



PLAN COMMISSION / ZONING BOARD OF APPEALS AGENDA

**Thursday, September 14, 2023
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Non-Public Hearing: Plat of Resubdivision of Lots 2 and 3 in Iron Gate Estates**
Request: Preliminary and Final Plat of Subdivision of Lots 2 and 3 in Iron Gate Estates (PINs: 19-09-21-121-012-0000; 19-09-21-121-011-0000).
- 4. Public Hearing: 108 Walnut Street – Ruzich Residence (Ref#104) Public Hearing continued from PC/ZBA meeting on September 7, 2023**
Requests: Six (6) zoning variations to construct a new single-family residence, pertaining to a reduced front yard setback, reduced side yard setbacks, increased lot coverage, increased impervious lot coverage and first-floor building materials (PIN: 19-09-28-211-006-0000).
- 5. Public Comments**
- 6. Village Board & Committee Updates**
- 7. Other Business**
- 8. Attendance Confirmation (September 28, 2023)**
- 9. Adjournment**

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

Project: Plat of Resubdivision which consolidates Lots 2 & 3 in Iron Gate Estates Subdivision
Meeting Type: Non-Public Hearing
Request: Request for approval of a resubdivision to consolidate lots
Location: Lots 2 & 3 in Iron Gate Estates Subdivision
Applicant: Mark Finney and Gina Finney
Prop. Owner: Applicant
Representative: Applicant
Report By: Amanda Martinez, Planner

Site Details

Lot Size: ±0.71 Acres / ±30,767 sq. ft.
PIN(s): 19-09-21-121-012-0000 and 19-09-21-121-011-0000
Existing Zoning: R-2
Prop. Zoning: N/A
Building(s) / Lot(s): 1 proposed lot
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Single-family Residential	Single-Family Detached Residential	R-2
North	Single-family Residential	Single-Family Detached Residential	R-2
South	Single-family Residential	Single-Family Detached Residential	R-2
East	Single-family Residential	Single-Family Detached Residential	R-2
West	Single-family Residential (detention pond)	Single-Family Detached Residential	R-2

Figure 1: Location Map



Project Summary

The applicants, Mark and Gina Finney, are requesting approval of the proposed Plat of Resubdivision which consolidates Lots 2 & 3 in Iron Gate Estates Subdivision. The existing Lot 2 (19-09-21-121-012-0000) measures 107.81 ft. wide by 151 ft. deep and the existing Lot 3 (19-09-21-121-011-0000) measures 109.97 ft. wide by 155 ft. deep. The applicant has submitted a plat that proposes the consolidation of Lots 2 and 3 in Iron Gate Estates Subdivision resulting in Lot 1, a ±30,767 sq. ft. lot to accommodate construction of a home.

Attachments

- 2022 Aerial Photograph from Will County GIS
- Final Plat of Subdivision of Iron Gate Estates (approved August 2017)
- Lot 2 Plat of Survey dated 11.18.20 and received 8.11.23
- Lot 3 Plat of Survey 11.18.20 and received 8.11.23
- Site Visit Photographs taken on 8.11.23
- Plat of Resubdivision (titled "Final Plat of Iron Gate Estates, Phase III") dated 7.19.17 and received 7.18.23
- Plat Review Comments sent from staff to the applicant on 7.26.23

Analysis

In consideration of the consolidation request, staff offers the following point of discussion:

Existing Lots 2 & 3:

- Lots 2 and 3 are currently undeveloped in the Iron Gate Estates Subdivision which was approved in August 2017.
- The existing Lot 2 measures 107.81 ft. wide by 151 ft. deep (15,666 sq. ft.).
- The existing Lot 3 measures 109.97 ft. wide by 155 ft. deep (15,101 sq. ft.).
- The two existing lots are individually conforming. Both lots comply with the current Zoning Ordinance's minimum requirements for bulk and density within the R-2 Single-family Residential District including the 15,000 sq. ft. minimum lot size, 100 ft. minimum lot width and 150 ft. minimum lot depth.

Proposed Lot 1 (Plat of Resubdivision):

- There are necessary technical revisions that will need to be made to the proposed Plat of Resubdivision titled "Final Plat of Iron Gate Estates, Phase III" prepared by Steven J. Laub, Illinois Professional Land Surveyor, dated December 7, 2020, and received by the Village on July 18, 2023. Attached to this staff report are the Plat Review Comments that were sent to the applicant on July 26, 2023 that outline the necessary revisions that staff has requested the applicant to make.
- The resulting Lot 1 is proposed to measure 217.78 ft. wide by 151.1 ft. deep, or ±30,767 sq. ft. The resulting Lot 1 meets and exceeds the minimum requirements for bulk and density within the R-2 Single-family Residential District including the 15,000 sq. ft. minimum lot size, 100 ft. minimum lot width and 150 ft. minimum lot depth.
- The proposed plat notes that the included property for the Resubdivision will remain subject to the same setbacks and easements as stated on the Final Plat of Subdivision of Iron Gate Estates.
- Staff has requested that a note be added to the plat stating that the lot shall remain subject to the recorded covenants and restrictions of the Iron Gate Estates Subdivision.

	R-2 District Requirements	Existing Property Conditions of Lot 2	Existing Property Conditions of Lot 3	Proposed Property Conditions of Lot 1 (proposed Plat of Resubdivision)	Comments
Minimum Lot Size (Square feet)	15,000 sq. ft.	15,666 sq. ft.	15,101 sq. ft.	30,767 sq. ft.	Complies
Minimum Lot Width (feet)	100 feet	107.81 feet	109.97 feet	217.78 feet	Complies
Minimum					

Lot Depth (feet)	150 feet	151 feet	155 feet	151.1 feet	Complies
Minimum Required Setbacks (feet)	<ul style="list-style-type: none"> • 30 feet • 30 feet • Total 25 feet (not less than 10 on each side) • 30 feet 	<ul style="list-style-type: none"> • 30 feet • N/A • 12.5 feet • 30 feet 	<ul style="list-style-type: none"> • 30 feet • N/A • 12.5 feet • 30 feet 	<ul style="list-style-type: none"> • 30 feet • N/A • 12.5 feet • 30 feet 	Complies (Interior lot= no corner side yard requirement)
P.U.&D.E. Easement (feet) <ul style="list-style-type: none"> • Front • Interior • Rear 	<ul style="list-style-type: none"> • 10 feet • 7.5 feet • 10 feet 	<ul style="list-style-type: none"> • 10 feet • 7.5 feet • 10 feet 	<ul style="list-style-type: none"> • 10 feet • 7.5 feet • 10 feet 	<ul style="list-style-type: none"> • 10 feet • 7.5 feet • 10 feet 	Complies (matches Iron Gate Estates Subdivision easements)

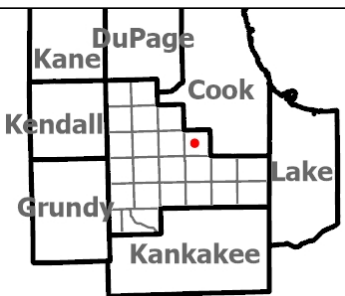
Affirmative Motion

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

1. Recommend the Village Board approve the proposed Plat of Resubdivision, which consolidates Lots 2 & 3 in Iron Gate Estates Subdivision, subject to staff approval of any necessary technical revisions prior to recording.



Lots 2 & 3 of Iron Gate Estates Subdivision

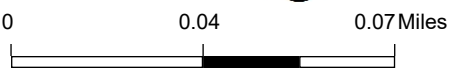


- Legend
- Parcels
 - Townships

Notes

Date: 8/14/2023

1: 2,257



Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

FINAL PLAT OF SUBDIVISION OF IRON GATE ESTATES

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY ILLINOIS.

PARCEL IDENTIFICATION NUMBER

19-09-21-100-011-0000

BASIS OF BEARING

THE BASIS OF BEARINGS IS
THE ILLINOIS COORDINATE
SYSTEM - EAST ZONE

LINE TABLE

LINE	BEARING	DISTANCE
L1	(N 00°25'30" E	33.00'
L2	N 01°22'52" W	33.00'
L3	(S 89°34'30" E	154.10'
L4	N 88°37'07" E	156.28'
L5	S 88°37'07" W	33.49'
L6	S 22°43'04" E	10.98'
L7	N 88°16'58" E	9.92'
L8	N 88°16'58" E	20.00'

LEGEND

● FIP	FOUND IRON PIPE
○ FIP	FOUND IRON ROD
○ SIP	SET 5/8" x 24" IRON PIPE
○ SMN	SET MAG. NAIL
■ SCM	CONCRETE MONUMENT
---	BOUNDARY LINE
---	LOT LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE

ABBREVIATIONS

FD.	FOUND IRON PIPE	N	NORTH
##	RECORD DIMENSION	S	SOUTH
###	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
FIR	FOUND IRON ROD OR PIN		
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
L.E.	LANDSCAPE EASEMENT		
SQ. FT.	SQUARE FEET		
L	ARC DIMENSION		
R	RADIUS DIMENSION		

SITE DATA

GROSS SITE AREA:	8.84	Ac.
COLORADO AVENUE DEDICATION:	0.32	Ac.
NET SITE AREA:	8.42	Ac.
STORMWATER MANAGEMENT AREA (OUTLOT 11):	1.71	Ac.
AND GREEN SPACE		
9 SINGLE FAMILY LOTS (BUILDABLE):	5.88	Ac.
NON-BUILDABLE OUTLOTS 10, 12 & 13	0.17	Ac.
IRON GATE COURT DEDICATION:	0.95	Ac.
DENSITY (DWELLING UNITS/NET AREA)	1.07	

Note: Acreage is plus or minus

ZONING

R2 SINGLE FAMILY

OUTLOTS 10, 11, 12 SHALL BE
MAINTAINED BY THE CURRENT
TITLE HOLDER OR AN H.O.A.

LOT SIZES

MINIMUM (BUILDABLE)	15,101 S.F.
MEDIAN (BUILDABLE)	23,981 S.F.
AVERAGE (BUILDABLE)	27,512 S.F.

GENERAL NOTES

- ALL AREAS ARE PLUS OR MINUS.
- ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF FRANKFORT.
- ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.

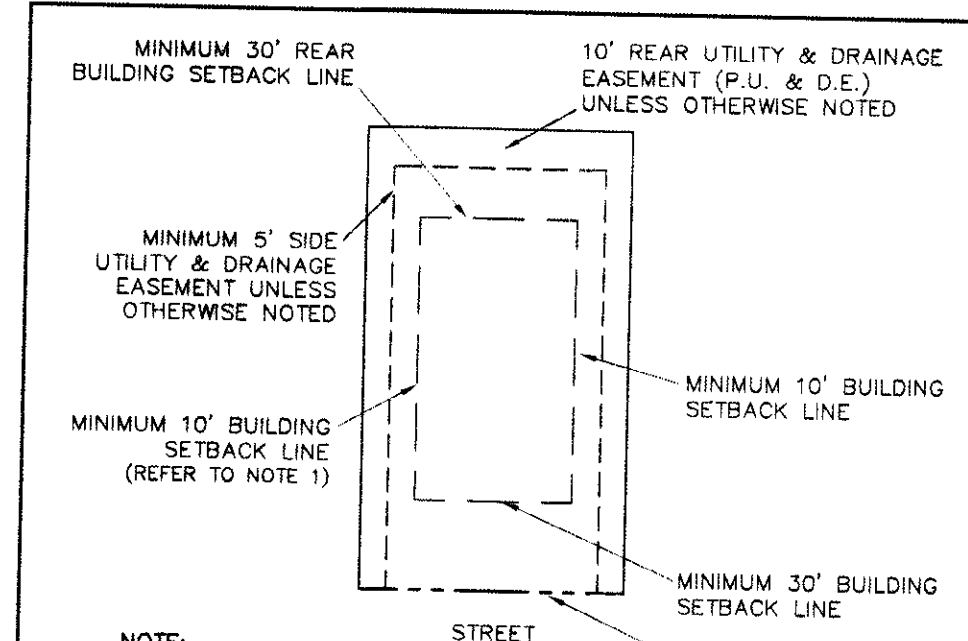
NOTES

- THERE SHALL BE NO VEHICULAR ACCESS TO COLORADO AVENUE FROM LOT 1 OR OUTLOT 10.
- THERE SHALL BE NO VEHICULAR ACCESS TO COLORADO AVENUE FROM OUTLOT 11 EXCEPT FOR MAINTENANCE PURPOSES ONLY.
- THERE SHALL BE NO FENCES ALLOWED WITHIN THE SOUTH 30' OF LOT 1 OR OUTLOTS 10 AND 11.
- ALL EMERGENCY OVERLAND FLOW ROUTES SHALL BE CONTAINED IN EASEMENTS.

Iron Gate Estates - Maximum Lot Coverage

LOT	Area (ac.)	Preservation Area on Lot (ac.)	Net Area (ac.)	Maximum Lot Coverage (%)	Maximum Lot Coverage (ac.)
1	0.41	0	0.41	40%	0.16
2	0.36	0	0.36	40%	0.14
3	0.35	0	0.35	40%	0.14
4	0.38	0	0.38	40%	0.15
5	1.58	0.33	1.25	28%	0.35
6	0.69	0.17	0.52	28%	0.14
7	0.74	0.11	0.63	30%	0.19
8	0.55	0.08	0.47	29%	0.14
9	0.62	0.17	0.45	29%	0.13

TYPICAL LOT PLAN



NOTE:

- LOT SIDEYARD SETBACK SHOULD TOTAL 25' WITH A MINIMUM OF 10' ON ANY SIDE.
- MAXIMUM LOT COVERAGE = 20% (SINGLE FAMILY HOME).
- MAXIMUM IMPERVIOUS COVERAGE = 40%.
- REAR AND SIDE YARD EASEMENT SHALL BE 15' (COMBINED) WHERE STORM OR SANITARY SEWER IS PROPOSED.
- PROPOSED R-2 ZONING: MINIMUM 15,000 S.F. 100' MINIMUM LOT WIDTH 150' MINIMUM LOT DEPTH

REVISED: 08/02/2017 VILLAGE COMMENTS
REVISED: 07/21/2017 TREE PRESERVATION EASEMENT
REVISED: 07/19/2017 VILLAGE COMMENTS

IRON GATE ESTATES

FINAL PLAT OF SUBDIVISION

COLORADO ACRES LLC
570 E. NORTH FRONTAGE ROAD
BOLINGBROOK, ILLINOIS 60440

9930 130TH STREET, SUITE L
MOKENA, ILLINOIS 60440
(708) 326-4961
IL Prof. Lic. No.: 184-003740

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS

DEI

SHEET NO. 1 of 2
Project No: 16-07005
DRAWN BY: S.J.L.
CHECKED BY: S.J.L.
SCALE: 1" = 50'

L:\Surveying\Drawings\Projects\2016-Projects\16-07005 Iron Gate Estates\dwg\Plats\Vacant Lot Plats\Lot 2.dwg Plot Date: 11/18/2020 9:24 AM By: steve

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 2 IN THE FINAL PLAT OF IRON GATE ESTATES, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5TH, 2017 AS DOCUMENT NUMBER R2017069838 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 25, 2017 AS DOCUMENT NUMBER R2017074869, ALL IN WILL COUNTY, ILLINOIS.

GENERAL NOTES


- COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.
- THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS PLAT WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.
- ALL BUILDING DIMENSIONS AND TIES TO PROPERTY LINES ARE MEASURED TO THE FRAMED EXTERIOR UNLESS OTHERWISE NOTED.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- OBLITERATED PROPERTY CORNER MONUMENTS WERE NOT RE-ESTABLISHED AS PART OF THIS SURVEY.

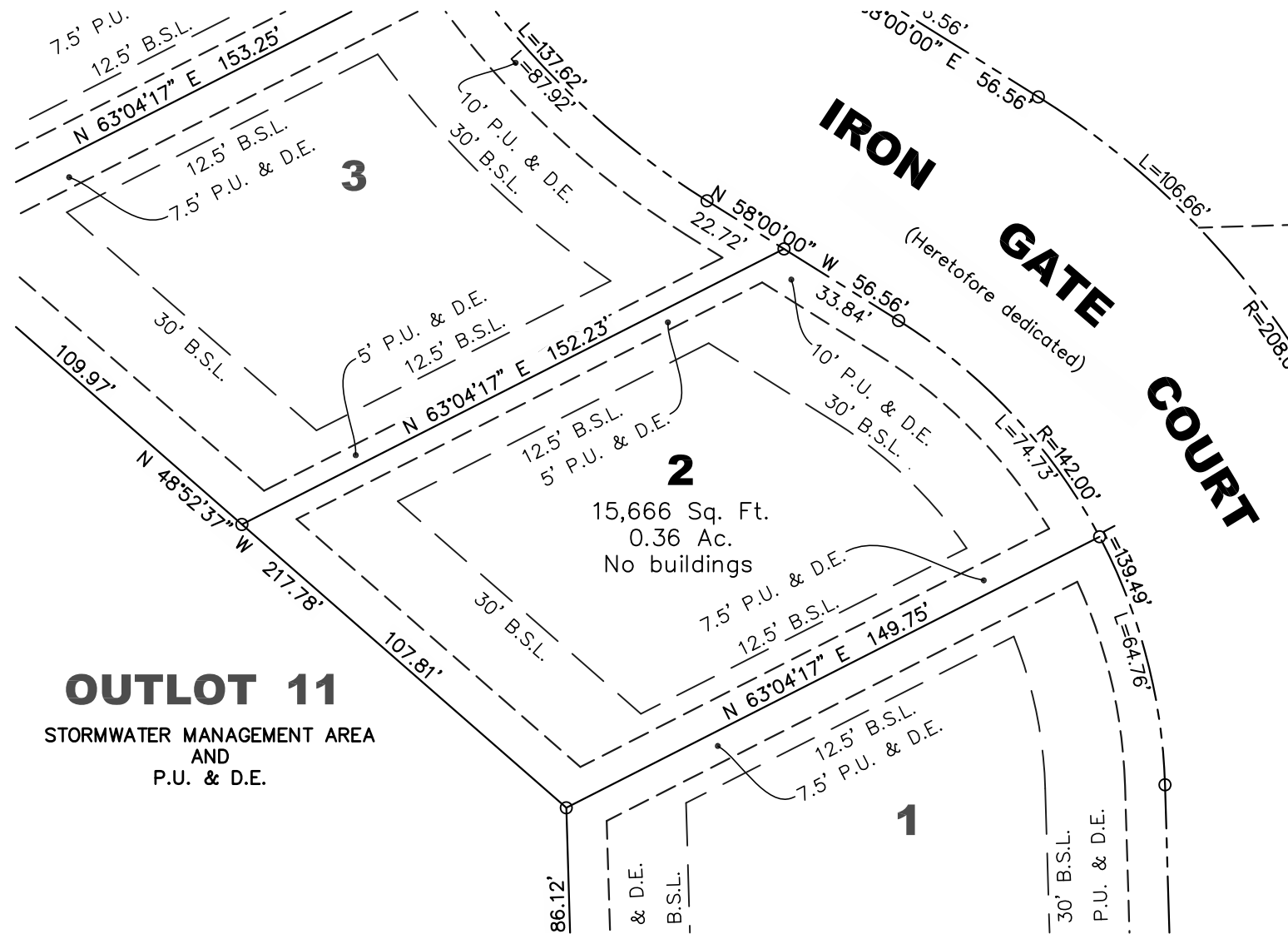
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO TEMPERATURE OF 68 DEGREES FAHRENHEIT.


STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE RENEWS NOV. 30, 2022
DATE : NOVEMBER 18, 2020



OUTLOT 11

STORMWATER MANAGEMENT AREA
AND
P.U. & D.E.

LEGEND

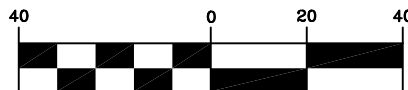
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- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE

ABBREVIATIONS

- FD. FOUND
- (###.##) RECORD/DEED DIMENSION
- ###.## MEASURED DIMENSION
- FIP FOUND IRON PIPE
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- SIP SET IRON PIPE
- L ARC DIMENSION
- R RADIUS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

DESIGNTEK ENGINEERING, INC.

CONSULTING, CIVIL ENGINEERING & LAND SURVEYING



9930 W. 190th Street, Suite L
Mokena, Illinois 60448
(708) 326-4961
FAX: (708) 326-4962

IL PROF. LIC. No.: 184 - 003740

PREPARED FOR:

COLORADO ACRES, LLC

REVISIONS

NO.	DATE	DESCRIPTION	BY

DRAFTING COMPLETED: 11/18/2020

FIELD WORK COMPLETED: N/A

DRAWN BY: SJL CHECKED BY: MJF

PROJECT MANAGER: SJL SCALE: 1" = 40'

PROJECT NO.: 16-07005-2
SHEET NO. 1 of 1

L:\Surveying\Drawings\Projects\2016-Projects\Iron Gate Estates\dwg\Plats\Vacant Lot Plats\Lot 3.dwg Plot Date: 11/18/2020 9:37 AM By: steve

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 3 IN THE FINAL PLAT OF IRON GATE ESTATES, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5TH, 2017 AS DOCUMENT NUMBER R2017069838 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 25, 2017 AS DOCUMENT NUMBER R2017074869, ALL IN WILL COUNTY, ILLINOIS.

GENERAL NOTES


- COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.
- THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS PLAT WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.
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- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- OBLITERATED PROPERTY CORNER MONUMENTS WERE NOT RE-ESTABLISHED AS PART OF THIS SURVEY.

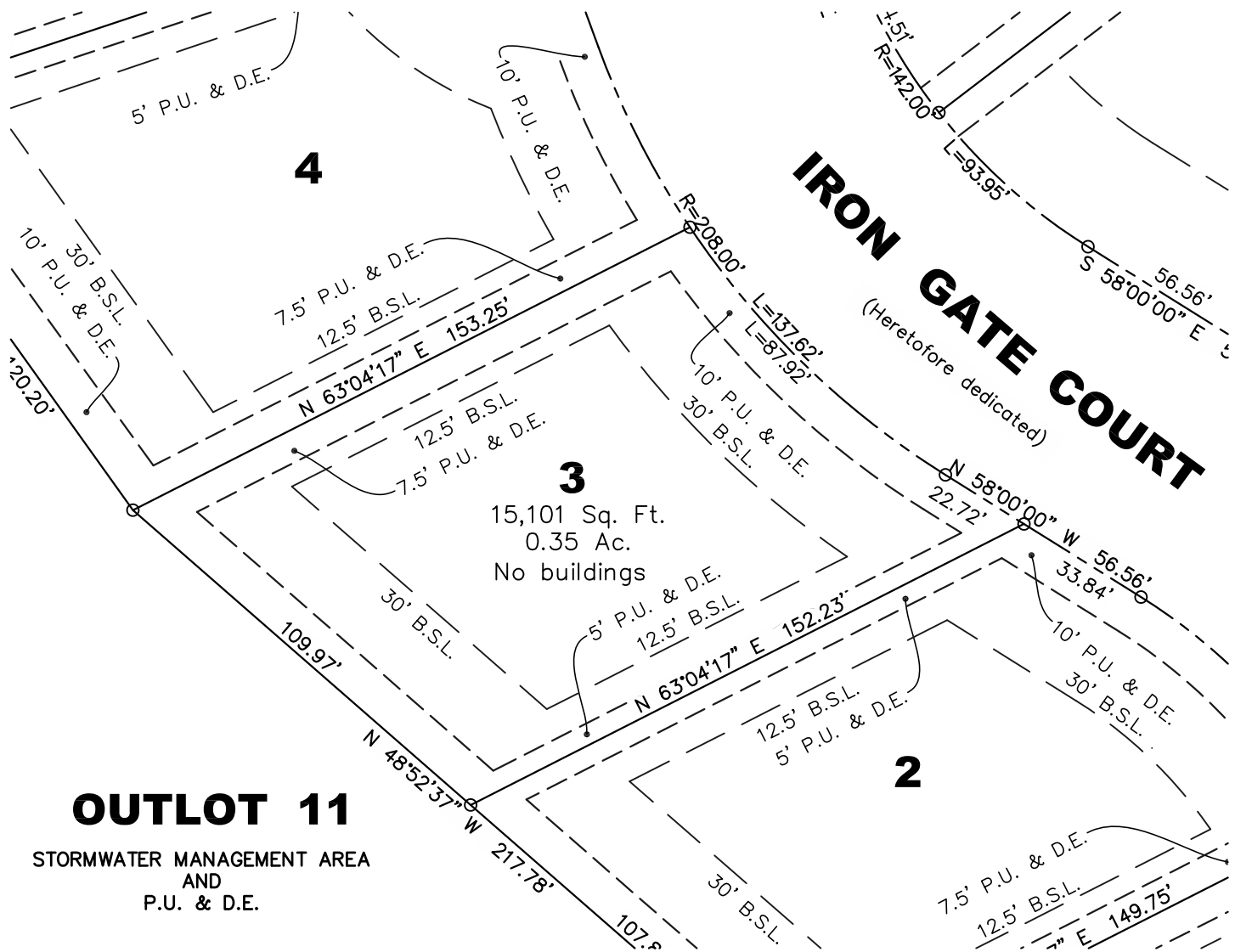
SURVEYOR'S CERTIFICATE

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COUNTY OF WILL } SS

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ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

 DATE : NOVEMBER 18, 2020
STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE RENEWS NOV. 30, 2022



OUTLOT 11

STORMWATER MANAGEMENT AREA
AND
P.U. & D.E.

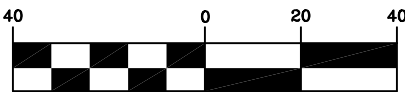
LEGEND

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- N NORTH
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- W WEST

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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PREPARED FOR:

COLORADO ACRES, LLC

REVISIONS

NO.	DATE	DESCRIPTION	BY

DRAFTING COMPLETED: 11/18/2020

FIELD WORK COMPLETED: N/A

DRAWN BY: SJL CHECKED BY: MJF

PROJECT MANAGER: SJL SCALE: 1" = 40'

PROJECT NO.: 16-07005-3 SHEET NO.
1 of 1

West View:



South View:



North View:



East View:



L:\Surveying\Drawings\Projects\2016-Projects\Iron Gate Estates\Phase II-07005_2-3 Final Plat of Re-Subdivision.dwg Plot Date: 12/7/2020 2:42 PM By: Steve

PARCEL IDENTIFICATION NUMBER
LOT 2: 19-09-21-121-012-0000 LOT 3: 19-09-21-121-011-0000

ADDRESSES
LOT 2: 708 IRON GATE COURT LOT 3: 708 IRON GATE COURT

GENERAL NOTES
1. ALL AREAS ARE PLUS OR MINUS. 2. ALL GRANTED EASEMENTS, SETBACK LINES AND DEDICATED RIGHT OF WAYS SHOWN HEREON PER THE RECORDED FINAL PLAT OF IRON GATE ESTATES, RECORDED SEPTEMBER 5TH, 2017 AS DOCUMENT NUMBER R2017069838. 3. THERE ARE NO NEW EASEMENTS OR SETBACK LINES. 4. REFER TO THE VILLAGE OF FRANKFORT ZONING ORDINANCE OF SETBACK AND BUILDING REQUIREMENTS. 5. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS COORDINATE SYSTEM — EAST ZONE

LEGEND
● FIP FOUND IRON PIPE ● FIR FOUND IRON ROD ○ SIP SET 5/8" x 24" IRON PIPE ○ SMN SET MAG. NAIL ■ SCM CONCRETE MONUMENT
—— BOUNDARY LINE —— LOT LINE —— RIGHT-OF-WAY LINE —— CENTERLINE —— EXISTING EASEMENT LINE —— PROPOSED EASEMENT LINE

ABBREVIATIONS
FD. FOUND #### RECORD DIMENSION ##### MEASURED DIMENSION FIP FOUND IRON PIPE FIR FOUND IRON ROD OR PIN P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT B.S.L. BUILDING SETBACK LINE L.E. LANDSCAPE EASEMENT SQ. FT. SQUARE FEET L ARC DIMENSION R RADIUS DIMENSION
N NORTH S SOUTH E EAST W WEST

ZONING
R2 SINGLE FAMILY

GRAPHIC SCALE

0 25 50

(IN FEET)
1 inch = 50 ft.

FINAL PLAT OF IRON GATE ESTATES, PHASE II

BEING A RE-SUBDIVISION OF LOTS 2 AND 3 IN THE FINAL PLAT OF IRON GATE ESTATES, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY ILLINOIS.

TRUSTEES OWNER'S CERTIFICATE

State of Illinois }
County of Will } SS

This is to certify that the undersigned is the owner of the land described in the annexed plat and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

This is to additionally certify that as owner of the property hereon described in the surveyor's certificate and known as Iron Gate Estates, Phase II, to the best of knowledge, is located within the boundary of

Frankfort Community Consolidated School District 157C

Lincolnway Community High School District 210

Joliet Junior College District 525

Dated at _____ this _____ day of _____ 20____

Owner: _____

OWNER'S NOTARY PUBLIC CERTIFICATE

State of Illinois }
County of Will } SS

I, _____ a Notary Public in and for the said county and state aforesaid, do hereby certify that _____ who is (are) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he (she) (they) signed and delivered the said instruments as his (her) (their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ A.D., 20____

Notary Public _____

VILLAGE BOARD CERTIFICATE

State of Illinois }
County of Will } SS

Approved by the Mayor and the Board of Trustees of the Village of Frankfort, Illinois on this _____ day of _____ A.D., 20____

Mayor _____ Attest: Village Clerk _____

WILL COUNTY CLERK

State of Illinois }
County of Will } SS

This is to certify that I find no delinquent or unpaid current taxes against any of the real estate described in the foregoing certificate.

Dated at Frankfort, Will County, Illinois, this _____ day of _____ A.D., 20____

Will County Clerk _____

PLAN COMMISSION CERTIFICATE

State of Illinois }
County of Will } SS

I, _____ Chairman of the Village of Frankfort Plan Commission, do certify that on this _____ of _____ A.D. 20____, this plat of subdivision was duly approved by the Plan Commission of the Village of Frankfort.

Chairman _____

TAX MAPPING CERTIFICATE

State of Illinois }
County of Will } SS

I, _____ do hereby certify that I have checked the legal description of the final plat and find that said plat to be a true and correct representation of the subdivision as made by the surveyor. The property hereon described is located on Tax Map _____ and identified as permanent real estate tax number(s) 19-09-21-100-011-0000

Dated this _____ day of _____ A.D. 20____

Director _____

Submitted by: _____

Return the original Mylar to:

DesignTek Surveying, LLC
9930 W. 190th Street, Ste. L
Mokena, Illinois

Send all future tax bills to:

Colorado Acres LLC
570 N. East Frontage Road
Bolingbrook, Illinois 60440

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Owner _____ Professional Engineer _____
Name _____ Name _____

UTILITY COMPANY CERTIFICATES FOR EASEMENT ABOGATION

State of Illinois }
County of Will } SS

We, Commonwealth Edison Company, NI-COR Gas Company of Illinois SBC — Ameritech Illinois a.k.a. Illinois Bell Telephone Company and Comcast, by our signatures hereon acknowledge that we have received a copy of the plat, and we hereby consent to the recording of said plat as prepared.

Commonwealth Edison Company _____

By: _____

Dated: _____

NI-COR Gas Company of Illinois _____

By: _____

Dated: _____

SBC — Ameritech Illinois a.k.a. Illinois Bell Telephone Company _____

By: _____

Dated: _____

Comcast _____

By: _____

Dated: _____

RECORDER'S CERTIFICATE

State of Illinois }
County of Will } SS

This instrument, No. _____, was filed for record in the Recorder's Office of Will County, Illinois on the _____ day of _____ A.D. 20____ at _____ o'clock _____ m and was recorded in Book _____ of Plats on Page _____

Will County Recorder _____

RESERVED FOR THE RECORDER OF WILL COUNTY

NI-COR EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all plotted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to
Commonwealth Edison Company
and
SBC — Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees.

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas"; and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 LCS 805/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Frankfort, Illinois and to those public utility companies operating under franchises from the Village of Frankfort, including, but not limited to, Comed, Ameritech, Nicor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilities & Drainage Easements" or (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said village, over, upon, along, under and through said indicated easements, together with right of access across the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities.

No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights, after installation of such facilities, the grade of said easement shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Frankfort.

Easements are hereby reserved for and granted to the Village of Frankfort and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Will } SS

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035-003160, have surveyed and re-subdivided the following described property:

Lots 2 and 3 in the Final Plat of Iron Gate Estates, being a subdivision in part of the Northwest 1/4 of Section 21, Township 35 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded September 5, 2016 as Document Number R2017069838, all in Will County Illinois.

as shown by the annexed plat which is a correct representation of said survey and subdivision.

I further certify that this subdivision lies within the village limits or within 1.5 miles of the corporate limits of the Village of Frankfort, Illinois, which has adopted a municipal plan and is exercising special powers authorized by Article 11, Division 12 of the Illinois municipal code, as now and hereafter amended and that all regulations enacted by the Village of Frankfort relative to plats and subdivisions have been complied with in the preparation of this plat.

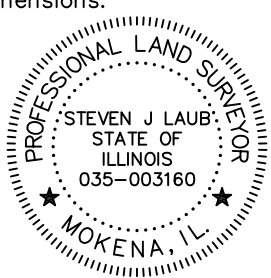
I further certify that iron pipes 1" (o.d.) x 24" will be set at all lot corners except where concrete monuments are indicated upon the completion of the final grading, and that the plat hereon drawn correctly represents said survey and subdivision.

I further certify that the subject property lies within Zone "X" (unshaded area being outside the 500-year floodplain) as defined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) of Will County and Incorporated areas, Map Number 17197C0213E, Effective Date of September 6, 1995.

Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions.

Given under my hand and seal at Mokena, Illinois, this 7th day of December A.D., 2020

Steven J. Laub
Illinois Professional Land Surveyor No. #035-003160
License expires on November, 30, 2022



This professional service conforms to the current Illinois minimum standards for a boundary survey.

PREPARED FOR:
RON VAREK
888-444-4014

9930 W. 190th STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No.: 184-003740

DESIGNTek ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS



IRON GATE ESTATES, PHASE II

FINAL PLAT OF SUBDIVISION

SHEET NO.
1 of 1

Project No: 16-07005_2-3

SIL PROJECT MANAGER: SIL

SCALE: 1" = 50'

SIL DRAWN BY: SIL

CHECKED BY: MUF

DRAFTING COMPLETED: 07/19/2017

FIELD WORK COMPLETED: 08/24/2016

Good Afternoon Mr. and Mrs. Finney,

The Village of Frankfort Community and Economic Development Department has reviewed the drawing titled "Final Plat of Iron Gate Estates, Phase III" prepared by Steven J. Laub, Illinois Professional Land Surveyor, dated December 7, 2020, and received by the Village on July 18, 2023. Please coordinate with the project Land Surveyor to address the following comments:

1. Re-title the drawing "Preliminary and Final Plat of Resubdivision of Lots 2 and 3 in Iron Gate Estates Subdivision" to be consistent with previous similar plats in the Village. Since this consolidation does not add acreage to the original subdivision, there is no need to state "Phase III" in the title, as there was only one phase.
2. Please confirm the owner/taxpayer contact info below the text "Send Future Tax Bills To:".
3. Replace the Owner's Certificate, Tax Mapping and Platting Certificate, and Surveyor Certificate with the exact wording adopted by the Village under Ordinance No. 2392 Amending the Village of Frankfort Design Standards, found in Appendix C (Document Page 120, PDF Page 121) found on the Village of Frankfort web site here:
https://files4.1.revize.com/frankfortil/documents/engineering/2008-Design_Standards.pdf
4. Please remove the incorrect reference to Iron Gate Estates, Phase II in the Owner's Certificate.
5. Surveyor's license has been expired since November 30, 2020, please update with an active license.
6. If there is a mortgage on the property, add the required Mortgagee Certificate if applicable (use Village wording).
7. Confirm and add any additional certificates and other information required by the Will County Recorder per the *Recording Guidelines* found here: <https://recorder.dnn4less.net/Recording-Guidelines>
8. Add a note stating that the property included in the resubdivision remains subject to the recorded covenants and restrictions of the Iron Gate Estates Subdivision.
9. Add the same Village Public Utility and Drainage Easement (P.U&D.E) provisions as stated on the recorded plat for Iron Gate Estates Subdivision to coincide with the easements that are depicted on the drawing.
10. Add the same private Utility Easement provisions as stated on the recorded plat for Iron Gate Estates Subdivision (electric, phone, natural gas, cable television).

After these revisions are made, please send me an electronic version (PDF) of the plat.

The proposed plat will need to be presented to the Plan Commission/Zoning Board of Appeals. I would need the revised drawing no later than July 31, 2023, to be included in the agenda packet. for the Plan Commission/Zoning Board of Appeals meeting on August 10, 2023. Please contact me if you have any questions.

Project: Ruzich Residence
Meeting Type: Public Hearing
Request: 6 Variations related to the tear down/rebuild of a single-family home
Location: 108 Walnut Street
Applicant: Jim Sleeman
Prop. Owner: Sleeman Construction, Inc.
Representative: Jim Sleeman
Staff Reviewer: Christopher Gruba, Senior Planner

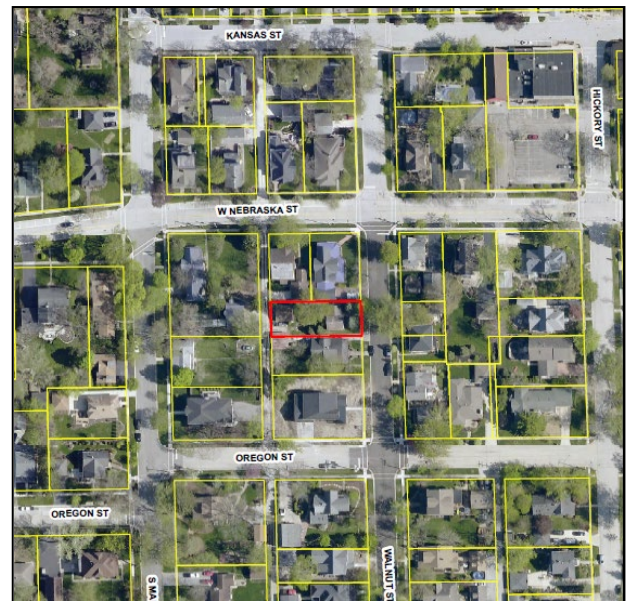
Site Details

Lot Size: 6,376 sq. ft.
PIN(s): 19-09-28-211-006-0000
Existing Zoning: R-2
Proposed Zoning: N/A
Buildings / Lots: 1 house w/ attached garage
Proposed house: 2,801 sq. ft. (not including garage)
Proposed garage: 500 sq. ft. (attached to house)

Adjacent Land Use Summary:

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

Figure 1. Location Map



Project Summary

The applicant, Jim Sleeman, seeks to construct a new single-family home to replace the existing smaller home on the lot. The architect has described the style of the proposed house as Modern Farmhouse. The house would have a full basement. To accommodate the proposed new house, the applicant is requesting the following six (6) variations:

1. Front Yard Setback
2. Side Yard Setback (north)
3. Side Yard Setback (south)
4. Maximum Lot Coverage
5. Impervious Lot Coverage
6. 1st Floor Building Materials

Attachments

1. Lot Coverage and Impervious Lot Coverage comparison table with other new homes in the downtown
2. Location Map, prepared by staff (VOF GIS) scales at 1:1,500 and 1:500.
3. Existing Storm Sewer Map of Downtown Area

4. Downtown Boundary Map (excerpt from 2019 Comprehensive Plan) with subject property noted
5. Downtown Residential Guidelines (Quick Checklist excerpt)
6. Variance Findings of Fact, submitted by applicant
7. PC/ZBA minutes from workshop meeting on April 27, 2023 (excerpt)
8. Photographs of newer homes in the immediate area, provided by applicant:
 - a. 117 Maple
 - b. 122 Walnut
 - c. 140 Walnut
9. Submittal prepared by Ideal Designs, received 7.25.23, containing the following:
 - a. Site Plan
 - b. Survey
 - c. Building Elevations
 - d. Floor Plans
 - e. 3D architectural color rendering of house, with adjacent homes for comparison
 - f. Color overhead view of proposed house with lot lines

History

This project was reviewed as a workshop on April 27th, 2023. At that time, 6 variations were also requested. The current variation requests are listed below:

Variation Request	Code Requirement	Existing House	Current Plans
Front Yard Setback	30'	21.88'	21.8'
Side Yard Setback (North)	10' (25' both)	6.1'	8.5'
Side Yard Setback (South)	10' (25' both)	6.2'	4.9'
Lot Coverage	20% max	22.7% (1,449 SF)	36.7% (2,339 SF)
Impervious Lot Coverage	40% max	30.4% (1,941 SF)	45.2% (2,881 SF)
First Floor Building Materials	Full Masonry	Wood	Wood Composite

Main Changes to the Plans since the Workshop

The architecture has largely remained the same. The project received minor changes since the workshop meeting:

1. The house was shrunk slightly from a footprint of 2,372 SF to 2,339 SF.
2. The house was shifted slightly south, to provide the Fire Code separation requirement of 10' between the proposed house and the existing house to the north. In doing so, the house was also moved 0.4' closer to the south side property line.
3. The driveway was narrowed from 18' to 16' wide.
4. The rear yard sidewalk connection from the patio to the driveway was changed from concrete to individual patio blocks.

Analysis

Existing Home, Non-Conformities

The existing home and lot have several existing non-conforming features:

1. The R-2 zone district requires a minimum lot size of 15,000 square feet, 100' width and 150' depth. The existing lot is 6,376 square feet in area, 50' wide and 129.74' deep and is therefore non-conforming

regarding lot size, width and depth. Since the subject property is a singular lot of record (platted as Lot 3 in Block 8 in the Original Town of Frankfort), nor is there a need to dedicate any additional right-of-way, a Plat of Resubdivision is not required, and therefore a variation is not required to permit a new undersized lot pursuant to Article 6, Section B of the Zoning Ordinance.

2. The existing house is set back 21.88' from the front property line, whereas 30' is required.
3. The existing house is set back 6.1' and 6.2' from the north and south side property lines respectively, whereas at least 10' is required on each side with a total of 25' on both sides.
4. The existing house and garage result in a lot coverage of 22.7%, exceeding the maximum coverage of 20%.
5. The Village ordinance requires two-story homes within the R-2 zone district provide a minimum square footage of 2,600 square feet of floor area (1st and 2nd floor areas). The existing house is 1,308 square feet in livable area and is considered existing, non-conforming.
6. The existing detached garage is set back 5.36' from the north side property line, whereas the minimum required setback is 10'.
7. The existing gravel driveway is located approximately 3' from the side property line, whereas at least 5' is required. Driveways must meet this setback requirement whether they are paved or gravel.
8. The existing house has wood siding, whereas the entire 1st floor is required to be wrapped in masonry.

Proposed Home – Requested Variations:

1. House Front Yard Setback

The following tables list the *approximate* front yard setbacks of the homes on both sides of Maple Street between Kansas Street and Pacific Street:

	Address (West Side)	Setback to Walnut (ft.)		Address (East Side)	Setback to Walnut (ft.)
Walnut	16	11	Kansas	144	5
Nebraska	203	15	Nebraska	143	19
Nebraska	200	16	Nebraska	144	9
(existing)	108	22	Walnut	115	9
Walnut	112	15	Walnut	119	8
Walnut	122	19	Walnut	133	22
Walnut	130	17	Walnut	139	17
Walnut	140	14	Walnut	143	18
Walnut	142	15	Walnut	151	17
Walnut	150	18	Utah	142	14
Walnut	202	16	Walnut	213	20
Walnut	210	15	Walnut	223	12
Walnut	216	24	Walnut	231	13
Walnut	228	16	Walnut	233	12
Walnut	234	15	Walnut	235	10
Walnut	236	25	Walnut	245	17
Walnut	250	26	Walnut	255	34
Walnut	256	22			
Avg.		17.8			15.1

Avg. both sides:	16.4
-------------------------	-------------

The proposed setback of 21.8' from the front property line is greater than the average existing setback on either side of Walnut Street.

2. Side Yard Setback (North)

- a) The proposed house would be set back 8.5' from the north side property line, whereas at least 10' is required. The north side of the house does have a fireplace that projects 2' into the side yard setback. Fireplaces that are 2' deep or less are exempt from the house setback requirements.
- b) The current plans have shifted the house south slightly, to provide a 10' separation between the house and the existing house to the north. 10' is required for fire safety in the Building Code.

3. Side Yard Setback (South)

- a) There is a jog in the south side property line closer to the public alley. The proposed house would be set back 4.9' from the south property line, where the property line jogs closer to the house. The majority of the house would be set back 7.9' from the south side property line, whereas 10' is required.

4. Lot Coverage

- a) The Village of Frankfort Zoning Ordinance permits a maximum lot coverage of 20% for a two-story home within the R-2 zoning district resulting in a maximum permitted coverage of 1,275.2 square feet for the subject property. Structures with roofs count toward lot coverage.
- b) The former home and garage amounted to approximately 1,449 square feet for a 22.7% lot coverage and was considered existing, non-conforming.
- c) The proposed home and detached garage equate to a lot coverage of 2,339 square feet (36.7%), in excess of ordinance requirements, requiring a variation.

5. Impervious Lot Coverage

- a) The Village of Frankfort Zoning Ordinance permits a maximum impervious lot coverage of 40% for homes within the R-2 zoning district resulting in a permitted coverage of 2,550.4 square feet for the subject property. The house, driveway and sidewalk count toward impervious lot coverage.
- b) The former home, garage, driveway and concrete walks amounted to approximately 1,941 square feet for a 30.4% impervious lot coverage and was considered existing, non-conforming.
- c) The proposed home and detached garage equate to an impervious lot coverage of 2,881 square feet (45.2%), in excess of ordinance requirements and will require a variation.

6. First Floor Building Materials variation

- a) The Zoning Ordinance requires that the entire 1st floor of all homes within the R-2 zoning district be constructed of masonry (*brick, stone, etc.*). The proposed house would be primarily faced with LP Smart Siding (wood composite) with accents of board & batten siding.
- b) Most of the homes along both sides of Walnut Street between Kansas Street and Pacific Street are non-masonry in construction. There are 35 homes that have frontage on Walnut Street. Of those, 10 are of masonry construction, or 29%.

2019 Comprehensive Plan:

108 Walnut is located within the Downtown area, as illustrated in the Residential Design Guidelines in the 2019 Comprehensive Plan. Although the guidelines are not enforceable, they can be used to judge the merits of

proposed residential projects in the downtown area. Staff has offered brief responses as to whether the proposed house renovations meet the intent of the Residential Design Guidelines.

Elements that appear to comply with the Downtown Residential Design Guidelines:

1. The garage utilizes the adjacent public alley (page B-13).
2. The house employs high-quality wood composite materials (page B-2).
3. The building's architecture delineates the primary entrance. Entryway features including covered porches are desirable (page B-4).
4. The house employs similar architectural elements and detailing on all sides of the home (page B-5).
5. The new construction mostly respects the established front yard setbacks within the area (page B-18).

Elements that don't appear to comply with the Downtown Residential Design Guidelines:

1. Houses should be sized appropriately for their lots and in relation to neighboring homes (page B-2). The proposed house would require a lot coverage variation to allow 36.7% instead of 20% and may not be considered an appropriate size.
2. Modern house styles should be avoided (page B-2). The proposed house style of "Modern Farmhouse" is not one of the recommended architectural styles (page B-5).

Dwelling Size:

1. The Village ordinance requires that two-story homes within the R-2 zone district provide a minimum square footage of 2,600 square feet of floor area (1st and 2nd floor areas). The existing house is 914 square feet in livable area (not including the detached garage) and is considered existing, non-conforming. The proposed house would be 2,801 square feet (not including the attached garage), meeting this requirement.

Existing Trees:

1. The applicant has indicated to staff that all of the existing trees on the property would be removed. There are several evergreen trees and one very large Silver Maple on the property. None of the trees are classified as "preservation trees" in the Landscape Ordinance and therefore do not require mitigation.
2. There are 2 street trees within the existing right-of-way between the sidewalk and the curb of Walnut Street that should remain. Staff recommends adding this as a condition of approval.

Past Variation Approvals in the Downtown Area:

For reference, the following addresses in the downtown have received variations for building additions or site improvements:

215 Kansas (Gallagher) (PC review 8.14.08)

Standard	Provided
Lot Size: 15,000 SF min	4,950
Lot Width: 100' min	50'
Lot Depth: 150' min	100'

Variations granted:

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

147 White Street (Lalley) (PC review 7.8.10)

Standard	Provided
Lot Size: 15,000 SF min	21,484
Lot Width: 100' min	130'
Lot Depth: 150' min	165'

Variation granted:

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

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

Standard	Provided
Lot Size: 15,000 SF min	16,175
Lot Width: 100' min	100' (approximately)
Lot Depth: 150' min	160' (approximately)

Variation granted:

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

210 Walnut (Winters) (PC review 3.10.11)

Standard	Provided
Lot Size: 15,000 SF min	11,044
Lot Width: 100' min	90' (approximate)
Lot Depth: 150' min	130' (approximate)

Variations granted:

1. Front yard setback: 19' (30' required)
2. Building height: 36' (35' max permitted)
3. Lot Coverage: 29% (20% max permitted)
4. Driveway setback: 2' (5' required)
5. First floor building materials (masonry required)
6. Accessory structure setback: 2' to both north and west property lines (10' required)

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

Standard	Provided
Lot Size: 15,000 SF min	7,000
Lot Width: 100' min	70'
Lot Depth: 150' min	100'

Variations granted:

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

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

Standard	Provided
Lot Size: 15,000 SF min	8,720
Lot Width: 100' min	52' (approximately)
Lot Depth: 150' min	172' (approximately)

Variations granted:

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

140 Maple (Triezenberg) (PC review 9.8.16)

Standard	Provided
Lot Size: 15,000 SF min	6,250
Lot Width: 100' min	50' (approximately)
Lot Depth: 150' min	130' (approximately)

Variation granted:

1. Driveway setback 0' (5' required)

140 Walnut (McLean) (PC review 1.25.18)

Standard	Provided
Lot Size: 15,000 SF min	6,275
Lot Width: 100' min	50'
Lot Depth: 150' min	125.5'

Variations granted:

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

213 Kansas (Kirsch) (PC review 1.24.19)

Standard	Provided
Lot Size: 15,000 SF min	6,183
Lot Width: 100' min	61.83'
Lot Depth: 150' min	100'

Variations granted:

1. Front yard setback: 13.4' (30' required)

2. Side yard setbacks: of 10' and 10' (at least 25' total both sides required)
3. Rear yard setback: 15.1' (30' required)
4. Lot coverage: 30% (20% max permitted)
5. Driveway setback: 0.5' (5' required)
6. First floor building materials (masonry required)

143 Kansas Street (Brown) (PC review 3.25.21)

Standard	Provided
Lot Size: 15,000 SF min	5,000
Lot Width: 100' min	50'
Lot Depth: 150' min	100'

Variations granted:

1. Front yard setback: 10' (30' required)
2. Side yard setback: 5' (13' required)
3. Detached garage setback from rear property line: 0.5' (10' required)
4. Detached garage setback from side property line: 2' (10 required)
5. Driveway setback: 2' (5' required)
6. Lot coverage: 41% (20% max permitted)
7. Impervious lot coverage: 46% (40% max permitted)
8. First floor building materials (masonry required)

240 Center Road (Oltman) (PC review 9.22.22)

Standard	Provided
Lot Size: 15,000 SF min	38,350
Lot Width: 100' min	100'
Lot Depth: 150' min	370.4'

Variations granted:

1. Driveway setback from side property line: 1' (4' required)
2. Driveway turning radius: 25' (26' required)
3. First floor building materials (masonry required)

213 Nebraska (Plantz) (PC review 7.27.23, Board review scheduled for 8.7.23)

Standard	Provided
Lot Size: 15,000 SF min	6,687
Lot Width: 100' min	67.5'
Lot Depth: 150' min	99.1'

Variations requested:

1. Front yard setback: 12' 5 ¾" (30' required)
2. 1st Floor building materials (masonry required)
3. Accessory building setback (detached garage): 5' 7" (10' required)
4. Rear Yard Coverage: 32% (30% max)
5. Lot Coverage: 32.8% (20% max)

6. Impervious Lot Coverage: 41.9% (40% max)
7. Detached Garage Height: 20' 5 ½" (15' max)
8. Minimum dwelling unit area: 2,511 SF (2,600 SF min)

Affirmative Motions

1. Recommend the Village Board approve the variation request to permit a front yard setback of 21.8' instead of 30', on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned upon preserving the two existing trees within the right-of-way of Walnut Street.
2. Recommend the Village Board approve the variation request to permit a 8.5' north side yard setback instead of 10', on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.
3. Recommend the Village Board approve the variation request to permit a 4.9' south side yard setback instead of 10', on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.
4. Recommend the Village Board approve the variation request to permit a lot coverage of 36.7%, instead of 20%, on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.
5. Recommend the Village Board approve the variation request to permit an impervious lot coverage of 45.2%, instead of 40%, on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.
6. Recommend the Village Board approve the variation request to permit non-masonry siding (LP Smart Siding) on the entire 1st floor of the building, instead of masonry, on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.

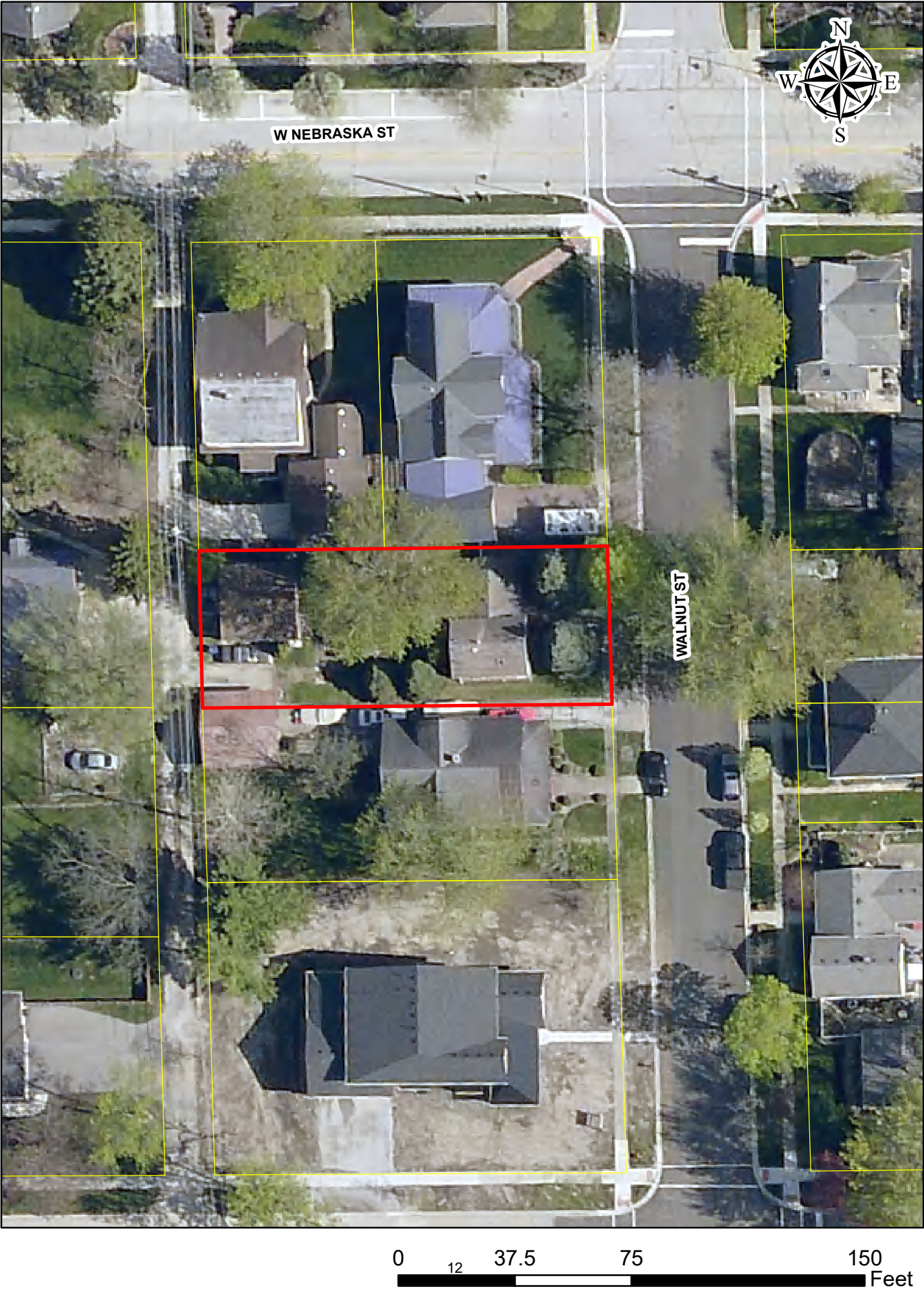
Percentage Increase <u>Over Initial Coverage</u>								Average of other homes
	Applicant	Comparison	Comparison	Comparison	Comparison	Comparison	Comparison	
Address	108 Walnut	143 Kansas	213 Nebraska	213 Kansas	140 Walnut	23 W. Bowen	25 Carpenter	
Name	Ruzich	Brown	Plantz	Kirsch	McLean	Gander	Kerley	
Lot Size (SF)	6,376	5,000	6,687	6,183	6,275	8,720	8,000	6,811
Existing (Original) Lot Coverage (%)	22.7%	38.0%	24.0%	21.7%	28.5%	15.3%	18.0%	24.3%
Proposed Lot Coverage (%)	36.7%	41.0%	32.8%	30.0%	33.5%	26.0%	29.0%	32.1%
Lot Coverage % Difference (increased)	14.0%	3.0%	8.8%	8.3%	5.0%	10.7%	11.0%	7.8%
Existing (Original) Impervious Lot Coverage (%)	30.4%	41.0%	41.0%	No variance	No variance	No variance	No variance	41.0%
Proposed Impervious Lot Coverage (%)	45.2%	46.0%	41.9%					44.0%
Impervious Lot Coverage % Difference (increased)	14.8%	5.0%	0.9%	N/A	N/A	N/A	N/A	

Percentage Increase <u>Over the Maximum Permitted per Code</u>								Average of other homes
	Applicant	Comparison	Comparison	Comparison	Comparison	Comparison	Comparison	
Address	108 Walnut	143 Kansas	213 Nebraska	213 Kansas	140 Walnut	23 W. Bowen	25 Carpenter	
Name	Ruzich	Brown	Plantz	Kirsch	McLean	Gander	Kerley	
Lot Size (SF)	6,376	5,000	6,687	6,183	6,275	8,720	8,000	6,811
Maximum Lot Coverage Permitted (For 2-story home)	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	
Proposed Lot Coverage (%)	36.7%	41.0%	32.8%	30.0%	33.5%	26.0%	29.0%	32.1%
Lot Coverage % Difference (increased)	16.7%	21.0%	12.8%	10.0%	13.5%	6.0%	9.0%	12.1%
Maximum Impervious Lot Coverage Permitted	40.0%	40.0%	40.0%	No variance	No variance	No variance	No variance	
Proposed Impervious Lot Coverage (%)	45.2%	46.0%	41.9%					44.0%
Impervious Lot Coverage % Difference (increased)	5.2%	6.0%	1.9%	N/A	N/A	N/A	N/A	

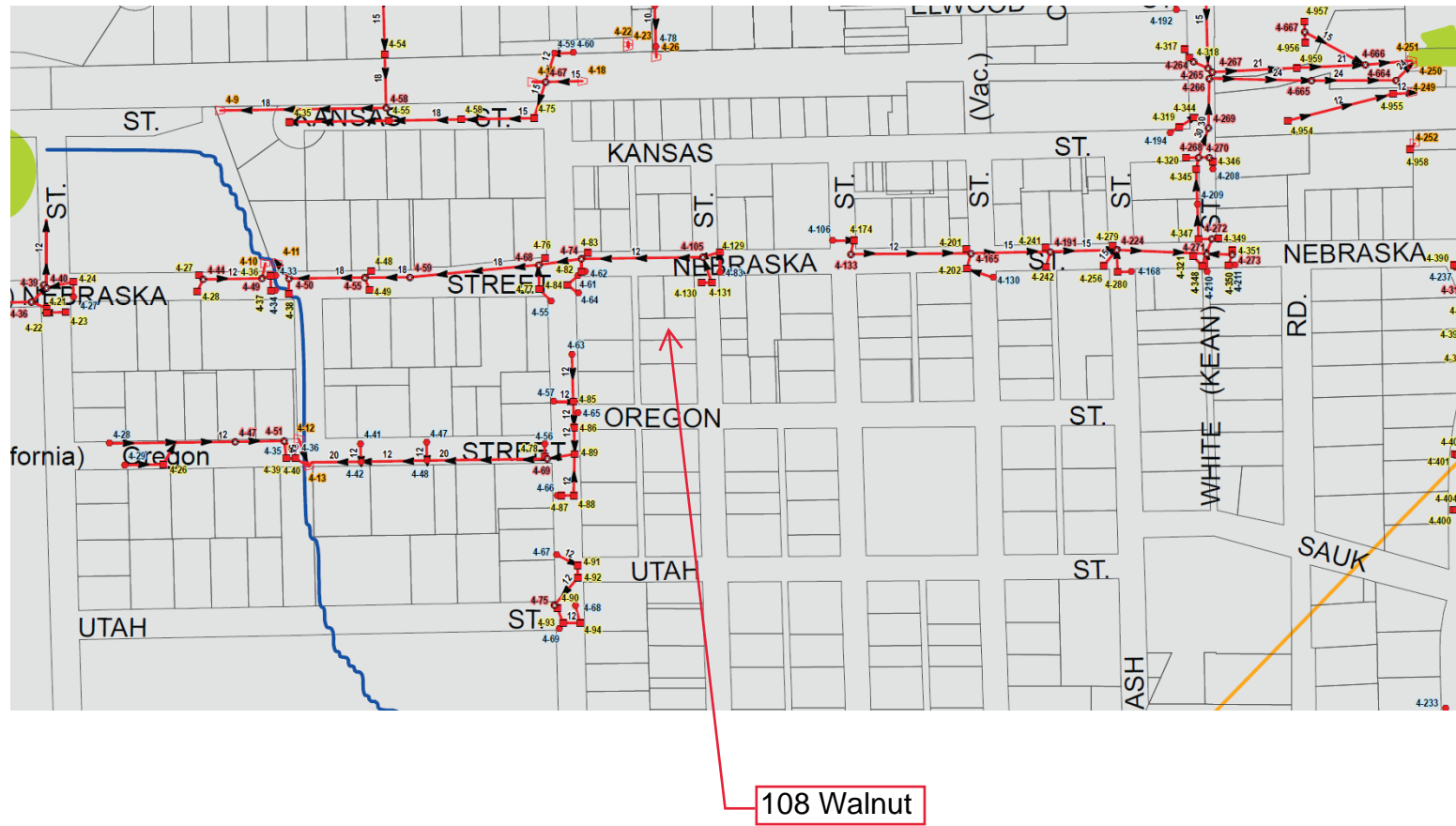
108 Walnut - house tear down/rebuild



108 Walnut - house tear down/rebuild



Existing Storm Sewer Map



Downtown Frankfort Boundary Map
(Downtown Residential Design Guidelines - 2019 Comp Plan)



B | downtown residential design guidelines

QUICK CHECKLIST

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

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

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





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

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

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
The existing home is uninhabital as is. The tax assessor agreed and reduced the property tax due to the condition of the home.
2. That the plight of the owner is due to unique circumstances; and
Rehabbing this home is not possible due to the condition.
3. That the variation, if granted, will not alter the essential character of the locality.
We are proposing a home that is consistent with the new homes in downtown Frankfort as well as the 2 new homes on the same street.

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

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
As owner, I cannot repair the home due to its current condition. For the safety and well being of the surrounding neighbors, this home should be deemed uninhabital.

2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
The current structure is undersized in width compared to surrounding homes and a variance is needed to bring the petitioned home to current required standards, ie., size, width, etc
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
The proposed variation(s) would improve the standard Franfort has set fourth. This has nothing to do with making more money but more to do with enhancing the area.
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
The home was bought as is, with the possibility of rehabbing the existing structure. Due to the unsafe nature of same it is best to tear the home down and rebuild to provide a safe residence for the future homeowner.
5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
On the contrary, granting approval for the variation, will vastly improve the neighborhood
6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or
The proposed variance(s) does fall within the Village specifications.
7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
The proposed variation will not interfere with the air quality and/or increase any danger to the properties in or around the site.

The applicant explained that they had proposed installing turf on top of the asphalt because some of the children they worked with would put things in their mouth, and they did not want those children to ingest things that weren't edible, such as mulch.

Commissioner James said that he thought the turf and sand fill option seemed like the best idea. He also suggested that they look for opportunities to keep play equipment out of the sun, so that the play area did not appear neglected.

The applicant said that they replace toys when they become outdated.

Commissioner James said he had no concerns about the existing parking. He asked if Action Behavior Centers had set drop off and pick up times.

The applicant said that some kids would start at 8:00, 8:15, or 9:00, while others may only come in the afternoon for half-days. Some might be dropped off by a school bus and added that there were dedicated spots for drop off.

Chair Rigoni asked if traffic moving on and off the site functioned like the KinderCare to the east.

The applicant said that it did.

Chair Rigoni asked how tall the proposed fence would be.

The applicant said it would be four feet tall, and that they were open to different designs of the outdoor area if needed.

Commissioner Knieriem suggested having a strip of landscaping between the drive aisle of the parking lot and the proposed play area. That would provide a curb and plants as additional barriers for traffic.

Chair Rigoni said that she would not want her child to not feel like they were playing in a parking lot. She added that the building was occupied.

G. Workshop: 108 Walnut Street – Demolition and New Home Construction

Chris Gruba gave the staff report.

The applicant, Gabriel Garcia of Ideal Designs, and Jim Sleeman, the builder, approached the stand.

Chair Rigoni asked for comments about the proposed front yard setback.

The Plan Commissioners had no concerns with the proposed front yard setback request.

Chair Rigoni asked what the side yard setbacks were for the existing home.

The builder said that they were 6.2 feet on either side.

The applicant added that the setbacks they were proposing were larger than the existing home, though the setback on the south yard were different due to the strange shape of the lot in the southwest corner.

Commissioner James asked if the proposed side yard setback would be 8.3 on the south yard if the lot were not an irregular shape.

The applicant said that it would be, yes.

Chair Rigoni asked if there were any other comments on the proposed side yard setbacks.

Commissioner Knieriem said that the side yard setbacks they were proposing were better than what currently existed on the lot.

Commissioner Markunas agreed.

Commissioner James asked how much space there would be between the proposed garage and the garage on the property to the south.

Chair Rigoni asked if a certain amount of space was required between the two structures by the Fire District.

Chris Gruba said he was unsure if there was such a requirement.

Chair Rigoni asked staff to make sure that the proposed home met that requirement if it existed.

Commissioner Schaeffer asked if the existing screen fence on the north side of the house would remain.

The applicant said that it would.

Chair Rigoni asked if there were any comments on the proposed lot coverage and impervious coverage variations. She recalled talking at length about those requests when the Plan Commission was considering the property at 217 Nebraska Street, which sat on a similarly sized lot.

The builder noted that the home at 140 Walnut Street had a smaller setback.

Commissioner Schaeffer excused herself from the dais at 8:22 P.M.

Chair Rigoni asked for comments about the proposed lot coverage and impervious lot coverage variations. She asked staff what was included in the impervious lot coverage calculation other than the proposed home.

Chris Gruba stated that the driveway and sidewalks were included in the impervious lot coverage calculation. The sidewalks were narrowed to try and reduce the total impervious area.

There was some discussion of a rear yard setback which the applicant had initially proposed to staff, but which was dropped prior to the workshop.

The builder added that the impervious lot coverage also included the proposed porches.

Commissioner Knieriem asked if the proposed pavers were counted towards the impervious lot coverage calculation.

Commissioner Schaeffer returned to the dais at 8:24 P.M.

Commissioner Markunas stated that he thought the requested amount of impervious area was high when he first saw it, but acknowledged that the lot was undersized for the R-2 zone district.

There was some discussion of previous cases the Plan Commission had considered that had similar lot dimensions.

Commissioner Knieriem said that he was a stickler for the impervious lot coverage requirements in the downtown area because flooding was a big issue around there. He asked if there were any nearby storm sewers.

Chris Gruba said he was unsure.

The builder said he could connect the gutters to storm sewers if it was needed.

There was some more discussion on stormwater drainage.

Chair Rigoni asked what changes could be made to the proposed plans to reduce the impervious lot coverage. She suggested that the driveway might be keeping the impervious lot coverage figure high.

The applicant said that he could make the driveway shorter, but that they would then need to request a variation for the rear yard setback.

Commissioner James noted that the proposed porch and patio were both of reasonable sizes. Those had both been points of discussion with a previous case. The current proposal appeared to have a high impervious lot coverage because of the large home and large driveway.

The builder said that a detached garage would not really work for the proposed home. Other homes nearby had attached garages. They could shorten the driveway by changing to a detached garage, but it would not have a large impact on the impervious lot coverage.

Chair Rigoni said that she thought the attached/detached garage situation was less of an issue since the garage was located in the rear of the home.

There was some discussion about whether pavers were counted as impervious surface.

Commissioner Schaeffer said that she wanted to know how the current proposal compared to past proposals proportionately.

The builder noted that they were giving up a lot of lot area for the required side yards, nearly a third of the total lot area.

Chair Rigoni said that each proposal in the area which had requested a variation from the impervious lot coverage requirement was asking for a larger and larger variation. She wanted to understand the progression of those requests over time.

Commissioner James noted that the property at 143 Kansas Street had proposed more impervious lot coverage on a smaller lot.

Commissioner Schaeffer said that she was more concerned about the impervious lot coverage request than the lot coverage request, since the former had more to do with stormwater infiltration and flooding.

There was some discussion about moving the house further back on the lot to shorten the driveway.

Commissioner Knieriem asked Chair Rigoni if she was more concerned about the proposed setbacks or the proposed impervious lot coverage.

Chair Rigoni said she was more concerned about the impervious lot coverage. The proposed setbacks would improve the impact of the property on the overall streetscape. This was not the case with the impervious lot coverage.

There was some discussion about paving the alley to the west of the property.

Commissioner Schaeffer said that she wanted to understand the proportionality of the lot coverage and impervious lot coverage requests with the existing home and the proposed home. She also would like to see a comparison to other recent cases which made similar requests.

Chair Rigoni asked that the figures for the proposed home be compared to the most recent case that requested a variation for lot coverage and impervious lot coverage in the downtown. She wanted to know how the currently proposed home would look on a lot from a previous approval, and whether they would require a similar variance or a greater variance on that lot.

Commissioner Knieriem added that he wanted to see if there was a nearby catch basin that the home could connect to. He reiterated that water could be a major issue for homeowners in the downtown.

Chair Rigoni asked if there were any comments regarding the request to use non-masonry materials on the first floor of the home.

Commissioners Knieriem and Markunas said they were comfortable with the proposed materials.

Chair Rigoni thanked the applicant for not proposing white siding, as well as for using the proposed metal roof only as an accent.

There was some discussion around brick chimneys.

Chris Gruba said there were none.

Chair Rigoni asked if there were any other comments or questions.

The builder said that he would look into drainage solutions.

Chair Rigoni thanked the applicant for submitting renderings of the home, particularly those that showed what it might look like along the street.

Chris Gruba asked if the Plan Commission had any comments about trees.

Chair Rigoni asked the applicant to do a tree survey, and to include the trees in the right-of-way. They might be impacted during construction.

The builder said he intended to remove the right-of-way trees and replace them in kind after construction was finished.

H. Public Comments

There were no public comments.

I. Village Board & Committee Updates

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

- On April 17th, the Village Board approved the Plat of Resubdivision for Lighthouse Pointe.

Mike Schwarz thanked Chair Rigoni for her work on the Plan Commission and wished her well in her new role as Trustee.

122 Walnut



117 Maple







Residential
Commercial
ALTA

PLAT OF SURVEY

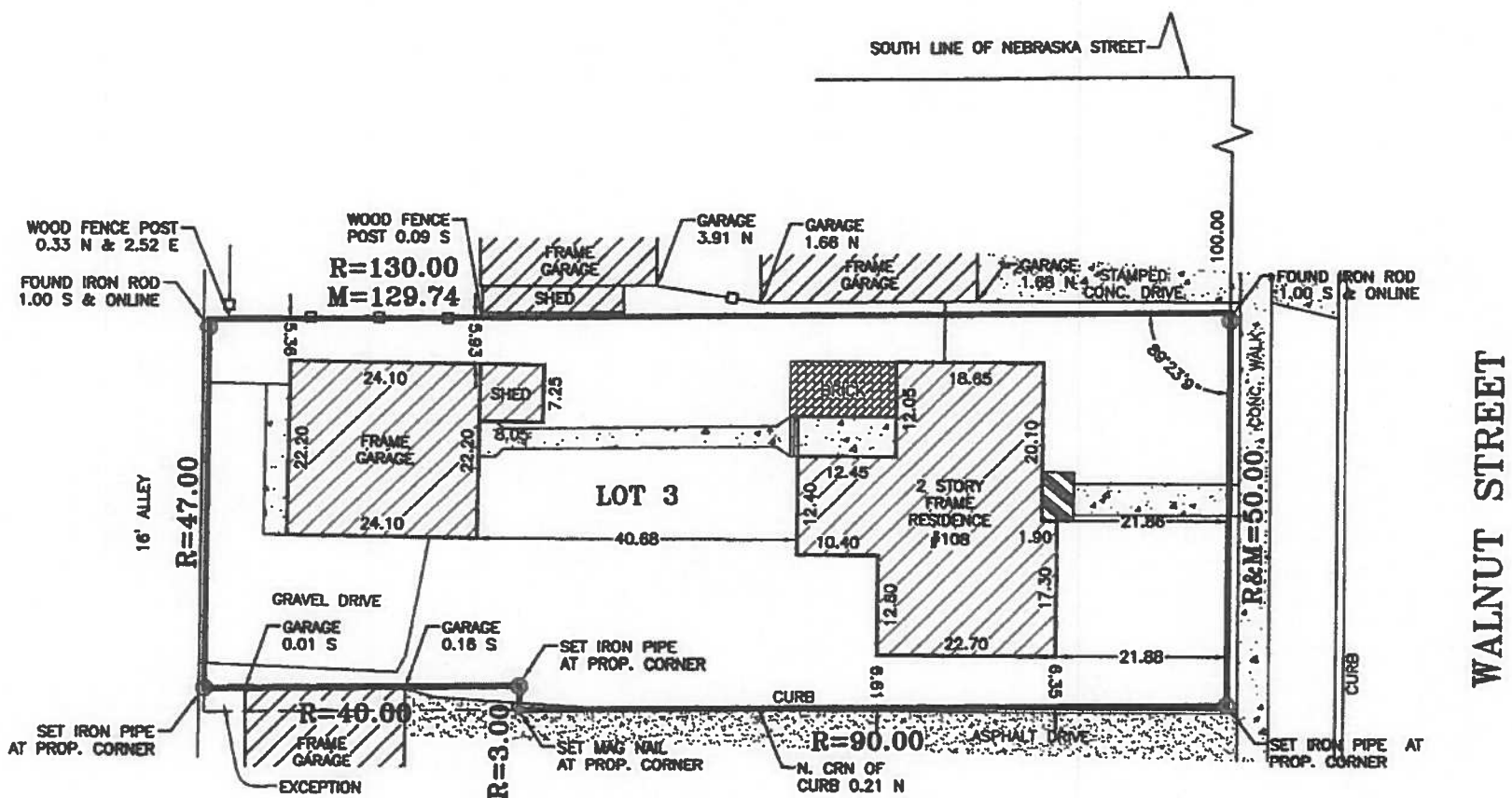
Studnicka and Associates, Ltd.
studnicka2000@gmail.com

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 3, EXCEPT THE SOUTH 3 FEET OF THE WEST 40 FEET THEREOF, IN BLOCK 8 IN THE ORIGINAL TOWN OF FRANKFORT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856 IN BOOK 43, PAGE 168, AS DOCUMENT NO. 228771, IN WILL COUNTY, ILLINOIS.



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Al Beaudreau

Order No.: 19-7-156

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 7/30/19

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL } 88



Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL, July 31, A.D. 2019

by

License No. 3304 Expires 11/30/20



ideal
DESIGNS

22088



DESIGNS

22088

16' ALLEY
47.01'

WD FENCE

ADJACENT
PROPERTY
FRAME GARAGE

129.77'

ADJACENT
PROPERTY
FRAME GARAGE

ADJACENT
CONC DRIVE

NEW DRIVEWAY

NEW PATIO BLOCKS WALK

NEW
ATTACHED
GARAGE

REAR
COVERED
PATIO

NEW
2 STORY
FRAME
RESIDENCE
#108

FRONT
COVERED
PORCH

NEW 2FT CONC WALK

ADJACENT
PROPERTY
FRAME GARAGE

40.00'

3.00'

CURB

90.00'



CON PUBLIC WALK 50.00'

CURB

22088



WALNUT STREET



A Custom Home For **Dan & Paige Ruzich** **108 Walnut St., Frankfort, IL**

INDEX:

- I. Site Plan - Existing and Proposed
- II. Plat of Survey
- III. Geometric Site Plan - New Home Overlay
- IV. Elevations and Floor Plans
- V. Rendered Streetscape
- VI. Front Elevation Rendering
- VII. Color Site Rendering

RECEIVED

By Christopher Gruba at 1:54 pm, Jul 25, 2023

OWNER:

Dan & Paige Ruzich
 13241 Jean Creek Dr.
 Orland Park, IL 60462
 Dan: 708-267-5965
 Paige: 815-630-8077
danruzich4@gmail.com

GENERAL CONTRACTOR:

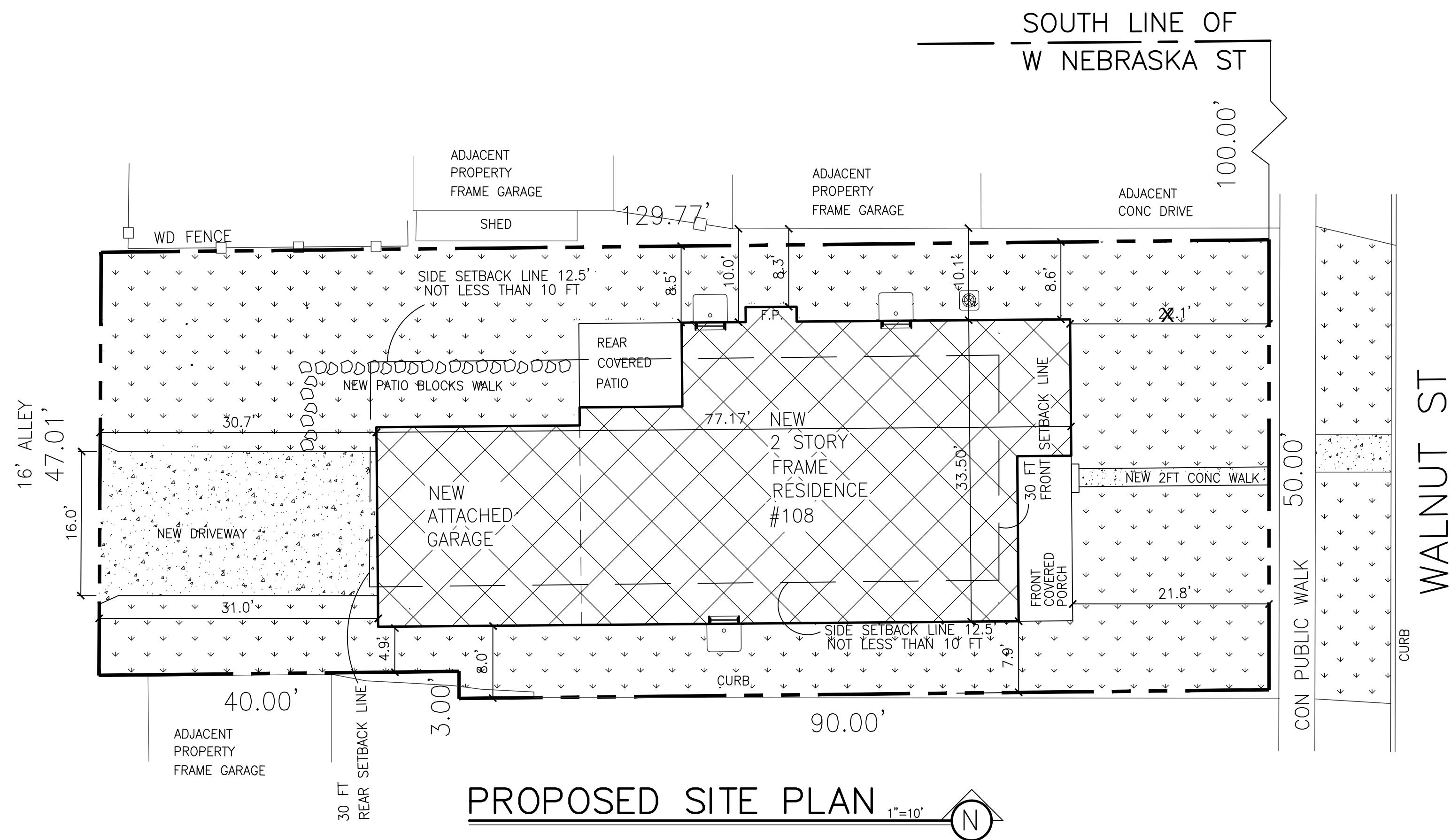
Sleeman Construction, Inc.
 Jim Sleeman
 10779 Yankee Ridge Dr.
 Frankfort, IL 60423
 Phone: 815-405-9046
j.sleeman@comcast.net

SURVEYOR:

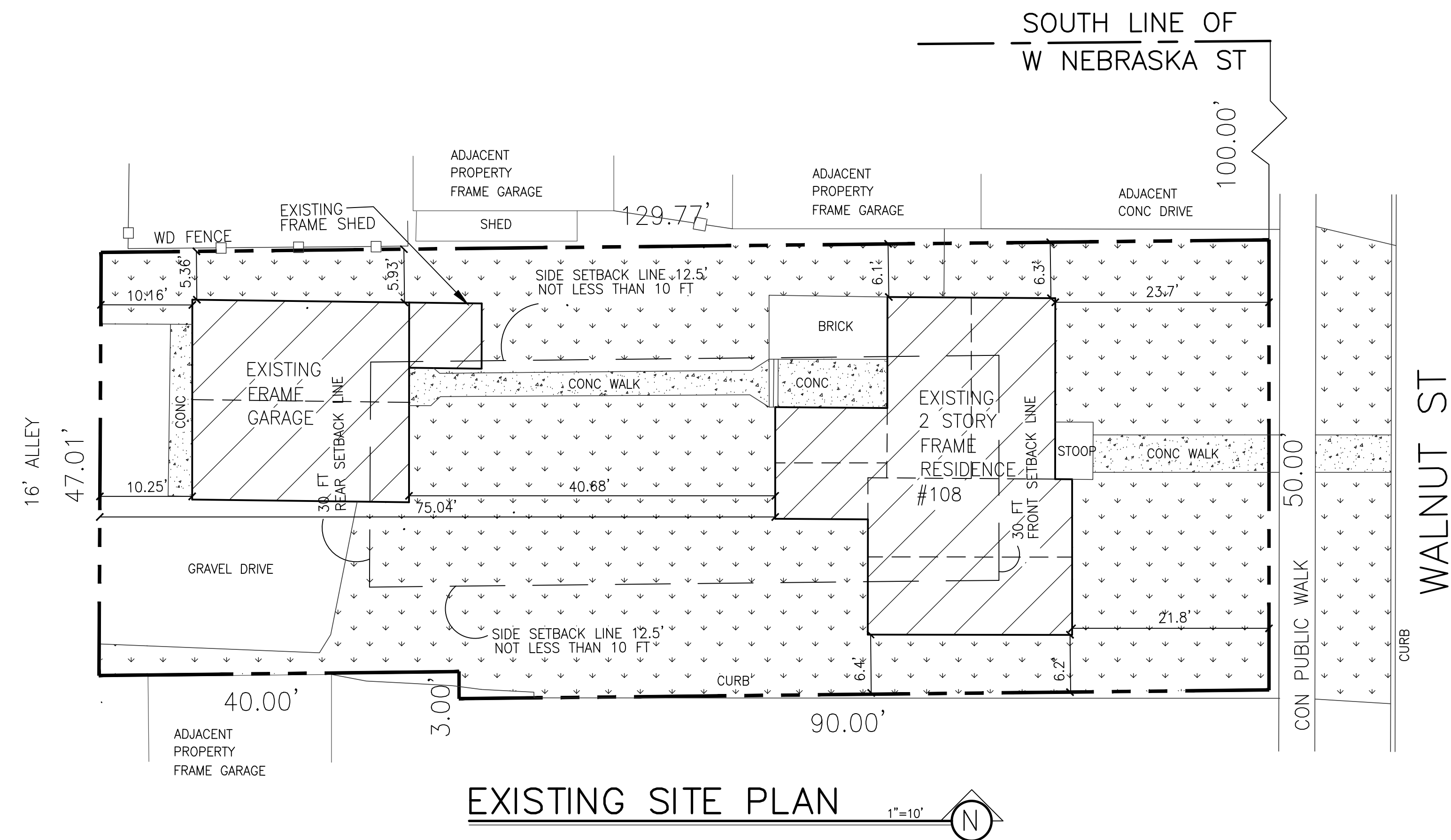
M. Gingerich Gereaux & Assoc.
 Brian Hertz
 25620 S. Gougar Rd.
 Manhattan, IL 60442
 Phone: 815-478-9680
bhertz@mg2a.com
www.mg2a.com

ARCHITECT:

Ideal Designs, Inc.
 Gabriel Garcia
 20960 Frankfort Square Rd., Suite A
 Frankfort, IL 60423
 Phone: 708-407-8028
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com



PROPOSED SITE PLAN 1"=10'



EXISTING SITE PLAN 1"=10'

ZONING DATA				
ZONING DISTRICT:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT			
USE:	SINGLE FAMILY DWELLING			
DENSITY, DIMENSIONAL, AND OTHER STANDARDS				
	REQUIRED	ACTUAL (EXISTING)	ACTUAL (PROPOSED)	COMPLY
DWELLING UNITS:	2.25 MAX.	1	1	YES
LOT SIZE:	15,000 S.F.	6,376 S.F.	6,376 S.F.	NO
LOT WIDTH:	100 FT. MIN.	50'	50'	NO
LOT DEPTH:	150 FT. MIN.	129.77'	129.77'	NO
MINIMUM REQUIRED YARDS:				
	REQUIRED MINIMUM	ACTUAL (EXISTING)	ACTUAL (PROPOSED)	COMPLY
FRONT YARD	30 FT.	21.8'	21.8'	NO
SIDE YARD (SOUTH)	12.5' NOT LESS THAN 10 FT. ON ANY SIDE	6.2'	4.9' & 7.9'	NO
SIDE YARD (NORTH)	12.5' NOT LESS THAN 10 FT. ON ANY SIDE	6.1'	8.5'	NO
REAR YARD	30 FT.	75.04'	30.7'	YES
BULK DIMENSIONS:				
	REQUIRED	ACTUAL (EXISTING)	ACTUAL (PROPOSED)	COMPLY
HEIGHT:	35 FT. MAX.	22'-4"	32'-4"	YES
MAXIMUM LOT COVERAGE:	1,275 S.F. MAX. (20% MAX.)	1,507 S.F. (23.6%) (HOUSE, GARAGE, SHED)	2,339 S.F. (36.7%) (HOUSE, GARAGE, COVERED PORCH & PATIO)	NO
IMPERVIOUS COVERAGE:	2,550 S.F. MAX (40% MAX.)	1,941 S.F. MAX (30.4% MAX.)	2,881 S.F. MAX (45.2% MAX.)	NO
GROSS FLOOR AREA:	MORE THAN ONE STORY = MIN. 2,600 S.F.	1,308 S.F.	3,263 S.F.	YES
BASEMENTS:	EACH DWELLING UNIT REQUIRES A BASEMENT EQUAL TO 80% OF THE GROUND FLOOR AREA OF THE FIRST STORY	770 S.F. (84%)	1,475 S.F. (100%)	YES

HOUSE GROSS SQ. FT. AREAS		
	EXISTING	PROPOSED
BASEMENT:	770 SF	1,475 SF
FIRST FLOOR:	914 SF	1,622 SF
SECOND FLOOR:	394 SF	1,641 SF
TOTAL GROSS FLOOR AREA (1ST + 2ND):	1,308 SF	3,263 SF

BUILDING FOOTPRINT AREA:		
	EXISTING	PROPOSED
BUILDING FOOTPRINT AREA-FIRST FLOOR:	914 SF	1,622 SF
FRONT COVERED PORCH:		110 SF
REAR COVERED PATIO:		107 SF
GARAGE	535 SF	500 SF
BUILDING FOOTPRINT AREA TOTAL:	1,449 SF	2,339 SF

IMPERVIOUS COVERAGE CALCULATION		
	EXISTING	PROPOSED
BUILDING FOOTPRINT AREA	1,449 SF	2,339 SF
SHED	58 SF	0 SF
FRONT STOOP	27 SF	0 SF
REAR YARD CONC WALK	114 SF	0 SF
REAR BRICK PATIO	93 SF	0 SF
REAR CONC PATIO	70 SF	0 SF
CONC AT GARAGE	49 SF	0 SF
FRONT PROPERTY WALK	81 SF	41 SF
DRIVEWAY:		501 SF
TOTAL:	1,941 SF	2,881 SF

REVISIONS		
REV #	DATE:	REV. PER:



SITE LOCATION MAP
NO SCALE

LAND DESCRIPTION
LOT 3, EXCEPT THE SOUTH 3 FEET OF THE WEST 40 FEET THEREOF, IN BLOCK 8 IN THE ORIGINAL TOWN OF FRANKFORT, BEING A SUBDIVISION OF A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856 IN BOOK 43, PAGE 168, AS DOCUMENT NO. 228771, IN WILL COUNTY, ILLINOIS

BULK REQUIREMENTS TABLE

TOTAL AREA = 6,357 6,376 SQ.FT.
EXISTING / PROPOSED ZONING: R-2
EXISTING / PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

	REQUIRED	PROPOSED
MINIMUM FRONT YARD	30 FT	21.8 FT
MINIMUM SIDE YARD	10 FT MIN (TOTAL OF 25-FT)	4.9 FT (S) & 7.9 FT (S) & 8.5 FT (N)
MINIMUM REAR YARD	30 FT	30.7 FT
MINIMUM LOT AREA	15,000 SQ.FT.	6,357 6,376 SQ.FT.
MAXIMUM LOT COVERAGE	20%	2,339 / 6,357 6,376 = 36.7%

MAXIMUM LOT COVERAGE TABLE

LOT AREA = 6,357 6,376 SQ.FT.	PROPOSED (SF)
BUILDING FOOTPRINT AREA (inc. porches)	2,339
LOT COVERAGE (2-STORY)	36.7% (20%=1,275 ALLOWABLE)

MAXIMUM IMPERVIOUS COVERAGE TABLE

LOT AREA = 6,357 6,376 SQ.FT.	PROPOSED (SF)
BUILDING FOOTPRINT AREA (inc. porches)	2,339
DRIVEWAY	501
SIDEWALK	41
TOTALS	2,881
PERVIOUS AREA	3,495
IMPERVIOUS LOT COVERAGE	45.2% (40%=2,550 ALLOWABLE)

LEGEND

+730.00	- EXISTING SPOT ELEVATION	- PROPOSED WATER SERVICE, 1.5" MIN. TY K COPPER
---	- EX. GROUND CONTOUR (PRE-SUBDIVISION)	- PROPOSED SANITARY SERVICE, 6" MIN. PVC
-	- EXISTING STORM SEWER	(WATER & SEWER SERVICES TO BE CONSTRUCTED PER LOCAL REQUIREMENTS. FIELD VERIFY EX. SERVICE LOCATIONS & SIZING PRIOR TO CONSTRUCTION)
-	- EXISTING SANITARY SEWER	
⊙	- EXISTING STORM CATCH BASIN	
⊙	- EXISTING SANITARY MANHOLE	
→	- PROPOSED FLOW DIRECTION ARROW	
PXXX.XX	- PROPOSED SPOT ELEVATIONS	
TCXXX.XX	- PROPOSED TOP OF CURB ELEVATIONS	
FGF-XXX.XX	- SUGGESTED FINISHED GARAGE FLOOR ELEVATION	
T/F-XXX.XX	- SUGGESTED TOP OF FOUNDATION ELEVATION	
FBF-XXX.XX	- SUGGESTED FINISHED BASEMENT FLOOR ELEVATION	

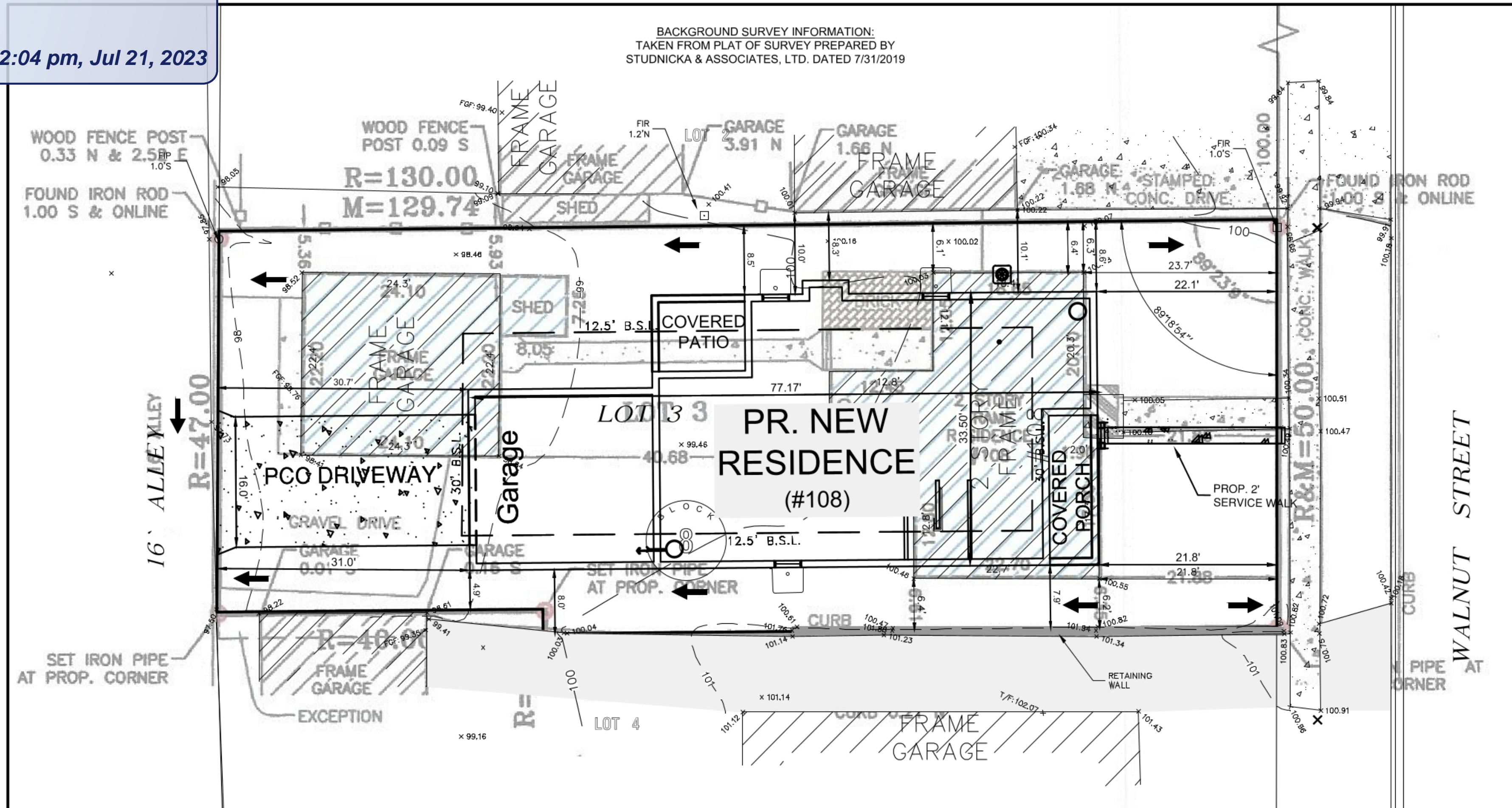
ABBREVIATIONS
P.U. or P.U.E. - PUBLIC UTILITY EASEMENT
B.S.L. - BUILDING SETBACK LINE
D.E. - DRAINAGE EASEMENT
PCC - PORTLAND CEMENT CONCRETE

THE EXISTING GROUND CONTOURS ARE BASED UPON A TOPOGRAPHIC SURVEY OF THE ORIGINAL GROUND. ANY DISTURBED AREAS SHALL BE GRADED TO MATCH THE ORIGINAL GROUND TOPOGRAPHY AND PROPOSED GROUND CONTOURS. THE TOPOGRAPHY OF DISTURBED AREAS SHALL BE CHECKED BY THE INDIVIDUAL BUILDER.

DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, M. GINGERICH, GEREUX & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUB-GRADE CONSTRUCTION. BASEMENTS OR OTHER LIKE FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE GRADE OF THE PROPERTY ARE AT THE RISK OF THE BUILDER/OWNER

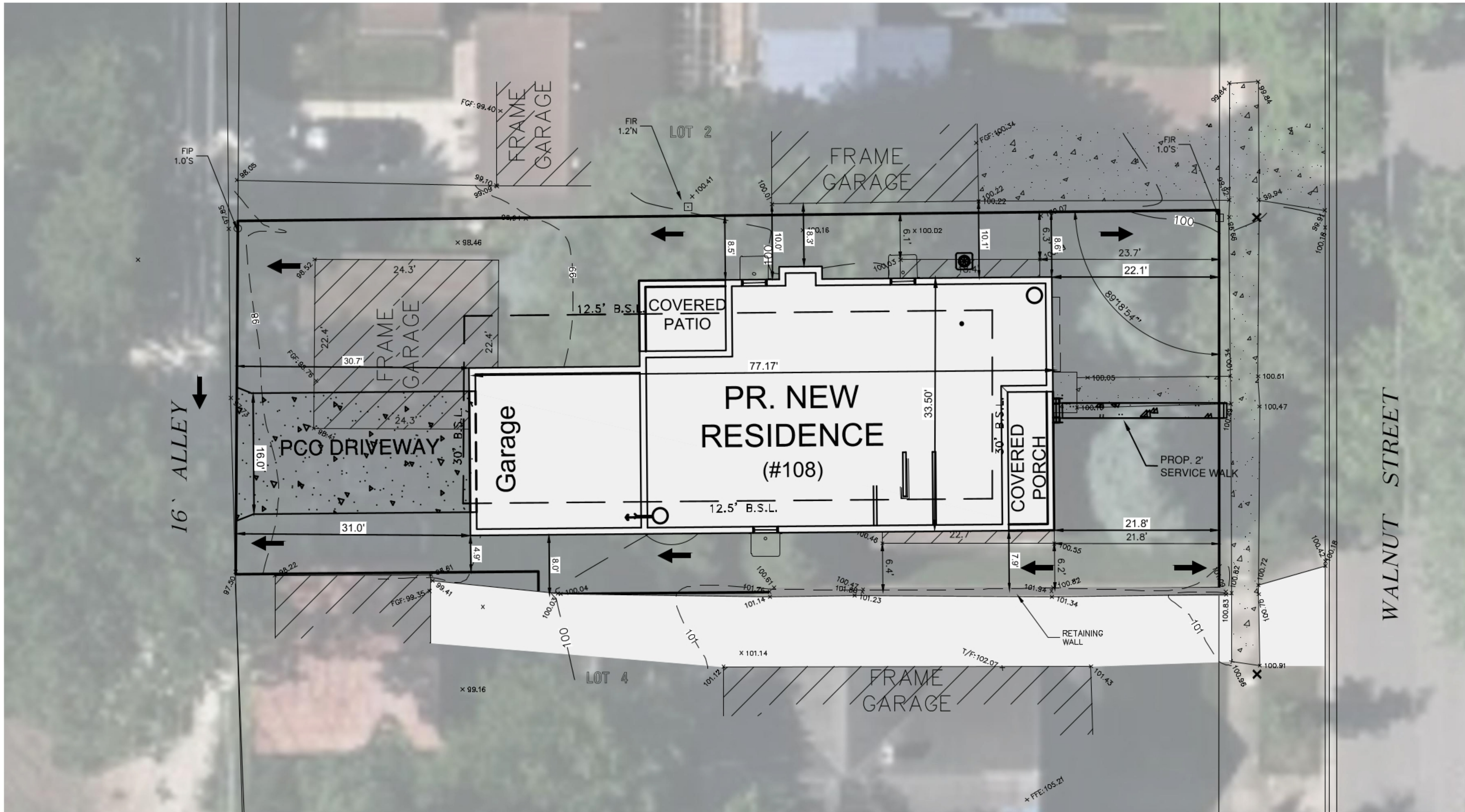
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By Christopher Gruba at 12:04 pm, Jul 21, 2023



PROPOSED OVERLAY w/ EXISTING CONDITIONS

SCALE: 1"=10'



DATE	BY	DESCRIPTION
02/17/23	BPH	ISSUED FOR REVIEW
03/02/23	BPH	PER VILLAGE REVIEW
03/28/23	BPH	PER VILLAGE REVIEW
06/19/23	BPH	PER SURVEY WORK
07/17/23	BPH	PER VILLAGE REVIEW
07/21/23	BPH	SETBACK TABLE

CIVIL ENGINEERING
SURVEYING



M GINGERICH GEREUX & ASSOCIATES
MC2A WEST
Professional Design Firm License # 184-005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD., MANHATTAN, IL 60442
www.mg2a.com

DESIGN: RSR

DRAWING: RSR

CHECKED: BPH

APPROVED: BPH

108 WALNUT STREET
FRANKFORT, ILLINOIS

GEOMETRIC SITE PLAN

SHEET NO.

1 OF 1

JOB NO. 23-027

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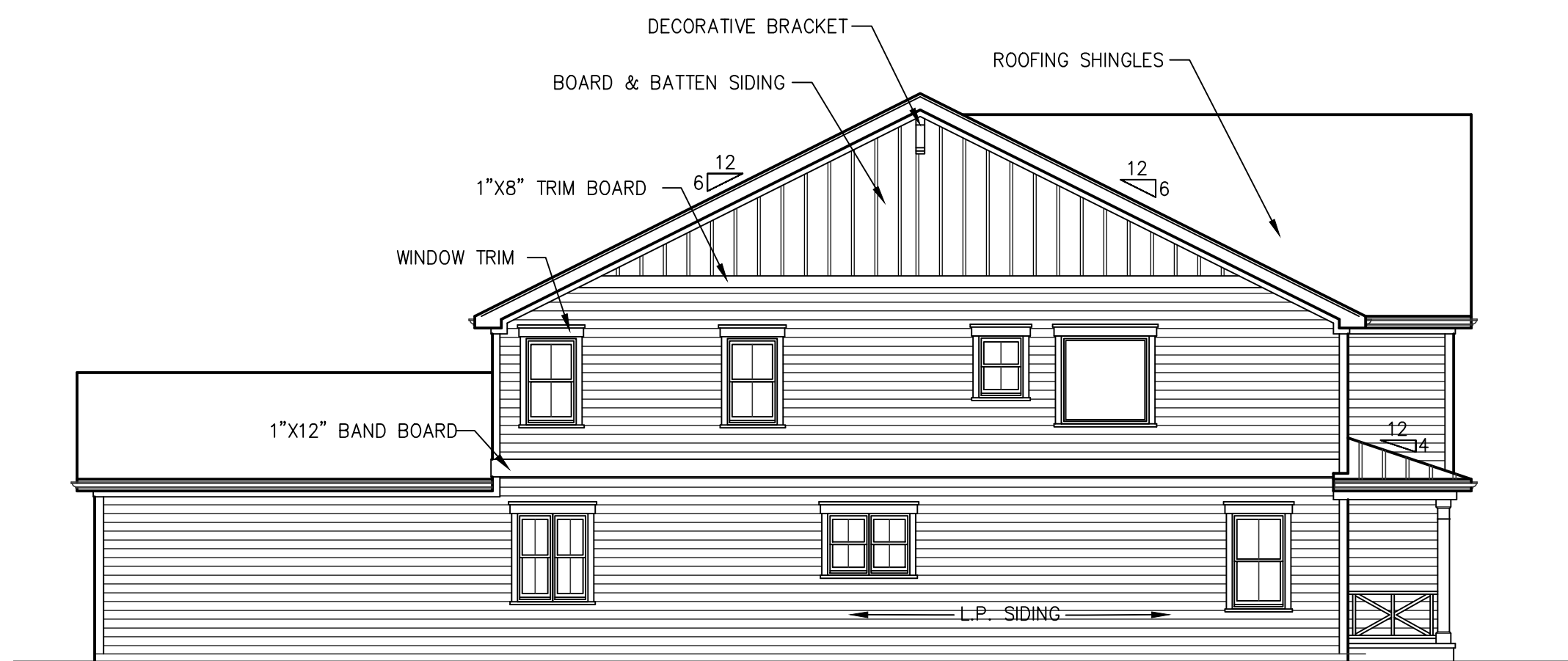
T/RIDGE
ELEV: +/-32'-4"



FRONT ELEVATION

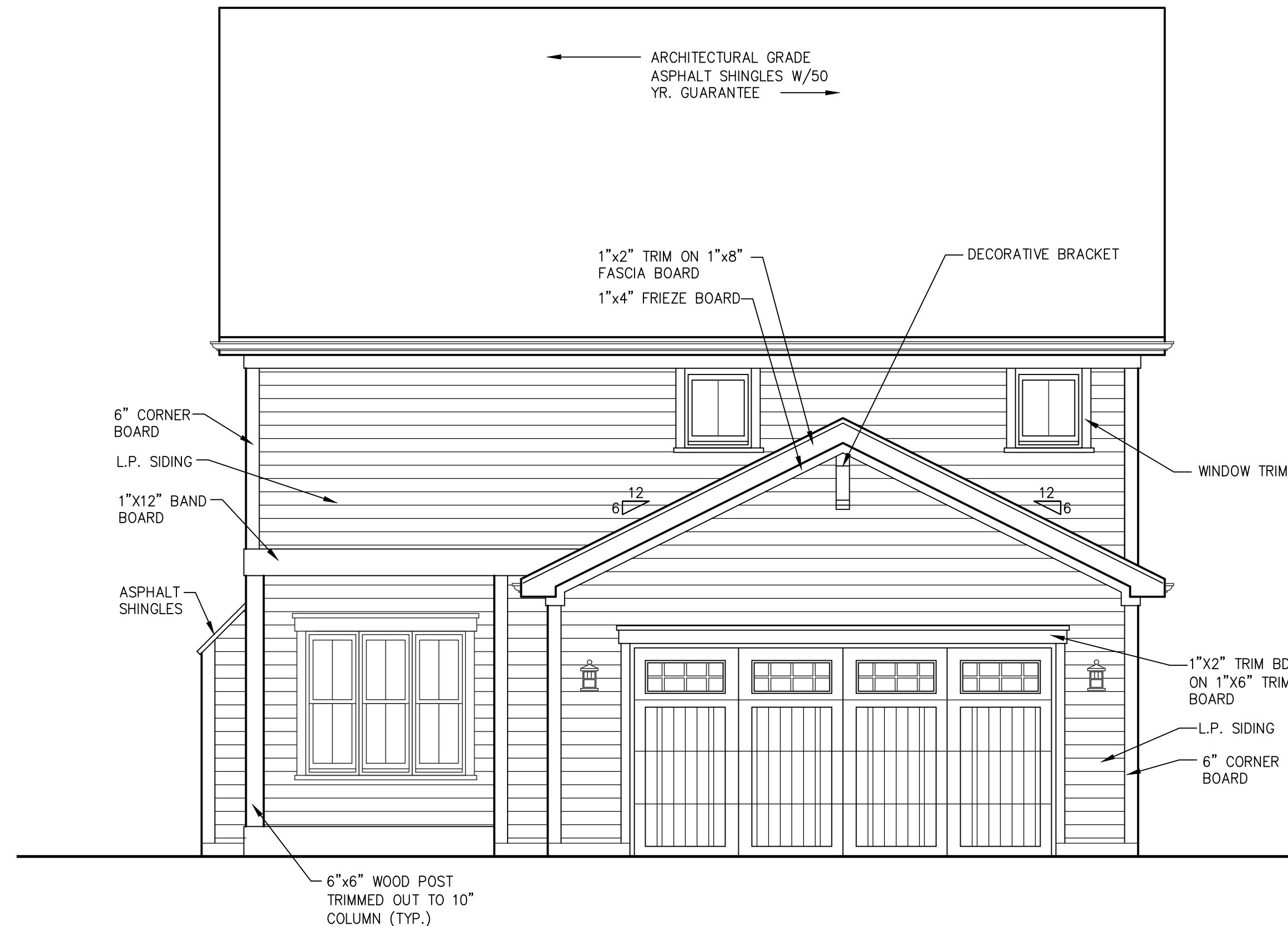
1/4" = 1'-0"

T/GRADE
ELEV: +0'-0"



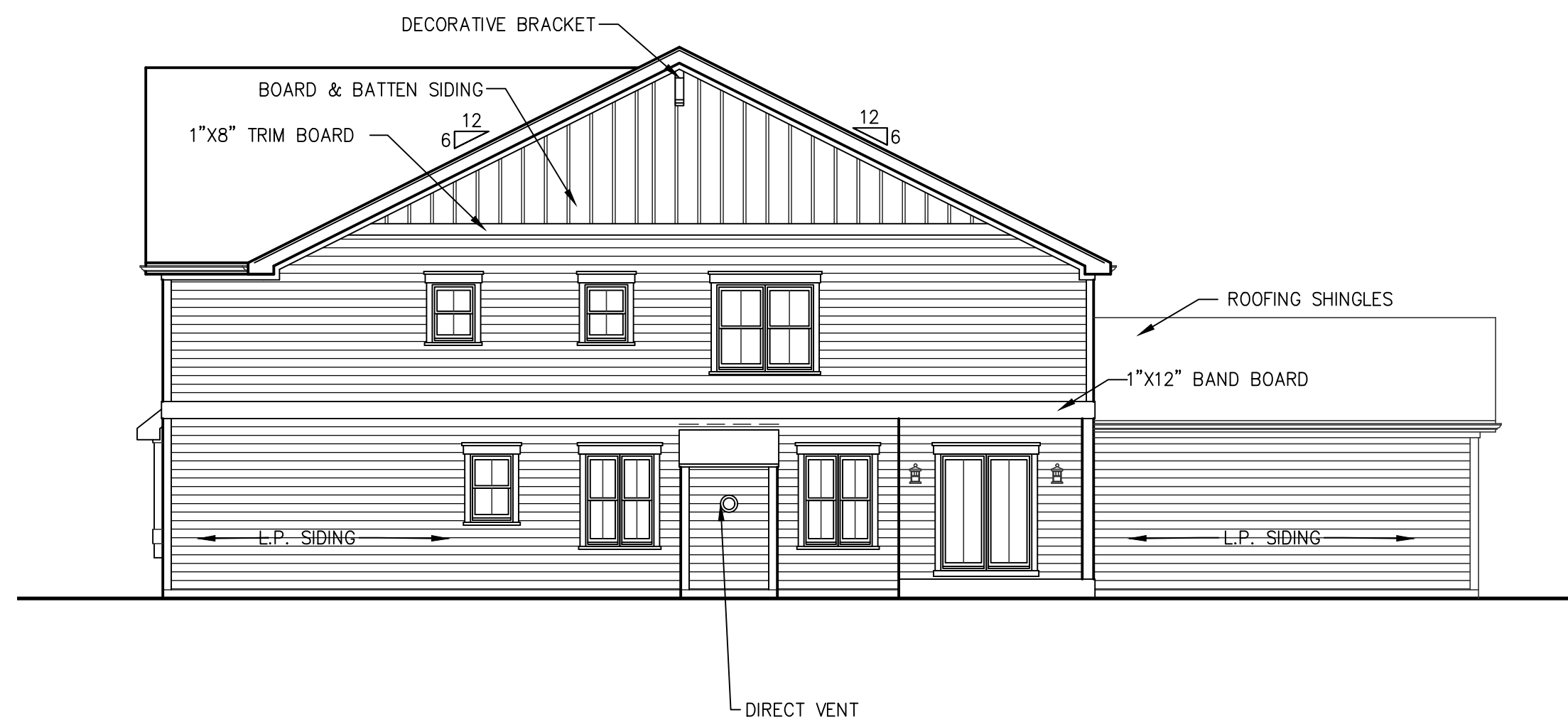
LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

ideal
DESIGNS

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS

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A CUSTOM HOME FOR
SLEEMAN BUILDERS
108 WALNUT STREET
FRANKFORT, ILLINOIS

DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-23

REVISIONS

REV # DATE: REV. PER:

DATE:

06-28-23

DRAWN BY: PAP

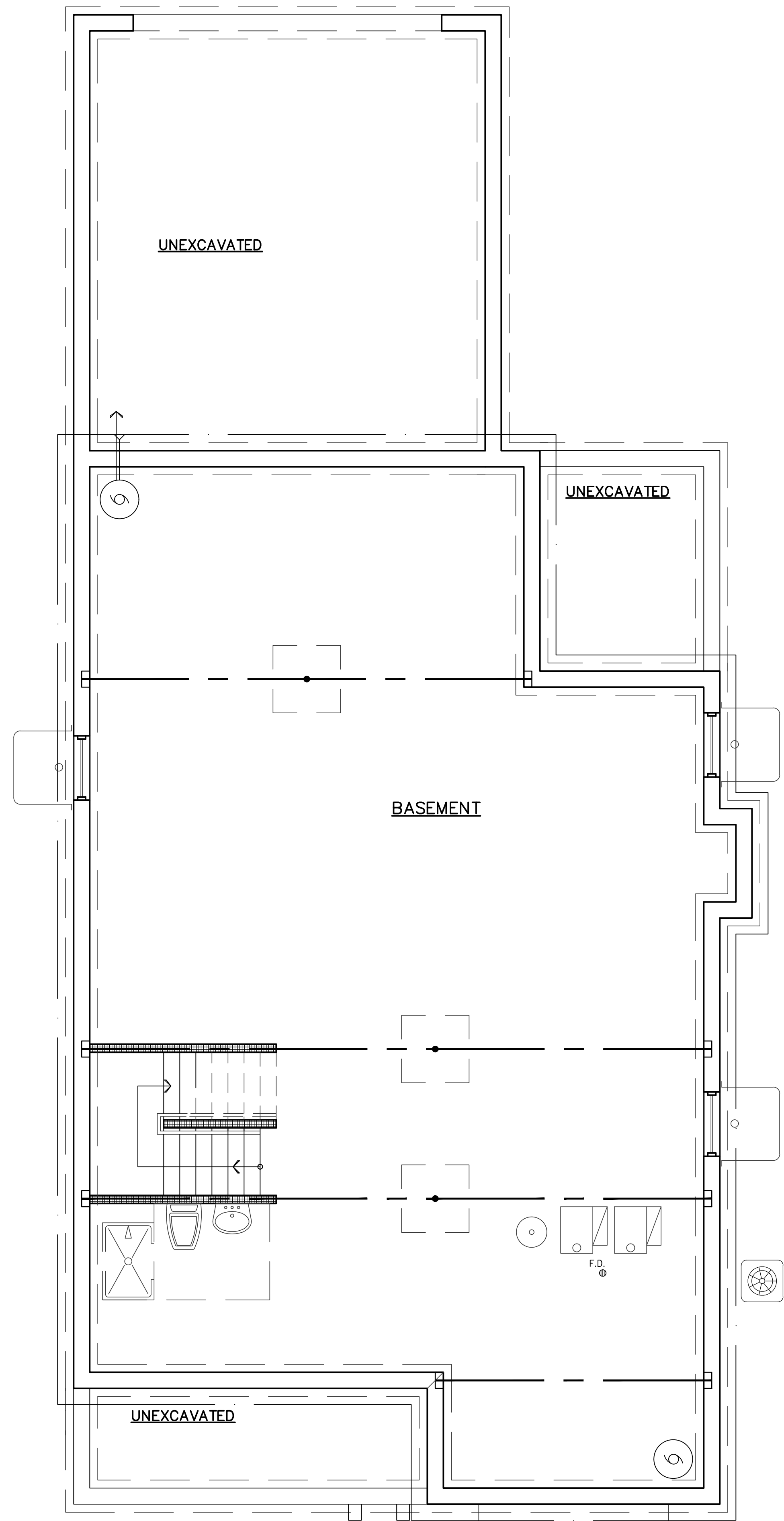
PREVIOUS NO. -

PROJECT NO.

22088

SHEET NUMBER

A-2



FOUNDATION PLAN

INTERIOR AREA: 1,475 SQ. FT.

1/4"=1'-0"

ideal

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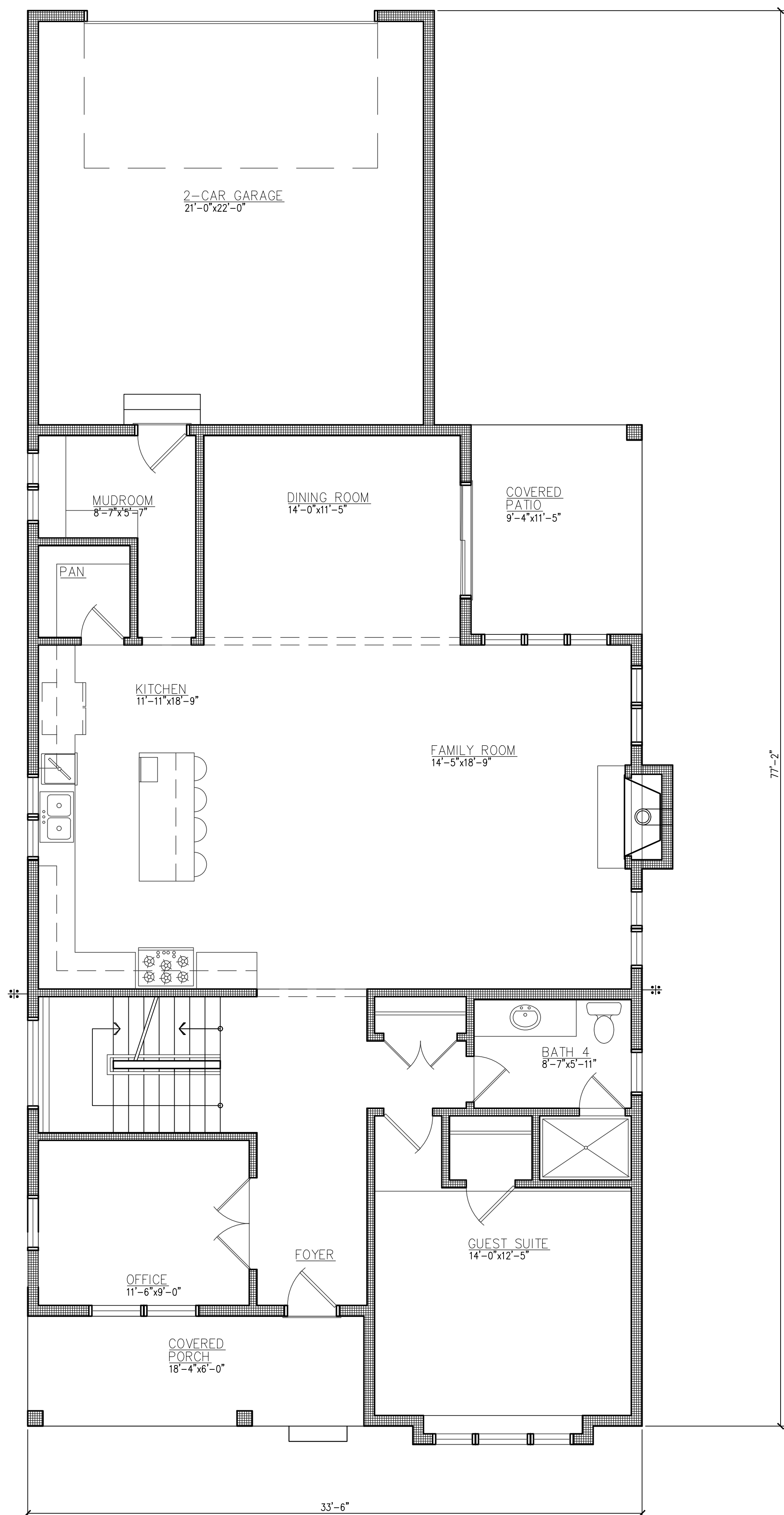
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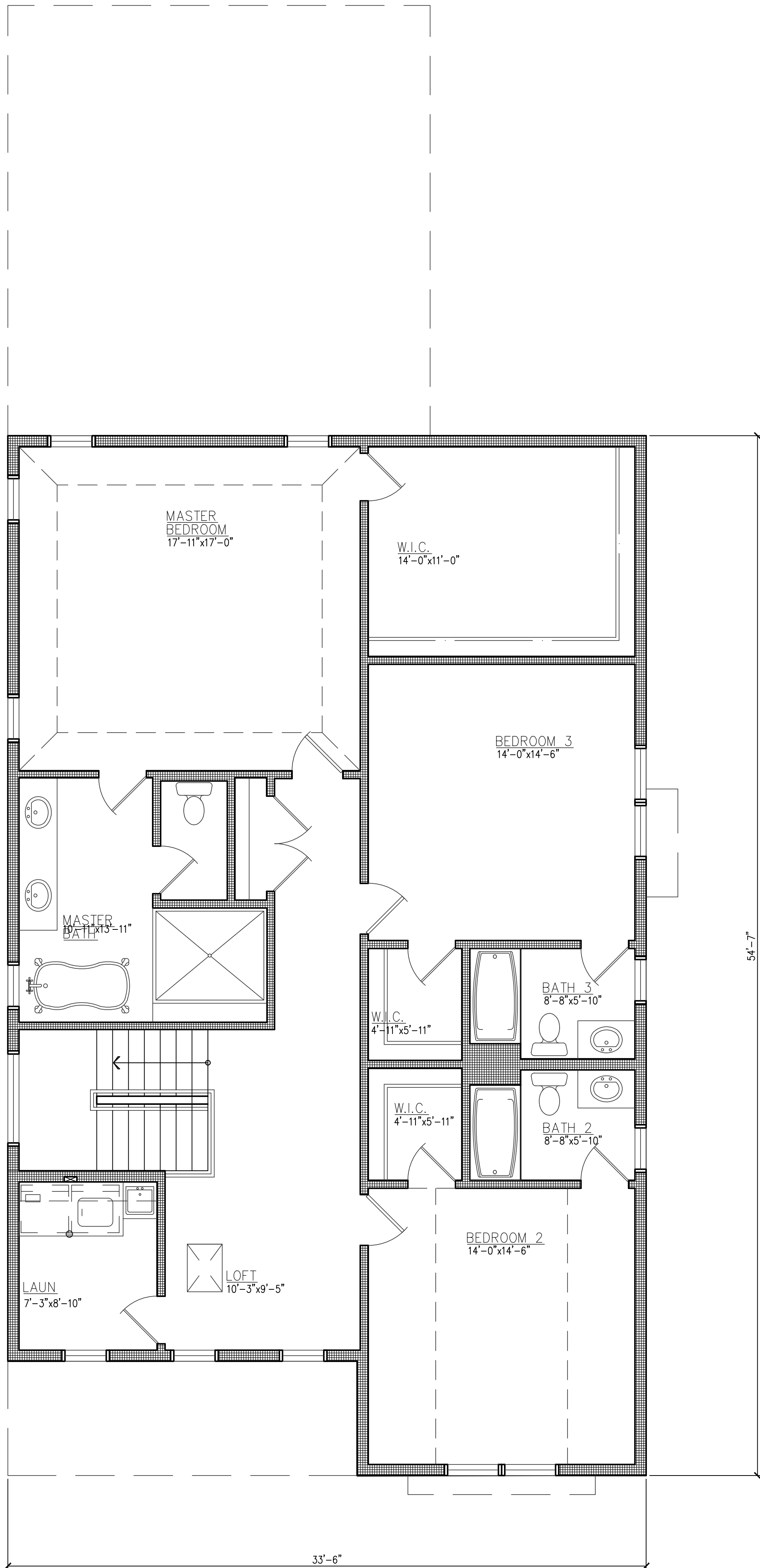
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PROJECT NO. 22088		

SHEET NUMBER

A-3



FIRST FLOOR PLAN
GROSS FLOOR AREA = 1,622 SQ. FT.



SECOND FLOOR PLAN
GROSS FLOOR AREA = 1,641 SQ. FT.

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DESIGNS

ARCHITECTS / DESIGNERS

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SHEET NUMBER

A-4