



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

**Thursday, February 24, 2022
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 February 10, 2022**
- 4. Public Hearing: (Ref #10)**
Request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on a proposed addition in the R-2 Single-Family Residential District located at 240 Hickory Street, Frankfort, Illinois. The application also includes a request for approval of the Kimsey Resubdivision, which is a consolidation of Lots 38 and 39 in the McDonald Subdivision for the purpose of removing the existing lot line which runs beneath the existing home and proposed addition (PIN: 19-09-28-224-014-0000). *(Mike Schwarz)*
- 6. Williams Preliminary and Final Plat of Resubdivision**
Request for approval of the Williams Plat of Resubdivision, which is a consolidation of Lots 57 and 58 in the Olde Stone Village Subdivision for the purpose of creating a larger lot for the construction of a new home (PINs: 19-09-31-401-026-0000 and 19-09-31-027-0000). *(Mike Schwarz)*
- 7. Workshop: 20522 Magnolia Court – Patrick and Samantha Major Residence**
Future Public Hearing Request: Request for a variation from Article 6, Section B, Part 1(c) of the Village of Frankfort Zoning Ordinance to increase the maximum permitted lot coverage from 20% to 25% for the construction of a new single-family home in the R-2 Single-Family Residential District located at 20522 Magnolia Court (PIN: 19-09-14-304-025-0000). *(Mike Schwarz)*
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (March 10, 2022)**
- 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
FEBRUARY 10, 2022–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order: Chair Rigoni called the meeting to order at 6:32 P.M.

Commissioners Present: Chair Maura Rigoni, Dan Knieriem, Will Markunas, Nichole Schaeffer

Commissioners Absent: David Hogan, Ken Guevara, Lisa Hogan (Resigned)

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

Elected Officials Present: None

Chair Rigoni noted that there were no members of the public in attendance.

A. Approval of the Minutes from January 27, 2022

Motion (#1): Approval of the minutes, as presented, from January 27, 2022

Motion by: Knieriem

Seconded by: Markunas

Approved: (4 to 0)

B. Election of Officers – Acting Chair

Chair Rigoni summarized the reason for the agenda item and solicited input from the Commission. There was consensus that the position can be rotated among the members. Director Schwarz stated that there is nothing in the Municipal Code or Zoning Ordinance to provide direction on appointment of the Acting Chair in the absence of the Chair, but *Robert's Rules of Order* does provide some direction. Chair Rigoni and Director Schwarz stated that they will research the existence of Bylaws for the PC/ZBA. Chair Rigoni asked that any policy be checked for legal compliance since the PC/ZBA is authorized under the State Statute.

C. Public Hearing: Village of Frankfort Zoning Ordinance Text Amendment – Accessory Uses & Structures

Senior Planner Gruba presented a summary of the proposed Text Amendment. Briefly summarized, he reviewed the major substantive changes:

- The maximum size for pergolas, cabanas, trellises, arbors and gazebos would increase from 144 to 250 square feet.

- The maximum size of a detached garage would be limited to no larger than the footprint of the house/primary structure.
- For clarity, seven (7) illustrations would be added to the *Definitions* section of the Zoning Ordinance for pergolas, cabanas, trellises, gazebos, sheds, greenhouses and outdoor fireplaces.
- Regulations would be added regarding accessory structures on A-G zoned property to reflect how they have historically been interpreted and enforced by staff.
- The method of calculating area would be clarified to reflect how it has historically been interpreted and enforced by staff.
- The definition of “building height” would be clarified to reflect how it has historically been interpreted and enforced by staff. This would apply to both primary structures and accessory structures.
- The setback for flagpoles would be increased from 0’ to 5’.
- The following regulations would be added for sports courts:
 - Sports courts would only be permitted in residential zone districts and the H-1 zone district when used as a single-family residence.
 - Sports courts 650 square feet and under would be permitted by-right.
 - Sports courts over 650 square feet would require a special use permit.
 - Only 1 sports court would be permitted per lot.
 - Sports courts shall only be permitted in the rear yard.
 - Sports courts shall be set back at least 10’ from side and rear property lines.
 - Sports courts shall count toward impervious lot coverage, but not toward building lot coverage.
 - Sports courts shall be screened in the same manner as swimming pools (utilizing existing swimming pool screening language).
 - Sports courts shall not be illuminated.
 - Sports courts shall only have one goal.
 - No appurtenances shall be over 15’ in height.

Gruba noted that other parts of the code would be reorganized, but the substance of the text would not change, including, but not limited to:

- The maximum size for sheds, child playhouses, outdoor fireplaces and greenhouses would remain at 144 square feet.
- The minimum 10’ setback would remain for side and rear setbacks for all accessory structures.
- The maximum height of 15’ would remain for all accessory structures.
- The minimum separation distance between accessory structures and from the primary structure would remain at 10’.
- Any other accessory structure not specifically listed in the Ordinance shall be treated as a typical accessory structure and shall not exceed 144 square feet in area.

Commissioner Knieriem asked how playhouse structures are measured. Director of Building Services Nielsen responded that the Building Department staff typically draws an imaginary box around all the elements of the playhouse, slide, etc. Knieriem asked if staff has seen anyone wanting to come in with modular backyard offices.

Gruba and Nielsen replied no. Gruba summarized the new sport court provisions. Schwarz asked if hockey rinks would even meet the definition of a structure. Chair Rigoni stated that the Zoning Ordinance has been silent on this. Chair Rigoni thanked staff for all of their work on this Text Amendment. Chair Rigoni asked if there were any questions from the Commission. There were none.

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

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4 to 0)

Motion (#3): Motion to recommend to the Village Board approval of the proposed Text Amendment to the Zoning Ordinance related to accessory uses and structures.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4 to 0)

D. Public Hearing: Village of Frankfort Zoning Ordinance Text Amendments – Indoor Recreation, Indoor Entertainment, Outdoor Recreation, Outdoor Entertainment

Director Schwarz presented a summary of the proposed Text Amendment. He noted that the following changes have been made following the workshop held on January 27th:

- “Trampoline facility” has been added to the list of uses in the definition of “Indoor Entertainment”.
- “Axe throwing” has been added to the list of uses in the definition of “Indoor Entertainment” (this was noted as a correction not reflected in the agenda packet).
- “Obstacle course” has been added to the list of uses in the definitions of “Indoor Entertainment” and “Outdoor Entertainment”.
- “Museum” has been removed from the list of uses in the updated definition of “Indoor Entertainment” since this is accommodated in the category of “Indoor civic, cultural, religious and institutional” uses in the Table of Permitted and Special Uses.
- “Movie theatre” has been removed from the list of uses in the definition of “Indoor Entertainment” since “Theatre” is already separately listed in the Table of Permitted and Special Uses (this was noted as a correction not reflected in the agenda packet).

Director Schwarz reiterated that there are no proposed changes to the Table of Permitted and Special Uses other than the name of the headings in the first column. Chair Rigoni asked if there were any questions from the Commission. Commissioner Knieriem asked why the recreation and entertainment activities were being separated. Director Schwarz responded that this was discussed with the Village Administration and the intent is to more clearly identify the types of activities in the definitions so that there is more clear distinction in terms of which activities are permitted when a

particular Special Use Permit is granted.

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

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4 to 0)

Motion (#5): Motion to recommend to the Village Board approval of the proposed Text Amendment to the Zoning Ordinance related to accessory uses and structures.

Motion by: Knieriem

Seconded by: Markunas

Approved: (4 to 0)

E. Public Comments

Chair Rigoni noted that there were no members of the public in attendance.

F. Village Board & Committee Updates (out of order from agenda)

Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on February 7th:

- Sign Ordinance Amendment: Chapter 151 - Electronic Order/Menu Boards and Gas Station Price Signs
- Millineum-Kyle Holdings: 22791 S. Challenger Road (Lots 10, 11, and 21)
 - a. Special Use Permit for Outdoor Storage - Ordinance
 - b. Final Plat Approval
- Chelsea Intermediate School: 22265 S. 80th Avenue
 - a. Special Use Permit for Elementary School - Ordinance
 - b. Fence Design Variance - Ordinance (Waive 1st and 2nd Readings)
 - c. Final Plat of Subdivision - Approval
- Special Use Permit for Massage Establishment: 20499 S. LaGrange Road - Ordinance

G. Other Business

Chair Rigoni noted that there was no other business.

H. Attendance Confirmation (February 24, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance.

Motion (#6): Adjournment 7:06 P.M.

Motion by: Knieriem

Seconded by: Schaeffer

Unanimously approved by voice vote.

Approved February 24, 2022

As Presented _____ As Amended _____

_____/s/Maura Rigoni, Chair

_____/s/ Secretary

Project:	Kimsey Residence Remodel, Addition and Resubdivision
Meeting Type:	Public Hearing
Request(s):	Request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on a proposed addition in the R-2 Single-Family Residential District; Request for approval of a resubdivision to consolidate lots
Location:	240 Hickory Street
Applicant:	Jason and Shannon Kimsey
Prop. Owner:	Same
Consultants:	Steve Gander of Gander Builders; Bill Gozdziaik of CVG Architects; Tom Studnicka of Studnicka and Associates, Ltd.
Representative:	Steve Gander of Gander Builders
Report By:	Michael J. Schwarz, AICP

Site Details

Lot Size: ±0.28 Acres / ±12,481.83 sq. ft.
PIN(s): 19-09-28-224-014-0000
Existing Zoning: R-2
Prop. Zoning: N/A
Building(s) / Lot(s): 1 buildings / 1 lot
Adjacent Land Use Summary:

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

Figure 1: Location Map



Project Summary

The applicants, Jason and Shannon Kimsey, are seeking to remodel the interior and exterior of their two-story, 1,728 square-foot home, as well as build a two-story, 275.9 square-foot, rear addition on the subject property located at 240 Hickory Street. The applicants are requesting a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on a proposed addition in the R-2 Single-Family Residential District. The application also includes a request for approval of the Kimsey Plat of Resubdivision, which is a proposed consolidation of Lots 38 and 39 in the McDonald Subdivision for the purpose of removing the existing lot line which runs beneath the existing home and proposed addition.

Attachments

- Applicant Findings for Variation Standards
- 2020 Aerial Photograph from Will County GIS
- Photographs from site visit on 2-16-22
- Architectural Plans dated 11-1-0 and received 1-19-22

- Kimsey Plat of Resubdivision dated 1-25-22 and received 2-15-22

Analysis

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

- The two existing lots which comprise the property are individually non-conforming with respect to minimum lot area in the R-2 District. However, the proposed resubdivision to consolidate these lots create a new lot which is 12,481.83 square feet. (15,000 square feet minimum required)
- The two existing lots which comprise the property are individually non-conforming with respect to minimum lot width in the R-2 District. The individual lot widths are 50 feet. However, the proposed resubdivision to consolidate these lots create a new lot which is 100 feet wide. (100 feet minimum is required)
- Front yard setback is 30 ft. (30 ft. minimum required)
- North side yard setback is 26 ft., 2 and ½ inches (10 ft. minimum required)
- South side yard setback is approximately 41 ft. (10 ft. minimum required)
- Total of the combined side yards is approximately 67 ft., 2 and ½ inches (25 feet minimum total required)
- Rear yard setback (after the proposed addition) is 40 ft., 2 inches (30 ft. minimum required)
- Lot coverage is 17.97% based on the Project Data on Sheet A1.1 of the architectural plans which states a total house and detached garage footprint area of 2,243 square feet (20% maximum allowed)
- Impervious coverage is 33% based on the Project Data on Sheet A1.1 of the architectural plans which states a total impervious area of 4,120 square feet (40% maximum allowed)
- Rear yard coverage is 19.6% based on the existing 588 s. ft. detached garage (30% maximum allowed)
- The gross floor area (after the addition) is 2,003.9 sq. ft. (minimum 2,400 sq. ft. for a one-story and minimum 2,600 sq. ft. for a two-story required). The existing house is legal non-conforming and will remain legal non-conforming with respect to gross floor area.
- The proposed residence meets the anti-monotony regulations as detailed in Article 7, Section A, Part 6.
- The proposed residence does not meet all applicable regulations as detailed in Article 6, Section B, Part 2, 'g' and Article 6, Section B, Part 4, 'd'. The entire first-floor level is not constructed of masonry material.
- The submitted plans do not include a floorplan for the basement, but per the Frankfort Township Assessor website, there is a 1,080 square-foot basement, which does not equal 80% or more of the ground floor area as required. The existing house is legal non-conforming and will remain legal non-conforming with respect to basement floor area.
- The height of the residence is 24 ft., 11 inches (35 ft. maximum is allowed).

Standards of Variation

The existing house exterior includes wood lap siding which the applicants intend to replace with either cedar or fiber cement (Hardie® siding). The applicants are requesting a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on a proposed rear addition in the R-2 Single-Family Residential District.

For reference during the workshop, 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.

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
 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;
 2. That the plight of the owner is due to unique circumstances;

3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 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;
 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;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
 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;
 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;
 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.

Resubdivision

The application also includes a request for approval of the Kimsey Plat of Resubdivision, which is a consolidation of Lots 38 and 39 in the McDonald Subdivision for the purpose of removing the existing lot line which runs beneath the existing home and proposed addition. Staff has reviewed the proposed resubdivision for compliance with the Village's Land Subdivision Regulations. A few minor technical revisions to the plat are necessary prior to recording.

Affirmative Motion

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

1. Recommend the Village Board approve a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on a proposed rear addition in the R-2 Single-Family Residential District located at 240 Hickory Avenue in accordance with the submitted plans, public testimony, and Findings of Fact.
2. Recommend the Village Board approve the Kimsey Plat of Resubdivision, which is a consolidation of Lots 38 and 39 in the McDonald Subdivision, subject to any necessary technical revisions prior to recording.



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

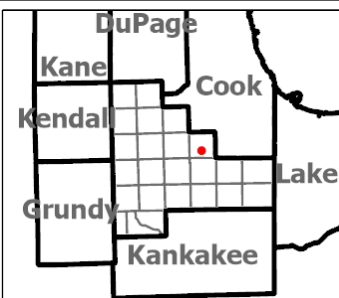
Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence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

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
The addition should match the existing exterior of the home.
2. That the plight of the owner is due to unique circumstances; and
Our home was built in 1910 and has always had cedar siding.
3. That the variation, if granted, will not alter the essential character of the locality.
No by following the rules and not requesting the variance we would alter 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;
Not applicable for building materials

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;
Every historic home with cedar siding would need this variance.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
If I wanted to make more money I would tear it down and start fresh.
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
No
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;
It will only improve the neighborhood.
6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or
No we are doing what's historically correct by this home.
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.
None of the above.



Legend

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

Notes

Date: 2/18/2022

1: 1,128



0 0.02 0.04 Miles



Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Site Photos – 240 Hickory Street



Figure 1: 240 Hickory Street viewed looking west.



Figure 2: 240 Hickory Street viewed looking southwest.



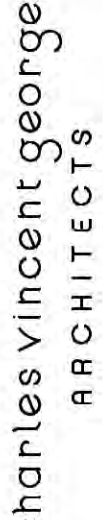
Figure 3: 240 Hickory Street viewed looking northwest.



Figure 4: Rear of 240 Hickory Street viewed looking southeast.



Figure 5: North side of 240 Hickory Street viewed looking southwest.



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Naperville, Illinois 60563
630.357.2023 F | 630.357.2662
cvgarchitects.com

ATE: 11/01/2020

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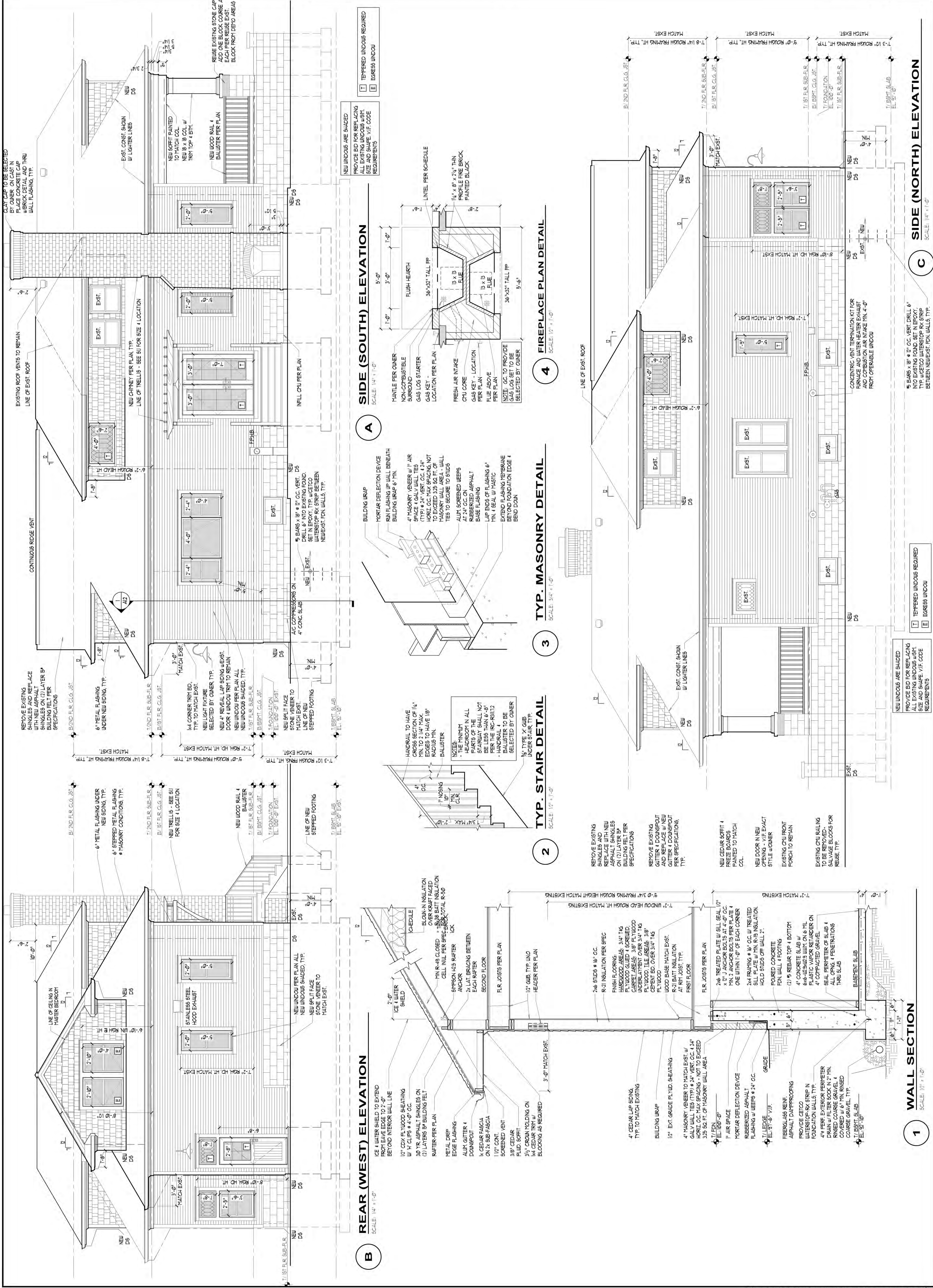
NO.	DATE	DESCRIPTION
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KIMSEY ADDITION & REMODEL
240 HICKORY STREET
FRANKFORD, ILLINOIS

TITLE: ELEVATIONS & WALL SECTION

DATE:	11/01/2020	PROJECT #	2019-135
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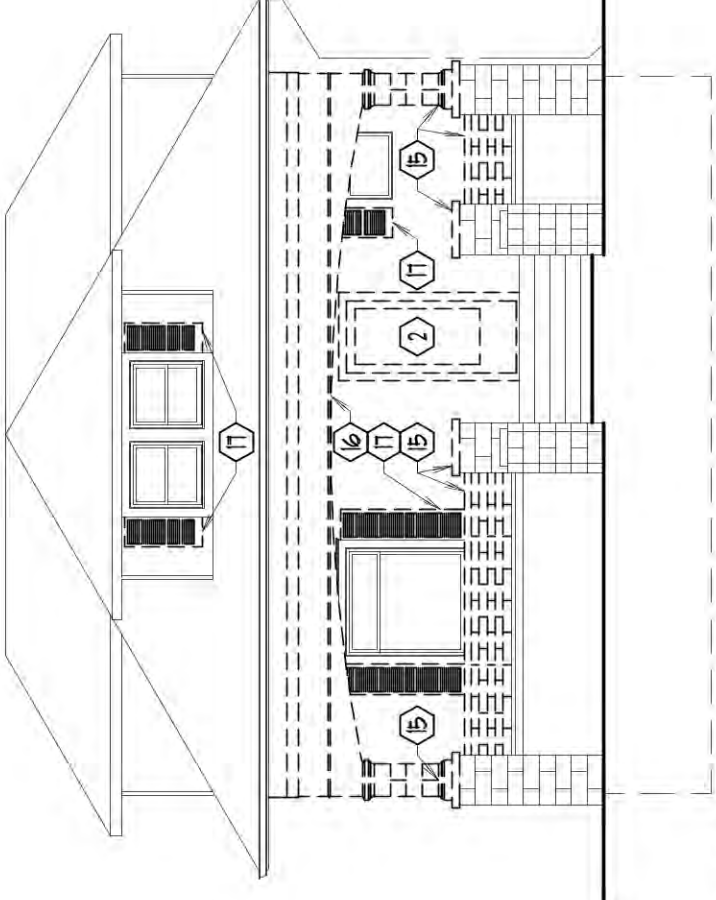
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ISSUE AND/OR REVISIONS:	
NO.	DATE DESCRIPTION

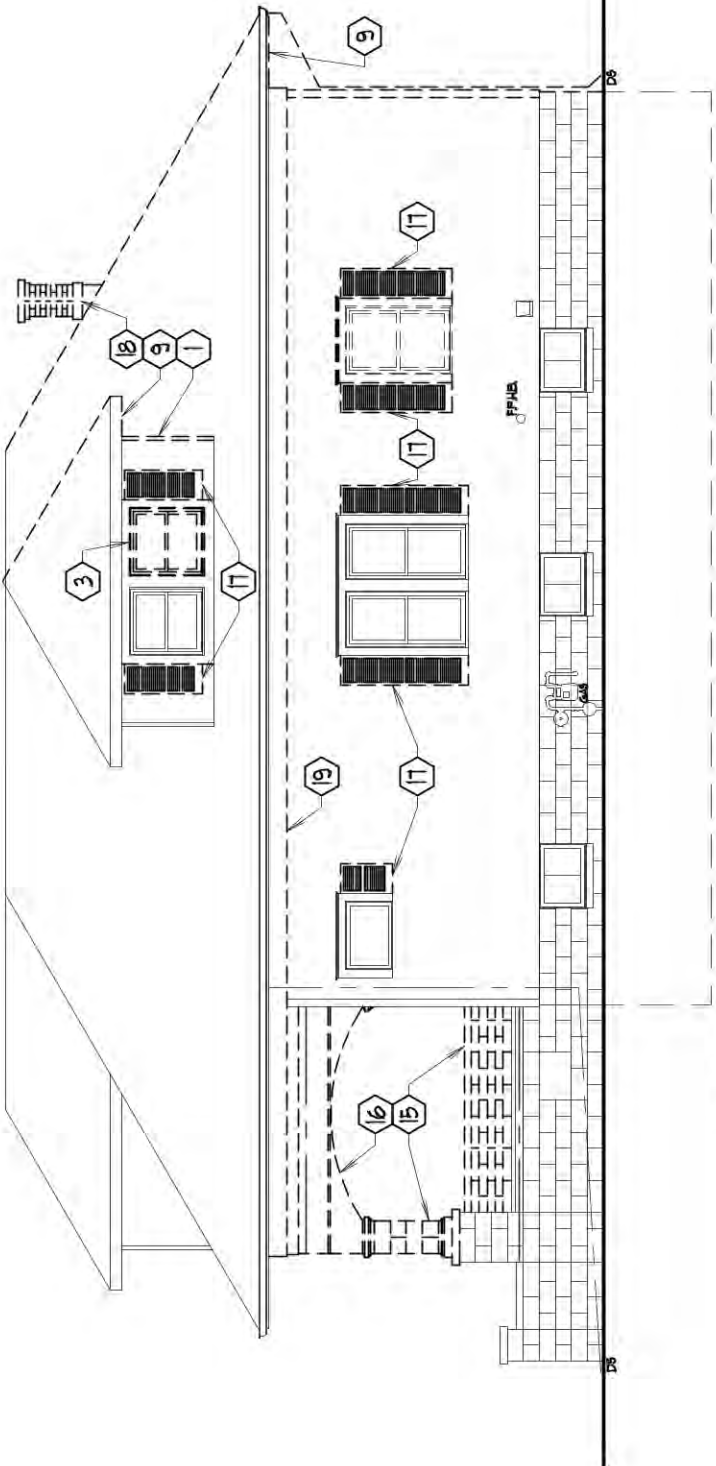
KIMSEY ADDITION & REMODEL

TITLE:	
DEMO PLANS & ELEVATIONS, PLUMBING & LIGHT & VENT	
PROJECT #	
2019-135	
DATE:	
11/01/2020	
PRINCIPAL:	
BFG	WJG
WJG	WJG
WJG ARCHITECTS / INTERIORS, PLUMBING & LIGHT & VENT	
SHEET:	
A1.3	



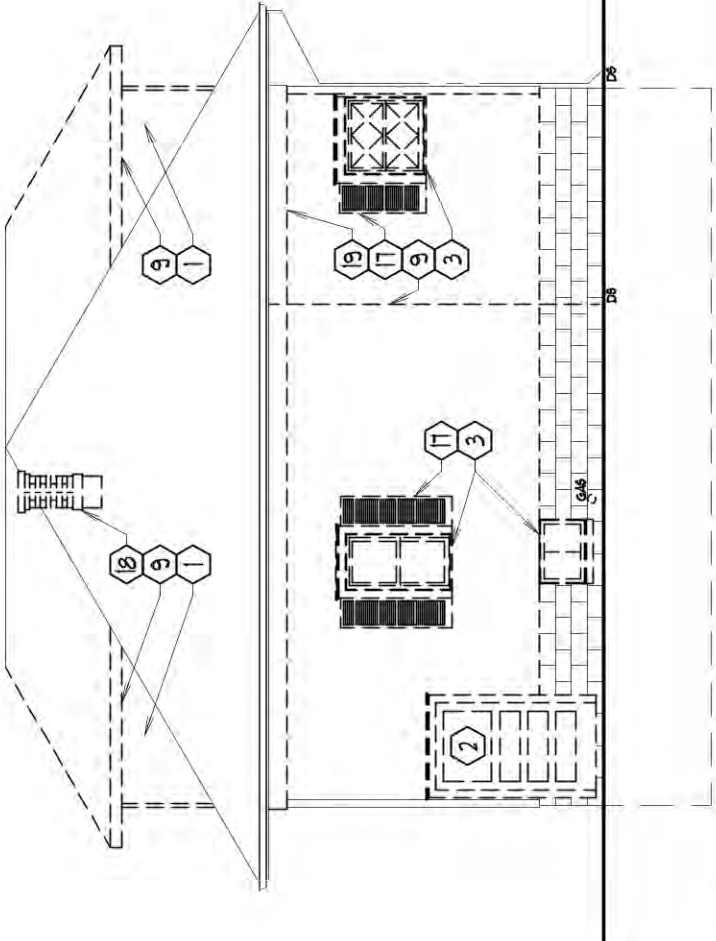
FRONT (EAST)
DEMOLITION ELEVATION

SCALE: 1/8" = 1'-0"



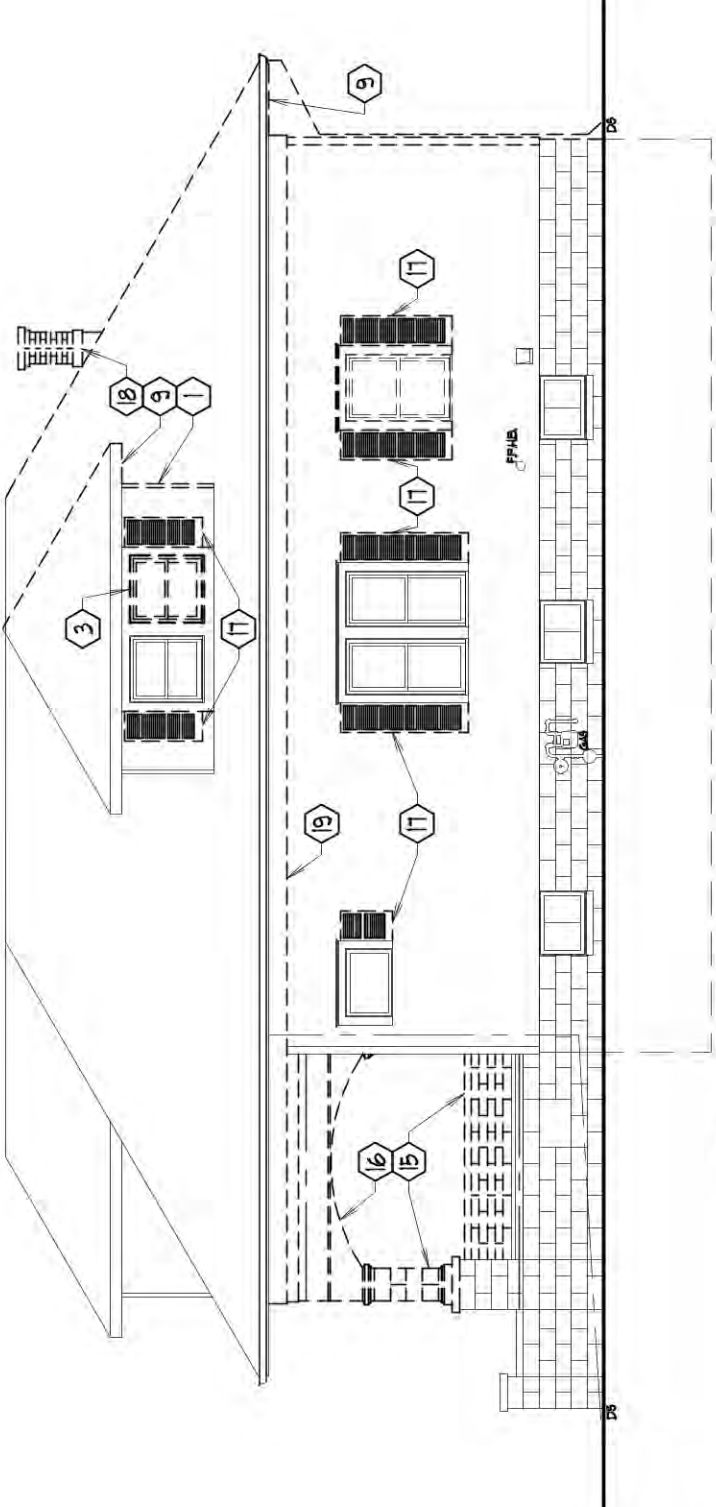
SIDE (NORTH)
DEMOLITION ELEVATION

SCALE: 1/8" = 1'-0"



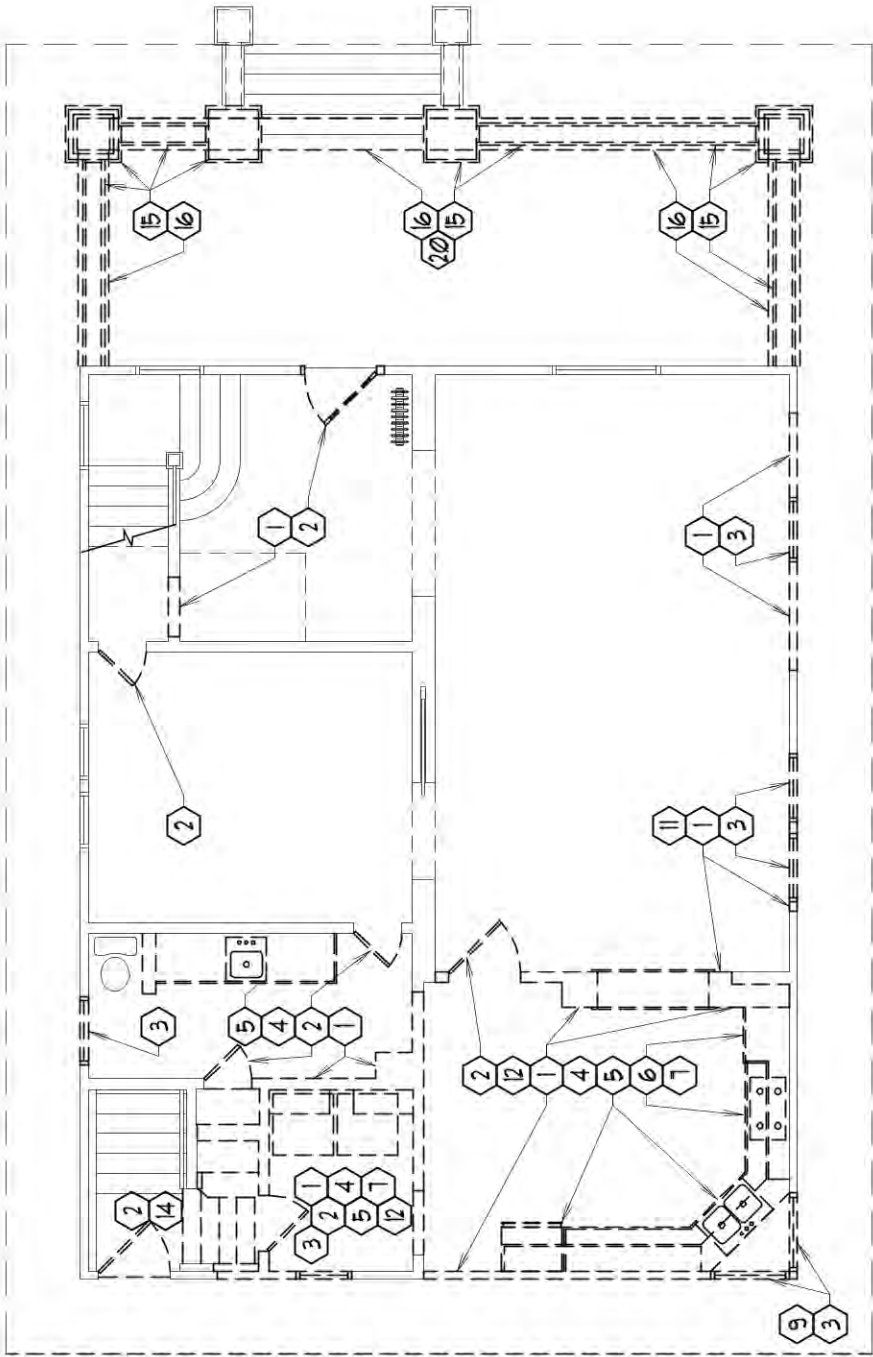
REAR (WEST)
DEMOLITION ELEVATION

SCALE: 1/8" = 1'-0"



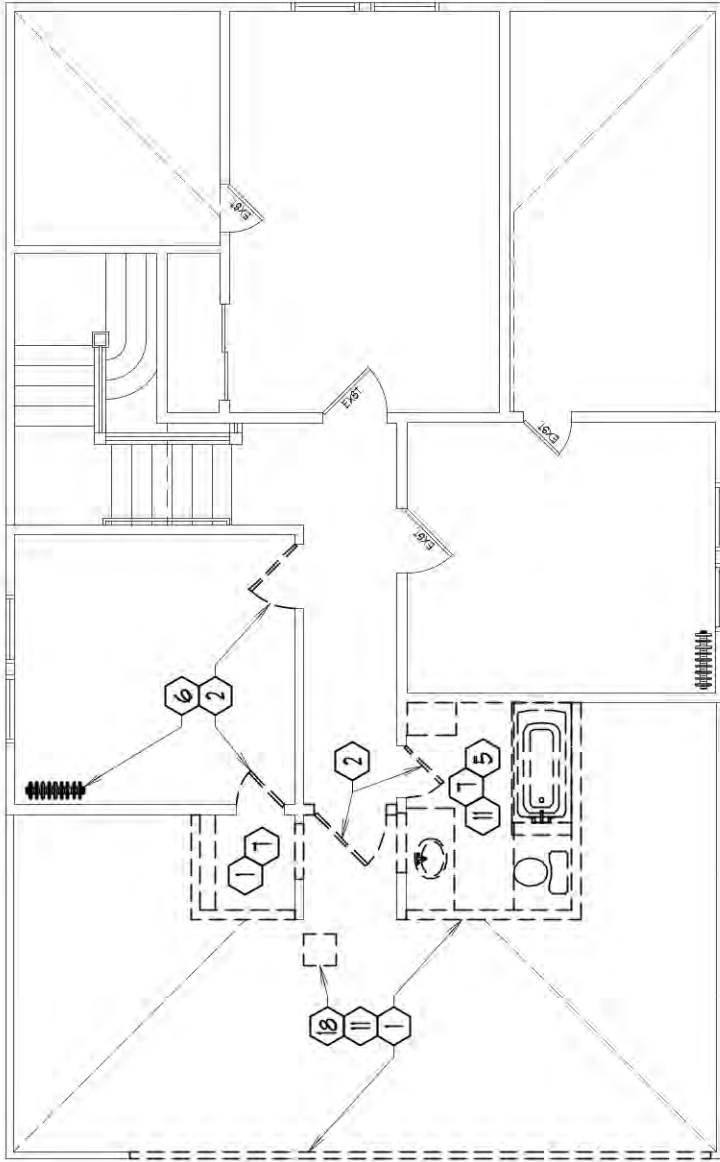
SIDE (NORTH)
DEMOLITION ELEVATION

SCALE: 1/8" = 1'-0"



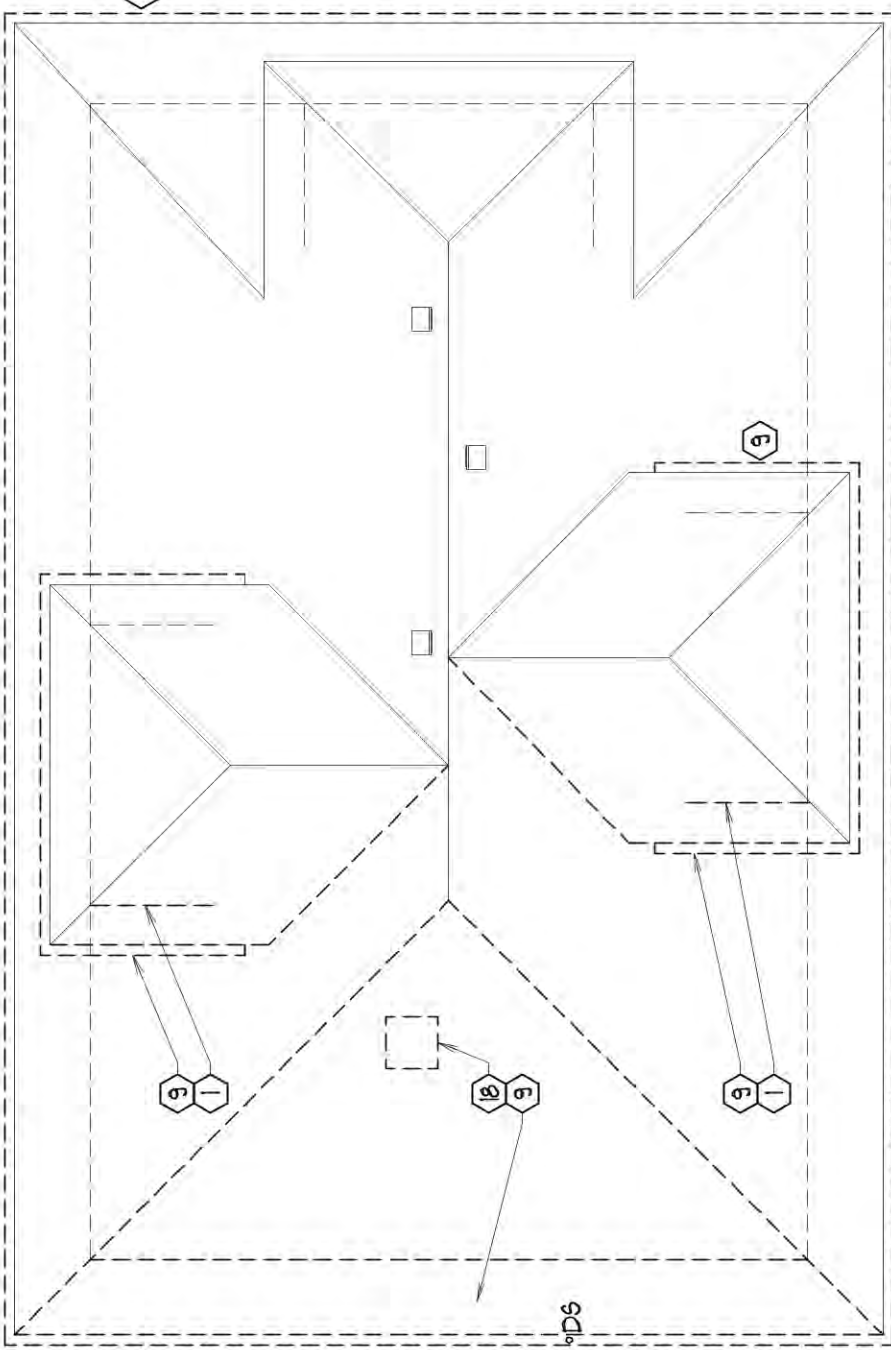
N
FIRST FLOOR
DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



N
SECOND FLOOR
DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



N
ROOF
DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

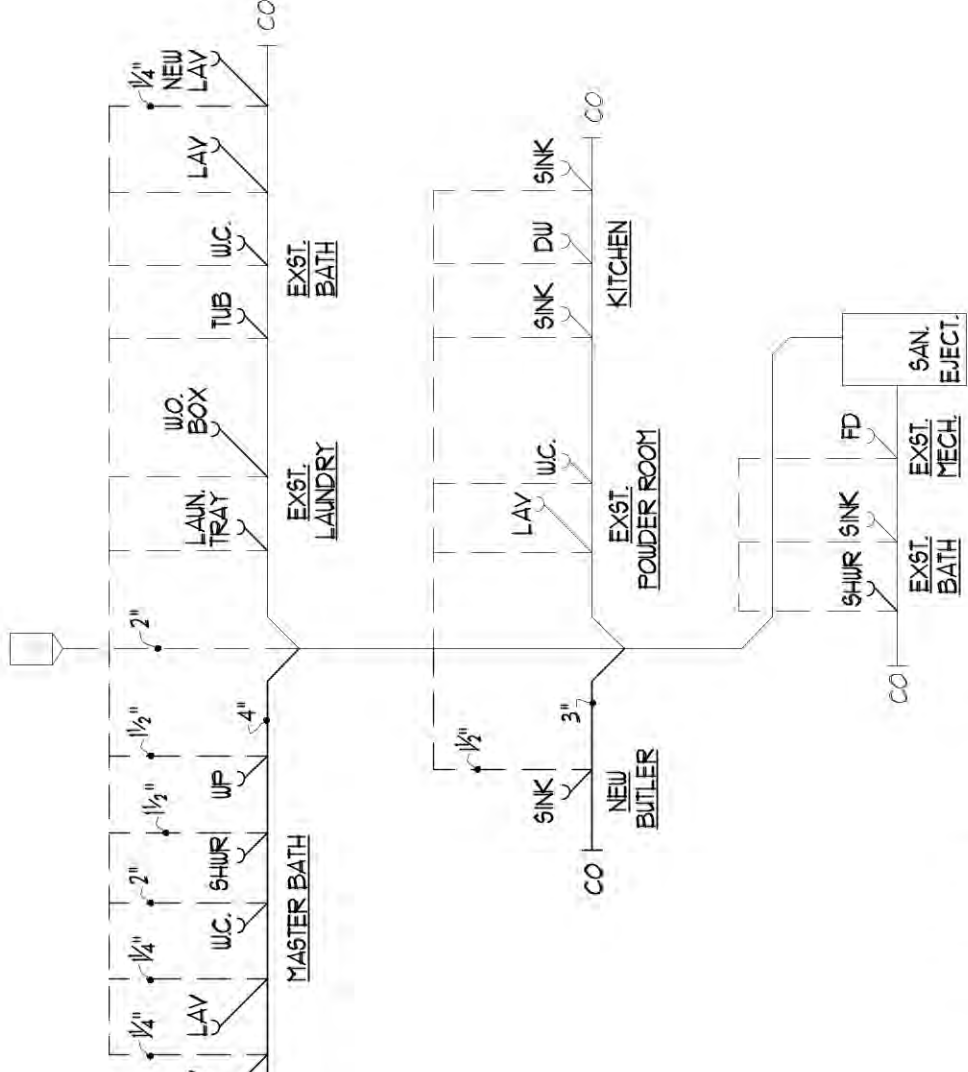
PLUMBING RISER GENERAL NOTES

1. ALL SUPPLY PIPING TO BE TYPE 'K' COPPER UNO.
2. PROVIDE 1" AIR HAMMER AT ALL FIXTURES - AT TOPS OF ALL RISERS-TYPICAL.
3. VERIFY ALL FIXTURE & EQUIPMENT CONNECTION SIZES WITH MANUFACTURER SPECIFICATIONS.
4. ALL WATER CLOSET VENTS SHALL BE 2" MIN/4".
5. THE DIAMETER OF AN INDIVIDUAL FIXTURE VENT SHALL BE 1/4" MIN/1" OR AT LEAST 1/2 THE DIAMETER OF THE DRAIN TO WHICH IT IS CONNECTED, WHICHEVER IS GREATER.
6. ALL UNDERGROUND WASTE PIPING TO BE CAST IRON.
7. ALL GAS POWERED WATER HEATERS, BOILERS, ETC. TO BE VENTED PER CODE.
8. THE NEW LINES TO EXISTING AS REQUIRED. VERIFY EXISTING CONDITIONS & PIPE SIZES IN FIELD.
9. GC TO COORDINATE REQUIREMENTS / ANY REQUIRED INCREASE IN WATER SERVICE FOR OWNER'S SPRINKLER SYSTEM.
10. COPPER LINES SHALL NOT HAVE DIRECT CONTACT W/ SLAB OR CONCRETE WORK.
11. HOT WATER DISTRIBUTION MUST BE ADEQUATE TO PROVIDE AND MAINTAIN THE DESIGN TEMPERATURE WITHIN 20 SECONDS WITH THE FAULTY VALVE IN A FULL OPEN POSITION.
12. ENSURE WATER HEATER CAPACITY ADEQUATE TO SPILL/ACCIDENTALLY FILL (ONCE) ALL SINKS/TUBS AND HOT WATER UTILIZING APPLIANCES AT DESIGN TEMPERATURE(S).

FIXTURE CONNECTION SIZES & QUANTITIES

FIXTURE TYPE	FIXTURE QUANTITY	SUPPLY			FIXTURE			DRAINAGE		
		SUPPLY FIXTURES PER UNIT	TOTAL SUPPLY FIXTURES PER UNIT	FIXTURE SUPPLY PIPE SIZE	FIXTURES PER UNIT	FIXTURE PIPE SIZE	FIXTURE DRAIN TRAP SIZE	FIXTURES PER UNIT	FIXTURE PIPE SIZE	FIXTURE DRAIN TRAP SIZE
WATER CLOSET	3	3	0	3	3	3/8"	4	0	3"	
LAVATORY	6	0/15	0/15	1	6	3/8"	1	6	1 1/4"	
TUB	1	15	15	2	12"	3	3	2"		
SHOWER STALL	2	10	10	2	4	1/2"	3	6	2"	
WATER POOL	1	15	15	2	2	1/2"	3	3	2"	
STEAM UNIT	0	1	0	1	0	3/8"	0	0	-	
KITCHEN SINK	1	15	15	2	12"	2	2	1 1/2"		
DISHWASHER	1	0	-1	1	1	1/2"	2	2	1 1/2"	
LAUNDRY SINK	0	2	2	3	0	1/2"	2	0	1 1/2"	
LAUNDRY DRAIN PAN	1	0	0	0	0	-	3	3	1 1/2"	
WASHER OUTLET BOX	1	15	15	2	2	1/2"	3	3	1 1/2"	
FLOOR DRAIN	0	0	0	0	0	-	3	0	2"	
HOSE BIBB	2	2	0	10	4	1/2"	0	0	-	
RAINHEAD SHOWER	0	0/5	0/5	1	0	1/2"	3	0	2"	
POT FILLER	0	10	10	2	0	1/2"	-	-	-	
TOTAL FIXTURE UNITS:				32				40		

NOTE: ALL SUPPLY & DRAINAGE FIXTURE UNITS, SUPPLY PIPE SIZES, DRAIN TRAP SIZES & VENT SIZES ARE PER ILLINOIS PLUMBING CODE, 2014 EDITION.



WASTE AND VENT DIAGRAM

NOT TO SCALE

WASTE SLAB WASTE
VENT

LIGHT & VENT SCHEDULE

LIGHT RECD = 8% OF ROOM AREA
VENT RECD = 8% OF ROOM AREA
UNFINISHED BASEMENT LIGHT & VENT RECD = 2% OF FLOOR AREA

ROOM NAME	AREA	LIGHT RECD	LIGHT ACTUAL	VENT RECD	VENT ACTUAL
FIRST FLOOR					
WET BAR	48.36 SQ. FT.	3.92 SQ. FT.	ART.	136 SQ. FT.	ART.
KITCHEN	279.41 SQ. FT.	22.62 SQ. FT.	37.50 SQ. FT.	1162 SQ. FT.	279.41 SQ. FT.
LIVING ROOM	36.12 SQ. FT.	29.38 SQ. FT.	37.16 SQ. FT.	48.22 SQ. FT.	48.22 SQ. FT.
POUNDER ROOM	30.01 SQ. FT.	2.42 SQ. FT.	9.10 SQ. FT.	121 SQ. FT.	286 SQ. FT.
SECOND FLOOR					
MASTER BEDROOM	213.36 SQ. FT.	17.11 SQ. FT.	215.4 SQ. FT.	885 SQ. FT.	1782 SQ. FT.
MASTER BATH	119.63 SQ. FT.	9.63 SQ. FT.	7.10 SQ. FT.	435 SQ. FT.	9.41 SQ. FT.
BATH	60.48 SQ. FT.	4.84 SQ. FT.	5.63 SQ. FT.	2.42 SQ. FT.	2.85 SQ. FT.

* MECHANICAL VENTILATION SYSTEM SHALL BE CAPABLE OF PRODUCING 39 AIR CHANGES PER HOUR, LIGHTING TO BE DESIGNED TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE ROOF AT A HEIGHT OF 30' ABOVE THE FLOOR.



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Naperville, Illinois 60563
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ISSUE AND/OR REVISIONS:

[illegible]

PROJECT:

PROPOSED PLANS FOR THE

240 HICKORY STREET
FRANKFORD, ILLINOIS

KIMSEY ADDITION & REMODEL

TITLE:

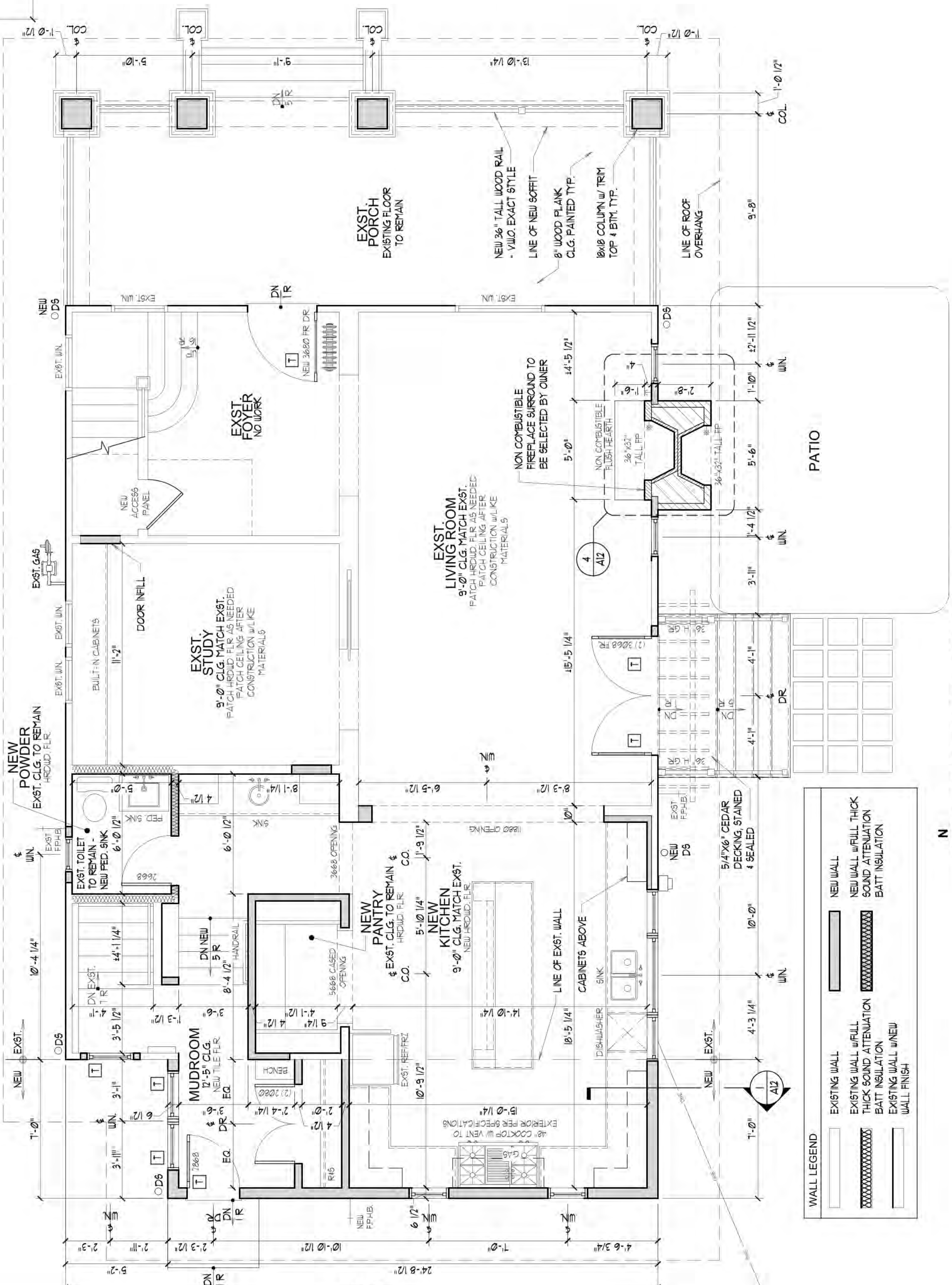
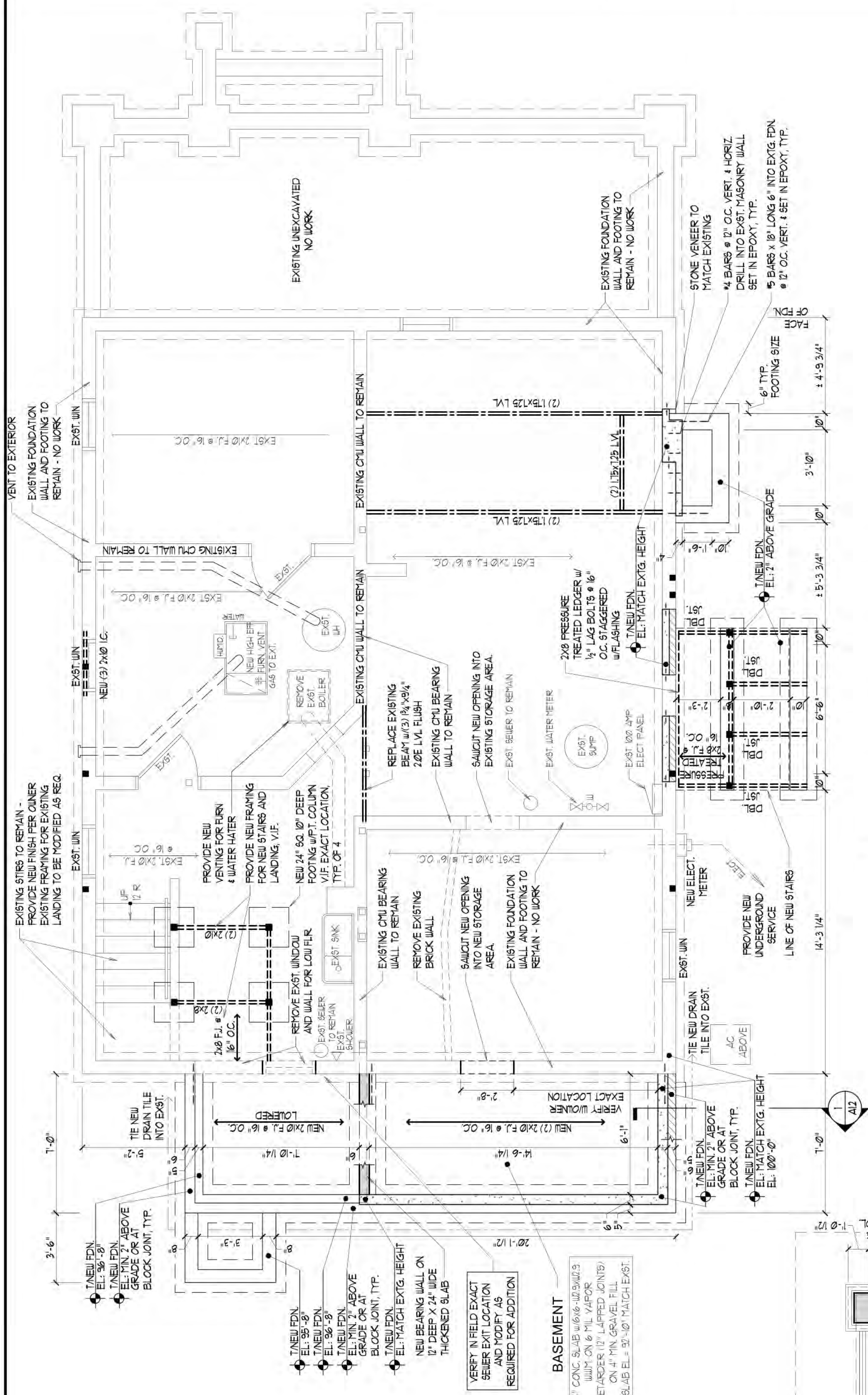
FOUNDATION PLAN, FIRST
FLOOR PLAN

DATE:	11/01/2020
PROJECT #	2019-135

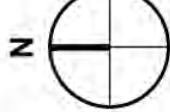
PRINCIPAL:	SHEET:
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A2.1

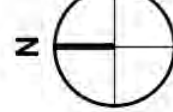
2019/01/11 FOUNDATION PLAN, FIRST
FLOOR PLAN








FOUNDATION PLAN

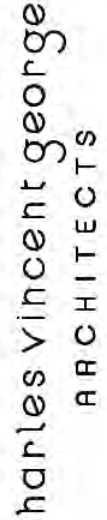
SCALE: $1/4^{\text{th}} = 1^{\circ} 0'$

FIRST FLOOR PLAN

SCALE: $1/4" = 1'-0"$

FIRST FLOOR ADDITION: 112.9 SQ. FT.

WALL LEGEND	
	EXISTING WALL
	EXISTING WALL w/ FULL THICK SOUND ATTENUATION BATT INSULATION
	EXISTING WALL w/ NEW WALL FINISH
	NEW WALL
	NEW WALL w/ FULL THICK SOUND ATTENUATION BATT INSULATION



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ISSUE AND/OR REVISIONS:

[illegible]

PROJECT:

240 HICKORY STREET
FRANKFORT, ILLINOIS

PROPOSED PLANS FOR THE

TITLE:
**SECOND FLOOR PLAN &
ROOF PLAN**

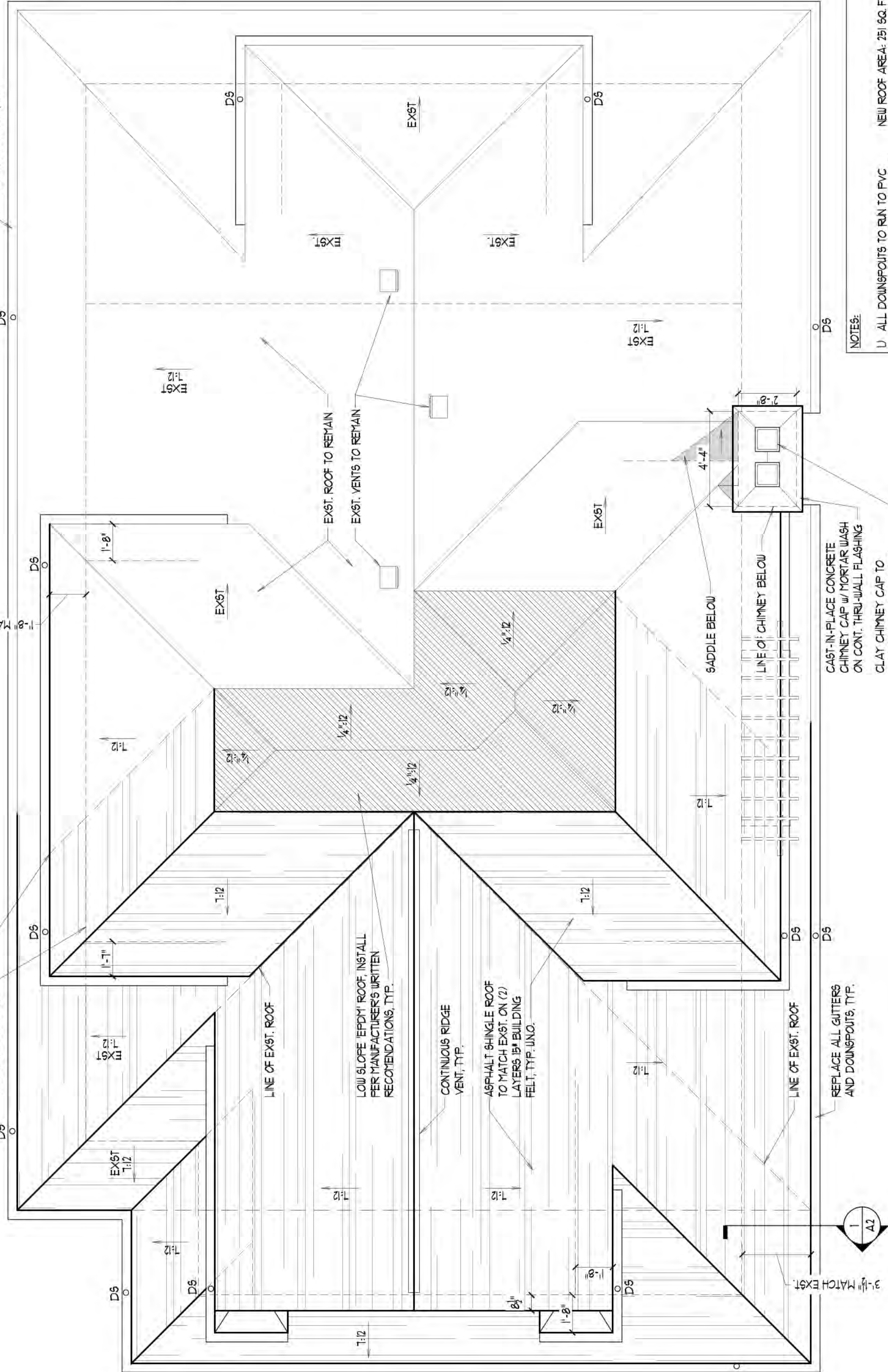
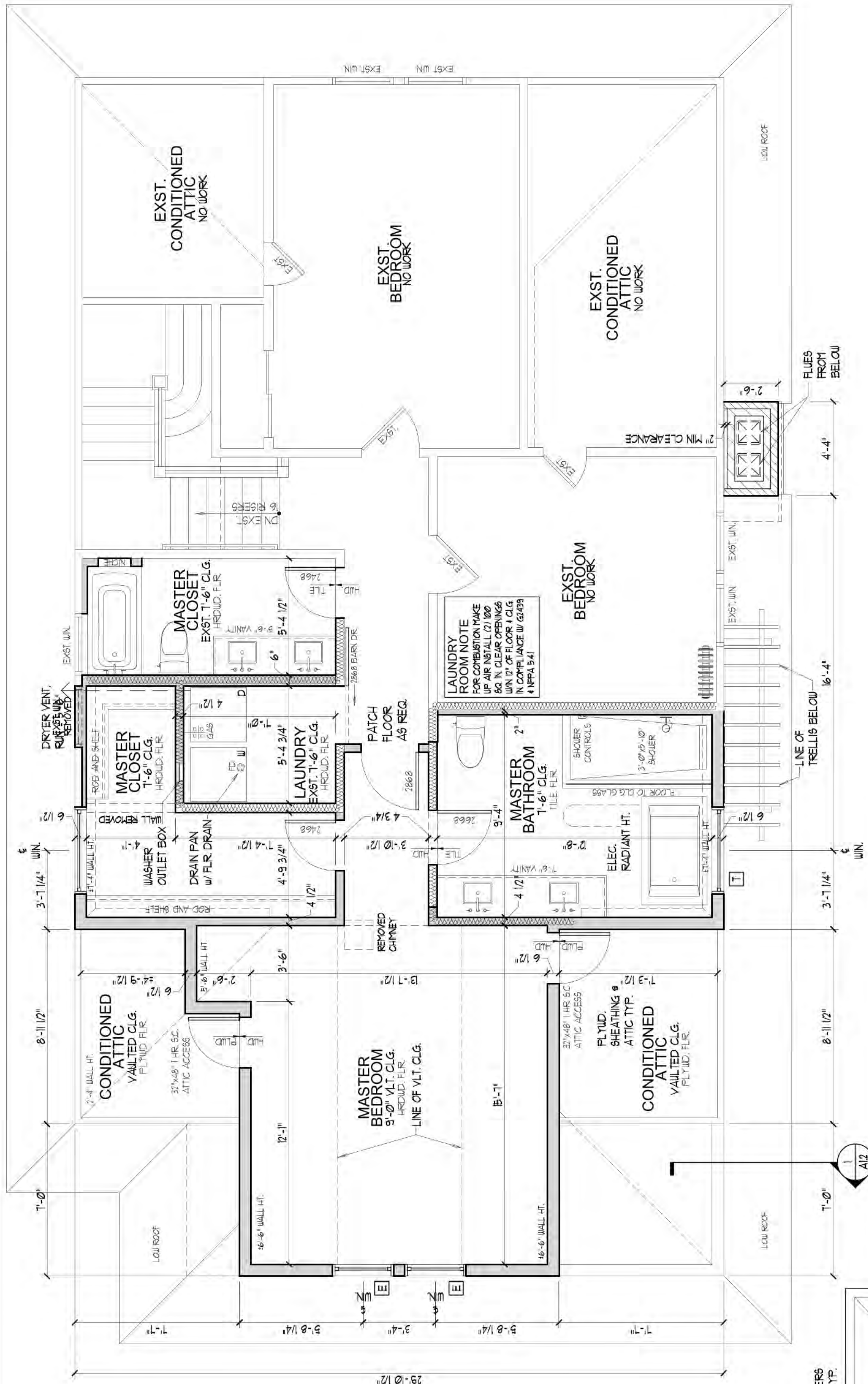
DATE:	11/01/2020
PROJECT #	2019-135

PRINCIPAL:	SHEET:
------------	--------

PROJECT MGR:	WJG
DRAWN BY:	WJG

A2.2

1.2 SECOND FLOOR PLAN 28



ALL DOWNSPOUTS TO RUN TO PVC COLLECTOR DRAIN DISCHARGE PER LOCAL BUILDING CODES

INSTALL ICE AND WATER SHIELD 3'-0" FROM EACH SIDE OF ALL VALLEYS AND FROM FASCIA TO 2'-0" PAST WALL LINE

U TYP. OVERHANG: 3'-1 1/2" UNO.

W) TYP. OVERHANG: 3'-1 1/2" UNO.

11P. DOWNER OVERHANG: -8" UNO. 10" MATCH EXISTING
TYP. GABLE END OVERHANG & SIDING CONDITION: 8 1/2" UNO. FROM FACE OF SHEATHING

ROOF PLAN

SCALE: $1/4" = 1'-0"$



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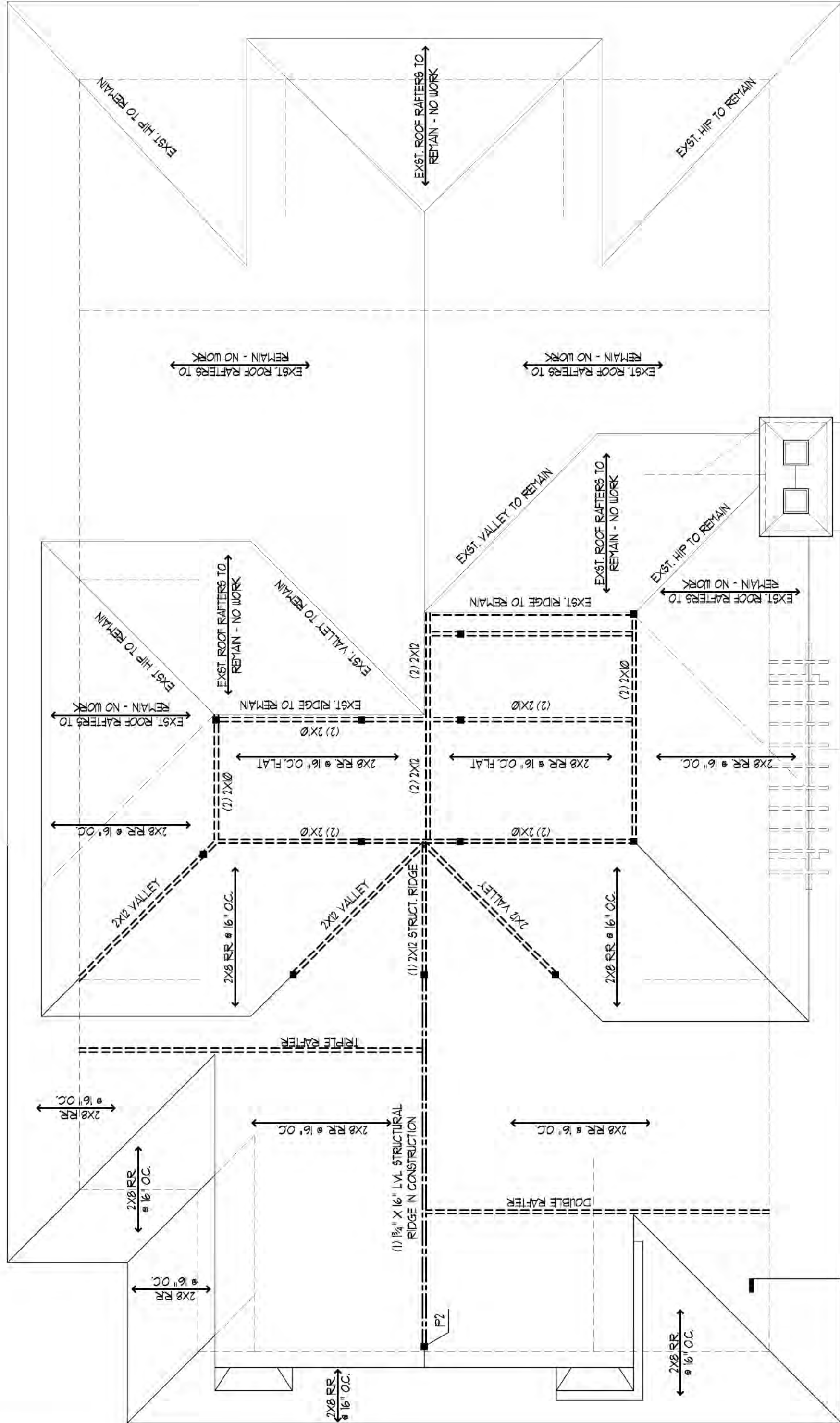
ADDITION & RE
240 HICKORY STREET
FRANKFORD, ILLINOIS

PROPOSED PLANS FOR THE

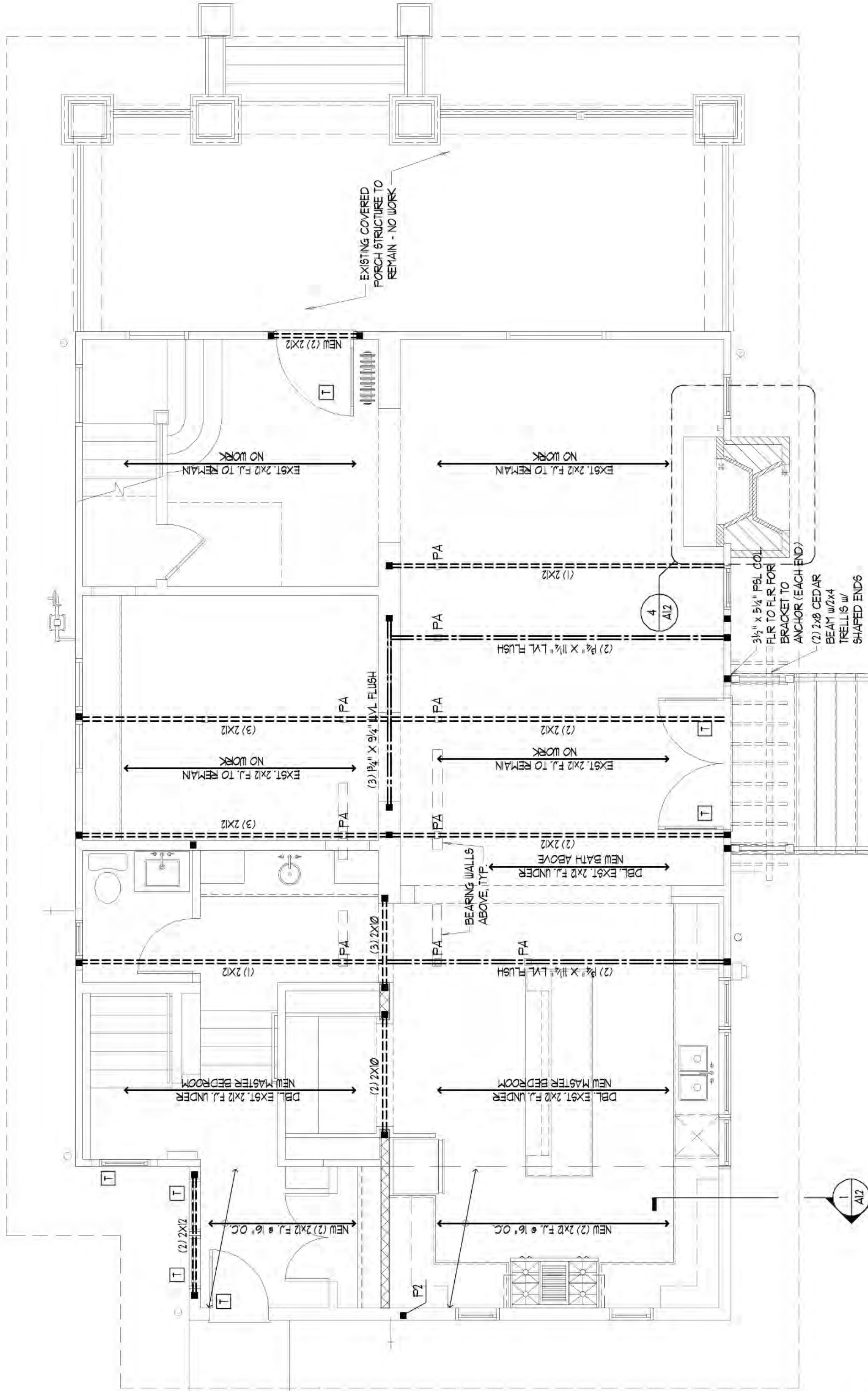
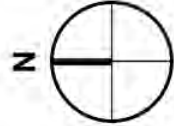
TITLE:
STRUCTURAL PLANS

DATE:	11/01/2020
PROJECT #	2019-135

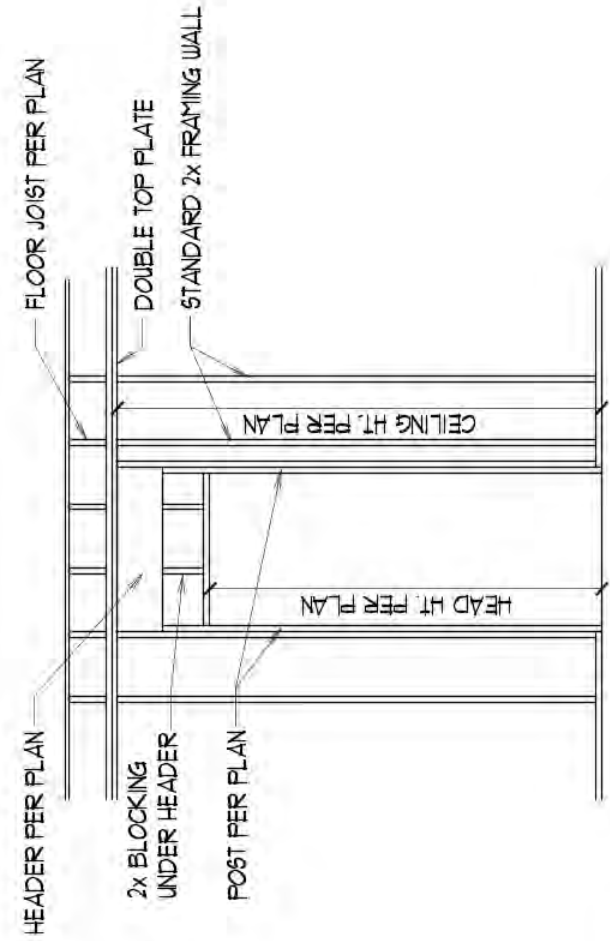
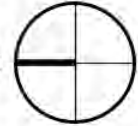
PRINCIPAL:	BFG	SHEET:	S1.1
PROJECT MGR:	WJG		

/2019/DRAWINGS/
1 STRUCTURAL PLANS

ROOF FRAMING

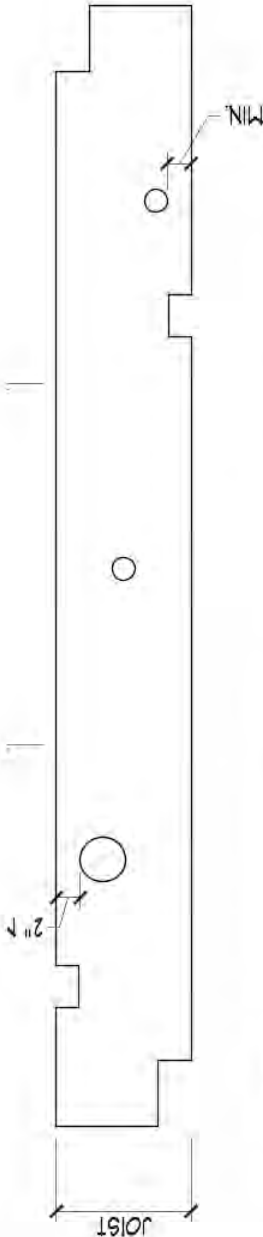
SCALE: $1/4" = 1'-0"$ 

SECOND

$$SCA|E = 1/4 = 1 - 0^2$$


HEADER DETAIL

SCALE: 1/4" = 1'-0"



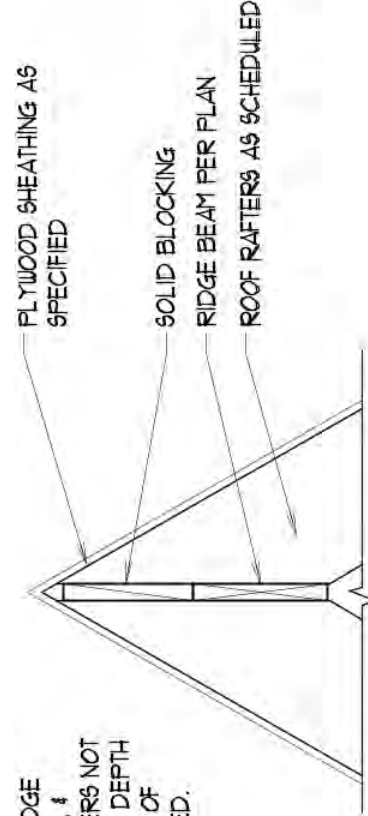
SECTION 502.2
NOTCHES IN THE TOP OR BOTTOM OF JOIST SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST
AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHED ON
THE ENDS FOR A LEDGER THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST'S DEPTH.
CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND
NUMBER EFFECTS ARE CONSIDERED IN THE DESIGN.

HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOISTS AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION 60216
ANY STAY IN AN EXTERIOR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 5% OF ITS WIDTH. STAYS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT EXCEEDING 40% OF A SINGLE STUD WIDTH. ANY STAY 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 1/4" TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.

RIDGE DETAIL

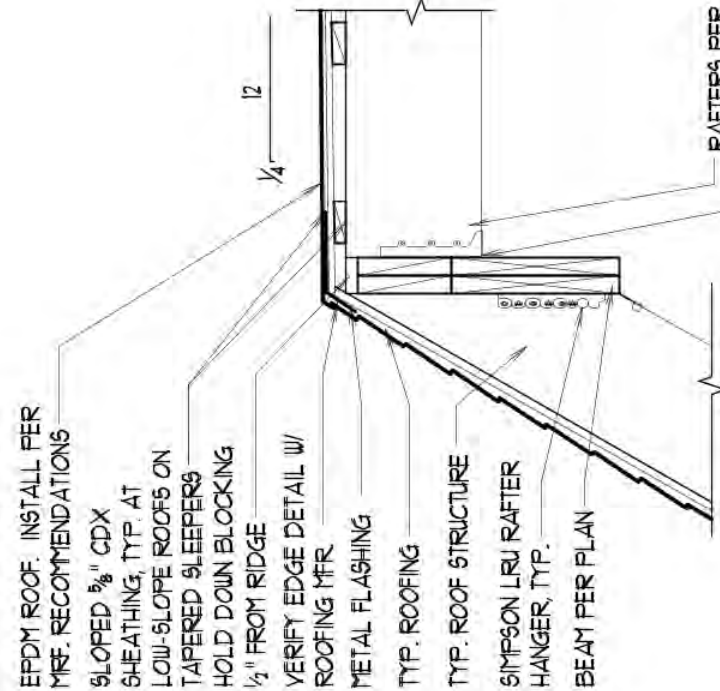
SCALE: 3/4" = 1'-0"



NOTE: ALL RIDGE
BOARDS, HIPs, &
VALLEY RAFTERS NOT
TO BE LESS IN DEPTH
THAN CUT END OF
RAFTER SERVED.

OD SHEATHING AS
IED

SOLID BLOCKING
RIDGE BEAM PER PLAN
ROOF RAFTERS AS SCHEDULED



**TYP. ROOF
TRANSITION DETAIL**

SCALE 3/4" = 1'-0"



JOIST DETAIL

SCALE: 3/4" = 1'-0"





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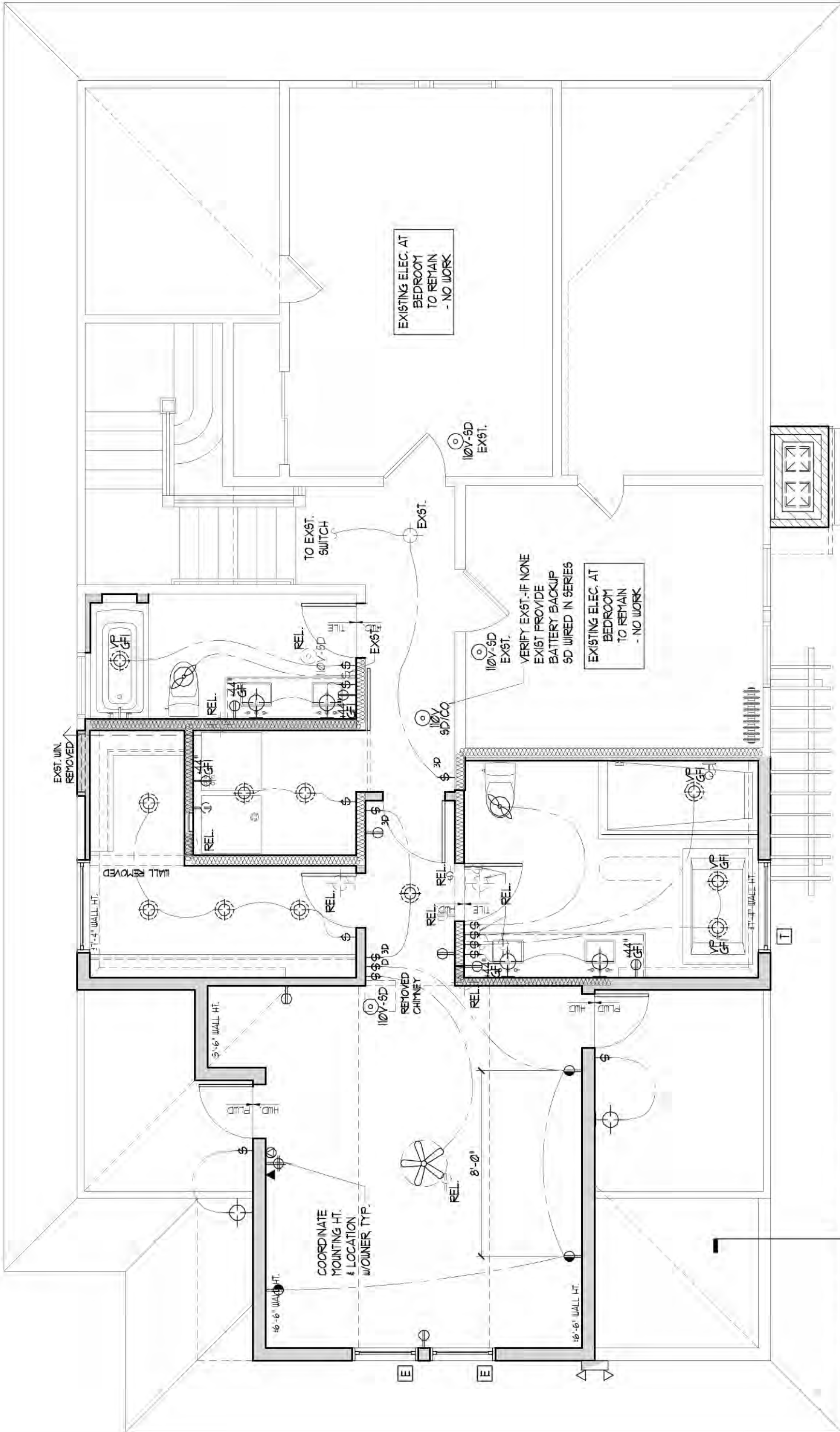
ADDITION & REVISIONS
240 HICKORY STREET
FRANKFORD, ILLINOIS

PROPOSED PLANS FOR THE

TITLE: FIRST AND SECOND FLOOR SCHEMATIC ELECTRICAL PLANS

DATE: PROJECT #

PRINCIPAL:	BFG	SHEET:	E1.1
PROJECT MGR:	WJG		

7-2019/DRAWINGS/
1. FIRST AND SECOND FLOOR
MECHANICAL ELECTRICAL PLUMBING

VERIFY EXSTING SD
4 CO-F NONE EXIST
PROVIDE BATTERY

VERIFY EXSTING SD
4 CO-F NONE EXIST
PROVIDE BATTERY
BACKUP SD
4 CO WIRED IN SERIES
IN UNFINISHED ATTIC













VERIFY EXSTING SD
4 CO-F NONE EXIST
PROVIDE BATTERY
BACKUP SD
4 CO WIRED IN SERIES
IN UNFINISHED ATTIC

SCHEMATIC ELECTRICAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL LEGEND

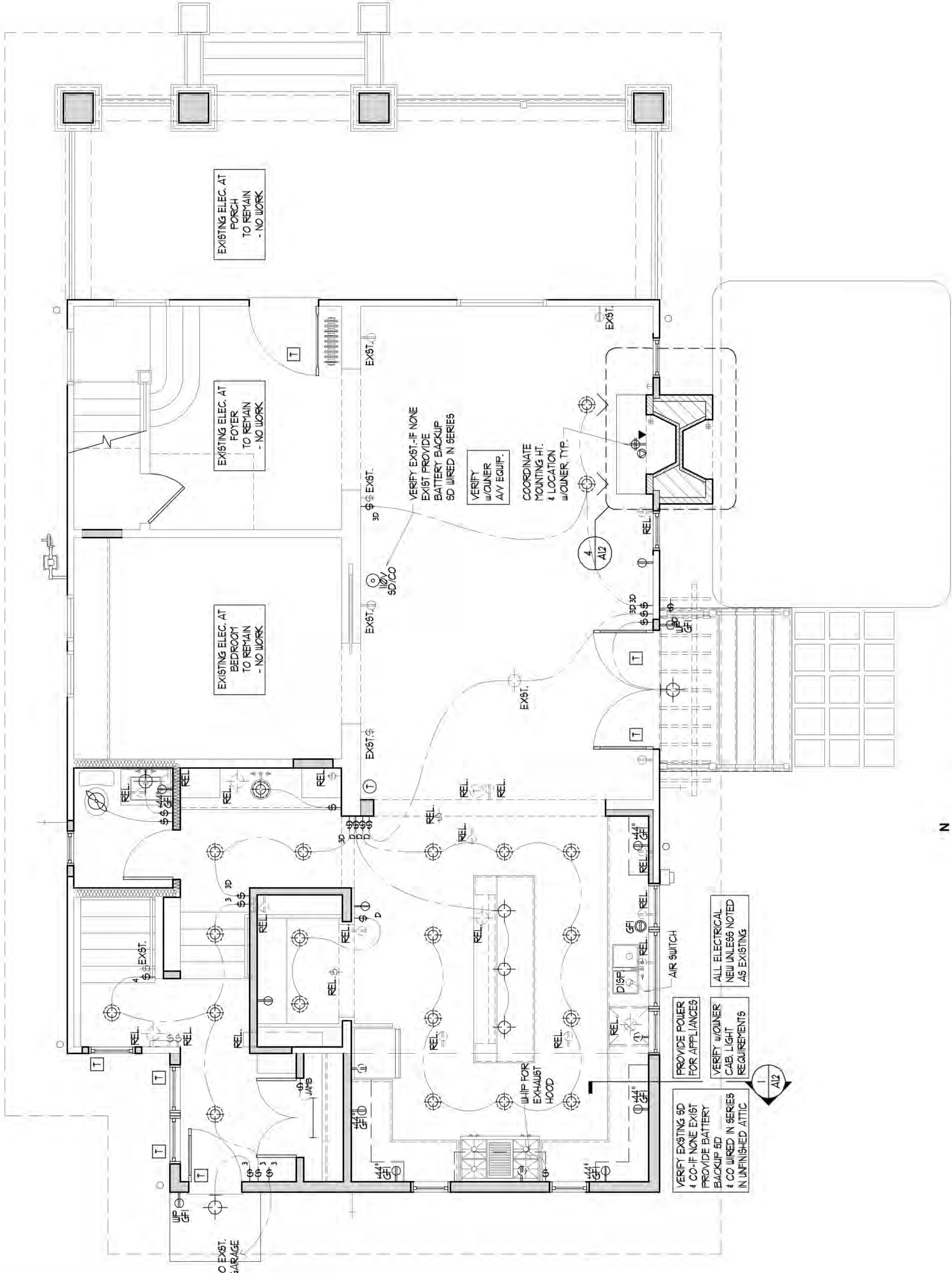
	CEILING ELECTRICAL BOX FOR LIGHT FIXTURE		RECESSED DOWN LIGHT		WALL MOUNTED LIGHT FIXTURE		RECESSED DIRECTIONAL LIGHT FIXTURE		EXHAUST FAN		SMOKE DETECTOR		CARBON MONOXIDE DETECTOR		TELEPHONE		DATA		PROGRAMMABLE THERMOSTAT		CEILING FAN		HIDDEN VENT/OUTLET
---	---	---	---------------------	---	----------------------------	---	---------------------------------------	---	-------------	---	----------------	---	-----------------------------	---	-----------	---	------	---	----------------------------	---	-------------	---	--------------------

ELECTRICAL GENERAL NOTES

1. INSTALL ALL ARC-FAULT CIRCUITRY AT ALL HABITABLE ROOMS.
2. GFCI PROTECTION:
 - A. ALL GFCI OUTLETS TO BE LED TYPE.
 - B. ALL GFCI OUTLETS TO BE INSTALLED IN ALL KITCHENS.
 - C. GFCI SWITCHES WILL PROTECT ALL FIXTURES IN ROOM (LIGHTS, FAN, OUTLETS).
3. BRACING OF ELECTRICAL OUTLETS:
 - A. GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY ROOM OR SPACE IS MORE THAN 4' FROM THE CENTER OF THE OUTLET. THE OUTLET WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE COPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS, NEC 210.51(A).
 - B. KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER. THE CENTER OF THE OUTLET SHALL BE INSTALLED AT LEAST 12" FROM THE COUNTER WALL LINE IS MORE THAN 12" FROM A RECEPTACLE OUTLET. THAT SPACE, ISLAND AND PENINSULAR COUNTER TOPS 1' OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. NEC 210.51(C).
4. ALL OUTLETS TO BE TAMPER RESISTANT.
5. KITCHEN ISLAND RECEPTACLES SHALL NOT BE LOCATED BELOW A COUNTER OVERHANG OF 6" OR MORE.
6. ATTIC FIXTURES TO BE SPACED MAX DISTANCE OF 24'-0" O.C.
7. CLOSET SURFACE MOUNTED NONINCANDESCENT FIXTURES TO BE MOUNTED A MIN. OF 1' FROM NEAREST POINT OF STORAGE. CLOSET RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES TO BE MOUNTED A MIN. OF 6" FROM NEAREST POINT OF STORAGE.
8. ALL ELECTRICAL FIXTURES INSTALLED 8'-0" OR LESS ABOVE A TUB OR SHOWER SHALL BE PROVIDED FOR WET LOCATION.
9. ALL CEILING ELECTRICAL BOXES TO BE FAN RATED.
10. NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.
11. CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING.
12. ALL SMOKE DETECTORS TO BE HARD WIRED IN SERIES.
13. ALL SMOKE AND CARBON MONOXIDE DETECTORS LOCATED ON THE INTERIOR OF UNOCCUPIED SPACE SHALL BE SEPARATE FROM THE CONDUIT CONNECTION TO PREVENT POSSIBLE FUEL CONVERSION SETTING OFF FALSE ALARMS.
14. THE 1031915 IS TO BE PROGRAMMABLE IN ACCORDANCE W/IECC 402.01.

PROJECT NOTES:

1. VERIFY LOCATION NUMBER & SWITCHING OF ALL FLOOR OUTLETS & OWNER.
2. G.C. TO COORDINATE POWER REQUIREMENTS W/AV. CONSULTANT PER OWNER.
3. LIGHTING IN ALL CABINETS TO BE COORDINATED W/ CABINET SUPPLIER PER OWNER.
4. LIGHTING IN ALL BUILT-IN MILLWORK TO BE COORDINATED W/ MILLWORK SUPPLIER PER OWNER.
5. ALL DECORATIVE FINISHES TO BE FURNISHED BY OWNER & INSTALLED BY ELECTRICAL CONTRACTOR.
6. ALL AREAS W/ WALL PANELING TO HAVE BASEBOARD OUTLETS.


$$z \quad z \quad \begin{array}{|c|} \hline \bullet \\ \hline \end{array}$$

SCHEMATIC ELECTRICAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

KIMSEY PLAT OF RESUBDIVISION

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

Topographical
Condominium
Site Plans

Residential
Commercial
ALTA

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 1 IN THE KIMSEY RESUBDIVISION OF LOTS 38 AND 39 IN MCDONALDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
CONTAINING: 12481.83 SQ FT.

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THE UNDERSIGNED, _____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON _____ DAY OF _____, A.D. 20____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

COUNTY RECORDER CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____.M.

COUNTY RECORDER

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL)SS

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

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

COUNTY CLERK (SEAL):

PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO CERTIFY THAT ON THIS _____ DAY OF _____, 20____ A.D. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ATTEST: _____ BY: _____
CHAIRMAN

DESIGN ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, A REGISTERED ENGINEER WITH THE STATE OF ILLINOIS APPROVE THE DESIGN AND DRAINAGE OF THE PROPERTY DESCRIBED ABOVE.

ENGINEER

(SEAL):

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____ A.D.

ATTEST: _____
VILLAGE CLERK

BY: _____
VILLAGE PRESIDENT

SURVEYOR CERTIFICATE

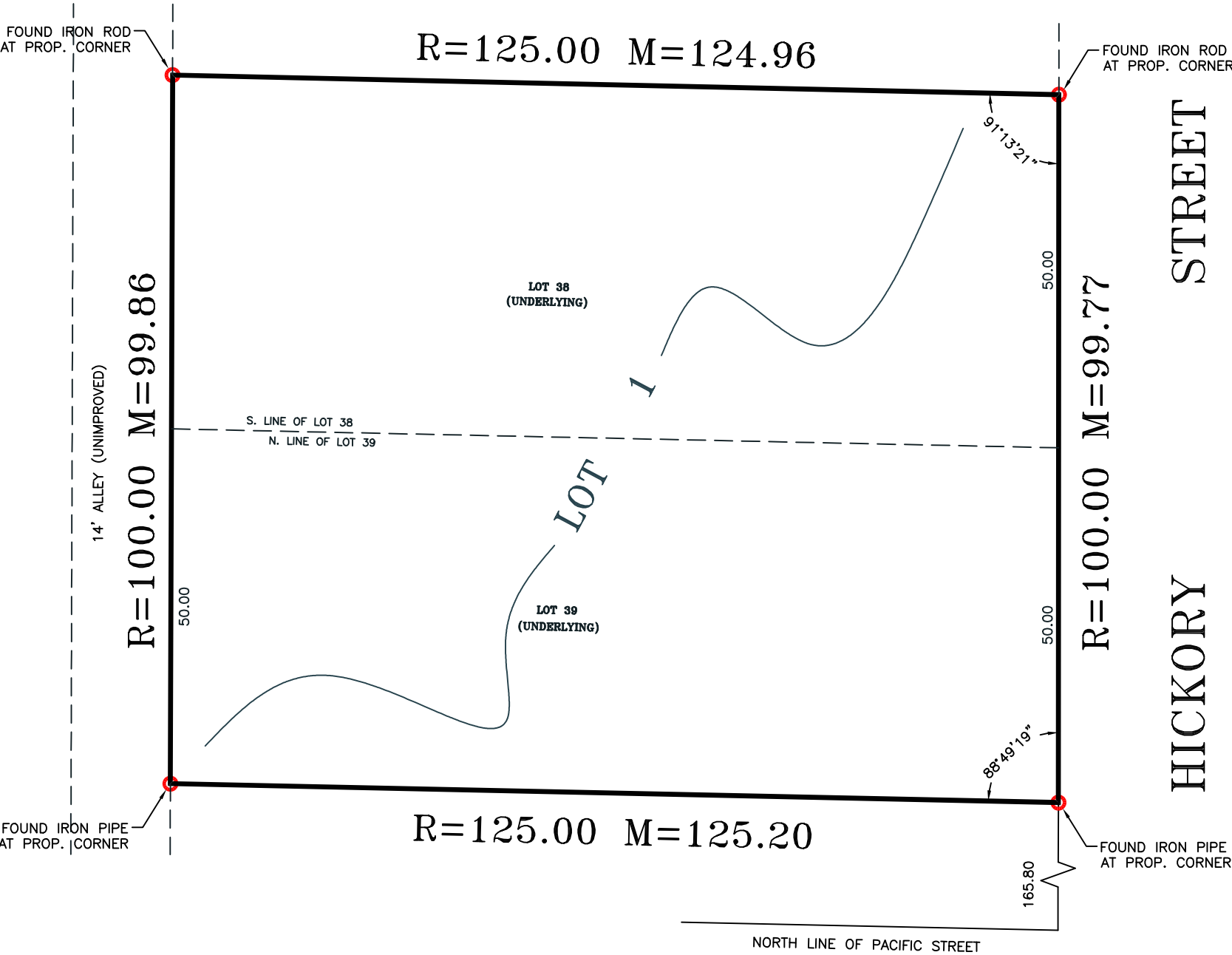
STATE OF ILLINOIS)
COUNTY OF WILL)SS

I THOMAS STUDNICKA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED SAID PROPERTY INTO LOTS AND STREETS ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED ABOVE.

I DO FURTHER CERTIFY THAT: THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME. FEMA AREA OF MINIMAL FLOOD HAZARD PER MAP 17197C0326G DATED 2/15/2019. THE PROPERTY OF PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL. EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3") LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDING.

DATED AT MOKENA, ILLINOIS, THIS 25TH DAY OF JANUARY A.D. 2022

THOMAS STUDNICKA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3304



TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____, DIRECTOR OF THE TAXING MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIBED ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) _____.

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

DIRECTOR

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

I, _____ A NOTARY IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE(THEY) SIGNED THE ABOVE CERTIFICATE AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

20 0 10 20

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Shannon Kimsey

Order No.: 22-1-117

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

Field work completed: 1/24/22

Drawn by: P.D.

Proofed by: T.S.

Design Firm Registration # 184-002791

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS IS TO CERTIFY THAT, _____ AND _____, ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAME ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICTS _____, AND THAT I (WE) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS MY (OUR) OWN FREE AND VOLUNTARY ACT AND DEED.

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

BY: _____
OWNER

BY: _____
OWNER

STATE OF ILLINOIS }
COUNTY OF WILL }SS



Project: Williams Plat of Resubdivision
Meeting Type: Non-Public Hearing
Request: Request for approval of a resubdivision to consolidate lots
Location: 11388 and 11410 Vienna Way
Applicant: Elizabeth Williams
Prop. Owner: Same
Consultants: Michael Hubert, architect; Tom Studnicka of Studnicka and Associates, Ltd.
Representative: Shannon Williams
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: ±0.75 Acres / ±32,681.44 sq. ft.
PIN(s): 19-09-31-401-027-0000 and 19-09-31-401-026-0000
Existing Zoning: R-2
Prop. Zoning: N/A
Building(s) / Lot(s): 1 buildings / 1 lot
Adjacent Land Use Summary:

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

Figure 1: Location Map



Project Summary

The applicant, Elizabeth Williams, is seeking to construct a new home on the subject property located at 11388 and 11410 Vienna Way (Lots 57 and 58 in Olde Stone Village Subdivision). The applicant is requesting approval of the Williams Plat of Resubdivision, which is a proposed consolidation of Lots 57 and 58 in Olde Stone Village Subdivision for the purpose of removing the existing lot line which runs beneath the proposed new home.

Attachments

- 2020 Aerial Photograph from Will County GIS
- Photographs from site visit on 2-16-22
- Williams Plat of Resubdivision dated 1-25-22 and received 2-16-22

Analysis

In consideration of the requests, staff offers the following point of discussion:

- The two existing lots which comprise the property are individually conforming with respect to minimum lot area in the R-2 District. The proposed resubdivision to consolidate these lots create a new lot which is approximately 32,681.44 square feet. (15,000 square feet minimum required)

- The plat includes a note stating that the property included in the resubdivision remains subject to the recorded covenants and restrictions of the Olde Stone Village Subdivision.
- The plat includes a note stating that the property included in the resubdivision remains subject to the same Village Public Utility and Drainage Easement (P.U&D.E) provisions and private utility provisions as stated on the recorded plat for Olde Stone Village Subdivision.

Resubdivision









The application also includes a request for approval of the Williams Plat of Resubdivision, which is a consolidation of Lots 57 and 58 in the Olde Stone Village Subdivision for the purpose of removing the existing lot line which runs beneath the proposed home. Staff has reviewed the proposed resubdivision for compliance with the Village's Land Subdivision Regulations. A few minor technical revisions to the plat are necessary prior to recording.

Affirmative Motion

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

1. Recommend the Village Board approve the Williams Plat of Resubdivision, which is a consolidation of Lots 57 and 58 in the Olde Stone Village Subdivision, subject to any necessary technical revisions prior to recording.



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

Notes

Date: 2/17/2022



1: 4,514



0 0.07 0.14 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Site Photos – 11388 and 11410 Vienna Way



Figure 1: Lot 57 (11388 Vienna Way) in Olde Stone Village as viewed looking northwest from 11399 Vienna Way.



Figure 2: Lot 58 (11410 Vienna Way) in Olde Stone Village as viewed looking northwest from 11399 Vienna Way.



Figure 3: Terminus of Vienna Way as viewed looking north from 11399 Vienna Way..



Figure 4: Vienna Way as viewed looking south from 11399 Vienna Way.



Figure 5: 11399 Vienna Way.



Figure 6: View of Lot 57 (11388 Vienna Way) and Lot 58 (11410 Vienna Way) as viewed looking northwest.

WILLIAMS PLAT OF RESUBDIVISION

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

Topographical
Condominium
Site Plans

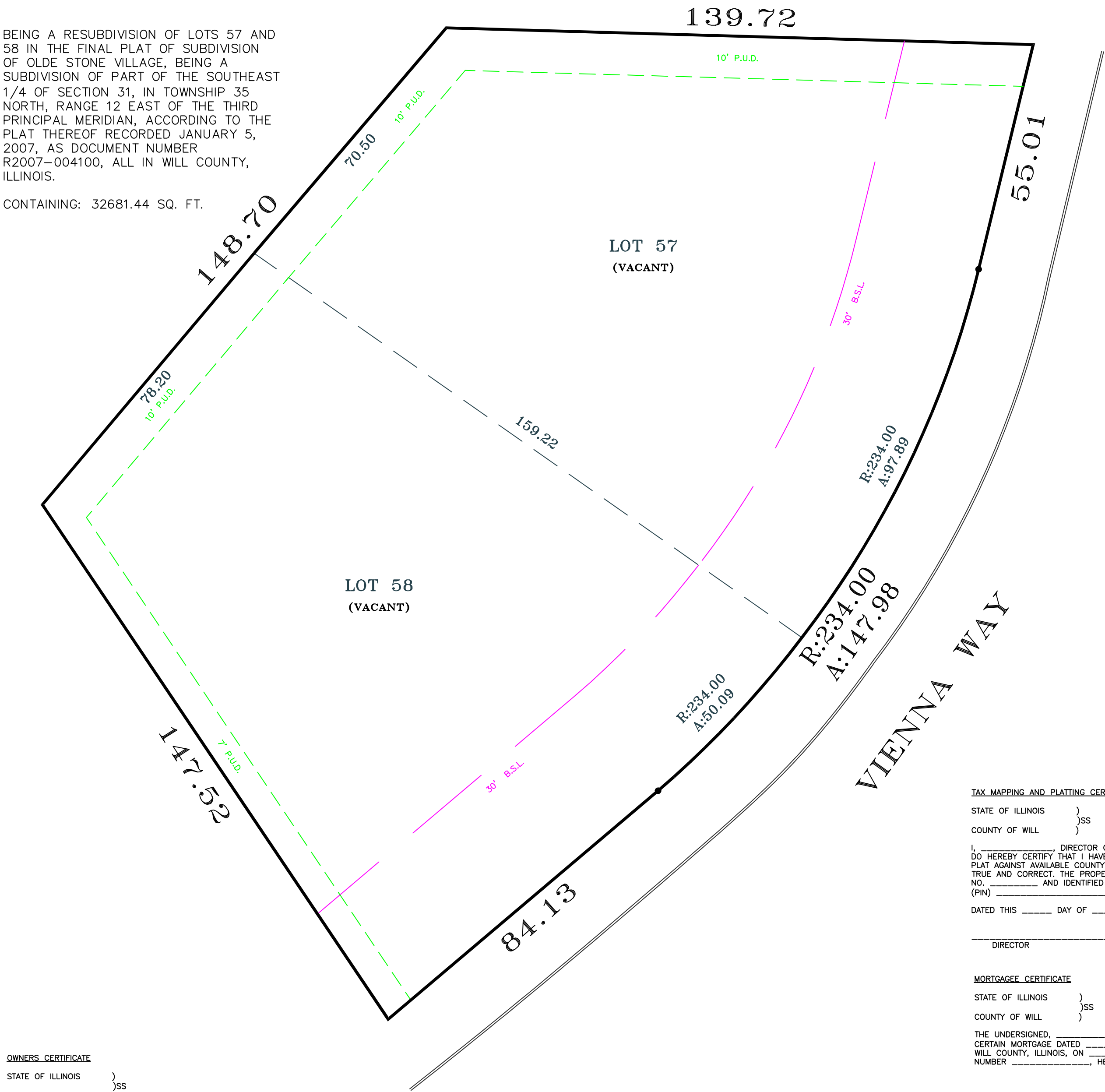
Residential
Commercial
ALTA

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

BEING A RESUBDIVISION OF LOTS 57 AND 58 IN THE FINAL PLAT OF SUBDIVISION OF OLDE STONE VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 2007, AS DOCUMENT NUMBER R2007-004100, ALL IN WILL COUNTY, ILLINOIS.

CONTAINING: 32681.44 SQ. FT.



NOTE:
THE PROPERTY INCLUDED IN THE RESUBDIVISION REMAINS SUBJECT TO THE RECORDED COVENANTS AND RESTRICTIONS OF THE OLDE STONE VILLAGE SUBDIVISION.
THIS PLAT IS SUBJECT TO THE SAME VILLAGE PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS AND PRIVATE UTILITY PROVISIONS AS LISTED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT R2007-004100 FOR DETAILED INFORMATION SEE RECORDED DOCUMENT.

TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF WILL }SS

I, _____, DIRECTOR OF THE TAXING MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIBED ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) _____

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

DIRECTOR

MORTGAGEE CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF WILL }SS

THE UNDERSIGNED, _____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON _____ DAY OF _____, A.D. 20____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

COUNTY RECORDER CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF WILL }SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M.

COUNTY RECORDER

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF WILL }SS

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

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____

20____, A.D.

(SEAL):
COUNTY CLERK

SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }SS

I, THOMAS STUDNICKA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED SAID PROPERTY INTO LOTS AND STREETS ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE SOUTHEAST 1/4 OF SECTION 31, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED ABOVE.

I DO FURTHER CERTIFY THAT: THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME. FEMA AREA OF MINIMAL FLOOD HAZARD PER MAP 17197C0310G DATED 2/15/2019. THE PROPERTY OF PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL. EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3") LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDING.

DATED AT MOKENA, ILLINOIS, THIS 25TH DAY OF JANUARY A.D. 2022

THOMAS STUDNICKA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3304



OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }SS

THIS IS TO CERTIFY THAT, _____ AND _____, ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAME ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICTS _____ AND THAT I (WE) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS MY (OUR) OWN FREE AND VOLUNTARY ACT AND DEED.

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

BY: _____
OWNER

BY: _____
OWNER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }SS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____, A.D.

ATTEST: _____
VILLAGE CLERK

BY: _____ (SEAL):
VILLAGE PRESIDENT

DESIGN ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }SS

I, _____, A REGISTERED ENGINEER WITH THE STATE OF ILLINOIS APPROVE THE DESIGN AND DRAINAGE OF THE PROPERTY DESCRIBED ABOVE.

(SEAL):
ENGINEER

PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS }
COUNTY OF WILL }SS

I, _____, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, A.D. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ATTEST: _____ BY: _____
CHAIRMAN

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }SS

I, _____, A NOTARY IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

_____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE(THEY) SIGNED THE ABOVE CERTIFICATE AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

20 0 10 20

Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Shannon Williams

Order No.: 22-1-2

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

Field work completed: 1/13/22

Drawn by: P.D.

Proofed by: T.S.

Design Firm Registration # 184-002791

Project: Major Residence Variation for Lot Coverage
Meeting Type: Workshop
Request: Request for a variation to increase the maximum permitted lot coverage from 20% to 25% for the construction of a new single-family home in an R-2 Single-Family Residential District (Article 6, Section B, Part 1, "c" of the Zoning Ordinance).
Location: 20522 Magnolia Court (vacant Lot 67 in Walnut Creek Phase Three Subdivision)
Applicant: Patrick and Samantha Major
Prop. Owner: Same
Consultants: None
Representative: Applicant
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: ±0.31_ Acres / ±13,504 sq. ft.
PIN(s): 19-09-14-304-025-0000
Existing Zoning: R-2
Prop. Zoning: N/A
Building(s) / Lot(s): 1 buildings / 1 lot
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Vacant single-family residential	Single-Family Detached Residential	R-2
North	Single-family Residential	Single-Family Detached Residential	R-2
South	Single-family Residential	Single-Family Detached Residential	R-2
East	Attached Single-family Residential	Single-Family Attached Residential	R-4
West	Single-family Residential	Single-Family Detached Residential	R-2

Figure 1: Location Map



Project Summary

The applicants, Patrick and Samantha Major, are seeking to build a two-story detached single-family home on the subject property which is presently a vacant lot (Lot 67 in Walnut Creek Phase Three Subdivision). The applicants are requesting a variation to increase the maximum permitted lot coverage from 20% to 25% for the construction of the new home (Article 6, Section B, Part 1, "c" of the Zoning Ordinance).

Attachments

- Applicant Findings for Variation Standards
- 2020 Aerial Photograph from Will County GIS
- Photographs from site visit on 2.16.22
- Plat of Survey dated 4.19.04
- Plot Plan (undated) prepared by unknown, received on 2.16.22
- Floor Plan (undated) prepared by unknown, received on 1.26.22
- Architectural renderings and floorplans (undated) prepared by unknown, received on 1.10.22

Analysis

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

- The subject lot is non-conforming with respect to minimum lot area in the R-2 District. The lot is 13,504 square feet. (15,000 square feet minimum required)
- The subject lot is non-conforming with respect to minimum lot width in the R-2 District. The lot width is 85 feet. (100 feet minimum is required)
- Front yard setback is not presently noted on the plot plan (30 ft. minimum required)
- North side yard setback is 91 and 11/16 inches or approximately 8.27 feet (10 ft. minimum required)
- South side yard setback is 156 and 3/8 inches or approximately 13 feet and 3/8 inches (10 ft. minimum required)
- Total of the combined side yards is approximately 21.645 feet (25 feet minimum total required)
- Rear yard setback is not noted on the Plot Plan (30 ft. minimum required)
- Lot coverage is 25% based on the Floor Plan which states a total house footprint area of 3,375 square feet for the (20% maximum allowed)
- Impervious coverage is undetermined at this time based on the Plat Plan provided (40% maximum allowed)
- Rear yard coverage is undetermined at this time based on the Plat Plan provided (30% maximum allowed)
- The minimum gross floor area is 3,375 sq. ft. (minimum 2,400 sq. ft. for a one-story and minimum 2,600 sq. ft. for a two-story required).
- The proposed residence meets the anti-monotony regulations as detailed in Article 7, Section A, Part 6.
- The proposed residence does not meet all applicable regulations as detailed in Article 6, Section B, Part 2, 'g' and Article 6, Section B, Part 4, 'd'. The entire first-floor level is not constructed of masonry material. The exterior materials are currently unknown. (The architectural renderings do not specify building materials.)
- The submitted plans do not include a floorplan for the basement. It is unknown if the basement will equal 80% of the ground floor area as required.
- The height of the residence is not known at this time based on the architectural renderings that have been submitted (35 ft. maximum is allowed).

Standards of Variation

For reference during the workshop, 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.

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
 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;
 2. That the plight of the owner is due to unique circumstances;
 3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 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;

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;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
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;
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;
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.

VILLAGE OF

FRANKFORT

INC • 1879

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;

To build a new family home on this lot with the current conditions being much less than the stated minimum lot size, would incur great design and planning hurdles that would impair the ability to, with integrity, build a home with the wants and needs of the new owners for use as a family (forever) home.

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

This lot is undersized, by original developer, less than the minimum 15,000sf it should have been sized to and was allowed to remain as such in violation to lot standards set forth by the village of frankfort.

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

The integrity and character of the family home being projected will be upheld and given the current state of the design will enhance the beauty and character of the subdivision.

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;

Yes again similiar to #1 above; To build a new family home on this lot with the current conditions being much less than the stated minimum lot size, would incur great design and planning hurdles that would impair the ability to, with integrity, build a home with the wants and needs of the new owners for use as a family (forever) home.

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;

Correct, since other properties built during this same time frame and after are sized in adherence to village sizing requirements.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

This home designed is for use as a family home by the owners, Patrick & Samantha Major (currently residing in Manhattan). This is not a resale or business design or build but what they are referring to as their "forever home"

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

Patrick & Samantha purchased the property in early 2021 therefore they had no vested or other relationship to the property or developer.

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;

This hope for increase in max lot coverage to 25% has zero impact on public welfare, and will retain all boundaries / setbacks in adherence to current village requirements and so will inherently not affect other properties or improvements.

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

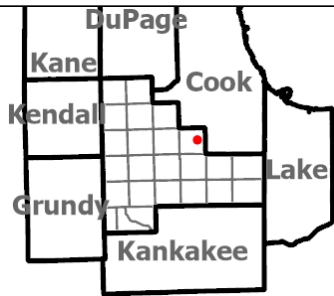
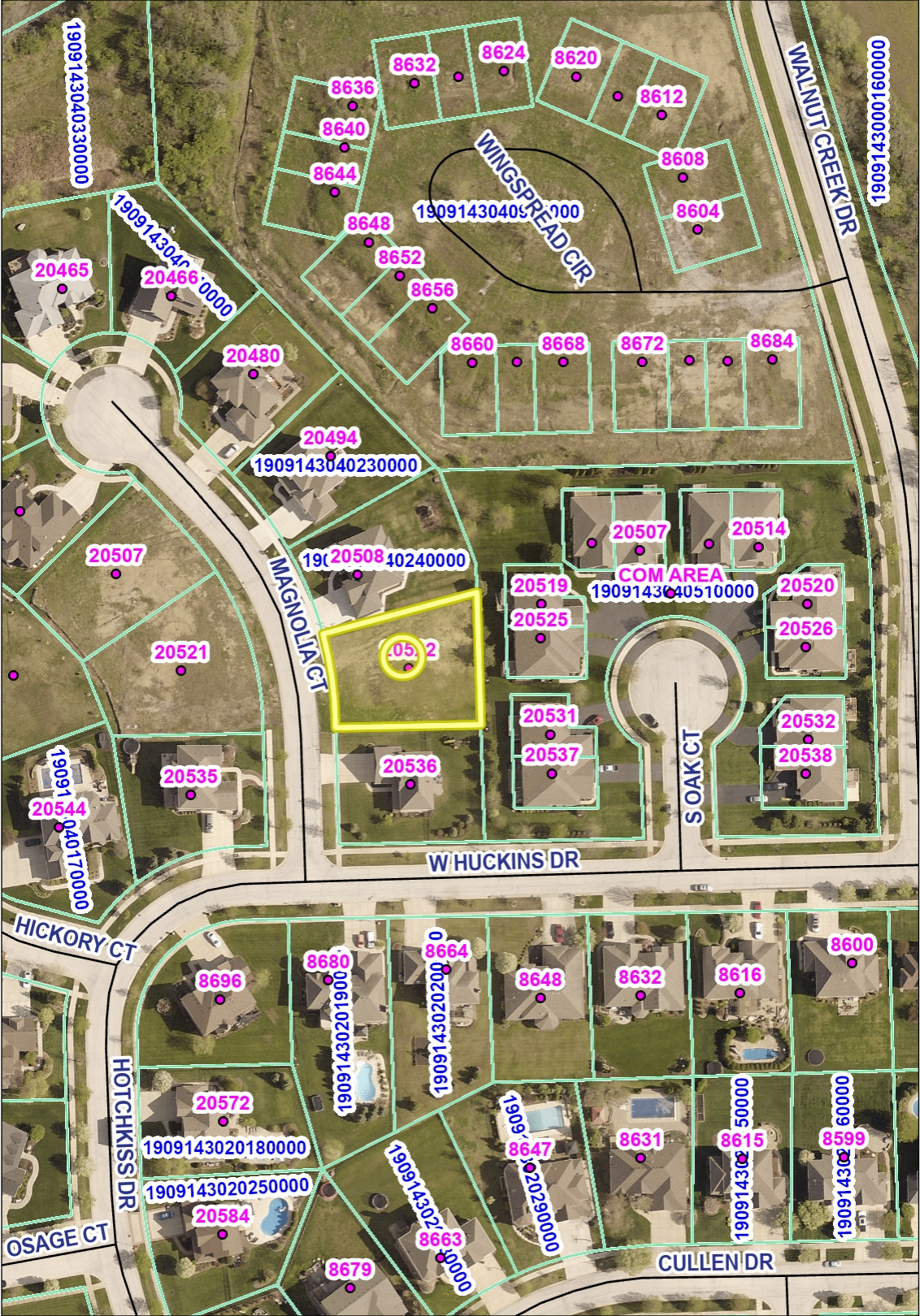
The new proposed design an build will be a pleasant addition to the community and neighborhood, retaining a cohesiveness so as to compliment the surrounding homes, of which some in the more recent years have been erected (see renderings attached).

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.

This variance will have no negative effect on air supply, risk of fire or any other danger to nearby properties as it will simply add a small % of build to the rear of the property (neighboring setbacks and street easement / setback to remain as is).



20522 Magnolia Court



Legend

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

Notes

Date: 2/17/2022

1: 2,257



0 0.04 0.07 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

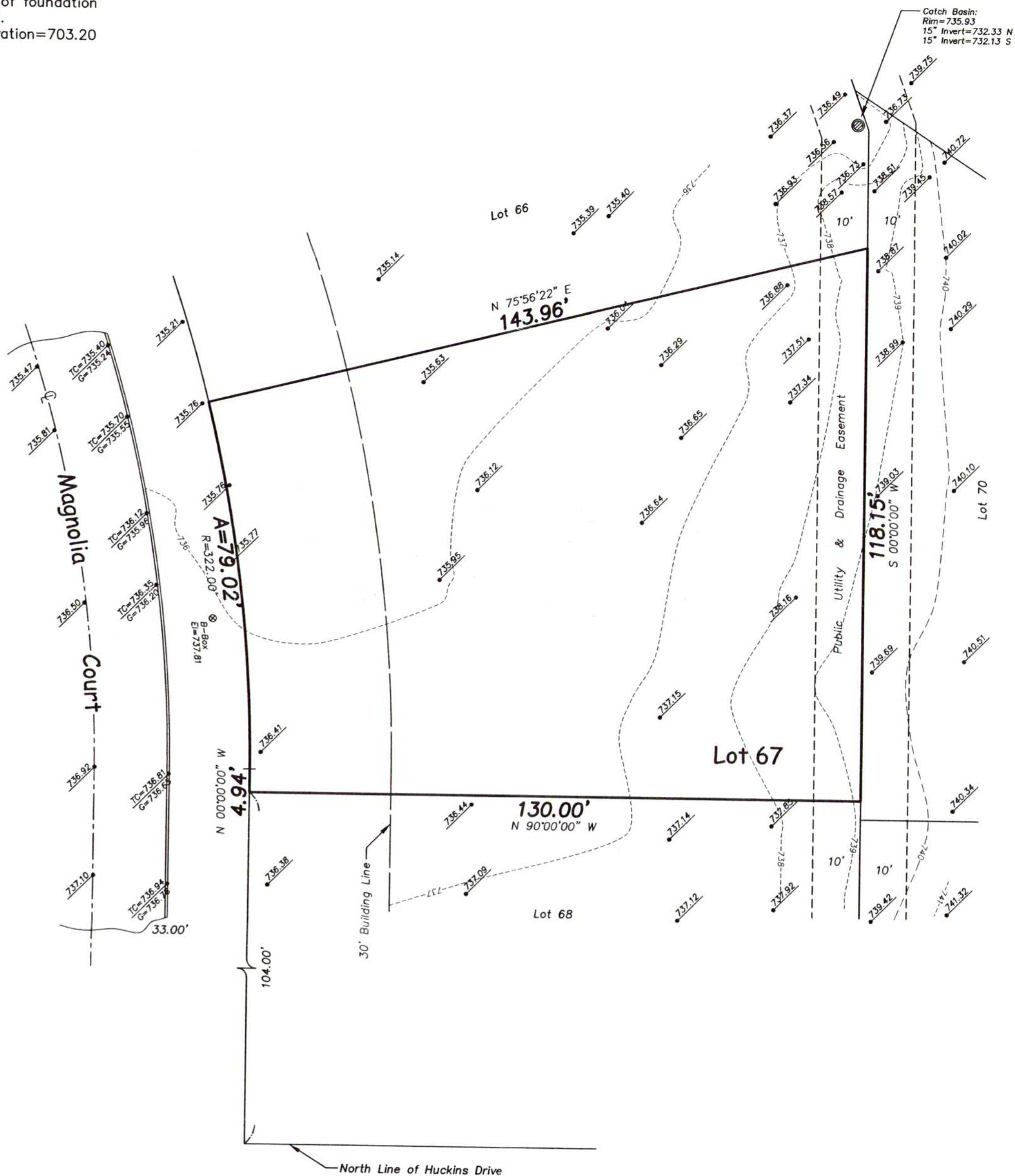
Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness,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

PLAT OF SURVEY

Area of Lot: 13,504 Square Feet or 0.31 Acres
(Area Information for Reference Only)

Benchmark:
Southwest corner of foundation
located on Lot 89.
Elevation=703.20

of
LOT 67 IN WALNUT CREEK PHASE THREE, BEING A SUBDIVISION OF PART
OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23 NORTH OF THE
INDIAN BOUNDARY LINE, AND THAT PART OF THE SOUTHWEST FRACTIONAL
QUARTER OF SECTION 14 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN
TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
WILL COUNTY, ILLINOIS.



Compare all points before building and at once report any differences to the surveyor. For building lines, easements and other restrictions not shown hereon, refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plat.

Scale: 1" = 20' Order Number: 5376-67

Ordered by: Kenny Plumbing

1999\5376\Lot067\topo
04-26-2004 * MJ



Copies of this Survey are not
Valid without the Embossed Seal
of the Professional Land Surveyor.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

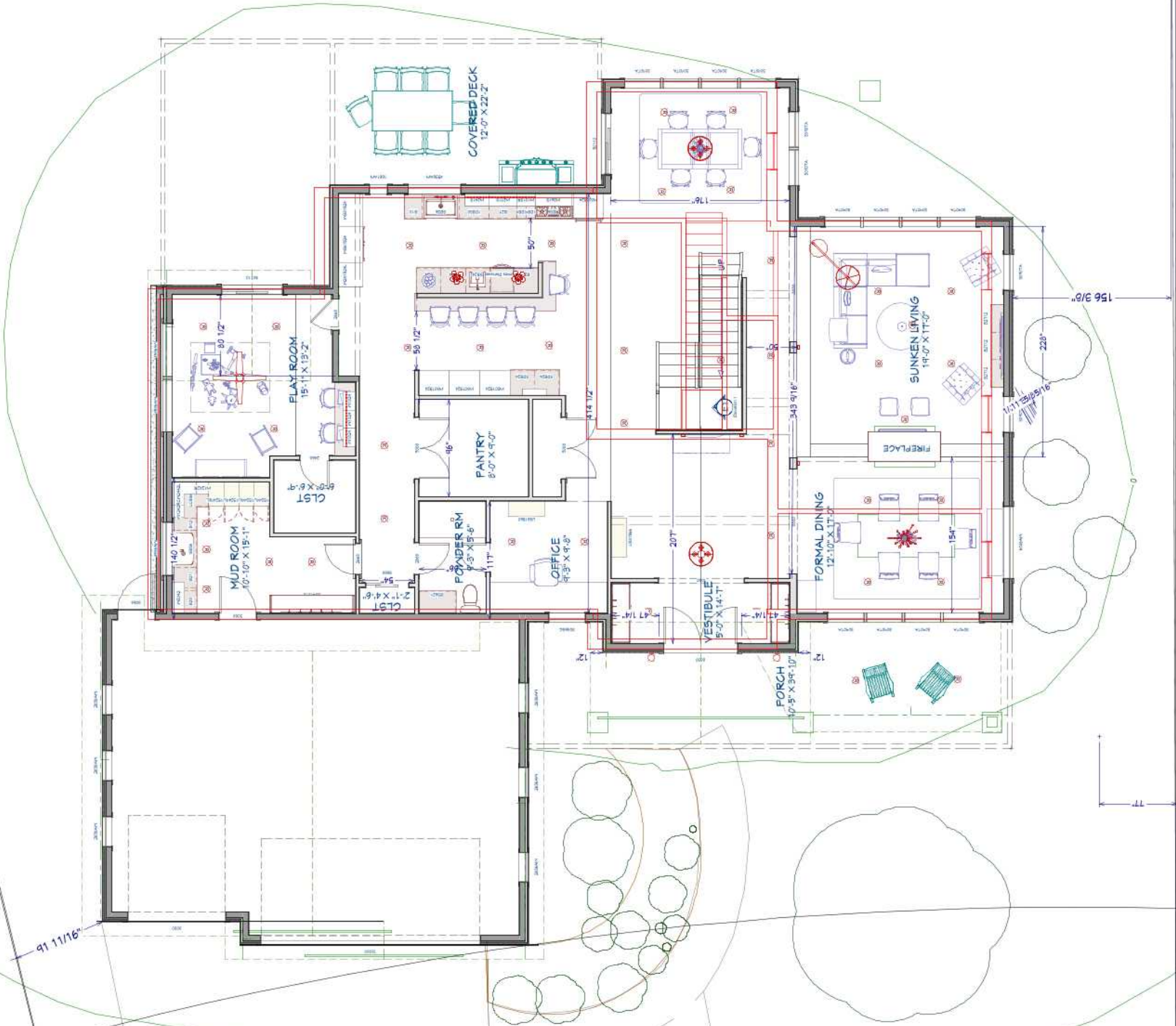
State of Illinois) s.s.
County of Cook)

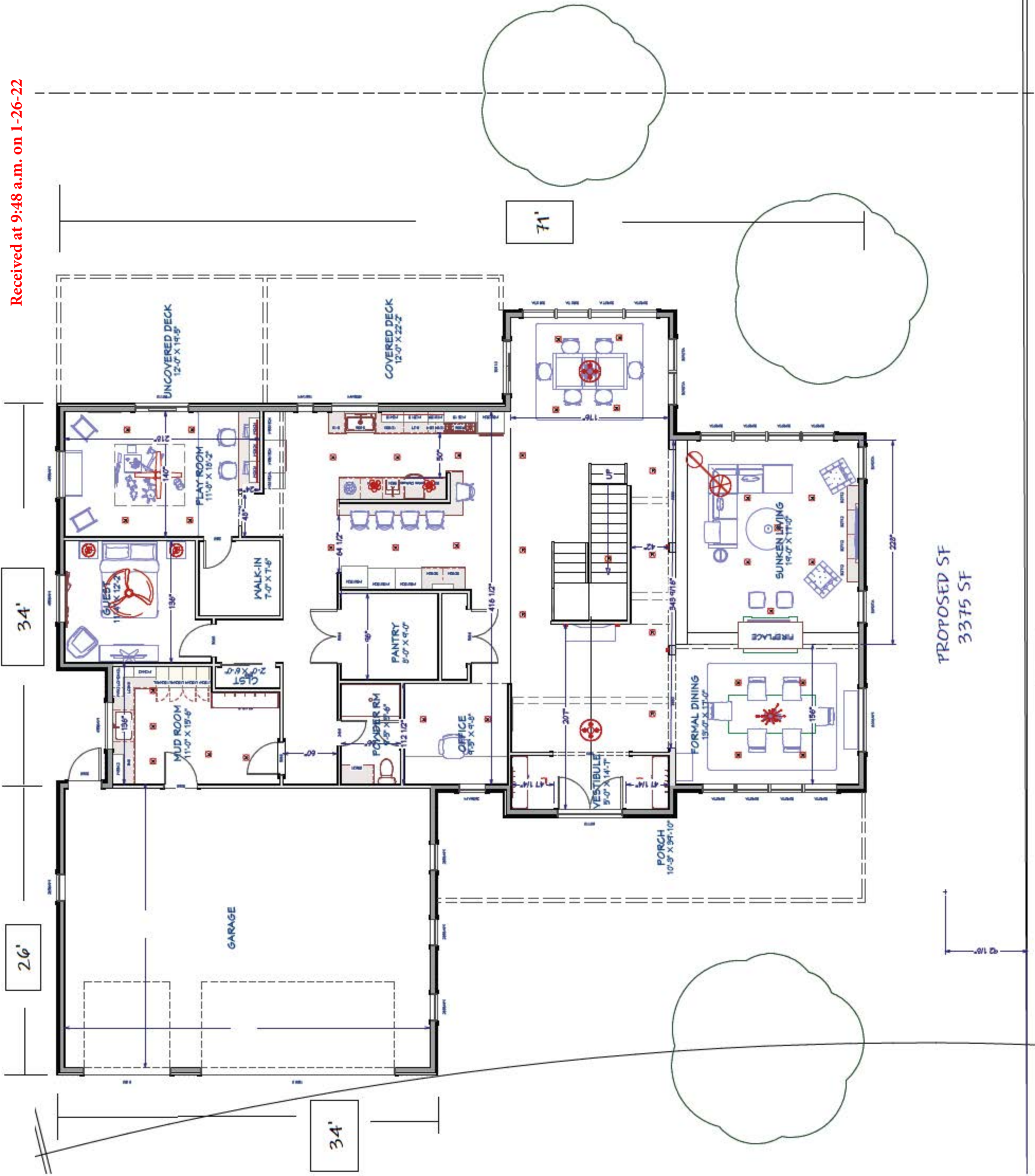
I, Thomas J. Cesal, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the above described property and that this Plat is a true and correct representation of said survey. All dimensions are given in feet and decimal parts thereof, corrected to 68 degrees Fahrenheit.

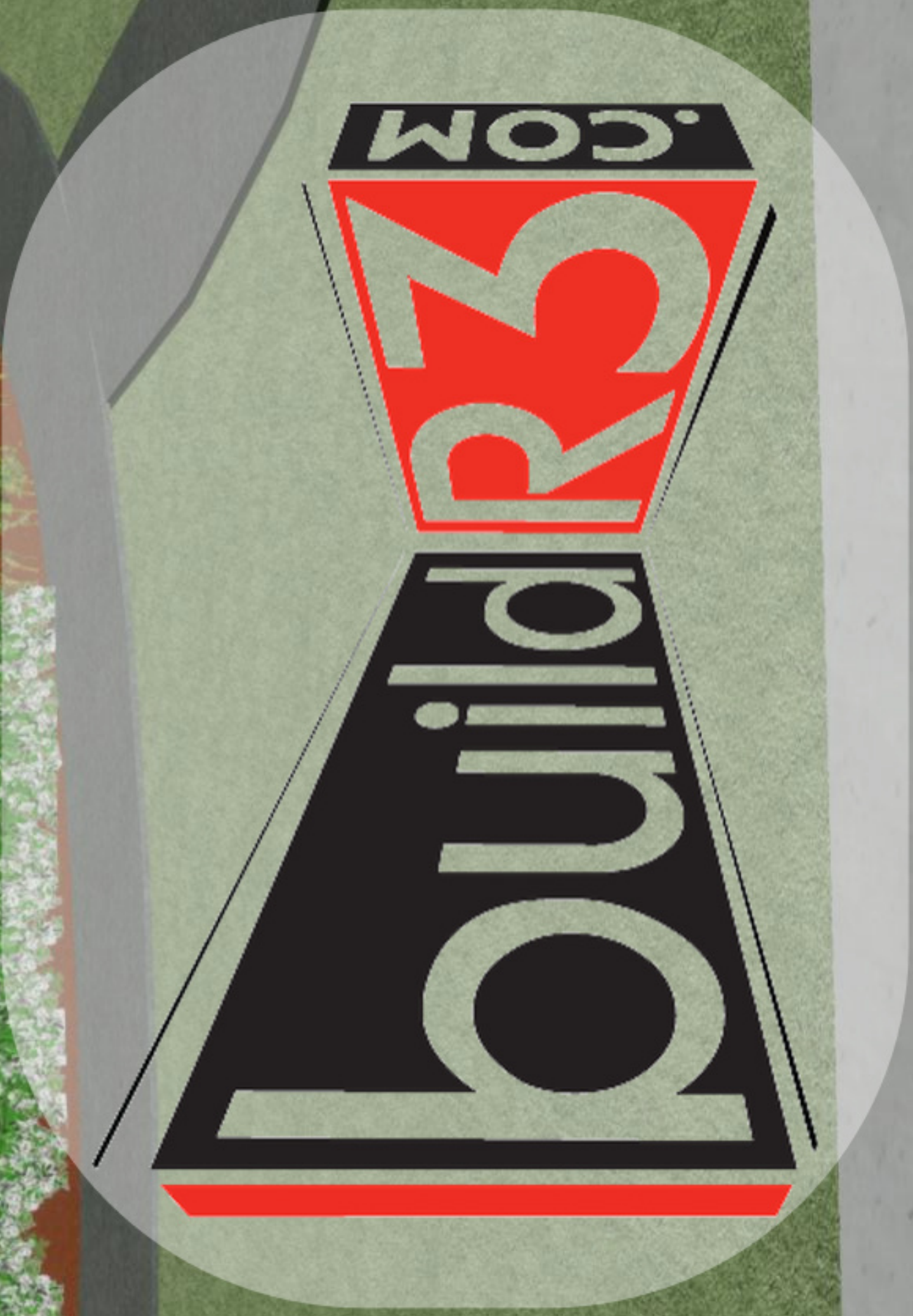
Dated this 19th day of April, 2004

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2205
(License Expiration Date: November 30, 2004)
Illinois Professional Design Firm No. 184-002818











Village of Frankfort

Received 1/26/22 at 9:48 a.m.

