

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 <u>not</u> 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

Planning Commission / ZBA



February 24, 2022

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 Gozdziak 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.

- 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.

- 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.
- That the plight of the owner is due to unique circumstances; and Our home was built in 1910 and has always had cedar siding.
- 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."

 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

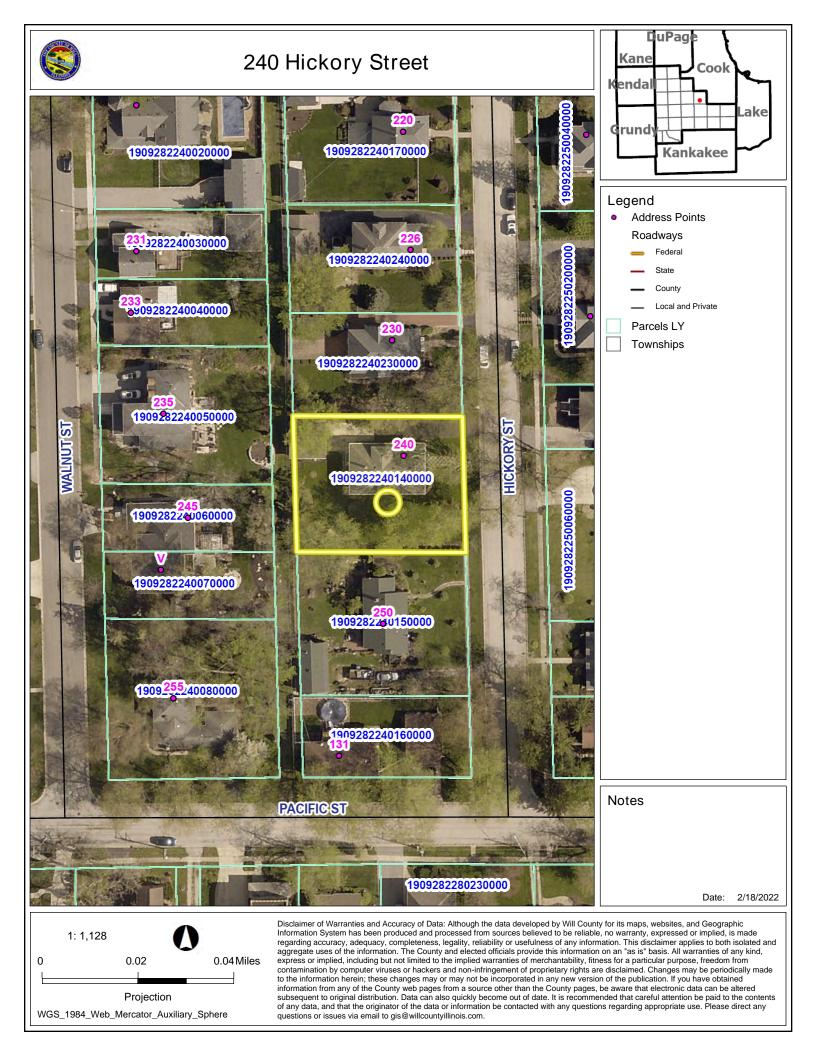
- That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
 Every historic home with cedar siding would need this variance.
- That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 If I wanted to make more money I would tear it down and start fresh

If I wanted to make more money I would tear it down and start fresh.

- 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.



Site Photos – 240 Hickory Street



Figure 1: 240 Hickory Street viewed looking west.



Figure 2: 240 Hickory Street viewed looking southwest.



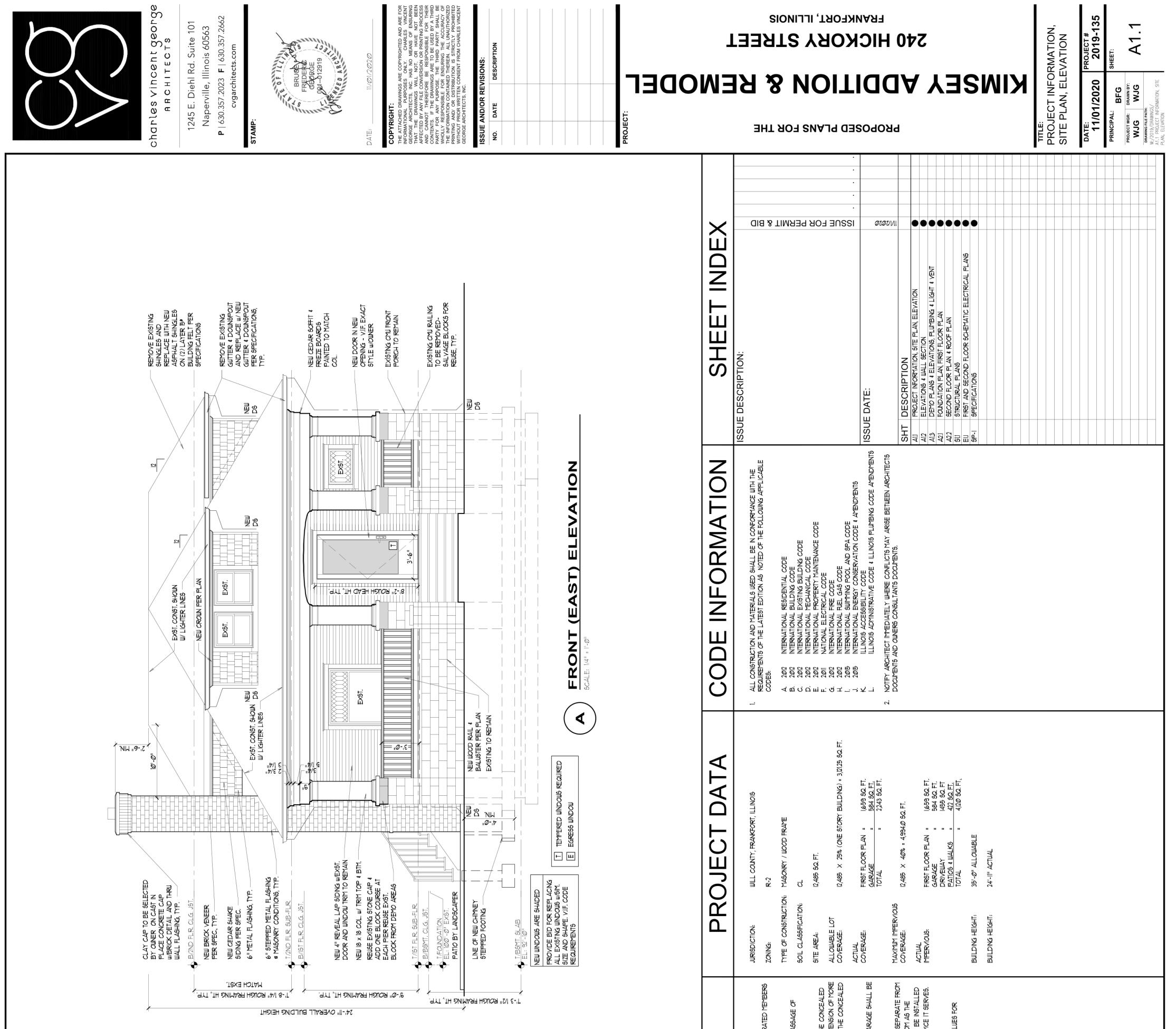
Figure 3: 240 Hickory Street viewed looking northwest.

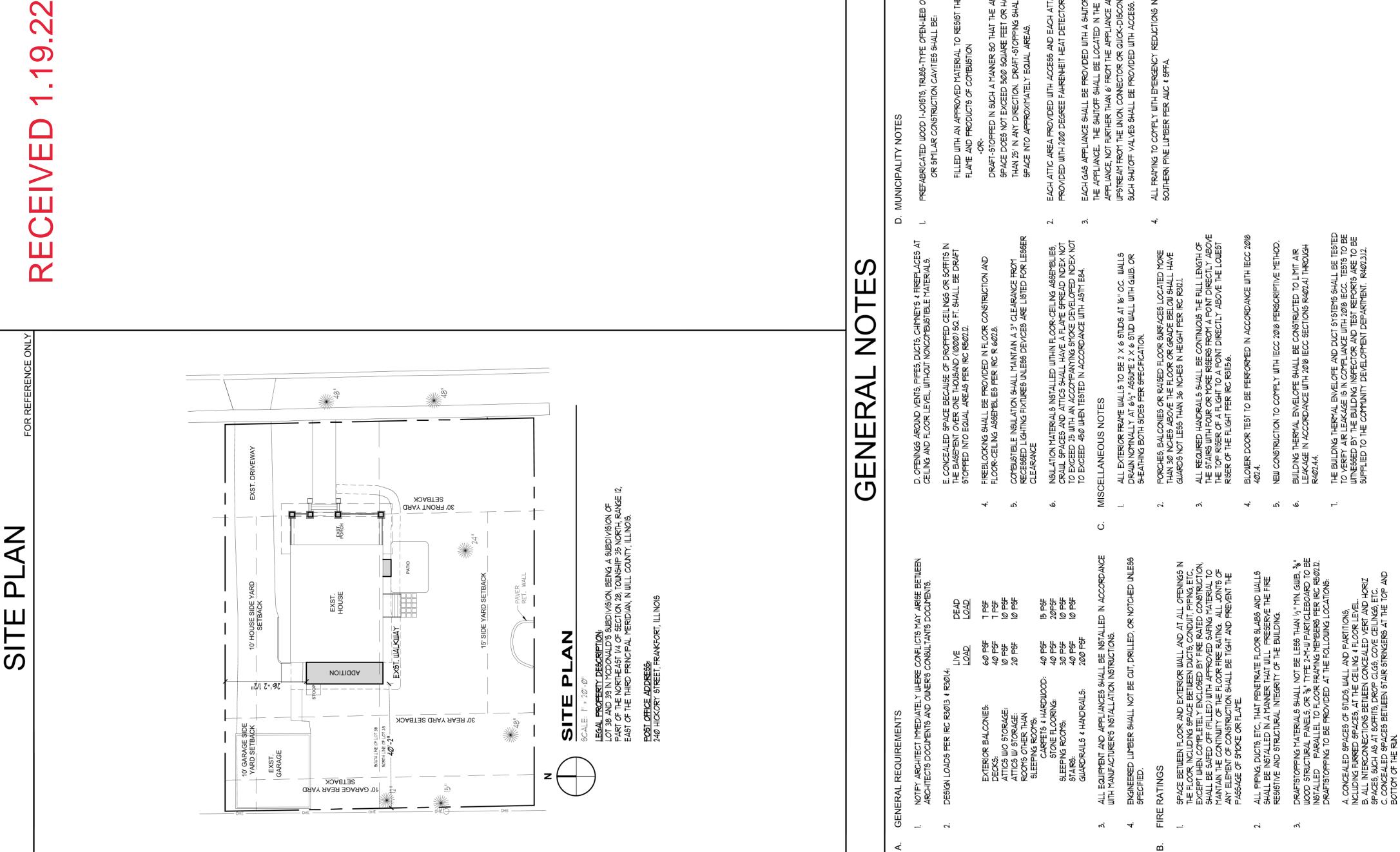


Figure 4: Rear of 240 Hickory Street viewed looking southeast.

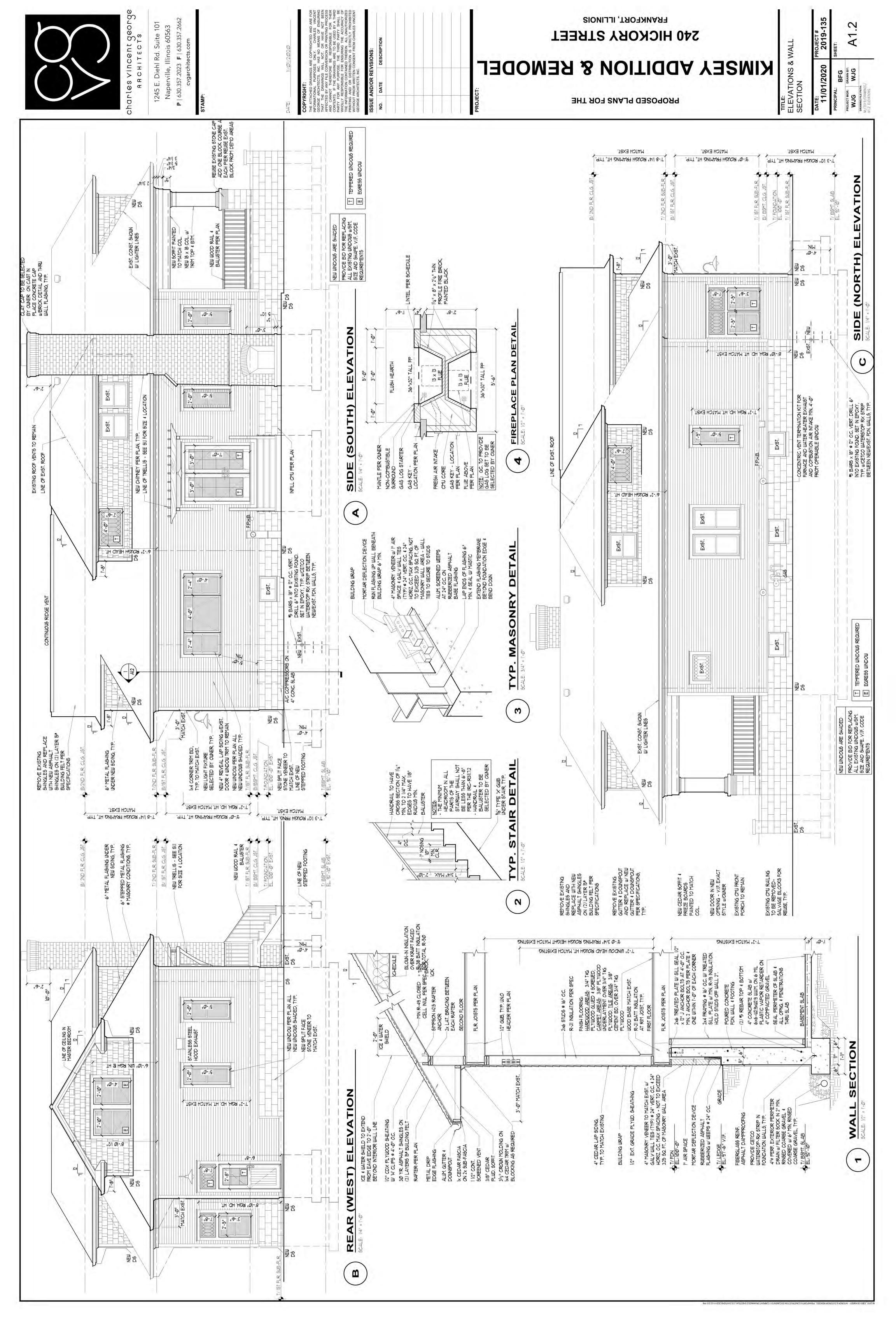


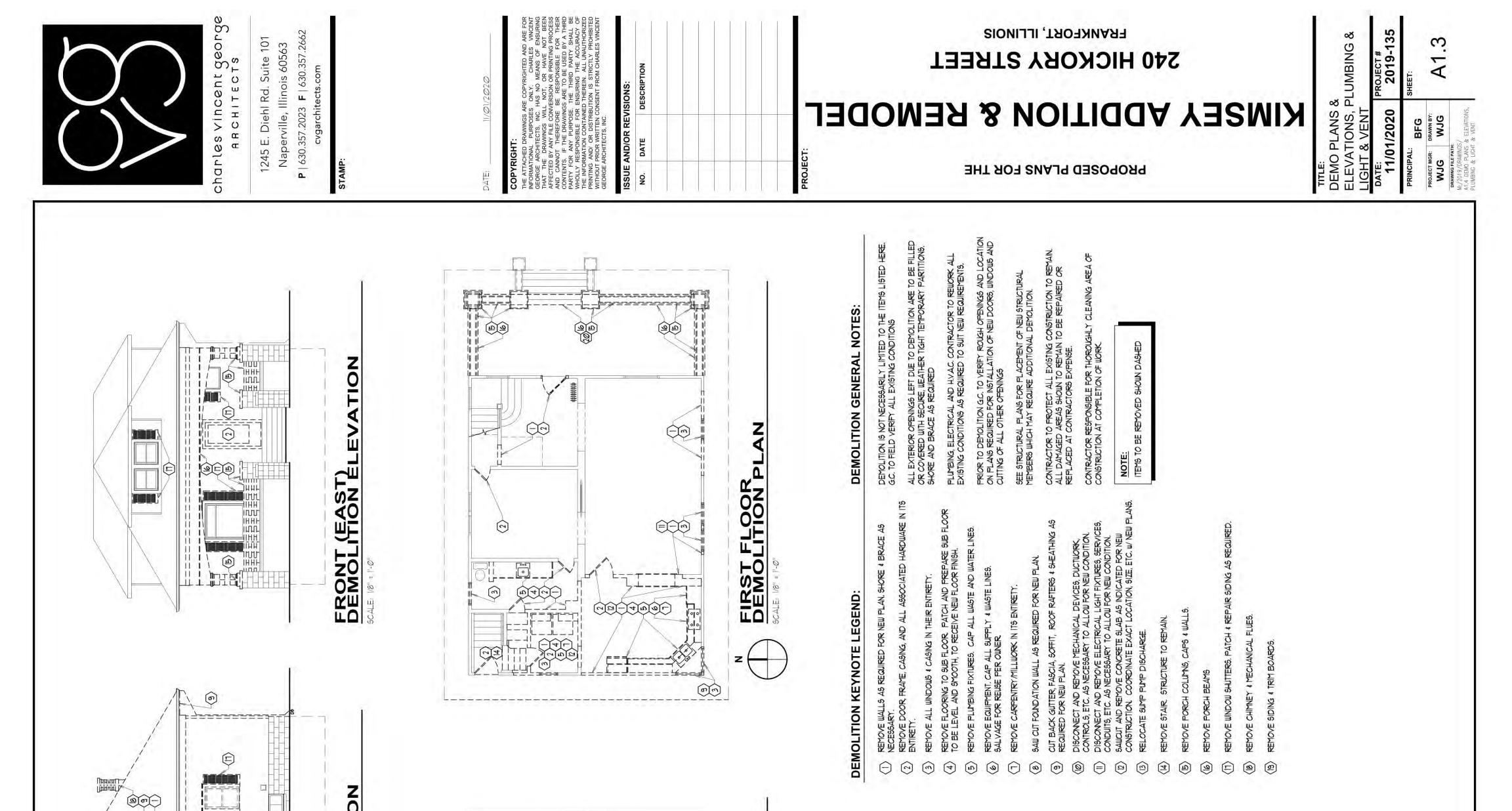
Figure 5: North side of 240 Hickory Street viewed looking southwest.

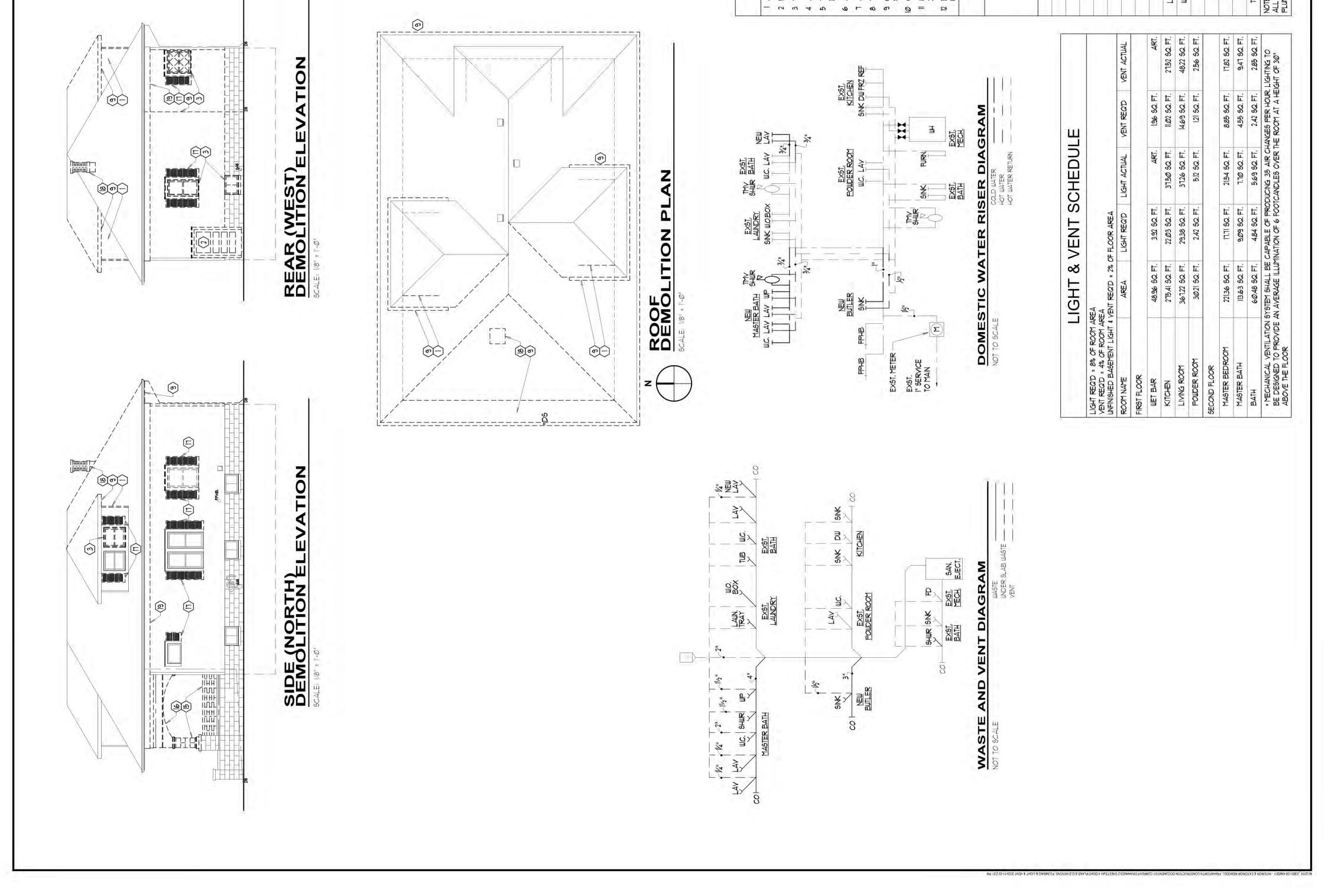


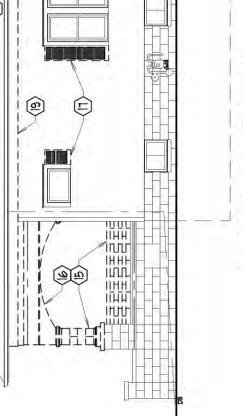


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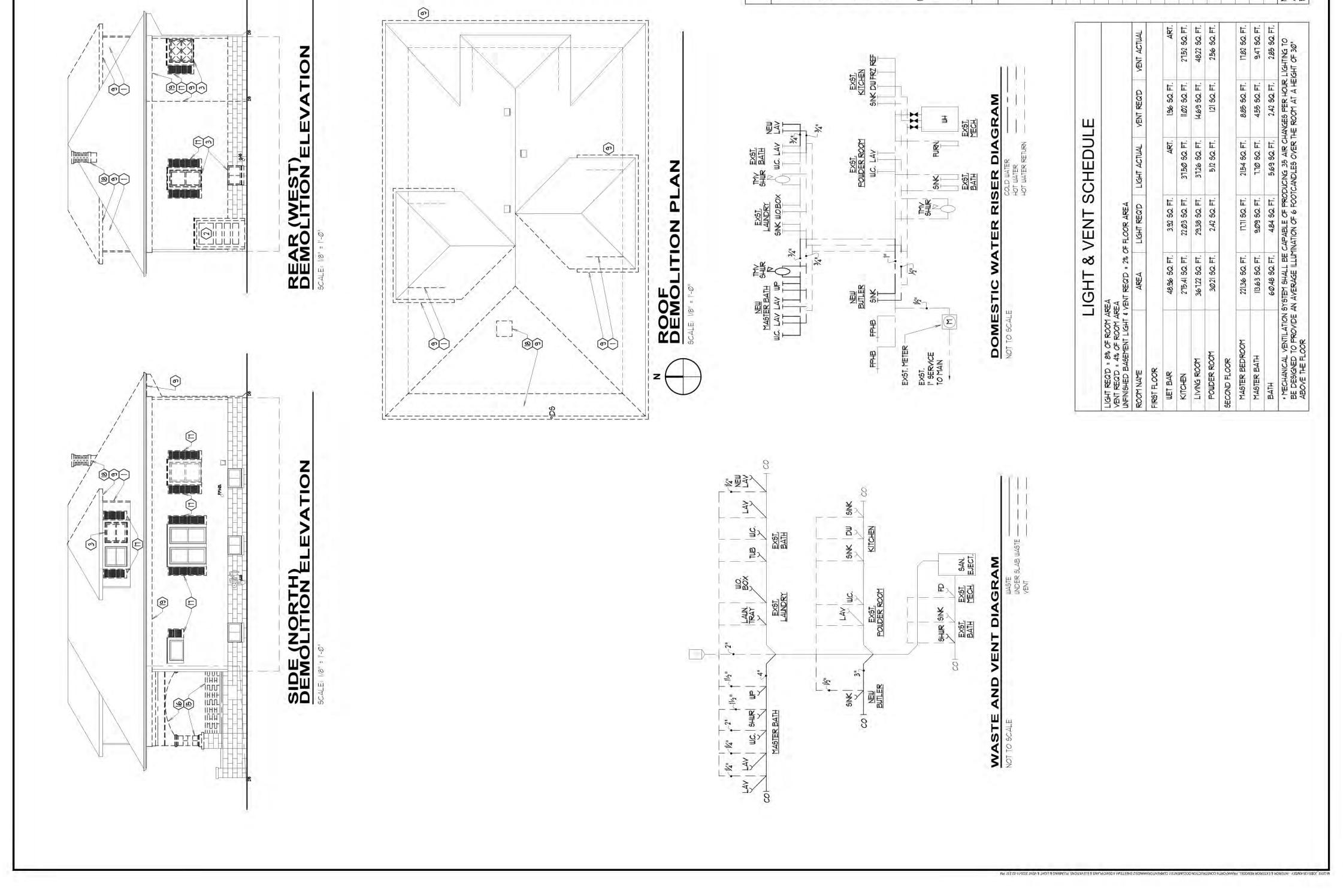


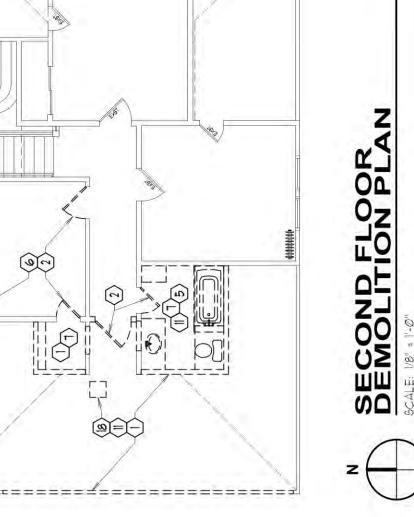


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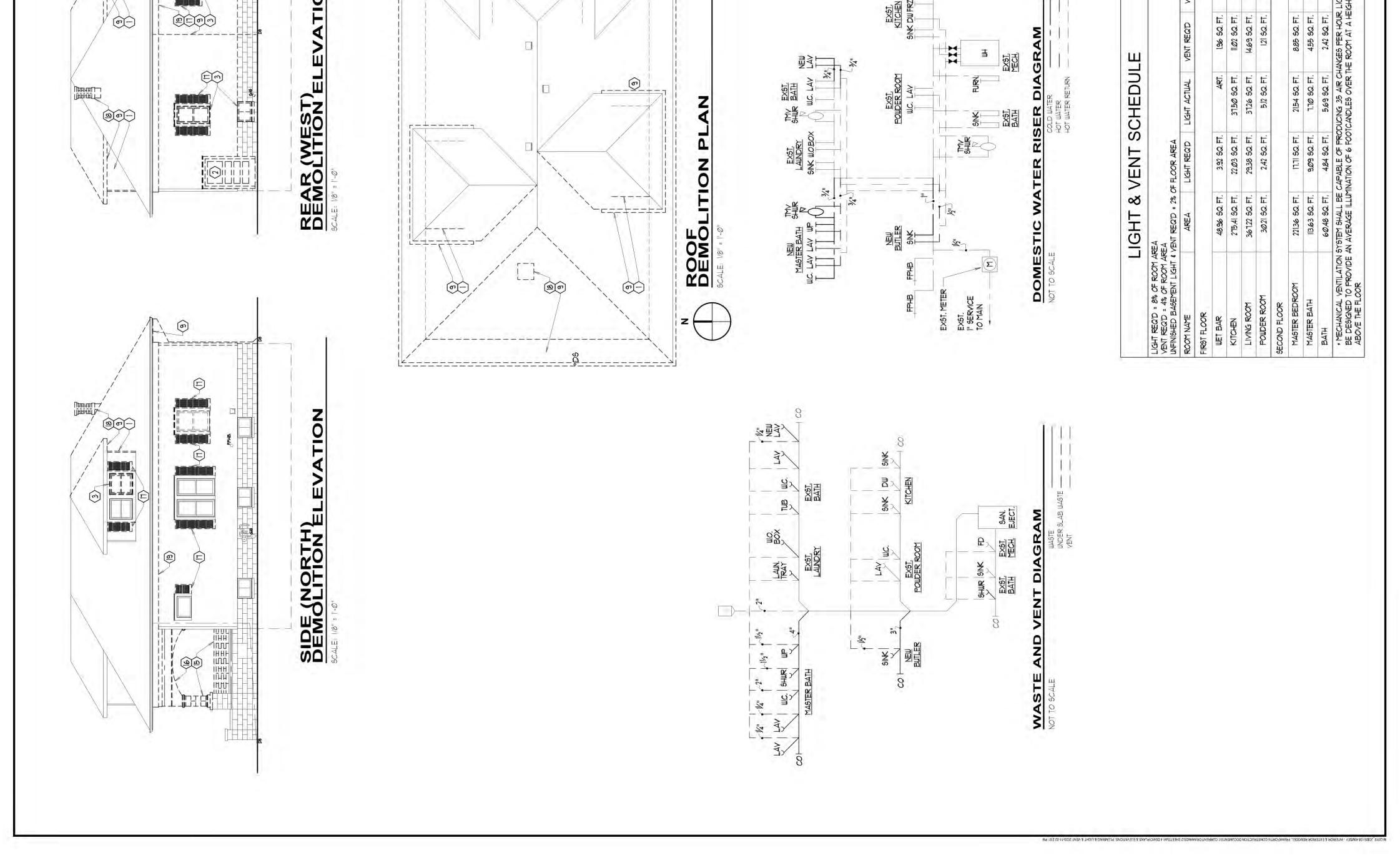


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PLUMBING RISER GENERAL NOTES

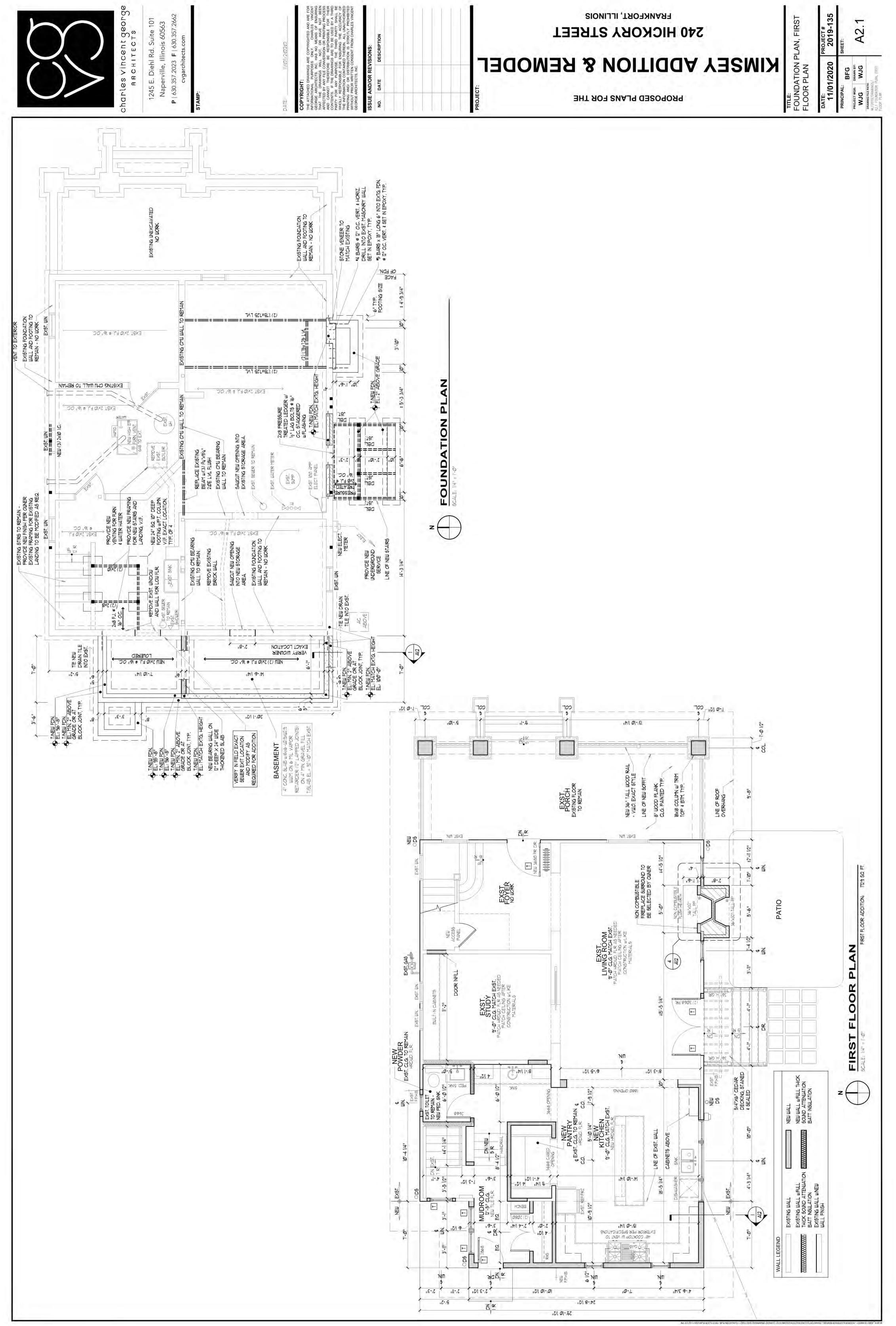
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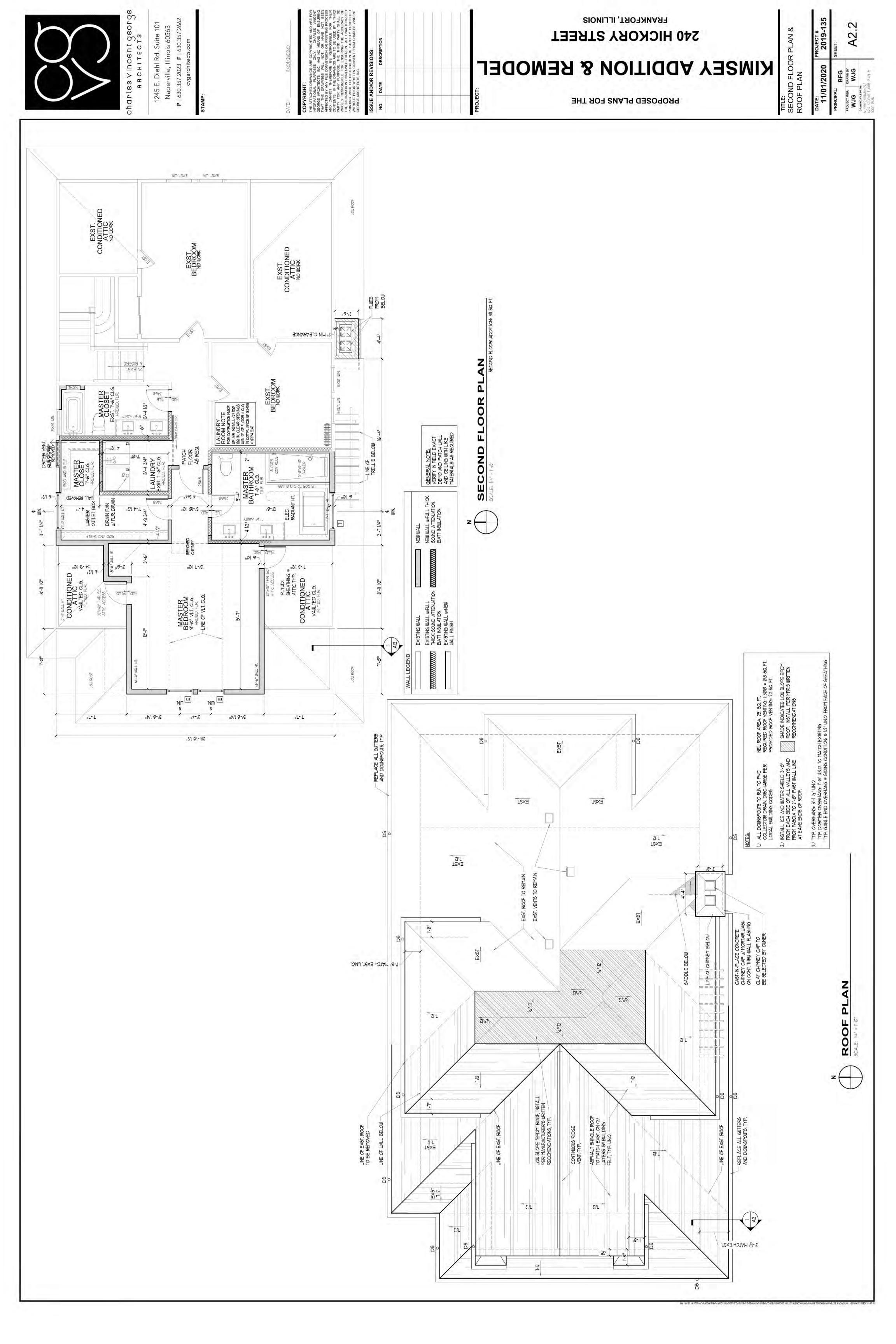
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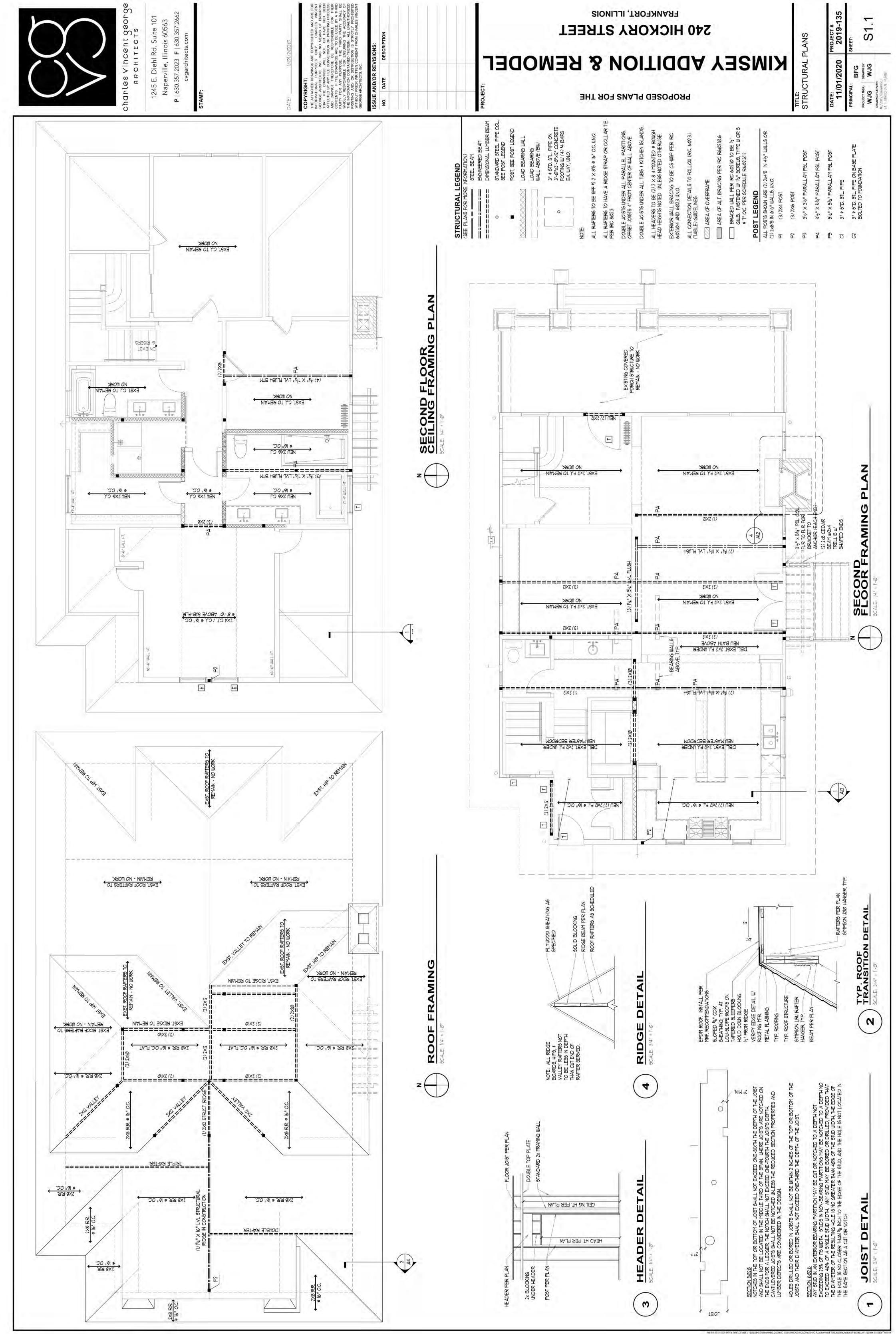
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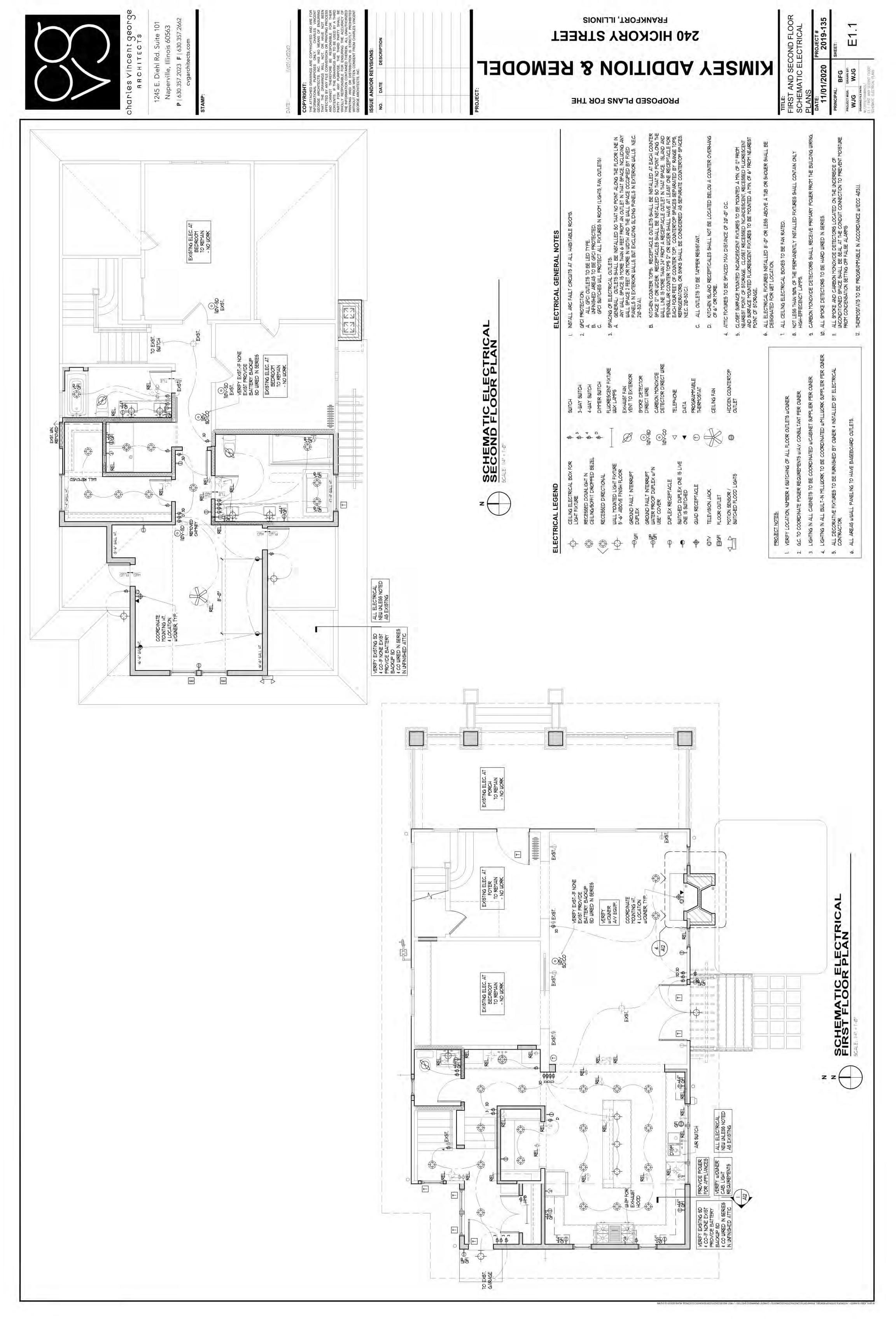
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RAINHEAD SHOWER	0	65	92	-0	0	1/2"	£	0	2"
POT FILLER	0	ø	ø	2	0	1/2"	æ	÷	•
TOTAL FIXTURE UNITS:					32			40	









Anticipation of the second sec	DATE: INOUCES ONLY CHARLES VINCENT THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT RECORDE ARCHITCTS, INC. MANNE ON RAWING PROSES AND CAMNOT THEREFORE BE RESPONSIBLE FOR HAVE NOT BEEN AND CAMNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. INC. MAUTHORIZED BARTY FOR ANY DURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR RUSURION OR PRINTING PROCESS AND CAMNOT ONTENTIED THEREIN. ALL UNAUTHORIZED DRAWING AND/ OR DISTRIBUTION IS STRICTLY PROHBITED WHOLLY RESPONSIBLE FOR RUSURION OF ACCOMPACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED DRAWING AND/ OR DISTRIBUTION IS STRICTLY PROHBITED DRAWING AND/ OR DISTRIBUTION IS STRICTLY PROVIDED DRAWING AND/ OR DISTRIBUTION IS STRICTLY PROVIDED DRAWING AND/ OR DISTRIBUTION	РЕОРОЗЕД РЕАИКЕОВТ, ІLLINOIS С40 НІСКОВУ STREET FRANKFORT, ILLINOIS	TITLE: PATE: D
The complete heating and cooling system will be designed, sixed and zoned by a qualified, lithois licensed, Mechanical Engineer and sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual S has performed in strict accondance with accordance with ACCA Manual S and the National Fire Propretion accordance with ACCA Manual S and the National Fire Propretion accordance with ACCA Manual J. All heating work shall be performed in strict accondance with accordance with accordance with ACCA Manual J. All heating work shalls be performed in strict accondance with accordance wit	 Scone LECTRIC. This Connector will furnish all abor and materials to complete the electrical work. This contractors shall be includee all switches, outlets, recessed light fixtures, locations prior to installation with Owner. The following will also be includeed. (The omission of any required items from this list shall not release the CC/CM to verify all fixtures locations prior to installation with Owner. The following will also be includeed. (The omission of any required items from this list shall not release the CC/CM from providing a complete electrical system.) The series low-some letter service to remain. Provide new underground service. Untra series low-some letter service to remain. Frovide new underground service. Untra series low-some letter service to remain. Evolution explores the electrical system.) Contextion of firmace. State and the electron of the context of the context of the inhandler unit. Contextion of firmace. Contextion of all context end. Contextion of all context end. An air handler unit. Contextion of all context end. Contextion of all context end of all context end of all the electric radiant heat mats as required, per plans. Context on of all mice. Context on or all contract to rand one later trip for fixtures and allohe of contract indudeet for and contract with the solution grant fixtures there and allohe of contract context end on one later trip for fixtures and allohe of contract indudeet for and contract indudeet the langing invarial al	An detect: voite vait per one in compared with the local Municipal building codes and the National Electric Code, whitring will be intrinviating the activity will be permitted to be bonded by an electrode encased by at least 1 in of concrete, located within and exerts the bottom of a exert with the activity of code of whiting and seast as the concrete located within a different for the bonded by an electrode encased by at least 1 in of concrete, located within a different electronic pars shall be permitted to be bonded together by the usual steel its wars or other effective more shares the bottom of a exert efformation or choing give the postchirul induces shall not concretely of a more effective more and an effect of the post-other bonded together by the usual steel its wars or other effective more and an effect of the postchirul induce and the postchirul induce and the post of the fibre. Show and we had a posten manufacture of the more and an activity of the postent induce and the postent induce and the postent induce and the postent induce and an effect of a stranged gas area could and an effect of a stranged gas area could and an effect of a stranged gas area area and an effect of a stranged gas area could and an effect of a stranged gas area area area to be and a stranged gas area could and and the postent induce and an activity of a stranged gas area area to be an activity of a stranged gas area area to be an activities and an activity of a stranged gas area area to be an activities of a stranged gas area at a stranged gas area area to be and an activities of a stranged gas area area to be and a stranged and an activities of a stranged gas area to be an activities of a stranged gas area to be an activities of a stranged gas area at a stranged gas and a stranged gas area to be approved by the Owner and an assessment of a stranged gas area to be approved by the Owner and an assessment of a stranged gas area to be approved by the Owner and an assessment of the approved and stranged gas area to be approved by	UNIT PAVERS: Driveway, walks, porches and patios to consist of solid, interlocking concrete or brick paving units placed on a bed of 1" torpedo sand leveling course over a 4" compacted stone base course consisting of CA-6 crushed stone at walks and patios and 8" compacted stone base course consisting of CA-6 crushed stone at driveways. Sand for paver joints to be sharp, washed sand with 100% passing a #16 sieve. Provide and install edging material. The sub-grade is to be proof-rolled and compacted to 95% density before the placement of the stone base course. Vibrate pavers into leveling course. Spread dry sand and fill joints are completely filled. Protect pavers from damage. Do not permit traffic on pavers and erect barricades to protect pavers from traffic until installation is complete.
 surfaces during construction for presence of dirt, scum, allaline deposits, stalins, or other contaminants. If contaminants surfaces during construction for presence of dirt, scum, allaline deposits, stalins, or other contaminants. If contaminants immediately according to manufacturer's written recommendations. Ceneral Note for section 8th ODENNICS: Mis-installed items or un-verified finishes will be the sole responsibility of this Contractor. B.D.E.NISLES Contractor. Contractor.	 EXTERIOR PAINTING. Apply one (1) coard of exterior solid color stain or paint primer before trim is installed on all six (6) sides. Averity finish and exterior wood decining materials to be stained and sealed on all six (6) sides. Verify finish and exterior wood decining materials to be stained and sealed on all six (6) sides. Verify finish and installation requirements with Architect. Exposed steel lintels to be painted to match adjacent masonry. Exposed steel lintels to be painted to match adjacent masonry. Interior walls and celling finish paint volt () coat of prestain conditioner as necessary to provide a uniform color st all stained areas. GC will putty all nail holes and hand-sand between coats. Mall finishes to be: eggshell, celling finish flat and trim finish satin. Wall finishes to be: eggshell, celling finish flat and trim finish satin. Basement Structural steel and steel window frames will receive finish paint to cover thoroughly. Gereral Contractor to verify any additional pricinal color selections. Minobal pricing is noted it is assumed Owner may select any number of color selections. Mil disimilar floor finishes to be floor distribe to be provided at all counter and two (¹/₂ to the distribution and the distribution and the distribution and the set on the origins in the bid package. If no additional pricing is noted it is assumed Owner may select any number of color selections. Mitrobol deck areas in a material to match the adjacent horizontal surface, unless otherwise more. Mil distriminar floor finishes to be provided at all counter and the finishing of the set on the origins and and install all ontertors. Backsplashes to be provided at all counter and the finishing of a distribution and the set on the origin and and set on the set on the set on the origin and and set on the set on the origin and additional pricing before and and install all ontrectors. Backsplashes to be provided at a	MRAORS MOD SHOWEN DOORS: The CC / CM will provide and install mirrors per Owner. Shower doors sull be empered frameles gas with hardware selection per Owner under allowance provided. I:DE OLIDENT: CIENTIACE: All appliances to be selected by Owner and installed by CC / CM. CC / CM. CV (M or welly quantity to be performed on the policy of any provided and install all plumbing materials and labor required for the complexity on the policy of any provided and install all plumbing framericis. Multiplication of the job as per building plans, illinois of the illinois of	connection locations and requirements. 23.0 HEATING VENTILATING AND AIR CONDITIONING: HEATING, COOLING AND SHEET METAL: This Contractor will provide all labor and materials to provide and install the HVAC work. Provide heating and cooling units and design system capable of heating and cooling dwelling in accordance with Section R303.10 (9) of the International Residential Code and all applicable local codes. Heating equipment shall be capable of maintaining minimum room temperature of 68 degrees at 3 ¹ .0 ⁿ above the floor and 2 ⁿ .0 ⁿ from exterior walls in all habitable rooms at design temperature.

MISC. STEEL: All lintels, angles, channels, etc. necessary to the installation of the masonry will be furnished and installed by this Contractor. Paint exposed portions of steel lintels to match surrounding masonry. Steel lintels per lintel schedule -or- as follows, unless noted otherwise: L 3 $i/2^n \times 3 i/2^n \times 5/16^n$ up to 5' span; L 6'' $\times 3 i/2^n \times 5/16^n$ (LUV) up to 9' span. Provide flashing and weeps 24^n O.C. at all steel lintels. All exterior steel to be galvanized.

MASONRY LINTELS: Provide masonry lintels where shown. Provide precast lintels made from concrete matching concrete masonry units in color (unless noted otherwise), texture and compressive strength and with reinforcing bars indicated or required to support loads indicated. **EXTERIOR MASONRY:** Exterior face brick or stone will be installed per plans & details or under a material allowance as stated within the Allowance Section. All veneer will be tied to the building framing with galvanized metal masonry ties installed per building code. Proper margins will be held at all windows to allow for shrinkage. All windows will be covered with plastic during installation of masonry. The masonry will be cleaned and all debris removed at the completion of the job. All excess waste material to be hauled off site.

off site. FIREPLACES OR INTERIOR MASONRY: Will be as per plan details. All fireplaces will have a cast iron masketed damper and clean out and be equipped with a gas log lighter and fresh air intake. All hearths to be per plan. Contractor to provide mantels per plans. Contractor to coordinate size of openings and attihearth dimensions per mantels and local Municipality clearance ordinances. Care Sills & CAPS: All door sills will be 5" rock face cut limestone and window sills will be 4" rock face cut circle limestone with integral cut drainage slope and drip edge. Caps on garden walls to be set over flashing with aro stainless steel pin connectors at 12" O.C. FLASHING: A rubberized asphalt base flashing with weeps will be provided under all sills & window any heads.

MORTAR: Color and joint tooling to be verified with Owner prior to construction. Keep wall cavities clean of mortar droppings and materials during construction. Provide continuous masonry joint reinforcement. Install reinforcement with a minimum cover of 5/8" on exterior side of walls, 1/2" elsewhere. Lap reinforcement a minimum of 6 inches. Provide "mortar net" cavity wall drainage system or equal at base of wall cavity. Provide "mortar net" weep vents or equal at 24" O.C. Color to match mortar. Clean flashing and weep holes prior to installation. **SHOP DRAWINGS:** This Contractor to submit shop drawings for all custom cut stone shapes to the Architect for review, prior to fabrication.

5.0 METALS:

This Contractor will provide all steel beams, columns, plates, shims, etc. as called for on the building plans. The GC / CM will also furnish labor to erect the main beams. The GC / CM will review the structural drawings and report any discrepancy to the Architect prior to construction. All structural steel shall be factory primed. All exterior steel to be galvanized. Cut, drill & punch metals cleanly & accurately. Remove burrs & ease edges. Weld corners & seams continuously. Set metal fabrications accurately in location, with edges and surfaces level, plumb and true. Touch up surfaces after erection.

STRUCTURAL STEEL: Verify elevations of concrete and masonry bearing surfaces and locations of anchor rods, bearing plates, and other embedments. Proceed with installation only after unsatisfactory conditions have been corrected. Field-verify all steel beam dimensions prior to fabrication. Set steel accurately in locations and to elevations indicated on plans. Steel framing members shall be seated or joined together using AISC standard connections which have been designed, detailed and submitted for prior approval by the fabricator. Where reactions are not shown on the drawings, connections shall be proportioned to support at least 50% of the total allowable uniform load listed in the AISC Manual's Uniform Load Constants for non-composite beams.

ructural and piping protection shall be installed in accordance with the provisions of the IRC P2603. eel to be installed per AISC standard beam bolted connections. Base plates to be welded connections. onnections for structural members shall be bolted using a minimum of 3/4" diameter bolts conforming to 57M A325, Type N, fully tightened to correct bolt pretension in accordance with RCSC "Specifications for ructural Joints." All bolts, nuts and washers shall be of domestic origin. All structural steel and steel itels shall be factory primed with rust-inhibiting primer.

RALUNCS & BALUSTERS: Fabricate railings to comply with design, dimensions, and details indicated, (but not less than that required for supporting structural loads per local Municipal codes and ordinances). Form wate curves by bending in jigs to produce uniform curvature; maintain cross section of member throughout wate bend without cracking or otherwise deforming exposed surfaces. Provide wall returns at ends of wall-nector mounted handrails, unless otherwise noted. All exterior railings and balusters to be hot-dipped galvanized.
 WELDED CONNECTIONS: Cope components at connections to provide close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings. Connect members with concealed for this purpose. Weld all around at connections, including code shall be 1/4" UNO. All welding shall be adone in accordance with AWS D1.1 "Structural Welding Code - Steel" of the American Welding Society, Current Edition. All welds shall be made by AWS-certified welders.

6.0 WOOD:

This Contractor will provide all labor and materials required to complete the carpentry work as shown on the building plans. All straining lumber will be 2 x 6 studs, 16" on center, or as per plans. All studies or or as per plans. All sublocos wills be sith of thed SFP # 2 (Hern Fir # 2 in Elmhurst Only) or better. Exterior house walls will be 2 x 6 studs, 16" on center, or as per plans. All sublocos will be sith of the 2 x 6 studs, 10" on center, or as per plans. All sublocos will be sith of the 2 x 6 studs, 10" on center, or as per plans. All sublocos will be sith of the attic storage areas indicated with decking to be 3 4 * 1% C phywood, glued and nalled with ring the static storage areas indicated with decking to be 3 4 * 1% C phywood. glued and nalled with ring the static storage areas indicated with offset to a plank mailing patterns. All sublish as the storage areas indicated with offset to a specific plans. Will sublish a storage areas indicated with offset to a specific plans. Will sublish a storage areas indicated with offset to a partitions with offset to accommodate plumbing, tub / whiripool areas and kitchen Islands. Do All post thank indig graphing of phywood dare areas will be site and the artic space per laterns. All sublishes to have bridging at maximum intervals of 8 vo" o.c. Provide double joists under all parallel and training lumber with offset to accomptive with offset to a partitions with offset to accomptive with offset to a specific plans. All submets with the international Residential Code. The framing lumber will be site with site storage and kitchen Islands. The Start S

revent damage. Provide fit be exposed during cutting cted by new work if oved, relocated, or nuption of services to occupied ments or performance of new ore surfaces to their original wide even plane surfaces of Naged. Items damaged are to of the Contractor. nents or perf re surfaces to SELECTIVE DEMOLITION: PROTECTION: Protect existing construction during cutting and patching to prevent dama protection from adverse weather conditions for portions of Project that might be expose and patching operations. Provide dust protection to existing rooms not affected by new alvaged. Ite ntaining hazardous n lazardous materials v This Contractor will furnish all labor and material to complete the masonry plans. Mason to build a 4' x 4' sample panel for each type of exposed unit allation of new com als as required to re SALVAGE: Carefully remove items without damage which are noted to b be repaired or replaced to Owners or Architects satisfaction at the exper EXISTING UTILITY SERVICES. Where existing services are required to be abandoned, bypass such services before cutting to minimize and avoid it PATCH AND REPAIR: Patch and repair all existing surfaces as required uniform, material color, texture, appearance & weather tight condition HAZARDOUS MATERIALS: If materials suspected of not disturb; immediately notify Architect and Owner uction to provide for in tly patch with like matu 2.0 EXISTING CONDITIONS: prior r all de G: Cut existing con ction, and subsequ 4.0 MASONRY:

 MITERIOR TRIM: All trim will be clear grade and as specified in millwork drawings or interior elevations. All Petwindows shall have stools and aprons. All Architectural interior trim joints shall be biscuti-jointed, glued, feat mailed and hand sanded to minimize effects. Defective doors and trim are to be back primed before installation. All shere installation. All shere installation. All shere installation. All shere installation. All trim and wall intersor trim joints shall be biscuti-jointed, glued, feat mailed and hand sanded to minimize effects. Defective doors and trim are to be back primed before installation. All trim and wall intersor to be cauked with joint sealant.
 Vei CLOSETS: All shelving in closets to be per plans. Each shelving area shown on plans to be equipped with class shall be biscutive edging and metal hanging rod where indicated. Casing and baseboards to match adjacent room.
 Vei Si4" thick laminate shelves of depth indicated on plans with 1.4" minimum decorative edging and metal warding rod where indicated. Casing and baseboards to match adjacent room.
 COBINETRY: Cabinetry drawing plans. Installation will be by the Finish Carpenter. All cabinets and shelves will be set up and adjusted at completion by installation Contractor.
 COUNTERS: Counters to be as per plan or provided under allowance as stated in the Allowance Schedule.
 If specified in the plans, the following conditions apply:
 If specified in the plans, the following conditions apply:
 Plastic laminate counters: Provide solid surface counters fabricated in one piece with integral backsplash, ulses and schedus in the surface stated in the Allowance schedule.
 Foreire Certi-split Western Red Cedar Shingles Texture: Tapersawn Finish: Pre-finish, Unfinished Butt: Even Meight: 16" Width: random width Exposure: 7" (no less than 1/2 shingle) Units: Tight Exposure: 7" (no less than 1/2 shingle) Units: Tight Corners: Lapped Grading: Blue Label 1 Install all wood siding in accordance with the manufacturer's written recommendations and recommendations from the Cedar Shake & Shingle Bureau. All wood trim, friezes, soffits and finishes on the building exterior to be painted or stained per Owners selection. All exterior wood will be pre-stained or primed (6) six sides before installation, upon installation of trim, carpentry contractor to touch up exposed ends or surfaces. All exterior trim to have mitered corners. **3.5. CONCET:** It is contractor will provide all abor and material to install the footings, pires, foundations, floor slabs, the provide all abor and material to install the footings, pires, foundations, floor slabs, the AST. "Standard Schemest needs concerned to the building the AST." Standard Schemest needs concerned to the AST. "Standard Schemest needs concerned to the AST." Standard Schemest needs concerned to the AST. "Standard Schemest needs concerned to the AST. "Standard Schemest needs concerned to the AST." Standard Schemest needs concerned to the AST. "Standard Schemest needs concerned to the AST." The Son legist, if the son inclusion with a concerned used shall have a concerne with a compressive strength of 5,000 bl." Stat. The son most concurrent shall be observed. No mature shall be stated as the state stated state and concerned to addressive strength of 5,000 bl." Stat. The son most concurrent shall be concerned to the compressive strength of 5,000 bl." State strends concerned to the state state state state state states and concurrent shall be concerned. The state states and concurrent shall be concerned to the compressive strength of 5,000 bl." States and any Boundations and continuous with schemest per cubic states and schemest per cubic state of states and schemest per cubic states and schemest sc <text><text><text><text><text><text><text><text><text><text><text><text><text> <section-header><text><text><text><text><text><text><text>

s**TAIRS**: Stairways are based upon minimum 10" tread plus nosing with maximum riser height of 73/4". Guardrails shall be a minimum of 3'-0" high with a maximum of 4" between vertical balusters. Handrail

7.0 THERMAL & MOISTURE PROTECTION:

INSULATION:
 INSULATION:
 EXTERIOR WALLS: The exterior zx6 walls and walls adjacent to unconditioned space will be insulated with R-1 blown-in cellulose insulation. Insulate the interior side of foundation walls in unfinished spaces with R-19 fiberglass batt insulation with kraft vapor retarder blankets.
 ILOORS: All cantilevered or exposed floor areas to be insulated with R-30 blown-in cellulose insulation.
 Insulation with kraft vapor retarder blankets.
 ILOORS: All cantilevered or exposed floor areas to be insulated with R-30 blown-in cellulose insulation.
 R-49 where depth of structure allows.
 ILOORS: All cantilevered or exposed celling of the flat areas are to be insulated with R-38 fiberglass batt with R-30 obtaver.
 R-49 where depth of structure allows.
 ILOORS: All cantilevered or exposed celling of the flat areas are to be insulated with R-38 fiberglass batts with R-30 obtaver.
 RODF AND ATTIC: The uppermost exposed celling of the flat areas are to be insulated with R-38 fiberglass batt where depth of structure allows.
 ILOORS: All cantilevered or exposed celling of the flat areas are to be insulated with R-38 fiberglass batts with R-30 obtaver insulation for a total value of R-49. Vaulted cellings to be insulated with R-30 obtaver insulation on to exceed the lesser of 500 sq. ft. or 20% of the total insulation realized with R-30 obtaver insulated with IECC Section R403.3. All mechanical physical insulation value as adjacent wall or celling.
 MECHANICAL SYSTEMS: Supply ducts in attics shall be insulated to a minimum of R-8. Return ducts in attics shall be insulated to a minimum of R-8. In compliance with IECC Section R403.3. All mechanical phing capable of carrying fluids above to 54 degrees Fahrenheit and hot water piping shall be insulated to a minimum of R-8. In compliance with IECC Section R403.3. All mechanical phing capable of carrying fluid

BOUND: All interior partitions surrounding Bathrooms, Powder rooms, Laundry Rooms, Studyl Dens and with plunibing supply or wastel lines to be sound insulated with sound batt insulation.
 The Insulation Contractor will meet all standards of this specification and will take maximum care to eliminate any air infiltration in all areas and provide a continuous and thorough insulation.
 The Insulation Contractor will meet all standards of this specification and will take maximum care to eliminate any air infiltration in all areas and provide a continuous and thorough insulation.
 Boort will be installed by CC / CM as deemed necessary by insulation contractor to stop air infiltration.
 BOOFING: This Contractor will meet all standards of this specification and will take maximum care to eliminate any air infiltration.
 BOOFING: This Contractor will meet all areas and conditions with Installer present for compliance with requirements to installed by CC / CM as deemed increases.
 Boortactor is to examine substrates in all areas and conditions with Installer present for compliance with requirements to installed by maxed is to provide and firshing and roof penetration.
 Boortactor to installation outes to local Municipal Goets and Go for and Sciences. The Roofing maximum care to be installed by maxed for installed by must be meet the requirements of local Municipal Goets and Go for and Sciences.
 With the responsible for installing W.R. Crace Lee & Water Shield membrane from fascia lines to 2: o' beyond the interior face of warm walls and 3: o'' to each side of all valleys, and at other locations indicated on the drawings.
 Boofing to consist of the following.
 Boofing to consist of the following

but the membrane roofing membrane. Provide fully-adhered roofing membrane and base flashings that remain watertight. All roofing materials to be compatible with one another and part of a complete system as recommended by manufacturer for foorling materials to be comparido a complex with requirements. Provide preformed roof insulation boards that comply with requirements and referenced standards, selected from manufacturer's standard sizes and of slope and/or thickness indicated on plans.
 Examine substrates, areas, and conditions for compliance with manufacturer's standard sizes and of slope and/or thickness indicated on plans.
 Examine substrates, areas, and conditions for compliance with manufacturer's requirements. Install all components as per manufacturers of construction period.
 EPDM roofing membrane to be ASTM D 4637, Type II, scrim or fabric internally-reinforced uniform, flexible sheet made from EPDM. Thickness to be 60 mils. Exposed face color to be white.
 MuLETS, FLASHINGS AND OTHER SHEET METAL WORKs. All Valleys to be closed mitered to match roof. All other sheet metal Flashing material to be provided in Aluminum - ASTM B 209.
 MOCK-UP: Roofing contractor vall provide and install 4, k-style enameled aluminum enameled aluminum gutters and downspouts as shown on the plans. Colors to be selected by Owner. At walks, drives, porches, and patios provide clay boots and at other non-visible areas provide open site freeze proof connections leading to collector drains discharging to bubblers at a min. of ro<sup>-0, from beful finding or slocal Municipal codes and ordinances mandate. Downspout terminations to be by burfer on building or slocal Municipal codes and ordinances mandate.
</sup>

JOINT SEALANTS: This Contractor is to provide and install exterior and interior joint sealants that establish and maintain watertight and airtight continuous joint seals without staining or deteriorating joint substrates. The following sealant types are to be used: Exterior areas - polyurethane sealants; Interior non-wet areas - acrylic sealants and Interior wet areas - silicone, fungus resistant. Verify that all surfaces are ready to receive sealant work. Clean and prime all joints that are to receive sealants impair adhesion of sealant. Verify that joint backing and release tapes are compatible with sealants. Measure joint dimensions and size material to achieve required width. Provide Bond Backer where joint backing to achieve a neck dimension no less than 1/3 the joint width. Provide Bond Backer where joint backing to achieve a neck dimension no less than 1/3 the joint width. Provide Bond Backer where joint backing to achieve a neck dimension no less than 1/3 the joint width. Provide Bond Backer where joint backing to achieve a neck dimension no less than 1/3 the joint width. Provide Bond Backer where joint backing to used.

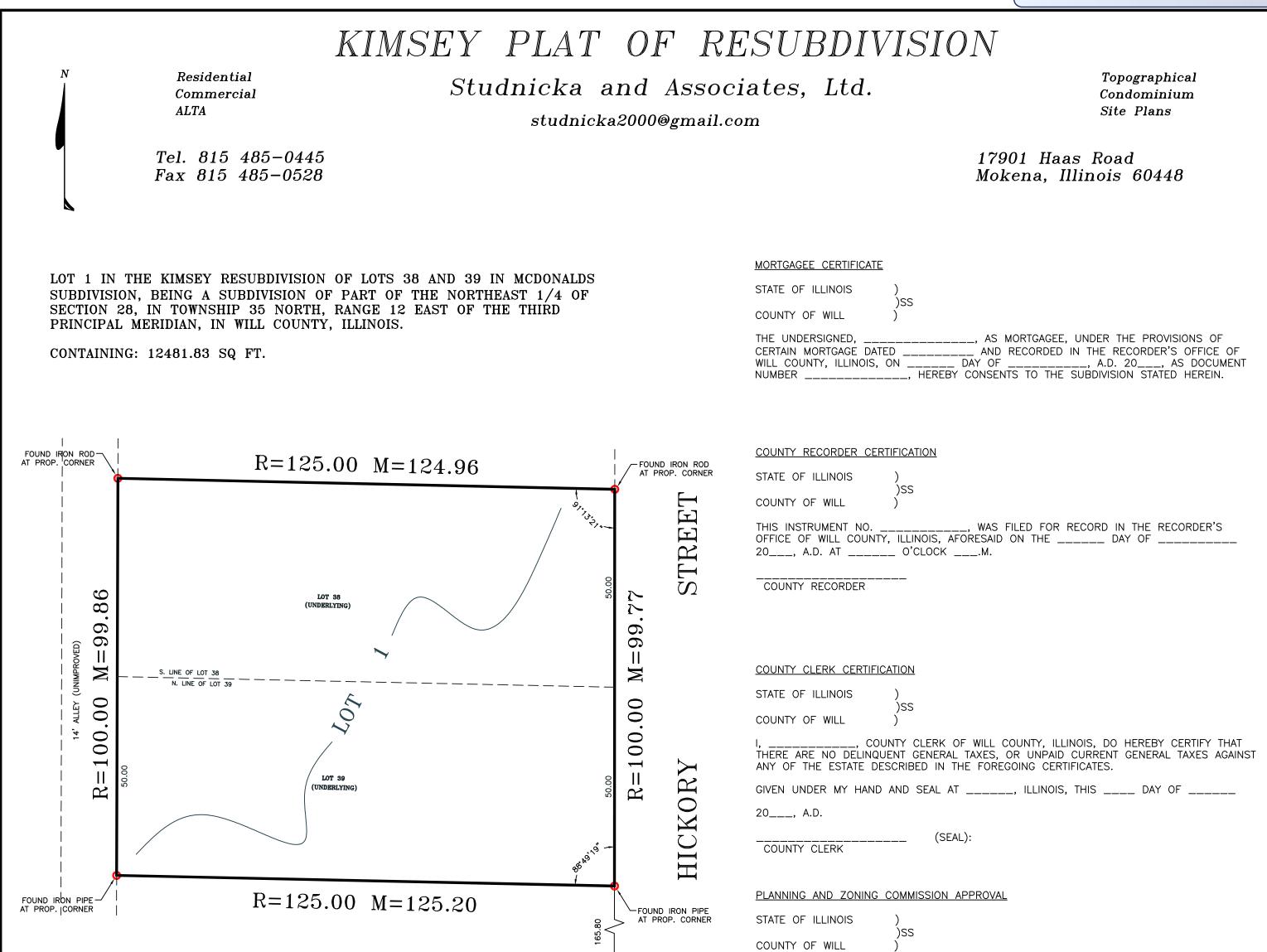
8.0 OPENINGS:

DOORS: All doors to be 1 3/4" minimum thickness and per plans. Interior door hardware and finish per plans and installed by this Contractor. All pre-hung door units are to be thoroughly examined by the carpenter before installation so that defective units are not installed. After installation, all units are to be reviewed and checked for sharp edges and splintered top or bottom conditions and, if found, sanded and rounded off cleanly. Door supplier to comply with AWI architectural woodwork quality standards. Grade for transparent finish to be: Premium. All exterior doors are to be supplied and installed with high-quality weather-stripping.

to MIDOWS & FRENCH DOORS.
Andrersen Windows and Doors: The Antonose and Doors: The Antonose and Doors: The Antonose and Forcert door units to be aluminum clad windows by "Andersen Windows and Doors: The Architectural Collection" as scheduled in a standard manufacturer color complete with argon gas and include High fires & spacer bost. Sindows and sliding doors; o, 5 CFM per square foot for swinging doors.
An Performance Low E4 coating [Andersen] on the #2 surface, unless noted otherwise. Maximum is relaxed therestration U-value to be 0.30 per IECC table E402.1.2 (IIImate Zone 5 and Marine 4. Maximum is relaxed therestration U-value to be 0.30 per IECC table E402.1.2. (IIImate Zone 5 and Marine 4. Maximum is relaxed to a string style window sizes and rough openings with window manufacturer. All operational casement and window sizes and rough openings with window manufactures. All operational casement and window sizes and rough openings with window manufacturer. All operational casement and window sizes prior to placement of order.
Bin Window and Functions Part Operation. All bedrooms to be ready on the plob. Contractor to verify all window and mark etc. furnishes prior to placement of order.
Bin Mindow and Mark and Mark and Mark etc. furnished by window and mark etc. furnishes prior to placement of order.
Bin Mark and Mark and Mark and Mark and Mark etc. furnished by window and mark etc. for window and mark and mark etc. for weather full fashing and other adjacent construction.
Bin STALATION OF WINDOWS & FRENCH DOORS: A qualified installer, approved by the manufacturer, is to install all windows and free malimodows and free conference of securely in place to structural support, and in proper relation to unit.
Bin Markows and Free Markows and Free forms outcared securely in place to structural support, and in proper relation to cince flags and other adjacent construction.
Bin Markows and Verting askets, as indicated, for weathertight construction.

23.0 HEATING VENTILATING A HEATING, COOLING AND SHEET METAL: This install the HVAC work. Provide heating and co dwelling in accordance with Section R303.10 local codes. Heating equipment shall be capit degrees at 3'-0" above the floor and 2'-0" fro

RECEIVED By Mike Schwarz at 12:51 pm, Feb 18, 2022



N	NORTH LINE OF PACIFIC STREET		L CHAIRMA	AN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING
			COMMISSION, DO CERTIFY TH	HAT ON THIS DAY OF, 20 A.D. THIS PLAT OF
			SUBDIVISION WAS DULY APP VILLAGE OF FRANKFORT.	ROVED BY THE PLANNING AND ZONING COMMISSION OF THE
TAX MAPPING AND PLATTING CERTIFICATION				BY:
STATE OF ILLINOIS)			ATTEST: CHAIRMAN	DI
COUNTY OF WILL)				
I,, DIRECTOR OF THE TAXING MAPPING AND PLATTING OF	FFICE. DO			
HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIBED ON TH	IS PLAT			VILLAGE BOARD CERTIFICATE
AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO).	DESIGN ENGINEER CERT	TIFICATE	
AND IDENTIFIED AS PERMENANT REAL ESTATE TAX INDEX NUM	BER (PIN)	STATE OF ILLINOIS)	STATE OF ILLINOIS))SS
DATED THIS DAY OF, 20, A.D.		COUNTY OF WILL)SS	COUNTY OF WILL)
DATED THIS DAT OF, 20, A.D.				APPROVED BY THE PRESIDENT AND THE BOARD OF
		STATE OF ILLINOIS APP	REGISTERED ENGINEER WITH TH ROVE THE DESIGN AND DRAINAG	
DIRECTOR		OF THE PROPERTY DES	SCRIBED ABOVE.	
				ATTEST:
		ENGINEER		VIELAGE CLERK
NOTARY CERTIFICATE		(SEAL):		BY: VILLAGE PRESIDENT
STATE OF ILLINOIS)				
COUNTY OF WILL)				
I A NOTARY IN AND FOR SAID COUNTY AND STA	ATE. <u>OWNERS</u>	<u>CERTIFICATE</u>		SURVEYOR CERTIFICATE
DO HEREBY CERTIFY THAT	STATE OF	· ILLINOIS)		STATE OF ILLINOIS))SS
AND PERSONAL	LY)SS		COUNTY OF WILL)
KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBE THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND		,		I THOMAS STUDNICKA, A PROFESSIONAL LAND SURVEYOR IN THE
ACKNOWLEDGED THAT HE(THEY) SIGNED THE ABOVE CERTIFICATE AS HIS(THOWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES		O CERTIFY THAT,	AND VNER(S) OF THE LAND	STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED,
THEREIN SET FORTH.	DESCRIBE	D IN THE FOREGOING CE	RTIFICATE AND HAVE	SUBDIVIDED AND PLATTED SAID PROPERTY INTO LOTS AND STREETS ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF	INDICATED	THE SAME TO BE SURVEY O ON THE PLAT, FOR THE	USES AND PURPOSES	DRAWN, THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, IN
, A.D. 20		SET FORTH, AND THAT TH D PROPERTY IS LOCATED		TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED ABOVE.
		, AND THA EDGE AND ADOPT THE SA	T I (WE) HEREBY	I DO FURTHER CERTIFY THAT:
NOTARY PUBLIC	and title	E THEREON INDICATED, AS		THE ACCOMPANYING PLAT IS A TRUE AND CORRECT
	AND VOLU	JNTARY ACT AND DEED.		REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME. FEMA AREA OF MINIMAL FLOOD HAZARD PER MAP
	DATED AT	, ILLINOIS	S, THIS DAY OF	17197C0326G DATED 2/15/2019. THE PROPERTY OF PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF
		, 20 A.D.		FRANKFORT. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE
Scale: $1^{"} = 20$ feet				BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. ALL
Distances are marked in feet and decimals.	BY: OWN	 IER		DIMENSIONS ARE GIVEN IN FEET AND DECIMAL. EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS
Ordered by: Shannon Kimsey	BY			THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3")
Order No.: 22-1-117	OWN	IER		LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE
Compare all points before building by same and at once report any difference.				SET WITH 9/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDING.
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.			HILLING AL LAND	DATED AT MOKENA, ILLINOIS, THIS 25TH DAY OF JANUARY A.D.
Field work completed: 1/24/22		STATE OF ILLING	DIS ss Studnicka MOKENA	2022
Drawn by: P.D.		STATE OF ILLINC COUNTY OF WILL	SS 035-003304	
Proofed by: T.S. Design Firm Registration # 184–002791			الLLINOIS (ج)	THOMAS STUDNICKA
			FOF ILL	ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3304

Planning Commission / ZBA



February 24, 2022

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 Single-family Residential Single-Family R-2 **Detached Residential** Property Single-family Residential North Single-Family R-2 **Detached Residential** Single-family Residential R-2 South Single-Family Detached Residential East Single-family Residential Single-Family R-2 **Detached Residential** West Single-family Residential R-2 Single-Family **Detached Residential**



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.

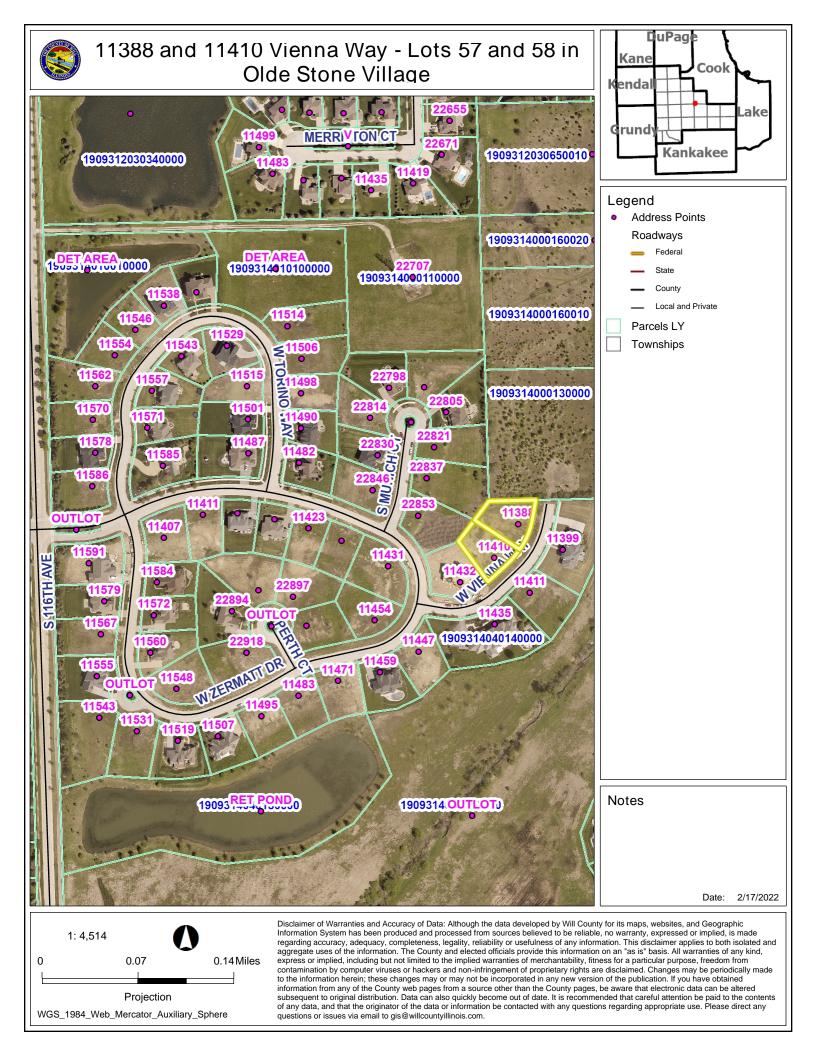
Resubdivision _____

The application also includes a request for approval of the Wiliams 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.

 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.



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.

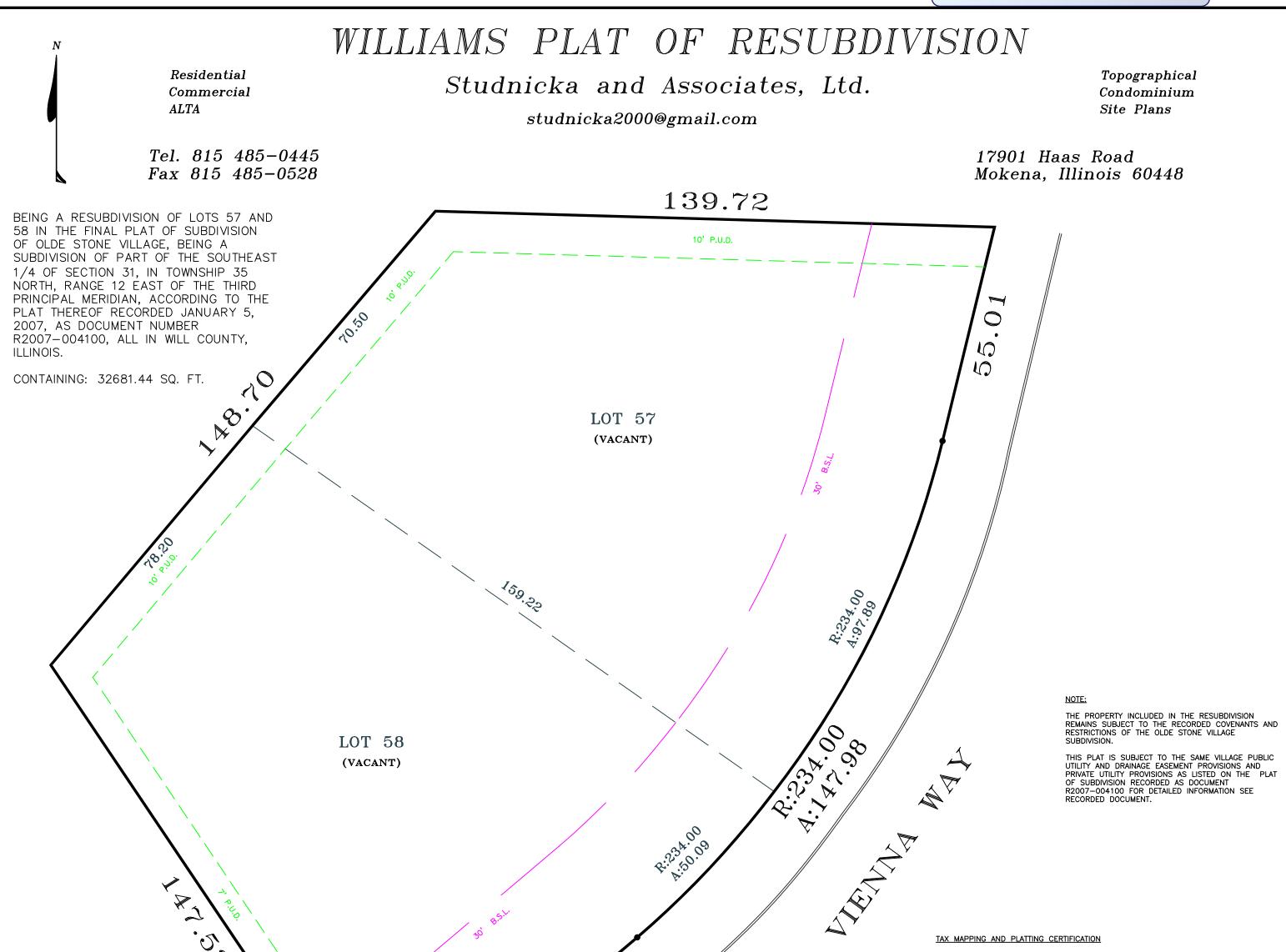


Figure 5: 11399 Vienna Way.



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

RECEIVED By Mike Schwarz at 2:01 pm, Feb 16, 2022



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OWNERS CERTIFICATE			
STATE OF ILLINOIS)			
)SS COUNTY OF WILL)			
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 THI SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS MY (OUR) OWN FREE AND VOLUNTARY ACT AND DEED.	E		
DATED AT, ILLINOIS, THIS DAY OF		DESIGN ENGINEER CERTIFICATE	
, 20 A.D.		STATE OF ILLINOIS)	
DV.)SS COUNTY OF WILL)	
BY:OWNER		I,, A REGISTERED ENGINEER WITH THE STATE OF ILLINOIS APPROVE THE DESIGN AND DRAINAGE OF THE PROPERTY DESCRIBED ABOVE.	
BY: OWNER		APPROVE THE DESIGN AND DRAINAGE OF THE PROPERTY DESCRIBED ABOVE.	
		ENGINEER (SEAL):	
VILLAGE BOARD CERTIFICATE			
STATE OF ILLINOIS)			
)SS COUNTY OF WILL)		PLANNING AND ZONING COMMISSION APPROVAL	
APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF COUNTY, ILLINOIS, THIS DAY OF, 20 A.D.	FRANKFORT, WILL	STATE OF ILLINOIS)	
)SS COUNTY OF WILL)	
ATTEST: VILLAGE CLERK		I,, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONIN	G AT OF
BY: (SEAL):		COMMISSION, DO CERTIFY THAT ON THIS DAY OF, 20 A.D. THIS PL SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF T OF FRANKFORT.	HE VILLAGE
VILLAGE PRESIDENT		ATTEST: BY:	
		CHAIRMAN	
Scale: $1^{"} = 20$ feet	NOTARY CERTIFICATE		
Distances are marked in feet and decimals.	STATE OF ILLINOIS))ss	
Ordered by: Shannon Williams	COUNTY OF WILL) A NOTADY IN AND FOD SAID COUNTY AND STATE DO UPPERY OPPTIES THAT	
Order No.: $22-1-2$	ı,	A NOTARY IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT	PERSONS WH
Compare all points before building by same and at once report any difference.	SUBSCRIBED TO THE A	HIS (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES T	HE(THEY) S
same and at once report any difference.		D AND NOTARIAL SEAL THIS DAY OF, A.D. 20	
For building lines, restrictions, or easements not			
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.			
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.	NOTARY PUBLIC		

	TAX MAPPING AND PLATTING CERTIFICATION
	STATE OF ILLINOIS)
)SS COUNTY OF WILL)
	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 PERMENANT REAL ESTATE TAX INDEX NUMBER (PIN)
	DATED THIS DAY OF, 20, A.D.
	DIRECTOR
	MORTGAGEE CERTIFICATE
	STATE OF ILLINOIS))SS COUNTY OF WILL)
	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)
)SS COUNTY OF WILL)
	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'CLOCKM.
	COUNTY RECORDER
	COUNTY CLERK CERTIFICATION
	STATE OF ILLINOIS)
)SS COUNTY OF WILL)
	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):
	SURVEYOR CERTIFICATE
	STATE OF ILLINOIS)
	COUNTY OF WILL)
	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.
NAMES ARE ED THE RTH.	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

Planning Commission / ZBA



February 24, 2022

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.



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.

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;

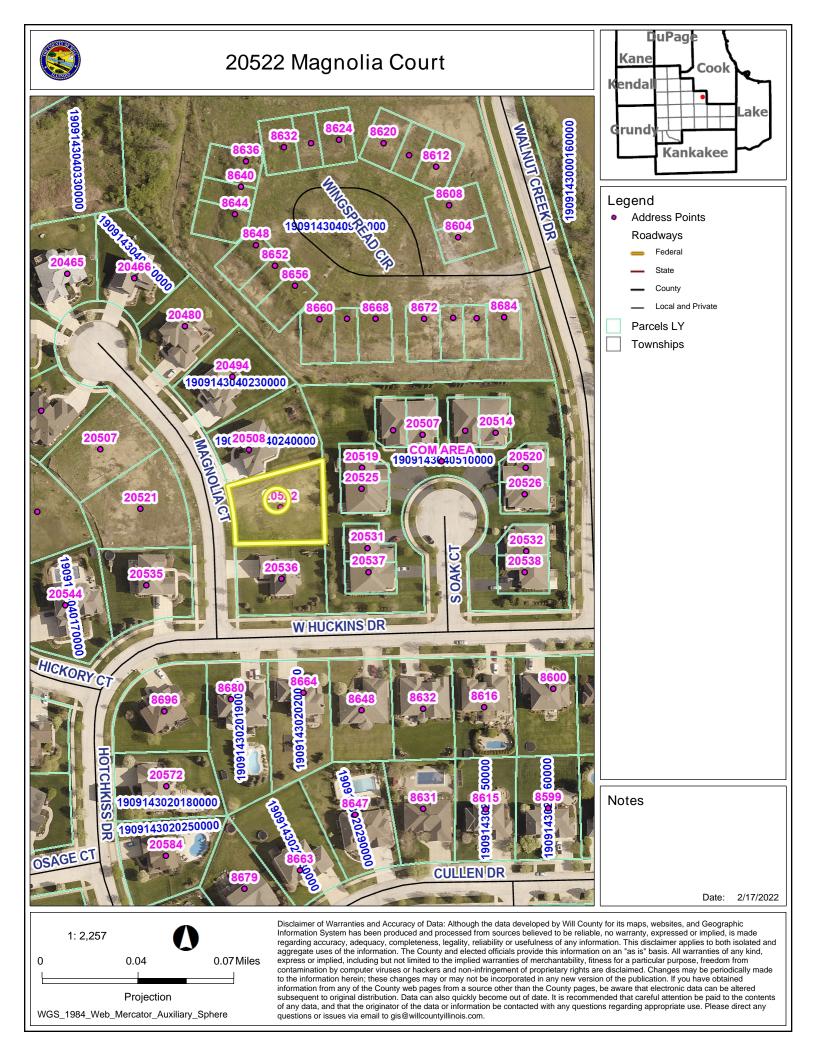
This hope for increase in max lot coverage to 25% has zero impact on public welfare, and will retain all boundaries / setbacks in adherence to current village requirements and so will inherently not affect other properties or improvements.

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).





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

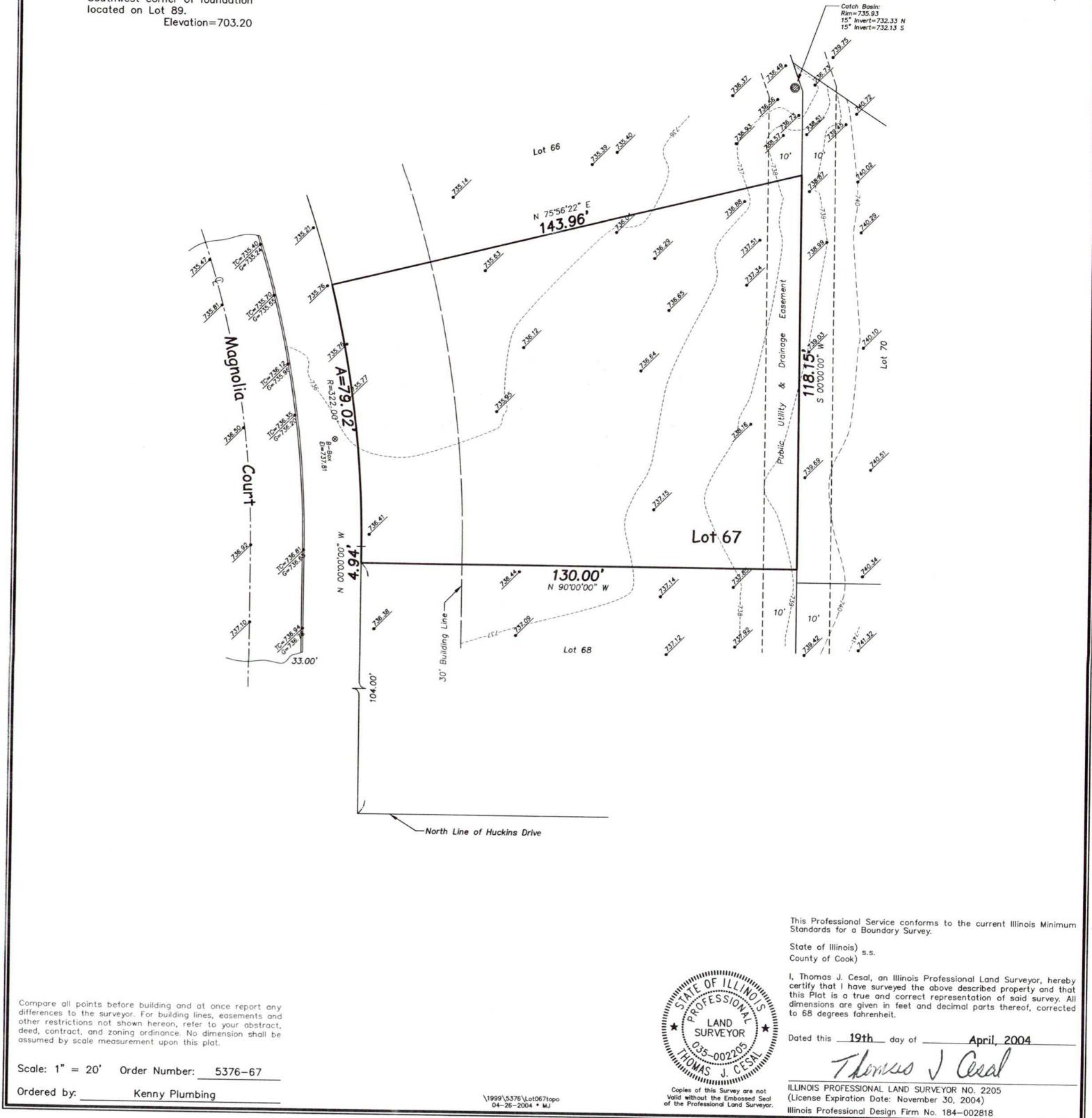
PLAT OF SURVEY

of

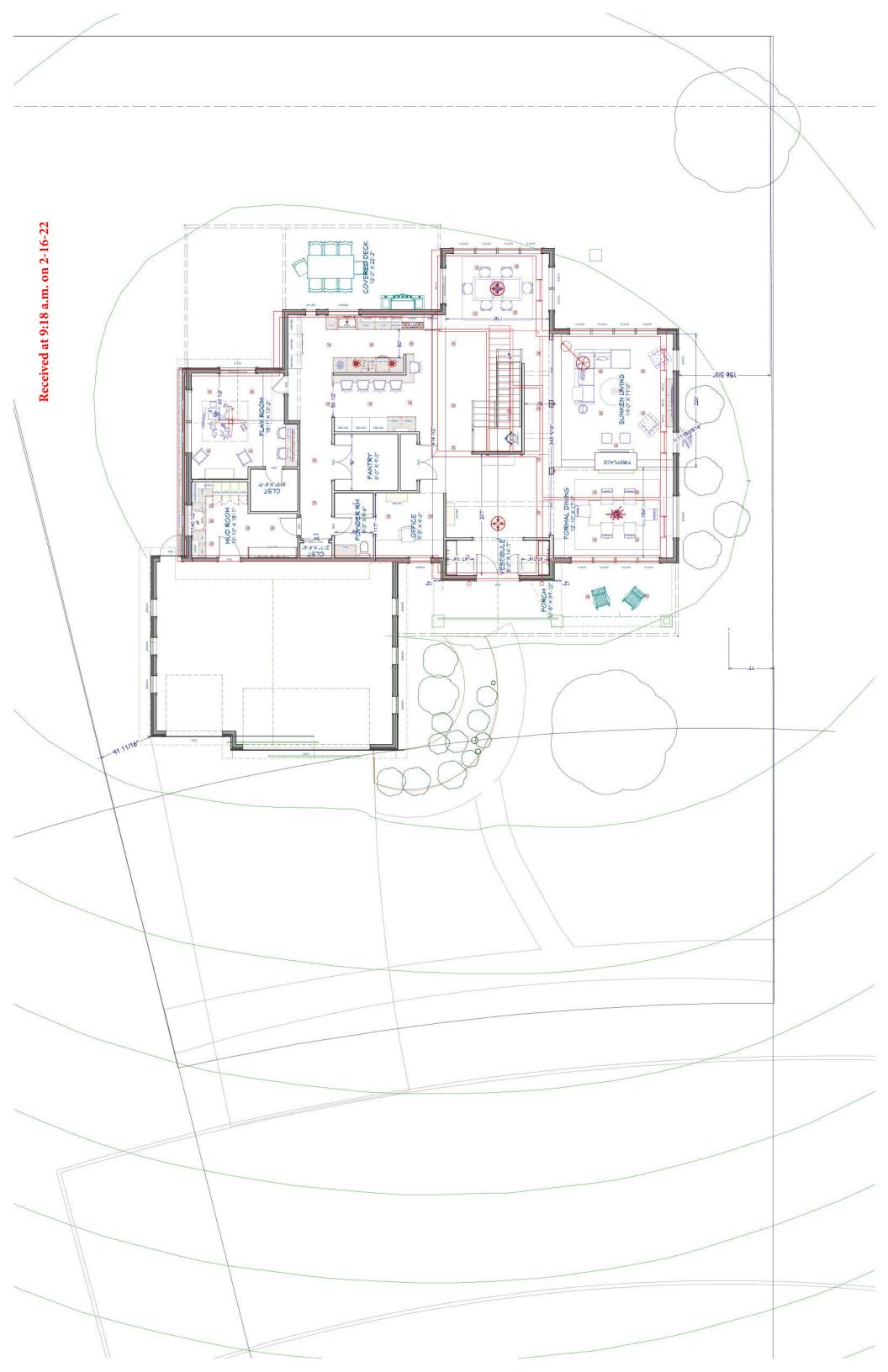
LOT 67 IN WALNUT CREEK PHASE THREE, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23 NORTH OF THE INDIAN BOUNDARY LINE, AND THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 14 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD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

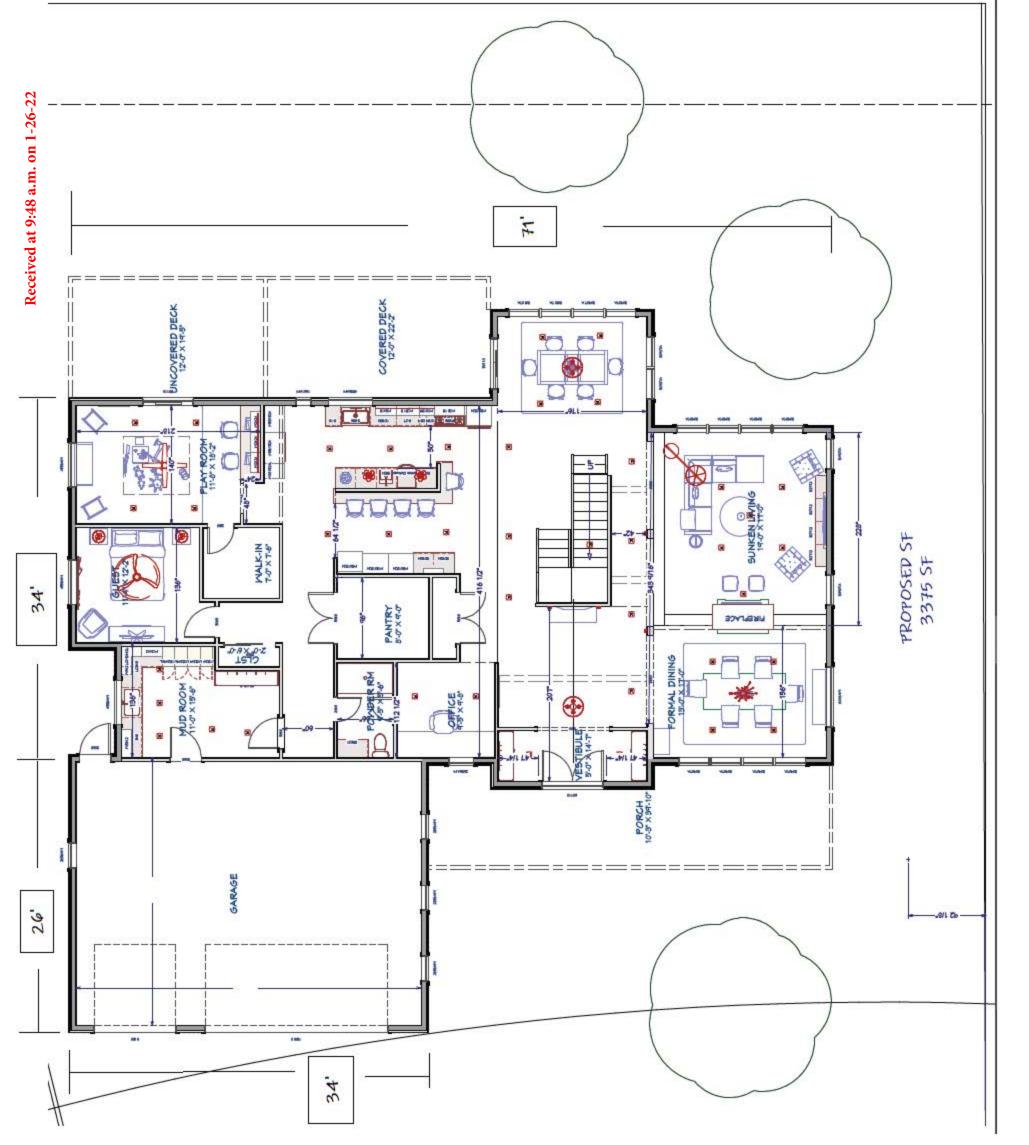


Southwest corner of foundation



Phone: (708) 349-7364 Fax: (708) 349-7372 E-mail: areasurvey @attglobal.net











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

