



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

**Thursday, July 27, 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 July 13, 2023**
- 4. Public Hearing: 213 Nebraska Street – Plantz Residence (Ref #107)**
Request: Proposed new single-family home for the property located at 213 Nebraska Street, zoned R-2, requiring 8 variances. (PIN: 19-09-28-204-005-0000)
- 5. Public Hearing Continued from 5/11/23: 7654 W. Lincoln Highway - Circle K Redevelopment (Ref #108) (CONTINUANCE OF PUBLIC HEARING TO 8/10/23 REQUESTED APPLICANT)**
Request: Zoning Map Amendment (Rezoning) from the default ER Estate Residential District to the B-2 Community Business District (currently Will County C-2 Local Commercial District and C-3 General Commercial District) upon annexation; Special Use Permits for (1) an automobile fueling station, (2) accessory liquor sales, and (3) extended hours of operation (24 hours, 7 days per week); and requests for variations related to the front and rear building setbacks, depth of a landscape transition yard (along Route 30), quantity of plant materials in the landscape transition yard (along Route 30), signage, and cross-access (PIN: 19-09-24-101-029).
- 6. Public Hearing: 20 Elwood Street – Move Pilates Studio (Ref#109)**
Requests: (1) Special Use Permit for an Indoor Recreation Use for a Pilates Studio, and (2) Special Use Permit for extended hours of operation (opening at 5:00 a.m.) in the H-1 Historic District (PIN: 19-09-21-410-035-0000).
- 7. Public Hearing: 9975 W. Lincoln Highway Unit 3 – Veelii Spa (Ref#110)**
Requests: (1) Special Use Permit for a Massage Establishment in the B-2 Community Business District (PIN: 19-09-21-416-002-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (August 10, 2023)**
- 12. 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

July 13, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Schaeffer called the meeting to order at 6:30 PM

Commissioners Present: Chair Nichole Schaeffer, Dan Knieriem, Paula Wallrich, Jessica Jakubowski, Will Markunas

Commissioners Absent: Brian James, David Hogan

Staff Present: Director of Community and Economic Development Mike Schwarz, Planner Amanda Martinez

Elected Officials Present: None

A. Approval of the Minutes from June 22nd, 2023

Commissioner Wallrich noted that the word “no” should be inserted in Paragraph 6 on Page 6, before “need for the second variation...”.

Motion (#1): To approve the minutes from June 22nd, 2023, as amended.

Motion by: Wallrich

Seconded by: Jakubowski

Approved: (5-0)

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

B. Public Hearing: 9645 Lincolnway Lane Units 105-107 – El Mezcal Restaurant (Ref#107)

Mike Schwarz presented the staff report.

Chair Schaeffer asked if any members had initial questions. There were none.

Chair Schaeffer asked if the applicant wanted to make any additional comments.

Veronica Chavez approached the podium and reaffirmed that Mike’s presentation covered the business’s proposed request.

Chair Schaeffer asked if any of the Plan Commissioners had comments or questions.

Commissioner Wallrich asked staff if this is a request for a Special Use Permit because the applicant must obtain a liquor license.

Mike Schwarz responded that with or without a liquor license request, any outdoor seating area associated with a permitted restaurant must apply for a Special Use Permit for outdoor seating. He added that the previous restaurants at this location, including Little Joe's and El Pueblito were granted Special Use Permits for full-service restaurants with liquor sales, and Little Joe's also was granted a Special Use Permit for outdoor seating according to Village records. Mike added that when alcohol is being served in conjunction with a restaurant outdoor seating area, the business must provide a fence to contain the outdoor seating area. The original Planned Unit Development for the Crown Centre building established the existing communal seating area as an amenity for all building tenants. This area is not devoted to any one business or tenant.

Commissioner Knieriem stated that he has no issues with the request and thinks it goes well with the building.

Commissioner Markunas mentioned people use the communal space for seating when they are having a drink anyway, so it is nice to see the applicant contain their patrons who are having a drink. Markunas added that the subject area is tucked away behind the building which helps not impose on the public right-of way.

Commissioner Wallrich pointed out that the black color chosen for the furniture may be too contrasting compared to the existing white building furniture and that the table placement seemed too tight.

Veronica Chavez responded that they would use a waitress to have control over tables and that they may have to move tables around if there is a large group sitting together, so the placement shown on the application is not exact.

Commissioners had discussion about the gate location on the proposed fencing to ensure there are clear entrances and exits.

Veronica Chavez inquired where the proper place for the gate would be.

Mike Schwarz responded that the proposed outdoor seating area will also be reviewed by the Building Department as a condition of the special use permit. Mike added that most likely the southern fence line will be the where the emergency exit gate would be placed.

Commissioners had discussion about how the public would walk around the outdoor seating area to get to other parts of the building. There was consensus that the other existing sidewalks within and adjacent to the existing outdoor seating area for the building provides accessible pathways leading from the rear parking spaces to the building entrances/exits.

Commissioner Wallrich asked if other commissioners had commentary on the proposed outdoor seating furniture.

Commissioner Knieriem mentioned his preference would be not to try to match the proposed and existing furniture colors. Sometimes trying to match similar colors doesn't yield the best results.

Mike Schwarz pointed out that the motion provided for this project includes a condition stating an April 1st start date and October 31st end date for the outdoor seating. Mike mentioned that the section of the Liquor Chapter in the Municipal Code that regulates beer gardens is silent on a Spring start date but specifies October 31st as a seasonal end date.

Commissioner Wallrich responded that those dates are normal and fine and asked the applicant if there will be outdoor heaters for the outdoor seating area.

Veronica Chavez responded that she would put up outdoor heaters if she is allowed to. If outdoor heaters are not allowed, she will not look to do so.

Mike Schwarz reaffirmed that the outdoor beer garden section of the Liquor Chapter in the Municipal Code is silent with respect to outdoor heaters. He noted that the fencing would be allowed to stay outside regardless of the start and end date, however, all other furnishings would need to be taken down at the end of the season per the language in the Liquor Chapter of the Municipal Code.

Veronica Chavez asked if weather is permitting, for example in March, can the business utilize the outdoor seating area.

Chair Schaeffer responded that as the suggested condition is currently written, April 1st would be the hard date that the business can start to service the outdoor seating area.

Commissioner Markunas asked staff what the dates for downtown businesses are.

Mike responded that the Liquor Chapter of the Municipal Code does not mention a standard start date for outdoor seating areas. The downtown businesses that have the outdoor seating on public right-of-way are subject to individual lease agreements with the Village.

Commissioner Markunas stated that in his opinion this restaurant should not have to uphold to different standards as far as imposing an April 1st start date that is not mentioned in the Liquor Chapter of the Municipal Code.

Commissioners discussed letting the October 31st end date language in the Liquor Chapter of the Municipal Code govern the end date to be stated in the condition.

Chair Schaeffer stated that she will read the motion with an amendment to take out the suggested April 1st start date in the condition. Schaeffer added that the Liquor Chapter of

the Municipal Code would need to be changed in order to do a clean sweep and govern it all at once if the Village wanted to specify the same earliest start date for all outdoor beer gardens.

Motion (#2): Close the public hearing.

Motion by: Knieriem

Seconded by: Markunas

Approved: (5-0)

Motion (#3): To recommend the Village Board approve a Special Use Permit to allow a permanent outdoor seating area associated with a permitted restaurant on the property located at 9645 Lincolnway Lane Units 105-107, in accordance with the reviewed plans, public testimony and Findings of Fact and conditioned upon the following:

1. Final review, inspection, and approval by the Building Department; and,
2. All tables, chairs, and other fixtures annually shall be removed and stored elsewhere from the outdoor seating area by October 31st.

Motion by: Markunas

Seconded by: Wallrich

Approved: (5-0)

C. Public Comments

There were no public comments.

D. Village Board & Committee Updates

Mike Schwarz noted the following updates on PC/ZBA items:

- Olde Frankfort Mall Proposed Building Addition at 15 Ash Street – Mike noted that this project was discussed at the Committee-of-the-Whole meeting on July 11, 2023. There was lengthy discussion about parking for the proposed residential units and the proposed Covenants, Conditions and Restrictions (CC&R's) or rental rules depending on whether the project will include condominium units to be platted or will include apartment units.
- Misty Creek – Mike noted that the Village Board approved the Final Development Plan and Preliminary/Final Plat of Subdivision for the Misty Creek Subdivision located at the northwest corner of Laraway Road and 116th Avenue.
- Morgan Residence Pergola at 10677 Yankee Ridge Drive – Mike noted that the requested variation to exceed the maximum 250 square-foot area for an accessory structure received a denial vote due to the lack of a land hardship presented. Mike also gave the commissioners a heads up that the possibility of Zoning Ordinance

text amendment may come back to a future Plan Commission/Zoning Board of Appeals meeting for Commissioners to further discuss the idea of having a sliding scale for the size of vertical accessory structures such as pergolas and pool cabanas, as related to the size of a lot. There is no plan to make any changes to the existing maximum impervious surface coverage requirements.

E. Other Business

Chairman Schaeffer announced that there is a new staff member at the meeting, Planner, Amanda Martinez.

Amanda provided a short introduction about herself and expressed excitement for her new position at the Village of Frankfort and to be able to work with the Plan Commissioners.

F. Attendance Confirmation (July 27th, 2023)

Chair Schaeffer asked the members of the Plan Commission who will be present at the July 27th meeting. Chair Schaeffer also noted she may or may not be present for the next meeting due to work travel.

Commissioners who were present responded that they will be present on July 27th. Commissioner Jakubowski asked if the agenda items for the July 27th meeting were known by staff.

Mike responded that there are approximately five or six items currently on the draft agenda for the July 27th meeting. Mike provided a brief overview of each item that may appear on the agenda.

Motion (#4): Adjournment 7:11 P.M.

Motion by: Markunas

Seconded by: Jakubowski

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

Approved July 27th, 2023

As Presented_____ As Amended_____

_____/s/ Nichie Schaeffer, Chair

_____/s/ Secretary

Project: Plantz Residence – 213 Nebraska Street
Meeting Type: Public Hearing
Request: Variations (8)
Location: 213 Nebraska Street
Applicant: Ronald Plantz
Prop. Owner: Ronald Plantz
Representative: Gabriel Garcia c/o Ideal Custom Designs, Inc.

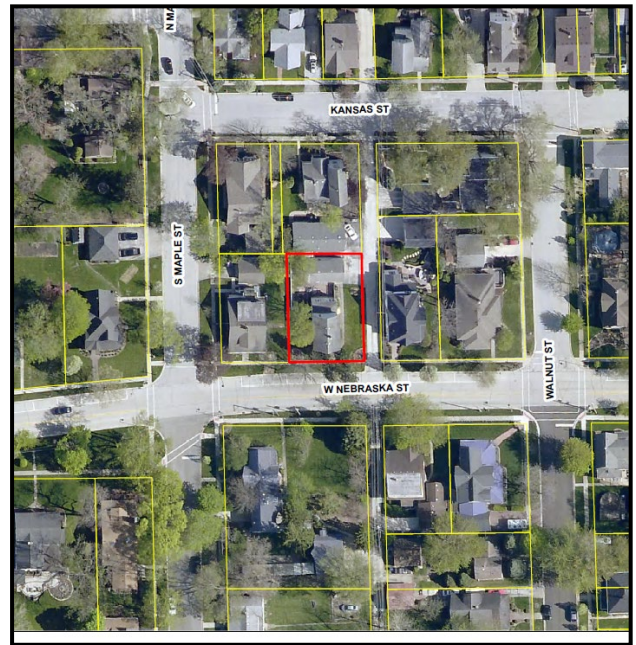
Site Details

Lot Size: 6,687 sq. ft.
PIN: 19-09-28-204-005-0000
Existing Zoning: R-2
Proposed Zoning: N/A
Buildings / Lots: 1 house w/ detached garage
Proposed house: 2,511 sq. ft. (gross living area)
Proposed garage: 648 sq. ft.

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Residential	Single-Family	R-2
North	Residential	Single-Family	R-2
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, Ronald Plantz, seeks to construct a new single-family home with detached garage. A 15' wide public alley abuts the property along the east side property line. Historically, lots in Frankfort that have an alley along one side of the lot are still considered "traditional" lots and not corner lots. The proposed house style is considered "Victorian Cottage". To accommodate the proposed addition and garage, the applicant requests approval of eight (8) variations.

Attachments

1. Location Map, prepared by staff (VOF GIS) scale 1:1,000
2. Plat of Survey of existing site, prepared by Preferred Survey, Inc.
3. Applicant responses to Variation Findings of Fact, received July 10, 2023
4. PC-ZBA meeting minutes excerpt from workshop and public hearing, August 11, 2022 and October 27, 2022
5. Village Board meeting minutes excerpt from November 7, 2022
6. Downtown Residential Guidelines (Quick Checklist excerpt)
7. Structural Analysis of building foundation, prepared by John Martin, Structural Engineering, Inc., June 19, 2023
8. Site Photographs, provided by applicant taken fall 2021

9. Color 3D rendering of the house as it would appear from Nebraska Street, received July 11, 2023
10. Site Plan, Building Elevations and Floorplans, received July 12, 2023
11. Grading Plan and Existing Conditions, Removal and Erosion Control Plans, received July 11, 2023
12. Recorded Plat of Resubdivision

History

A variant form of this project had received approval of 7 variations from the Village Board on November 7, 2022. At that time, the project was described as a remodel since the basement and portions of the 1st and 2nd floors were to be maintained. However, the existing house was completely demolished on or around May 1, 2023. The existing basement was also inspected by a structural engineer, who determined that the basement should not be used for new construction (see attached letter). Because the former project could no longer abide by the “approved plans and public testimony”, it must be reviewed again by the PC/ZBA for a recommendation to the Village Board. The proposed house and detached garage are largely staying the same as the last project, although an additional variation is required for an undersized dwelling unit (small house size). The current requested eight (8) variations are:

CURRENT PROPOSAL				
Variation Request	Code Requirement	Former House	Formerly Approved	Current Request
House front yard setback	30' from front property line	16.2'	12' 7"	12' 5 ¾"
1 st Floor masonry requirement	Masonry	Wood siding	Wood composite, some masonry	Wood composite, some masonry
Accessory building setback (rear yard/north)	10' from property line	6.2'	5' 7"	5' 7"
Rear Yard Coverage	30% max (608 SF)	31.1% (630 SF)	32% (648 SF)	32% (648 SF)
Lot Coverage	20% maximum (1,337.4 SF)	20.7% (1,381 SF)	32.8% (2,194 SF)	32.8% (2,194 SF)
Impervious Lot Coverage	40% maximum (2,674.8 SF)	41% (2,744 SF)	41.9% (2,804 SF)	41.9% (2,804 SF)
Garage Height	15'	<15'	20' 5 ½"	20' 5 ½"
Single-family home area (for 2-story house)	2,600 SF	1,413 SF	N/A	2,511 SF

The main change to the plans since last time is that the house was shifted 1 ¼" closer to the street. The variation for house size is now needed because the project involves a completely new house and is not a remodel of an existing house. Previously, the existing house was small, but was being made larger and *less* non-conforming, although still non-conforming. In instances where an existing structure is being made more conforming but still not conforming, a variation is not needed.

Analysis

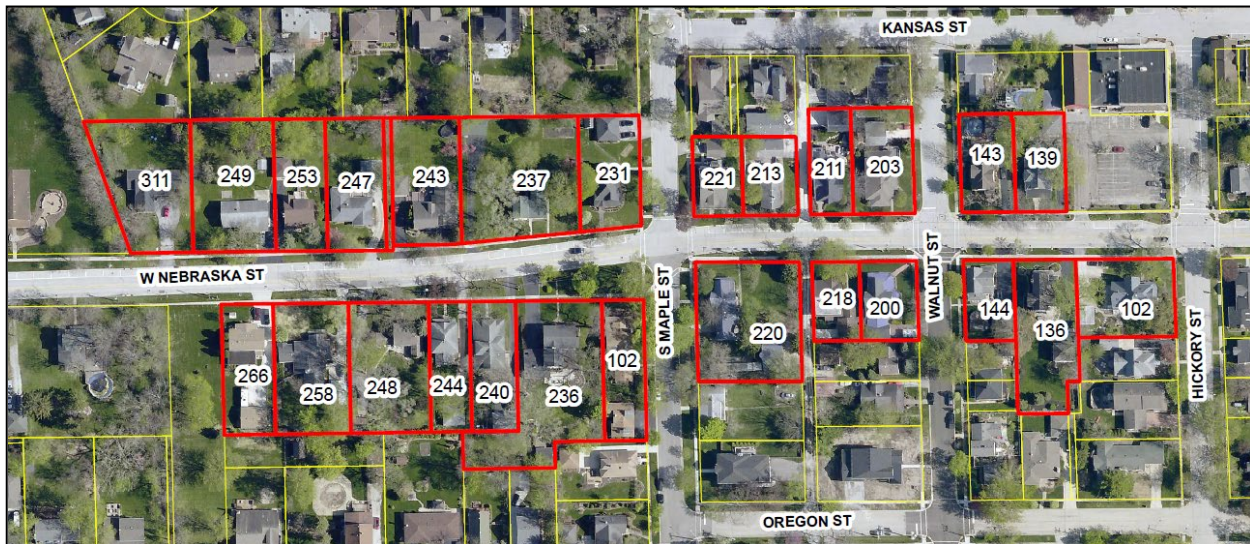
Proposed Home – Requested Variations:

In consideration of the variation requests, staff offers the following points of discussion:

1. House Front Yard Setback

- a) The Village of Frankfort Zoning Ordinance requires a minimum front yard setback of 30' within the R-2 zoning district. Front setbacks are measured to the front porch if there is one, otherwise they are measured to the front façade.

- b) The applicant proposes to construct the new home at a reduced setback of 12' 5 ¾", measured to the new front porch (the former house was setback was 16.2').
- c) The following tables list the *approximate* front yard setbacks of the homes on both sides of Nebraska Street between the Fire Station (Elm Street) and Hickory Street:



North Side of Nebraska (between Elm & Hickory)	
Address	Front Yard Setback Approximation (feet)
311	50
249	20
253	24
247	26
243	15
237	14
231	20
221	16
213	16.2' existing (12' 5 ¾" proposed)
211	22
203	18
143	24
139	18
Average	21.8 (existing)

South Side of Nebraska (between Elm & Hickory)	
Address	Front Yard Setback Approximation (feet)
266	28
258	45
248	33
244	28
240	30
236	40
102 (Maple)	29
220	22
218	16
200	17
144	10
136	14
102 (Hickory)	20
Average	26

2. First Floor Building Materials variation

- a) The Village of Frankfort Zoning Ordinance requires that all homes within the R-2 zoning district be constructed with first floor masonry (*brick, stone, etc.*). The proposed house would be primarily faced with LP Smart Siding (wood composite) with accents of LP shake siding. The base of the house would be wrapped with rock face stone on all four sides. The chimney would also be full masonry.

- b) Most of the homes along both sides of Nebraska Street between the Fire Station and Hickory Street are non-masonry in construction. There is only one masonry house on the north side of Nebraska Street (203 Nebraska) and only one on the south side of Nebraska Street (218 Nebraska). All other homes consist of wood, vinyl or shake siding. The house at 221 Nebraska is stucco, which has not historically been considered a masonry finish.

3. Accessory Building Rear Yard Setback

- a) The proposed accessory building (detached garage) would be located in approximately the same place as the former detached garage, although it would be moved closer to the public alley. Detached garages must be set back at least 10' from side and rear property lines. Per the Existing Conditions, Removal and Erosion Control Plan, the former garage was set back 6.2' from the north (rear) property line and 19' from the east (side) property line. As such, the former garage was considered existing, non-conforming regarding the rear yard setback.
- b) The proposed garage would be set back 5' 7" from the north (rear) property line and 10' 3" from the east (side) property line, requiring a variation for the setback from the *rear* property line.
- c) The proposed garage would measure 36' long by 18' wide, or 648 square feet.
- d) Many homes within the downtown area and along this section of Nebraska Street have detached, rear yard garages.

4. Rear Yard Coverage

- a) The maximum rear yard lot coverage in the R-2 zone district is 30%. The required rear yard measures 30' deep by 67.50' wide, for a total area of 2,025 square feet. As such, no more than 608 square feet of roofed structures are permitted within the required rear yard. Structures with roofs count toward rear lot coverage.
- b) The proposed detached garage would be situated entirely within the rear yard, measuring 18' wide by 36' long, for a total of 648 square feet. This area exceeds the 608 square foot rear yard coverage and would require a variation.

5. 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 1,337.4 square feet for the subject property. Structures with roofs count toward lot coverage.
- b) The former home and garage amounted to approximately 1,381 square feet for a 20.7% lot coverage and was considered existing, non-conforming.
- c) The proposed home and detached garage equate to a lot coverage of 2,194 square feet (32.8%), in excess of ordinance requirements and will require a variation.

6. Impervious Lot Coverage

- d) 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 2,674.8 square feet for the subject property. Impervious lot coverage includes area for the house, covered porch, detached garage, driveway, on-site sidewalks and rear yard patio.
- e) The proposed home and detached garage equate to an impervious lot coverage of 2,804 square feet (41.9%), in excess of ordinance requirements and will require a variation.

7. Accessory Structure Height (Detached Garage)

- f) The Village of Frankfort Zoning Ordinance allows for accessory structures, including detached garages, to be a maximum of 15' tall, measured to the peak of the roof. The former detached garage was less than 15' tall; the exact height is unknown.
- g) The proposed detached garage would measure 20' 5 ½" tall to the peak of the roof. The increase in height would be for aesthetic reasons only and not to provide habitable space or an accessory dwelling unit.

2019 Comprehensive Plan:

213 Nebraska 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 some opinions as to whether the proposed house renovations meet the intent of the Residential Design Guidelines, acknowledging that they can be subjective in nature.

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

- 1. The house would be served by a detached garage in the rear of the property (page B-2).
- 2. The detached garage utilizes the adjacent public alley (page B-13).
- 3. The house employs high-quality wood composite materials (page B-2).
- 4. The house is an historically relevant architectural style (Victorian Cottage) that includes multi-pane windows, columns and railings (page B-2).
- 5. The building's architecture delineates the primary entrance. Entryway features including covered porches are desirable (page B-4).
- 6. The building incorporates interesting architectural details including a masonry chimney, shake siding in the roof gables, an oculus window in the front gable, a black iron railing on the front of the family room on the front façade, etc. (page B-4).
- 7. The house employs similar architectural elements and detailing on all sides of the home (page B-5).

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 32.8% instead of 20%.
- 2. The new construction may not respect the established front yard setbacks within the area (page B-18).

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 former house was 1,310 square feet in livable area (not including the basement) and was considered existing, non-conforming. The proposed house would be 2,511 square feet, which is still less than the required 2,600 square feet, requiring a variation.

Existing Trees:

- 1. The applicant has submitted a tree survey of the property, illustrating that 3 trees would be preserved on the site. Two Norway Spruce trees at the front of the former house were removed during demolition of the house. None of the trees are classified as "preservation trees" in the Landscape Ordinance and therefore do not require mitigation.

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:

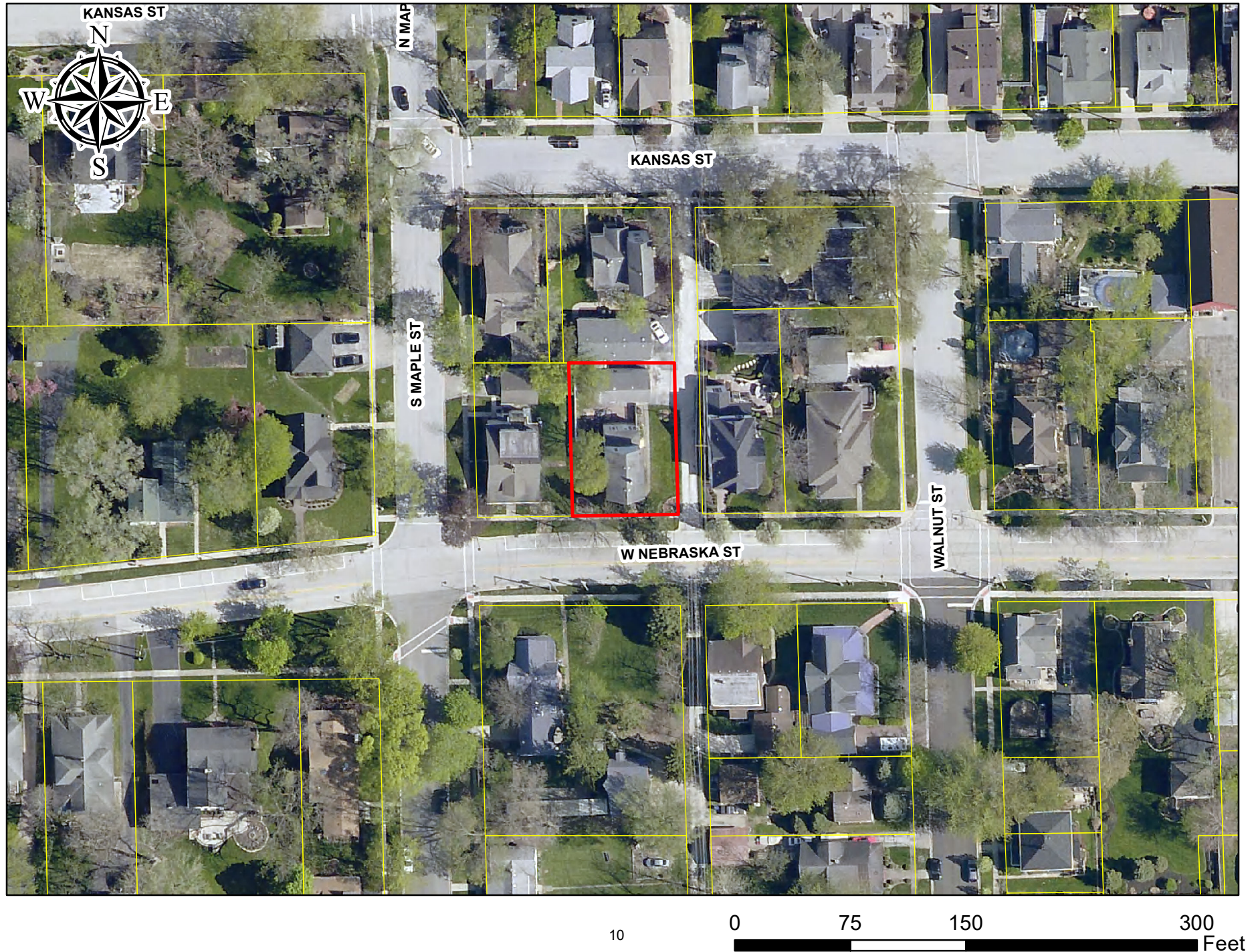
1. Driveway setback from side property line: 1' (4' required)

2. Driveway turning radius: 25' (26' required)
3. First floor building materials (masonry required)

Affirmative Motions

1. Recommend the Village Board approve the variation request to permit a front yard setback of 12' 5 ¾" instead of 30', on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
2. Recommend the Village Board approve the variation request to permit non-masonry siding on the entire 1st floor of the building, instead of masonry, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
3. Recommend the Village Board approve the variation request to permit a 5' 7" rear yard setback for an accessory structure instead of 10', on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
4. Recommend the Village Board approve the variation request to permit a rear yard lot coverage of 32%, instead of 30%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
5. Recommend the Village Board approve the variation request to permit a lot coverage of 32.8%, instead of 20%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
6. Recommend the Village Board approve the variation request to permit an impervious lot coverage of 41.9%, instead of 40%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
7. Recommend the Village Board approve the variation request to permit a 20' 5 ½" tall accessory structure (detached garage), instead of 15', on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
8. Recommend the Village Board approve the variation request to permit an undersized dwelling unit of 2,511 square feet, instead of 2,600 square feet, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

213 Nebraska Street - Plantz Renovation



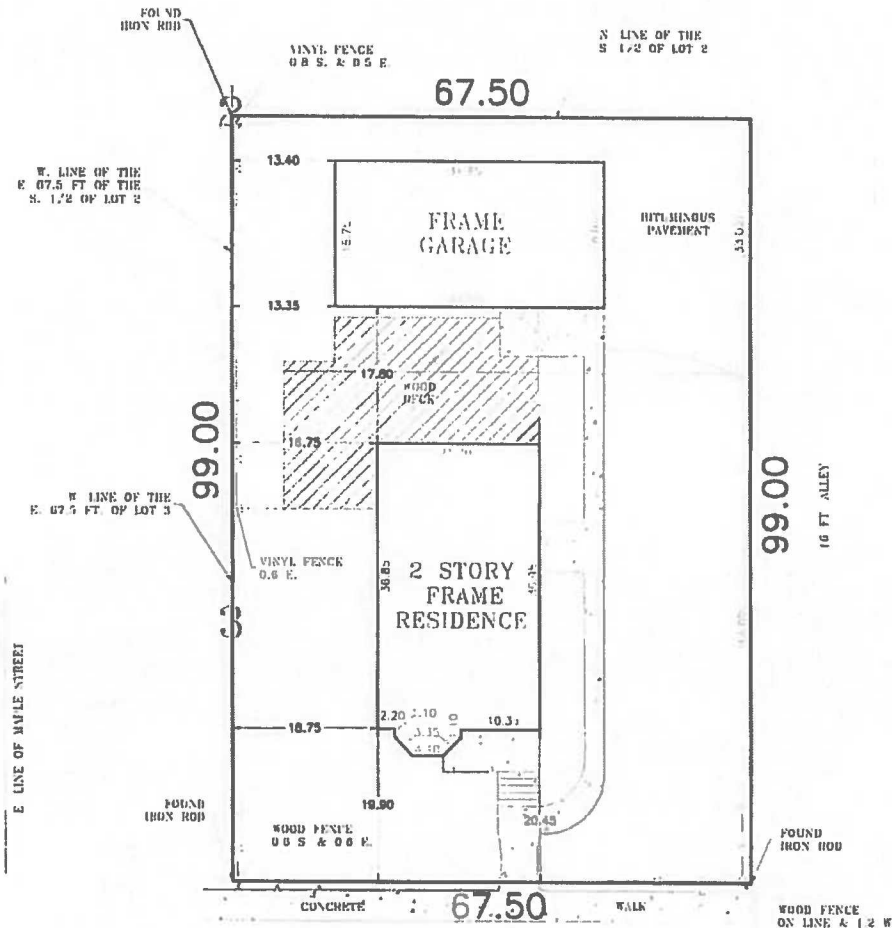
PLAT OF SURVEY

OF THE EAST 67.5 FEET OF THE SOUTH 1/2 OF LOT 2 AND THE EAST 67.5 FEET OF LOT 3, IN BLOCK 2, IN BOVEN'S ADDITION TO THE VILLAGE OF FRANKFORT, LOCATED ON THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1880, AS DOCUMENT NO. 22888, IN WILL COUNTY, ILLINOIS.

ADDRESS: 211 W. NEBRASKA STREET, FRANKFORT, ILLINOIS



SCALE: 1"=15'



W. NEBRASKA STREET



TO: ZACHRY HOLDINGS
PROFESSIONAL NATIONAL TITLE NETWORK, INC.

THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS 30th DAY OF JULY, 2008 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO.
P.N.T.N.

FLD CREW
CAD



PREFERRED SURVEY, INC.

799 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137
Phone 630-780-5451 / Fax 630-858-8217



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;

Yes, the property can yield a reasonable return. The property is not functioning to today's modern living.

2. That the plight of the owner is due to unique circumstances; and

Yes, a non-compliant lot, it is on the corner of the alley. To meet square footage requirements and the growing family's long term needs. In addition, the proposed plans for the property address stormwater system concerns and drain improvements.

3. That the variation, if granted, will not alter the essential character of the locality.

No, it will not alter it. It will contribute to the character of the locality

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;

The strict letter could not be met, regardless, without a variance to meet zoning code

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;
Not at all
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
Not at all, the renovations are increasingly costly and are intended to create a functional home for modern living
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
Not, it has not
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;
No, it will not
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
We feel it would not. It would appreciate the value of the neighborhood
7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
Not at all

Motion (#7): Recommend the Village Board approve a Special Use Permit for Personal Services for a salon located at 21195 S. La Grange Road, Units 1B and 1C, in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Schaeffer

Seconded by: Jakubowski

Approved: (6-0)

D. Workshop: 213 Nebraska Street – Plantz Residence

Chris Gruba gave the staff report.

Chair Rigoni asked the applicant to step forward.

Gabriel Garcia approached the stand, the architect for the applicant. He asked if he should point out some of the changes proposed.

Chair Rigoni said he should.

The architect pointed out that the garage was small, only 1.5 cars wide. The regulations for the height of accessory structures was limiting, particularly for the slope of the roof of the garage. The applicant wanted the pitch of the garage to match the pitch of the home. It was historically appropriate to have a higher roof pitch, since in the past garages stored carriages. He stated that he brought color renderings to show how the originally proposed garage matched the proposed changes to the house.

Chair Rigoni asked if the request for a higher roof pitch on the garage was for architectural reasons or functional reasons.

The architect responded that the request was an architectural consideration. In regard to impervious lot coverage, one of the changes made to comply with code was a reduced patio area, and the removal of sidewalks which led from the garage to the back door of the home. With the changes, the proposed patio was now very small, only eight feet by eight feet. This was done so that the home was at least ten feet away from the garage.

Chair Rigoni asked staff for clarification on that regulation.

Staff responded that patios are defined as accessory structures, and that accessory structures needed to be at least ten feet away from the main structure.

Staff responded that the patio counted as part of the main structure, and that accessory structures needed to be at least ten feet away from the main structure.

Chair Rigoni asked what the patio was going to be made of.

The architect responded that they would be using pavers.

Chair Rigoni noted that she thought the ten-foot separation requirement related only to bulk, not paved surfaces, and was designed for fire safety reasons.

Staff noted that patios must be set back at least 10' from property lines and from other accessory structures, but that the text could be amended again if needed.

The architect stated that the patio was more landscaping than anything else. There was no sidewalk from the garage to the back door, either, and was removed to meet the impervious coverage regulation. He understood that the applicant was asking for a lot of variances, but there was not much yard on the site to begin with.

Chair Rigoni opened up the discussion to the other six variances the applicant originally requested in addition to the five presented. She cautioned other members of the Plan Commission to be limited in their comments since they did not have the same amount of information for the additional six as for the original five.

Commissioner Markunas asked staff to explain which aspects of the existing house were nonconforming.

Staff responded that the front yard setback was existing nonconforming, but the nonconformity was being increased. The non-masonry materials and accessory structure setbacks were nonconforming as well, but required variations.

The architect noted that the design altered the location and dimensions of the garage's footprint to avoid flooding.

Chair Rigoni asked what the maximum rear yard coverage calculation was.

Staff responded that they calculated 37%, whereas 30% was allowed.

The architect noted that another linear foot, or 18 square feet, was added to the garage.

Staff remarked that the variation for accessory structures was increasing in intensity then.

Chair Rigoni summarized that front yard setbacks and lot coverage were increasing in intensity. She asked if any of the members of the Plan Commission had any comments about the masonry requirement.

There were none.

Chair Rigoni turned the discussion to the accessory building setback. She asked the applicant what was to the north of the garage.

Staff responded that another garage was to the north.

Chair Rigoni asked if the other members of the Plan Commission had any comments.

There were none.

Chair Rigoni asked the applicant why they did not shorten the garage's length.

The architect responded that they wanted to allow tandem parking in lieu of side-by-side parking.

Commissioner Hogan noted that the garage on the other side of the alley was larger than the one proposed by the applicant.

The architect reiterated that they were only adding 18 square feet to the garage.

Chair Rigoni remarked that no portion of the proposed house would be located within the required rear yard.

Commissioner Markunas noted there was no real visual encroachment either.

Commissioner Schaeffer agreed that it would not impact the existing yard.

Commissioner Markunas said that it was a difficult piece of property to work on.

Chair Rigoni stated that meeting the square footage required by the code was hard due to the dimensions of the lot. The code set a maximum at 20%, and 33.2% was proposed.

Commissioner Markunas asked what the existing lot coverage was.

Staff responded that the existing lot coverage was 23.2%.

Chair Rigoni asked whether if the property were on a standard 15,000 square foot lot, it would meet the 20% requirement.

Staff responded it would.

Commissioner Markunas calculated the lot coverage for the property as if it were on a 15,000 square foot lot.

Chair Rigoni asked for any other comments while Commissioner Markunas completed the calculations.

Commissioner James noted that past variations that were granted nearby had higher lot coverage rates than 33%.

Commissioner Markunas stated that lot coverage on a typical R2 lot would be 10%.

Discussion continued comparing the existing site to the R2 regulations. The proposed home was 2,602 square feet whereas the minimum house size is 2,600 square feet, now complying with the Ordinance.

Commissioner Markunas stated he understood the reason behind requesting so many variances, given the dimensions of the lot. The proposed changes seemed appropriate for the site and would have been appropriate for a typical R2 property.

Commissioner Schaeffer noted that she agreed with the proposed changes from both a qualitative and quantitative standpoint.

Commissioner James stated he saw no issue with the proposed lot coverage.

Commissioner Hogan asked if the applicant had shared their plans with the neighbors yet.

The architect replied that they had not.

Chair Rigoni asked for any other comments on lot coverage.

There were none.

Chair Rigoni asked for comments about the front yard setback.

The architect noted that the proposed porch was adding to the existing porch. In his experience the Village liked seeing porches added to homes.

Chair Rigoni stated she saw this project as essentially a brand-new house, which made it hard to justify the addition of such a large porch. The applicants would then be the closest to the front lot line along the whole block. The new façade was not similar to the existing one. Losing two trees to install it was also a hard sell.

The applicant stated that the porch created a more inviting feel for the home.

Commissioner Markunas stated that the porch was something he liked. It tied the look of the home in with others along the street.

The architect stated that there was limited space in front of the home.

Commissioner Schaeffer recalled a case heard by the Plan Commission earlier in the year somewhere along Oregon Street. They had also added a porch to their home. The Plan Commission approved the addition of that home because of the positive aesthetic changes. She also noted that some subdivisions in the Village varied the distances of homes from the front lot lines, and wondered how bad that might look in this context.

The applicant asked if the existing home could be shown on the screen.

Staff pulled up Google Street View of the home.

Commissioner Hogan asked if the porch would replace the landscaping in front of the house currently, and not come closer forward than the existing brick wall which surrounded the front stairs.

Staff said that was correct.

Chair Rigoni suggested that her issue with the porch then was with the volume. The proposal included a full-width porch, where the existing home only had a partial-width porch.

Commissioner Markunas asked if the applicant intended to add any trees to replace the two that would be removed.

The applicant stated that there was an intention to landscape the property, but no formal plans existed yet. Looking at the existing porch on Street View, the addition would not come any closer to the front lot line than the existing brick wall did. The expansion would not look as large in reality as the drawing suggested.

Chair Rigoni stated that the fact that the proposed porch was covered added to the bulkiness. In her opinion, the existing uncovered porch looked fine.

The applicant noted that they tried to match the design of the house immediately to their east.

Staff noted that the property being emulated was 211 W. Nebraska.

Commissioner James remarked that the proposed addition would be ten feet closer to the front lot line than 211 W. Nebraska.

Commissioner Schaeffer stated that the depth of the porch at the subject property was 7 feet, 4 inches. The covered porch at 211 W. Nebraska is set back further from the property line, but did not feel massive.

Chair Rigoni stated that the use of brick added to the feeling of massiveness.

The architect noted that the design of the addition treated the property as a corner lot, and so wrapped the porch around the side in order to increase curb appeal.

Commissioner Jakubowski stated that the proposal was an improvement to the site. She expressed a desire to focus more on the property in question rather than discuss the neighboring property. She said that the project overall would enhance the neighborhood.

Commissioner James agreed, saying that the home would look good to anyone passing by.

Staff suggested that if the Plan Commission made a favorable recommendation to the Village Board, it could add a condition that prevented the porch from being enclosed in the future.

Chair Rigoni stated that if they specified that the porch was covered, which did not move the front façade closer to the front lot line, that could achieve a similar result.

Commissioner Hogan agreed, and said that the covered porch looked great. That aesthetic effect would be lost if the porch were ever enclosed.

Chair Rigoni stated she may be in the minority, but believed that the extent of the changes transformed the property into functionally a new house. The proposed project was a complete deviation from the surrounding neighborhood.

The applicant noted that the structure was only 21 feet wide.

Chair Rigoni responded that there was also a large addition being proposed.

Commissioner Markunas liked the fact that the home deviated from the neighborhood, though he did not want to be rude to members of the Plan Commission who disagreed with him. He expressed having an issue with the front setback, but noted that the design of the house generally worked because the property acts like a corner lot, since it's adjacent to an alley.

Chair Rigoni agreed about the corner lot considerations. She stated she was trying to strike a balance herself. She wanted to be comfortable in her understanding of what existed now before deciding on the addition. It was obvious to those present what parts of the home would be from the addition and what would be original, but that may not be the case in the future, and she wanted to avoid setting the wrong precedent. She asked if there were any other comments on the height of the detached garage or the impervious lot coverage.

Commissioner Markunas asked what height the applicant was seeking for the detached garage.

Staff responded that they were looking for a 20' 6" height.

Commissioner James asked how that height compared to the large garage across the alley.

The architect responded that their request was for a greater height, but the garage across the alley was wider.

Commissioner Markunas asked what the pitch on the home would be.

The architect responded that it would be 12/12.

Commissioner Markunas responded that the originally proposed garage would match the proposed additions to the home.

The applicant asked if staff had included a photograph of the flooding garage in their report.

Staff had not.

Laura Plantz, one of the applicants, approached the Plan Commission to share a photo of the flooded parts of the garage.

Chair Rigoni stated that if the Plan Commission were to approve the height variation for the accessory structure, they would need to be clear that the change was for architectural reasons only and was not, for example, an accessory dwelling.

Mike Schwarz noted that zoning regulations in other municipalities measured the height of a structure to the midpoint of the roof, so as to give architects flexibility when designing the pitch of the roof. He was aware that the definition was just changed, but wanted the Plan Commission to be aware of the other method.

Commissioner Markunas remarked it might be a good change to make.

Chair Rigoni asked the applicant to clarify the reason for a lot coverage variation request.

The applicant stated it would be to increase the size of the patio and to add a sidewalk leading from the garage to the home.

Chair Rigoni noted that the applicant was currently 30 square feet under the allowed impervious coverage maximum with the presented changes.

The architect stated he was aware, but wanted to go with the original addition plans if possible.

Commissioner Markunas confirmed that the patio in the rear of the home would be a patio, and not a deck. He also asked what materials would be used for the patio.

The applicant responded that they would use pavers.

Commissioner Jakubowski asked what color the pavers would be.

The applicant responded that they did not know.

Commissioner Schaeffer asked whether the pavers would be uniform.

The architect responded that they would use uniform blue stone pavers.

Commissioner Markunas stated that pavers were an easier thing to approve for him, especially for a walkway.

Commissioner Schaeffer asked what the proposed walkway would look like and where it would go.

The architect responded that the walkway would run alongside the garage and lead to the home, allowing someone to park near the garage door and exit more conveniently from the garage door, and walk to the home.

Chair Rigoni asked what the impervious lot coverage calculation would be then.

The architect responded that it would be 43%.

Chair Rigoni recalled that the only time the Plan Commission approved something similar was for a property on a 5,000 square foot lot, though she was trying to recall a more similar case.

Commissioner Schaeffer noted that there was a similar case for a proposed home on 49 N. White Street. In that case, there was barely any grass anyway.

The applicant stated that all of the property's green space was on the west side.

Commissioner Hogan noted that a nearby home seen on the aerial photographs used stepping stones as a path from the detached garage to the home. He asked whether that was considered landscaping.

Chair Rigoni asked how the patio would be increased.

The architect responded saying the proposed patio was 8' by 8', which was small. 12' by 12' is typically needed to allow for dining on the patio.

Chair Rigoni asked what the setback was for the patio.

Staff stated it was ten feet.

The architect agreed with a previous comment, stating that a larger patio would not be a fire nor a structural concern.

Chair Rigoni asked if the variation request for the impervious lot coverage would be 43%.

The architect responded that they would need to calculate it to be sure.

Chair Rigoni asked if the number would be around 43%.

The architect said it would be.

Chair Rigoni said that there was a possibility the Plan Commission would hear that request, depending on the materials that were used.

The applicant responded saying they could bring a sample for next time.

Chair Rigoni said that if the home had an attached garage, she would be less amenable to granting so many variations. She confirmed with the applicant that the only trees to be removed were the two marked at the front of the house. She stated that the applicant should work with staff to try and make the next meeting a public hearing. So long as the calculations did not result in something unreasonably different than what was discussed, the next meeting could be a public hearing.

For future reference, staff asked the Plan Commission whether they should work with applicants to try to minimize the number of variances requested prior to a workshop or whether the plans should come before the Commission as originally submitted, for the Commission to then decide which variances were excessive. Staff recalled the Plan Commission's hesitation to some of the variances requested at 143 Kansas, in which the applicant requested 8 variations.

Chair Rigoni said that staff should continue to do work with the property owner to reduce the number of variations requested, but that each property had to be considered differently.

Mr. Garcia noted to the Commission that Mr. Gruba was good to work with.

E. Workshop: 25 Carpenter Street – Kerley Residence

Drew Duffin gave the staff report.

Chair Rigoni asked if the current home was not constructed of masonry.

Staff responded it was not.

Commissioner Markunas stated he had no issues with the building materials.

Chair Rigoni asked what the front yard setback was for the house to the north.

Staff responded they were unsure.

Chair Rigoni asked that that information be provided at the next meeting. She then asked if the north side yard setback was going to be maintained.

Staff responded it was.

Chair Rigoni shifted discussion to the lot coverage on the site. She asked if the lot coverage calculations for the existing site included the detached garage.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4-0)

C. Public Hearing: 213 Nebraska Street – Plantz Residence

Chris Gruba gave the staff report.

The applicant, Gabriel Garcia, approached the stand. He stated he was available to answer any questions the Plan Commission had.

Commissioner Knieriem asked what the two new variation requests were.

Staff responded that they were to increase the maximum height of the garage and to increase the maximum allowable impervious lot coverage.

Chair Rigoni clarified that the increase in the maximum allowable impervious lot coverage was to accommodate a larger patio area as well as a sidewalk.

Commissioner James added that the sidewalk would lead from the garage to the home.

Chair Rigoni asked what the existing impervious lot coverage was for the site.

The applicant responded that they did not have that information on hand.

Chair Rigoni noted that knowing that information would be helpful in evaluating the request for an increase in the maximum impervious lot coverage. She then asked if there were any comments from the public.

There were none.

Motion (#6): To close the public hearing.

Motion by: James

Seconded by: Schaeffer

Approved: (4-0)

Chair Rigoni summarized the requests before the Plan Commission.

Commissioner Schaeffer stated her largest concern was with the impervious lot coverage. The backyard of the property was relatively small. She stated that the site plan showed a wood deck on the rear of the building. She asked if wood was considered an impervious surface.

Staff responded that it was.

Commissioner Schaeffer noted that the applicant was looking to reorient the shape of the impervious area, but that it would be helpful to have a number for the existing impervious lot coverage for comparison. She also stated that the home was built on a small lot, and that the owners would be losing some grass in order to expand the home.

Commissioner Knieriem asked if the existing detached garage would be expanded or kept the same size.

The applicant explained that the garage would be 1.5 feet deeper. In addition, the garage would be moved closer to the alleyway on the east side of the property. The civil engineer had suggested moving the garage to help alleviate the flooding issue the current garage had. The extra area in the garage would allow it to either store two cars in tandem, or for extra storage space.

Commissioner Knieriem agreed that there were flooding issues in that area. He asked if there was a nearby storm sewer.

The applicant explained that the civil engineer for the project added a drain to the site to help move rainwater off-site and into the storm sewer system.

Commissioner Knieriem asked who would install the drain.

The applicant responded that the drain was designed by DesignTek, and that he had just received the plans for it that day.

Commissioner Knieriem asked whether the system was private or whether it connected to the Village's storm water system.

The applicant responded that it was a private system.

Commissioner Schaeffer asked the applicant where the storm drain would go.

The applicant stated he was unsure, since he had just received the plans that day.

Commissioner Schaeffer said she would like to be sure that the proposed storm drain would ultimately tie in to the larger storm sewer system.

The applicant, after reviewing the plans he had brought with him, indicated that the proposed storm drain would lead to Nebraska Street.

Commissioner Knieriem stated that there was a direct relationship between increasing the impervious lot coverage on the site and an increase in flooding issues. More impervious surfaces left smaller areas to absorb rainwater. He said he would like to see how the storm drain would be built and wanted to see the gutters on the house and drain tiles direct water toward the proposed drain.

The applicant stated he would speak with the engineer on how to implement that idea.

Chair Rigoni suggested that the storm drain aspects of the proposal be added to one of the requests as a condition, since storm water management was outside the purview of the Plan Commission.

Commissioner Knieriem stated he would prefer that.

The applicant added that the existing alley was also an impervious surface which led to large amounts of runoff.

Chair Rigoni suggested that there may be a nexus between the Plan Commission's concerns with the impervious lot coverage request and the proposed storm drain.

Commissioner Knieriem asked if the front yard setback was measured from the front property line to the house.

The applicant responded that it was.

Commissioner Knieriem noted that the request for a 12' 7" front yard setback would make the home the closest building to the street in that area.

The applicant suggested that there may be another home closer to the street along Nebraska Street.

Commissioner Knieriem noted that based on the setback comparison provided by staff, the proposed setback would indeed make the subject property the closest to the street. He asked the applicant if it was possible to reduce the depth of the proposed front porch.

The applicant said that the porch could be narrowed by around a foot before it was no longer usable. The proposed porch was 7' 4" deep, and any porch shallower than 6' 4" would be functionally ornamental. In his experience, many communities liked to see front porches added to homes, and would allow some porches to encroach up to ten feet into the setback. Porches commonly gave a neighborhood a friendlier appearance, and in some cases felt more urban as well. The existing setbacks along Nebraska Street were fairly far back from the road, which did not really align with the near-downtown feel found on other streets.

Chair Rigoni said she agreed with Commissioner Knieriem. She considers the proposal more like a completely new house, rather than an addition, based on how much was being changed. If the proposal was truly new construction, she would not want that building to be the closest one to the street. Her largest concern was with the setback for the front porch. She also noted that Nebraska Street was a major street in the Village and she considered it a boulevard leading into the heart of Frankfort. Those kinds of streets typically had larger setbacks.

Commissioner James agreed with the other comments made. He understood that a 7-foot deep porch was not excessively large for a porch. While the proposed porch was close to the front property line, it was open, and it was different from having the front door so close to the front property line. However, he was concerned with setting the precedent of reducing the setback by so much.

The applicant responded, saying that there was an existing uncovered porch currently. The mass of the building was not changing, rather it was being filled out. The addition of the front porch was intended to add to the original style of the home. Other homes of the same style commonly had front porches.

Commissioner Schaeffer stated she was unsure how she felt about the front yard setback request. The Plan Commission did recently consider another home in the downtown area with a similar request for a shorter setback to build a larger porch. She noted that in that case, though, the setback then matched the neighbors and did not go further than them. In her opinion, that was not the case with the subject property. She agreed that the proposal was an overall improvement to the home, but that the setback was still a concern for her. She asked if there was any way to shorten the whole design of the home, understanding that it would impact more than just the design of the proposed porch.

The applicant responded that if the porch were narrowed at all, it would not be usable.

Commissioner Schaeffer asked if the applicant could reduce the size of the addition, but then noted that the existing home was not extending forward, only the porch.

Chair Rigoni asked the other members of the Plan Commission if they had any comments on the proposed materials.

There were none.

Chair Rigoni asked staff if the setback of the detached garage from the home was existing or proposed.

Staff clarified that it was the existing setback.

Chair Rigoni asked the other members of the Plan Commission had any comments on the rear yard coverage.

The applicant explained that they were reducing the rear yard coverage from 37% to 32%.

Commissioner Knieriem asked how they were reducing coverage.

Commissioner James noted that it appeared on the proposed plans, the rear deck would be smaller.

The applicant confirmed that was the case.

Commissioner Schaeffer said that the Plan Commission had talked about that at a previous meeting, and she believed it was not much of a concern.

Chair Rigoni agreed with Commissioner Schaeffer. She asked whether the request for impervious lot coverage was singled out by staff because it was a new request.

Staff said that was correct. The request was added because the applicant wanted to install a sidewalk leading from the garage to the home and to expand the patio, and the Plan Commission seemed receptive to the added request at the last workshop meeting.

Commissioner Knieriem said he was alright with the request because of the proposed drainage management improvements. He asked if the whole property would be served by the proposed system.

The applicant said it would be, and that plans should have been submitted to staff.

Staff indicated that they did receive a Grading Plan, but it was not included in the Plan Commission's packet because there was some discrepancy between it and the rest of the submitted plans.

The applicant stated he was also aware of the discrepancy and that plans were being redone to address it.

Chair Rigoni asked if the other members of the Plan Commission wished to add the proposed storm water management improvements as a condition to the request for impervious lot coverage.

Commissioner Knieriem indicated he did.

Chair Rigoni asked for comments on the request to increase the maximum allowable height of the garage. It was her understanding that the Plan Commission was comfortable with the request because it would allow the garage to match the roof pitch of the home. She suggested that for consistency's sake, a condition be added to that motion stating the additional space created by changing the pitch could not be used as a dwelling unit.

The applicant noted that typically garage variations were requested for larger two-car garages, rather than the current one-car garage.

Chair Rigoni agreed, but wanted to be clear that the extra space would be allowed for architectural reasons only.

The applicant noted that there were some homes with setbacks shorter than twelve feet from the front property line.

Commissioner Knieriem agreed, but added that Ash Street was also a dead-end street, rather than a thoroughfare like Nebraska Street.

The applicant suggested that there was also precedent for variations regarding impervious coverage in the downtown area.

Chair Rigoni agreed. She noted that there was a member of the audience looking to give comments.

Motion (#7): To reopen the public hearing.

Motion by: Knieriem

Seconded by: Schaeffer

Unanimously approved by voice vote.

Logan Plantz, a relative of the property owner, approached the stand. He acknowledged that the lot was small, but that it was one of the only homes available in Frankfort when his family looked to move to the Village. His family wanted to settle down in this home for the long term. They wanted to help improve Frankfort, and he hoped that the Plan Commission would take that into consideration.

Motion (#8): To close the public hearing.

Motion by: Schaeffer

Seconded by: Knieriem

Unanimously approved by voice vote.

Motion (#9): Recommend the Village Board approve the variance request to reduce the required front yard setback for the primary structure from 30' to 12' 7", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: James

Seconded by: Schaeffer

Motion failed: (3-1; Chair Rigoni voted against.)

Motion (#10): Recommend the Village Board approve the variance request for 1st floor building materials to allow non-masonry siding on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: James

Seconded by: Schaeffer

Approved: (4-0)

Motion (#11): Recommend the Village Board approve the variance request to reduce the required rear yard setback for an accessory building from 10' to 5' 7", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: Schaeffer

Seconded by: James

Approved: (4-0)

Motion (#12): Recommend the Village Board approve the variance request to exceed the maximum allowed rear yard coverage to allow 32% instead of 30%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: Schaeffer

Seconded by: Knieriem

Approved: (4-0)

Motion (#13): Recommend the Village Board approve the variance request to exceed the maximum lot coverage to allow 32.8% instead of 20%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: James

Seconded by: Schaeffer

Approved: (4-0)

Motion (#14): Recommend the Village Board approve the variance request to exceed the maximum impervious lot coverage to allow 41.9% instead of 40%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony, on the condition that the proposed stormwater improvements be connected to the Village's stormwater system, and that the gutters and drain tiles drain toward the proposed drain.

Motion by: Schaeffer

Seconded by: James

Approved: (4-0)

Motion (#15): Recommend the Village Board approve the variance request to exceed the maximum height for an accessory building (detached garage) from 15' to 20' - 5 ½", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: Schaeffer

Seconded by: James

Approved: (4-0)

Motion (#16): Recommend the Village Board approve the Preliminary & Final Plat of Subdivision for the Plantz Resubdivision, in accordance with the reviewed plans and public testimony, subject to any technical revisions prior to recording and conditioned on final engineering approval.

Motion by: Schaeffer

Seconded by: James

Approved: (4-0)

D. Public Hearing: 9500 W. Lincoln Highway – Tiny Tots Play Café

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

PLAN COMMISSION REPORT SUMMARY

Plantz Residence Multiple Variances: 213 W. Nebraska Street - Ordinance (Waive 1st and 2nd Readings)

1. Front Yard Setback Variance
2. First Floor Building Materials Variance
3. Rear Yard Setback Variance for an Accessory Building
4. Rear Yard Coverage Variance
5. Lot Coverage Variance
6. Impervious Lot Coverage Variance
7. Accessory Building Height Variance
8. Plantz Resubdivision – Preliminary and Final Plat Approval

Mayor Ogle stated the Plan Commission forwarded a 3-1 vote pertaining to the front yard setback variance request, noting favorable recommendations require four affirmative votes. He stated this item will be considered separately and requires a two-thirds affirmative vote of the trustees to overrule a negative recommendation of the Plan Commission.

Trustee Rossi provided a brief overview of the project. He reported homeowner Ron Plantz proposes to construct an addition and demolish/rebuild the detached garage on his residential property located at 213 W. Nebraska Street. To accommodate the proposed improvements, Mr. Plantz requests the granting of the following variances:

- Front yard setback variance from 30' to 12' 7"
- First-floor building materials variance from the masonry requirement to allow non-masonry siding
- Rear yard setback variance from 10' to 5' 7" for an accessory building
- Rear yard coverage variance from 30% to 32%
- Lot coverage variance from 20% to 32.8%
- Impervious lot coverage variance from 40% to 41.9%
- Accessory building height variance from 15' to 20' 5½"

The applicant also seeks approval of the preliminary and final plat of the Plantz Resubdivision to combine two underlying lots.

At the October 27, 2022 Public Hearing on the project, the Plan Commission forwarded a split (3-1) vote for the front yard setback variance request, six unanimous (4-0) recommendations to the Village Board to grant the other related variations, and a unanimous (4-0) recommendation to approve the plat of resubdivision.

Trustee Rossi made a motion, seconded by Trustee Savaria, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3380) GRANTING A ZONING VARIANCE FOR CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT, WILL AND COOK, COUNTIES, ILLINOIS (PLANTZ RESIDENCE – 213 W. NEBRASKA STREET), granting a front yard setback from 30 feet to 12 feet 7 inches to permit the construction of an addition to the single-family residence and demolish/rebuild the detached garage, in accordance with the reviewed plans and public testimony.

Mayor Ogle invited trustee comment on the matter prior to a vote being taken.

The corporate authorities commented on the proposed renovation of the existing home and the project complementing the historic character and design preferences outlined in the Downtown Frankfort Residential Design Guidelines, voicing their support of the project.

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

Trustee Rossi made a motion, seconded by Trustee Savaria, to accept the Plan Commission recommendations, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3381) GRANTING MULTIPLE ZONING VARIANCES FOR CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT, WILL AND COOK, COUNTIES, ILLINOIS (PLANTZ RESIDENCE – 213 W. NEBRASKA STREET), granting the following zoning variances: a first floor building materials variance to allow non-masonry siding; a rear yard setback variance from 10 feet to 5 feet 7 inches for an accessory building; a rear yard coverage variance from 30 percent to 32 percent; a lot coverage variance from 20 percent to 32.8 percent; an impervious lot coverage variance from 40 percent to 41.9 percent; and an accessory building (garage) height variance from 15 feet to 20 feet 5 ½ inches, to permit the construction of an addition to the single-family residence and demolish/rebuild the detached garage, all in accordance with the reviewed plans and public testimony.

Mayor Ogle invited trustee comment on the matter prior to a vote being taken.

Trustee Farina asked staff if the storm water drainage issues discussed by the Plan Commission have been addressed. Director of Community and Economic Development Michael Schwarz stated the matter will be reviewed as part of the building permit process.

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

Trustee Rossi made a motion, seconded by Trustee Farina, to accept the Plan Commission recommendation and approve the preliminary and final plat of the Plantz Resubdivision, prepared by DesignTek Engineering, Inc., dated 08.10.2022, in accordance with the reviewed plans and subject to any technical revisions prior to recording and conditioned upon final engineering approval.

Mayor Ogle invited trustee comment on the matter prior to a vote being taken. None were forthcoming.

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

MAYOR'S REPORT

- Mayor Ogle entertained a motion from the floor to adopt an amendment to the Liquor Ordinance authorizing a reduction in the number of Class F-2 liquor licenses (grocery store) from three to two to reflect the closing of Butera Fruit Market.

Trustee Farina made a motion, seconded by Trustee Petrow, to waive the First and Second Readings, and pass AN ORDINANCE (NO. 3382) AMENDING THE VILLAGE OF FRANKFORT CODE OF ORDINANCES, CHAPTER 113, INTOXICATING LIQUOR, to reduce the number of Class F-2 liquor licenses from three to two in the Village of Frankfort.

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

- Mayor Ogle reported the Village's leaf collection program will run through November 28 and noted one final branch collection is scheduled for the week of November 28.
- Mayor Ogle announced the Hickory Creek Middle School will host its annual Veteran's Day concert on Thursday, November 10, at 6:00 P.M.
- Mayor Ogle reported "Shop Small Business Saturday" is Saturday, November 26.
- Mayor Ogle reported the Frankfort Country Market ended its 2022 season on Sunday, October 30. He thanked the vendors, residents, and all the visitors for another very successful year.
- Mayor Ogle thanked all the residents who dropped off their extra Halloween candy to the Village Hall. He noted the donated candy will be delivered to the Manteno Veterans Home and other veteran organizations, the Will County Children's Advocacy Center, and the Crisis Center for South Suburbia. He also welcomed suggestions from residents for other sites for distribution of the donated candy.
- Mayor Ogle commented on the well-attended inaugural Scary at the Prairie 5K Costume Run & Spooky Sprint event which took place on Saturday, October 22, and the Police Department's annual Safety Trunk or Treat event on Saturday, October 29.
- Mayor Ogle noted Election Day is tomorrow, November 8, and encouraged residents to use their civic duty and vote.

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 |



John Martin

Structural Engineering, Inc.
Mokena, Illinois 60448

9221 April Lane

Phone (708) 479-8133

Ron Plantz
1033 S. Butternut Circle
Frankfort, Illinois 60423

19 June 2023
Job #23-061

**Re: 213 W. Nebraska, Frankfort, Illinois
Existing Foundation Wall - Visual Inspection**

On Tuesday, June 13, 2023, I went to the above-referenced site and made a visual inspection of the stone foundation walls. The inspection was made at the request of Ron Plantz and prompted by another entity. The purpose of the inspection was to evaluate the stone foundation walls and recommend their incorporation or demolition in coordination with a proposed addition to the existing building.

The building in question is the remnant of a single-family residence that is over 100 years old. The original building has been demolished down to the first-floor framing, and the earth has been excavated for the new basement, which is lower than the bottom of the existing foundation wall. The existing wall is approximately 6'-8" tall, 17" thick and made of stone. It would have to be extended (underpinned) approximately three feet if it were to be used to support the building addition. Several large cracks and gaps were observed in the wall. It appeared to have shifted and dropped in several locations causing the existing first floor framing to be uneven. Portions of the existing wood framing were rotted or otherwise damaged. I could not access the existing basement as the door would not open. However, I was able to photograph portions of it through various openings in the walls. Review of those photos revealed additional damage to the floor framing. Additionally, review of the drawings for the proposed addition indicates that the existing floor joist depth does not match the proposed floor joist depth.

In order to build the new addition on the existing foundation walls, the foundation walls would have to be underpinned, cleaned, repaired, tuckpointed, leveled, doweled, waterproofed, and insulated. The existing floor joists would have to be removed and replaced with joists that match the depth of the proposed floor joist, or they would have to be repaired and leveled, and an engineered detail would have to be developed to support the new joists at the same elevation of the existing floor and provide continuity of the floor framing.

Based on my observations, it is my opinion that the existing framing and foundation walls should be demolished and removed. It is my opinion that incorporating the existing framing, and repairing, modifying, incorporating, and building on to and on top of the existing foundation will be more expensive and riskier than demolishing them and providing new.

This report is based on the visual inspection of the areas of the structure as described above. We cannot guarantee that all problems have been discovered and/or resolved. This is not a warranty against future settlement. Our recommendations represent our opinion as to the best solutions to the problems presented based on the information that we currently possess. No other warranty is given nor implied. We should be contacted immediately if conditions are discovered to be other than as described in this report or if there are any questions about our recommendations.

We appreciate the opportunity to provide this inspection and report for you. If you have any questions about this report or are in additional need of our services, please feel free to call me.

Respectfully submitted,
John Martin Structural Engineering, Inc.
License No. 184-002643

John M. Gorski, President





Large Cracks, Voids, and Displacement in Foundation Wall



Large Cracks, Voids, and Displacement in Foundation Wall







RECEIVED

By Christopher Gruba at 1:02 pm, Jul 11, 2023



DESIGN CRITERIA		
GROUND SNOW LOAD	30 LB/FT ²	
WIND DESIGN	90 MPH	
SEISMIC DESIGN CATEGORY	B	
SUBJECT TO DAMAGE FROM:	WEATHERING	SEVERE
	FROST LINE DEPTH	42"
	TERMITE	MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE	-4 ⁰ F, 97 1/2%	
SUMMER DESIGN TEMPERATURE	89 ⁰ F, DRY BULB, 2 1/2%	
	76 ⁰ F, DRY BULB, 2 1/2%	
ICE BARRIER UNDERLAYMENT	REQUIRED	
FLOOD HAZARDS	FIRM # 170214 PANELS 0606H-0609H 12/16/2004	
AIR FREEZING INDEX	1543 ⁰ (F-DAYS)	
ANNUAL MEAN TEMPERATURE	49.4 ⁰ F	
HEATING DEGREE DAYS (HDD)	6,155	
COOLING DEGREE DAYS (CDD)	942	
CLIMATE ZONE	5A	
INDOOR DESIGN CONDITIONS	MAX. 72 ⁰ F - HEATING MAX. 75 ⁰ F - COOLING	
100 - YEAR HOURLY RAINFALL RATE	4"	

DESIGN LOADS		
USE	LIVE LOAD	DEAD LOAD
BALCONIES(EXTERIOR)	100 psf	7
DECKS	100 psf	7
ROOF LIVE LOAD	30 psf	10
ROOF RAFTERS	30 psf	10
ROOF RAFTERS W/ CATHEDRAL CEILING	30 psf	15
ROOF RAFTERS (HEAVY ROOF)-EX. CLAY, TILE, CEMENT, SLATE	30 psf	17
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
ATTICS(LIMITED ATTIC STORAGE)	20 psf	10
FLOORS (EXCEPT SLEEPING ROOMS)	40 psf	10
FLOORS (SLEEPING ROOMS)	30 psf	10
STAIRS	40 psf	10
GUARDRAILS AND HANDRAILS (A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP)	200 psf	
WALLS-STUD	5 psf	
WALLS-BRICK(STD)	40 psf	
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) < 30 '	15 psf	
HORIZONTAL WIND LOAD (90 mph 3-SEC GUST) 30' TO 49'	20 psf	
GARAGES (PASSENGER CARS ONLY)	50 psf	
FOR SI: 1 PSF=0.0479 kN/m ² , 1 SQUARE INCH=645 mm		
SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND ELECTRICAL.		

BASE LUMBER VALUES		
TYPE	Fb	E
HEM FIR #2 (DOMESTIC)	850 PSI	1,300,000
S.P.F. #1/#2 (CANADIAN)	875 PSI	1,400,000
MICROLAM LVL	2600 PSI	1,900,000
PARALLAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL(4 3/4" TO 11 1/4")	1700 PSI	1,300,000
1.5E TIMBERSTRAND LSL(11 7/8" TO 18")	2250 PSI	1,500,000

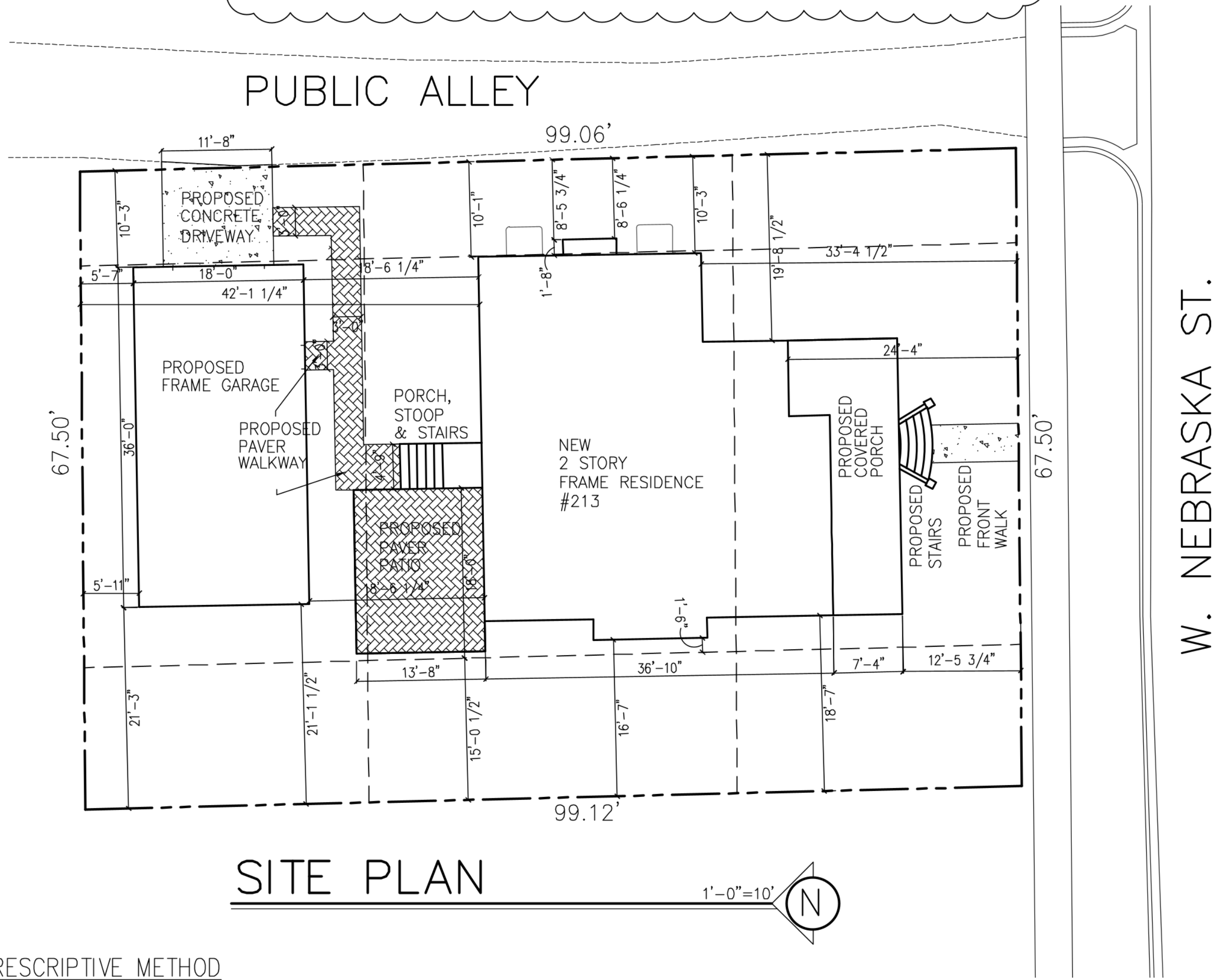
ALLOWABLE FRAMING SPANS:		
FLOOR AND CEILING JOIST: CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS..		
ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x6" 2"x8" 2"x10" 12" O.C. 14"-9" 18"-9" 22"-11" 16" O.C. 12"-10" 16"-3" 19'-10"	2"x12" 23'-6" 22'-11" 21'-0"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD	12" O.C. 16" O.C.	19'-0" 22'-6" 17'-2" 19'-8"
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD	12" O.C. 16" O.C.	17'-3" 20'-4" 15'-5" 17'-7"
ROOF RAFTERS:		
USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"		
HEM FIR	2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1"	
	2"x12" @ 12" O.C. = 24'-4" 2"x10" @ 12" O.C. = 21'-4" 2"x12" @ 16" O.C. = 21'-1" 2"x10" @ 16" O.C. = 18'-5"	

RECEIVED

By Christopher Gruba at 1:26 pm, Jul 12, 2023

A NEW CUSTOM HOME FOR THE PLANTZ RESIDENCE

213 W. NEBRASKA ST.
FRANKFORT, ILLINOIS
(RE-SUBMIT FOR PERMIT (7-6-23))



SITE PLAN

PRESCRIPTIVE METHOD

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & MARINE 4	.32	.55	N/A	49	20 + 13+5	13/17	30 ^g	15/19	10, 2 FT.	15/19
* R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IECC)										
h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.										

SYMBOLS	
	SECTION NUMBER
	DETAIL LETTER
	SHEET NUMBER
	ROOF PITCH RATIO
	LEVEL LINE
	REVISION
	CEILING PATTERN DETAIL W/ HEIGHT
	WOOD FRAME WALL
	BRICK VENEER
	E.I.F.S.
	EARTH
	CONCRETE
	GRAVEL FILL
	BATT INSULATION
	CONCRETE BLOCK
	MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED
	SILLCOCK

ABBREVIATIONS	
A.F.F. ALUM	ABOVE FIN. FLOOR
B.D. BOARD	ALUMINUM
BLK. BLOCK	NT.
BLK'G BLOCKING	JAN.
B.M. BEAM	LAV.
B/V BOTTOM OF	L.P.
CAB. CABINET	MAX.
C.L. CENTER LINE	M.C. MECH.
CER. CERAMIC	MTL. MECHANICAL
CLR. CLEAR	METAL MATERIAL
COL. COLUMN	MIN. MINIMUM
CONST. CONSTRUCTION	M.O. MASONRY OPENING
CONT. CONTINUOUS	N.T.S. NOT TO SCALE
C.M.U. CONCRETE MASONRY UNIT	O.C. ON CENTER
Ø DETAIL	FIN. FINISH
DN. DOWN	F.L.R. FLASHING
D.W. DISHWASHER	FT. FOOT
DWC. DRAWING	FTG. FOOTING
EXIST. EXISTING	GA. GAUGE
EA. EACH	GL. GALVANIZED
EXP. JT. EXPANSION JOINT	GL. GLASS
ELEV. ELEVATION	GYP. BD. GYPSUM BOARD
EXT. EXTERIOR	HOP. HANDICAPPED
F.D. FLOOR DRAIN	H.W. HARDWARE
FDN. FOUNDATION	H.M. HOLLOW METAL
	HORIZ. HORIZONTAL
	HGT. HEIGHT
	OPN'G. OPP.
	PL. PLATE
	PLAS. LAM. PLASTIC LAMINATE
	PLYWD. PLYWOOD
	Q.T. QUARRY TILE
	R.D. ROOF DRAIN
	REF. REFERENCE
	REFR. REFRIGERATOR
	REIN. REINFORCED
	REQD. REQUIRED
	R.O. ROUGH OPENING
	SCHD. SCHEDULE
	SH. SHEET
	SM. SIMILAR
	T. TOP OFF
	T.O. TREAD
	ST. STL. STANDARD
	STD. STD.
	T/ TYPICAL
	THK. THICK
	TYP. TYPICAL
	VERT. VERTICAL
	W/ WITH
	WD. WOOD
	W.P. WATERPROOF
	W.W.F. WIRE WELDED FABRIC

DISCLAIMER STATEMENT:	
THE ARCHITECT SHALL NOT HAVE CONTROL OVER CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.	
RESPONSIBILITY STATEMENT:	
IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR CARPENTER AND CONCRETE CONTRACTOR TO HAVE FULL SET OF DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.	

OWNER: RON PLANTZ 213 W. NEBRASKA ST. FRANKFORT, IL. Tel: 708.921.0162 E-mail: rplantz@gmail.com	
CIVIL ENGINEER: DESIGNTEK ENGINEERING 9500 BORMET DR. #305 MOKENA, ILLINOIS Tel: 708.326.4961 Fax: 708.326.4962 E-mail: ssschreiner@dtetecorp.com	AUTHORITY: VILLAGE OF FRANKFORT 432 NEBRASKA ST. FRANKFORT, ILLINOIS Tel: 815.469.2177 Fax: 815.469.7999 E-mail N/A

BUILDING CODE INFORMATION	
<ul style="list-style-type: none"> - 2012 INTERNATIONAL BUILDING CODE - 2012 INTERNATIONAL RESIDENTIAL CODE - 2012 INTERNATIONAL RESIDENTIAL CODE ONE & TWO FAMILY DWELLINGS - 2014 ILLINOIS STATE PLUMBING CODES - 2012 INTERNATIONAL MECHANICAL CODE - 2018 INTERNATIONAL ENERGY CONSERVATION CODE - 2012 INTERNATIONAL FIRE CODE - 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE - 2011 NATIONAL ELECTRICAL CODE - 2012 FUEL GAS CODE 	

DRAWING INDEX	
T-1	TITLE SHEET
A-1	FRONT ELEVATION & ROOF PLAN
A-2	REAR & SIDE ELEVATIONS
A-3	DEMOLITION FLOOR PLANS
A-4	FOUNDATION PLAN
A-5	FIRST & SECOND FLOOR PLANS
A-6	GARAGE ELEVATIONS & ROOF PLAN
A-7	GARAGE FLOOR PLANS
M-1	MECHANICAL/PLUMBING NOTES
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL FLOOR PLANS
D-1	FRAME DETAILS
D-2	FOUNDATION DETAILS
D-3	BRICK DETAILS
D-4	WALL SECTIONS
S-1	SITE PLAN

CERTIFICATION	
I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF FRANKFORT, ILLINOIS	
MICHAEL J. ROOT LICENSE NO. 001-006715	ARCHITECT ARCHITECT LICENSE EXPIRES: 11-30-24

ideal
DESIGNS
ARCHITECTS / DESIGNERS
20960 FRANKFORT SQ. RD.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

A NEW CUSTOM HOME FOR THE
PLANTZ RESIDENCE
213 W. NEBRASKA ST.
FRANKFORT, ILLINOIS

7/6/23 DATE:
11/30/24 EXP. DATE:

DESIGN FIRM REG. NO. 184.006972
EXP. DATE 4-30-25

REVISIONS		
REV #	DATE:	REV. PER:
1	5-15-23	FIELD CHANGE
2	6-28-23	FIELD CHANGE
3	7-6-23	PER BLDG. DEPT.
DATE: 03-02-23		
DRAWN BY:	PAP	
PREVIOUS NO.	-	
PROJECT NO. 21141		

SHEET NUMBER
T-1

ELEVATION NOTES

1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. (E) ALL BEDROOMS SHALL HAVE, AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".
3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
- 5.
6. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
7. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
8. WINDOW DESIGNATIONS INDICATES "FIELD-WEN" MANUFACTURER GLAD WINDOWS, COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
9. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
10. OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, SHALL HAVE THE LOWEST PART OF THE WINDOWS CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM.

SAFETY GLASS REQUIREMENTS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.
2. GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM) ABOVE THE DRAIN INLET.
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60"(91524MM) ABOVE THE FLOOR OF WALKING SURFACE.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2'x10"s TO 2'x8"s BY ADJUSTMENT IN HIS BIRD'S MOUTH CUT.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH INSTALLED ON THE CORRISION-RESISTANT WIRE MESH WITH 1/8-1/4 INCH OPENINGS.

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- 7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
- 7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
- 7.3 TOP EDGE GREATER THEN 36" ABOVE THE FLOOR.
- 7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILLS PANELS.

9. GLAZING IN WALLS AND FENCES ARE ENCLOSING INDOORS AND OUTDOORS SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE POOL SIDE IS (1)LESS THAN 60" ABOVE A WALKING SURFACE AND (2)WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

FIELD CHANGE 5-15-23



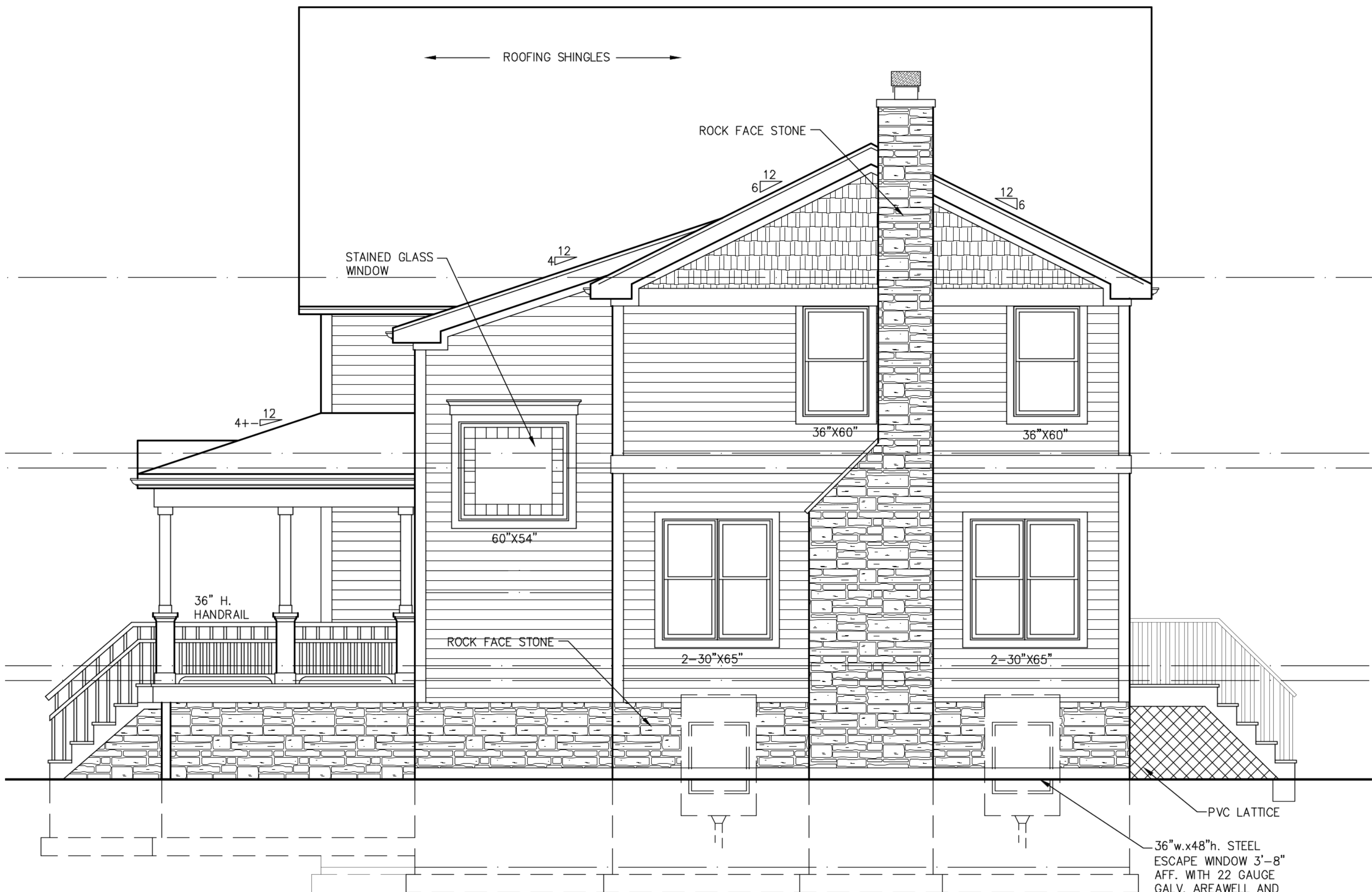
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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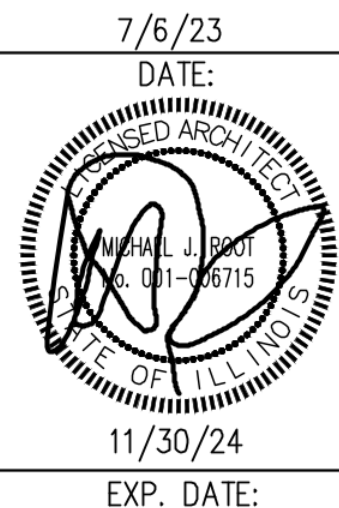
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2	6-28-23	FIELD CHANGE	
3	7-6-23	PER BLDG. DEPT.	

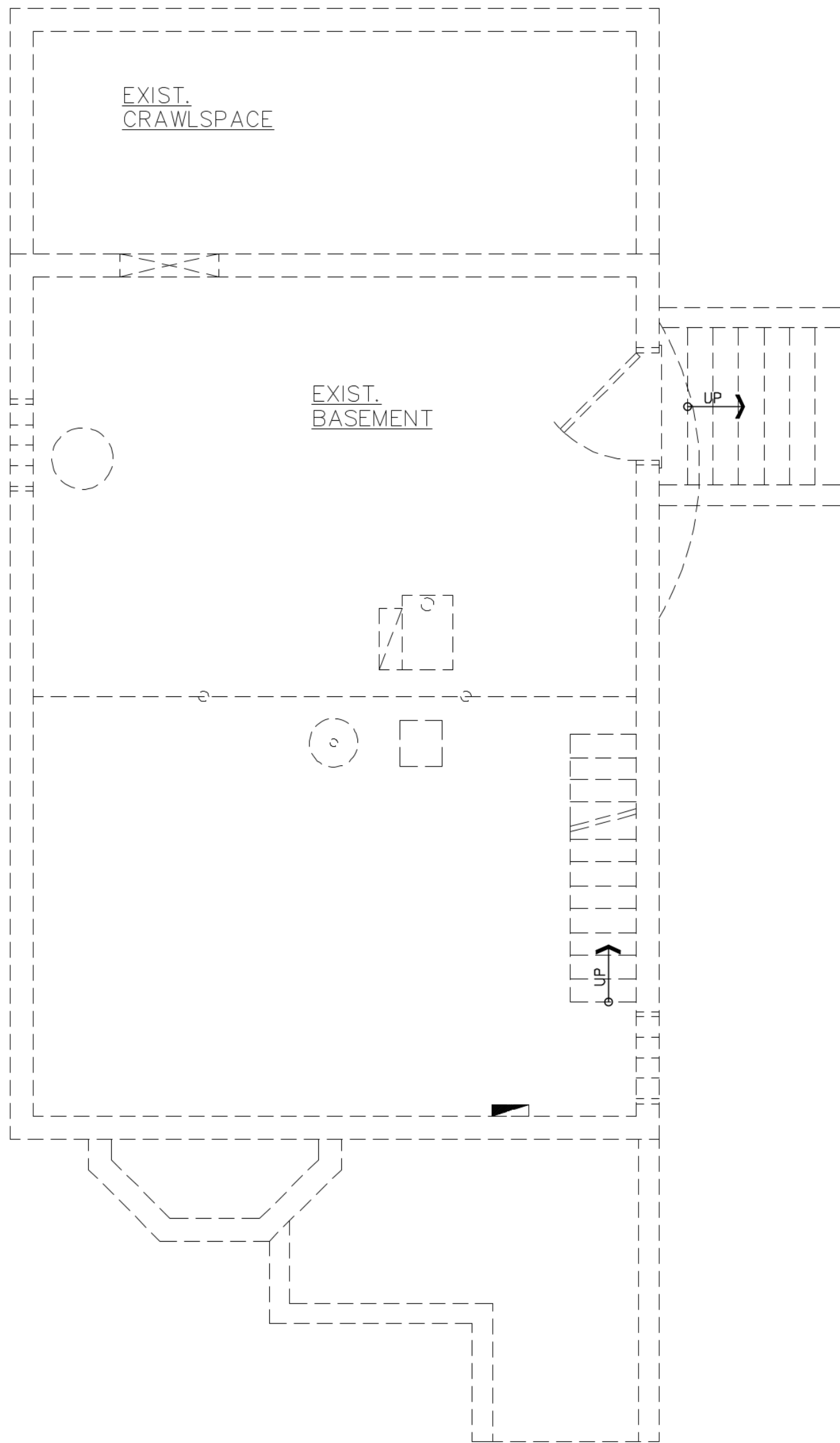
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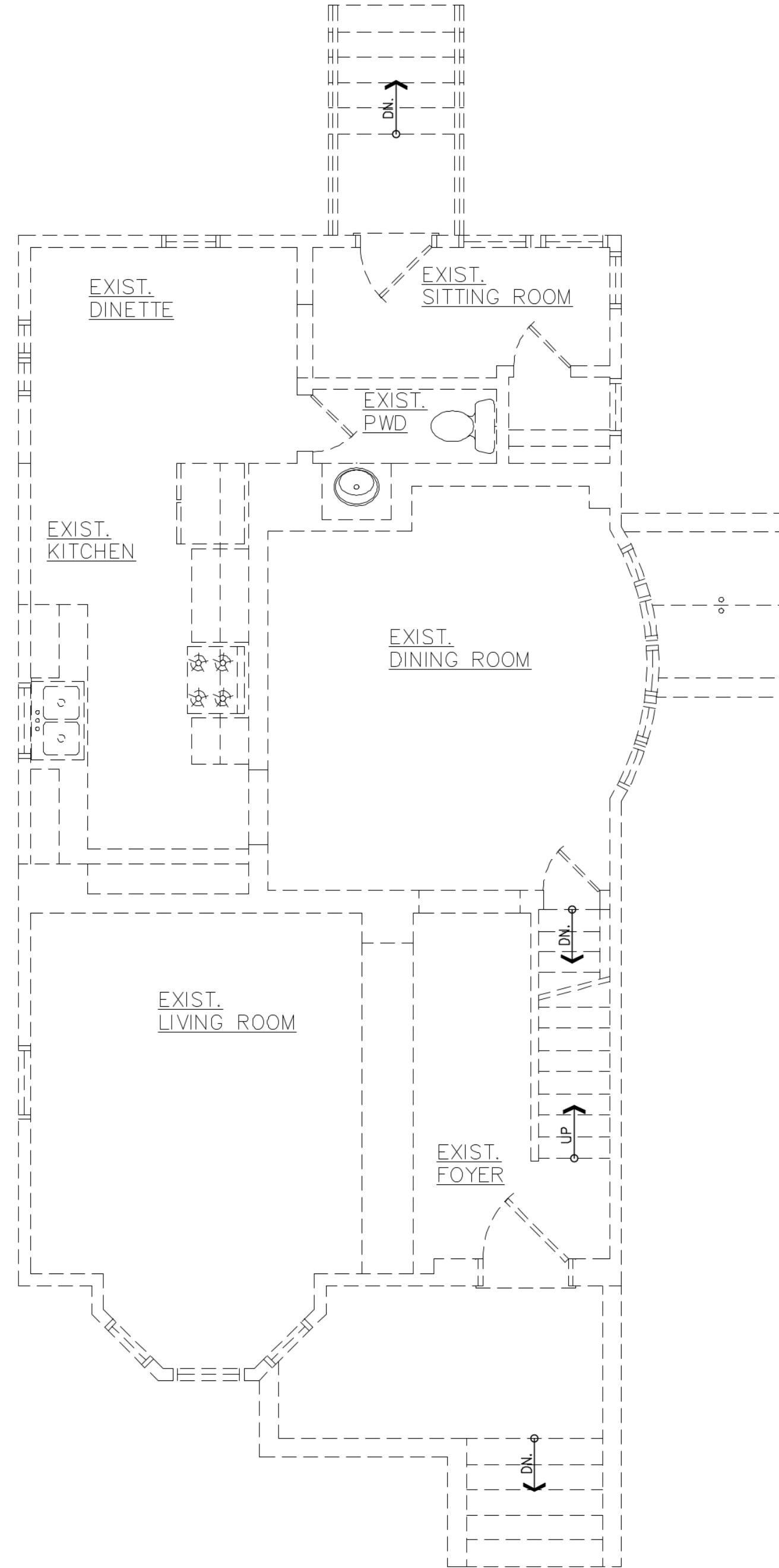
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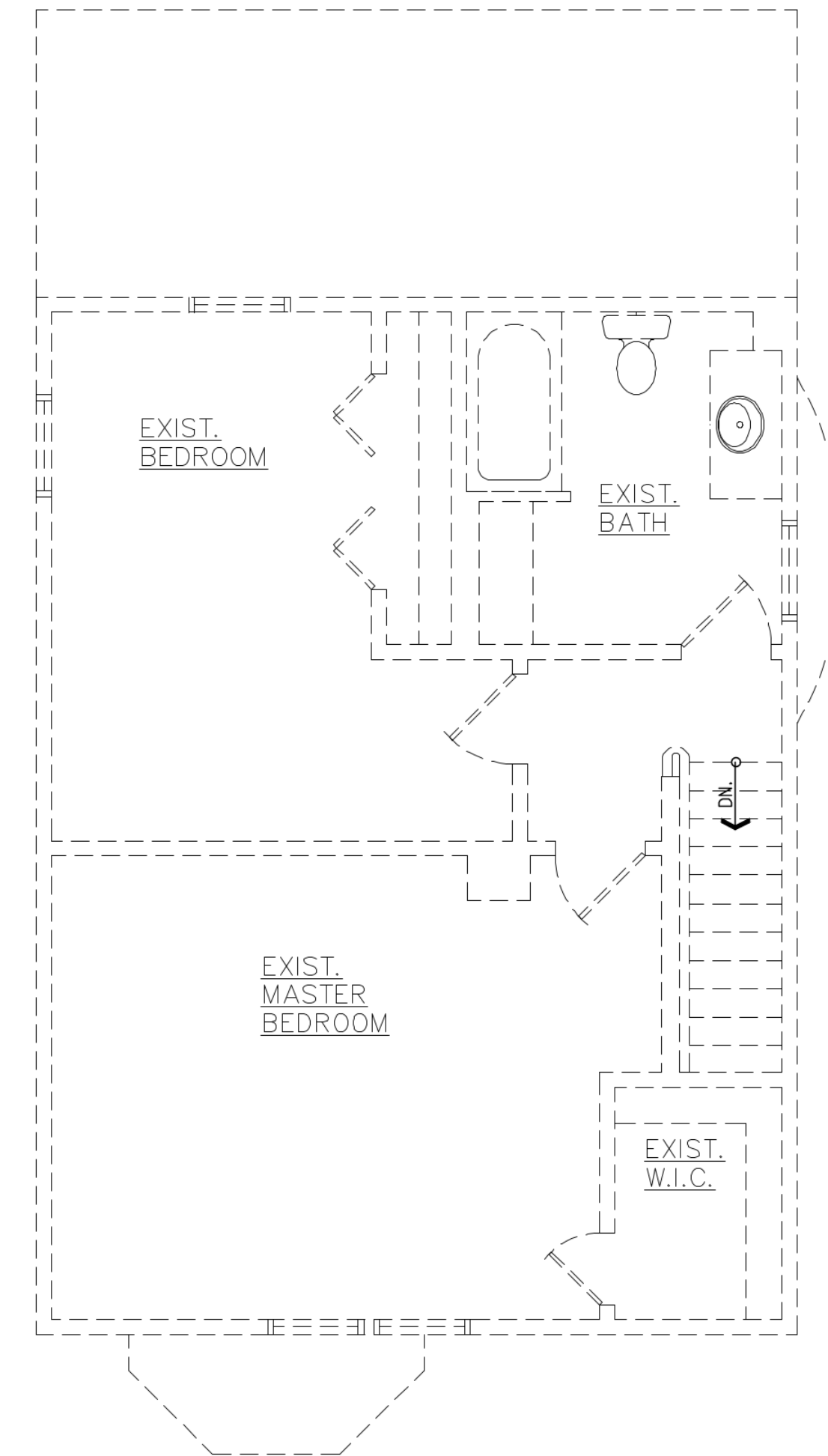
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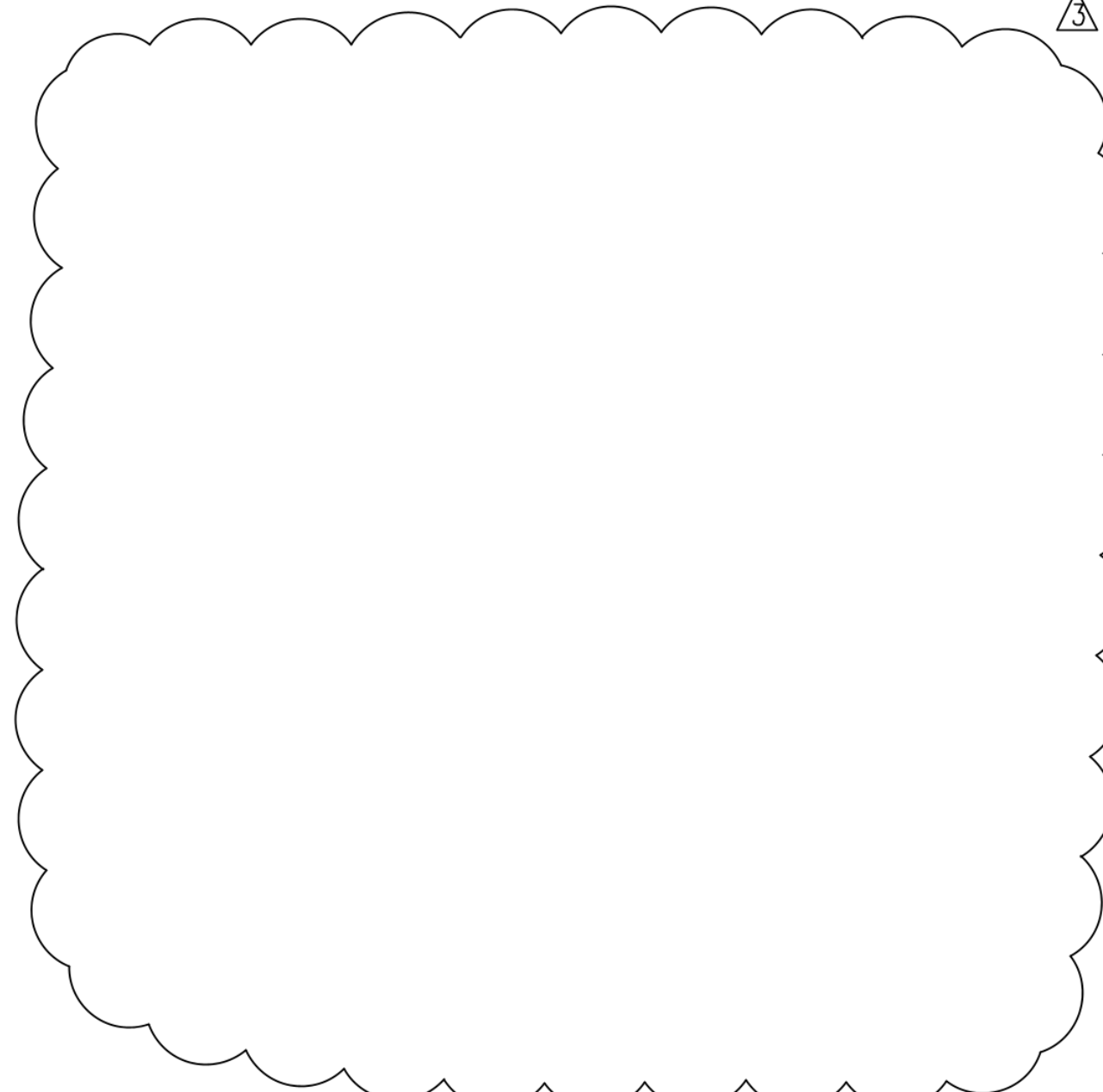
DEMOLITION
FOUNDATION PLAN
ENTIRE FOUNDATION TO BE REMOVED



DEMOLITION
FIRST FLOOR PLAN
ENTIRE FIRST FLOOR TO BE REMOVED



DEMOLITION
SECOND FLOOR PLAN
ENTIRE SECOND FLOOR TO BE REMOVED



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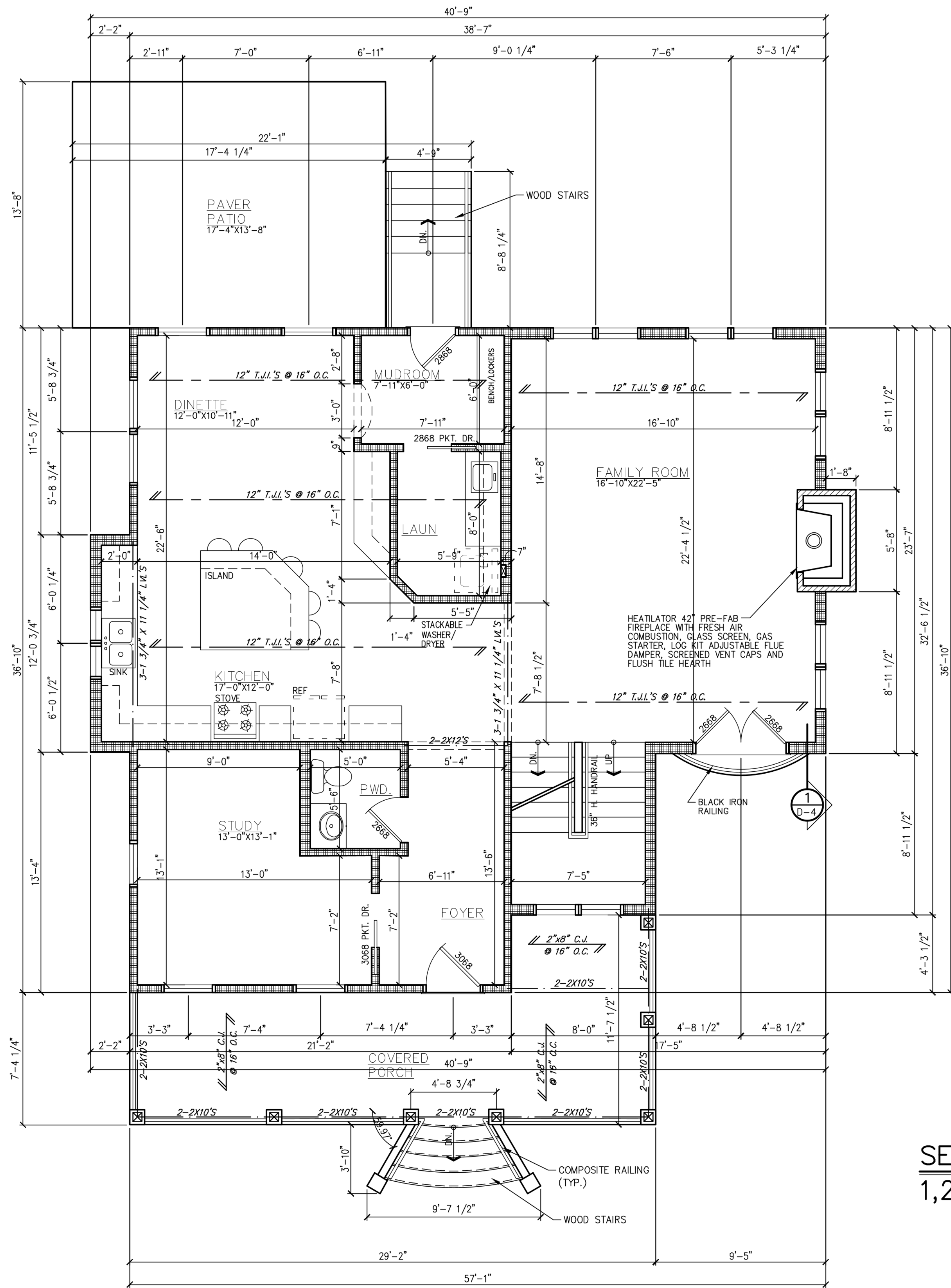
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SHEET NUMBER
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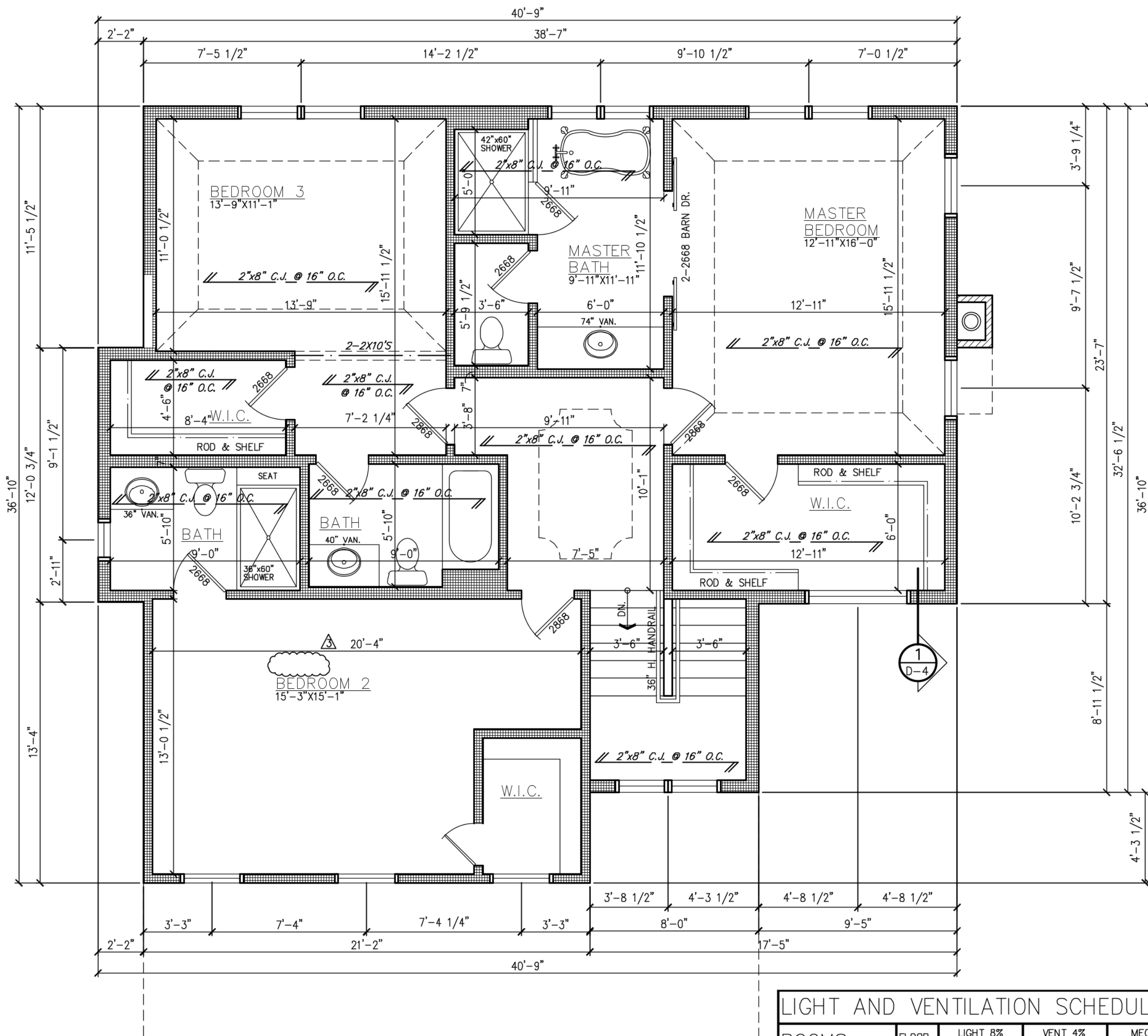
FIRST FLOOR PLAN

1,298 SQ. FT.
1,546 SQ. FT. W/ FRONT
COVERED PORCH

2,511 TOTAL SQ. F.T OF
FIRST & SECOND FLOOR

THE ENDS OF ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" BY 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM 3" AND BE NAILED TOGETHER WITH A MINIMUM THREE 10d FACE NAILS. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN NOMINAL 2" BY 2".

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN MAJOR DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.



SECOND FLOOR PLAN

1,213 SQ. FT.

FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR #2	HEM-FIR #2
CEILING JOISTS - 20lbs LIVE LOAD	2"x6" 2"x8" 2"x10"	2"x12"
12" O.C.	14'-9" 18'-9" 22'-11"	23'-6"
16" O.C.	12'-10" 16'-3" 19'-10"	21'-0"
2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD		
12" O.C.	19'-0" 22'-6"	
16" O.C.	17'-2" 19'-8"	
1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD		
12" O.C.	17'-3" 20'-4"	
16" O.C.	15'-5" 17'-7"	

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.
TJI JOISTS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.

GENERAL NOTES

- FOR SPECIFICATIONS SEE SHEET SP-1
- CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
- SEE ELEVATIONS FOR ALL WINDOW SIZES.
- ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
- SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
- FOR PARTITION DETAILS SEE - M/D1 & N/D1
- FOR HEADER SIZING SEE - Q/D1
- FOR STAIR DETAIL SEE - J/D1 & K/D1
- FOR FIREPLACE DETAILS SEE - A/D3 & C/D3

LIGHT AND VENTILATION SCHEDULE									
ROOMS	FLOOR AREA	LIGHT 8%		VENT 4%		MECH.			
		REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL		
KITCHEN/DINETTE	864	69.1	119.9+	34.5	115.8				
GREAT ROOM									
STUDY	150	12.0	25.2	6.0	19.8				
P.W.D.	27.5					41.2	50cfm		
MASTER BEDROOM	273	21.8	41.7	10.9	36.4				
BEDROOM 2	176	14.0	21.6	7.0	22.4				
BEDROOM 3	206	16.4	58.8	8.2	19.8				
MASTER BATH	140.0					210	250cfm		
MASTER BATH W.C.	13.5					20.2	50 cfm		
BATH 2	80.4					120.6	150cfm		
BASEMENT (2%)	1165	23.3	24.0	23.3	24.0				

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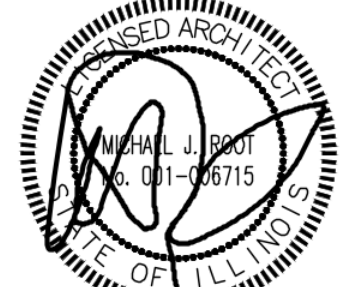
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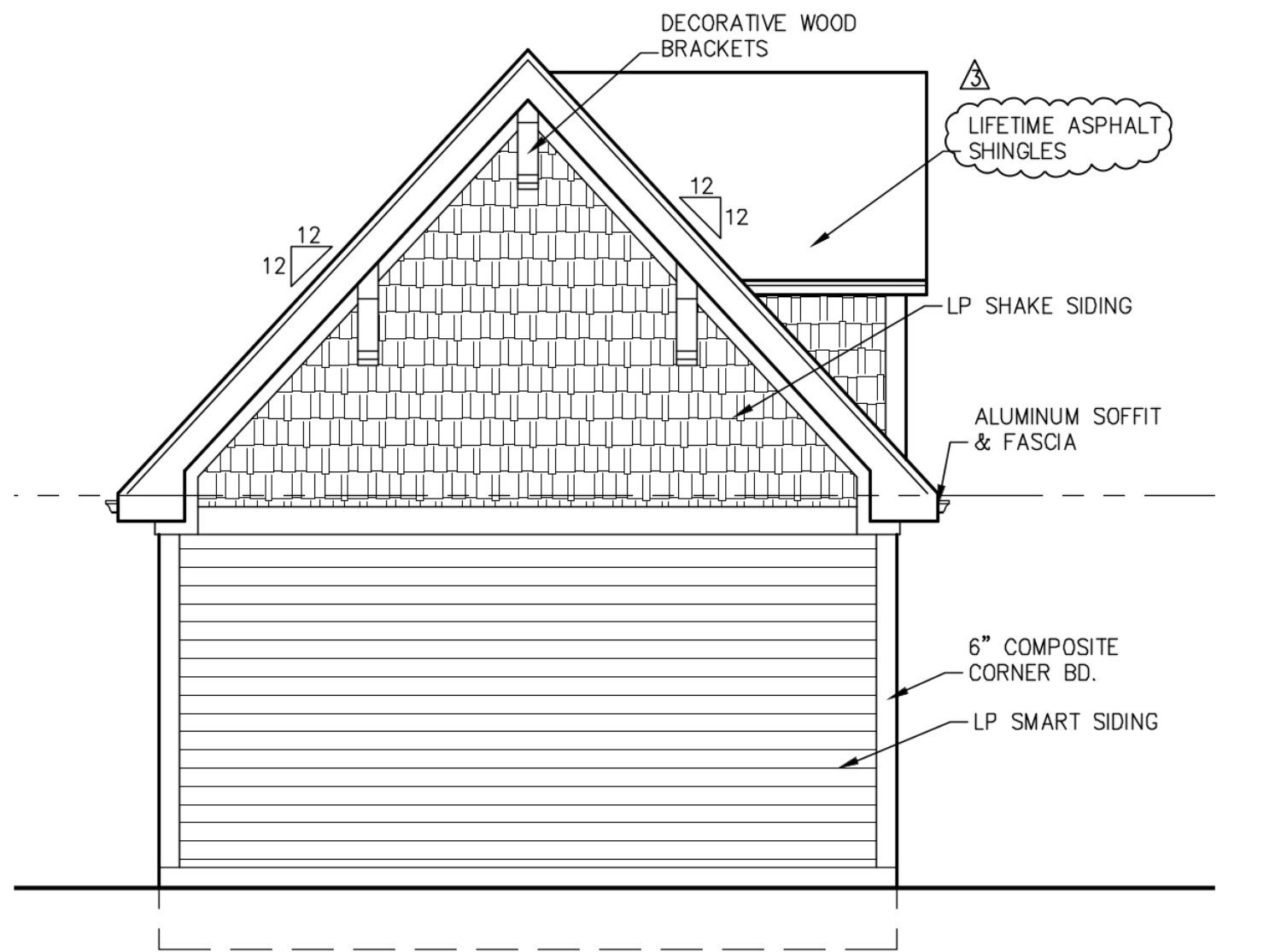
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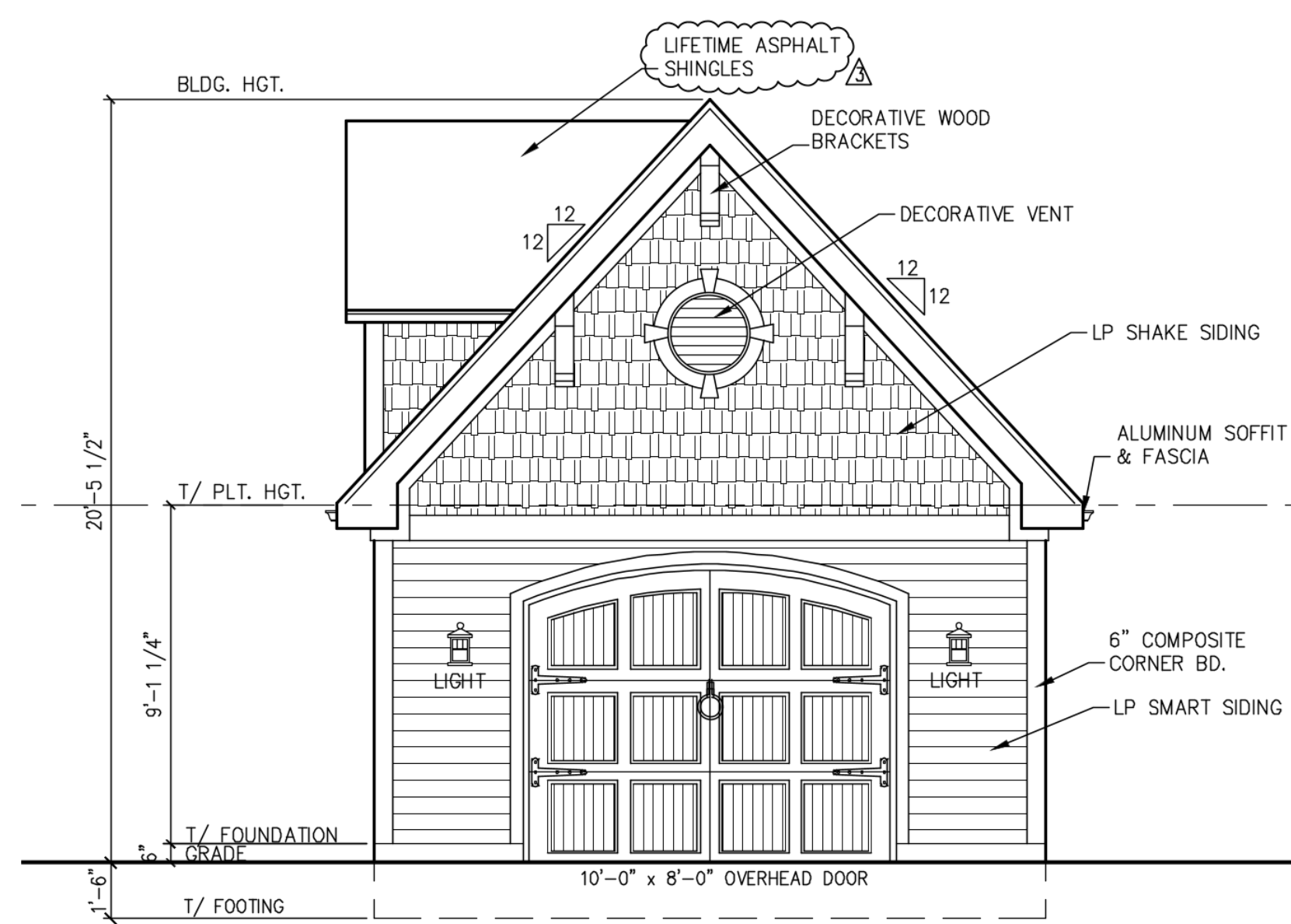
A-5

ELEVATION NOTES

1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. ALL BEDROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WHICH HAS A NET CLEAR OPENING OF 5'-7" AND A MINIMUM WIDTH OF 20".
3. UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI'S SPECS.
4. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35. CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS TO THE BUILDING DEPARTMENT.
- 5.
6. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
7. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
8. WINDOW DESIGNATIONS INDICATES "ANDERSEN" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.
9. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
10. OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, SHALL HAVE THE LOWEST PART OF THE WINDOW'S CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM.



REAR ELEVATION
WEST



FRONT ELEVATION
EAST

ROOF PLAN NOTES

GROUND SNOW LOAD: 30 PSF
DEAD LOAD: 10 PSF

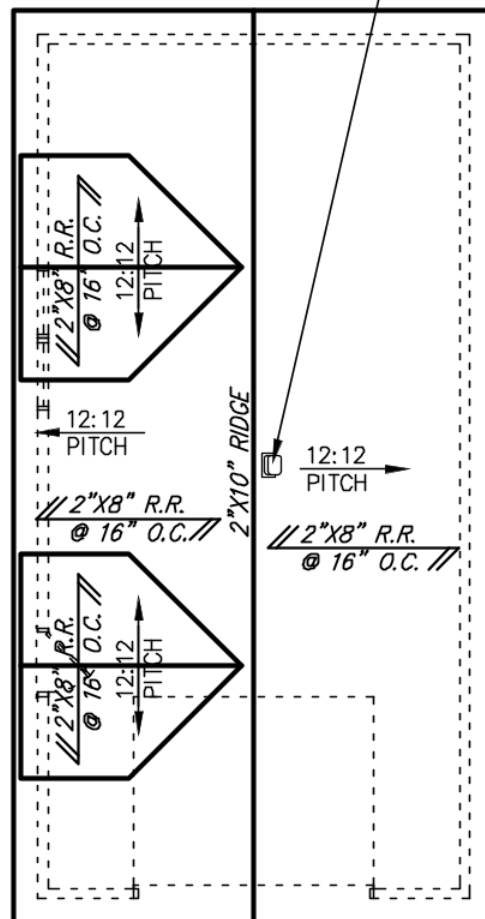
1. USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)
2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4"
2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"
HEM FIR
2"x12" @ 12" O.C. = 24'-4"
2"x12" @ 16" O.C. = 21'-1"
2. ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS. IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
3. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
4. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
5. IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS, ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
6. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
7. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.
8. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
9. RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
10. THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS MARKED CONSTRUCTION, WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

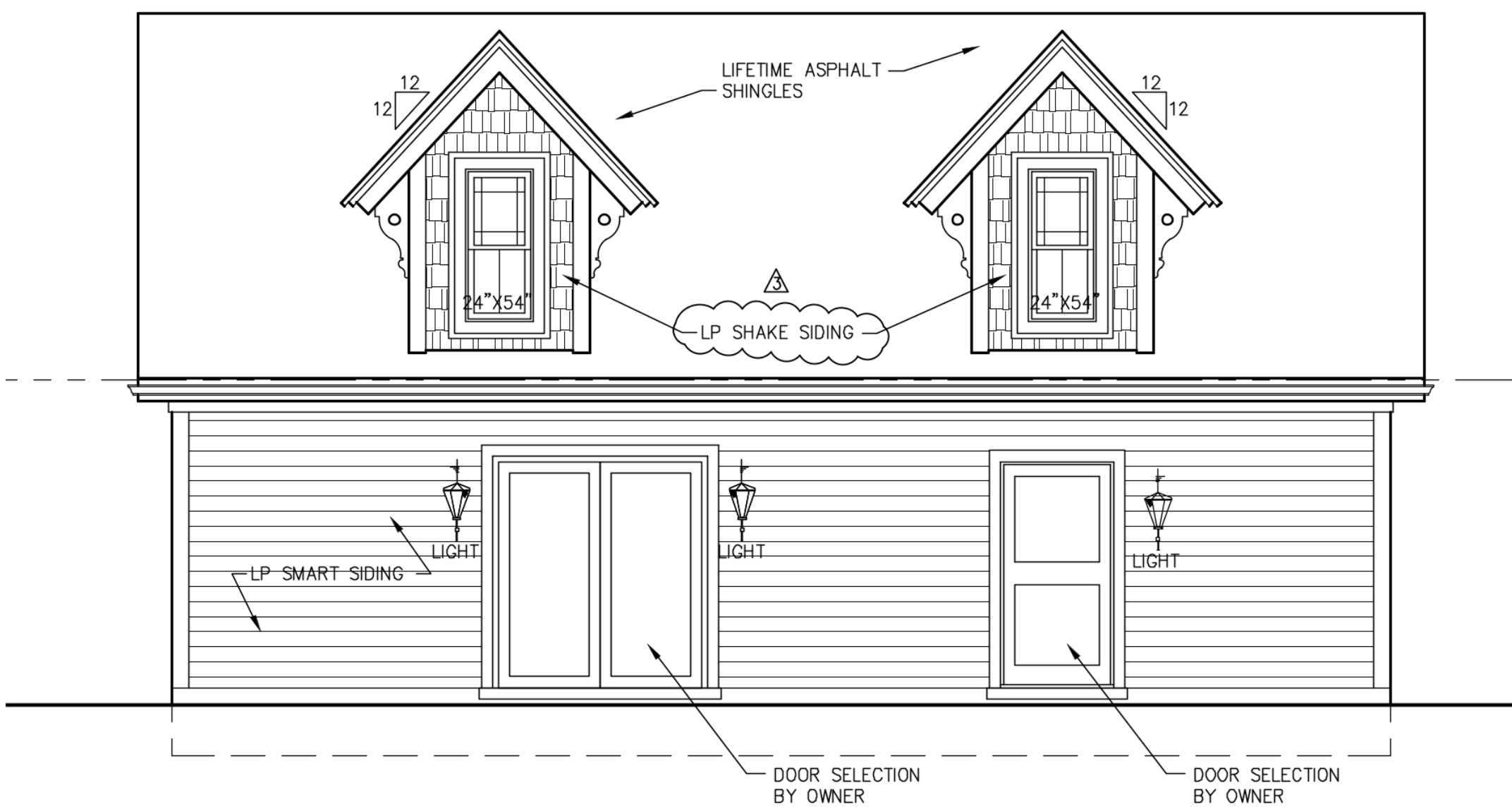
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PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITH INSTALLED ON THE CORROSION-RESISTANT WIRE MESH WITH 1/8-1/4 INCH OPENINGS.

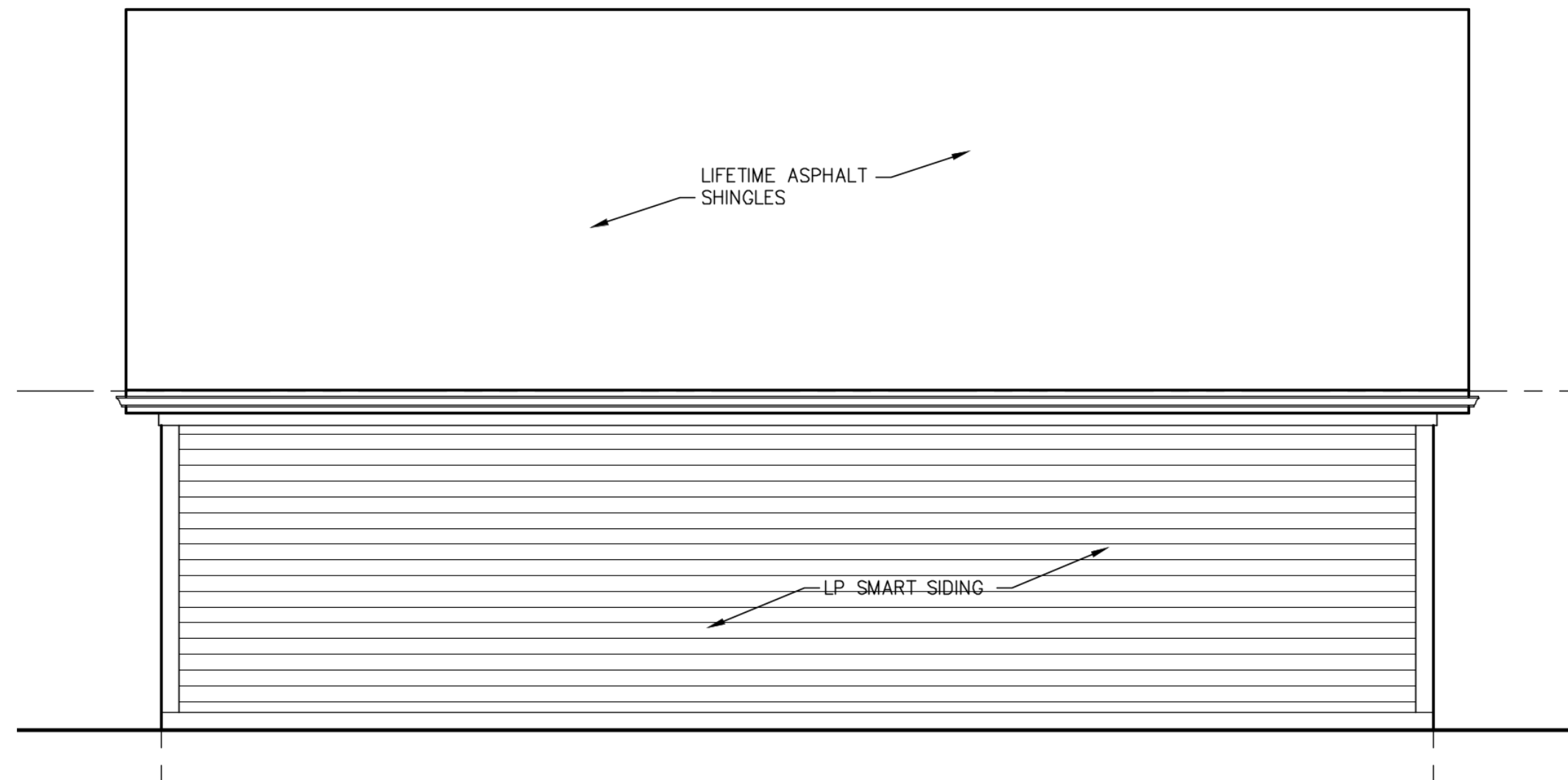
ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA PAINT TO MATCH ROOF



ROOF PLAN



LEFT ELEVATION
SOUTH



RIGHT ELEVATION
NORTH

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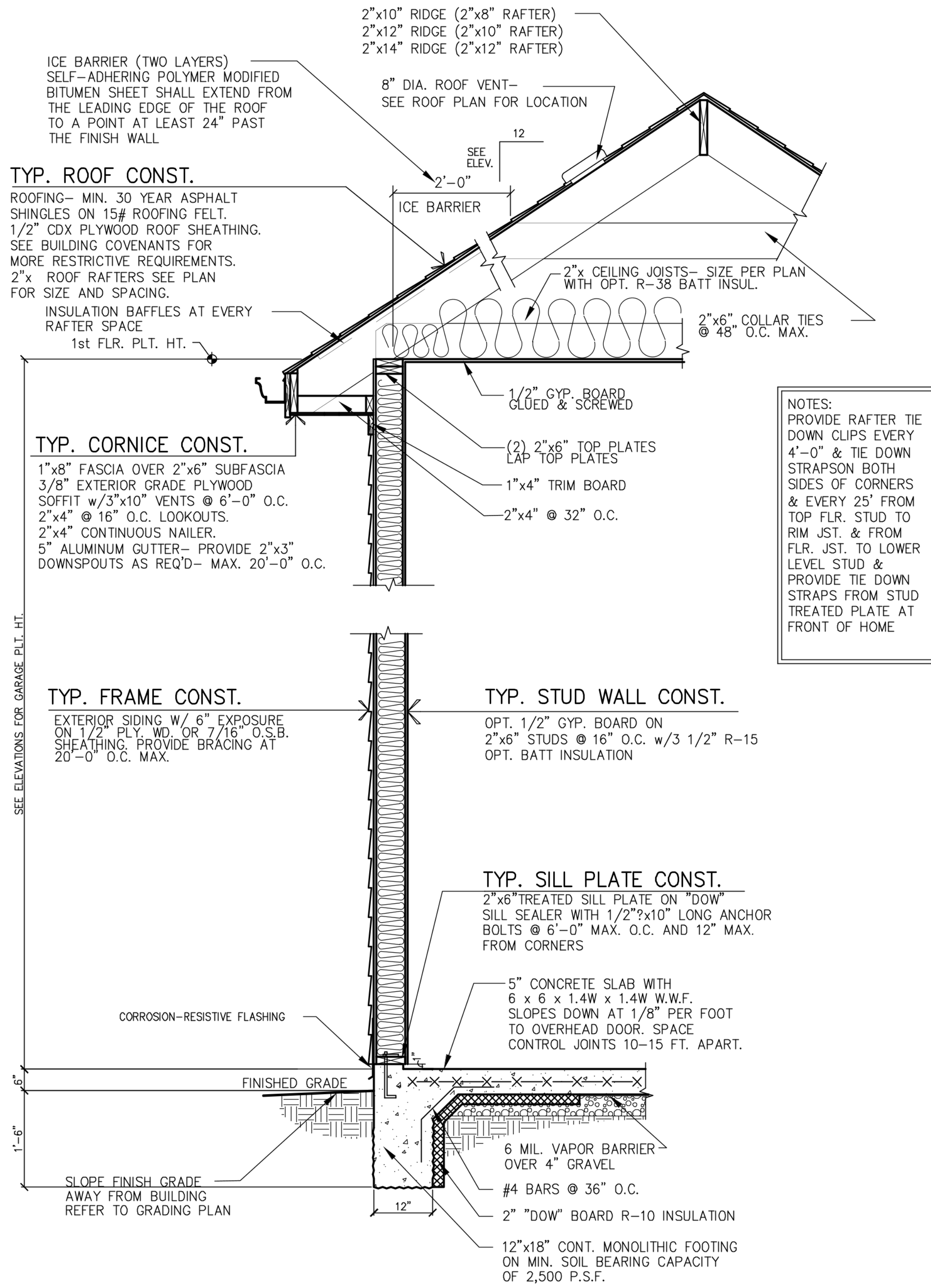
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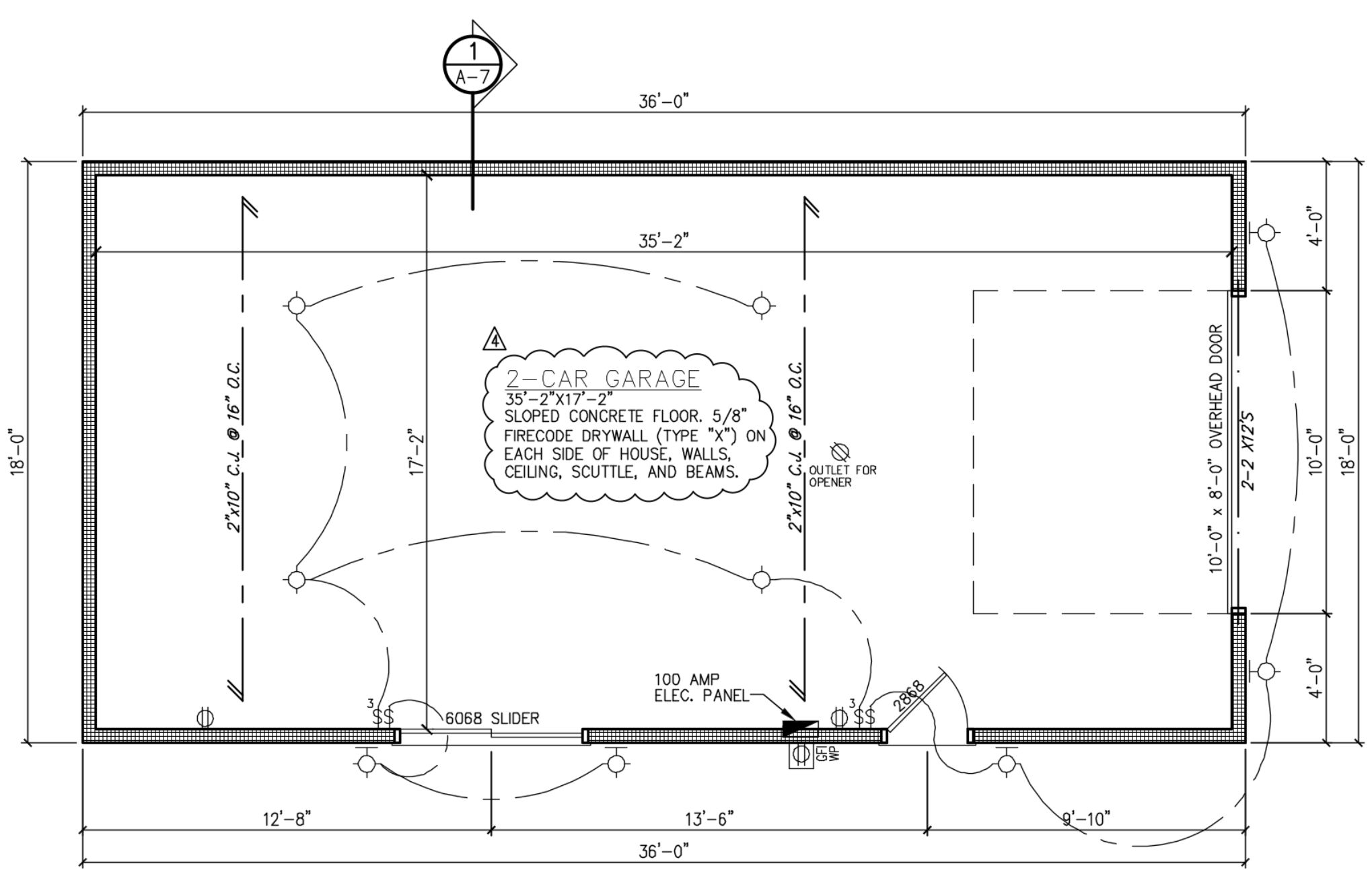
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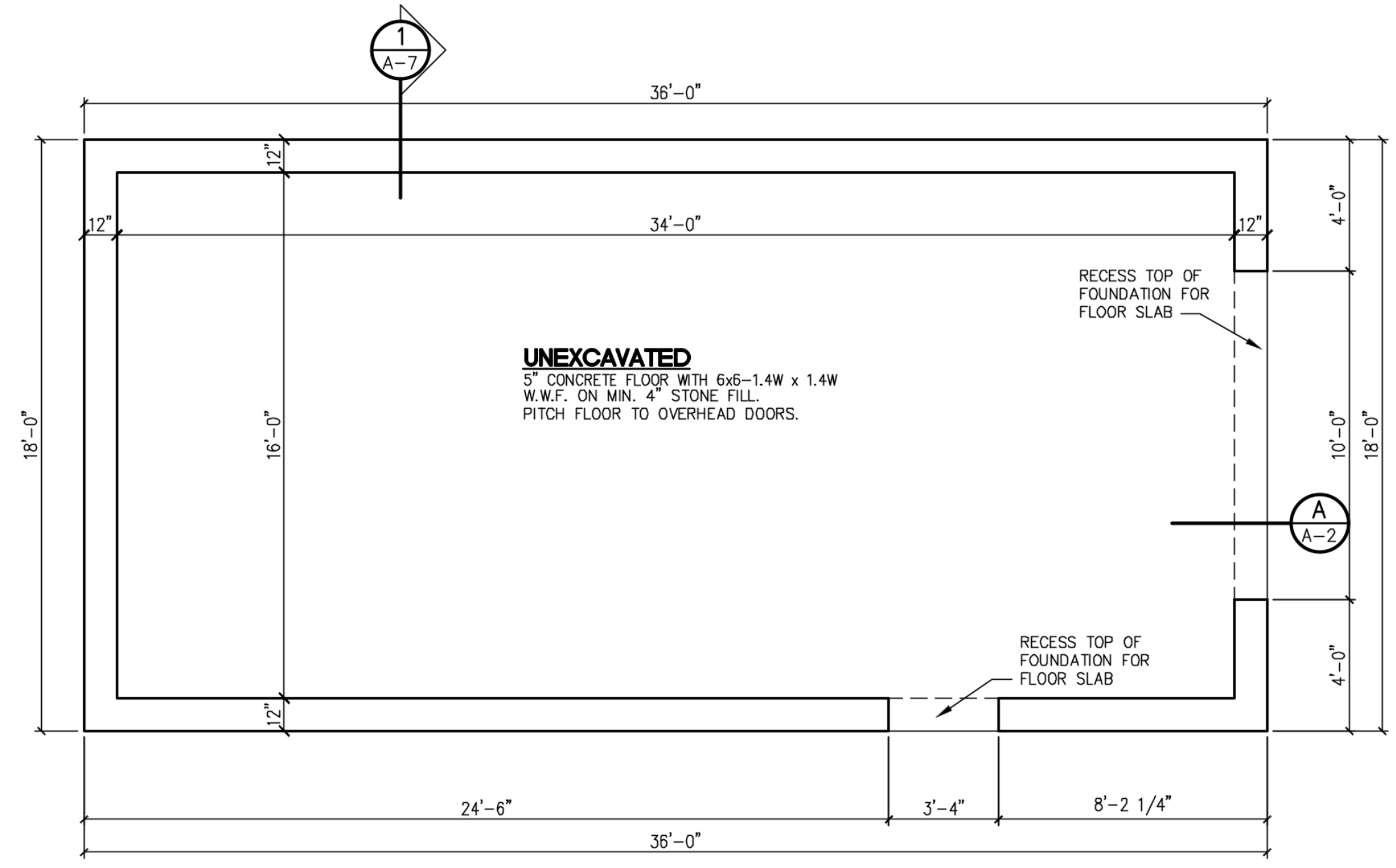
A-6



NOTES:
 PROVIDE RAFTER TIE DOWN CLIPS EVERY 4'-0" & TIE DOWN STRAPSON BOTH SIDES OF CORNERS & EVERY 25' FROM TOP FLR. STUD TO RIM JST. & FROM FLR. JST. TO LOWER LEVEL STUD & PROVIDE TIE DOWN STRAPS FROM STUD TREATED PLATE AT FRONT OF HOME

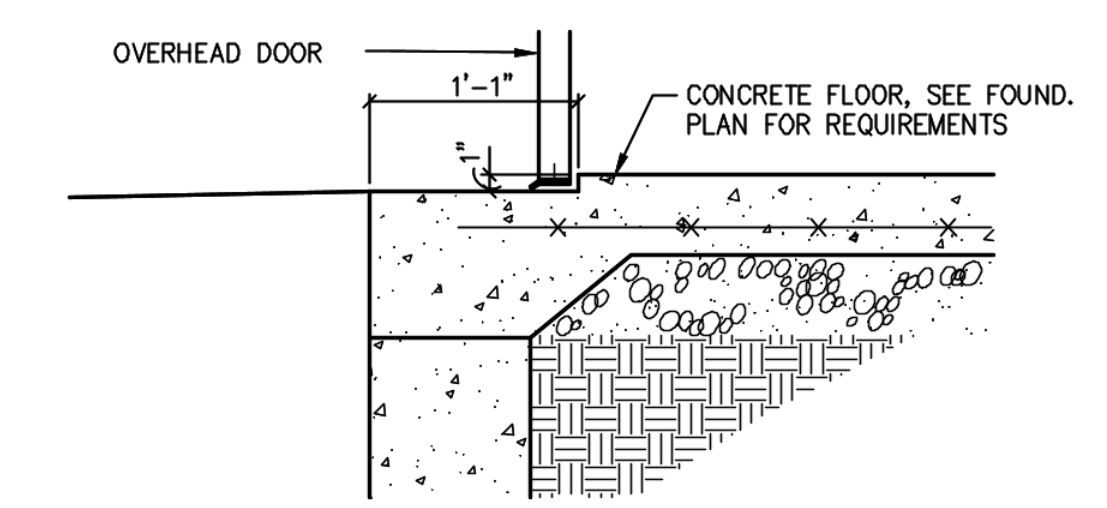


GARAGE FLOOR PLAN



GARAGE FOUNDATION PLAN

1 GARAGE SECTION
 A-7 3/4"=1'-0"



A DUST SILL DETAIL
 A-7 1/2"=1'-0"

ideal
DESIGNS
 ARCHITECTS / DESIGNERS
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A NEW CUSTOM HOME FOR THE
 PLANTZ RESIDENCE
 213 W. NEBRASKA ST.
 FRANKFORT, ILLINOIS

7/6/23
 DATE:

 11/30/24
 EXP. DATE:

DESIGN FIRM REG. NO.
 184.006972
 EXP. DATE
 4-30-25

REVISIONS			
REV #	DATE:	REV. PER:	
△	5-15-23	FIELD CHANGE	
△	6-28-23	FIELD CHANGE	
△	7-6-23	PER BLDG. DEPT.	

DATE:
 03-02-23
 DRAWN BY: PAP
 PREVIOUS NO. -
 PROJECT NO.
 21141

SHEET NUMBER
A-7

PLUMBING GENERAL NOTES

PLUMBING PIPING

- 1.01 DESCRIPTION
A. FURNISH AND INSTALL PLUMBING PIPING WHERE SHOWN ON DRAWINGS AND AS SPECIFIED.
B. WASTE, VENT, DOMESTIC WATER.

- 2.01 PIPING MATERIALS
A. OPTIONS
1. CAST IRON HUBLESS SANITARY PIPE AND FITTINGS: CSPI STD. 301.
2. CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT: ASTM A 74.
3. CAST IRON SOIL PIPE AND FITTINGS, EXTRA HEAVY WEIGHT: ASTM A 74.
4. STEEL PIPE: ASTM A 53.
5. MALLEABLE IRON FITTINGS, 150 LB.: ASTM A 197.
6. PIPE THREADS: ANSI B21.
7. NIPPLES, PIPE (THREADED): FED. SPEC. WW-N-357.
8. COPPER WATER TUBE: ASTM B 88.
9. COPPER DRAINAGE TUBE DWV: ASTM B 306.
10. WROUGHT COPPER AND BRONZE SOLDER-JOINT PRESSURE FITTINGS: ANSI B16.28.
11. WROUGHT COPPER AND WROUGHT COPPER ALLOY SOLDER-JOINT DRAINAGE FITTINGS: ANSI B16.29.
12. CALULING LEAD: FED. SPEC. QQ-C-40 (2).
13. SHEET LEAD: FED. SPEC. QQ-L-201.
14. SHEET COPPER: ASTM B 152.
15. NO-HUB STAINLESS STEEL COUPLING AND GASKETS: CSPI STD. S-301.
16. PVC AND ABS DWV PIPE FITTINGS: ASTM D 2665 FOR PVC AND ASTM D 2661 FOR ABS.
17. PVC AND ABS SOLVENT CEMENTS: ASTM D 2564 FOR PVC AND ASTM D 2235 FOR ABS.

- 2.02 JOINTS AND CONNECTIONS
A. OPTIONS
1. CAST IRON, HUB AND SPOUT: PACKED WITH OAKUM AND FINISHED WITH LEAD NOT LESS THAN 1 INCH DEEP, WELL CAULKED.
2. CAST IRON, NO-HUB: NEOPRENE GASKET AND STAINLESS STEEL RETAINING RING.
3. BETWEEN LEAD AND BRASS: FERRULES OR SOLDERING NIPPLES WITH WIPED JOINTS 3/8" THICK AND 3/4" EACH SIDE OF JOINTS.
4. SOLDERED JOINTS: AMERICAN NATIONAL STANDARD WITH PIPE FREE FROM CUTTING AND BURRS. THREE THREADS EXPOSED MAXIMUM.
5. SOLDERED JOINTS: 95-5 TIN-ANTIMONY SOLDER. SUDR JOINTS: USE FOR PLUMBING TRAP SEALS ON INLET SIDE ONLY.
6. BETWEEN COPPER AND FERROUS MATERIALS: INSULATING DIELECTRIC UNION.
7. FLANGED JOINTS: FURNISH WITH COMPANION FLANGE AND CLOTH INSERTED RUBBER GASKET.
8. FLANGED BOLTS: ASTM A 354, MINIMUM GRADE BD, ALLOY STEEL WITH HEX NUTS IN COMPLIANCE WITH ANSI B16.22 AND STANDARD ROLLED STEEL WASHERS.
9. ASSEMBLY FOR HUBLESS PIPING: AS RECOMMENDED BY THE MANUFACTURER.
10. SOLVENT WELD, PVC: AS RECOMMENDED BY PIPE MANUFACTURER.
11. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCERS, INCREASERS OR REDUCING FITTINGS. BUSHINGS WILL NOT BE PERMITTED.

- 2.03 PIPE SLEEVES
A. SCHEDULE 40 BLACK STEEL, GALVANIZED 28 GAGE STEEL, PROVIDE FOR ALL PIPES THROUGH WALLS AND FLOORS.

- 2.04 ESCUTCHEONS
A. PROVIDE FOR ALL PIPNG THROUGH WALLS, FLOORS AND CEILING WERE PIPING IS EXPOSED TO VIEW IN FINISHED AREA. ESCUTCHEONS SHALL BE CHROMIUM PLATED, TWO PIECE, HINGED WITH SET SCREWS.

- 2.05 UNIONS
A. PROVIDE GROUND JOINT BRASS UNIONS OR FLANGES ON EACH PIPING CONNECTION TO EQUIPMENT.

- 2.06 VACUUM BREAKERS
A. SHALL CONFORM TO THE REQUIREMENTS OF THE REFERENCED PLUMBING CODE AND SHALL BE PROVIDED FOR HOSE BIBS, FLOWMETERS AND ANY FUTURE OR EQUIPMENT WATER SUPPLY HAVING A THREADED OUTLET.

- 2.07 FLASHING
A. VENT FLASHING SHALL COMPLY WITH ROOFING MANUFACTURER'S WRITTEN SPECIFICATIONS

- 2.08 CLEAN OUTS
A. CLEAN OUTS ON NO-HUB PIPE SHALL BE STANDARD NO-HUB FITTINGS.
B. CLEAN OUTS ON CAST IRON HUB AND SPOUT PIPING, SHALL BE CADMIUM PLATED.
C. APPROVED MANUFACTURERS: ZURN, JOSAM OR JONESPEC.

- D. PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE FOR EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK.

- 3.01 INSTALLATION
A. BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER.

- B. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING. PITCH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

- C. EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE, BETWEEN STRUCTURES AND THROUGH JOINT NEERING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

- D. PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

- E. APPLY LUBRICANT TO SCREW JOINT MATE THREADS.
F. METAL TO BE SOLDERED SHALL BE CLEANED AND FLUXED AS SUITABLE FOR THE SOLDER USED.

- G. NOTCHING OF COPPER TUBING OR PLASTIC PIPING FOR CONNECTIONS WILL NOT BE PERMITTED.
H. NO SEWER OR WATER PIPE SHALL BE ALLOWED UNDER THE GARAGE SLAB.

- 3.02 INSTALLATION
A. PIPE SLEEVES
1. EXTEND SLEEVE 1/4 INCH BEYOND FINISHED SURFACE.
2. PROVIDE CLEARANCE BETWEEN SLEEVE AND PIPE OR BETWEEN SLEEVE AND INSULATION TO ALLOW FOR PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION.
3. INSULATION SHALL PASS CONTINUOUS THROUGH THE SLEEVE.
4. CAULK BETWEEN SLEEVE AND PIPE OR SLEEVE AND INSULATION.
5. ESCUTCHEONS: FIT AROUND INSULATION WHERE PRESENT.
6. WATER HAMMER ARRESTERS: INSTALL AS REQUIRED.
7. CLEAN OUTS: INSTALL AS REQUIRED 50"-0" MAX. PROVIDE ADDITIONAL CLEANOUTS WHERE REQUIRED BY LOCAL CODES AND FOR CONVENIENCE OF TESTING AND ERECTION AT CONTRACTOR'S OPTION.
8. FRAMES AND COVERS SHALL BE FLUSH WITH ADJOINING ARCHITECTURAL FINISH.

PLUMBING HANGERS AND SUPPORTS

- 1.01 DESCRIPTION
A. PROVIDE HANGERS FOR ALL PIPING NOT INDICATED BELOW GRADE. USE HANGERS CAPABLE OF ADJUSTMENT.

- 2.01 HANGERS AND SUPPORTS
A. HANGERS FOR BLACK OR GALVANIZED STEEL PIPE SHALL BE GRINNELL, MODEL NO. 65 OR APPROVED EQUAL.

- B. HANGERS FOR CAST IRON PIPE SHALL BE GRINNELL, MODEL NO. 260 OR APPROVED EQUAL.

- C. HANGERS FOR COPPER TUBING SHALL BE GRINNELL, MODEL NO. 97 C OR APPROVED EQUAL.

- D. TRAPEZE HANGERS OF A TYPE APPROVED BY THE OWNER'S REPRESENTATIVE MAY BE USED WHERE PIPES ARE DESIGNED TO RUN PARALLEL AT THE SAME ELEVATION.

- E. PROVIDE ISOLATION HANGER WITH PROTECTIVE SHIELD, GRINNELL, MODEL NO. 300 103 OR APPROVED EQUAL, FOR ALL INSULATED PIPING. AT HANGER POINTS, PROVIDE 6 INCH LONG SECTION OF 1/2 INCH THICK CALCIUM SULFATE SECTION. PIPE INSULATION WITH FACTORY LONGITUDINAL LAP. SEAL BUTT JOINTS WITH INSULATING CEMENT.

- F. STRAP HANGERS: NOT PERMITTED.
G. INSERTS: IN CONCRETE, GRINNELL MODEL NO. 285 OR APPROVED EQUAL, HAVING ADJUSTMENT FROM 3/4 INCH THROUGH 1-1/4 INCH. IN METAL DECKS HEAD-HEAD SDR OR APPROVED EQUAL.

- I. SIDE BEAM CLAMPS: PROVIDE WHEN SUPPORTING FROM STRUCTURAL STEEL MEMBERS, GRINNELL, MODEL 225 OR APPROVED EQUAL.

- J. OTHER SUPPORTS: OBTAIN OWNER'S REPRESENTATIVE APPROVAL FOR OTHER METHODS OF SUPPORT.
K. 01 SPACING OF HANGERS
A. PROVIDE HANGER AT EACH CHANGE OF DIRECTION.

- B. SPACE HANGERS AND SUPPORTS TO PREVENT SAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES WITH SPACING NO GREATER AND ROD NO SMALLER THAN SHOWN ON THE FOLLOWING TABLE. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

- C. FERROUS PIPING AND COPPER TUBING:
DIAMETER OF PIPE MAXIMUM SPACING ROD SIZE
1/2" THROUGH 1-1/2" 6 FT. 3/8"
2" THROUGH 3" 10 FT. 1/2"
4" THROUGH 5" 12 FT. 5/8"
6" AND LARGER 16 FT. 3/4"

- D. CAST IRON PIPING:
DIAMETER OF PIPE MAXIMUM SPACING ROD SIZE
2" AND 3" EACH JOINT 3/8"
4" AND 5" EACH JOINT 1/2"
6" AND 8" EACH JOINT 3/4"
10" THROUGH 15" TWO HANGERS 3/4"

PLUMBING, FIXTURES, TRIM AND DRAINS

- 1.01 MANUFACTURER
A. MANUFACTURER SHALL BE AS SPECIED HEREIN OR APPROVED EQUAL.

- 2.01 PIPING
A. PIPING TO SERVE FIXTURES AND EQUIPMENT AND EXPOSED TO VIEW IN FINISHED AREAS SHALL BE BRASS, CHROMIUM PLATED.

- 2.02 SUPPORTS
A. PROVIDE ALL BRACKETS, PLATES, CARRIERS, ANCHORS AND FASTENING DEVICES REQUIRED FOR ANCHORING THE FIXTURES RIGIDLY IN PLACE.

- 2.03 FIXTURES
A. PROVIDE CLOSING FIXTURES AS SCHEDULED ON THE ARCHITECTURAL DRAWINGS OR SPECIFICATIONS, AMERICAN STANDARD, KOHLER, ELDER OR APPROVED EQUAL.

- B. WATER CLOSETS 3 1/2 GALLON PER FLUSH MAXIMUM, SHOWERS, LAVS AND SINKS 3 GALLON PER MINUTE FLOW CONTROL.

- 2.04 PLUMBING DRAINS
A. FURNISH WITH SEEPAGE FLANGE WHERE INSTALLED WITH PANS OR FLASHING, FURNISH CLAMPING

- B. ALL DRAINS SHALL BE OF THE SAME MANUFACTURER.
C. PROVIDE FLOOR DRAINS WITH 4 INCH DEEP SEAL TRAPS.

- D. PROVIDE ALL DRAINS AS SHOWN ON DRAWINGS OR AS REQUIRED.
E. PROVIDE GRAY BOX WITH SILL FAUCETS AND ONE STANDPIPE FOR CLOTHES WASHER AND 2" DRAIN.

- 3.01 INSTALLATION
A. DRAIN SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS; ACCESSIBLE AND LOCATED TO SUIT EQUIPMENT APPROVED FOR INSTALLATION. WHERE FLUSH VALVES ARE SPECIFIED WITH FIXTURES, THE SUPPLY TO THE VALVE IN EACH ROOM SHALL BE AT THE SAME HEIGHT FOR THE TYPE OF FIXTURE AND THE VALVE SHALL BE SET IN PLACE SO THAT THE CENTER LINE OF THE VALVE DISCHARGE IS DIRECTLY ABOVE THE CENTER LINE OF FIXTURE STUD. BENDING OF NIPPLE BETWEEN THE VALVE AND THE STUD TO ACHIEVE CONNECTION WILL NOT BE PERMITTED.

- B. CHROME PLATED PIPING REQUIRING THE USE OF WRENCH SHALL BE PROTECTED FROM DAMAGE.

GAS PIPING

- 1.01 PIPING
A. SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

- B. PIPE SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE FITTINGS

- 2.01 INSTALLATION
A. PIPING SHALL COMPLY WITH THE REQUIREMENTS OF NFPA NO. 54 AND THE LOCAL GAS COMPANY.

- B. INSTALL GAS SHUTOFF AND GAS MANIFOLDS AS INDICATED OR REQUIRED.
C. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS PIPING TO ALL APPLIANCES, HEATING APPARATUS, HOT WATER HEATERS FIREPLACES.

DOMESTIC HOT AND COLD WATER

- 1.01 DESCRIPTION
A. THE WORK INCLUDES FURNISHING AND INSTALLING HOT AND COLD WATER PIPING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN OR AS REQUIRED.

- 2.01 PIPING
A. HOT AND COLD WATER PIPING SHALL BE COPPER WATER TUBE, HARD TEMPER, TYPE "L" WITH WROUGHT SOLDER FITTINGS ABOVE FLOOR AND SOFT TEMPER TYPE "K" WITH WROUGHT SOLDER FITTINGS BELOW GRADE.

- 2.02 CLEAN OUTS
A. CLEAN OUTS ON NO-HUB PIPE SHALL BE STANDARD NO-HUB FITTINGS.
B. CLEAN OUTS ON CAST IRON HUB AND SPOUT PIPING, SHALL BE CADMIUM PLATED.
C. APPROVED MANUFACTURERS: ZURN, JOSAM OR JONESPEC.

- D. PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE FOR EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK.

- 3.01 INSTALLATION
A. BEFORE INSTALLING PIPE IN ANY PART OF THE SYSTEM, THE PIPE SHALL BE CLEANED INSIDE AND MADE FREE OF OIL, DIRT, AND FOREIGN MATTER.

- B. PROPERLY ALIGN AND INSTALL IN NEAT ARRANGEMENT, TRUE TO THE LINES OF THE BUILDING. PITCH LINE AT A CONSTANT SLOPE FOR PROPER DRAINAGE.

- C. EXCEPT AS NOTED OTHERWISE ON DRAWINGS, PIPING SHALL BE HELD AS HIGH AS POSSIBLE, BETWEEN STRUCTURES AND THROUGH JOINT NEERING, WITH DUE REGARD TO CONFLICTS WITH OTHER SYSTEMS AND THEIR REQUIREMENTS FOR SPACE.

- D. PIPING, INCLUDING NO-HUB PIPING, SHALL BE INSTALLED STRAIGHT AND TRUE TO VERTICAL AND HORIZONTAL LINES. DEFLECTION SHALL NOT EXCEED ONE DEGREE. WHEN NECESSARY TO ACHIEVE THIS ALIGNMENT PROVIDE ADDITIONAL HANGERS OR BRACING.

- E. APPLY LUBRICANT TO SCREW JOINT MATE THREADS.
F. METAL TO BE SOLDERED SHALL BE CLEANED AND FLUXED AS SUITABLE FOR THE SOLDER USED.

- G. NOTCHING OF COPPER TUBING OR PLASTIC PIPING FOR CONNECTIONS WILL NOT BE PERMITTED.
H. NO SEWER OR WATER PIPE SHALL BE ALLOWED UNDER THE GARAGE SLAB.

- 3.02 INSTALLATION
A. PIPE SLEEVES
1. EXTEND SLEEVE 1/4 INCH BEYOND FINISHED SURFACE.
2. PROVIDE CLEARANCE BETWEEN SLEEVE AND PIPE OR BETWEEN SLEEVE AND INSULATION TO ALLOW FOR PIPE MOVEMENT DUE TO EXPANSION AND CONTRACTION.
3. INSULATION SHALL PASS CONTINUOUS THROUGH THE SLEEVE.
4. CAULK BETWEEN SLEEVE AND PIPE OR SLEEVE AND INSULATION.
5. ESCUTCHEONS: FIT AROUND INSULATION WHERE PRESENT.
6. WATER HAMMER ARRESTERS: INSTALL AS REQUIRED.
7. CLEAN OUTS: INSTALL AS REQUIRED 50"-0" MAX. PROVIDE ADDITIONAL CLEANOUTS WHERE REQUIRED BY LOCAL CODES AND FOR CONVENIENCE OF TESTING AND ERECTION AT CONTRACTOR'S OPTION.
8. FRAMES AND COVERS SHALL BE FLUSH WITH ADJOINING ARCHITECTURAL FINISH.

PLUMBING INSULATION

- 1.01 DESCRIPTION
A. INSULATION SHALL NOT BE INSTALLED UNTIL TESTING PROCEDURES HAVE BEEN COMPLIED WITH AND ALL SURFACES HAVE BEEN CLEANED AND FREE OF DIRT, GREASE AND COMPLETELY DRIED.

- B. MATERIALS SHALL COMPLY WITH UL 723, FLAME SPREAD RATING, HOT SURFACE TEST PERFORMANCE, AND SMOKE DEVELOPED RATING.

- 2.01 INSULATION
A. INSULATION FOR HOT AND COLD WATER PIPING, HORIZONTAL RAIN LEADERS & ROOF DRAIN ASSEMBLIES SHALL BE SECTIONAL GLASS FIBER AS MANUFACTURED BY OWENS CORNING FIBERGLASS TYPE ASJ/SSU OR APPROVED EQUAL, WITH FACTORY APPLIED, ALL PURPOSE, FIRE RETARDANT JACKET.

- B. INSULATION FOR EXPOSED HOT AND COLD WATER PIPING SHALL BE SECTIONAL GLASS FIBER AS MANUFACTURED BY OWENS CORNING FIBERGLASS TYPE ASJ/SSU OR APPROVED EQUAL, WITH FACTORY APPLIED, .016 EMBOSSED ALUMINUM JACKET.

- C. ADHESIVE SHALL BE BENJAMIN FOSTER 30-36, OR APPROVED EQUAL, WHITE INSULATION LAGGING ADHESIVE.

- 2.02 VAPOR BARRIER MASTIC
A. SHALL BE BENJAMIN FOSTER NO. 82-07, WHITE, OR APPROVED EQUAL.

- 3.01 INSTALLATION
A. HOT AND COLD WATER PIPING: SHALL BE INSULATED WITH 1 INCH THICK GLASS FIBER INSULATION HAVING A FACTORY APPLIED, ALL PURPOSE, FIRE RETARDANT JACKET WITH A MINIMUM R-4.0 PER INCH. CONCEALED AND EXPOSED PIPING SHALL HAVE THE INSULATION APPLIED WITH SIDE AND END JOINTS BUTTED TIGHTLY. SEAL JACKET LEGS AND BUTT JOINT STRIPS WITH ADHESIVE.

DOMESTIC WATER HEATER

- 1.01 DESCRIPTION
A. PROVIDE GAS FIRED WATER HEATING EQUIPMENT AS SHOWN ON DRAWINGS AND SPECIFIED.

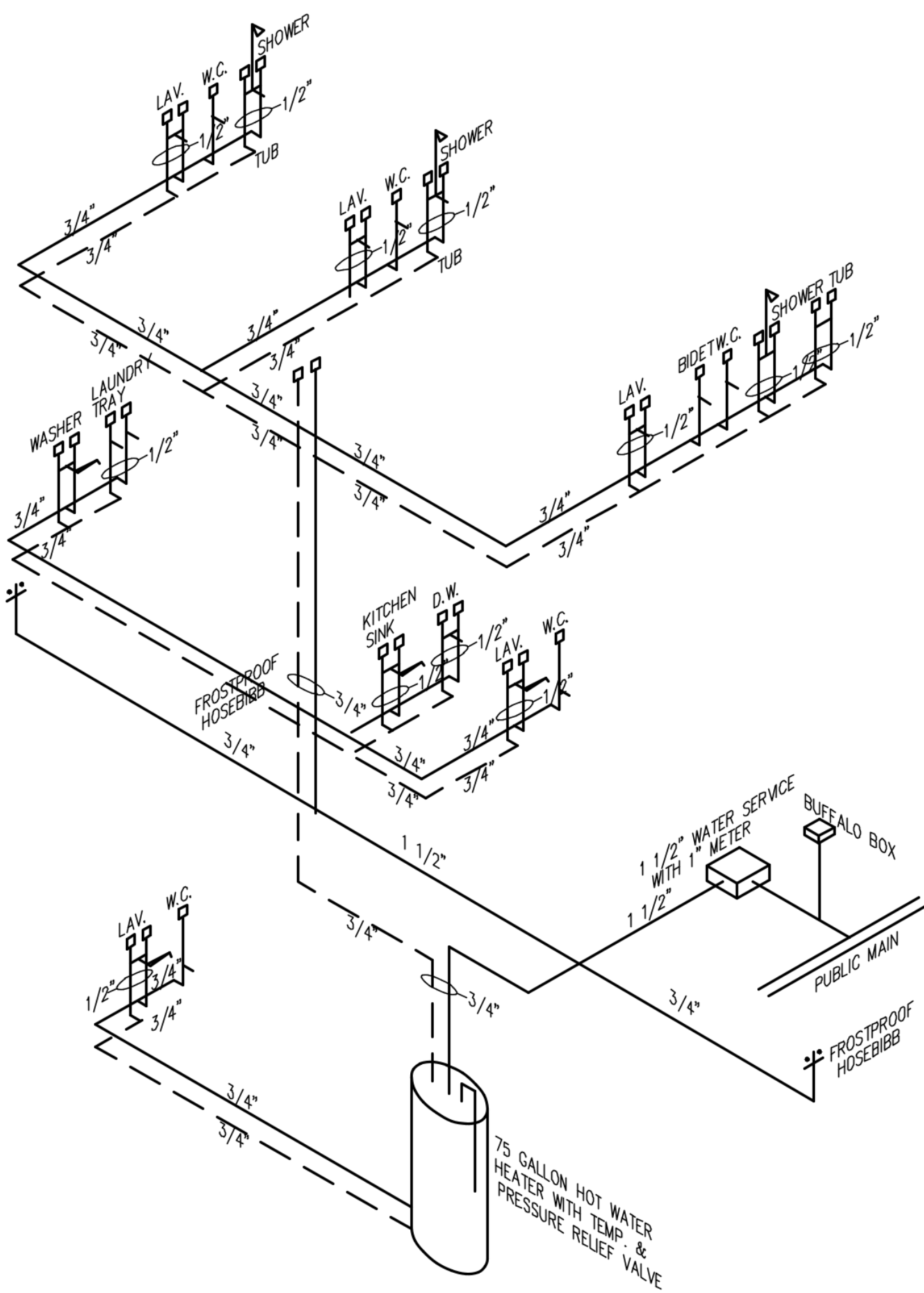
- 2.01 WATER HEATER
A. AS PER CONTRACT.

- B. PROVIDE PRESSURE TEMPERATURE RELIEF VALVE.
C. 100 DEGREES F TEMPERATURE RISE.

- D. MIXING VALVE ASSEMBLY 140 DEGREES F AND 120 DEGREES F LEAVING WATER TEMPERATURE.

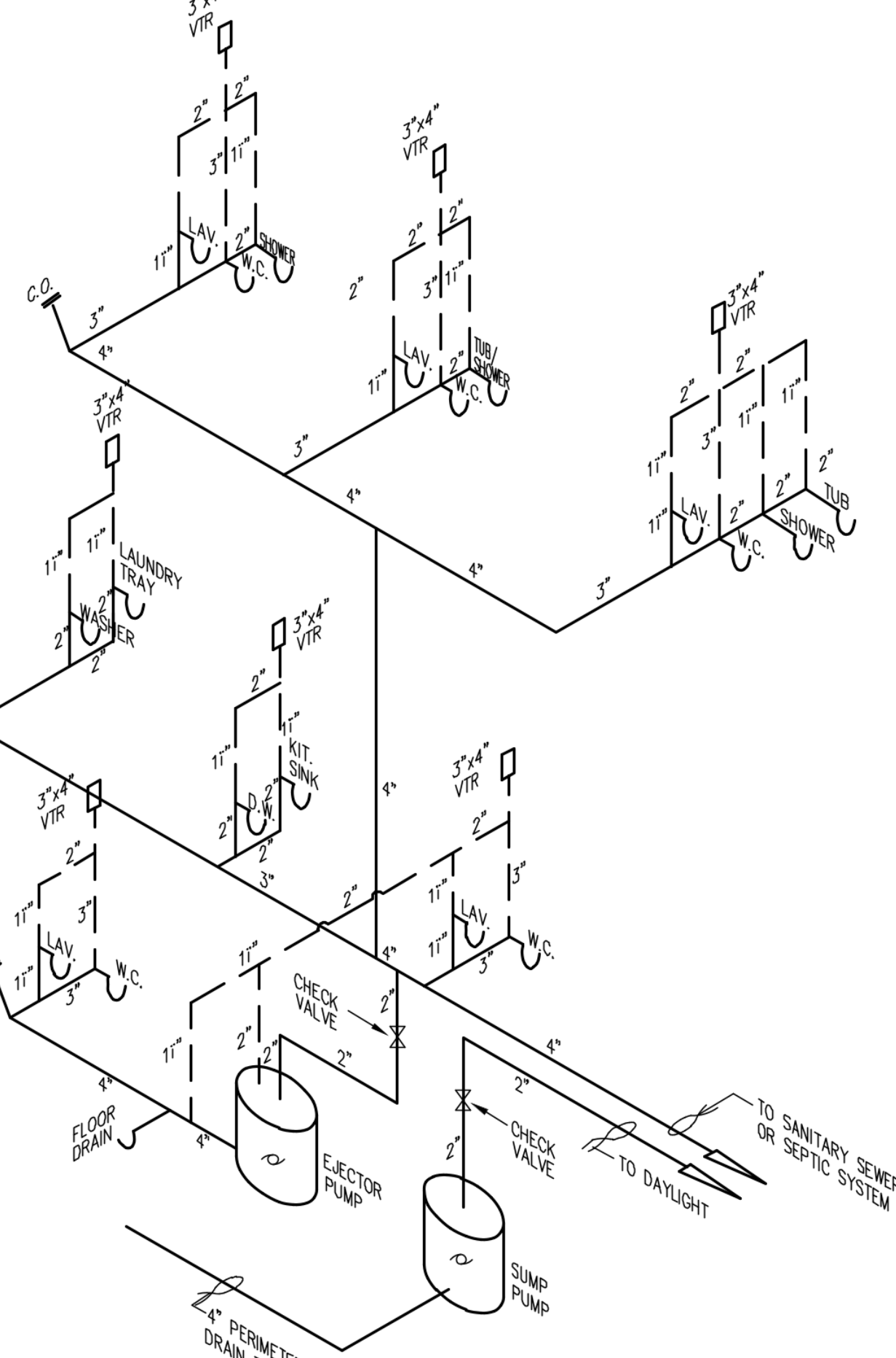
- 2.02 DISCHARGE PIPE
A. RELIEF VALVE DISCHARGE SHALL BE COPPER WATER TUBE, TYPE M.
B. TERMINATE RELIEF VALVE DRAIN 2" ABOVE FLOOR DRAIN.

- 3.01 INSTALLATION
A. WATER HEATER SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS.
B. DISCHARGE PIPE SHALL HAVE TERMINATING END CUT AT 45 DEGREE ANGLE.



GENERAL WATER RISER DIAGRAM

SUPPLY PIPES= COPPER
TYPE K WATER PIPE BELOW GRADE, TYPE L COPPER ABOVE GRADE.
12" AIR CHAMBER AT EACH FIXTURE
VACUUM BREAKER
SHUT OFF VALVE AT EACH FIXTURE



GENERAL SOIL WASTE AND VENT DIAGRAM

RETURN PIPES= PVC

HVAC GENERAL NOTES

HVAC PIPING, CONDENSATE DRAIN

- 1.01 DESCRIPTION
A. PROVIDE CONDENSATE DRAIN PIPING AS SPECIFIED HEREIN.
B. PROVIDE REFRIGERATION PIPING AS REQUIRED.

- 2.01 MATERIALS: CONDENSATE PIPING
A. PIPING SHALL BE PVC: ASTM D2665.
B. FITTINGS SHALL BE PVC: ASTM D2466-902.
C. PVC SOLVENT CEMENT; ASTM D2564 FOR PVC.

- 2.02 MATERIALS: REFRIGERATION PIPING
A. PIPING SHALL BE COPPER TYPE "L".
B. FITTINGS SWEAT, AROUGHT BRAZED.
C. 90% SILVER SOLDER.

- 3.01 INSTALLATION
A. PROVIDE CONDENSATE DRAINS FOR ALL REFRIGERATION EVAPORATORS AND AIR CONDITIONING UNITS.
B. CONDENSATE DRAIN PIPING SHALL BE INSTALLED WITH TRAP AT THE COL CONNECTION AND SHALL HAVE A MINIMUM SEAL DEPTH EQUAL TO THE RESPECTIVE AIR HANDLING UNIT FAN STATIC PRESSURE. DETAIL SHALL BE A MINIMUM OF 3".
C. PROVIDE REFRIGERATION PIPING AS REQUIRED.

HVAC INSULATION

- 1.01 DESCRIPTION
A. ALL CONCEALED LOW PRESSURE DUCT SYSTEMS SHALL BE INSULATED.

- 2.01 INSULATION
A. EXTERNAL INSULATION SHALL BE 1-1/2 INCH THICK, 3/4 POUND DENSITY, SCHULLER TYPE SMALL TILE, FSK SPIN-GLAS OR APPROVED EQUAL WITH AN EMBOSSED ALUMINUM FOIL FACING.
B. INTERNAL INSULATION SHALL BE 1-INCH THICK, 3/4" POUND DENSITY (C=0.28 @ 75° F) LINER SHALL HAVE A COATED AIR SIDE SURFACE TO PREVENT EROSION. APPLY ADHESIVE AND FASTENERS PER SMAOMA AND THE MANUFACTURER. ALL TRANSVERSE EDGES TO BE COATED WITH ADHESIVE.

- 2.02 ADHESIVES, MASTIC, SEALANTS
A. ADHESIVE SHALL BE FOSTERS 85-20. STUDWELD PINS SHALL BE SEALED WITH FOSTERS 30-36 ADHESIVE.
B. ALL JOINTS, SEAMS AND BREAKS IN THE VAPOR BARRIER SHALL BE SEALED WITH FOSTERS 35-00, REINFORCED WITH 4 INCH WIDE GLASS FABRIC.

- 3.01 INSTALLATION
A. ALL SUPPLY AND RETURN AIR DUCTWORK IN UNCONDITIONED SPACE.
B. AIR SUPPLY DIFFUSER BACKS AND NECKS:
1. ALL AIR SUPPLY DIFFUSERS BACKS AND NECKS, SHALL BE INSULATED WITH 1-INCH THICK, 3/4 POUND DENSITY, MANVILLE R-SERIES SMALL LITE OR APPROVED EQUAL. FIBERGLASS BLANKET INSULATION, HAVING A CONDUCTANCE (K) NO GREATER THAN 0.31. ADHERE INSULATION TO THE DUCT AS SPECIFIED BELOW.

HVAC UNITS

- 1.01 DESCRIPTION
A. INSTALL AIR CONDITIONING UNITS OF THE CAPACITIES INDICATED, COMPLETE WITH GAS-FIRED HEATING SYSTEM, WHERE INDICATED ON THE DRAWINGS.
B. UNIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ASME AND ANSI CODES AND SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
C. UNIT SHALL BE RATED IN ACCORDANCE WITH THE LATEST AIR STANDARD 21. WHERE SPECIFIED OPERATING CONDITIONS ARE OTHER THAN AIR STANDARD CONDITIONS, CAPACITIES SHALL BE INTERPOLATED FROM AIR CONDITIONS.
D. ALL FURNACES TO BE EQUIPPED WITH A GENERAL MODEL #800 HUMIDIFIER.
E. ALL FLUES SHALL BE CLASS "B" AND EXTEND 6'-0" ABOVE ROOF.
F. COMBUSTION AIR INTAKES SHALL BE INSTALLED FOR FURNACE AND WATER HEATER IN ACCORDANCE WITH 2000 INTERNATIONAL BUILDING CODES.
G. CLASS "B" VENTS TO HAVE MINIMUM 1" CLEARANCE TO COMBUSTIBLES AND BE FIRESTOPPED AT FLOORS. CLASS "A" FLUES (WHERE REQUIRED) TO HAVE 2" CLEARANCE TO COMBUSTIBLES.
H. ALL FLUES SHALL BE ACCORDING TO SIZES REQUIRED AND ULL APPROVED

- 1.02 MANUFACTURER
A. UNITS SHALL BE CARRIER, TRANE OR APPROVED EQUAL.

DUCTWORK, LOW PRESSURE, GALVANIZED STEEL (2" S.P. OR LESS).

- 1.01 QUALITY ASSURANCE
A. DUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH "HVAC DUCT CONSTRUCTION STANDARDS" PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA)
B. ALL SUPPLY OPENINGS TO BE A MINIMUM OF 15'-0" FROM ANY AND ALL EXHAUST OPENINGS.
C. ALL FLOOR REGISTERS TO BE A MAXIMUM OF 8" FROM A WALL.
D. MINIMUM SUPPLY OR EXHAUST AIR TO BE 30 CFM.
E. DRYER EXHAUST SHALL BE 4" DUCTED TO EXTERIOR WITH SUITABLE CAP AND BACKDRAFT DAMPER. RUN IS LIMITED TO 25'-0" LESS 5'-0" FOR EVERY 90° ELBOW.
F. BATHROOM AND POWDER ROOM EXHAUST FAN SHALL BE SIZED IN ACCORDANCE WITH SCHEDULE D DUCTED TO EXTERIOR WITH SUITABLE CAP AND BACKDRAFT DAMPER.

- 1.02 JOB CONDITIONS
A. INSPECT THE DRAWINGS AND VERIFY EXISTING CONDITIONS IN THE FIELD. REPORT CONFLICTS BEFORE STARTING FABRICATION.

- 2.01 DUCT MATERIAL
A. WEIGHTS AND GAGES SHALL BE IN ACCORDANCE WITH TABLE 1 OF "HVAC DUCT CONSTRUCTION STANDARDS" PUBLISHED BY SMACNA. DUCT MATERIAL SHALL BE GALVANIZED STEEL.

- 2.02 SPLITTER DAMPERS
A. SPLITTERS SHALL BE 18 GAGE GALVANIZED STEEL WITH HORIZONTAL AND VERTICAL DIMENSIONS SUFFICIENT TO CLOSE OFF AIR TO BRANCH. PROVIDE VENTLOK NO. 607 END BEARINGS AND VENTLOK NO. 690 DAMPER ASSEMBLY.

- 2.03 VOLUME DAMPERS
A. VOLUME DAMPERS SHALL BE 18 GAGE STEEL; SINGLE BLADE UP TO 8" X 8", OPPOSED BLADE ON ALL DUCTS OVER 8" X 8". PROVIDE VENTLOK NO. 607 END BEARINGS AND VENTLOK NO. 641 SELF-LOOKING REGULATOR. DAMPER ROOS SHALL BE 1/2" SQUARE BARS WITH BLADES SECURELY RIVETED TO BAR.

- 2.04 TURNING VANES
A. SQUARE AND RECTANGULAR ELBOWS SHALL CONTAIN TITUS NO. AG-225 TURNING VANES.

- 2.05 HANGERS
A. IN ACCORDANCE WITH CHAPTER IV OF SMACNA / ANO.

- 2.06 FLEXIBLE CONNECTIONS
A. FLEXIBLE CONNECTIONS SHALL BE PROVIDED FOR EACH AIR HANDLING DEVICE TO PREVENT TRANSMISSION OF VIBRATIONS. MAKE FLEXIBLE CONNECTION A MINIMUM OF 4 INCHES WIDE OF VENTGLAS AS MADE BY VENTFABRICS, INC.

- B. EXCEPTION: KITCHEN EXHAUST CONNECTIONS ARE RIGID.

- 3.01 INSTALLATION
A. GENERAL: SPLIT, DIVIDE OR TURN DUCTS AS NECESSARY TO AVOID OBSTRUCTIONS AND, IN SUCH CASES, PROVIDE AIR STREAM DEFLECTORS AND INCREASE SIZE OF DUCT TO AN EQUIVALENT AREA.
B. SPLITTERS: RIGIDLY ATTACH SPLITTERS TO PIVOT ROD AND OPERATING LINKAGE. SET DAMPER ASSEMBLY ON RAISED INSULATED BASE ON INSULATED DUCTWORK.
C. VOLUME DAMPERS: SUPPLY AND MAKE-UP AIR DUCTWORK IN CONCEALED SPACES. SET REGULATOR ON RAISED BASE ON INSULATED DUCTWORK. MARK END OF DAMPER ROD TO SHOW DAMPER POSITION.
D. FLEXIBLE CONNECTIONS: SECURE FLEXIBLE CONNECTIONS TO DUCT AND UNIT WITH GALVANIZED STEEL STRAPS HOLDING THE MATERIAL IN FORMED GALVANIZED STEEL CHANNELS.
E. TEST PLUGS: PROVIDE SQUARE HEAD TYPE TEST PLUGS AS REQUIRED FOR INSERTION OF TEST APPARATUS. PROVIDE A RING AND A REMOVABLE INSULATION PLUG WHERE DUCTS ARE INSULATED.
F. PAINTING: PAINT INTERIOR OF DUCTWORK FLAT BLACK WHERE VISIBLE THROUGH GRILLES AND REGISTERS.
G. SEALING: DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH SMACNA "SEAL CLASS B".

- 3.02 CORRECTIONS
A. REMOVE ALL DUCTWORK FOUND TO VIBRATE, CHATTER OR PULSATE AND REPLACE WITH NEW DUCTWORK.

AIR DISTRIBUTION DEVICES

- 1.01 DESCRIPTION
A. AIR DISTRIBUTION DEVICES SHALL BE PROVIDED TO DELIVER THE INDICATED VOLUME OF SUPPLY AIR WITHOUT EXCEEDING THE NC RATING AS FOLLOWS:

- 2.01 GRILLES AND REGISTERS
A. MANUFACTURER SHALL BE TITUS, OR APPROVED EQUIVALENT.

- B. GRILLES, AND REGISTERS SHALL BE OF THE SURFACE, FLUSH, OR LAY-IN MOUNTING CORRESPONDING TO THE CEILING IN WHICH THEY ARE LOCATED.
C. THE FINISH OF THE DIFFUSERS, GRILLE, OR REGISTER FACE PANEL SHALL BE BAKED ENAMEL, OFF WHITE COLOR.
D. WHERE MOUNTING SCREWS ARE REQUIRED IN AIR DISTRIBUTION DEVICES, THEY SHALL BE FINISHED TO MATCH THE ADJACENT SURFACE OF THE DEVICES.
E. SUPPLY AND RETURN GRILLES AND REGISTERS WHICH ARE SURFACE MOUNTED SHALL BE PROVIDED WITH SPONGE RUBBER GASKETED FRAMES TO PREVENT SMIDGING.

- 3.01 INSTALLATION
A. INSTALL WHERE SHOWN ON DRAWINGS.
B. DIFFUSERS, REGISTERS AND FITTINGS SHALL BE SECURELY ATTACHED TO FINISH SURFACES, OR STRUCTURAL MEMBERS BEHIND FINISH SURFACES.

DUCTWORK, LOW PRESSURE, FLEXIBLE

- 1.01 DESCRIPTION
A. PROVIDE WHERE INDICATED ON THE DRAWINGS (IF AVAILABLE) OR SPECIFIED HEREIN, FACTORY FABRICATED AND PRE-INSULATED FLEXIBLE DUCTS.

- 1.02 QUALITY ASSURANCE
A. FLEXIBLE DUCTS, INCLUDING INSULATION AND SEALANTS, SHALL CONFORM TO THE REQUIREMENTS OF NFPA 90A AND UL STANDARD 181 FOR CLASS 1 DUCTS.
B. PERFORMANCE DATA SHALL BE BASED ON TEST PERFORMED IN ACCORDANCE WITH AIR DIFFUSION COUNCIL FLEXIBLE AIR DUCT TEST CODE FD72.

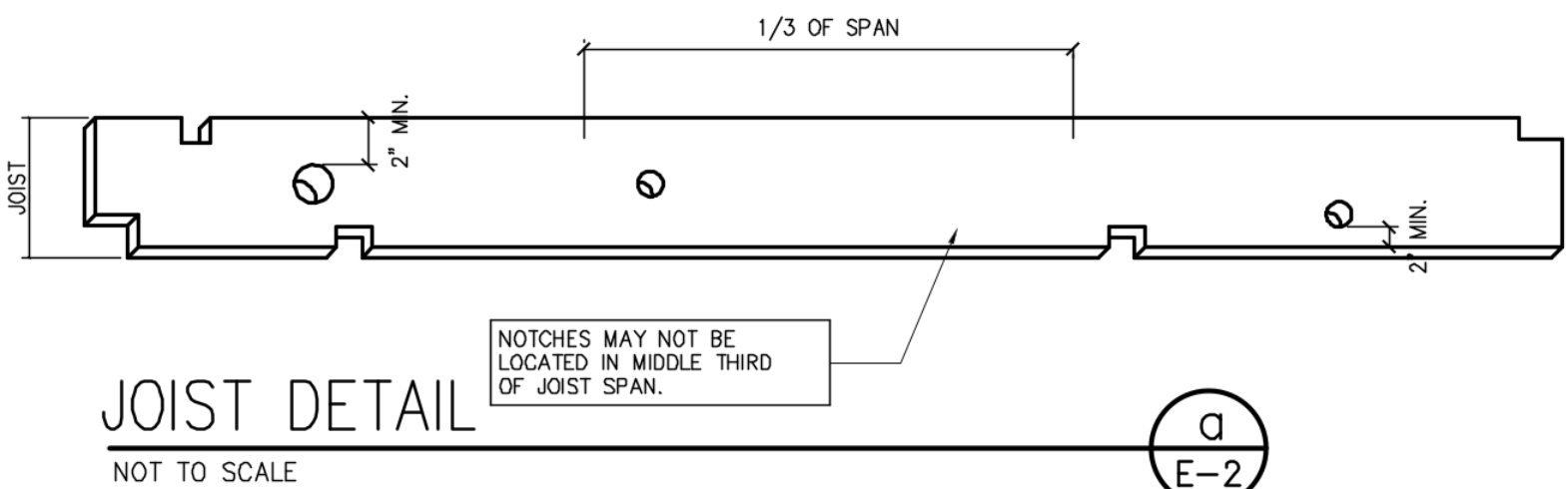
- 2.01 LOW PRESSURE FLEXIBLE DUCTWORK
A. LOW PRESSURE FLEXIBLE DUCTWORK SHALL CONSIST OF CORROSION RESISTANT SPRING STEEL HELIX BONDED TO A GLASS REINFORCED NEOPRENE SLEEVE INSULATED WITH A MINIMUM OF 1 INCH THICK, 1 POUND DENSITY FIBERGLASS INSULATION WHICH IS IN TURN COVERED WITH AN OUTER VAPOR BARRIER OF FIBER REINFORCED FOL-SCRM-KRAFT LAMINATE.
B. INSULATION SHALL HAVE A THERMAL CONDUCTIVITY (K) NO GREATER THAN 0.25 AT 75° F.
C. DUCT FOR LOW VELOCITY SYSTEMS CONNECTORS SHALL HAVE A WORKING PRESSURE OF NOT LESS THAN 1-1/2 INCHES OF WATER GAGE AND A MAXIMUM OPERATING TEMPERATURE OF NOT LESS THAN 250° F.

- 2.02 DUCT CONNECTORS
A. WHERE FLEXIBLE DUCTS CONNECT TO LOW PRESSURE DUCTS TO FORM RUN OUTS TO INDIVIDUAL OUTLETS, PROVIDE FACTORY FABRICATED FITTINGS. COMPLETE WITH MANUAL BALANCING DAMPERS HAVING LOOKING QUADRANTS. WHERE LOW PRESSURE DUCTS ARE INTERNALLY INSULATED THE CONNECTOR SHALL BE FURNISHED WITH AIR EXTENSION TO PROJECT THROUGH AND PROTECT THE INSULATION. FOR CONNECTION TO EQUIPMENT, AUXILIARY SLEEVES SHALL BE PROVIDED TO ALLOW AT LEAST 2 INCHES OF SURFACE FOR CLAMPING OF FLEXIBLE DUCTWORK. SLEEVES SHALL BE SCREWED OR BOLTED TO EQUIPMENT FL FRAME.

- 2.03 CLAMPS
A. PROVIDE GALVANIZED SPRING STEEL CLAMPS OR PANDUIT STRAPS AT CONNECTIONS TO DUCT FITTINGS OR DEVICES.

- 2.04 MANUFACTURER
A. FLEXIBLE DUCTWORK AND COMPONENTS SHALL BE AS MANUFACTURED BY GENERAL ENVIRONMENTAL CORPORATION OR APPROVED EQUAL.

- 3.01 INSTALLATION
A. INSTALL DUCT CONNECTORS TO LOW PRESSURE DUCTS USNO MANUFACTURER' TEMPLATE FOR ALL HOLLER AND SECURE THE CONNECTOR WITH SHEET METAL SCREWS HAVING FIRST APPLIED FOSTERS 30-02 DUCT SEALANT TO THE ADJOINING SURFACES. DO NOT PRESSURIZE THE SYSTEM FOR 48 HOURS.
B. STRETCH NEW DUCT WHEN REMOVING IT FROM CARTONS WHERE IT MAY HAVE BEEN SHIPPED IN A COMPRESSED STATE.
C. USE THE MINIMUM LENGTH OF FLEXIBLE DUCT REQUIRED TO MAKE THE SPECIFIC CONNECTION UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. THE MAXIMUM DEVELOPED LENGTH OF FLEX DUCT IS 5'-0".
D. AVOID SHARP BENDS. USE A MINIMUM INSIDE BEND RADIUS EQUAL TO (1) TIMES THE INSIDE DIAMETER OF THE DUCT.
E. SUPPORT HORIZONTAL DUCT RUNS AS DETAILED IN THE CONSTRUCTION DOCUMENTS.
F. ALLOW THE FLEXIBLE DUCT TO EXTEND STRAIGHT AWAY FROM CONNECTORS FOR A FEW INCHES PRIOR TO INITIATING ANY BEND.
G. MAKE CONNECTIONS OF FLEXIBLE DUCT TO RIGID DUCT OR TERMINALS AS FOLLOWS:
1. APPLY FOSTERS 30-02 SEALANT TO THE INSIDE OF THE FLEXIBLE DUCT TO DEPTH OF 3 INCHES.
2. SLIDE THE FLEXIBLE DUCT OVER THE CONNECTOR AND WRAP WITH MINIMUM OF TWO REVOLUTIONS OF REINFORCED FOL DUCT TAPE STARTING ABOUT 2 INCHES BACK FROM END



SECTION 502.8.1

NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

SECTION 602.6

ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9mm) TH THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

- EXCEPTIONS:
1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60% OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.
 2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

SECTION 802.7

CUTTING AND NOTCHING: STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION.

SECTION 802.7.1

SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT IN TO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 mm) TO THE NOTCH.

EXCEPTIONS:

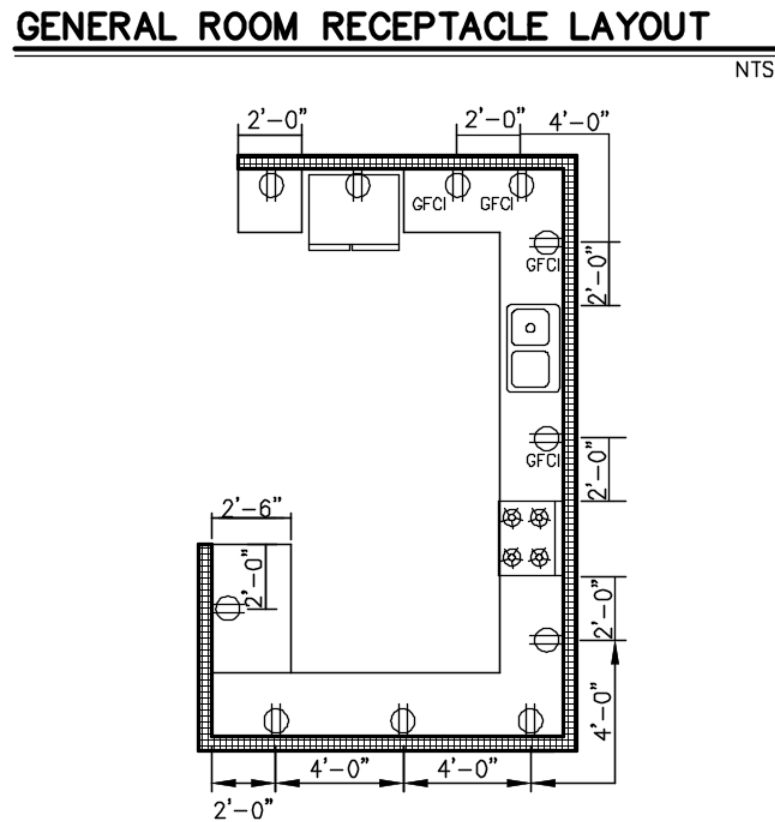
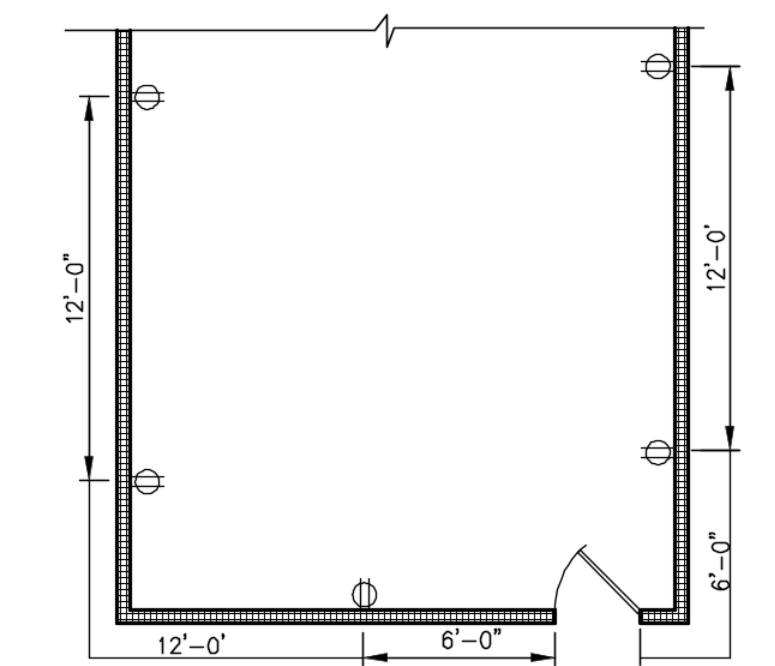
NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 4 INCH NOMINAL (102 mm) AND THE LENGTH OF THE CANTILEVERS DO NOT EXCEED 24 INCHES (610 mm).

SECTION 802.7.2

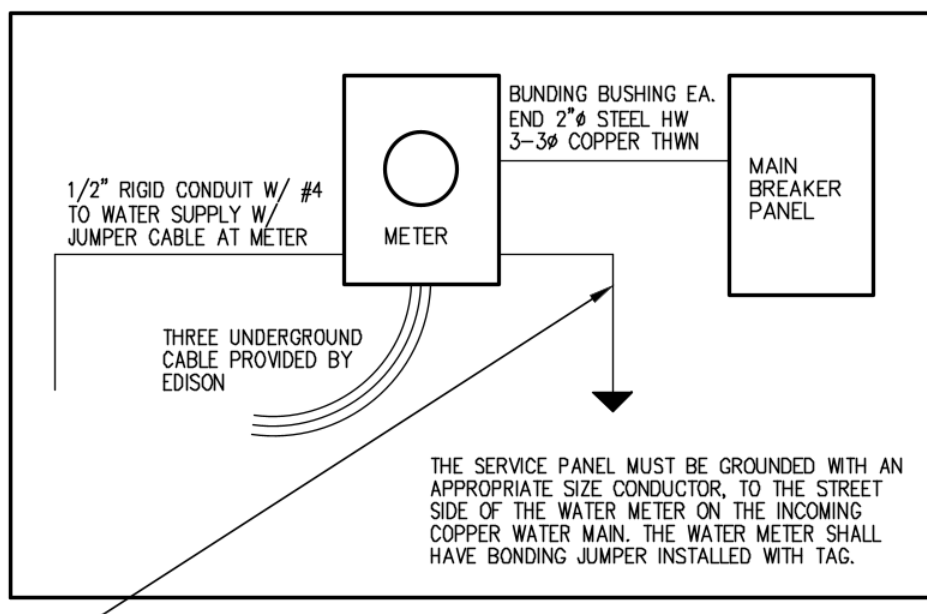
ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECT OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.

SECTION 802.10.4

ALTERATIONS TO TRUSSES: TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (e.g., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.



ELECTRICAL SERVICE MUST ENTER BUILDING ON REAR ELEVATION. TRENCHING OF ELECTRICAL SERVICES UNDERGROUND SHALL BE ALONG THE LOT LINES.



AN ELECTRODE ENCASED BY AT LEAST 50 MM (2") OF CONCRETE, LOCATED WITHIN & NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20') OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OR NOT LESS THAN 13 MM (1/2") IN DIAMETER OR CONSISTING OF AT LEAST 6.0 M (20') OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4" AWG. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USUAL STEEL TIE WIRES OR OTHER EFFECTIVE MEANS. STEEL REINFORCEMENT (MINIMUM #4 REBAR 20' IN LENGTH) IN FOOTING REQUIRES THE ATTACHMENT OF A UPPER TO THE ELECTRICAL SERVICE DISCONNECT WITH A MINIMUM #4 COPPER WIRE.

ELECTRICAL NOTES

1. ALL 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS, SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONAL. NEC 210-8(A)(3).
2. OUTLET BOXES ON OPPOSITESIDES OF RATED WALLS/WALLS SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". UPC SECTION 709.7.
3. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.
4. PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH NEC 250-81 OR 250-83.
5. FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. NEC 410-8.
6. PROVIDE GFI PROTECTION PER NEC 210-8(a).
7. SPACING OF ELECTRICAL OUTLETS:

A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLETIN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MOREIN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(c).

B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. N.E.C. 210-52(c).
8. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTUATION OF ONE DETECTOR ACTUATES ALL DETECTORS.
9. A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY LAMPS WITH MINIMUM 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS 15 - 40 WATTS AND 40 LUMES PER WATT FOR LAMPS 15 WATTS OR LESS.

NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLET. INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARCAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT

NOTE:
ALL RESIDENTIAL UNITS TO BE EQUIPPED W/ CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.

NOTE:
PROGRAMMABLE THERMOSTAT - WHERE THE PRIMARY HEATING IS FORCED-AIR-FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.

NOTE:
COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.

NOTE:
ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

NOTE:
SEE FOUNDATION PLAN FOR BASEMENT ELECTRICAL LAYOUT AND FURTHER INFORMATION

- NOTE:
1. 105 CFM IS REQUIRED PER TABLE R403.6.6(1) OF THE IECC ILLINOIS AMENDED CODE
 2. THE 105 CFM WILL BE SATISFIED WITH 3 CONTINUOUS RUN BATH FANS @ 35 CFM EACH.

NOTE:
TAMPER RESISTANT OUTLETS ARE REQUIRED AS PER 20111 NEC

NOTE:
LISTED TYPE AFCI (ARC FAULT PROTECTION) FOR ALL CIRCUITS IN ALL LIVING AREAS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS.

NOTE:
AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 (IRC R309.4)

ELECTRICAL DEVICES A.F.F.

SWITCHES AND WALL OUTLETS OVER COUNTERS	48" TO C.L.
REMAINING SWITCHES	48" TO C.L.
WALL OUTLETS	12" TO C.L.
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO C.L.
WATER SOFTENER AND SUMP OUTLETS	48" TO C.L.
TELEPHONE OUTLETS	12" TO C.L.
TELEVISION OUTLETS	12" TO C.L.
EXTERIOR GFI'S	12" TO C.L.
GARAGE GFI'S	48" TO C.L.
BASEMENT WALL OUTLETS	48" TO C.L.
FRONT DOOR COACH LIGHT	5'-6" A.F.F.
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	7'-0" ABOVE GRADE
DINING AND BREAKFAST FIXTURE HEIGHT	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO C.L.
DOOR BELL CHIMES	84" TO C.L.
DOOR BELL BUTTON	LEVEL W/DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO C.L.
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	76" TO C.L.
KITCHEN DISHWASHER "WHIP"	UNDER SINK
KITCHEN RANGE	24" TO C.L.
KITCHEN REFRIGERATOR	48" TO C.L.
WATER/DRYER OUTLET	36" TO C.L.

C.L.= CENTER LINE
1= FIELD VERIFY
2=MASTER BATH STANDARD 30" HIGH
VANITY TO BE RAISED 4"

NOTE:
INCANDESCENT LUMINAIRES WITH OPEN (EXPOSED) LAMPS PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES OR PENDANT LAMPHOLDERS ARE NOT PERMITTED IN CLOTHES CLOSETS. USE OF A LAMPHOLDER IN A CLOTHES CLOSET WITH ANY OPEN LAMP IS A VIOLATION OF THE CODE.

- INSTALLING A COMPACT FLUORESCENT LAMP IN IN A LAMPHOLDER DOES NOT TURN THE LAMPHOLDER INTO A FLUORESCENT FIXTURE.
- A LUMINAIRES INSTALLED IN A CLOTHES CLOSET IS PERMITTED TO ONLY IF THE SURFACE-MOUNTED OR RECESSED INCANDESCENT TYPE WITH ALL LAMPS COMPLETELY ENCLOSED, OR A SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRES.
- SURFACE-MOUNTED INCANDESCENT LUMINAIRES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCE OF 12 INCHES BETWEEN THE LUMINAIRES AND THE NEAREST POINT OF STORAGE SPACE.
- SURFACE-MOUNTED FLUORESCENT LUMINAIRES (FIXTURES) INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MIN. CLEARANCE OF 6 INCHES BETWEEN THE LUMINAIRES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.
- RECESSED FLUORESCENT LUMINAIRES (FIXTURES) INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THERE IS A MIN. 6 INCHES BETWEEN THE LUMINAIRES (FIXTURE) AND THE NEAREST POINT OF A STORAGE SPACE.

NOTE:
PROVIDE G.F.C.I. PROTECTED RECEPTACLE FOR WHIRLPOOL (HARDWIRED)

NOTE:
ALL ELECTRICAL RACEWAYS SHALL BE CONDUIT ONLY; A MAXIMUM 6 FEET LENGTH OF APPROVED 1/2" FLEXIBLE METAL CONDUIT IS PERMITTED ONLY FOR UTILIZATION EQUIPMENT, AS PART OF A LISTED ASSEMBLY OR LIGHT FIXTURES.

RESIDENTIAL - ELECTRIC

1. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. UNUSED OPENINGS SHALL BE CLOSED TO AFFORD PROTECTION SUBSTANTIALLY EQUIVALENT TO THE WALL OF THE EQUIPMENT. INTERNAL PARTS OF ELECTRICAL EQUIPMENT SHALL NOT BE DAMAGED OR CONTAMINATED BY FOREIGN MATERIALS, AND THERE SHALL BE NO DAMAGED PARTS THAT MAY ADVERSELY AFFECT SAFE OPERATION OR MECHANICAL STRENGTH OF THE EQUIPMENT (NEC 110.12).
2. ALL ELECTRICAL CONTRACTORS ENGAGED IN PERFORMANCE OF ELECTRICAL WORK SHALL BE LICENSED PER ILLINOIS MUNICIPAL CODE 11-33-1. THE CONTRACTOR SHALL FILE WITH THE WILL COUNTY BUILDING DEPARTMENT A COPY OF THE VALID LICENSE AND SAID LICENSE SHALL REFLECT THE SCOPE OF THE WORK (WILL COUNTY ORDINANCE 150.112).
3. PERMITS ARE REQUIRED FOR ALL ELECTRICAL WORK, AND THEY SHALL BE ISSUED ONLY WHEN A DULY LICENSED AND BONDED ELECTRICAL CONTRACTOR IS LISTED ON THE PERMIT APPLICATION (WILL COUNTY ORDINANCE 150.112).
4. CONDUCTORS SHALL BE IDENTIFIED BY THE FOLLOWING MEANS AND PROVISIONS (IRC E3307.1):
 - A. INSULATED GROUNDED CONDUCTORS OF 4 AWG OR SMALLER:
 - i. CONTINUOUS WHITE OR GRAY OUTER FINISH.
 - ii. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
 - B. INSULATED GROUNDED CONDUCTORS OF 4 AWG OR LARGER:
 - i. CONTINUOUS WHITE OR GRAY OUTER FINISH.
 - ii. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
 - iii. AT THE TIME OF INSULATION, A DISTINCTIVE WHITE OR GRAY MARKING AT THE TERMINATIONS, FOR WHICH SHALL ENGORE THE CONDUCTOR OR INSULATION.
5. AN ACCESSIBLE MEANS EXTERNAL TO THE SERVICE EQUIPMENT ENCLOSURE FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS IS REQUIRED BY THE CODE. BONDING OF LIMITED ENERGY SYSTEMS SUCH AS COMMUNICATION, RADIO AND TV, AND CATV CIRCUITS TOGETHER MUST BE PROVIDED BY AT LEAST ONE OF THE FOLLOWING MEANS (NEC 250.94 EXCEPTION):
 - A. EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAYS.
 - B. EXPOSED GROUNDING ELECTRODE CONDUCTOR.
 - C. APPROVED MEANS FOR EXTERNAL CONNECTION, SUCH AS 6 AWG COPPER CONDUCTOR NOT SHORTER THAN 6" AND BONDED TO THE METALLIC SERVICE RACEWAY OR SERVICE EQUIPMENT ENCLOSURE WITH A LISTED AND IDENTIFIED FITTING. THE OTHER END OF THIS CONDUCTOR MUST BE ACCESSIBLE AND BE LOCATED ON THE EXTERIOR OUTSIDE WALL, SO THAT EXTERNAL CONNECTION OF THE INTERSYSTEM BONDING, OR GROUNDING CONDUCTOR, REQUIRED FOR COMMUNICATIONS, RADIO, TELEVISION, AND CATV CIRCUITS, CAN BE MADE.

6. RACEWAYS, CABLE TRAYS, CABLEBUS, AUXILIARY GUTTERS, CABLE ARMOR, BOXES, CABINETS, ELBOWS, COUPLINGS, NIPPLES, FITTINGS, SUPPORTS, AND SUPPORT HARDWARE SHALL BE OF MATERIALS SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (NEC 300.6).
7. WHEN A SERVICE RACEWAY ENTERS THE BUILDING IT MUST BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS FROM MOISTURE THAT MAY CONTACT LIVE PARTS. THE SEALANTS SHALL BE IDENTIFIED FOR USE WITH THE CABLE INSULATION, SHIELD, OR OTHER COMPONENTS (NEC 230.8).
8. ALL ELECTRICAL WIRING ON THE LOAD SIDE OF THE METER SHALL BE COPPER. ADDITIONAL CONSIDERATION MAY BE GIVEN TO ALUMINUM SERVICE CONDUCTORS ON A CASE-BY-CASE BASIS (WILL COUNTY ORDINANCE 150.113(C)).
9. ELECTRICAL METAL TUBING (THIN WALL) SHALL BE REQUIRED THROUGHOUT ALL STRUCTURES, HOWEVER, IT SHALL NOT BE INSTALLED UNDERGROUND OR IN CONCRETE (WILL COUNTY ORDINANCE 150.113(D)).
10. ALL CUT ENDS OF EMT SHALL BE REAMED OR OTHERWISE FINISHED TO REMOVE ROUGH EDGES, BUT NOT THREADED. EMT SHALL BE INSTALLED IN ACCORDANCE WITH THE TRENCHING AND SHALL BE SECURELY FASTENED IN PLACE AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS (NEC 358.28 AND 358.30):
 - A. EMT SHALL BE SECURELY FASTENED IN PLACE EVERY 10' AND EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED 3' OF EACH OUTLET BOX, DEVICE BOX, CABINET, CONDUIT BODY, AND OTHER TUBING TERMINATION. EXCEPTIONS INCLUDE CONCEALED WORK IN FINISHED BUILDINGS OR PREFINISHED WALL PANELS, WHERE UNBROKEN LENGTHS CAN BE FISHED, AND, ALSO IF STRUCTURAL MEMBERS DO NOT READILY PERMIT FASTENING WITHIN 3'. THE UNBROKEN LENGTH DISTANCE BETWEEN FASTENINGS CAN BE INCREASED FROM 3' TO 5'.
 - B. HORIZONTAL RUNS OF EMT SUPPORTED BY OPENINGS THROUGH FRAMING MEMBERS AT INTERVALS NOT GREATER THAN 10' AND SECURELY FASTENED WITHIN 3' OF TERMINATION POINTS SHALL BE PERMITTED.
11. THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC CHAPTER 9, TABLE 1.
12. BOXES AND CONDUIT BODIES SHALL BE OF SUFFICIENT SIZE TO PROVIDE FREE SPACE FOR ALL ENCLOSED CONDUCTORS. THE MINIMUM VOLUME FOR CONDUIT BODIES SHALL BE CALCULATED IN NEC 214.16(C). THE BOX VOLUME CALCULATED FROM NEC 314.16(A) SHALL NOT BE LESS THAN THE BOX FILL CALCULATIONS FROM NEC 314.16(B) (NEC 314.16).
13. EMT SHALL NOT BE USED UNDER THE FOLLOWING CONDITIONS: WHERE VULNERABLE TO PHYSICAL DAMAGE DURING AND AFTER INSTALLATION, WHERE ENAMEL IS THE ONLY PROTECTION FROM CORROSION, IN CINDER CONCRETE OR FILL SUBJECT TO MOISTURE UNLESS PROTECTED BY NON-CINDER CONCRETE AT LEAST 2" THICK OR TUBING IS MINIMALLY 18" UNDER THE CINDER FILL. IN ANY HAZARDOUS LOCATION, SUPPORTING LUMINAIRES, OR DISSIMILAR METAL CONTACT THAT DOES NOT INVOLVE ALUMINUM ENCLOSURES AND FITTINGS WITH STEEL EMT AWAY FROM SEVERE CORROSIVE INFLUENCES (NEC 358.12).
14. EVERY PANEL BOX MUST HAVE EACH CIRCUIT LABELED. ALL ELECTRICAL PANELS MUST BE LOCATED A MINIMUM OF 3' FROM SUMP PUMP OR EJECTOR PIT, LAUNDRY/MOP SINK, AND/OR LAUNDRY TUB. THE ELECTRICAL PANEL MUST HAVE A CLEARANCE AREA (WORKING SPACE) OF 30" WIDTH (WHICH DOES NOT HAVE TO BE CENTERED ON THE PANEL ITSELF), 3' DEPTH MEASURED OUT FROM THE PANEL, AND 6'-6" HEIGHT. THE HEIGHT REQUIREMENT CAN BE OMITTED IF THE PANEL IS IN AN EXISTING DWELLING AND THE ELECTRICAL SERVICE IS MAXIMUM 200 AMPS (WILL COUNTY ORDINANCE 150.113(X)) AND NEC 110.26).
15. UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND ARE BURIED AT LEAST 18" BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12" ABOVE THE UNDERGROUND INSTALLATION (NEC 300.6(D)(3)).

16. FOR BOTH UNDERGROUND SERVICE ENTRANCE (USE) AND SERVICE ENTRANCE (SE) CABLES, THE ALLOWABLE BENDING RADIUS OF THE CABLE (MEASURED FROM THE INNER EDGE), SHALL BE AT LEAST FIVE TIMES THE DIAMETER OF THE CABLE ITSELF, PROVIDED THAT THE CABLE WILL NOT BE DAMAGED BEFORE, DURING, AND AFTER INSTALLATION (NEC 338.24).
17. CONTINUITY OF THE GROUNDING PATH OR THE BONDING CONNECTION TO INTERIOR PIPING SHALL NOT RELY ON WATER METER, WATER SOFTENERS, WATER HEATERS, WATER FILTERING DEVICES OR OTHER SIMILAR EQUIPMENT (NEC 250.53(D)(1) AND WILL COUNTY ORDINANCE 150.113(W)).
18. RECEPTACLE OUTLETS SHALL BE CALCULATED AT NOT LESS THAN 180 VOLT-AMPS FOR EACH SINGLE OR FOR EACH MULTIPLE RECEPTACLE ON ONE YOKE. A SINGLE PIECE OF EQUIPMENT CONSISTING OF A MULTIPLE RECEPTACLE COMPRISED OF FOUR OR MORE RECEPTACLES SHALL BE CALCULATED AT NOT LESS THAN 90 VOLT-AMPS PER RECEPTACLE. EXCEPTIONS INCLUDE THE FOLLOWING (NEC 220.14(C)):
 - A. GENERAL-USE RECEPTACLE OUTLETS OF 20-AMP RATINGS OR LESS.
 - B. RECEPTACLE OUTLETS SERVING THE OUTDOOR AREAS OF A DWELLING UNIT, AS WELL AS GARAGES, ACCESSORY BUILDINGS, AND BASEMENTS.
 - C. LIGHTING OUTLETS SERVING THE PORTIONS OF DWELLING UNITS AS SPECIFIED IN NEC 210.70.

19. THE SUMP PUMP AND EJECTOR PUMP MUST BE EACH PROVIDED WITH A SINGLE DEDICATED RECEPTACLE OUTLET WITHOUT GFI PROTECTION AND A RECEPTACLE OUTLET IN THE SAME MONITY WITH GFCI PROTECTION (WILL COUNTY ORDINANCE 150.113(Y)).
 - A. T OF A LUMINAIRE OR APPLIANCE.
20. GFI PROTECTION SHALL BE PROVIDED IN THE FOLLOWING AREAS: BATHROOMS, OUTDOORS, GARAGES, CRAWL SPACES (AT OR BELOW GRADE LEVEL), UNFINISHED BASEMENTS, KITCHENS (TO SERVE THE COUNTERTOP SERVICES), WITHIN 6 FEET OF THE OUTER EDGE OF SINKS AND BATHTUBS AND SHOWER STALLS, AND LAUNDRY AREAS (WHERE THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK) (NEC 210.8). MASTER BATHROOM HAS NON GFI OUTLET.

21. FOR THE LAUNDRY AREA, PROVIDE AT LEAST ONE 20-AMP BRANCH CIRCUIT (IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION) TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. IF THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK, THEN IT MUST HAVE GFI PROTECTION (NEC 210.8(A)(7) AND 210.11(C)(2)).

22. FOR THE KITCHEN AREA, PROVIDE AT LEAST TWO 20-AMP BRANCH CIRCUITS TO SUPPLY RECEPTACLE OUTLETS TO SERVE APPLIANCES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA IN A DWELLING. NO BRANCH CIRCUIT CAN SERVE MORE THAN ONE KITCHEN (NEC 210.52(B)(1)).
23. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL, AND ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKETS OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERING (IECC R402.4.4).

24. FOR INTERIOR STAIRWAYS, AN ARTIFICIAL LIGHT SOURCE SHALL BE PROVIDED TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING THE TREADS AND LANDINGS AT A MINIMAL 1 FOOT-CANDLE. A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE SHALL BE PROVIDED WHERE THE STAIRWAY HAS SIX OR MORE RISERS, UNLESS REMOTE CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED (IRC R303.7).

25. ALL GARAGES ATTACHED OR DETACHED (WITH ELECTRIC POWER) ARE REQUIRED TO BE ON A SEPARATE 20-AMP CIRCUIT, ONE FOR EACH CAR SPACE. GARAGE OUTLETS MUST HAVE GFI PROTECTION AND BE RAISED MINIMALLY 18" ABOVE THE FLOOR. FOR THE VEHICLE IS CONSIDERED AN APPLIANCE WITH AN IGNITION SOURCE. SINCE THE DWELLING-GARAGE SEPARATION HAS A REQUIRED FIRE RATING, THE OUTLETS HAVE TO HAVE A HORIZONTAL SEPARATION OF AT LEAST 24" FROM ANY OPENING ON THE OTHER SIDE OF THE SEPARATION FIREWALL (WILL COUNTY ORDINANCE 150.113(F), IRC R302.4.2 EXCEPTION 1.1, AND IRC M1307.3).

26. FOR SERVING CEILING-SUPPORTED (PADDLE) FANS, AN OUTLET BOX SHALL SOLELY SERVE AND SUPPORT THIS FAN, PROVIDED THAT THE FAN ITSELF WEIGHS LESS THAN 70 POUNDS, OR THE REQUIRED MAXIMUM SUPPORT WEIGHT SHALL HAVE A REQUIRED MARKING ON THE OUTLET BOX OR BOX SYSTEM OF THE INFORMATION (NEC 314.28(C)).
27. SPACING OF ELECTRICAL OUTLETS:
 - A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS (NEC 210.52(A)).
 - B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES (NEC 210.52(C)).

28. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTUATION OF THE DETECTOR ACTUATES ALL DETECTORS.

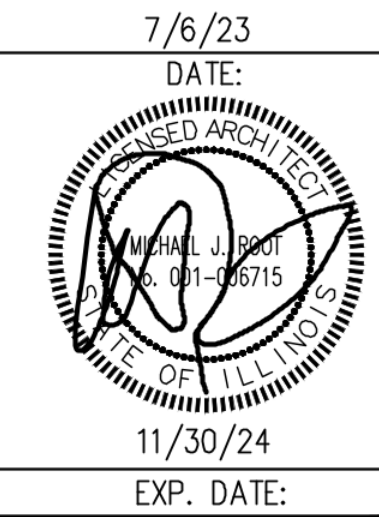
29. A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY LAMPS WITH MINIMUM 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS 15-40 WATTS AND 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.

30. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.

31. PROGRAMMABLE THERMOSTAT: WHERE THE PRIMARY HEATING IS FORCED AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.

32. COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.
33. ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

A NEW CUSTOM HOME FOR THE
PLANTZ RESIDENCE
213 W. NEBRASKA ST.
FRANKFORT, ILLINOIS



DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-25

REVISIONS		
REV #	DATE:	REV. PER:
△ 5-15-23		FIELD CHANGE
△ 6-28-23		FIELD CHANGE
△ 7-6-23		PER BLDG. DEPT.

DATE:
03-02-23
DRAWN BY: PAP
PREVIOUS NO. --
PROJECT NO.
21141

SHEET NUMBER
E-1

RESIDENTIAL - ELECTRIC

1. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. UNUSED OPENINGS SHALL BE CLOSED TO AFFORD PROTECTION SUBSTANTIALLY EQUIVALENT TO THE WALL OF THE EQUIPMENT. INTERNAL PARTS OF ELECTRICAL EQUIPMENT SHALL NOT BE DAMAGED OR CONTAMINATED BY FOREIGN MATERIALS, AND THERE SHALL BE NO DAMAGED PARTS THAT MAY ADVERSELY AFFECT SAFE OPERATION OR MECHANICAL STRENGTH OF THE EQUIPMENT (NEC 110.12).
2. ALL ELECTRICAL CONTRACTORS ENGAGED IN PERFORMANCE OF ELECTRICAL WORK SHALL BE LICENSED PER ILLINOIS MUNICIPAL CODE 11-33-1. THE CONTRACTOR SHALL FILE WITH THE ILL. COUNTY BUILDING DEPARTMENT A COPY OF THE VALID LICENSE AND SAID LICENSE SHALL REFLECT THE SCOPE OF THE WORK (MILL COUNTY ORDINANCE 150.112).
3. PERMITS ARE REQUIRED FOR ALL ELECTRICAL WORK, AND THEY SHALL BE ISSUED ONLY WHEN A VALID LICENSE AND BONDED ELECTRICAL CONTRACTOR IS LISTED ON THE PERMIT APPLICATION (MILL COUNTY ORDINANCE 150.112).
4. CONDUCTORS SHALL BE IDENTIFIED BY THE FOLLOWING MEANS AND PROVISIONS (IRC E3307.1):
- A. INSULATED GROUNDING CONDUCTORS OF 4 AWG OR SMALLER:
- I. CONTINUOUS WHITE OR GRAY OUTER FINISH.
- II. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
- B. INSULATED GROUNDING CONDUCTORS OF 4 AWG OR LARGER:
- I. CONTINUOUS WHITE OR GRAY OUTER FINISH.
- II. THREE CONTINUOUS WHITE OR GRAY STRIPES ALONG CONDUCTOR'S ENTIRE LENGTH ON OTHER THAN GREEN INSULATION.
- III. AT THE TIME OF INSULATION, A DISTINCTIVE WHITE OR GRAY MARKING AT THE TERMINATIONS, FOR WHICH SHALL ENCLOSE THE CONDUCTOR OR INSULATION.
5. AN ACCESSIBLE MEANS EXTERNAL TO THE SERVICE EQUIPMENT ENCLOSURE FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS IS REQUIRED BY THE CODE. BONDING OF LIMITED ENERGY SYSTEMS SUCH AS COMMUNICATION, RADIO AND TV, AND CATV CIRCUITS TOGETHER MUST BE PROVIDED BY AT LEAST ONE OF THE FOLLOWING MEANS (NEC 250.94 EXCEPTION):
- A. EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAYS.
- B. EXPOSED GROUNDING ELECTRODE CONDUCTOR.
- C. APPROVED MEANS FOR EXTERNAL CONNECTION SUCH AS 6 AWG COPPER CONDUCTOR NOT SHORTER THAN 6" AND BONDED TO THE METALLIC SERVICE RACEWAY OR SERVICE EQUIPMENT ENCLOSURE WITH A LISTED AND IDENTIFIED FITTING. THE OTHER END OF THIS CONDUCTOR MUST BE ACCESSIBLE AND BE LOCATED ON THE EXTERIOR OUTSIDE WALL, SO THAT EXTERNAL CONNECTION OF THE INTERSYSTEM BONDING, OR GROUNDING CONDUCTOR, REQUIRED FOR COMMUNICATIONS, RADIO, TELEVISION, AND CATV CIRCUITS, CAN BE MADE.

6. RACEWAYS, CABLE TRAYS, CABLEBUS, AUXILIARY GUTTERS, CABLE ARMOR, BOXES, CABLE SHEATHING, CABINETS, ELBOWS, COUPLINGS, NIPPLES, FITTINGS, SUPPORTS, AND SUPPORT HARDWARE SHALL BE OF MATERIALS SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (NEC 300.6).
7. WHEN A SERVICE RACEWAY ENTERS THE BUILDING IT MUST BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS FROM MOISTURE THAT MAY CONTACT LIVE PARTS. THE SEALANTS SHALL BE IDENTIFIED FOR USE WITH THE CABLE INSULATION, SHIELD, OR OTHER COMPONENTS (NEC 230.8).
8. ALL ELECTRICAL WIRING ON THE LOAD SIDE OF THE METER SHALL BE COPPER. ADDITIONAL CONSIDERATION MAY BE GIVEN TO ALUMINUM SERVICE CONDUCTORS ON A CASE-BY-CASE BASIS (MILL COUNTY ORDINANCE 150.113(C)).
9. ELECTRICAL METAL TUBING (THIN WALL) SHALL BE REQUIRED THROUGHOUT ALL STRUCTURES, HOWEVER, IT SHALL NOT BE INSTALLED UNDERGROUND OR IN CONCRETE (MILL COUNTY ORDINANCE 150.113(D)).
10. ALL CUT ENDS OF EMT SHALL BE REAMED OR OTHERWISE FINISHED TO REMOVE ROUGH EDGES, BUT NOT THREADED. EMT SHALL BE INSTALLED AS A COMPLETE SYSTEM IN ACCORDANCE WITH NEC 300.18 AND SHALL BE SECURELY FASTENED IN PLACE AND SUPPORTED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS (NEC 358.28 AND 358.30):
- A. EMT SHALL BE SECURELY FASTENED IN PLACE EVERY 10' AND EACH EMT RUN BETWEEN TERMINATION POINTS SHALL BE SECURELY FASTENED 3' OF EACH OUTLET BOX, DEVICE BOX, CABINET, CONDUIT BODY, AND OTHER TUBING TERMINATION. EXCEPTIONS INCLUDE CONCEALED WORK IN FINISHED BUILDINGS OR PREPARED WALL PANELS, WHERE UNBROKEN LENGTHS CAN BE FISHED, AND, ALSO IF STRUCTURAL MEMBERS DO NOT READILY PERMIT FASTENING WITHIN 3', THE UNBROKEN LENGTH DISTANCE BETWEEN FASTENINGS CAN BE INCREASED FROM 3' TO 5'.
- B. HORIZONTAL RUNS OF EMT SUPPORTED BY OPENINGS THROUGH FRAMING MEMBERS AT INTERVALS NOT GREATER THAN 10' AND SECURELY FASTENED WITHIN 3' OF TERMINATION POINTS SHALL BE PERMITTED.
11. THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC CHAPTER 9, TABLE 1.
12. BOXES AND CONDUIT BODIES SHALL BE OF SUFFICIENT SIZE TO PROVIDE FREE SPACE FOR ALL INCLUDED CONDUCTORS. THE MINIMUM VOLUME FOR CONDUIT BODIES SHALL BE CALCULATED IN NEC 214.16(C). THE BOX VOLUME CALCULATED FROM NEC 214.16(A) SHALL NOT BE LESS THAN THE BOX FILL CALCULATIONS FROM NEC 214.16(B) (NEC 214.16).

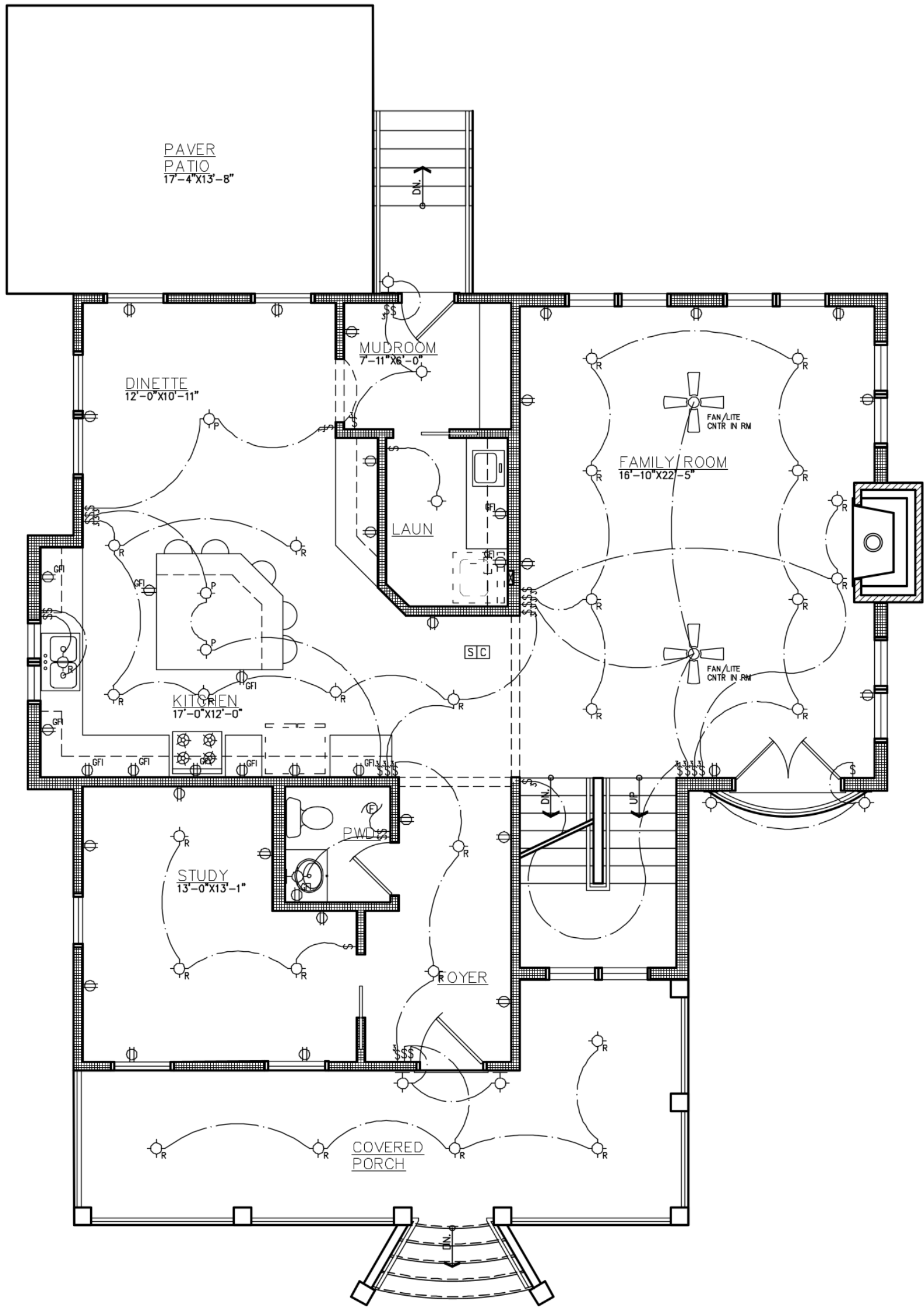
13. EMT SHALL NOT BE USED UNDER THE FOLLOWING CONDITIONS: WHERE VULNERABLE TO PHYSICAL DAMAGE DURING AND AFTER INSTALLATION, WHERE ENAMEL IS THE ONLY PROTECTION FROM CORROSION, IN ORDER CONCRETE OR FILL SUBJECT TO MOISTURE UNLESS PROTECTED BY NON-CINDER CONCRETE AT LEAST 2" THICK OR LEADS IS MINIMALLY 18" UNDER THE ORDER FILL, IN ANY HAZARDOUS LOCATION, SUPPORTING LUMINAIRES, OR DISSIMILAR METAL CONTACT THAT DOES NOT INVOLVE ALUMINUM ENCLOSURES AND FITTINGS WITH STEEL EMT AWAY FROM SEVERE CORROSIVE INFLUENCES (NEC 358.12).
14. EVERY PANEL BOX MUST HAVE EACH CIRCUIT LABELED. ALL ELECTRICAL PANELS MUST BE LOCATED A MINIMUM OF 3' FROM SUMP PUMP OR EJECTOR PUMP, LAUNDRY/POW SINK, AND/OR LAUNDRY TUB. THE ELECTRICAL PANEL MUST HAVE A CLEARANCE AREA (WORKING SPACE) OF 30" WIDTH (WHICH DOES NOT HAVE TO BE CENTERED ON THE PANEL ITSELF), 3' DEPTH MEASURED OUT FROM THE PANEL, AND 6'-8" HEIGHT. THE HEIGHT REQUIREMENT CAN BE OMITTED IF THE PANEL IS IN AN EXISTING DWELLING AND THE ELECTRICAL SERVICE IS MAXIMUM 200 AMPS (MILL COUNTY ORDINANCE 150.113(V)) AND NEC 110.26).
15. UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND ARE BURIED AT LEAST 18" BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12" ABOVE THE UNDERGROUND INSTALLATION (NEC 300.6(B)(3)).
16. FOR BOTH UNDERGROUND SERVICE ENTRANCE (USE) AND SERVICE ENTRANCE (SE) CABLES, THE ALLOWABLE BENDING RADIUS OF THE CABLE (MEASURED FROM THE INNER EDGE) SHALL BE AT LEAST FIVE TIMES THE DIAMETER OF THE CABLE ITSELF, PROVIDED THAT THE CABLE WILL NOT BE DAMAGED BEFORE, DURING, AND AFTER INSTALLATION (NEC 338.24).
17. CONTINUITY OF THE GROUNDING PATH OR THE BONDING CONNECTION TO INTERIOR PIPING SHALL NOT RELY ON WATER METER, WATER SOFTENERS, WATER HEATERS, WATER FILTERING DEVICES OR OTHER SIMILAR EQUIPMENT (NEC 250.53(D)(1)) AND MILL COUNTY ORDINANCE 150.113(W)).
18. RECEPTACLE OUTLETS SHALL BE CALCULATED AT NOT LESS THAN 180 VOLT-AMPS FOR EACH SINGLE OR FOR EACH MULTIPLE RECEPTACLE ON ONE YOE. A SINGLE PIECE OF EQUIPMENT CONSISTING OF A MULTIPLE RECEPTACLE COMPOSED OF FOUR OR MORE RECEPTACLES SHALL BE CALCULATED AT NOT LESS THAN 90 VOLT-AMPS PER RECEPTACLE. EXCEPTIONS INCLUDE THE FOLLOWING (NEC 220.14):
- A. GENERAL-USE RECEPTACLE OUTLETS OF 20-AMP RATINGS OR LESS.
- B. RECEPTACLE OUTLETS SERVING THE OUTDOOR AREAS OF A DWELLING UNIT, AS WELL AS GARAGES, ACCESSORY BUILDINGS, AND BASEMENTS.
- C. LIGHTING OUTLETS SERVING THE PORTIONS OF DWELLING UNITS AS SPECIFIED IN NEC 210.70.

19. THE SUMP PUMP AND EJECTOR PUMP MUST BE EACH PROVIDED WITH A SINGLE-DETERGENT RECEPTACLE OUTLET WITHOUT GFCI PROTECTION AND A RECEPTACLE OUTLET IN THE SAME VICINITY WITH GFCI PROTECTION (MILL COUNTY ORDINANCE 150.113(Y)).
- A. 1 OF A LUMINAIRE OR APPLIANCE.
20. GFCI PROTECTION SHALL BE PROVIDED IN THE FOLLOWING AREAS: BATHROOMS, OUTDOORS, GARAGES, CRAWL SPACES (AT OR BELOW GRADE LEVEL), UNFINISHED BASEMENTS, KITCHENS (TO SERVE THE COUNTERTOP SERVICES), WITHIN 6 FEET OF THE OUTER EDGE OF SINKS AND BATHTUBS AND SHOWER STALLS, AND LAUNDRY AREAS (WHERE THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK) (NEC 210.8). MASTER BATHROOM HAS NON GFCI OUTLET.
21. FOR THE LAUNDRY AREA, PROVIDE AT LEAST ONE 20-AMP BRANCH CIRCUIT (IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION) TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. IF THE OUTLET IS WITHIN 6 FEET FROM THE OUTSIDE EDGE OF A SINK, THEN IT MUST HAVE GFCI PROTECTION (NEC 210.8)(X)(7) AND 210.11(C)(2).
22. FOR THE KITCHEN AREA, PROVIDE AT LEAST TWO 20-AMP BRANCH CIRCUITS TO SUPPLY RECEPTACLE OUTLETS TO SERVE APPLIANCES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA IN A DWELLING. NO BRANCH CIRCUIT CAN SERVE MORE THAN ONE KITCHEN (NEC 210.52(B)(1)).
23. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL, AND ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKETS OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERING (NEC 404.4.4).
24. FOR INTERIOR STAIRWAYS, AN ARTIFICIAL LIGHT SOURCE SHALL BE PROVIDED TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE MUST BE CAPABLE OF ILLUMINATING THE TREADS AND LANDINGS AT A MINIMAL 1 FOOT-CANDLE. A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE SHALL BE PROVIDED WHERE THE STAIRWAY HAS SIX OR MORE RISERS, UNLESS REMOTE, CENTRAL, OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED (IRC R303.7).
25. ALL GARAGES ATTACHED OR DETACHED (WITH ELECTRIC POWER) ARE REQUIRED TO BE ON A SEPARATE 20-AMP CIRCUIT, ONE FOR EACH CAR SPACE. GARAGE OUTLETS MUST HAVE GFCI PROTECTION AND BE RAISED MINIMALLY 18" ABOVE THE FLOOR. FOR THE VEHICLE IS CONSIDERED AN APPLIANCE WITH AN IGNITION SOURCE. SINCE THE DWELLING-GARAGE SEPARATION HAS A REQUIRED FIRE RATING, THE OUTLETS HAVE TO HAVE A HORIZONTAL SEPARATION OF AT LEAST 24" FROM ANY OPENING ON THE OTHER SIDE OF THE SEPARATION FIREWALL (MILL COUNTY ORDINANCE 150.113(P), IRC R302.4.2 EXCEPTION 1.1, AND IRC M1307.3).

26. FOR SERVING CEILING-SUPPORTED (PADOLE) FANS, AN OUTLET BOX SHALL SOLELY SERVE AND SUPPORT THIS FAN, PROVIDED THAT THE FAN ITSELF WEIGHS LESS THAN 70 POUNDS, OR THE REQUIRED MAXIMUM SUPPORT WEIGHT SHALL HAVE A REQUIRED MARKING ON THE OUTLET BOX OR BOX SYSTEM OF THE INFORMATION (NEC 314.28(C)).
27. SPACING OF ELECTRICAL OUTLETS:
- A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLOING PANELS IN EXTERIOR WALLS (NEC 210.52(A)).
- B. KITCHEN COUNTERTOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTERTOP SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTERTOP TOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES (NEC 210.52(C)).
28. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. WIRE THE DETECTORS SO THAT THE ACTIVATION OF THE DETECTOR ACTUATES ALL DETECTORS.
29. A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICIENCY LAMPS WITH MINIMUM 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 50 LUMENS PER WATT FOR LAMPS 15-40 WATTS AND 40 LUMENS PER WATT FOR LAMPS 15 WATTS OR LESS.
30. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE WIRED WITH BATTERY BACK-UP.
31. PROGRAMMABLE THERMOSTAT: WHERE THE PRIMARY HEATING IS FORCED AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURE TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.
32. COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED.
33. ALL ELECTRIC WILL BE INSTALLED BEFORE A ROUGH INSPECTION. THE BASEMENT SHALL BE PIPED BEFORE THE ROUGH INSPECTION.

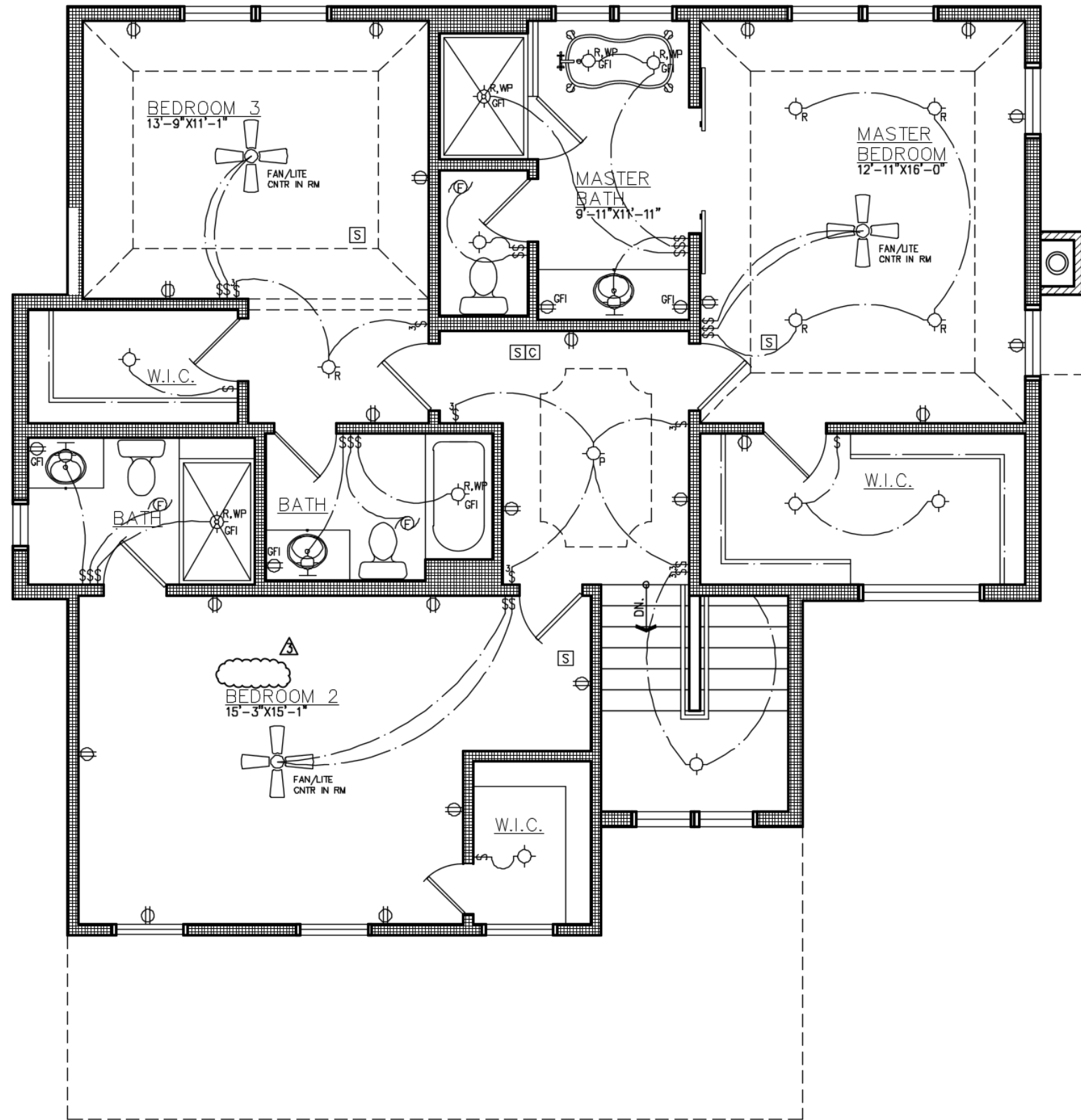
ELECTRICAL SYMBOLS

- WALL SWITCH
- DIMMER
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AUTOMATIC DOOR SWITCH
- GARAGE DOOR PUSH BUTTON
- GARAGE DOOR KEYPAD
- GAS WALL HEATING UNIT
- WEATHERPROOF, GROUND FAULT INTERRUPTER DUPLEX OUTLET
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ONE SIDE SWITCHED
- CABLE TELEVISION CONNECTION
- TELEPHONE JACK
- WALL SCONCE TYPE AND STYLE PER OWNER / CONTRACTOR
- DOOR BELL TYPE AND STYLE PER OWNER / CONTRACTOR
- ELECTRICAL PANEL
- LOW VOLTAGE RECESSED
- RECESSED LIGHT FIXTURE PER OWNER/CONTRACTOR
- 4" RECESSED LIGHT FIXTURE PER OWNER/ CONTRACTOR
- CEILING LIGHT FIXTURE PER OWNER/CONTRACTOR
- PENDANT LIGHT FIXTURE PER OWNER/CONTRACTOR
- WALL MOUNTED LIGHT FIXTURE PER CONTRACTOR/OWNER.
- MOTOR
- CEILING EXHAUST FAN PER OWNER/CONTRACTOR UNLESS OTHERWISE NOTED.
- CONDUIT RUN CONCEALED ABOVE CEILING
- SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP
- CARBON MONOXIDE DETECTOR
- SURFACE MOUNTED 2"x4" FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- SURFACE MOUNTED 2"x2" FLUORESCENT LIGHT FIXTURE PER CONTR. / OWNER
- UNDER/ABOVE CABINET STRIP LIGHTING TYPE AND STYLE PER OWNER / CONTRACTOR
- THERMOSTAT
- LIGHT FIXTURE WITH PULL CHAIN
- FLOOD LT. W/MOTION DETECTOR
- CEILING FAN



FIRST FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

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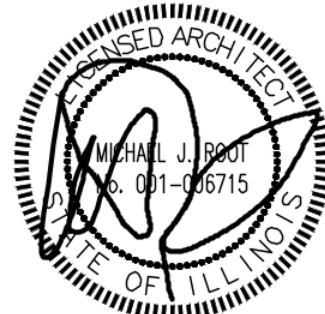
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gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

A NEW CUSTOM HOME FOR THE
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213 W. NEBRASKA ST.
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7/6/23

DATE:



11/30/24

EXP. DATE:

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4-30-25

REVISIONS

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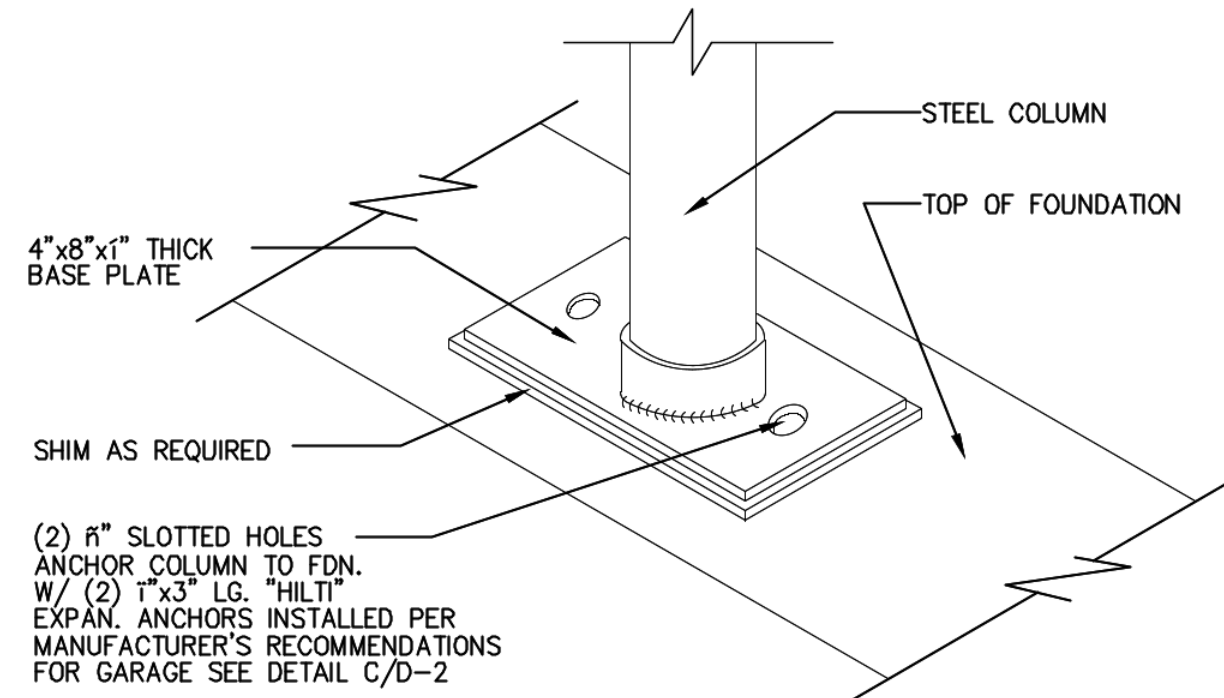
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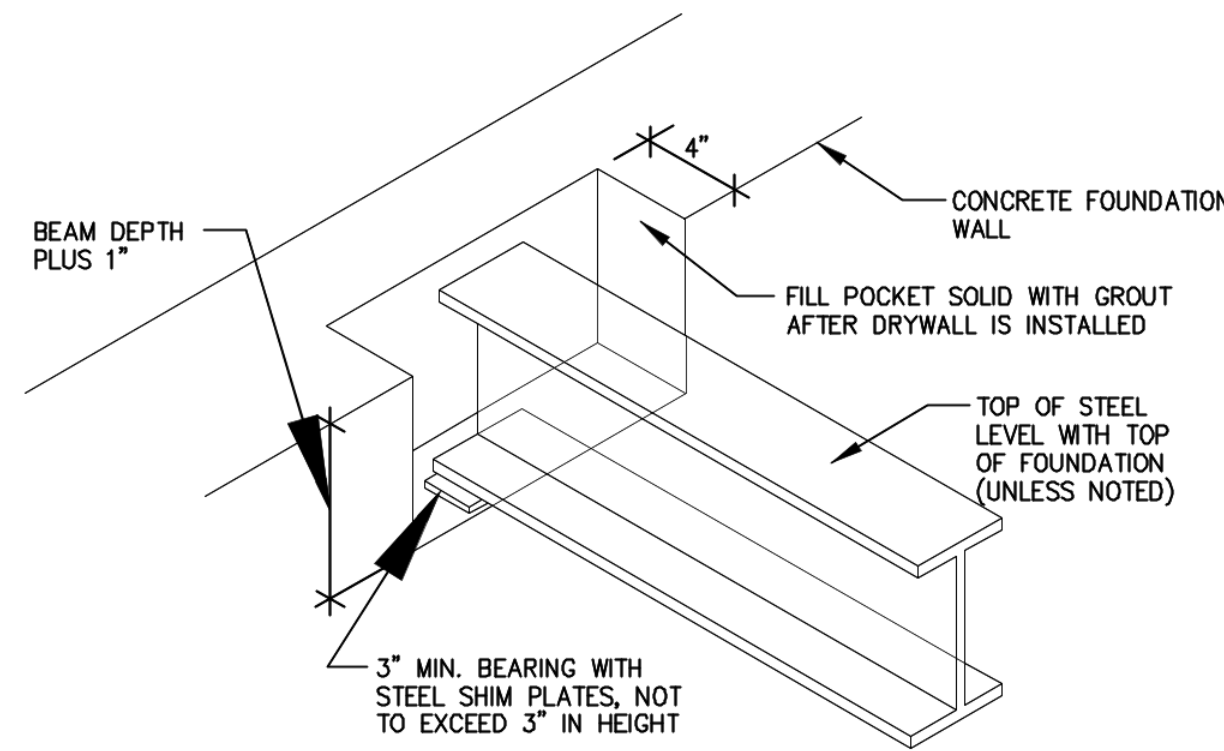
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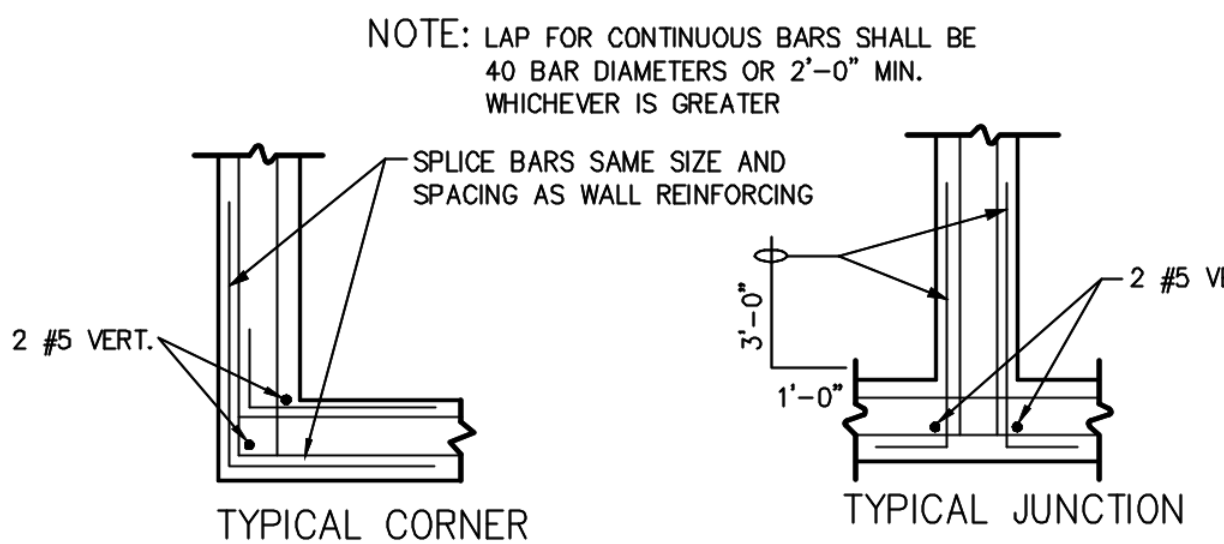
E-2



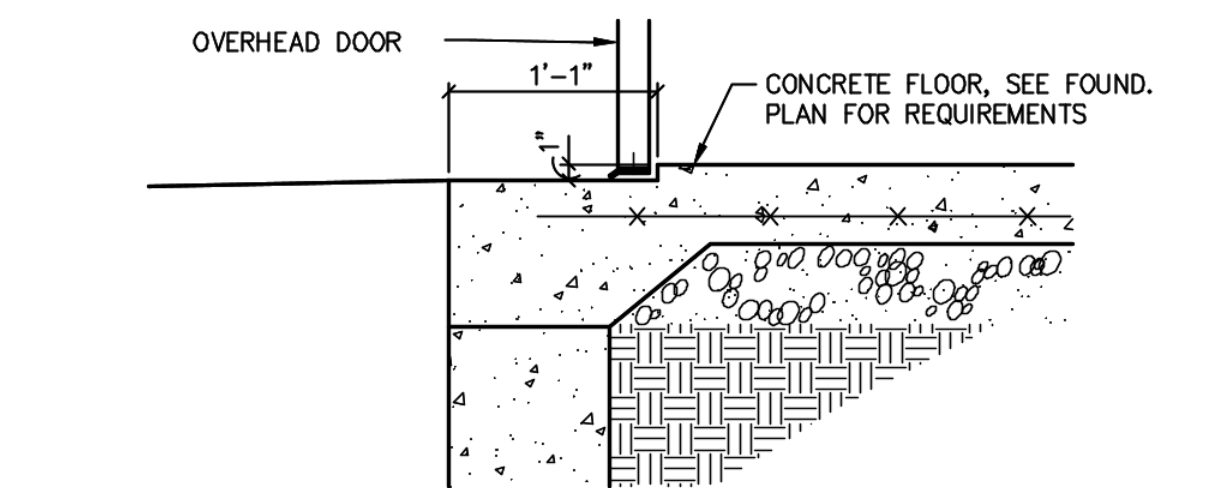
L COLUMN WITH STEEL PLATE AT GARAGE & FOUNDATION WALLS
D-2



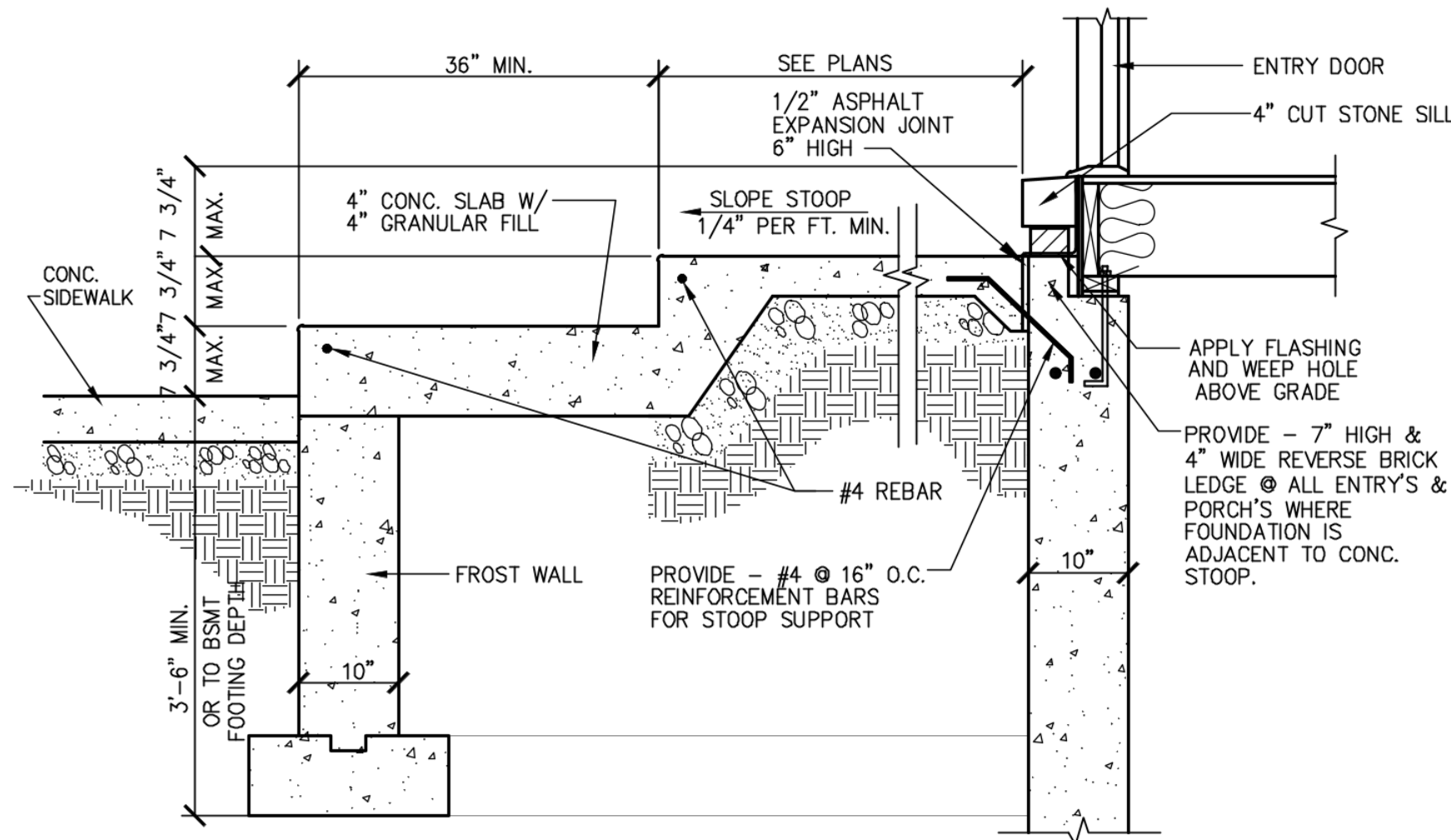
M BEAM POCKET FOR STEEL
D-2



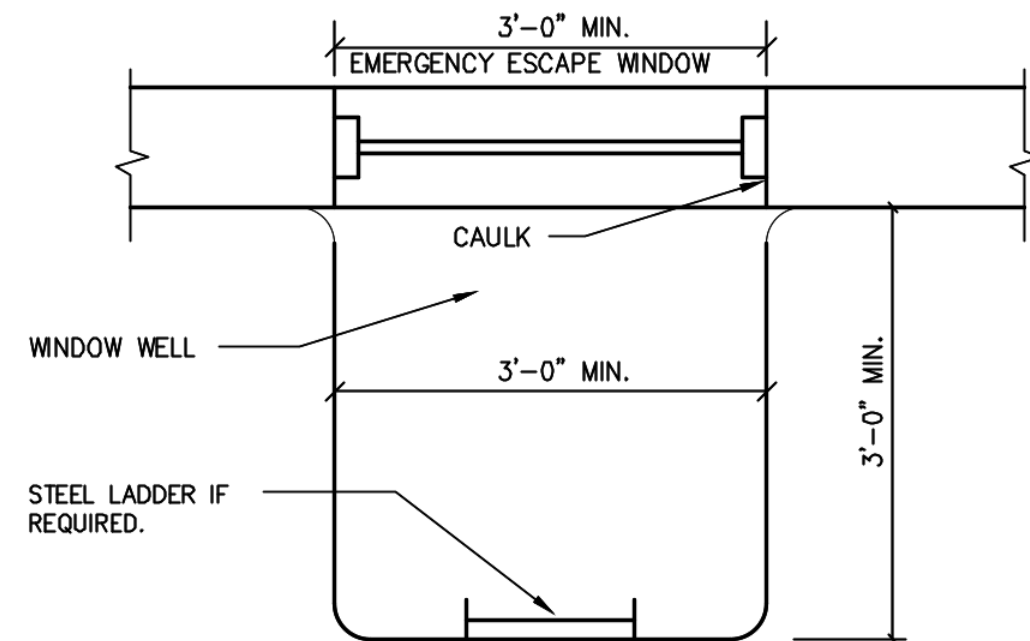
N FOUNDATION REINF. DETAILS
D-2



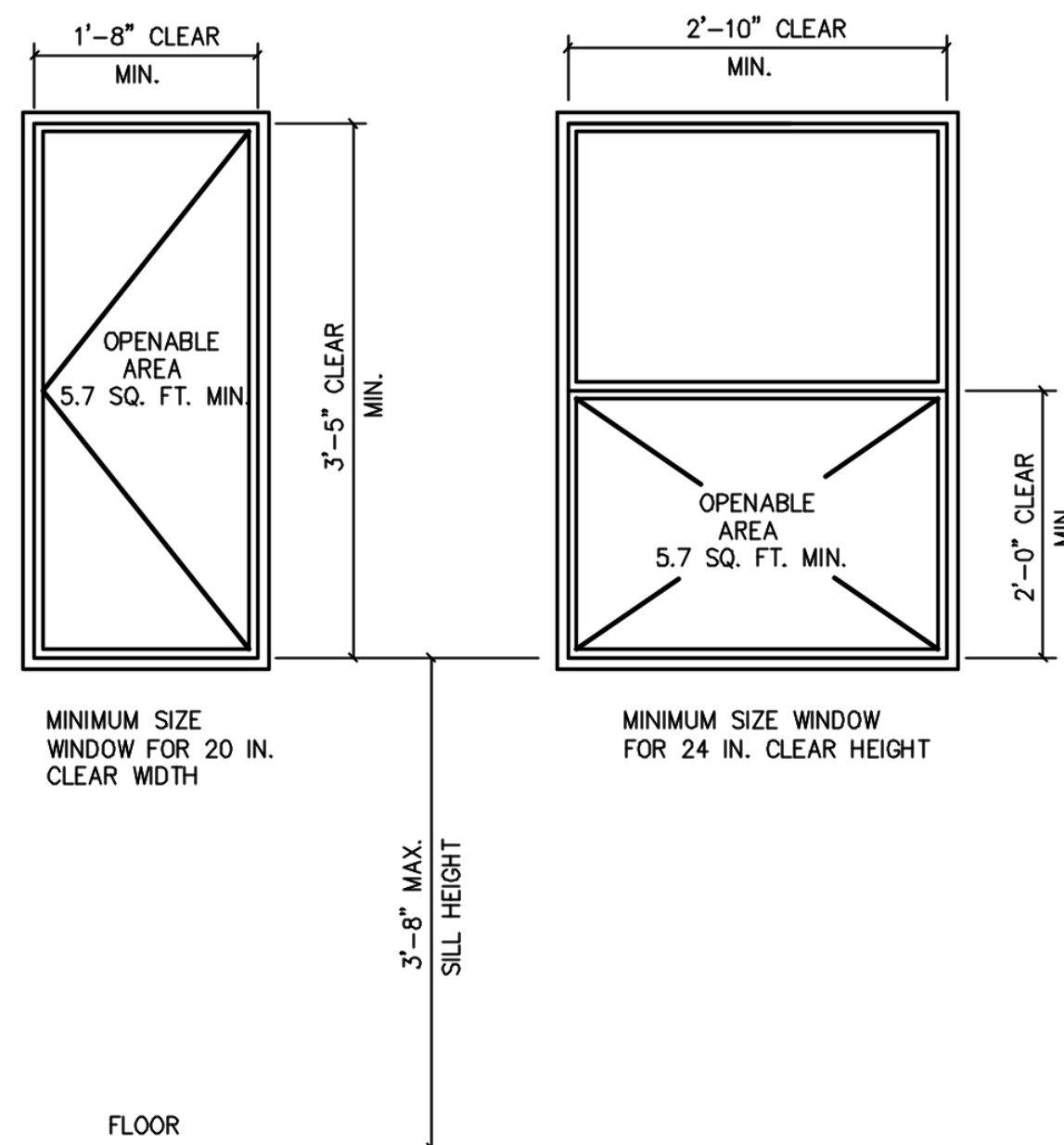
A DUST SILL DETAIL
A-7



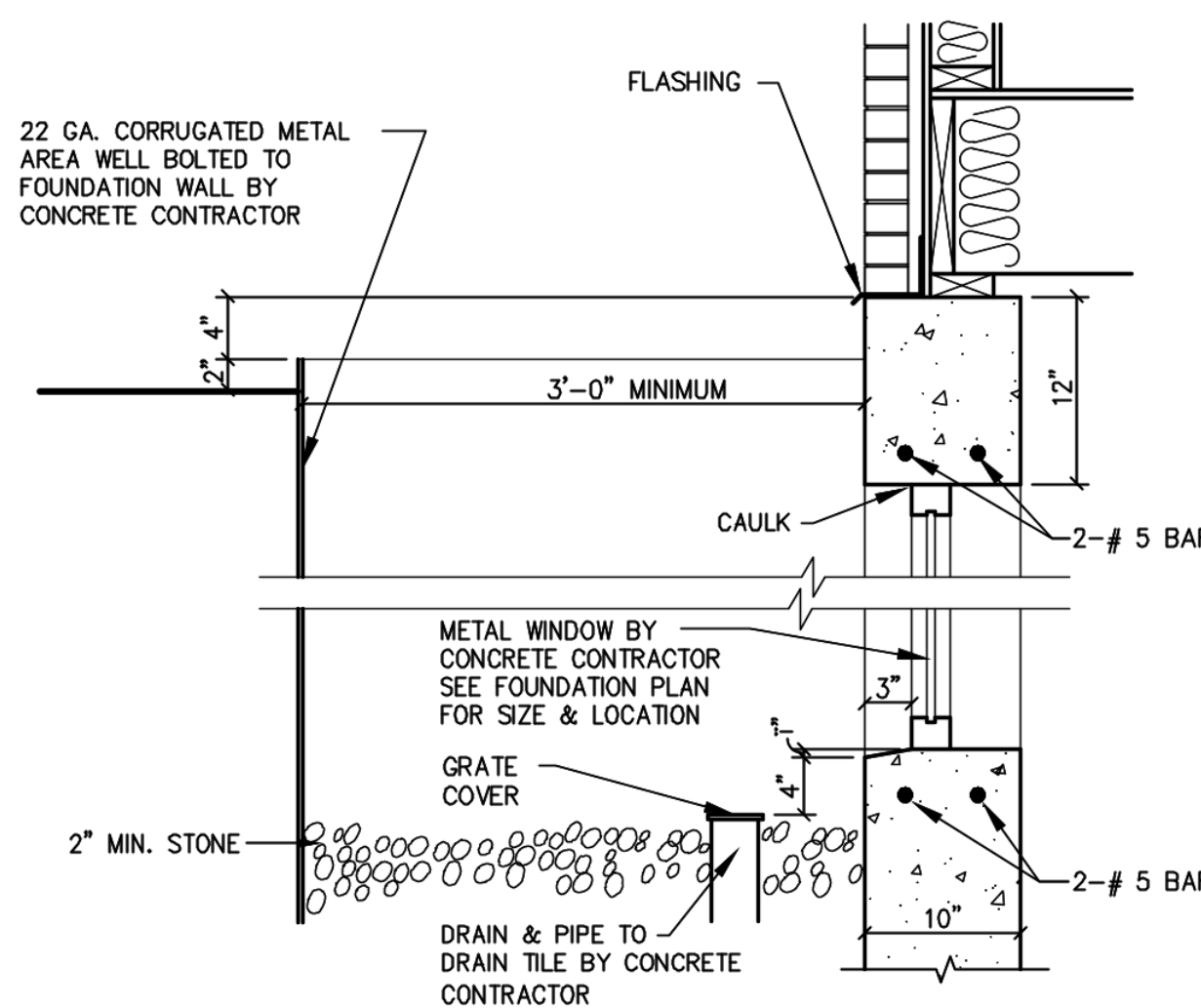
H DETAIL @ FRONT ENTRY
D-1



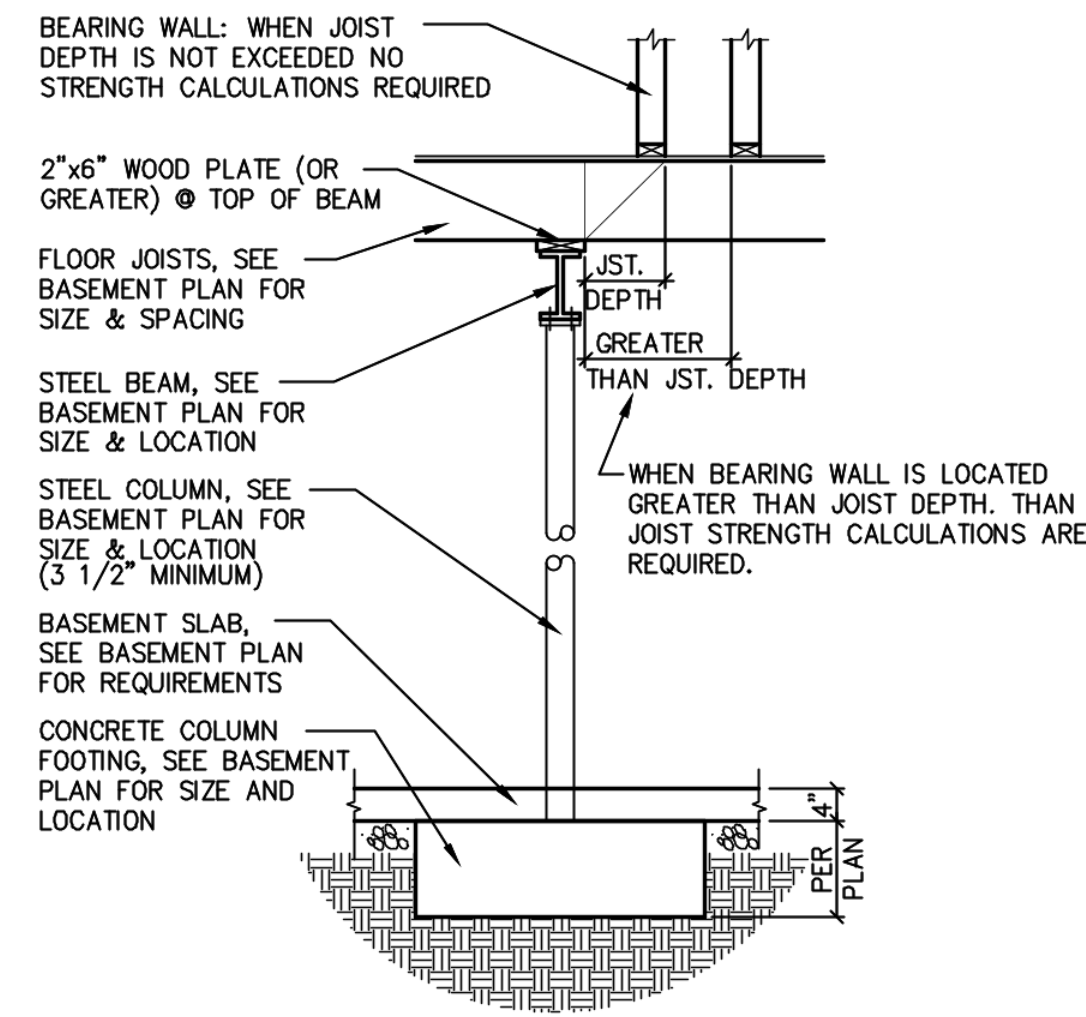
J BASEMENT EMERGENCY ESCAPE WELL
D-2



K EMERGENCY ESCAPE WINDOWS
D-2



F BASEMENT WINDOW
D-2



G STEEL COLUMN AND FOOTING DETAIL
D-2

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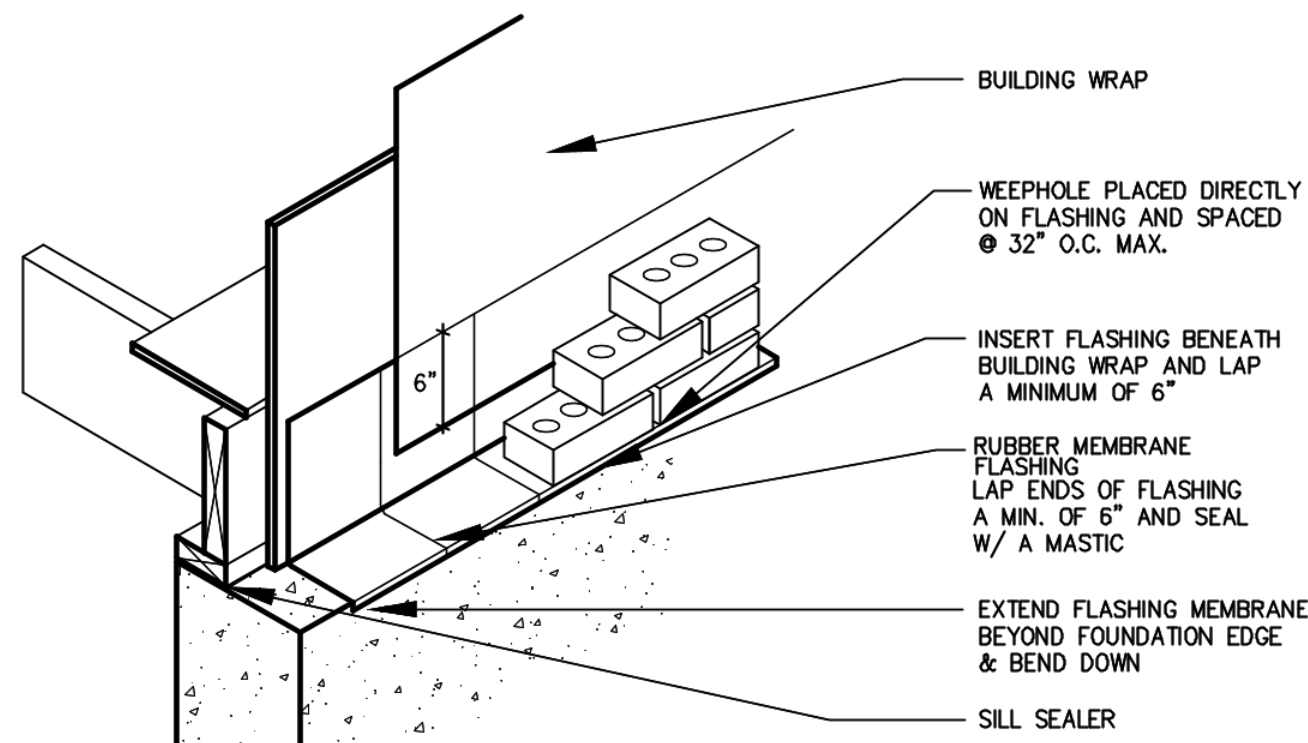
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MICHAEL J. BOOT
ARCHITECT
STATE OF ILLINOIS
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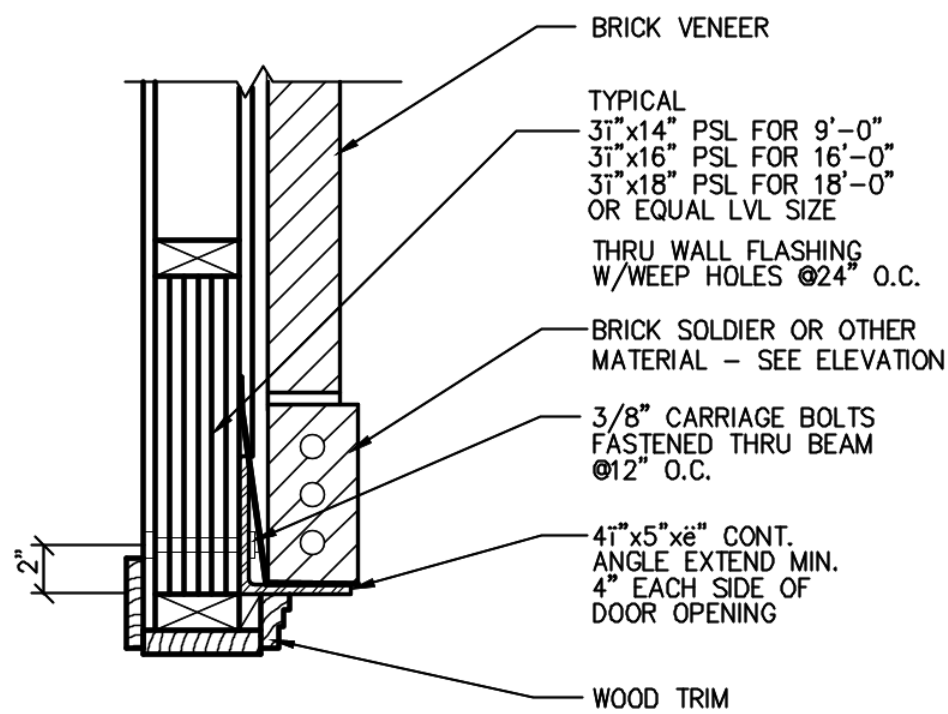
NOTE:
MIN. FLASHING SHALL BE RUBBERIZED ASPHALT FLASHING; MANUFACTURERS STANDARD COMPOSITE FLASHING PRODUCT CONSISTING OF A PLIABLE & HIGHLY ADHESIVE RUBBERIZED-ASPHALT COMPOUND BONDED TO A HIGH DENSITY, CROSS LAMINATED POLYETHYLENE FILM TO PRODUCE AN OVERALL THICKNESS OF 0.040 INCH (1.0mm) OR RUBBERIZED FLASHING MATERIAL OF SIMILAR THICKNESS. SIX MIL (6 MIL) POLYETHYLENE IS NOT ACCEPTABLE. (TYP.)

N FLASHING AT BRICK WALL BASE
D-3 1" = 1'-0"

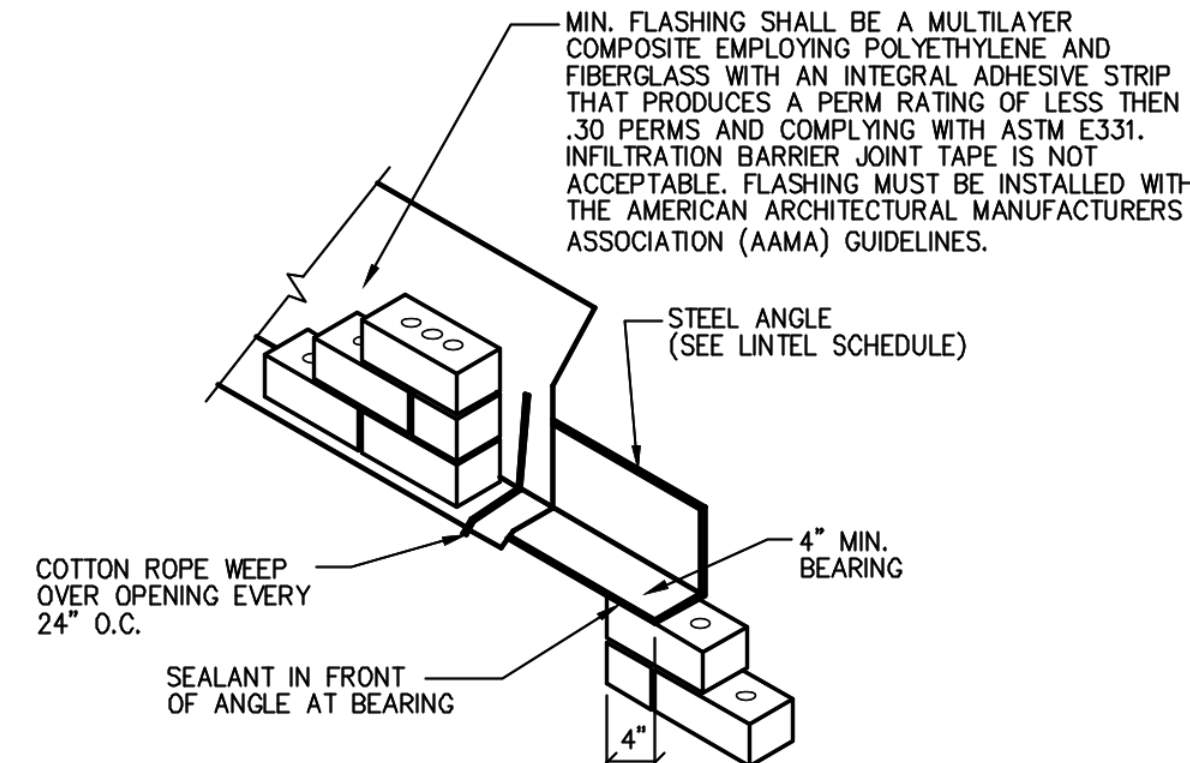
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1" OR EQUAL REINFORCING BARS
3 x 3 x 6	6'-0"	3'-6"	3'-0"	1
4 x 3 x 6	8'-0"	5'-0"	3'-0"	1
6 x 3 x 6	14'-0"	8'-0"	3'-6"	2

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
B. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

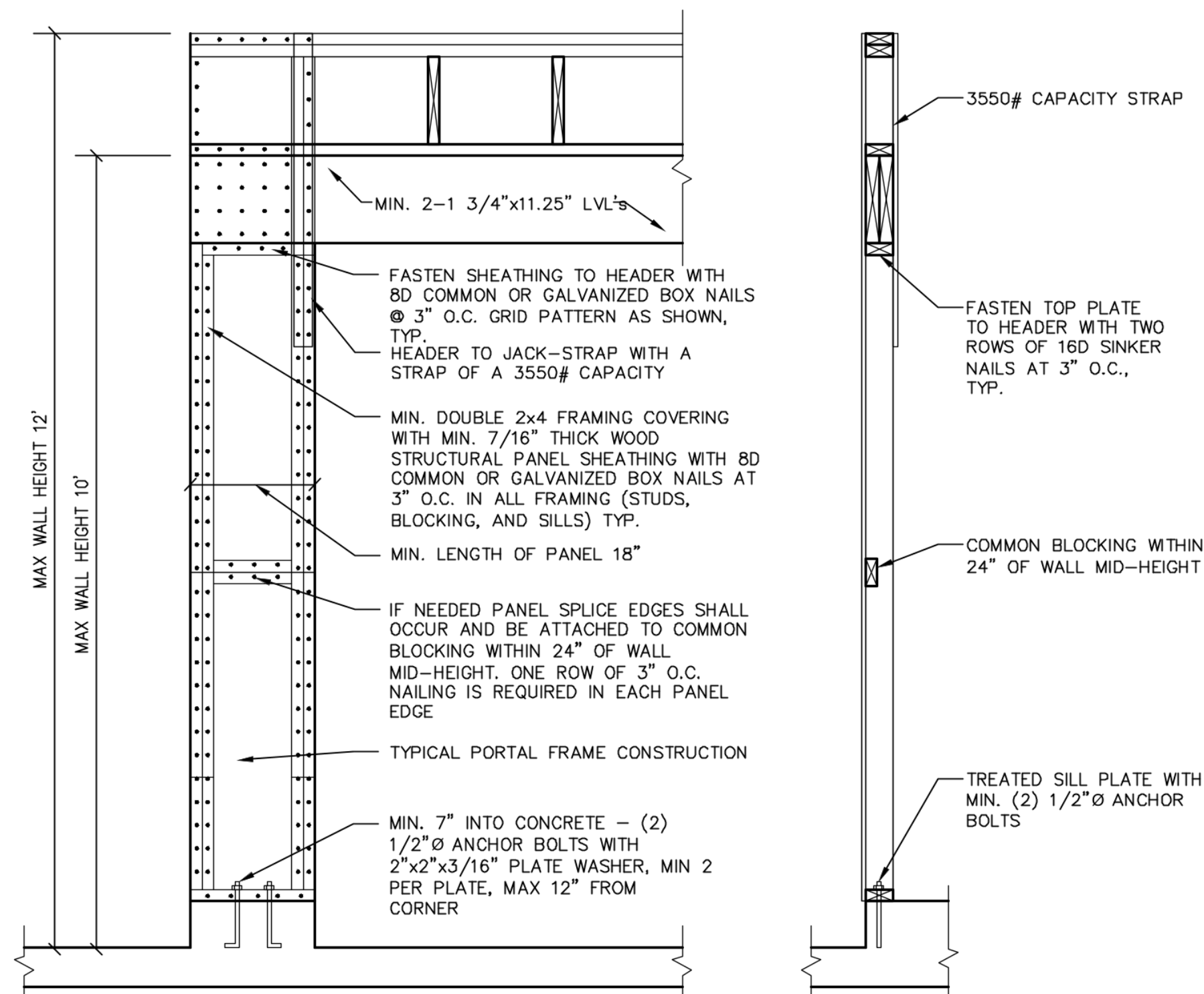
R LINTEL SCHEDULE
D-3 1/4" = 1'-0"



E BRICK SUPPORT AT GARAGE DOOR
D-3 1 1/2" = 1'-0"



F LINTEL DETAIL
D-3 3/4" = 1'-0"



FRONT ELEVATION SECTION

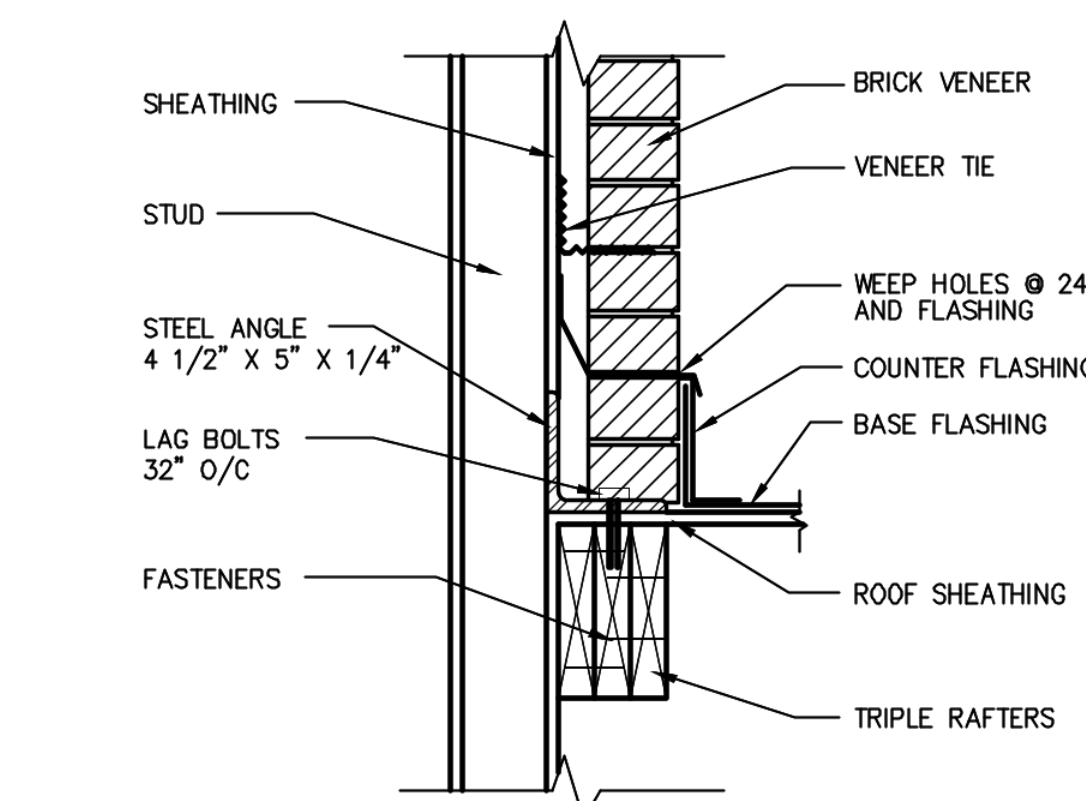
METHOD CS-PF- CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

(WHEN OPENING IS 6'-0" TO 18'-0" AND WALL NEXT TO OPENING IS LESS THAN 4'-0")

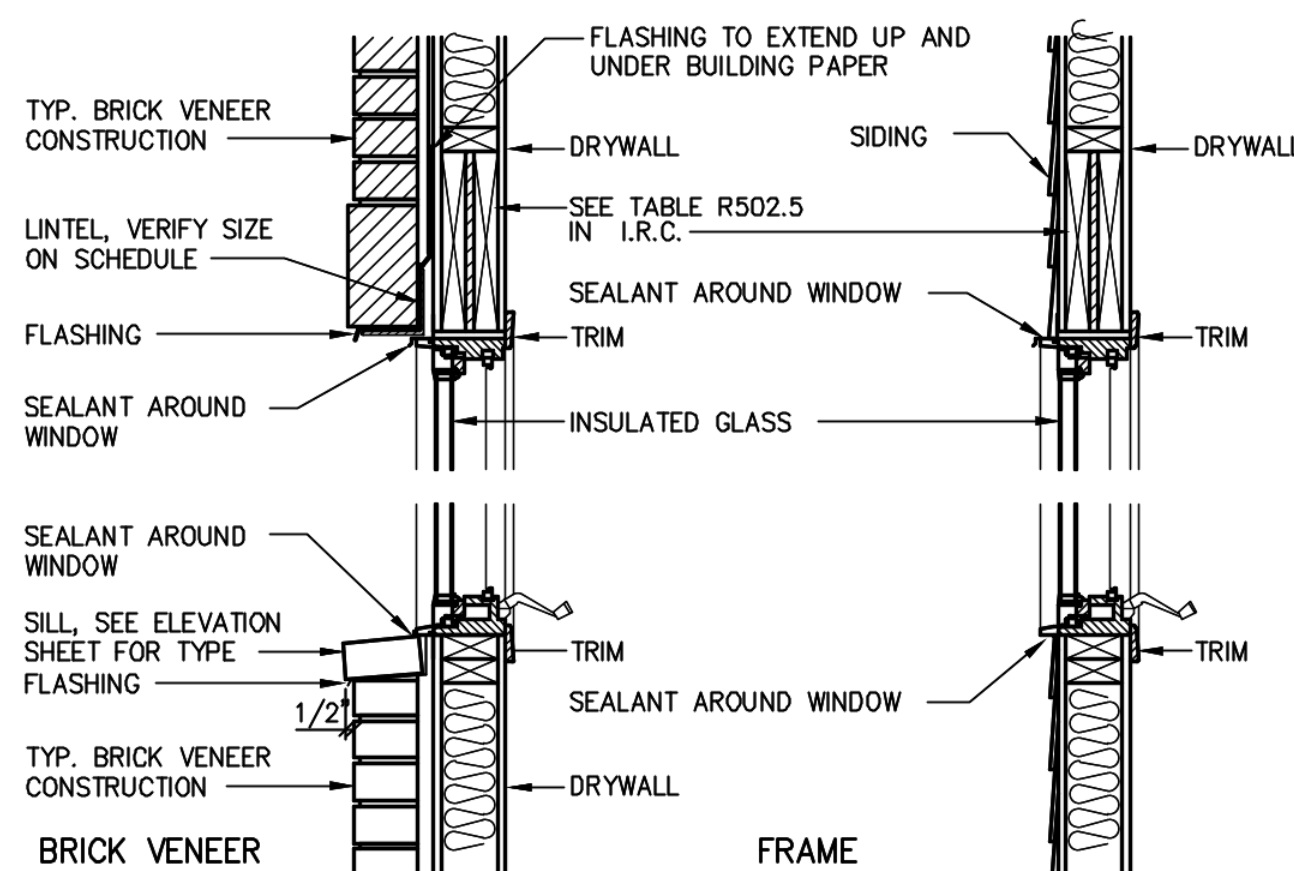
(2012 IRC R602.10.6.4)
(TYPICAL ALL GARAGES)

N.T.S.

Q D-3

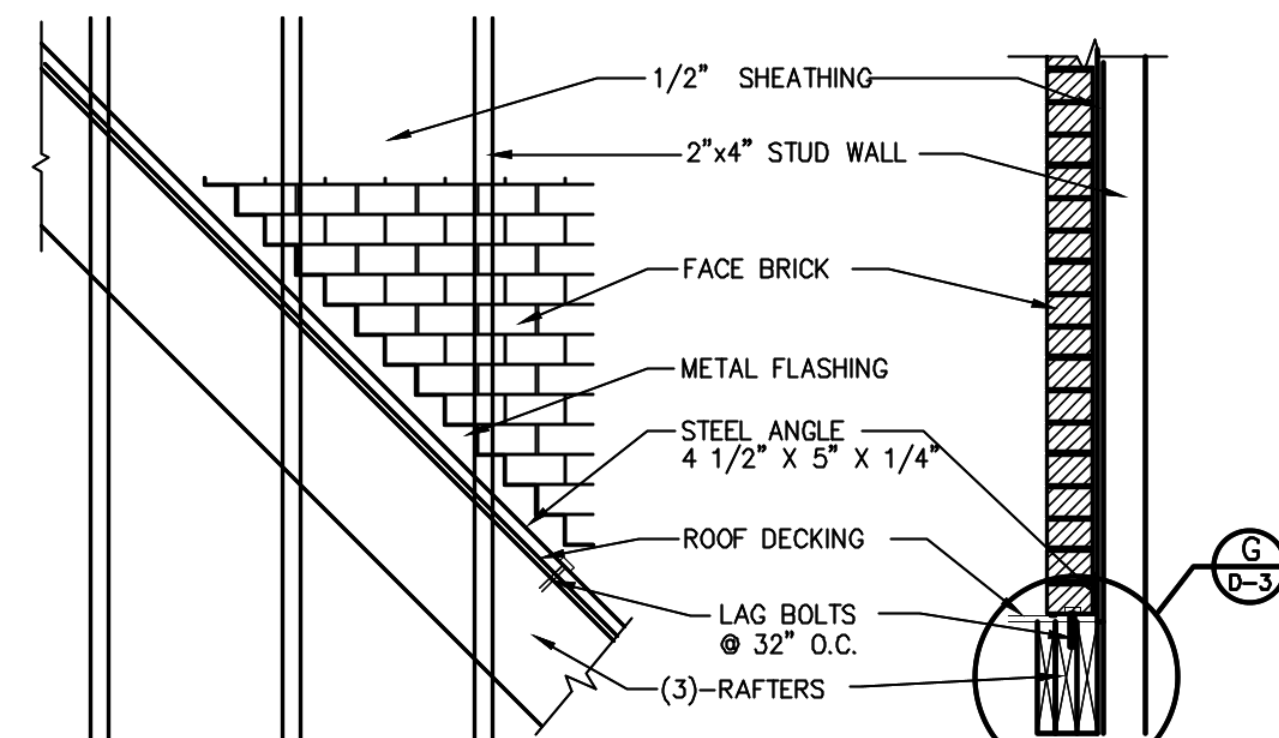


G TYPICAL BRICK SUPPORT
D-3 1 1/2" = 1'-0"

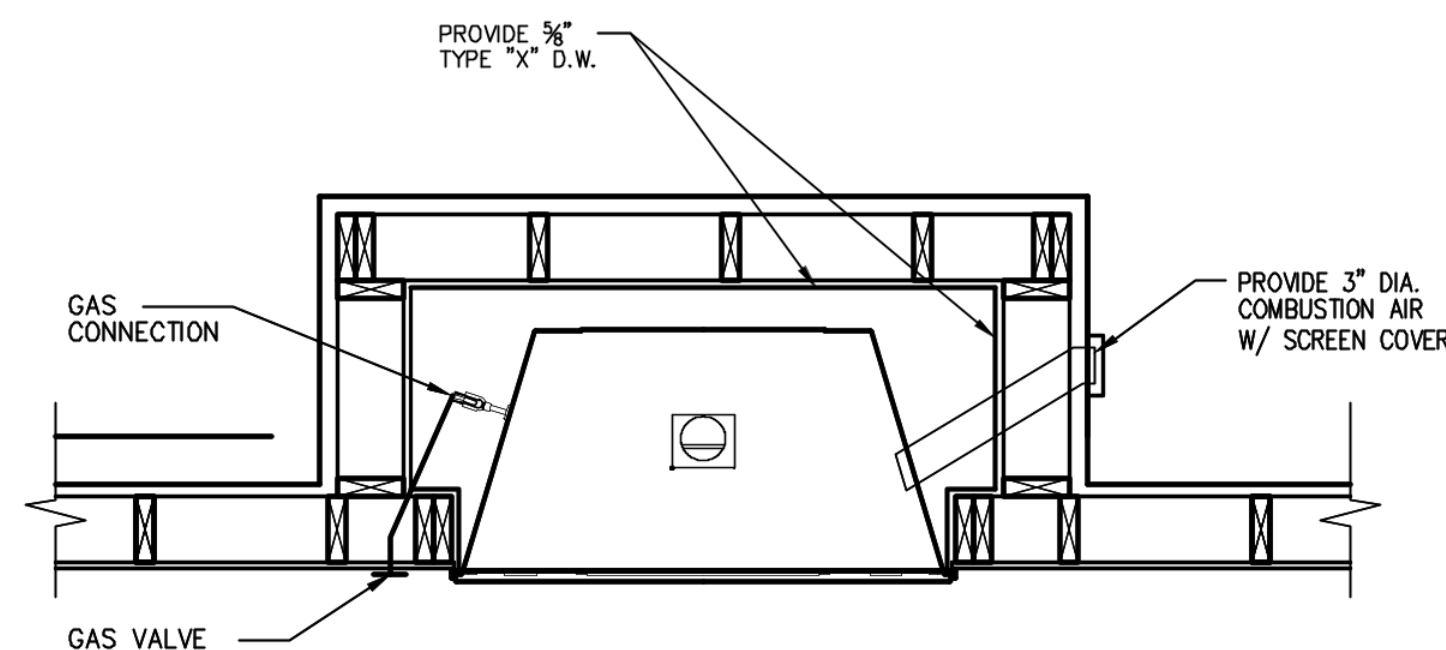


NOTE:
MIN. EXT. FLASHING FOR WINDOWS & DOORS SHALL BE A MULTILAYER COMPOSITE EMPLOYING POLYTHENE & FIBERGLASS W/AN INTEGRAL ADHESIVE STRIP THAT PRODUCES A PERM RATING OF LESS THAN .30 PERMS & COMPLYING WITH ASTM E331. INFILTRATION BARRIER JOINT TAPE IS NOT ACCEPTABLE.

H WINDOW DETAIL
D-3 3/4" = 1'-0"

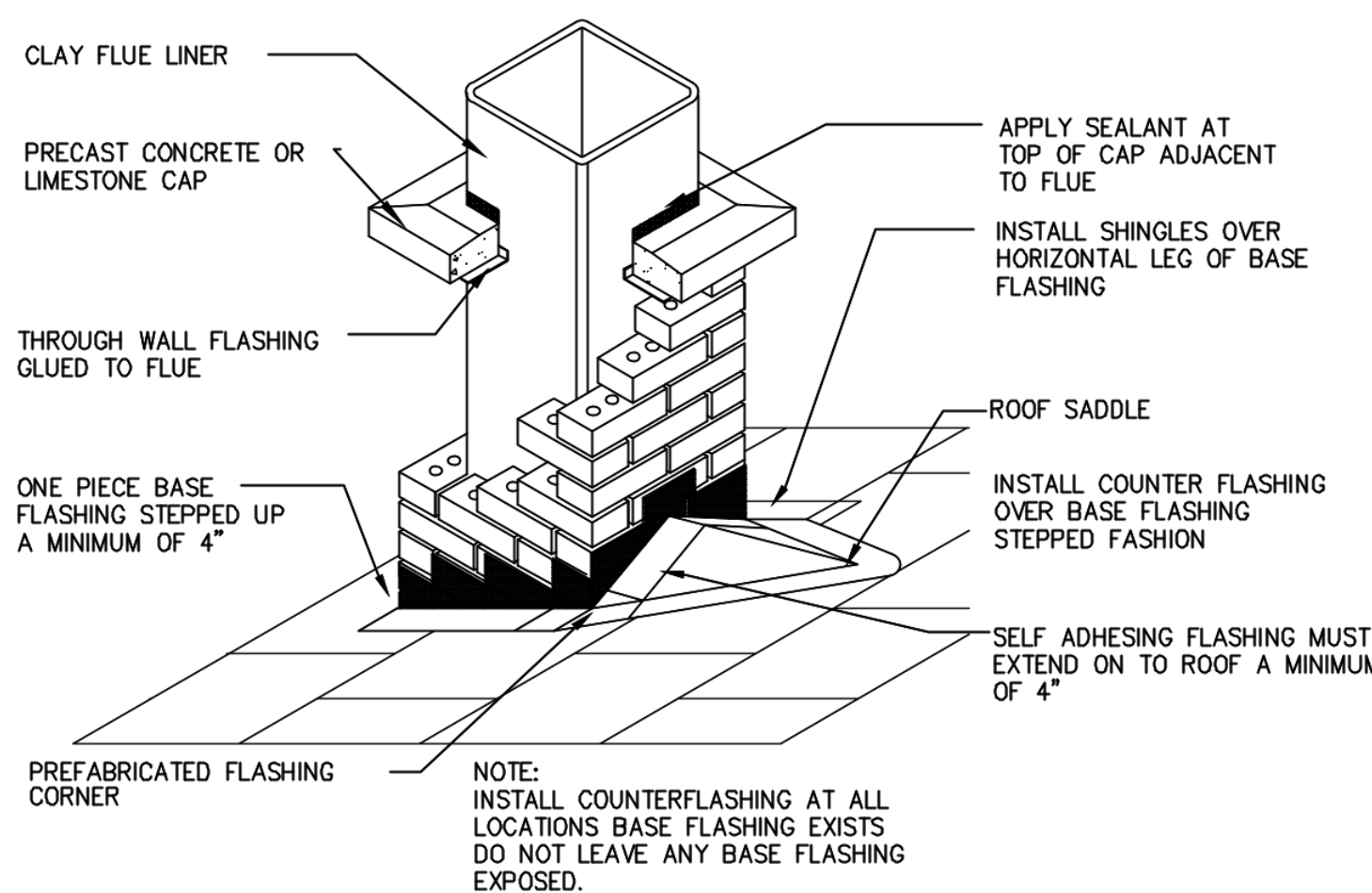


FRONT VIEW FRONT VIEW
B BRICK SUPPORT @ RAKE
D-3 3/4" = 1'-0"



NOTE:
PLEASE CONSULT THE MANUFACTURER'S INSTALLATION MANUAL FOR ALL DETAILS AND REQUIREMENTS BEFORE FINAL DESIGN LAYOUT

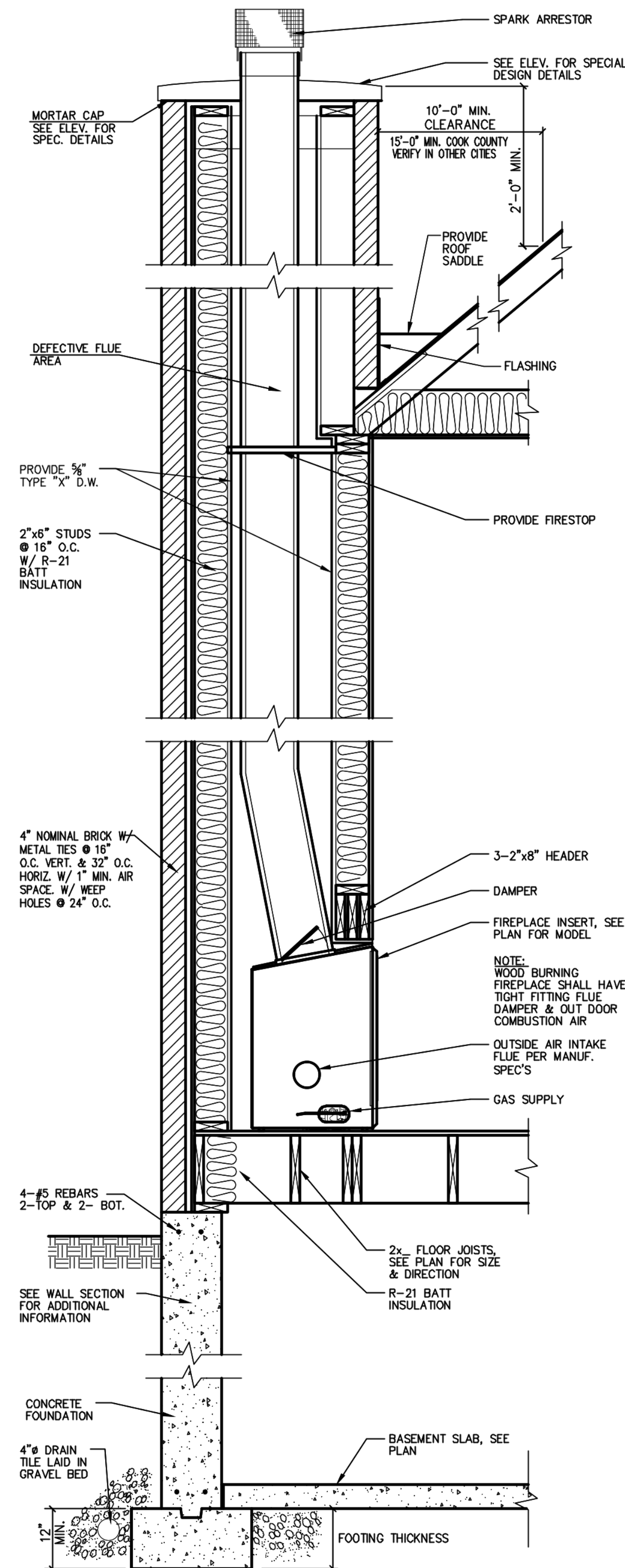
C FIREPLACE PLAN
D-3 3/4" = 1'-0"



D TYPICAL CHIMNEY AT ROOF
D-3 SEE ELEVATIONS FOR SPECIAL DESIGN N.T.S.

NOTE:

- FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FACTORY-BUILT FIREPLACES CAN BE USED IF THEY ARE LISTED AND LABELED AND AREA INSTALLED FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. "LISTED" AND "LABELED" ARE DEFINED IN CHAPTER 2.
- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FACTORY-BUILT CHIMNEY INSTALLED IN DWELLING UNITS WITH SOLID-FUEL-BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED "TYPE HT" AND "RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY."
- FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.
- HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.



A FIREPLACE SECTION
D-3 1/2" = 1'-0"

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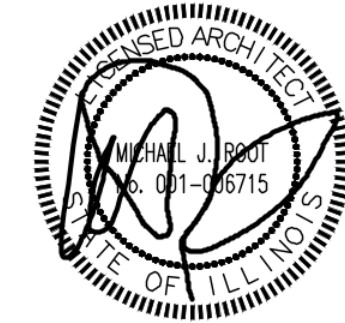
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D-3

REGARDING RAFTER DETAIL C-CUT RAFTER:
BUILDING MAY HAVE OFFSET PITCH. IT IS THE
CARPENTERS' RESPONSIBILITY TO FIELD ADJUST ALL
FRIEZE BOARD (IF SHOWN) AND SOFFIT WIDTH IN FASCIA,
TO MAINTAIN CONSTANT WIDTH THROUGHOUT BUILDING.
SECTIONS SHOWN ARE ONLY SUGGESTED FRAMING
FOR SOME AREAS, BUT WILL HAVE TO BE ADJUSTED
THROUGH-OUT.

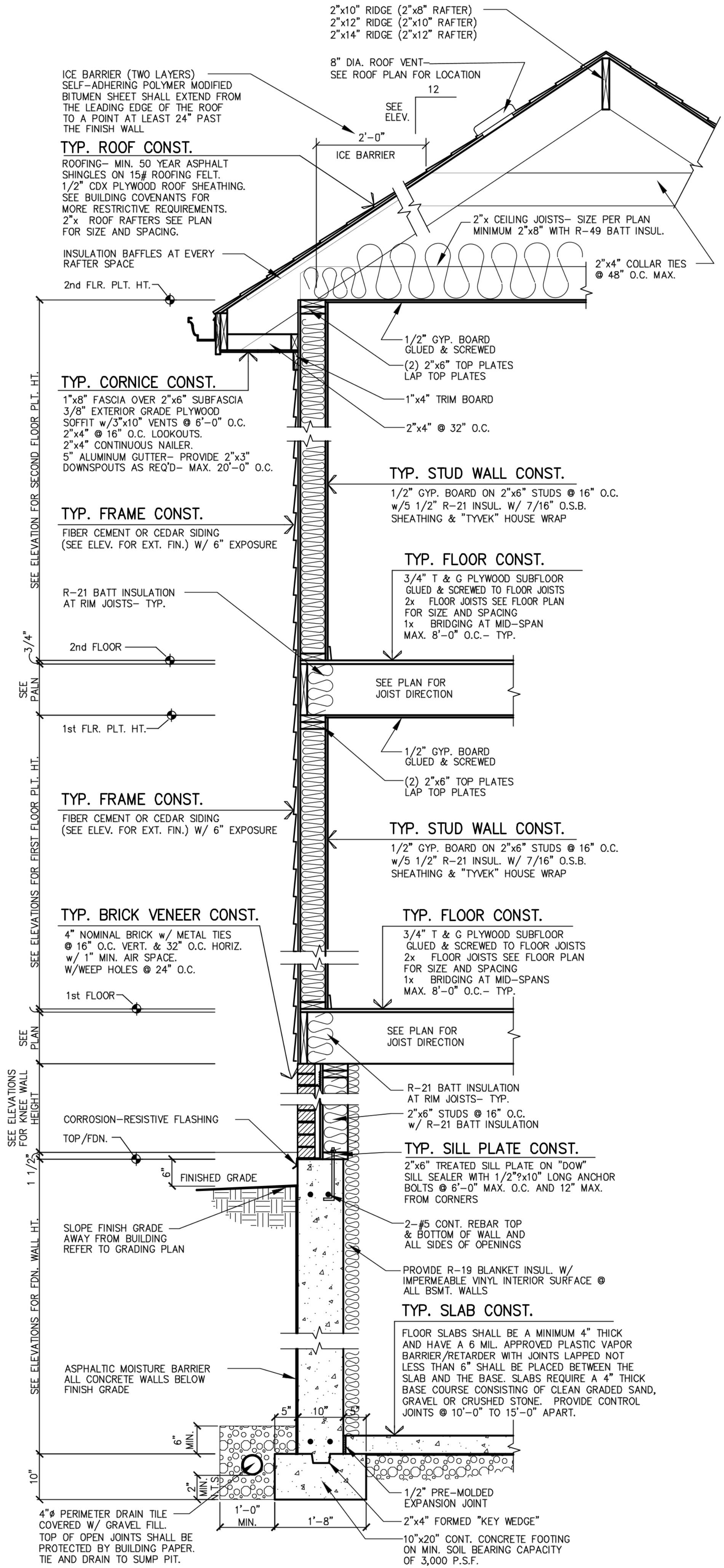
NOTE:
THE WALL AND CEILING FINISHES ARE
LIMITED TO A FLAME-SPREAD INDEX
NOT GREATER THAN 200 AND A
SMOKE DEVELOPED INDEX OF NOT
GREATER THAN 450.

NOTE:
PROVIDE DRIP EDGE AT ALL RAKES

NOTES:
PROVIDE RAFTER TIE DOWN CLIPS
EVERY 4'-0" & TIE DOWN
STRAPSON BOTH SIDES OF
CORNERS & EVERY 25' FROM TOP
FLR. STUD TO RIM JST. & FROM
FLR. JST. TO LOWER LEVEL STUD
& PROVIDE TIE DOWN STRAPS
FROM STUD TREATED PLATE AT
FRONT OF HOME

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER
SPACE AT ALL CATHEDRAL CEILINGS.

NOTE:
PROVIDE KICKOUT FLASHING @ BOT
OF ADJACENT WALLS TO ROOF &
GUTTERS (SEE DETAILS)



1 LOOKOUT- BASEMENT W/BRICK VENEER 3/4"=1'-0"
D-4 WOOD FRAME W/WOOD OR CEDAR CEMENT SIDING

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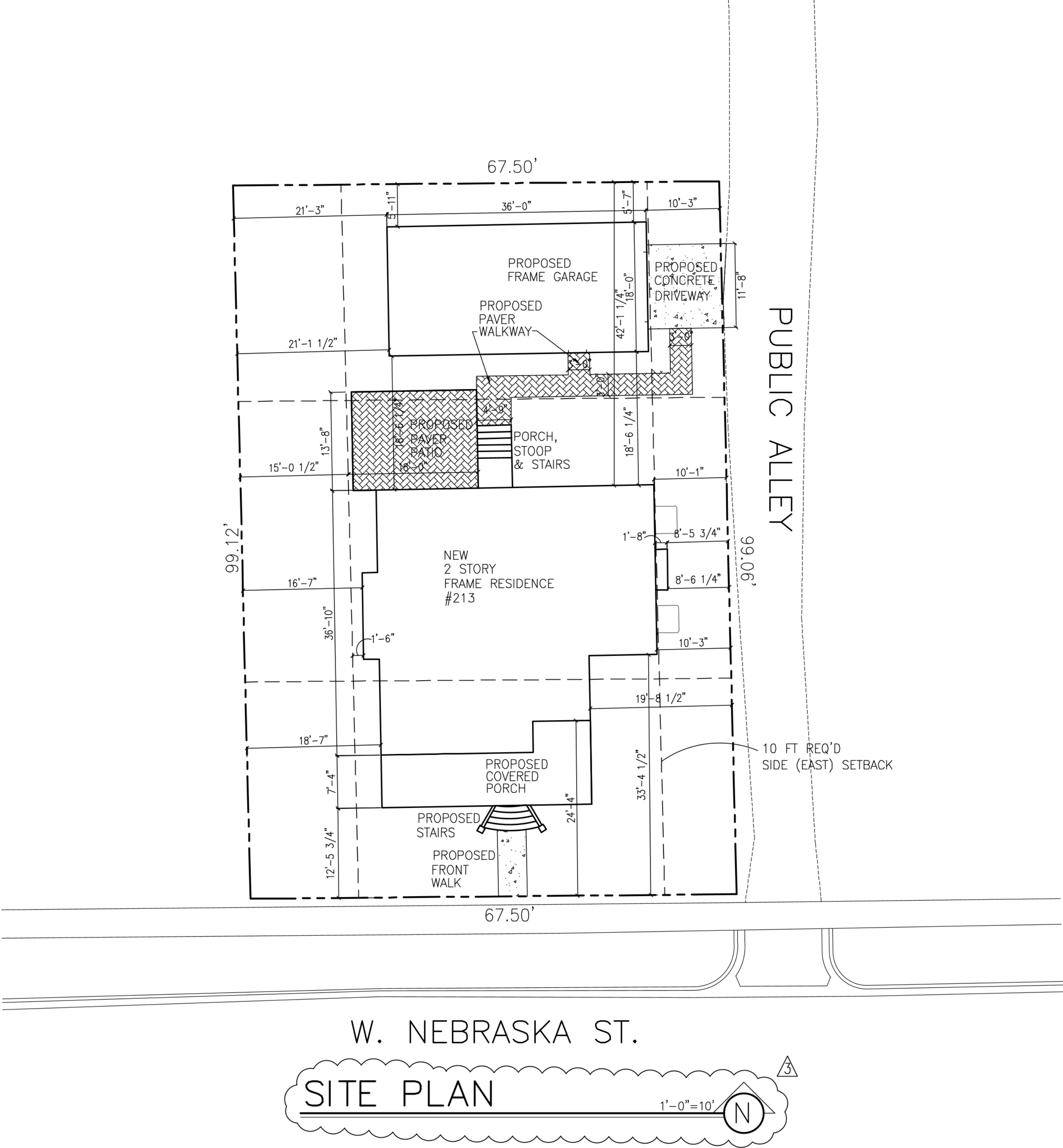
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SHEET NUMBER
D-4



ZONING DATA			
ZONING DISTRICT:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT		
USE:	SINGLE FAMILY DWELLING		
DENSITY, DIMENSIONAL, AND OTHER STANDARDS			
	REQUIRED MINIMUM	ACTUAL	COMPLY
DWELLING UNITS:	2.25 MAX.	1	YES
LOT SIZE:	15,000 S.F.	6,687 S.F.	NO
LOT WIDTH:	100 FT.	67.5 FT.	NO
LOT DEPTH:	150 FT.	99 FT.	NO
MINIMUM REQUIRED YARDS:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
FRONT	30 FT.	12'-5 3/4"	NO
SIDE (EAST)	10 FT.	10'-1"	YES
SIDE (WEST)	15 FT.	16'- 7"	YES
REAR	30 FT.	42'-1 1/4"	YES
BULK DIMENSIONS:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
HEIGHT:	35 FT. MAX.	34'-11" FT.	YES
LOT COVERAGE:	1,337.4 S.F. MAX. (20% MAX.)	2,194 S.F. (32.8%) (HOUSE, GAR. & COV. PORCH)	NO
IMPERVIOUS COVERAGE:	2,674.8 S.F. MAX (40% MAX.)	2,804 S.F. (41.9%)	NO
REAR YARD COVERAGE	608 S.F. (30% MAX., 2,025X.3)	648 S.F.	NO
GROSS FLOOR AREA:	MIN. 2,600 S.F.	2,511 S.F.	NO
BASEMENT GROSS AREA:	1,070 S.F. (80% MIN., 1,338X.8)	1,298 S.F.	YES
MATERIALS:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
1ST FLR. PRIMARY MATERIAL:	BRICK, STONE, OR MASONRY MATERIAL	LP SMART SIDING	NO
1ST FLR. ARCHITECTURAL ACCENT MATERIAL:	NON-MASONRY MATERIAL, 15% MAX. ON ANY FACADE	YES	YES
1ST FLR. MATERIALS NOT ALLOWED:	PLYWOOD, VINYL, STEEL, & ALUMINUM SIDING	NONE	YES
MATERIALS NOT ALLOWED:	SPLIT FACE BLOCK	NONE	YES
ACCESSORY STRUCTURES:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
NORTH SIDE YARD SETBACK	10 FT.	5'-7"	NO
HEIGHT:	15 FT. MAX.	20'-5 1/2"	NO

HOUSE GROSS SQ. FT. AREAS			
			TOTAL
BASEMENT:			1,165
FIRST FLOOR:			1,298
SECOND FLOOR:			1,213
TOTAL GROSS LIVING AREA (1ST + 2ND):			2,511
COVERED PORCH:			248
FIRST FLOOR & FRONT COVERED PORCH:			1,546
REAR PATIO/WALK AREAS:			388
GARAGE:			648
DRIVEWAY:			120
FRONT WALK			33
FRONT STAIRS:			28
REAR PORCH, STOOP, STAIRS:			41

PROPOSED IMPERVIOUS COVERAGE CALCULATION	
HOUSE GROSS AREA:	1,298
COVERED PORCH:	248
REAR PATIO/WALK AREAS:	388
GARAGE:	648
DRIVEWAY:	120
FRONT WALK	33
FRONT STAIRS:	28
REAR PORCH, STOOP, STAIRS:	41
TOTAL:	2,804

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By Christopher Gruba at 4:23 pm, Jul 14, 2023

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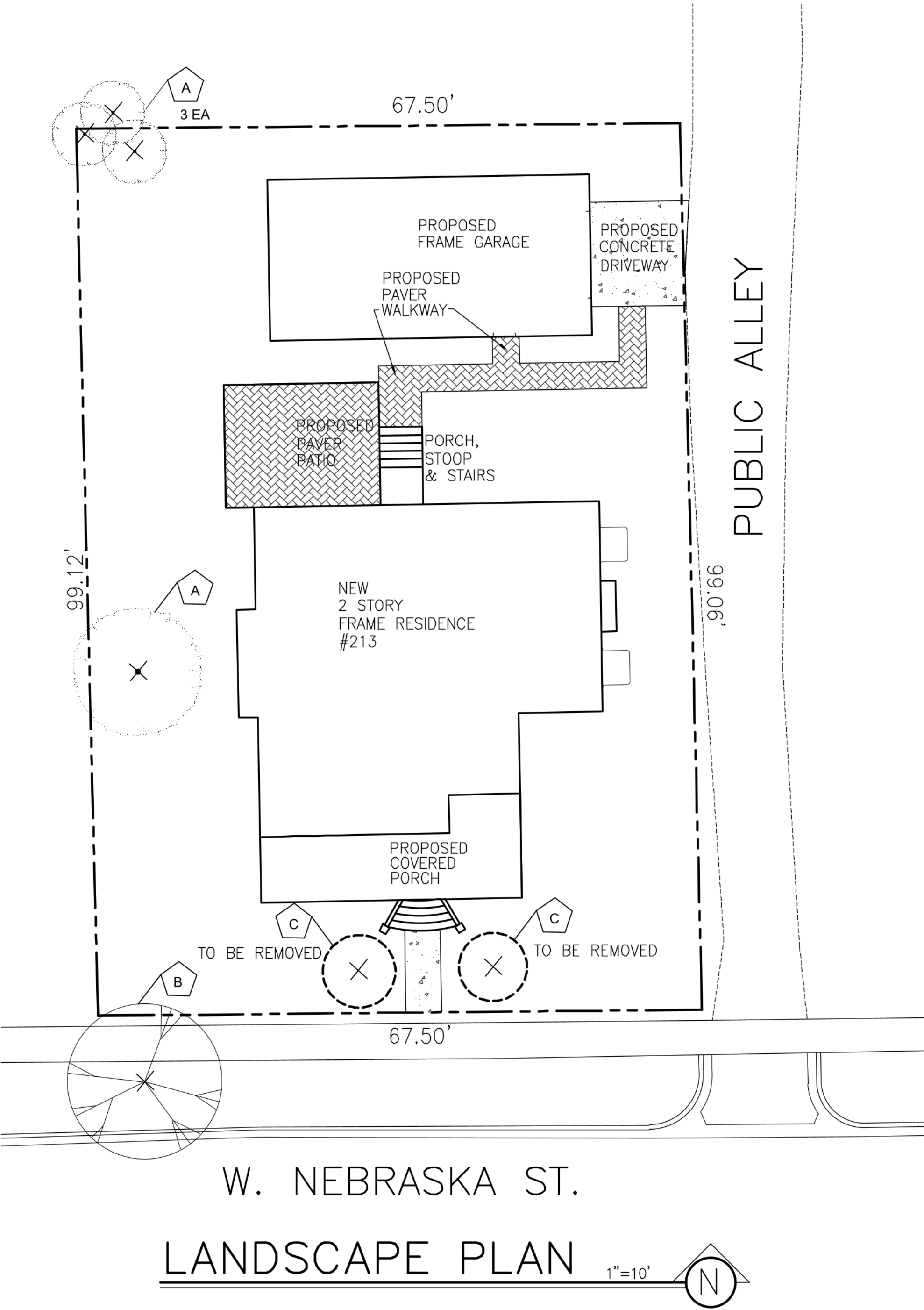
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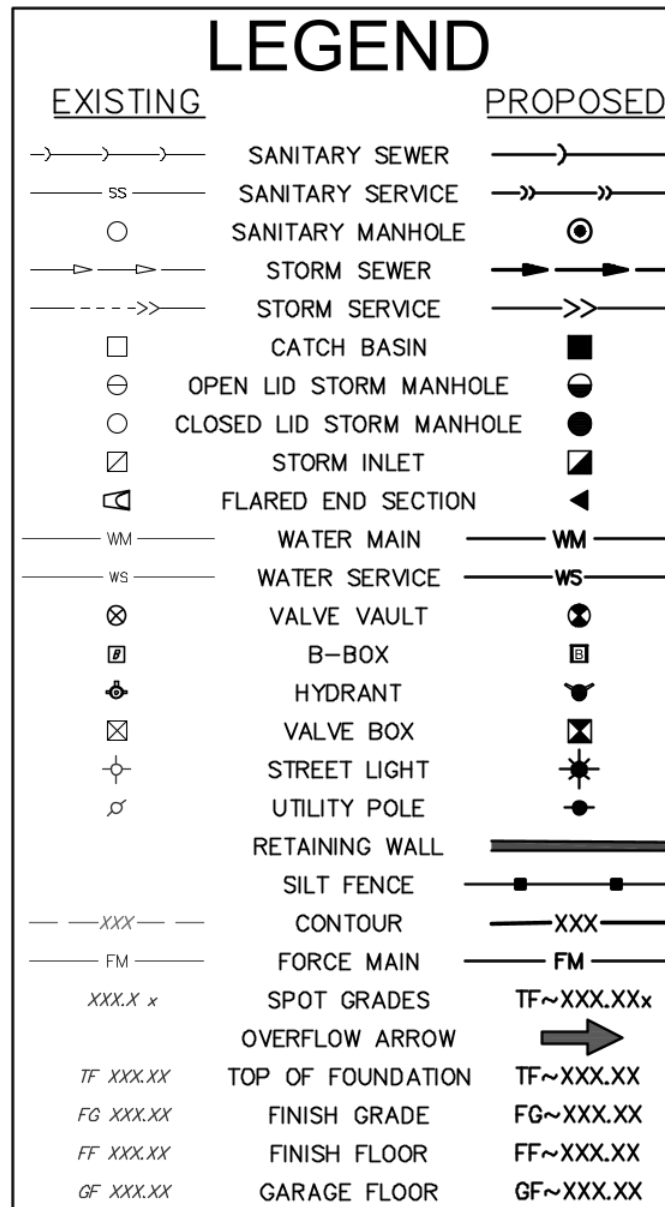
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L-1

PLANT KEY						
LOCATION	PLANT DESCRIPTION					
	MARK	COMMON NAME	BOTANICAL NAME	SIZE	QTY	REMARKS
SOUTH PERIMETER	C	NORWAY SPRUCE	PICEA ABIES	40 FT	2	EXT'G/TO BE REMOVED
WEST PERIMETER	A	SILVER MAPLE	ACER SACCHARUM	24"	4	EXT'G
S-EXTERIOR PARKWAY	B	THORNLESS HONEY-LOUCUST	GLEDITSIA TRIACANTHOS INERMIS	18"	1	EXT'G





LEGAL DESCRIPTION

THE EAST 67.5 FEET OF THE SOUTH 1/2 OF LOT 2 AND THE EAST 67.5 FEET OF LOT 3, IN BLOCK 2, IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT, LOCATED IN THE WEST 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, 1896 AS DOCUMENT NO. 22888, IN WILL COUNTY, ILLINOIS.

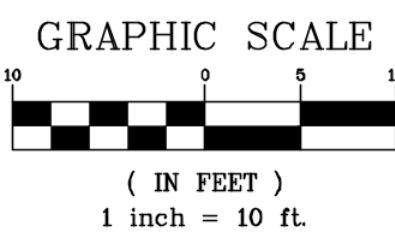
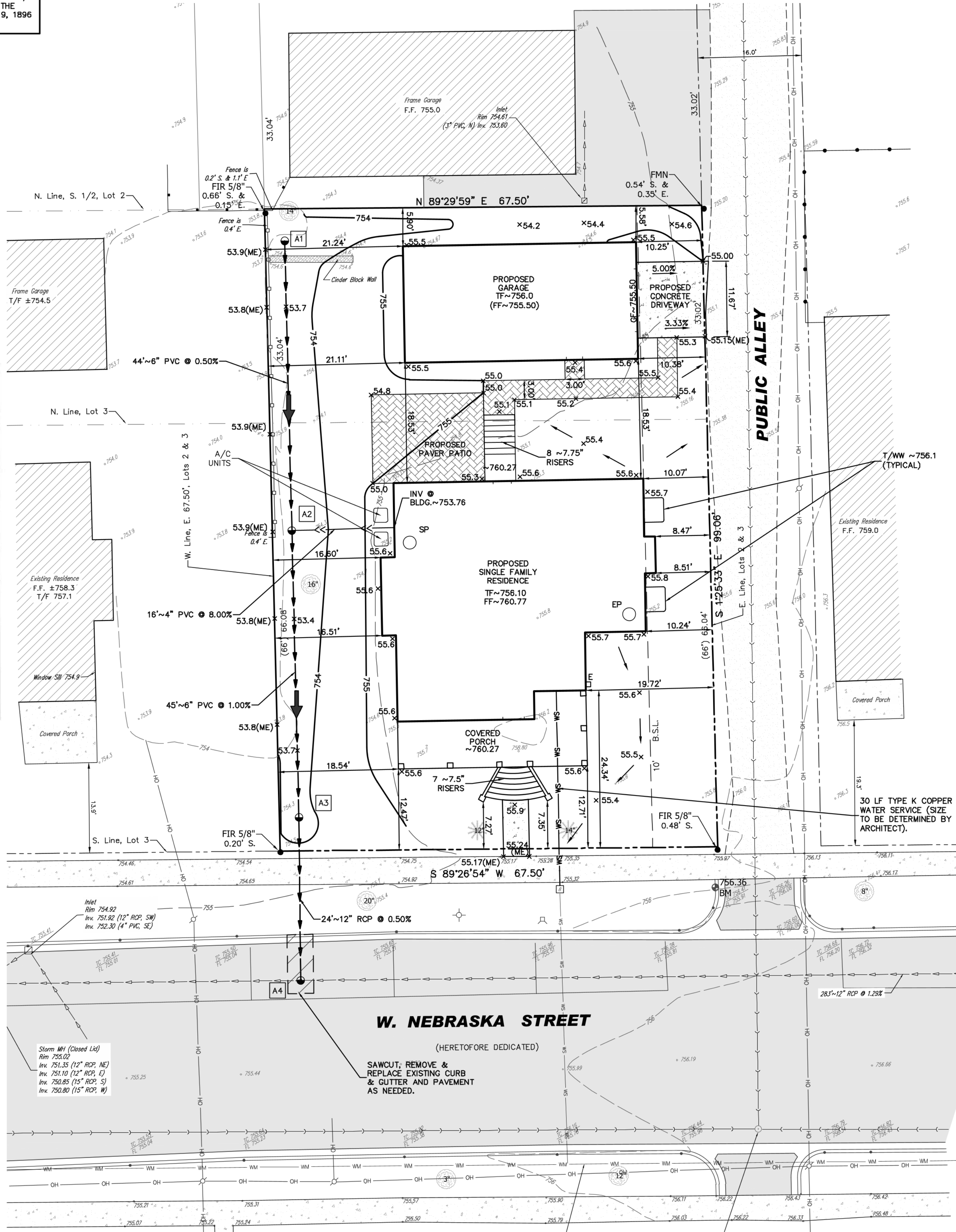
BENCHMARKS

SITE BENCHMARK: FOUND MAG NAIL NEAR THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON. ELEVATION: 755.21 (NAVD 88)

RECEIVED

By Christopher Gruba at 9:25 am, Jul 11, 2023

DETAILED GRADING PLAN



STORM SEWER STRUCTURES

A1	12" HOPE RISER INLET W/ NEENAH R-5901-A GRATE RIM 753.50 INV 752.75	A3	24" DIA CONC. INLET W/ NEENAH R-4340-B GRATE RIM 753.50 INV 751.86 (N, 6" PVC) INV 751.86 (S, 12" RCP)
A2	12" HOPE RISER INLET W/ NEENAH R-5901-A GRATE RIM 753.20 INV 752.31 (N&S, 6" PVC) INV 752.48 (E, 4" PVC)	A4	48" DIA CONC M.H.C.L. SET OVER EXIST 12" RCP STORM W/ NEENAH R-1710 F&G RIM 755.25 (ME P.V.M.T.) INV 751.74 (E&W, EX 12" RCP) INV 751.74 (N, PR 12" RCP)

SERVICE NOTES:

EXISTING SANITARY SERVICE TO BE INSPECTED DURING CONSTRUCTION, IF SERVICE COMPLIES WITH LOCAL REQUIREMENTS IT IS TO BE REUSED. EXISTING LOCATION IS UNKNOWN AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

NOTES:

WATER AND SEWER SERVICES
WATER SERVICE TO BE TYPE K COPPER MIN. DEPTH 5.5'. SERVICE LINE SHALL COMPLY WITH ALL IEPA AND LOCAL MUNICIPALITY SPECIFICATIONS AND REQUIREMENTS.

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN. SLOPE OF 1%. SERVICE SHALL COMPLY WITH LOCAL MUNICIPALITY SPECIFICATIONS AND REQUIREMENTS.

MIN. SEPARATION OF WATER AND SANITARY SERVICES 10'.

EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST, THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE: 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTK ENGINEERING, INC. (708) 326-4961; FIELD WORK WAS COMPLETED ON AUGUST 9, 2022.

OWNER:
ROBERT PLANTZ
(708) 921-0162

LOT AREA: 6,687 S.F.

EXISTING COVERAGE:	808 S.F.
FOUNDATION GARAGE:	631 S.F.
COVERED PORCH (FRONT):	84 S.F.
PORCH (SIDE):	22 S.F.
WALK (FRONT, SIDE & REAR):	289 S.F.
PORCH, STOOP & STAIRS (REAR):	42 S.F.
WOOD DECK (REAR):	164 S.F.
DRIVEWAY:	734 S.F.
TOTAL EXISTING IMPERVIOUS—LOT AREA:	2,744 S.F.

PROPOSED:	
FOUNDATION:	1,297 S.F.
GARAGE:	648 S.F.
COVERED PORCH (FRONT):	248 S.F.
WALK & STEPS (FRONT):	75 S.F.
PAVER PATIO & WALK AREAS (REAR):	365 S.F.
PORCH, STOOP & STAIRS (REAR):	49 S.F.
DRIVEWAY:	120 S.F.
TOTAL PROPOSED IMPERVIOUS—LOT AREA:	2,802 S.F.

TOTAL EXISTING IMPERVIOUS:	2,744 S.F.
TOTAL PROPOSED IMPERVIOUS:	2,802 S.F.
CHANGE IN IMPERVIOUS:	+58 S.F.

EXISTING BUILDING COVERAGE:	1,523 / 6,687 = 22.78%
EXISTING LOT COVERAGE:	2,744 / 6,687 = 40.97%

PROPOSED BUILDING COVERAGE:	2,193 / 6,687 = 32.79%
PROPOSED LOT COVERAGE:	2,802 / 6,687 = 41.90%



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM — EAST ZONE

SITE DATA

AREA: 6,687 SQUARE FEET OR 0.1535 ACRES

PARCEL IDENTIFICATION NUMBER

19-09-28-204-005-0000

DESIGNTEK ENGINEERING, INC.

CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 119TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL Prof. Lic. No. 184-003740

2	PER CLIENT: NEW FND	07-10-23
1	PER VILLAGE REVIEW	01-11-23
	REVISION	

213 W. NEBRASKA STREET
FRANKFORT, ILLINOIS

DETAILED GRADING PLAN

DRAWN DEI	CHECKED SDS	PROJECT NO. 22-0577
--------------	----------------	------------------------

DATE: 12-28-22	SHEET 1
----------------	---------

SCALE: 1" = 10'	OF 2
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NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS. FOUNDATION PLAN SHOWN WAS RECEIVED ON JULY 6, 2023 FROM IDEAL CUSTOM DESIGNS.

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF WILL

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH 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 PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 10TH DAY OF JULY, 2023



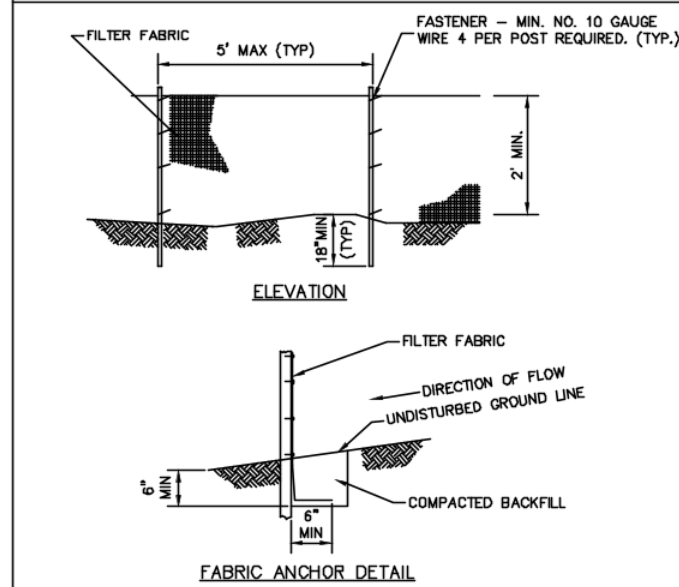
EXISTING CONDITIONS, REMOVAL & EROSION CONTROL PLAN

LEGEND	
EXISTING	PROPOSED

BENCHMARKS

SITE BENCHMARK: FOUND MAG NAIL NEAR THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 755.21 (NAVD 88)

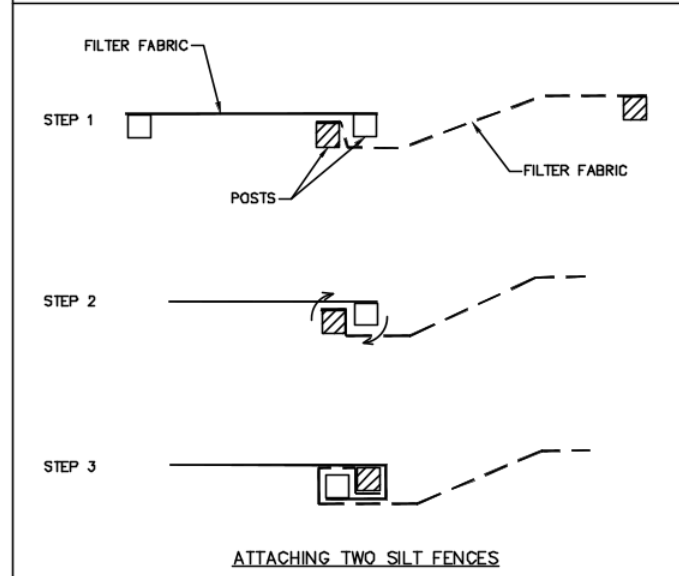
SILT FENCE PLAN



- NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 528, SEPTIMATE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 20 FOR NONWOVEN AND 30 FOR WOVEN.
 3. FENCE POSTS SHALL BE HEAVY STEEL PIPE OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

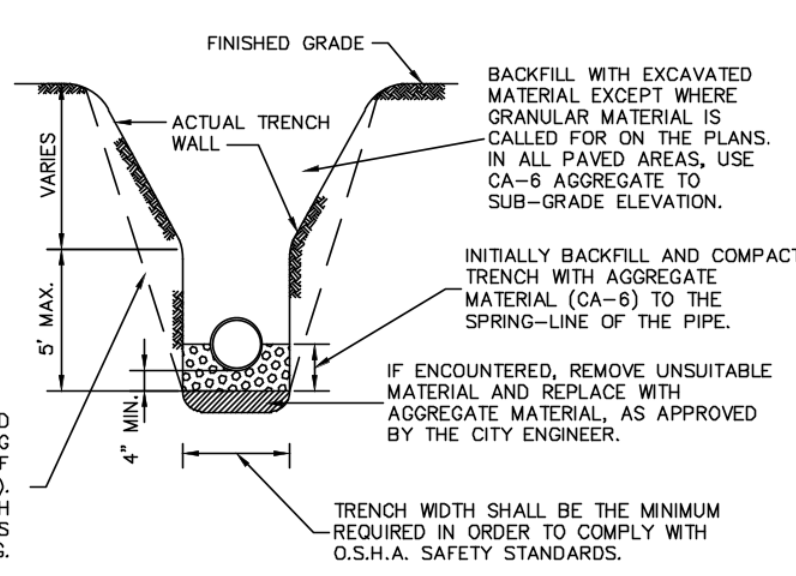
Project:	Date:	Checked:	Date:	Approved:	Date:
Project:	Date:	Checked:	Date:	Approved:	Date:

SILT FENCE



- NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

Project:	Date:	Checked:	Date:	Approved:	Date:
Project:	Date:	Checked:	Date:	Approved:	Date:

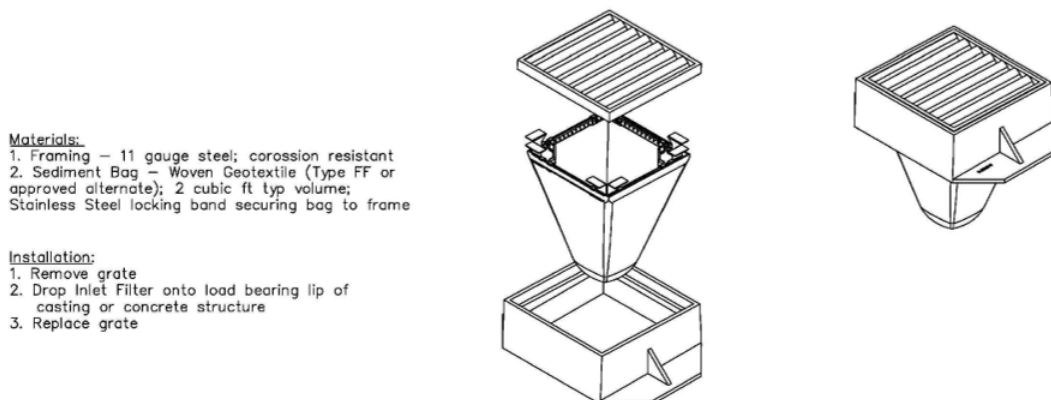
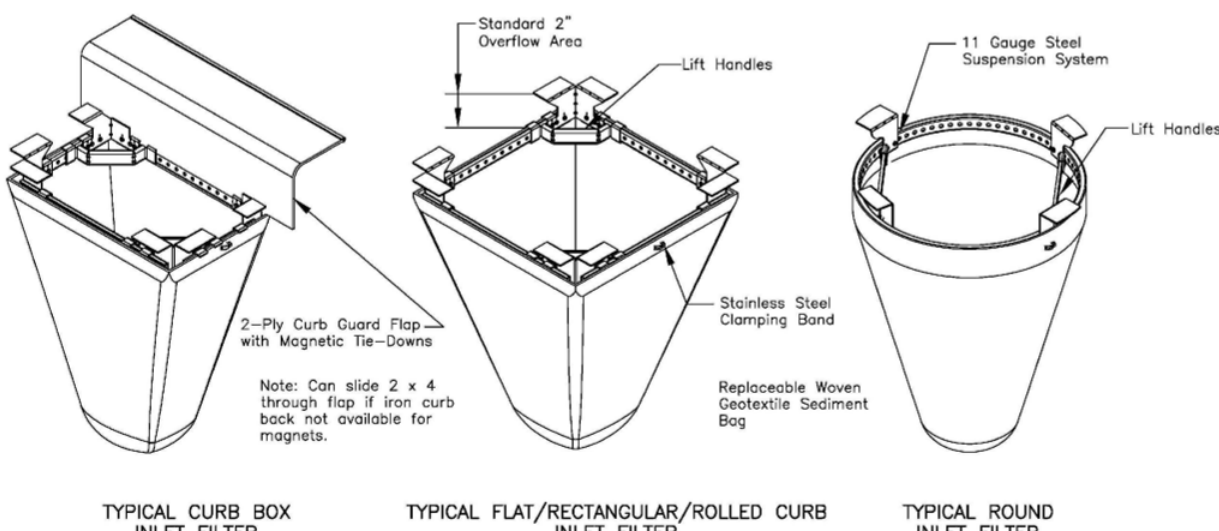


ANGLE OF REPOSE AS CALCULATED BY O.S.H.A. FOR SLOPING EXCAVATIONS IN VARIOUS TYPES OF SOIL (AVERAGE SOIL = 1:1 SLOPE). NOTE THAT PORTABLE TRENCH BOXES OR SLUING TRENCH SHIELDS MAY BE USED IN LIEU OF SLOPING.

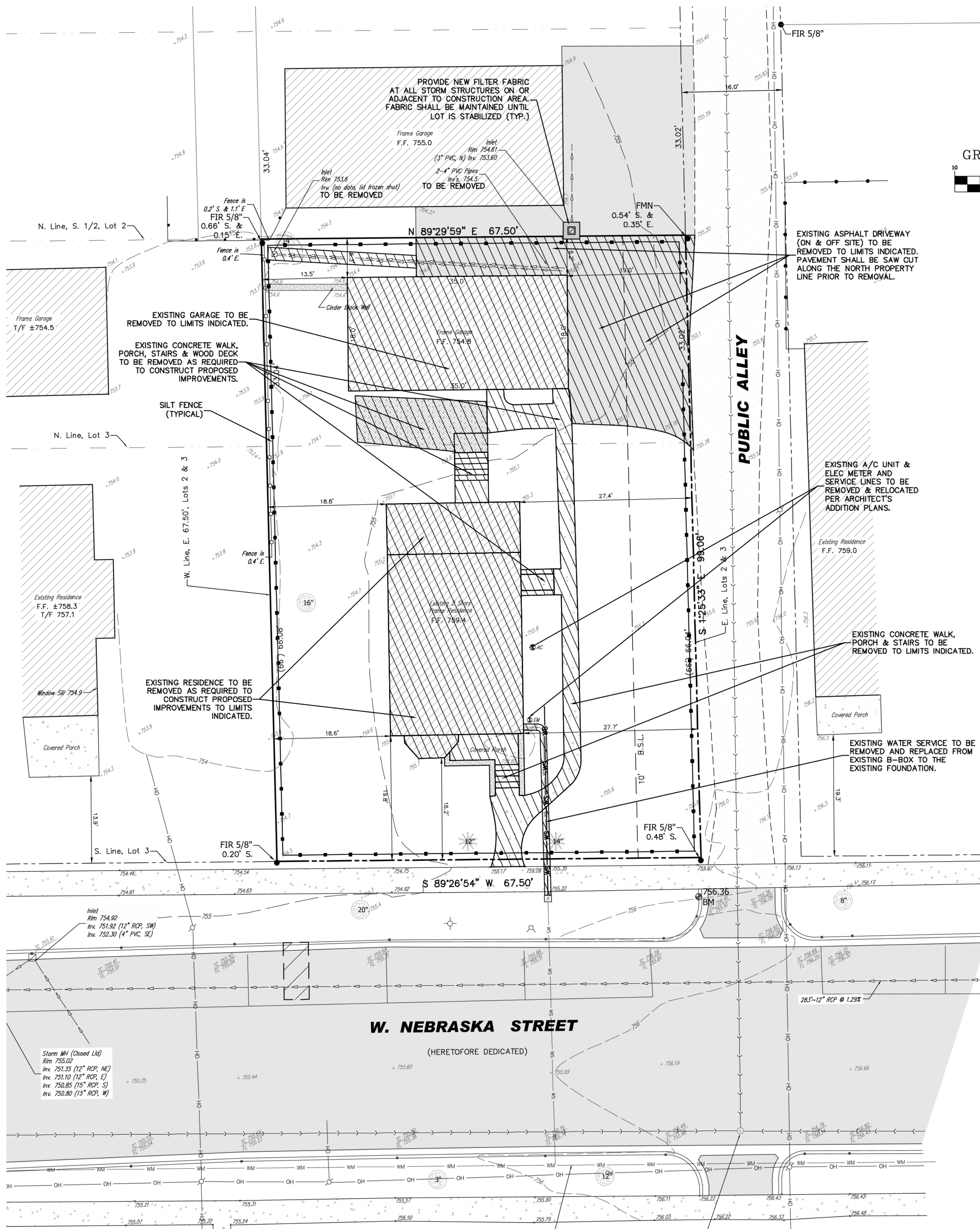
NOTE:
ALL TRENCHES SHALL BE JETTED IN CONFORMANCE WITH SEC. 550.07 (METHOD 3) OF THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, AS ADOPTED 1-1-07 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

TRENCH SECTION

FOR STORM SEWER
NOT TO SCALE



STORM DRAIN INLET PROTECTION



NOTES:

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

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PARCEL IDENTIFICATION NUMBER

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	REVISION	

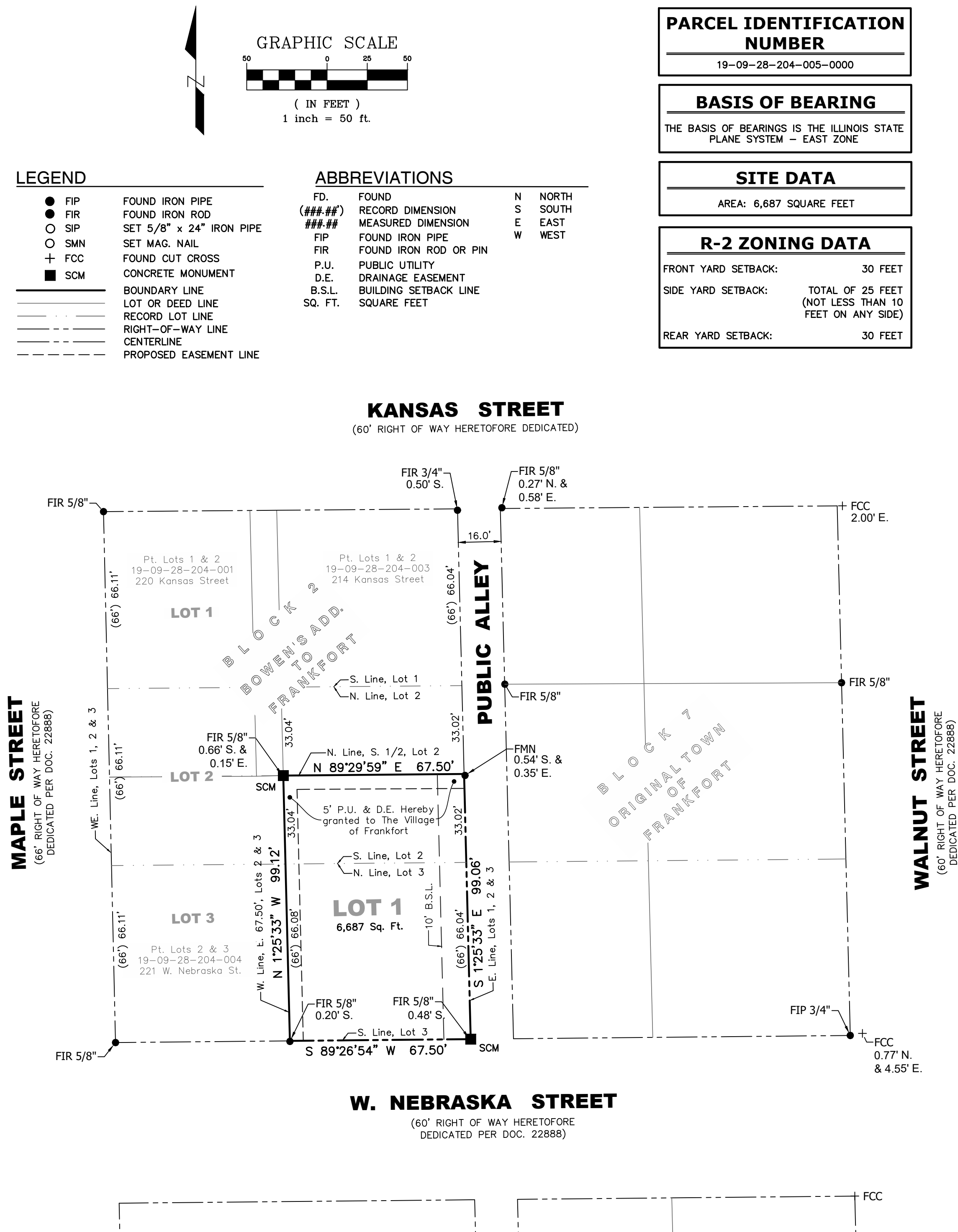
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FRANKFORT, ILLINOIS

DETAILED GRADING PLAN

DRAWN DEI	CHECKED SDS	PROJECT NO. 22-0577
DATE: 12-28-22	SHEET 2	
SCALE: 1" = 10'	OF 2	



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WWW.ILLINOISCALL.COM



Project: Circle K Redevelopment
Meeting Type: NA – Request to Continue Public Hearing to August 10, 2023
Requests: Proposed Annexation (via an Annexation Agreement); Zoning Map Amendment (Rezoning) from the default E-R Estate Residential District to B-2 Community Business District (currently Will County C-2 and C-3); Special Use Permits for (1) an automobile fueling station, (2) accessory liquor sales, and (3) extended hours of operation. The pending Annexation Agreement includes requests for variations related to building and fuel canopy setbacks, landscape yards, plant materials, signage, and cross-access.
Location: 7654 W. Lincoln Highway
Applicant: RDK Ventures, LLC
Prop. Owner: RDK Ventures, LLC
Consultants: Matt Adas, RLA, and Ryan Swanson, P.E., Arc Design Resources, Inc.
Representative: Matt Adas, RLA, and Ryan Swanson, P.E., Arc Design Resources, Inc.
Report By: Michael J. Schwarz, AICP

The PC/ZBA may recall that the public hearing for the subject application was opened on May 11, 2023 and then after a lengthy discussion, the public hearing was kept open and continued to June 22, 2023 to allow the applicant to address various comments. The public hearing was subsequently kept open and continued to July 27, 2023. During this time, the applicant and project consultants have been working with the Village Engineer regarding the size of the proposed underground stormwater management system. The project architect is also working on revised Building and Fuel Canopy Elevations, as well as a revised Signage Plan, all of which have not yet been submitted for staff review. Staff and the applicant respectfully request that the public hearing again be continued to August 10, 2023. A motion to continue the public hearing to August 10, 2023, would be in order.

Project: Move Pilates Studio
Meeting Type: Public Hearing
Requests: Special Use Permit for Indoor Recreation
Location: 18-20 Elwood Street
Applicant: Ellen Foody, Lessee
Prop. Owner: Five Kings Properties, LLC
Consultants: None
Representative: Applicant
Report By: Amanda Martinez, Planner

Site Details

Lot Size: 0.82 acres
PIN(s): 19-09-21-410-035-0000
Existing Zoning: H1 Historic District
Prop. Zoning: H1 Historic District, with Special Use Permits for Indoor Recreation and extended hours of operation
Building(s) / Lot(s): One building / One lot
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Commercial	Mixed Use	H1
North	Vacant H1 and Single Family Residential	Mixed Use	H1 and R2
South	Old Plank Road Trail	Old Plank Road Trail	R2
East	Parking Lot	Mixed Use	H1
West	Parking Lot and Commercial	Mixed Use	H1

Figure 1: Location Map



Project Summary

The applicant, Ellen Foody, owner and founder of Move Pilates Studio LLC, a tenant/lessee on behalf of the property owners, Five Kings Properties, LLC, has filed an application requesting (1) a Special Use Permit for Indoor Recreation for a health/fitness facility in the H-1 Historic District and (2) a Special Use Permit for extended hours of operation (opening at 5:00 a.m.), for the property located at 18-20 Elwood Street, Frankfort, IL 60423 (PIN: 19-09-21-410-035-0000).

Attachments

1. 2023 Aerial Photograph from Will County GIS
2. Site Photographs taken 7.18.23
3. ALTA/NSPS Land Title Survey dated 10.1.18
4. Floor Plan received 7.10.23

5. Findings of Fact provided by applicant and received 6.28.23
6. Special Use Permit Findings of Fact Form for Plan Commissioners

Analysis

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

Proposed Use

- The applicant is requesting a Special Use Permit for Indoor Recreation to operate a health/fitness facility (pilates studio) called Move Pilates Studio. In kind, the applicant is seeking approval for extended hours of operation (opening at 5 a.m.).
 - The Village of Frankfort's Table of Permitted and Special Uses specifies that in order to operate an indoor recreation use within the H1 District, special use approval is required.
 - Article 6 Section C Part 2 in the Village Ordinance regards permissible hours of operation and states the following:

Non-residential uses may be open for business between the hours of 7 am and 11 pm. Establishments with operating hours outside of these normal operating hours must be approved as a special use according to the regulations of Article 3, Section E.

- The subject property within the Grainery Village Square, a 13,900 commercial building on a 0.82-acre parcel located at the SWC of Elwood Street and White Street.
- The subject tenant space is 18 and 20 Elwood Street which is approximately 2,000 square feet total. The previous tenant/use of the subject units was Plank Road Cyclery, a retail bicycle shop.
- Existing tenants of the building include The Wine Thief, Kernel Sweettooth, Old Plank Pizza Company, Fuel Health + IV Studio and The Lasr Lair.
- Move Pilates Studio is a boutique fitness studio that specializes in Reformer Pilates. The studio offers intentionally small group classes. Each class will hold 8-10 people with one (1) instructor. There is a total of five (5) employees. However, there will only be two employees on site at the busiest time; the instructor of a class and the owner/founder of the business.
- Per the submitted floor plan, the subject tenant space is 37'10" wide and 48'2.5" deep which equates to 1,823 square feet. The front of the space will have a front desk and seating area for cueing, the middle of the space will be the activity area including ten (10) Pilates Reformer Machines®, and the rear has a private room/office as well as a bathroom for patrons.
- The tenant did renovations to create a 14'x14' private room/office in the rear of the space. The room will connect to one of the existing bathrooms and exit doors. This renovation privatizes one (1) out of the two (2) existing bathrooms and one (1) out of the existing four (4) access points. The Village's Building Department has been reviewed the renovation project and has been in close contact with the applicant to ensure all is compliant with the Building Code.
- The proposed business hours of operation are:

Monday: 5:00 a.m.-11:30 a.m. and 5:00 p.m.-7:00 p.m.

Tuesday: 5:00 a.m.-11:00 a.m. and 5:00 p.m.-7:00 p.m.

Wednesday: 5:00 a.m.-11:45 a.m. and 4:00 p.m.-7:00 p.m.

Thursday: 5:00 a.m.-11:00 a.m. and 6:00 p.m.-7:00 p.m.

Fridays: 5:00 a.m.-10:15 a.m.

Saturdays and Sundays (occasionally off on Sundays): 8:00 a.m.-10:00 a.m.

- The studio will be closed during the day outside of the above proposed business hours. Some days, approximately three days out of the week, the owner will have private 1:1 sessions from 11 a.m.-2 p.m.

Existing Parking

- There are 47 parking spaces provided on the subject lot dedicated for the commercial building's tenants. Staff finds that parking that is required for tenants of the subject lot are not all located directly on site.
- Article 7 Section B Part 5 in the Village Ordinance regards parking adjustments to the minimum number of parking spaces required, subject to a case-by case approval by the Plan Commission, and states the following:

The following provisions and factors shall be used as a basis to adjust parking requirements:

1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.

2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared, or off-site parking spaces are available to satisfy the parking demand.

a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)

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

- There are adjacent public parking lots that provide sufficient parking to the subject site in addition to on-street public parking. The adjacent lot to the west is the Chamber of Commerce public parking lot which consists of 38 parking spaces. The Breidert Green public parking lot consists of 59 parking spaces and provides parking near the rear doors of the subject building.
- The proposed use is classified as a "health and athletic club" for comparative purposes to calculate required parking spaces. Parking for health and athletic clubs shall be one-half (0.5) space per exercise station; plus, one (1) space per 1,000 square feet of activity area; plus, one (1) space per employee for the work shift with the largest number of employees.
- According to the floor plan submitted by the applicant, there are ten (10) Pilates Reformer Machines®, and the activity area is approximately 2,000 square feet. Additionally, there will be at most two (2) employees during peak hours.
- The required number of parking spaces for the proposed use in this case is nine (9).
 - The previous tenant, Plank Road Cyclery, had a requirement of providing eight (8) spaces.
- Given that there is shared parking within the area and the proposed business has a unique schedule, it is staff's opinion that the existing parking is adequate.
- Staff's parking analysis for the subject site is shown below (the proposed use is bolded):

UNIT(S)	BUSINESS NAME (USE CLASSIFICATION FOR PARKING)	UNIT (SQ. FT.)	PARKING SPACES REQUIRED (USE PARKING CALCULATION)
---------	--	-------------------	--

6	The Wine Thief (restaurant, full service)	3000	45 (1 per 100 sq. ft.; plus 1 per employee)
10-12	Kernel Sweettooth (indoor retail sales of goods)	2000	11 (1 per 250 sq. ft.; plus 1 per employee)
14-16	Old Plank Pizza Co. (restaurant, full service)	2000	29 (1 per 100 sq. ft.; plus 1 per employee)
18-20	Move Pilates Studio (health and athletic club)	2000	9 (0.5 per exercise station; plus 1 per 1,000 sq. ft. of activity area; plus 1 per employee)
22	Fuel Health + IV Studio (personal services)	900	6 (1 per 200 sq. ft.; plus 1 per employee)
24	The Lasr Lair (personal services)	1400	9 (1 per 200 sq. ft.; plus 1 per employee)
TOTAL SPACES REQUIRED			109
TOTAL SPACES PROVIDED ON-SITE			47
TOTAL SPACES PROVIDED ON CHAMBER OF COMMERCE PUBLIC PARKING LOT SITE			38
TOTAL SPACES PROVIDED ON BREIDERT GREEN PUBLIC PARKING LOT SITE			59

Standards for Special Uses

Article 3, Section B, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use request. No special use shall be recommended by the Plan Commission, unless such Commission shall find:

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

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

Affirmative Motion

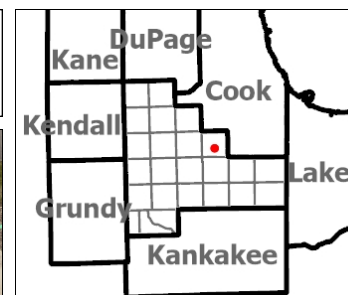
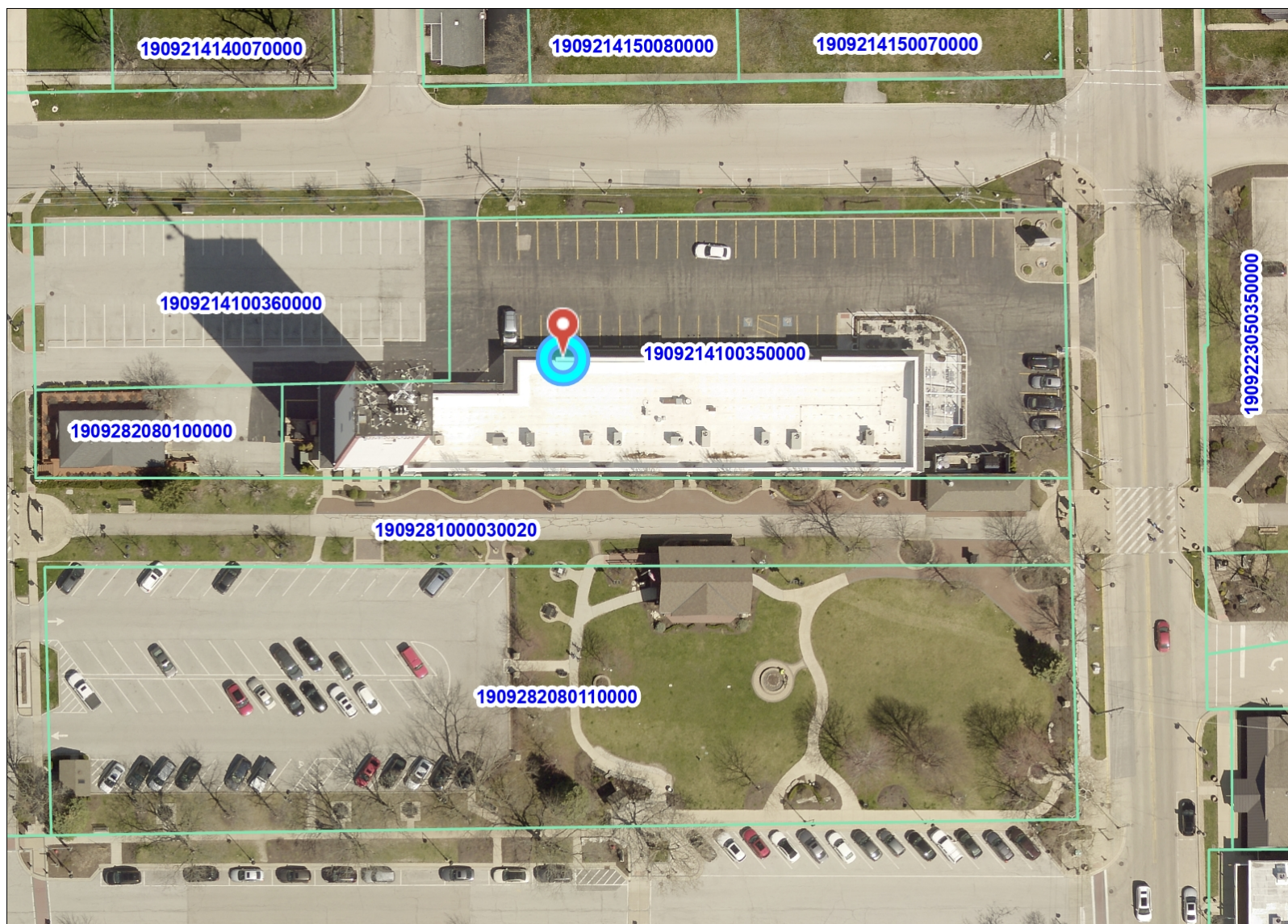
For the Plan Commission's consideration, staff is providing the following proposed affirmative motion for the special use request:

Recommend the Village Board approve a Special Use Permit for Indoor Recreation for a health/fitness facility in the H-1 Historic District and a Special Use Permit for extended hours of operation (opening at 5 a.m.), for the property located at 18-20 Elwood Street, Frankfort, IL 60423 (PIN: 19-09-21-410-035-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following two (2) conditions:



1. The applicant shall obtain a Business License; and
2. The business shall implement a minimum 15-minute break in between classes to accommodate parking space turnover.



18 and 20 Elwood - Move Pilates Studio



Legend

-  Parcels
-  Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.02 0.0 Miles

1:1,128



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.

Notes

18-20 ELWOOD ST. SITE PHOTOS TAKEN 7.18.23

FRONT OF BUILDING



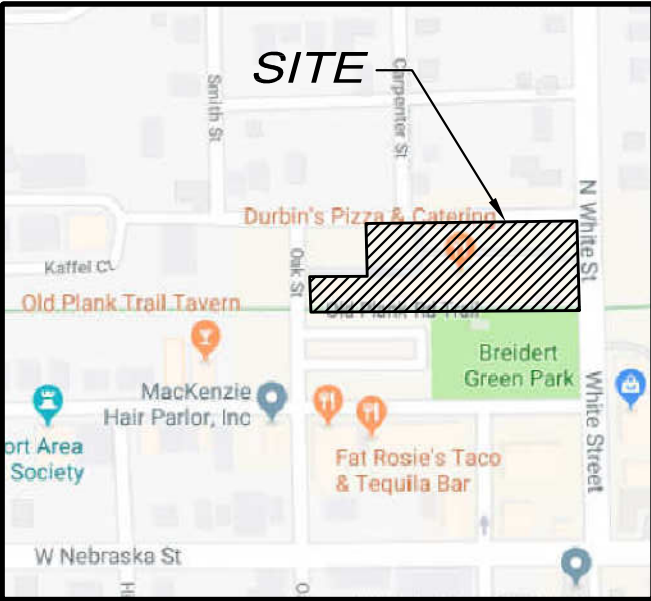


REAR OF BUILDING



ADJACENT CHAMBER PARKING LOT





VICINITY MAP

~ N O S C A L E ~

SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE - EAST ZONE COORDINATE SYSTEM.
4. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS
5. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK AND EMBOSSED SEAL.
6. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE COMPANY IDENTIFIED AS NUMBER 15828-18-280986 WITH AN EFFECTIVE DATE OF SEPTEMBER 5, 2018, A REVIEW OF WHICH INDICATES THAT:
 - 6a. THE GENERAL EXCEPTIONS ALONG WITH ITEMS 1-9 AND 13 ARE NOT SURVEY RELATED.
 - 6b. ITEM 10 PERTAINS TO AN ACCESS EASEMENT PER DOCUMENT NUMBER R2000065160, AND IS SHOWN HEREON.
 - 6c. ITEM 11 PERTAINS TO A UTILITY EASEMENT PER DOCUMENT NUMBER R87-03704 AND IS SHOWN HEREON.
 - 6d. ITEM 12 PERTAINS TO A VILLAGE OF FRANKFORT EASEMENT PER DOCUMENT NUMBER R2005215805, AND IS SHOWN HEREON.
7. (R) = RECORD DATA
(M) = MEASURED DATA
R.O.W. = RIGHT OF WAY
8. AREA OF SURVEY= 35,759 SQ. FT., OR 0.821 ACRES, MORE OR LESS.
9. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

LEGAL DESCRIPTION

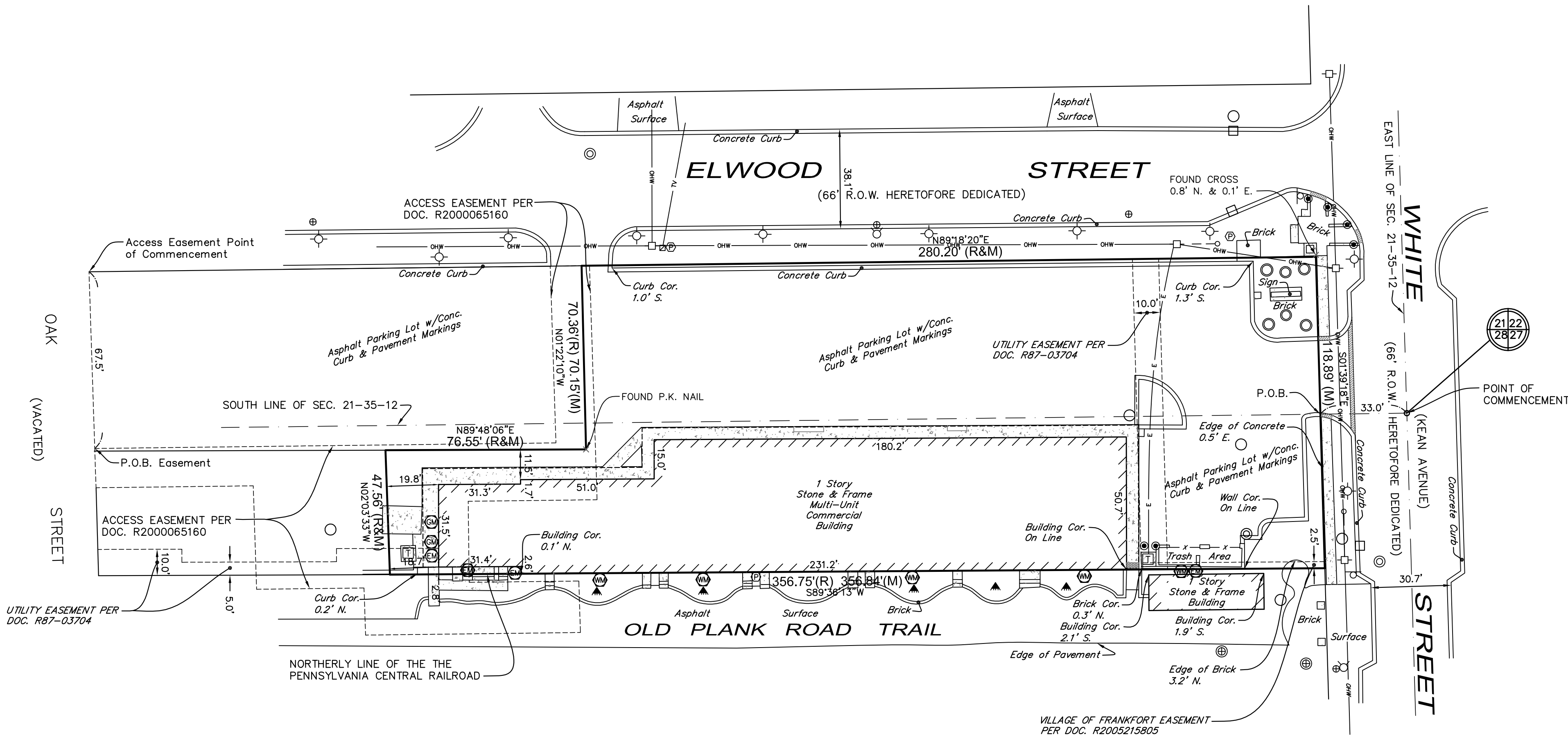
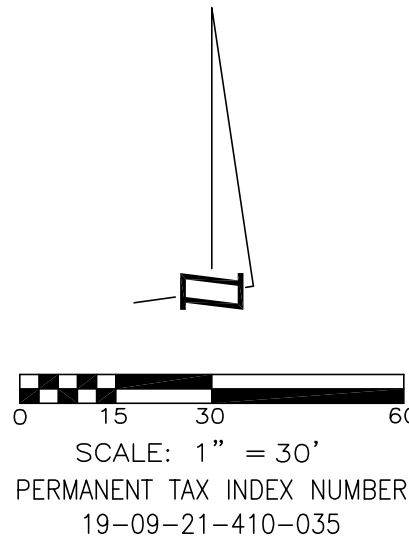
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12, AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12, ALSO BEING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12; THENCE WEST ALONG THE SOUTH LINE OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12, A RECORD DISTANCE OF 33.0 FEET TO THE WEST LINE OF WHITE STREET, AS PLATTED IN SMITH'S ADDITION TO FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1856, IN BOOK 43, PAGE 292, AS DOCUMENT NUMBER 23011; SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF WHITE STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE PENNSYLVANIA CENTRAL RAILROAD, (FORMERLY PER RECORD PLAT THE JOUET AND NORTHERN INDIANA RAILROAD COMPANY); THENCE WESTERLY ALONG SAID NORTHERLY LINE 356.75 FEET TO A POINT; THENCE NORTHERLY 47.56 FEET TO A POINT; THENCE EASTERLY 76.55 FEET TO A POINT; THENCE NORTHERLY 70.36 FEET TO A POINT ON THE SOUTHERLY LINE OF ELWOOD STREET; THENCE EASTERLY 280.20 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF WHITE STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF WHITE STREET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PREPARED FOR: CONSTANTINE / TZAMOURANIS (ATTORNEY) _____
ADDRESS: 824 ELWOOD STREET, FRANKFORT, ILLINOIS _____
BOOK & PG: 210/67 DATE: 10/01/2018 JOB NO.: 1816416 _____
DRAWN BY: JHH CHECK BY: _____
REVISED: SAR _____

ALTA/NSPS LAND TITLE SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plsliste.com



SYMBOL LEGEND

- | | |
|--|------------------------------------|
| ⊙ - MANHOLE | (R) - RECORD DATA |
| ○ - CATCHBASIN | (M) - MEASURED DATA |
| □ - INLET | ⊕ - ELECTRIC METER |
| ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED) | ⊕ - WATER METER |
| ⊕ - HYDRANT | ⊕ - GAS METER |
| ⊕ - VALVE & VAULT | ⊕ - TELEPHONE CANISTER |
| ⊕ - POWER POLE | ⊕ - COM. ED. CANISTER |
| ⊕ - BUFFALO BOX | ⊕ - CABLE CANISTER |
| ⊕ - AIR CONDITIONER | ⊕ - FLOOD LIGHT |
| ● - BOLLARD | -OHW- OVERHEAD WIRES |
| ***- FENCE LINE | -G-- UNDERGROUND GAS LINE |
| ⊕ - STREET SIGN | -E-- UNDERGROUND ELECTRIC CABLE |
| ⊕ - STREET LIGHT | -P-- UNDERGROUND PHONE CABLE |
| ⊕ - HANDHOLE | -TV-- UNDERGROUND TELEVISION CABLE |
| ⊕ - TRANSFORMER | ⊕ - CONCRETE SURFACE |
| ⊕ - DEPRESSED CURB | ⊕ - ADA SURFACE |

SURVEYOR'S CERTIFICATE

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO TABLE A ITEM THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2018.

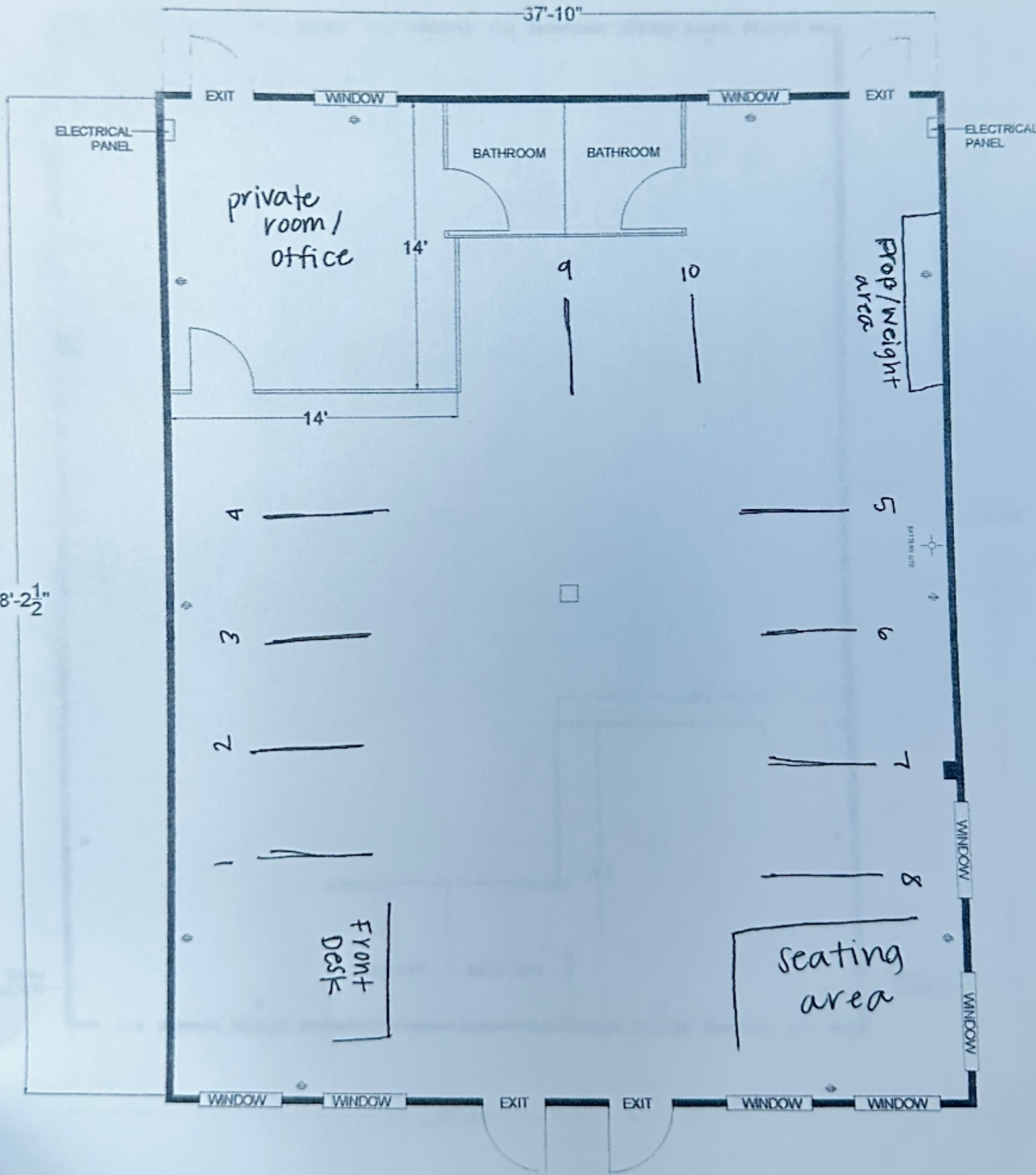
DATED OF PLAT OR MAP: OCTOBER 1, 2018.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/18

48'-2 $\frac{1}{2}$ "

37'-10"





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.

Move Pilates Studio will only bring positives to the the downtown area. The establishment will be kept clean and up to date to keep the downtown Frankfort atmosphere what it is currently.

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.

Move Pilates Studio will bring in a new flow of people to the area and benefit all surrounding businesses. It will bring more people onto the bike/walking path as well, as my clients are focused on their health.

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.

Move Pilates Studio is excited to work alongside so many other amazing businesses that fill the downtown area. We will do our part to bring in new clientele that will benefit all of us in the area to succeed. Community is one of our most important aspects of the business model - and this town gives us that.

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.

Move Pilates Studio is only making the interior space look better by bringing it up to date inside with the nicest furnishings, flooring, etc. We are not changing anything on the exterior of the building. We will maintain the outside of the building to always look presentable to keep up with standards.

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

All utilities are already existing in/around the unit. All systems are up to date and ready to be used.

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.

Move Pilates Studio has different hours of operation than most of the other businesses that are in the plaza, so that will help with traffic minimization. We also have plenty of parking in our allotted spaces outside the unit, and in the public lots surrounding the space.

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.

Move Pilates Studio will operate under this special use permit as the Village Board says. We are here to follow the regulations and the standards that the downtown Frankfort area has worked so hard to maintain. The charm that the area has is beyond desirable, and something we will work hard to stay true to.



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: Veelii Spa LLC
Meeting Type: Public Hearing
Request: Special Use for Massage Establishment
Location: 9975 W Lincoln Highway, Suite #3
Applicant: Jing Wang, Leasee
Prop. Owner: Woo Realty LLC
Consultant: None
Representative: Applicant
Report By: Amanda Martinez, Planner

Site Details

Lot Size: 0.5 acres
PIN: 19-09-21-416-002-0000
Existing Zoning: B-2/Community Business District
Proposed Zoning: B-2/Community Business District, with a Special Use Permit for a Massage Establishment
Buildings / Lots: 1 building / 1 lot
Total Sq. Ft.: ±600 sq. ft. (suite #3); ±4200 (bldg. total)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Commercial	General Commercial	B-2
North	Single Family Residential	Single Family Detached	R-2
South (County)	Single Family Residential	Single Family Detached	R-2
East	Commercial	General Commercial	B-2
West	Commercial	General Commercial	B-2

Figure 1. Location Map



Project Summary

The applicant, tenant, on behalf of Woo Realty LLC, property owner, has filed an application for a Special Use Permit to operate Veelii Spa located at 9975 W. Lincoln Highway, Suite #3, Frankfort, Illinois 60423 (PIN 19-09-21-416-002-0000). Per the Village Zoning Ordinance, to operate a massage establishment in the B-2 Community Business District, a special use permit is required. The subject site is a 4,200 square foot commercial multi-tenant building on a 0.5-acre lot that has three (3) tenant spaces. Suite #3 is the subject tenant space for the proposed massage use, which was formerly Edward Jones Investments, located on the west corner of the building.

Attachments

- 2023 Aerial Photograph from Will County GIS
- Site Photographs taken 7.18.23
- Floor Plan received 7.7.23

- Plat of Survey dated 4.9.92
- Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments with Staff Comments
- Findings of Fact responses provided by applicant and received 7.7.23
- Special Use Permit Findings of Fact for Plan Commissioners

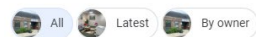
Analysis

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

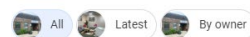
Proposed Use

- The applicant is seeking a special use permit to operate Veelii Spa located at 9975 W. Lincoln Highway, Suite #3.
- The subject site is a 0.5-acre lot which consists of a 4,200 square foot commercial multi-tenant building that has three (3) tenant spaces total and 26 parking spaces.
- There is an existing cross-access agreement between the subject lot and the adjacent lot to the east, where Aurelio's Pizza is located.
- The subject tenant space is approximately 600 square feet and was formerly occupied by Edward Jones Investments as an office use.
- Other existing uses within the subject building include a dentist office (Oasis Dental Spa) and an indoor recreation facility (Treadfit).
- Veelii Spa LLC has two existing locations, one in Mokena and another in Homewood.
 - Website to Mokena location: <https://veeliispa.com/>
 - Google images of Homewood location (newly approved, no website available yet):

Nue Spa



Nue Spa



- The business plans to be open every day with the following hours of operation: Monday through Sunday 10:00 a.m. to 9:00 p.m.
- There will be one (1) employee/licensed massage therapist, in other words the proposed business will be owner operated at any given time. The applicant provided staff with her licensed massage therapist certificate.
- The business only offers massages without any ancillary uses. The business takes a majority of clients by a prior appointment basis.
- Per the floor plan submitted by the applicant, there will be only one (1) massage therapy room. Additionally, there is one (1) bathroom to the rear that patrons of the business can use. The open space on the floor plan will be furnished, including a front desk area and cabinets for business products.
- Zoning Ordinance Article 5, Section C, Part 11 regards use regulations for Massage Establishments (included as an attachment). These regulations will get further reviewed by the Building Department prior to the issuance of a business license. The owner has agreed to comply to the regulations, and staff has included compliance with the use regulations and a business license as a condition for the special use permit.

Existing Parking

- The parcel currently provides 26 parking spaces, including one (1) ADA compliant parking space.
- The proposed use is classified as a “personal service” which the Zoning Code requires one (1) space per 200 square feet of gross floor area; plus, one (1) space per employee for the work shift with the largest number of employees.
- The proposed business is approximately 600 square feet and will only have one employee, equating to three (3) required parking spaces.
- Provided parking is sufficient and complies with the Village Ordinance’s off-street parking requirements. Staff’s parking analysis for the subject site is shown below (the proposed use is bolded):

UNIT(S)	BUSINESS NAME (USE CLASSIFICATION FOR PARKING)	UNIT (SQ. FT.)	PARKING SPACES REQUIRED (USE PARKING CALCULATION)
1	Oasis Dental Spa (health clinic)	1600	13 (1 per employee; plus 3 per exam room)
2	Treadfit Frankfort (indoor recreation facility)	2000	5 (1 employee; plus 1 per 4 patrons)
3	Veelii Spa (massage establishment)	600	3 (1 per employee; plus 1 per 200 sq. ft)
TOTAL REQUIRED			21
TOTAL PROVIDED ON-SITE			26
Surplus/Deficit			+5

Standards for Special Uses

Article 3, Section B, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use request. No special use shall be recommended by the Plan Commission, unless such Commission shall find:

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

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

Affirmative Motion

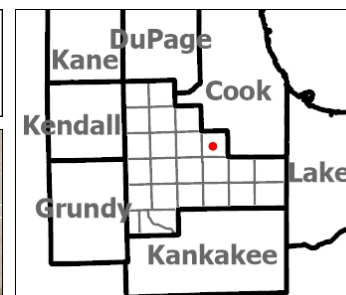
For the Plan Commission's consideration, staff is providing the following proposed affirmative motion for the special use request:

Recommend the Village Board approve a Special Use Permit for a Massage Establishment to operate in the B-2 Community Business District for the property located at 9975 W. Lincoln Highway, Suite #3, Frankfort, Illinois 60423 (PIN 19-09-21-416-002-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition:

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



9975 W. Lincoln Hwy, Suite #3 - Veelii Spa



Legend

- Parcels
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.02 0.0 Miles

1:1,128



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.

Notes

9975 W. LINCOLN HIGHWAY SITE PHOTOS TAKEN 7.18.23

FRONT OF BUILDING (SUBJECT SUITE IS THE FORMER EDWARD JONES INVESTMENTS)

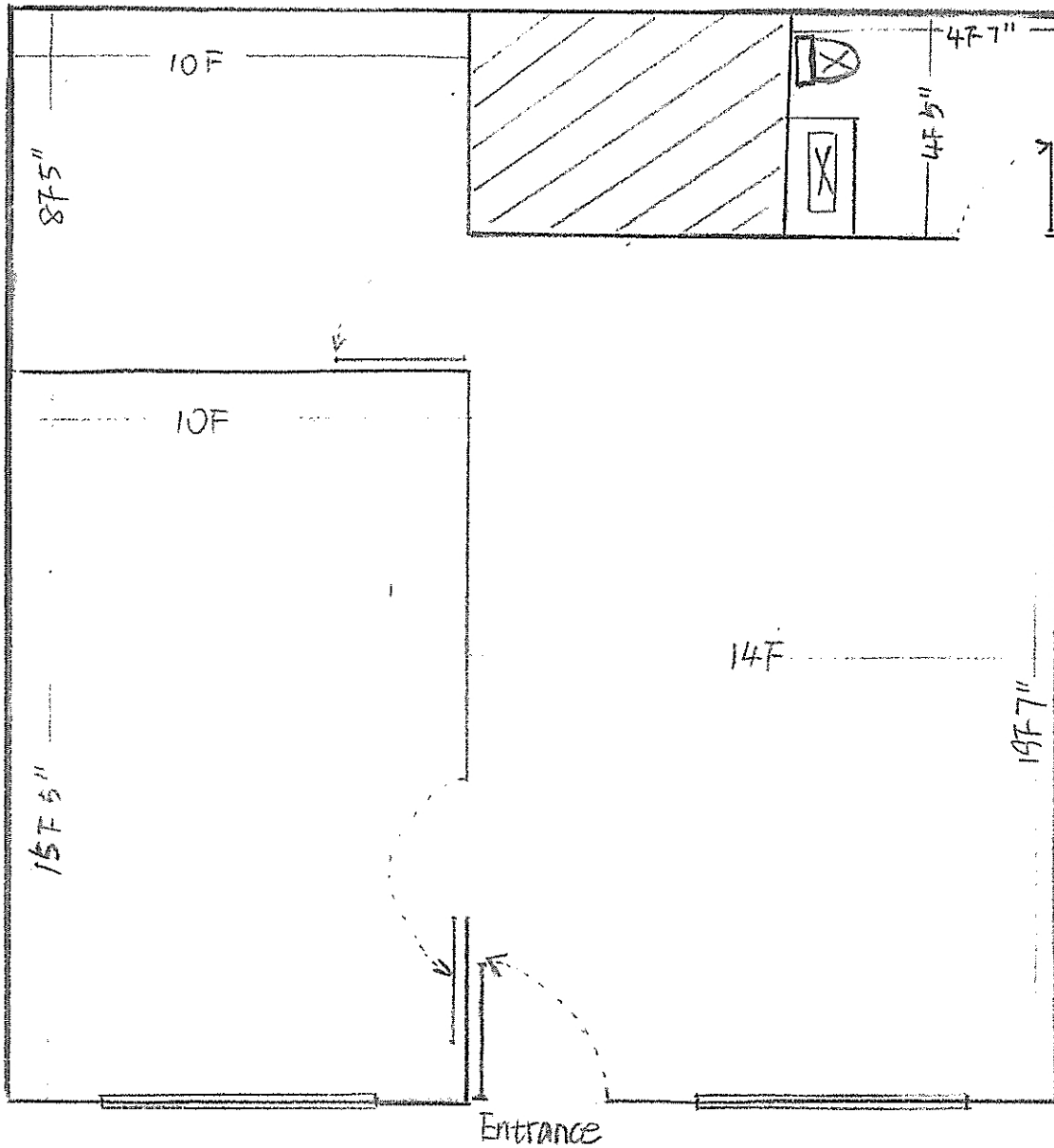






REAR OF BUILDING





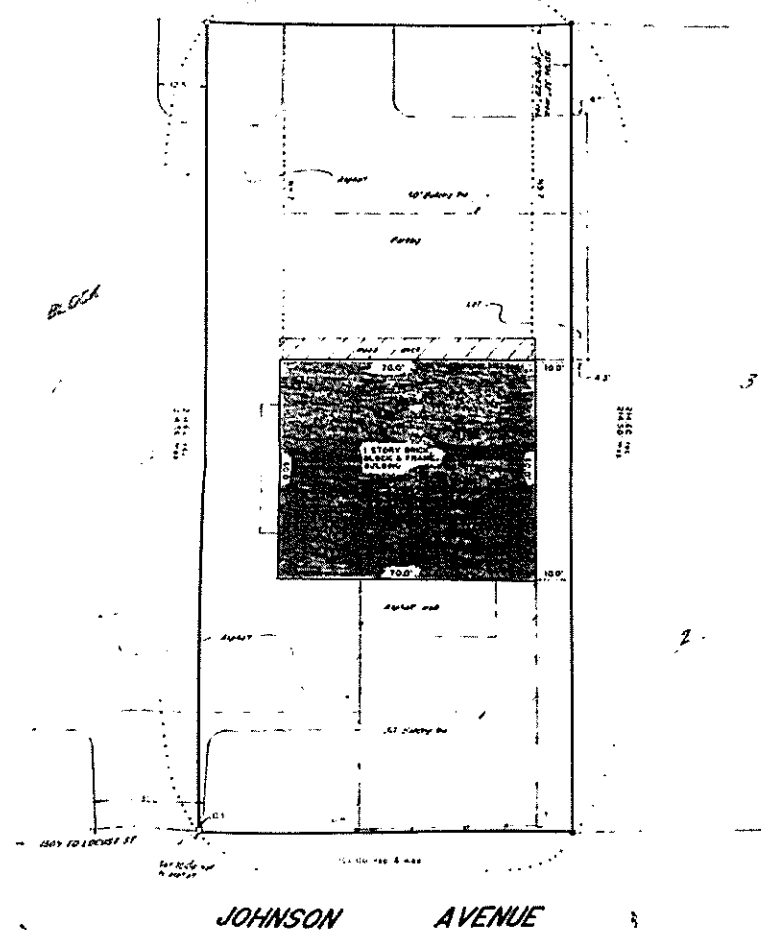
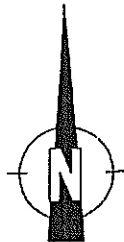
9975 W Lincoln Hwy Unit 3, Frankfort, IL 60423

PLAT OF SURVEY

U.S. ROUTE NO. 30

DAVEY HIGHWAY

10000' PM & MSL



LEGAL DESCRIPTION

LOT TWO IN PART OF THE ACRES AND COMPANY'S SUBDIVISION OF BLOCK TWO IN PART OF THE ACRES AND COMPANY'S SUBDIVISION OF BLOCK TWO IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1974 AS DOCUMENT NO. 874 3070, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:
150 N. LINCOLN HIGHWAY
FRANKFORT, ILLINOIS

BURER: WESTINGHOUSE
ENGINEER: W. H. P. L.

STATE OF ILLINOIS
COUNTY OF WILL

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT HAS BEEN SURVEYED UNDER MY DIRECTION AND THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF APRIL 1982.

James P. Kelly
JAMES P. KELLY

R. PROF. LAND SURVEYOR NO. 2317

ALL FIELD MEASUREMENTS AND DATA WERE MADE BY:

RUETTIGER-TONELLI & ASSOCIATES, INC.			
LAND SURVEYORS - ENGINEERS - CONSULTANTS			
300 N. OGDON ST.	JOULET, ILLINOIS 60431	PH 461-1616	222 690
800 E. OGDON AVE.	NAPLESVILLE, ILLINOIS 60463	PH 478-4300	222 690
DATE: 4-9-82	SCALE: 1" = 20'	DRAWN BY: T.W.	CHECKED BY: J.P.K.
JAMES P. KELLY JAMES P. KELLY PAUL S. KELLY, ILLINOIS 60463		JAMES P. KELLY JAMES P. KELLY PAUL S. KELLY, ILLINOIS 60463	

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, CONTRACT AND RECORDS.

Part 11.1: Massage Establishments
(Am. Ord. 2174, passed 07.05.05)

a. Facilities

1. Cabinets. Closed cabinets shall be provided and used for the storage of clean linens, towels, and other materials used in connection with administering massages. All soiled linens, towels, and other materials shall be kept in properly covered containers or cabinets, which containers or cabinets shall be kept separate from the clean storage areas.

Staff Comments: Will comply at building permit.

2. Dressing rooms. Provision of a separate dressing room for each sex must be available on the premises. Doors to such dressing rooms shall open inward and shall be self-closing.

Staff Comments: Will comply at building permit. The dressing room will be in the massage room, the massage room shall not be partitioned, so the patron has privacy in the massage room/dressing room.

3. Electrical equipment. All electrical equipment shall be installed in accordance with the building codes adopted by the Village of Frankfort.

Staff Comments: Will comply at building permit.

4. Lavatories or wash basins. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or the vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.

Staff Comments: Will comply at building permit; there is an existing bathroom in the suite.

5. Light and ventilation. All portions of massage establishments shall be provided with adequate light and ventilation by means of windows or skylights with an area of not less than one-eighth (1/8) of the total floor area, or shall be provided with approved artificial light and a mechanical operating ventilating system. When windows or skylights are used for ventilation, at least one-half (1/2) of the total required window area shall be operable. To allow for adequate ventilation, cubicles, rooms, and areas provided for patrons' use not served directly by a required window, skylight, or mechanical system of ventilation shall be constructed so that the height of partitions does not exceed seventy five percent (75%) of the floor-to-ceiling height of the area in which they are located.

Staff Comments: Will comply at building permit; ventilation is mostly needed for heat/steam rooms which does not apply to the proposed massage establishment. Windows are existing (two 6'x4'8" windows).

6. Locks. No massage service may be carried on within any cubicle, room, booth, or any area within a massage establishment that is fitted with a door capable of being locked.

Staff Comments: Will comply at building permit; the massage room shall not have a

lock.

7. Plumbing. All plumbing fixtures shall be installed in accordance with the building codes adopted by the Village of Frankfort.
Staff Comments: Will comply at building permit; there is an existing bathroom in the suite.
8. Service sink. The premises shall be equipped with a service sink for a custodial services.
Staff Comments: Will comply at building permit.
9. Toilet facilities. Toilet facilities shall be provided in convenient locations. When five (5) or more employees and patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for each twenty (20) or more employees or patrons of that sex on the premises at any one time. Urinals may be substituted for water closets after one water closet has been provided. All toilet rooms shall be equipped with self-closing doors opening in the direction of ingress to the toilet rooms. Toilets shall be designated as to the sex accommodated therein.
Staff Comments: Will comply at building permit; there is an existing bathroom in the suite. With only one employee and one massage room (which shall only have one patron at a time).
10. Waterproofing. Construction of rooms used for toilets, tubs, steam baths, and showers shall be made waterproof with approved waterproofed materials and shall be installed in accordance with the building codes adopted by the Village of Frankfort. For toilet rooms, toilet room vestibules, and rooms containing bathtubs,

there shall be a waterproof floor covering, which will be carried up all walls to a height of at least six inches (6"), and floors shall be covered up on base with at least three-fourths inch (3/4") cover. The walls of all toilet rooms and rooms containing bathtubs shall be finished to a height of six feet (6') with a smooth, nonabsorbent finish surface of Keene cement, tile, or similar material. Steam rooms and shower compartments shall have waterproof ceilings, floors, and walls approved by the Building and Zoning Department.

Staff Comments: Not applicable to the proposed massage establishment.

11. Wet and dry heat rooms. Floors of wet and dry heat rooms shall be adequately pitched to one or more floor drains properly connected to the sewer. (Exception: dry heat rooms with wooden floors need not be provided with pitched floors and floor drains.) A source of hot water must be available within the immediate vicinity of dry and wet heat rooms to facilitate cleaning.

Staff Comments: Not applicable to the proposed massage establishment.

b. Operating conditions

1. Cleanliness. Every portion of a massage establishment, including appliances, apparatus, and personnel shall be kept clean and operated in a sanitary condition. The premises shall have adequate equipment for disinfecting and sterilizing nondisposable instruments and materials used in administering massages, and such nondisposable instruments and materials shall be disinfected after use on each patron. Oils, creams, lotions, or other preparations used in administering massages shall be kept in clean, closed containers or cabinets. Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each day the business is in operation. Bathtubs shall be thoroughly cleaned after each use. Eating in the massage work areas shall not be permitted. Animals, except service animals for persons with disabilities, shall not be permitted in the massage work areas.

Staff Comments: Will comply at building permit and by twice a year inspections.

2. Employees. All employees and operators shall be clean and shall wear suitable clean, nontransparent outer garments, covering the sexual and genital areas, whose use is restricted to the massage establishment. It shall be unlawful for any person, knowingly or recklessly, in a massage establishment, to touch with any part of the body, to fondle in any manner, or to massage the genitals, pubic area, anus, or perineum of any person, or the vulva or breasts of a female. No employee or operator shall perform, offer, or agree to perform any act that would require the touching of these areas. Patrons must cover these areas with towels, cloths, or undergarments when in the presence of an employee or operator.

Staff Comments: Will comply at building permit and by twice a year inspections.

-
3. Licenses. Persons administering massage for compensation must be licensed by the Illinois Department of Professional Regulation as massage therapists. A massage establishment must maintain a register of all persons employed as massage therapists and their license numbers. Such register shall be available for inspection at all times during regular business hours.

Staff Comments: Will comply at building permit.

4. Price rates. Price rates for all services shall be prominently posted in the reception area in a location available to all prospective customers.

Staff Comments: Will comply at building permit.

c. Inspections

1. Following application. The Village Clerk, upon receiving an application from a massage establishment seeking a general business license, shall refer the application to a Code Official, who shall inspect the proposed premises and shall make written recommendations to the Village Clerk. A general business license application for a massage establishment may be rejected if the operation as proposed by the applicant will not comply with all building codes adopted by the Village of Frankfort or regulations adopted by the Village Clerk or the Director of Building and Zoning.
2. On-going. A Code Official shall from time to time and at least twice a year, make an inspection of the public areas of each massage establishment in the Village of Frankfort for the purposes of determining that the provisions of this Part are complied with.

Part 12: Mining

Mining, and/or the extraction of minerals, sand, gravel, topsoil or other aggregates, including equipment, buildings or structures for screening, crushing, mixing, washing or storage shall be subject to the following:

- a. No open pit or shaft shall be less than 200 feet from any public road or less than 500 feet from any adjacent residential district.
- b. All buildings or structures shall be located not less than 200 feet from any property line. All grinding, or processing machinery shall be located at the farthest point on the property from residential use as feasible.
- c. The borders of the property adjacent to or across the street from any district other than an industrial district shall be fenced with a solid fence, wall, or landscape material at least six (6) feet in height.

Part 13: Office and Professional Service

A permitted business office may not display or sell chattels or goods, wares or merchandise on the premises without special use approval, with the exception of limited sales of product in connection with professional services rendered on site. (Am. Ord. 2495, passed 08.04.08)

Part 14: Outdoor Seating Associated with a Permitted Restaurant

Outdoor seating, when associated with a permitted restaurant, shall only be permitted in accordance with the following:

- a. All seating areas must be enclosed by a fence or wall of at least 3 feet in height.
- b. Where seating is permitted adjacent to a public sidewalk, at least 5 feet in width of said sidewalk must remain unobstructed.

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.

Maintenance or operation of the Massage centre will not endanger, or will be of any concern for the public health & Safety, Moral, discomfort or general welfare. General public can use our services and improve their overall health.

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, our services will not cause any damage to the nearby properties, our customers may visit them and can increase foot fall of their businesses.

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.

Our massage service business will not impede the normal and orderly development and improvement of the surrounding properties.

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.

We are not making any structural changes to the premises. We will be only doing interiors, Hence it won't cause any 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.

There are adequate access roads, Drainage facilities available at the premises.
Dedicated parking space available for the clients coming to our massage centre.

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 there is ingress and egress to the premises properly designed, so there would not be any traffic congestion in the 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.

We will adhere in all respects to the applicable regulations of the district. And also confirm to do the necessary work if there is any recommendations of the plan commission or by any regulatory body of the village



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