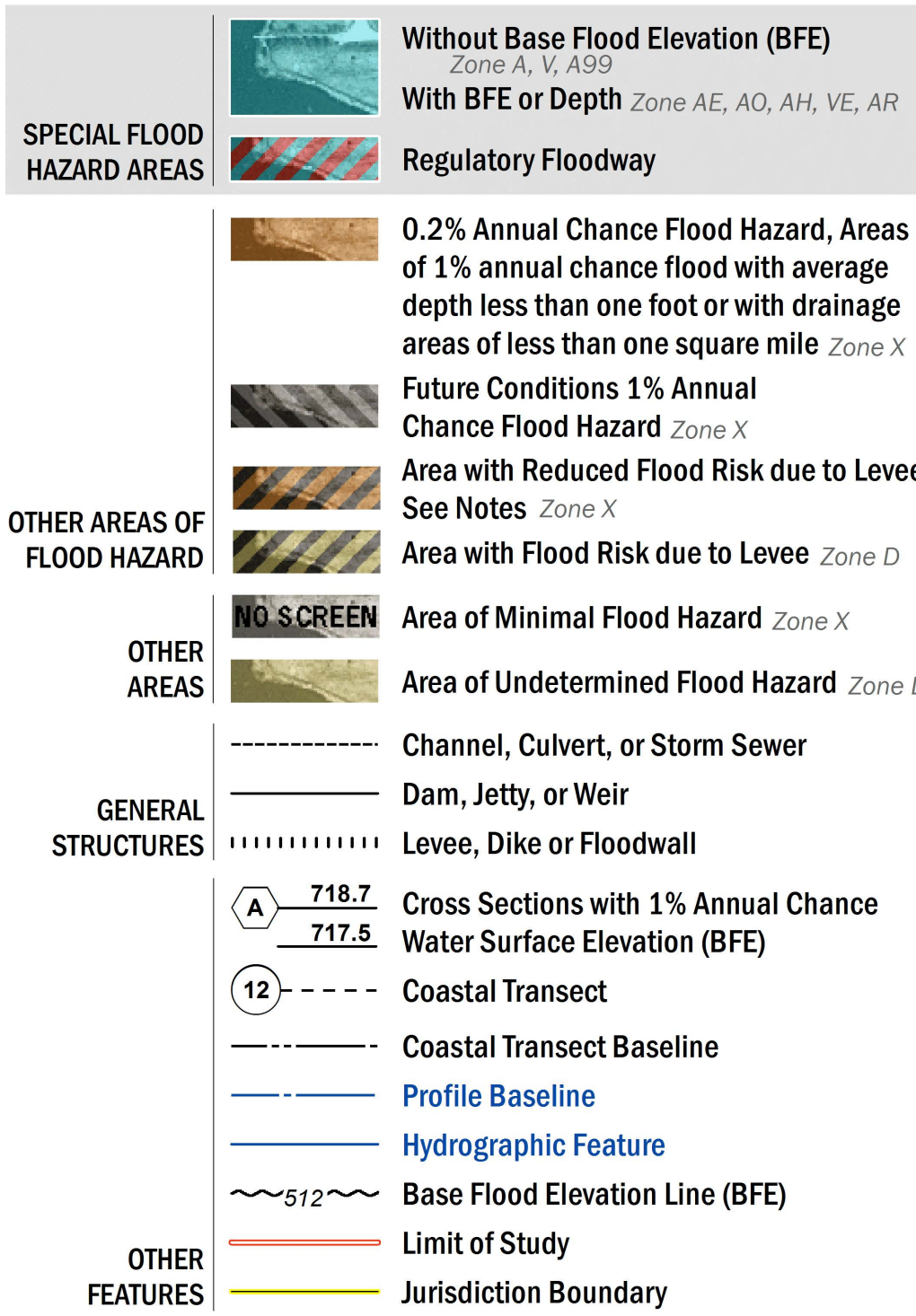


0 125 250 500 Feet



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)



NOTES TO USERS

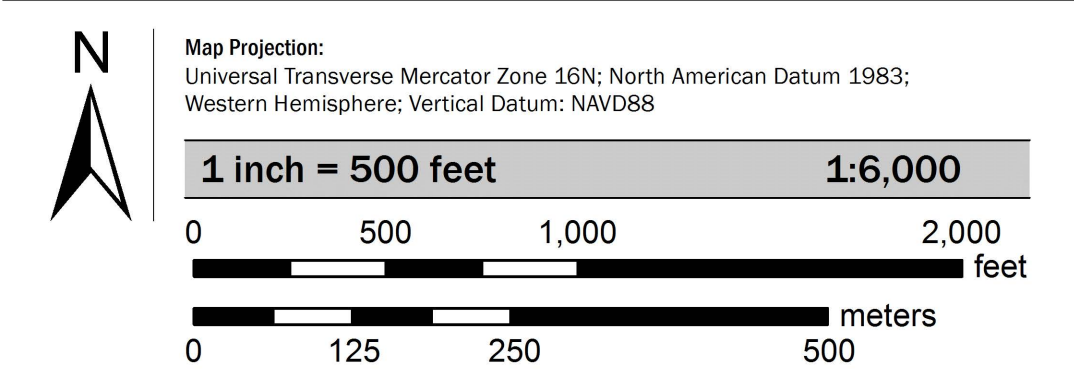
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6227) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

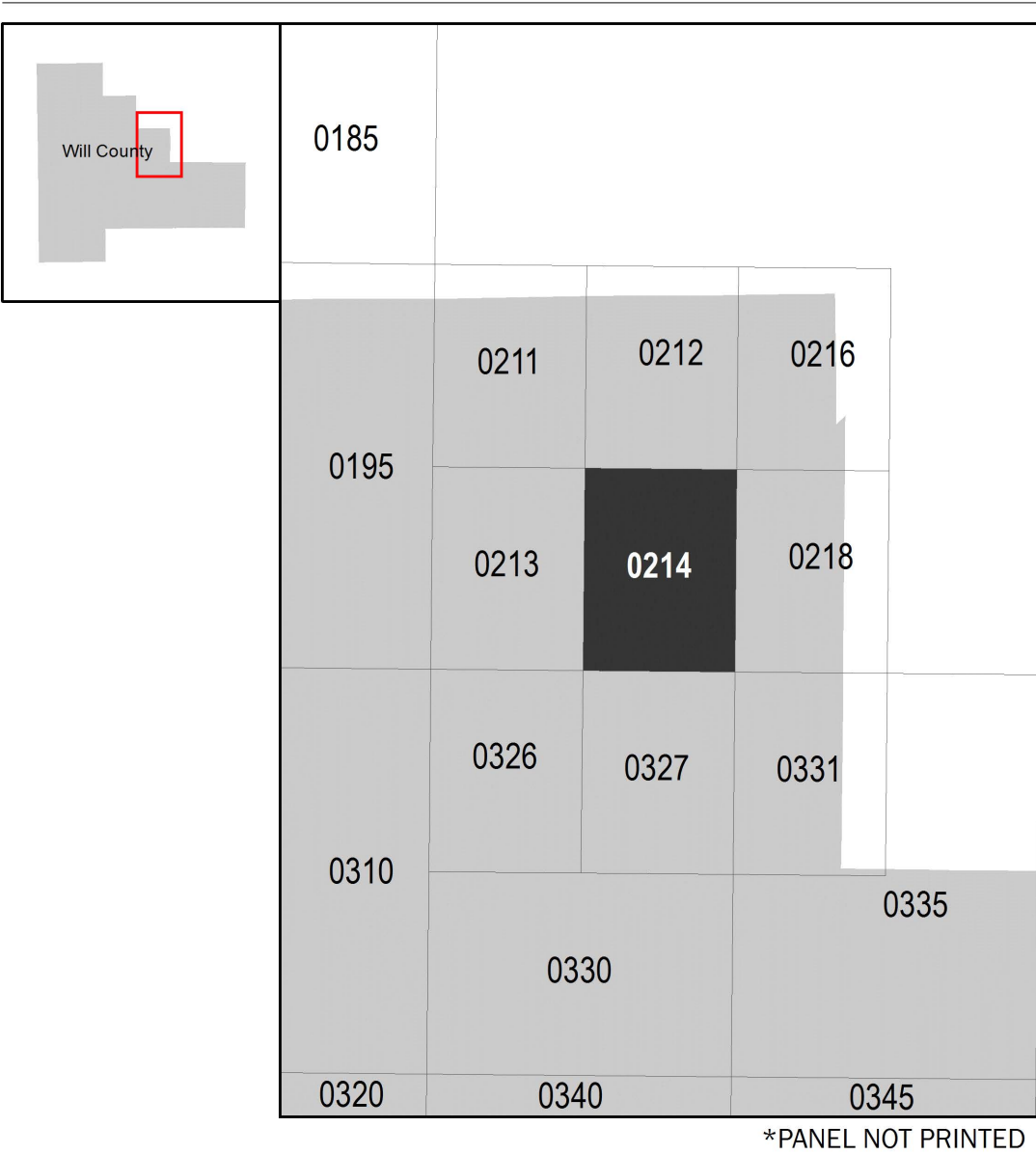
For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-635-6620.

Base map information shown on this FIRM was provided in digital format by Will County, Illinois. This information was derived from digital orthorectified imagery at a spatial resolution of 4 inches where available and 9 inches otherwise, from aerial photography, dated 2013.

SCALE



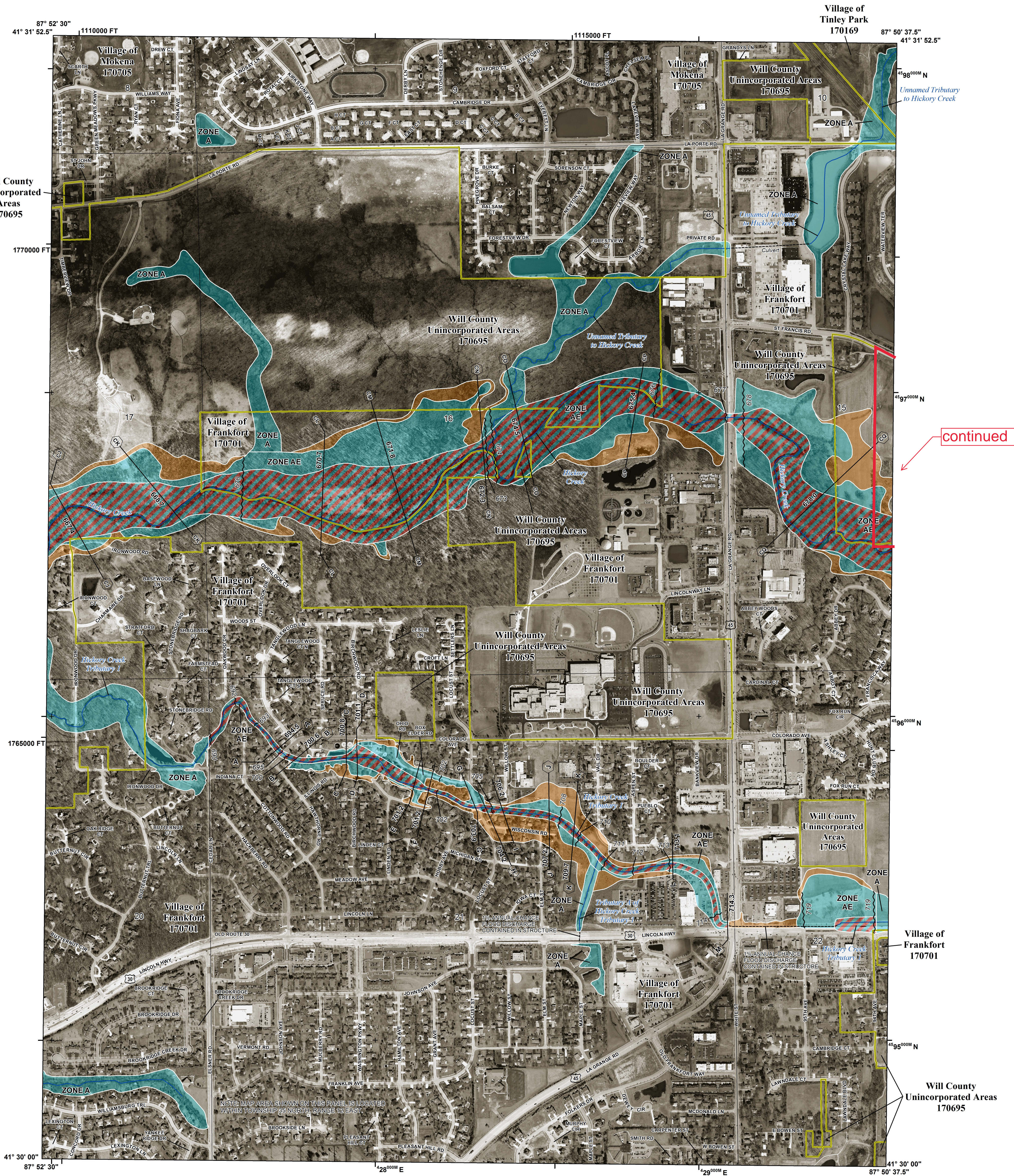
PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WILL COUNTY, ILLINOIS
and Incorporated Areas
PANEL 214 of 585

Panel Contains:			
COMMUNITY	NUMBER	PANEL	SUFFIX
FRANKFORT, VILLAGE OF	170701	0214	G
TINLEY PARK, VILLAGE OF	170169	0214	G
WILL COUNTY	170695	0214	G



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AS9
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		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
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN
GENERAL STRUCTURES		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Dam, Jetty, or Weir
GENERAL STRUCTURES		Levee, Dike or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
OTHER FEATURES		Coastal Transect
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary

NOTES TO USERS

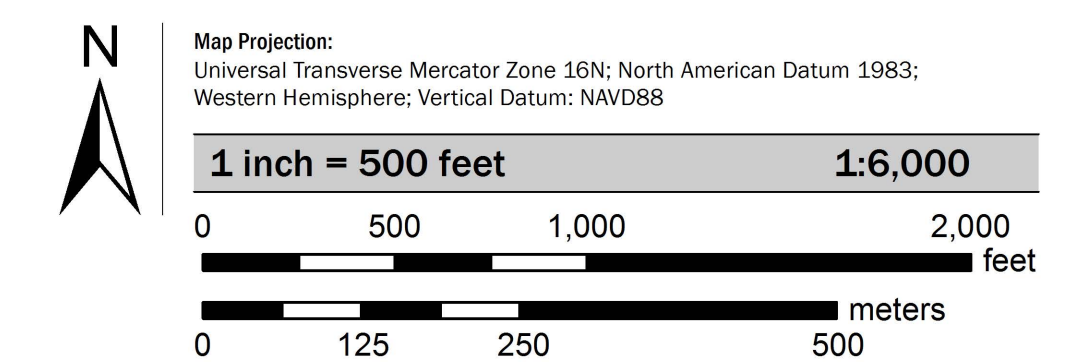
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6227) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

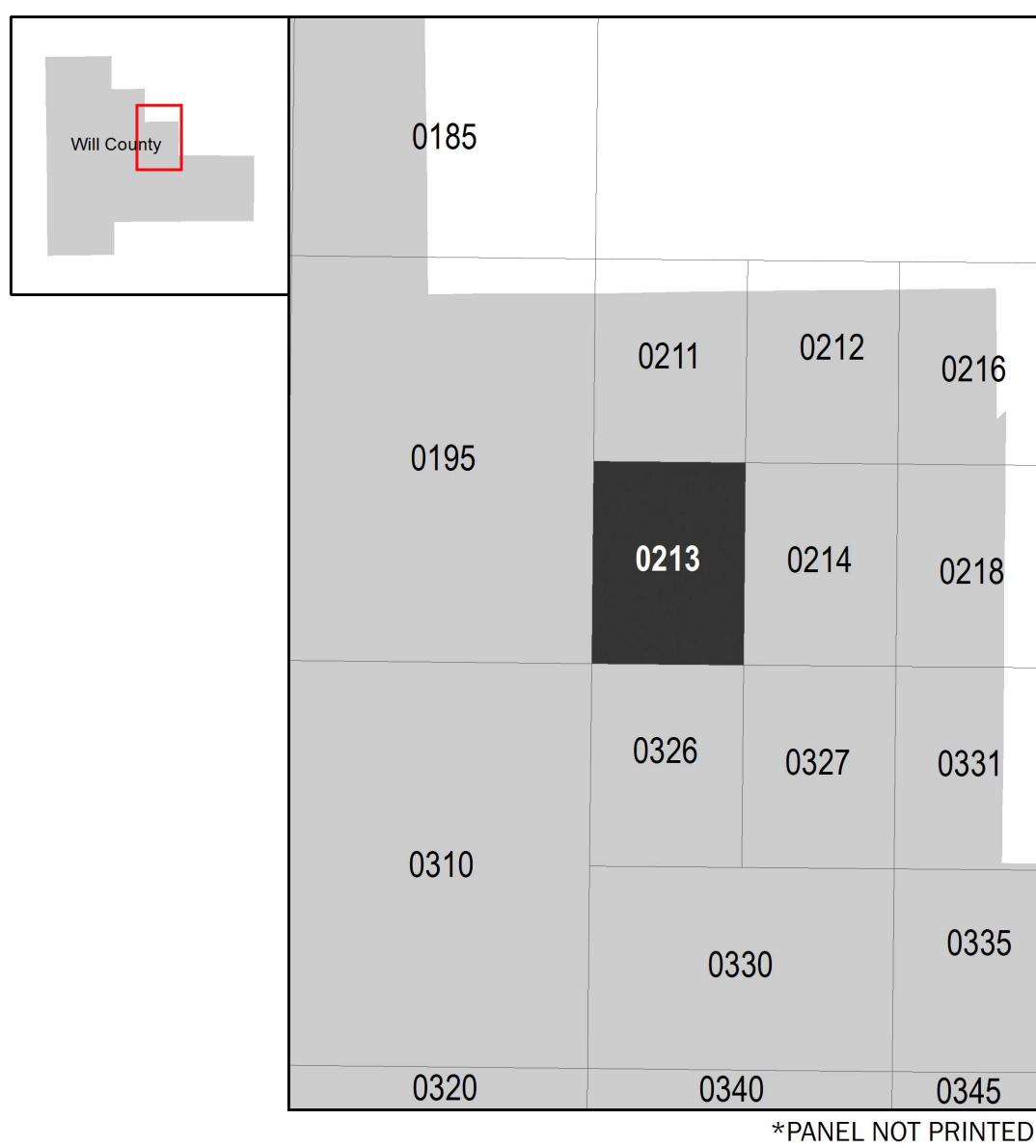
For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-635-6620.

Base map information shown on this FIRM was provided in digital format by Will County, Illinois. This information was derived from digital orthorectified imagery at a spatial resolution of 4 inches where available and 9 inches otherwise, from aerial photography, dated 2013.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

WILL COUNTY, ILLINOIS
and Incorporated Areas
PANEL 213 of 585



Panel Contains:			
COMMUNITY	NUMBER	PANEL	SUFFIX
FRANKFORT, VILLAGE OF	170701	0213	G
MOKENA, VILLAGE OF	170705	0213	G
TINLEY PARK, VILLAGE OF	170169	0213	G
WILL COUNTY	170695	0213	G

VERSION NUMBER
2.3.3.3

MAP NUMBER
17197C0213G

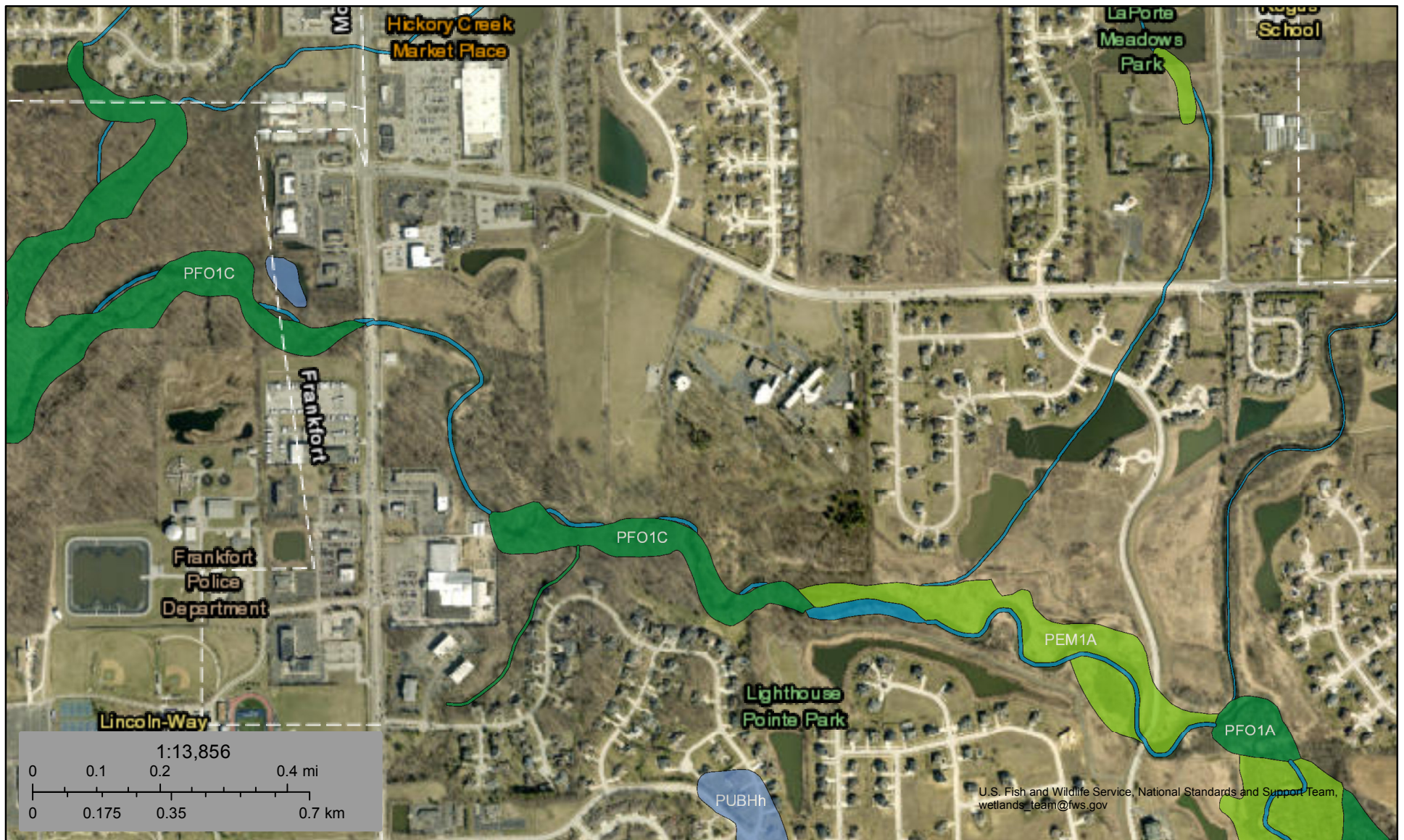
MAP REVISED
FEBRUARY 15, 2019



U.S. Fish and Wildlife Service

National Wetlands Inventory

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

VILLAGE OF

FRANKFORT

INC • 1879

Application for Plan Commission / Zoning Board of Appeals Review
Amendment Findings of Fact

Article 3, Section D, Part 6 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Plan Commission must use to evaluate every amendment or zoning classification change request. The Plan Commission must consider the following five findings based upon the evidence provided. To assist the Plan Commission in their review of the amendment request(s), please provide responses to the following "Findings of Fact." Please attach additional pages as necessary.

1. Existing uses of property within the general area of the property in question;

Single-family residential homes

2. The zoning classification of property within the general area of the property in question;

*R-2 zoned to North ER zoned to East
All master plan is single family homes*

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

*Master comprehensive plans show
Single family*

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;

*North & South is being developed as single family
homes & potentially to the West*

5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

yes

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 Size, Width and Depth

Staff Exhibit

Lot #	Size	Required Size	Width	Required Width	Depth	Required Depth
1	16,511	15,000	120.0	100.0	133.0	130
2	15,003	15,000	100.0	100.0	143.3	130
3	15,043	15,000	104.5	100.0	144.0	130
4	15,187	15,000	106.8	100.0	152.2	130
5	15,020	15,000	101.9	100.0	161.8	130
6	15,045	15,000	106.6	100.0	153.4	130
7	15,038	15,000	102.0	100.0	147.4	130
8	15,643	15,000	100.0	100.0	157.8	150
9	18,294	15,000	106.8	120.0	151.1	150
10	15,926	15,000	106.2	120.0	150.0	150
11	15,072	15,000	108.5	100.0	128.9	150
12	16,096	15,000	100.0	100.0	150.2	150
13	15,021	15,000	100.0	100.0	135.3	130
14	17,046	15,000	100.0	100.0	169.1	150
15	15,023	15,000	110.2	100.0	122.5	150
16	15,020	15,000	102.6	100.0	146.4	150
17	15,018	15,000	102.7	100.0	146.2	150
18	15,046	15,000	116.1	100.0	152.1	150
19	15,000	15,000	100.0	100.0	150.0	150
20	15,000	15,000	100.0	100.0	150.0	150
21	15,006	15,000	100.0	100.0	150.0	150
22	16,401	15,000	100.0	100.0	162.5	150
23	15,652	15,000	100.0	100.0	151.0	150
24	19,445	15,000	100.0	100.0	162.1	150
25	17,135	15,000	100.0	100.0	157.4	150
26	17,800	15,000	106.6	120.0	171.6	150
AVG	15,827		103.9		150.0	

<u>STREET GEOMETRIC CRITERIA</u>					
	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%
<ol style="list-style-type: none"> 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. <p>NOTE: These are guidelines. Actual design subject to Village review and approval.</p>					

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

St Francis Road, Frankfort - Beemsterboer Property

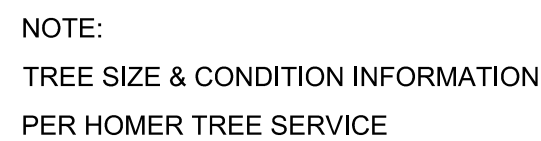
TAG #	SPECIES	SIZE (IN.)	CONDITION
3601	Elm	14	Fair
3602	Silver Maple	34	Fair
3603	Black Cherry	15	Dead
3604	Mulberry	45	Poor/Split/Rotted
3605	Cherry (2)	12 & 12	Poor/Split/Rotted
3606	Walnut	15	Fair
3607	Red Oak	17	Fair
3608	Walnut	12	Poor/Split/Rotted
3609	Hackberry	13	Fair
3610	Walnut	13.5	Fair
3611	Hackberry	12	Fair
3612	Walnut	12	Fair
3613	Hackberry	12	Fair
3614	Red Oak	12	Fair
3615	Bur Oak	20	Poor/Dying
3616	Walnut	6	Poor
3617	Bur Oak	14	Fair/Shared Tree
3618	Bur Oak	18	Fair/Shared Tree
3619	Red Oak	20	Poor/Shared Tree
3620	Red Oak	18	Poor
3621	White Oak	6	Fair
3622	Bur Oak	19	Fair
3623	Elm	9	Fair
3624	Bur Oak	28	Fair
3625	Hackberry	9	Fair
3626	Bur Oak	8	Fair
3627	Hackberry	7	Poor/Dying
3628	Hackberry	7	Poor
3629	White Oak	11	Fair
3630	Hackberry	13	Fair
3631	Linden	11	Poor
3632	White Oak	37	Fair
3633	Hard Maple	12	Fair
3634	Red Oak	11	Fair
3635	Red Oak	12	Fair
3636	Linden	12	Poor
3637	Red Oak	13	Fair
3638	Red Oak	9	Fair
3639	Red Oak	23	Dead/Shard Tree
3640	Linden	14	Poor
3641	American Elm	8	Poor
3642	American Elm	16	Fair/Elm Disease
3643	Box Elder	6	Poor

3644	American Elm	8	Fair
3645	Bur Oak	36	Poor/Large dead limbs
3646	Multistem Linden	11,9,&7	Poor/Creek Bank Erosion
3647	Linden	16	Poor/Mostly Dead
3648	Bur Oak	27	Fair
3649	Bur Oak	36	Fair/Obvious dead limbs
3650	Bur Oak	25	Poor/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	Walnut	11	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	Goodd
3677	Walnut	16	Good
3678	Walnut	14	Fair/Broken top
3679	Walnut	13	Fair
3680	Bur Oak	42	Dead
3681	Linden	12	Fair
3682	Linden	13	Fair
3683	Linden	11	Fair
3684	Hard Maple	12	Poor/Dying
3685	Walnut	10	Fair
3686	Walnut	12	Fair
3687	Walnut	13	Fair
3688	Walnut	15	Fair
3689	Walnut	9	Fair
3690	Walnut	15	Good

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
3700	Cottonwood	18	Fair
3701	Bur Oak	37	Dead
3702	American Elm	12	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
3725	Red Elm	12	Fair
3726	Sugar Maple	6	Fair
3727	Walnut	11	Fair
3728	Hackberry	15	Fair
3729	Hackberry	16	Poor
3730	Bur Oak	8	Good
3731	Bur Oak	9	Good
3732	Sugar Maple	6	Poor
3733	Shagbark Hickory	28	Good
3734	Walnut	11	Fair
3735	Bur Oak	10	Good
3736	Bur Oak	8	Good
3737	Shagbark Hickory	7	Good

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

By Christopher Gruba at 8:49 am, Apr 27, 2023



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	12	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	12	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	Poor	X
3726	Sugar Maple	6	Fair	X
3727	Walnut	11	Fair	X
3728	Hackberry	15	Fair	
3729	Hackberry	16	Poor	
3730	Bur Oak	4	Good	X
3731	Bur Oak	5	Good	X
3732	Sugar Maple	6	Poor	X
3733	Shagbark Hickory	20	Good	X
3734	Walnut	11	Fair	
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	Multistemmed Linden	11.9/2.87	Poor/Crotch erosion
3647	Linden	26	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	5	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	X	
3746	Black Walnut	16	Good	X	
3747	Hawthorne	9	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	9	Good	X	
3755	Bur Oak	13	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	

PLAT OF SURVEY

RECEIVED

By Christopher Gruba at 8:50 am, Apr 27, 2023

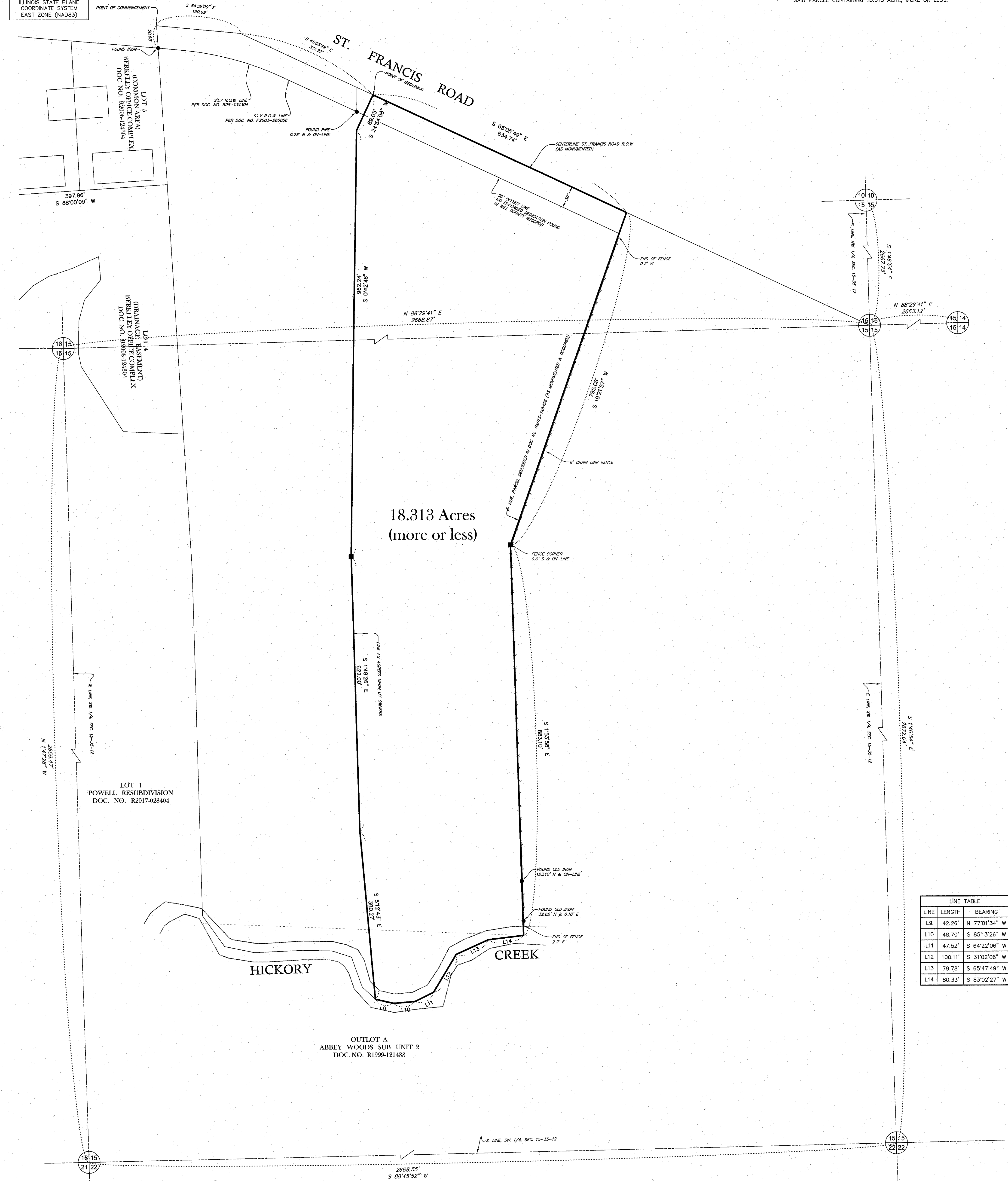
LEGAL DESCRIPTION

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
1 inch = 100 ft

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



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
LAND SURVEYOR
MY LICENSE EXPIRES 11-30-2024

NO EASEMENTS ARE SHOWN FOR THE PURPOSE OF THIS SURVEY.

REVISIONS		
No.	DATE	DESCRIPTION

1	04/25/2023	REVISED W. BOUNDARY LINE & ACREAGE
---	------------	------------------------------------

R T & A Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • GLS Consultants
129 CAPITOLA DRIVE - SHOREWOOD, ILLINOIS 60404
PH: (815) 744-6600 FAX: (815) 744-0101
website: www.ruettiger-tonelli.com

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

RECEIVED

By Christopher Gruba at 8:46 am, Apr 27, 2023

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.

OWNERSHIP CERTIFICATE (PIN #19-09-15-300-019)

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT.

DATED THIS ____ DAY OF _____, A.D. 20 ____.

OWNER

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN _____ COUNTY, ILLINOIS
THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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)
COUNTY OF WILL) SS

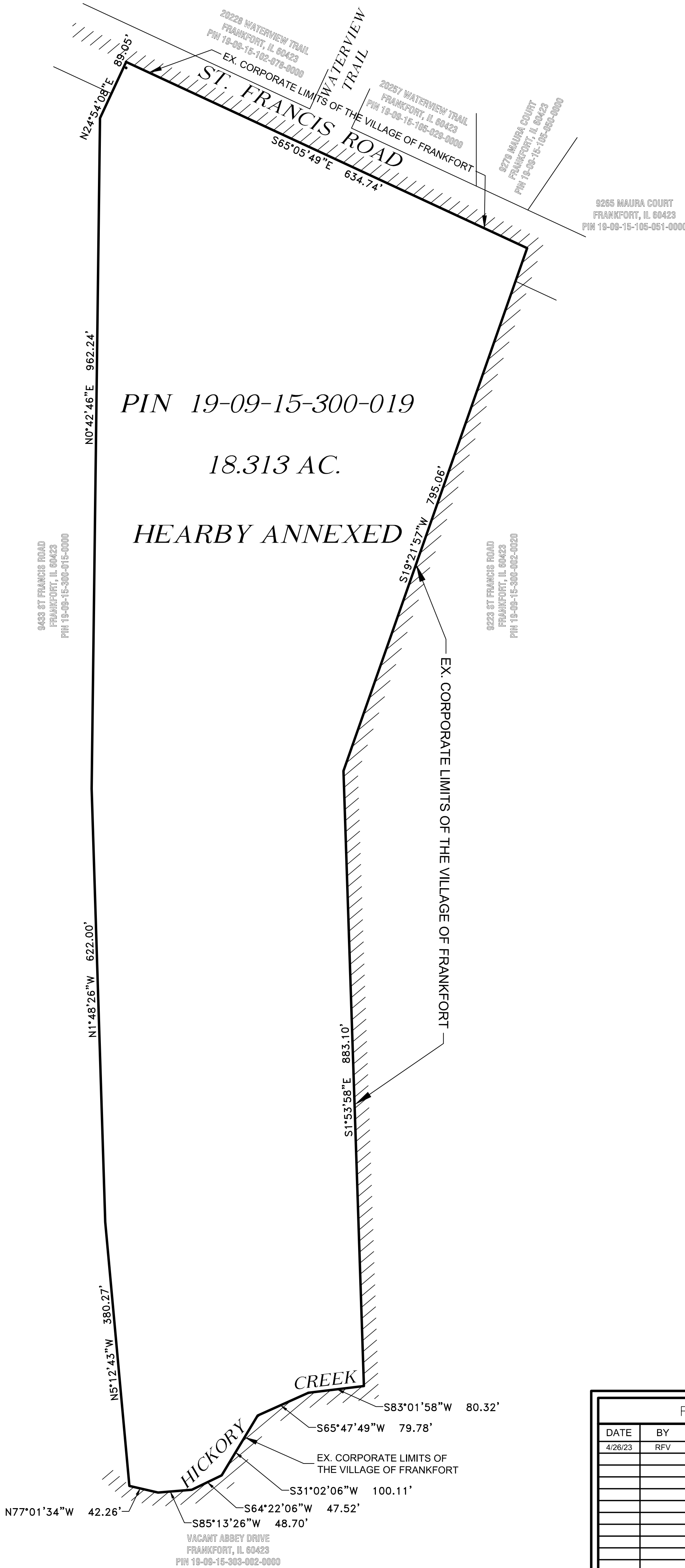
I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.


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: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR

LICENSE NO. 035-003558
LICENSE EXPIRES NOVEMBER 30, 2024



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	
ORDERED BY:			CLIENT	
DATE	DATE	DATE	DR. BY	FILE

RECEIVED

By Christopher Gruba at 8:48 am, Apr 27, 2023

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

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 85 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.

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	1.19 ACRES
SOUTH DETENTION HWL	0.81 ACRES
NET SITE AREA	18.31 - 5.13 = 13.18 ACRES
PROPOSED ZONING	R-2 SINGLE-FAMILY
TOTAL NUMBER OF UNITS	26 UNITS (SUBJECT TO CROSS-ACCESS)
GROSS DENSITY	26/18.31 = 1.42 UNITS/ACRE (GROSS)
NET DENSITY	26/13.18 = 1.97 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 9, 10, 26 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.)

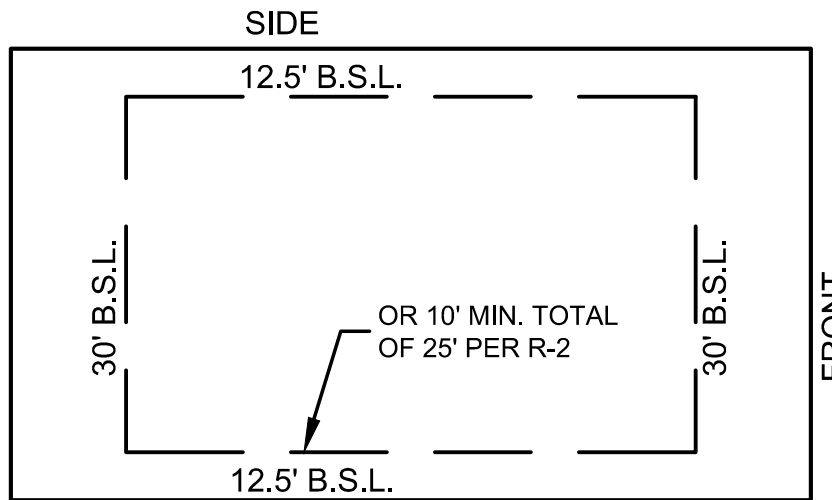
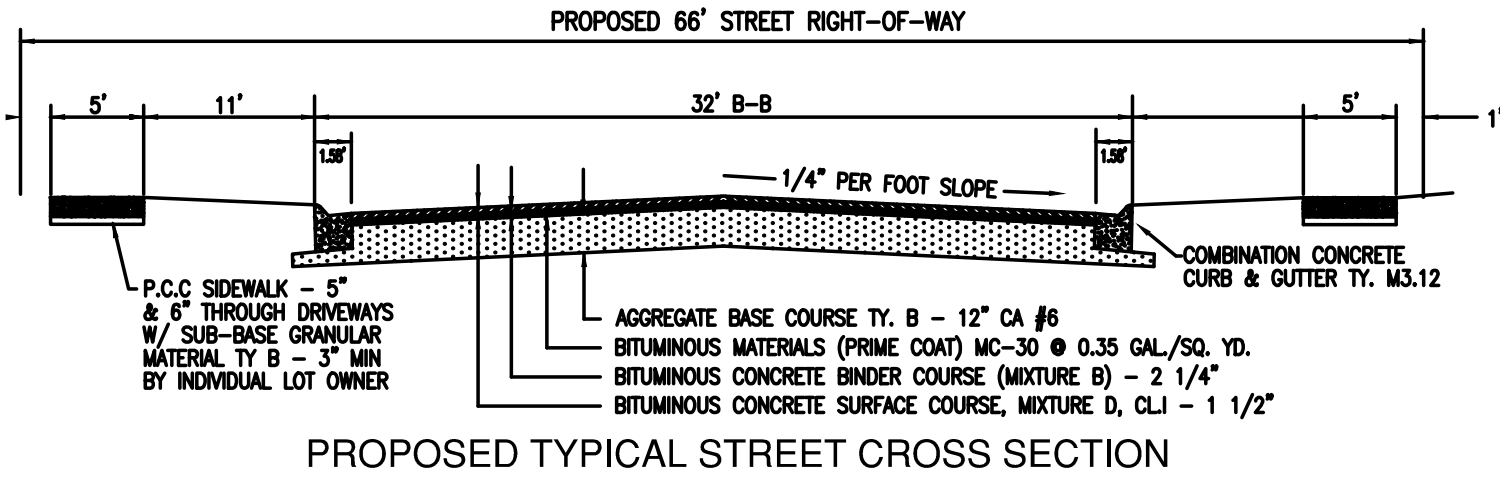
NOTES:

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.

LOT AREA TABLE

LOT 1	16,511 S.F.
LOT 2	15,003 S.F.
LOT 3	15,043 S.F.
LOT 4	15,187 S.F.
LOT 5	15,020 S.F.
LOT 6	15,045 S.F.
LOT 7	15,038 S.F.
LOT 8	15,643 S.F.
LOT 9	18,294 S.F.
LOT 10	15,926 S.F.
LOT 11	15,072 S.F.
LOT 12	16,096 S.F.
LOT 13	15,021 S.F.
LOT 14	17,046 S.F.
LOT 15	15,023 S.F.
LOT 16	15,020 S.F.
LOT 17	15,018 S.F.
LOT 18	15,046 S.F.
LOT 19	15,000 S.F.
LOT 20	15,000 S.F.
LOT 21	15,006 S.F.
LOT 22	16,401 S.F.
LOT 23	15,652 S.F.
LOT 24	19,445 S.F.
LOT 25	17,135 S.F.
LOT 26	17,800 S.F.

OUTLOT A	62,253 S.F.
OUTLOT B	115,270 S.F.
OUTLOT C	68,425 S.F.
OUTLOT D	2,641 S.F.
OUTLOT E	1,066 S.F.



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

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

PLAN EDITION MILESTONES	DATE	BY	REVISION
1	07/20/22	RFV	SUBMIT TO VILLAGE
2	07/28/22	RFV	PER VILLAGE REVIEW
3	08/22/22	RFV	PER LIGHTING LOCATIONS
4	11/03/22	RFV	PER VILLAGE REVIEW
5	03/15/23	RFV	BIKE PATH & VILLAGE REVIEW
6	04/26/23	RFV	PER VILLAGE REVIEW

CIVIL ENGINEERING
SURVEYING

MGA

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

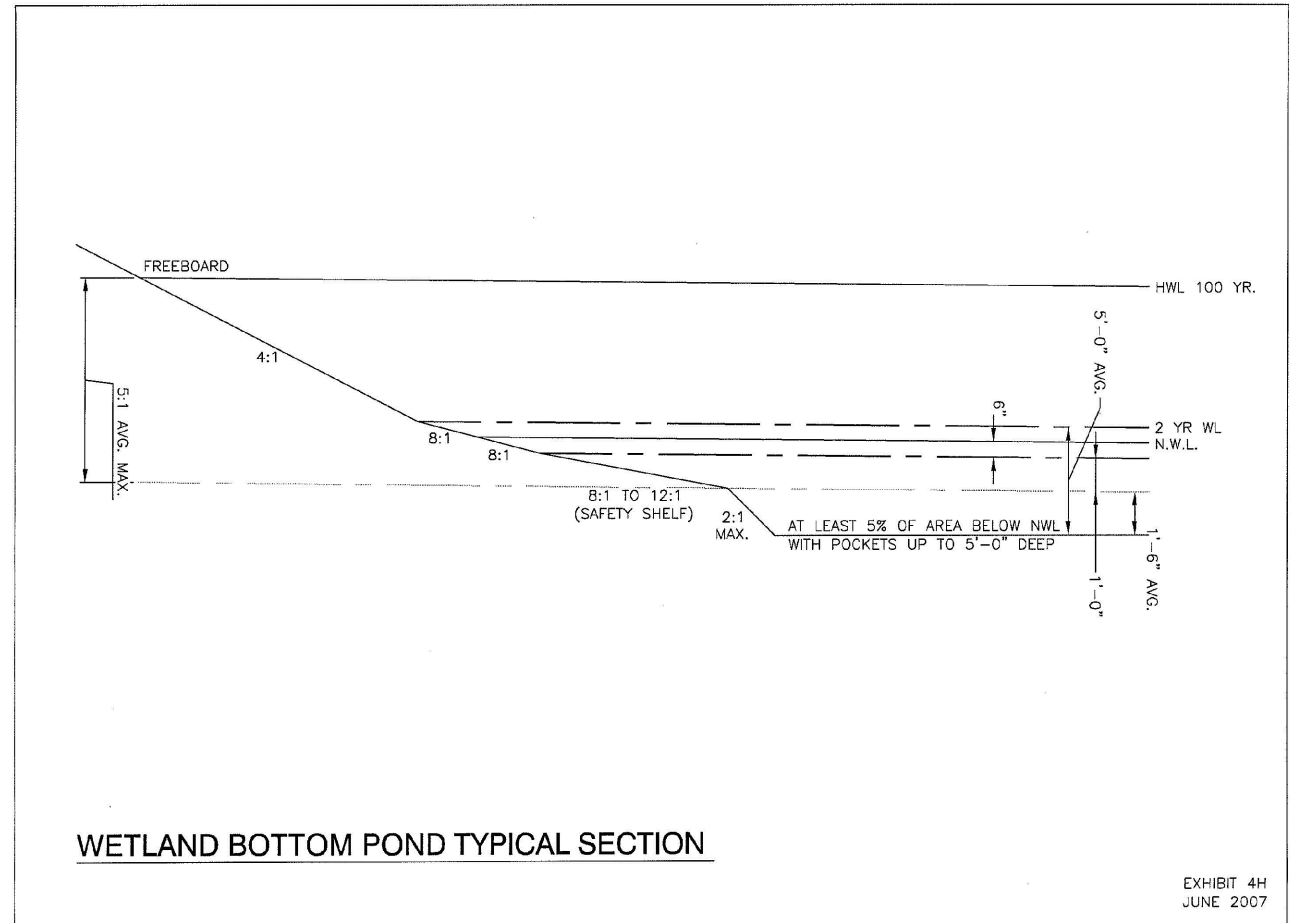
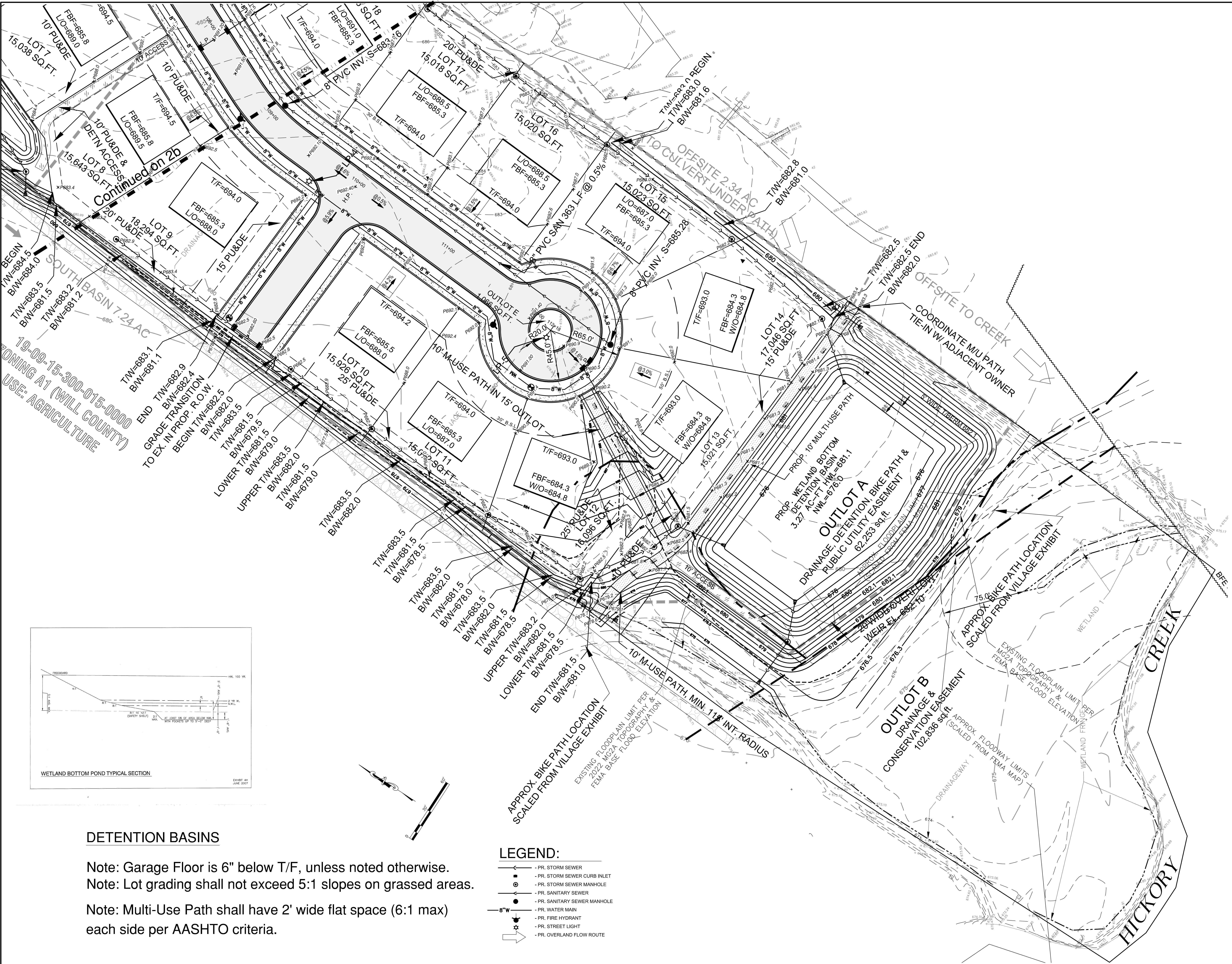
DESIGN:	RFV
DRAWING:	MB
CHECKED:	RFV
APPROVED:	RFV

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

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

PRELIMINARY PLAT

SHEET NO.	2
1	OF



DETENTION BASINS

Note: Garage Floor is 6" below T/F, unless noted otherwise.
Note: Lot grading shall not exceed 5:1 slopes on grassed areas.
Note: Multi-Use Path shall have 2' wide flat space (6:1 max) each side per AASHTO criteria.

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. OVERLAND FLOW ROUTE

PLAN EDITION MILESTONES

DATE	BY	REVISION
07/28/22	RFV	SUBMIT TO VILLAGE
07/28/22	RFV	PER VILLAGE REVIEW
08/22/22	RFV	PER LIGHTING LOCATIONS
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CIVIL ENGINEERING SURVEYING

MGA

M GINGERICH GEREUX & ASSOCIATES

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P. 815-478-9680 www.mga.com F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: RFV

DRAWING: MB

CHECKED: RFV

APPROVED: RFV

ABBEE WOODS NORTH

STEVEN BEEMSTERBOER

ST. FRANCIS ROAD FRANKFORT, ILLINOIS

PRELIMINARY PLAT

SHEET NO.

2a OF 2

JOB NO. 21-697

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LEGEND

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

PER VILLAGE OF FRANKFORT LANDSCAPE ORDINANCE
SECTION 158.26 FIGURE C
ALONG FRANCIS ROAD – FRONTAGE = 658'-1"

PLANT MATERIAL	QTY.	PLANT UNITS
OVERSTORY TREES	13	130
UNDERSTORY TREES	20	100
EVERGREEN TREES	73	365
LARGE SHRUBS	125	250
TOTAL	231	845

EVERGREEN = MIN. 40% OF TOTAL PLANT UNITS
.4 * 845 = 338 UNITS = REQUIRED
365 UNITS = PROVIDED

RECEIVED

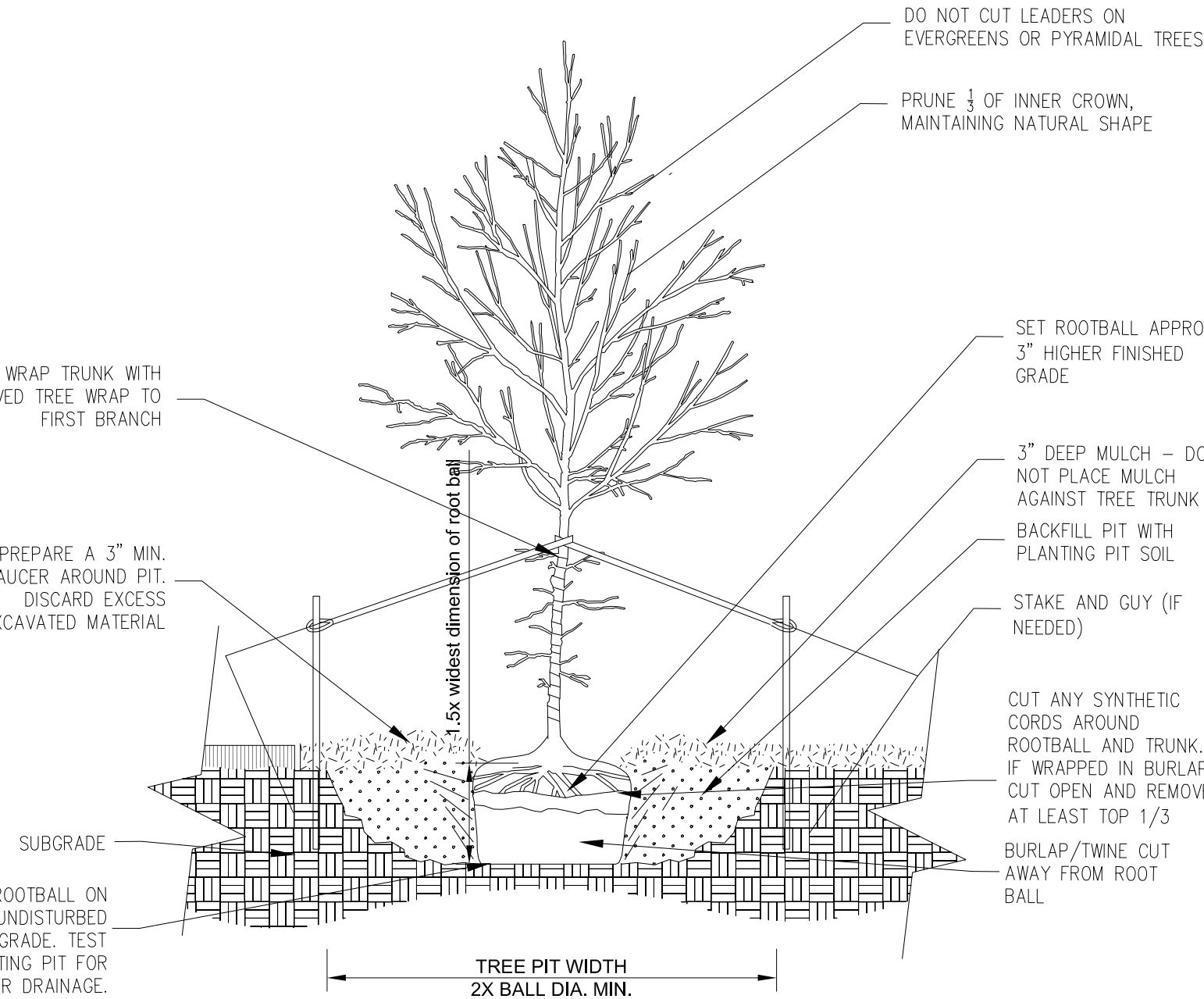
By Christopher Gruba at 8:47 am, Apr 27, 2023

DETENTION BASIN SEEDING SCHEDULE

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

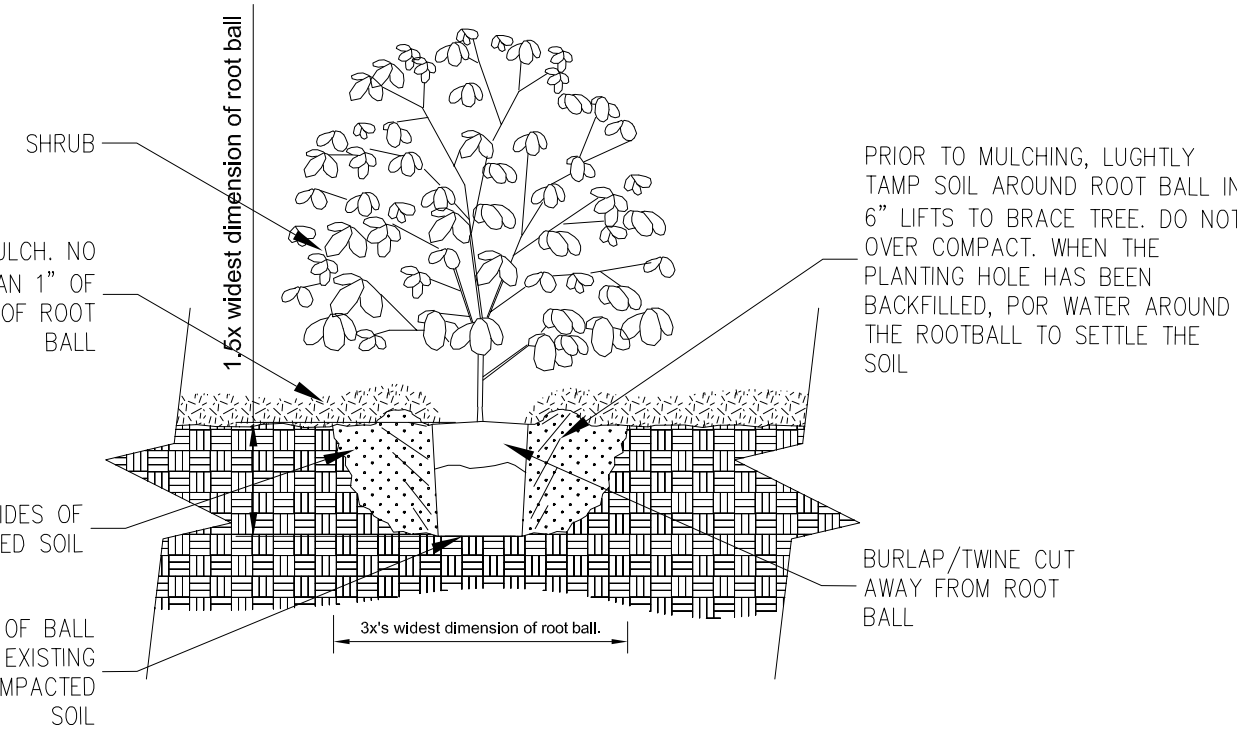
GROUND COVER PLANTING DETAIL

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



SHRUB PLANTING DETAIL

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



LANDSCAPE PLAN - PARKWAY TREES

SCALE: 1" = 60'-0"

PLANTING SCHEDULE

	QTY.	COND.	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	COMMENTS
CANOPY TREE	39	B & B	ACRU	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2.5"	
	36	B & B	TICO	TILIA CORDATA	LITTLELEAF LINDEN	2.5"	
	25	B & B	GLTR	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2.5"	
	14	B & B	TADI	TAXODIUM DISTICUM	BALD CYPRESS	2.5"	WETLAND BASIN
	10	B & B	QUBI	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"	WETLAND BASIN
UNDERSTORY TREE	3	B & B	CECA	CERCIS CANADENSIS	EASTERN REDBUD		5' HEIGHT CLUMP
	4	B & B	MALS	MAGNOLIA LILIFLORA 'REFLORESCENS' X MAGNOLIA STELLATA 'WATERLILY'	JANE MAGNOLIA		5' HEIGHT
	4	B & B	AMAB	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY		5' HEIGHT
	3	B & B	MACO	MALUS 'CORALCOLE'	CORAL BURST CRABAPPLE	2"	
EVERGREEN	4	B & B	MAPF	MALUS X 'PRARIEFIRE'	PRAIRIE FIRE CRABAPPLE	2"	
	17	B & B	ACGI	ACER GINNALA	AMUR APPLE		5' HEIGHT
	2	B & B	BENI	BETULA NIGRA	RIVER BIRCH		8' CLUMP
	15	B & B	AMCA	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY		8' CLUMP
	15	B & B	PIAB	PICEA ABIES	NORWAY SPRUCE		6' HEIGHT
LARGE SHRUBS	14	B & B	PIGL	PICEA GLAUCA	WHITE SPRUCE		6' HEIGHT
	15	B & B	ABCO	ABIES CONCOLOR	CONCOLOR FIR		6' HEIGHT
	14	B & B	PIPU	PICEA PUNGENS	BABY BLUE EYES SPRUCE		5' HEIGHT
	15	B & B	THSP	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE		5' HEIGHT
	18	B & B	VIDE	VIBURNUM DENTATUM	CHICAGO LUSTRE VIBURNUM		5 GAL., FRANCIS ROAD
GROUND COVER	18	B & B	VJUJ	VIBURNUM X JUDDII	JUDD VIBURNUM		3 GAL., FRANCIS ROAD
	18	B & B	VIDE	VIBURNUM DENTATUM 'CHRISTOM	BLUE MUFFIN VIBURNUM		5 GAL., FRANCIS ROAD
	18	B & B	ARME	ARONIA MELANOCARPA	BLACK CHOKEBERRY		5 GAL., FRANCIS ROAD
	18	B & B	COSE	CORNUS SERICEA	REDTWIG DOGWOOD		5 GAL., FRANCIS ROAD
	18	B & B	RHTY	RHUS TYPHINA 'BAILTIGER'	TIGER EYE SUMAC		5 GAL., FRANCIS ROAD
	17	B & B	PHOP	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK		5 GAL., FRANCIS ROAD
	3,790 SF	SEED	ALUM	ALUM	ALUM		1 GAL., CUL-DE-SAC ISLAND
	3,790 SF	SEED	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	STELLA D'ORO DAYLILY		1 GAL., CUL-DE-SAC ISLAND
	3,790 SF	SEED	HYLOTELEPHIUM 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 'ADAGIO'	ADAGIO GRASS	ADAGIO 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 X 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 VISUAL 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
- 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 QUANTITIES 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

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 CROOKED/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, PAVING, 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 EDGED, 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

ISSUE DATE

04-24-2023 FOR PERMIT

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 HILLS 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 85% 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 LOOSESTRIFE, BARNYARD GRASS, OR SANDBAR WILLOW UNLESS INDICATED ON TECH APPROVED PLANTING PLAN

CATTAILS SO NOT COUNT TOWARDS THE 25% WEED CRITERION PROVIDED THEY REPRESENT NO MORE THAN 20% COVER

ALTHOUGH NOT ACCEPTANCE REQUIREMENTS, 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 OR 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 LOOSESTRIFE 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, FLOWING 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 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, ACCOMPANED HERBICIDE, MOEING, COMBINATION OF THESE PRACTICES.

PRESCRIBED BURNINGS: 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 NEED 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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P.O. BOX 1717
FRANKFORT, IL 60423

PROJECT:

ABBEY WOODS NORTH
FRANKFORT, ILLINOIS

LANDSCAPE NOTES

L1.1

By Christopher Gruba at 8:48 am, Apr 27, 2023



EXHIBIT 6E
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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DRAWING:	N/B
CHECKED:	RFV
APPROVED:	RFV

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

PRELIMINARY LIGHTING PLAN

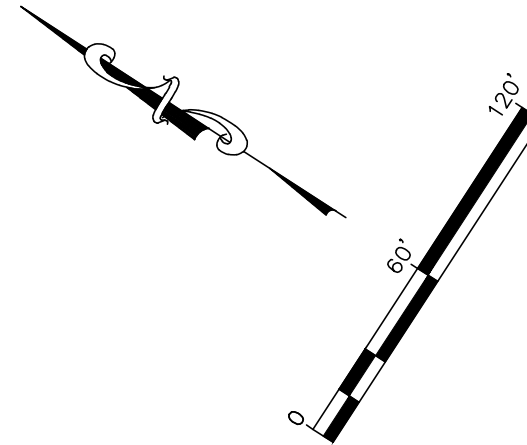
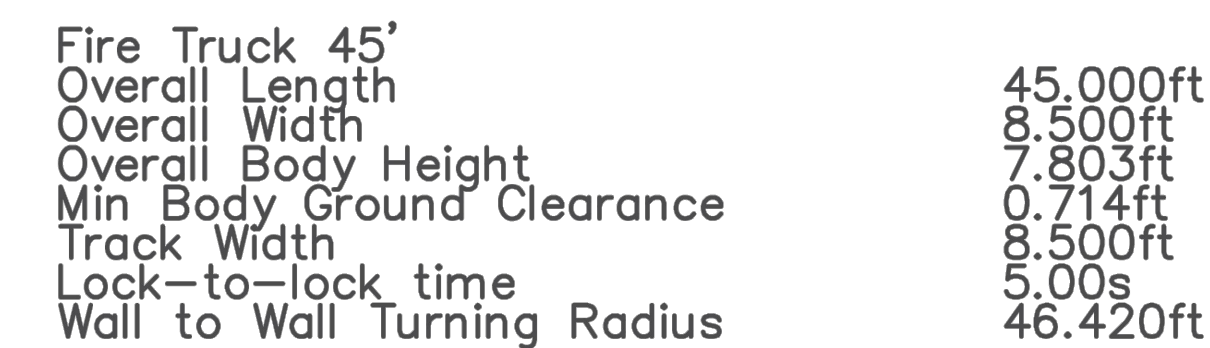
SHEET NO.

1 OF 1

JOB NO. 21-697

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By Christopher Gruba at 8:47 am, Apr 27, 2023



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

PRELIMINARY FIRE TRUCK TURNING PLAN

SHEET NO.

OF

JOB NO. 21-697