

# PLAN COMMISSION / ZONING BOARD OF APPEALS AGENDA

Thursday, January 13, 2022	Frankfort Village Hall
6:30 P.M.	432 W. Nebraska Street (Board Room)

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes of December 9, 2021
- 4. Public Hearing Request: 22791 S. Challenger Road (Ref #104) Public Hearing Request: Special use for outdoor storage to permit the construction and operation of a building trades' and contractor's office with outdoor storage, located at 22791 S. Challenger Road. Other: Plat of resubdivision for Lots 10, 11 and 21 within the Fey-Graefen Industrial Park Phase 1. (Christopher Gruba)
- 5. Public Hearing Requests: 22265 S. 80<sup>th</sup> Ave (Ref #105) Public Hearing Requests: Special use for institutional use (school addition) and variation request to permit cyclone fencing in a residential zone district. Other: Plat of resubdivision to combine two parcels to create one lot: (*Christopher Gruba*)
- 6. Public Hearing Request: 20499 S. La Grange Road (Ref #106) Public Hearing Request: Special use for massage establishment. (*Christopher Gruba*)
- 7. Workshop: Village of Frankfort Zoning Ordinance Text Amendment Accessory Uses & Structures Future Public Hearing Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding accessory structures. (Christopher Gruba)
- 8. Public Comments
- 9. Village Board & Committee Updates
- **10. Other Business** a. 2021 Year End Review *(Janine Farrell)*
- 11. Attendance Confirmation (January 27, 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 DECEMBER 9, 2021–VILLAGE ADMINISTRATION BUILDING 432 W. NEBRASKA STREET

Call to Order:	Chair Rigoni called the meeting to order at 6:31 P.M.
Commissioners Present:	Chair Maura Rigoni, Dan Knieriem, Will Markunas, Ken Guevara, Nichole Schaeffer
Commissioners Absent:	Lisa Hogan, David Hogan
Staff Present:	Senior Planner Christopher Gruba, Senior Planner Janine Farrell, Community and Economic Development Department Director Michael Schwarz

# Elected Officials Present: None

Chair Rigoni provided an overview of the meeting process and swore in members of the public who wished to speak.

# A. Approval of the Minutes from November 18, 2021

Motion (#1): Approval of the minutes, as presented, from November 18, 2021

Motion by: Knieriem	Seconded by: Markunas
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Approved: (5 to 0)

# **B.** Public Hearing/Final Plat: Nebraska Pines

Chair Rigoni introduced the case. The applicant, Pat McMahon, is requesting (1) approval of a Final Plat of Subdivision of Nebraska Pines, a two-lot subdivision located at 314 W. Nebraska St.; (2) a variation for proposed Lot 1 of Nebraska Pines Subdivision for minimum lot size from 15,000 sq. ft. to 14,543 sq. ft.; (3) a variation for proposed Lot 1 of Nebraska Pines Subdivision for minimum lot width from 100 ft. to 88 ft.; (4) a variation for proposed Lot 1 of Nebraska Pines Subdivision for building materials to permit the use of non-masonry materials on the first-floor level; and (5) a variation for proposed Lot 2 of Nebraska Pines Subdivision for building materials to permit the use of non-masonry materials on the first-floor level.

Farrell presented the case. Summarized, she stated:

- A workshop was held on October 28 for this case and the requests are unchanged since then.
- Recommendations from the workshop and the status of those items:

- Complete the flood study so that the extent of the flood limits and required setback were known. Completed, but some information is missing and revisions were requested by Robinson.
- Make the storm sewer/drainage easement on the southern portion of Lot 2 larger and shift it further north so that underground piping would not negatively impact the neighbor. Completed.
- Include tree preservation measures for the neighbor's trees closest to the shared property line. Not shown on plans so staff recommends it as a condition.
- Provide architectural plans which detail the proposed building materials. Completed.
- Provide color renderings of the proposed residences. Completed.
- This is actually a corner parcel with unimproved Elm Street to the east.
- Parcel is about 36,300 sq. ft. Proposed Lot 1 of the Nebraska Pines subdivision deficient in size and width.
- A few new items to address on the site plan since the workshop:
  - Homes and development meet setbacks and other applicable requirements.
  - As of this morning, the applicant will be removing the retaining wall and instead will provide an engineered basement option with dry floodproofing. This was discussed with Robinson and preliminarily approved. This engineered basement option will not alter the height of the home or size of the basement. Everything else, including the setback of the house, will remain unchanged.
  - With the retaining wall being removed from the 100-year floodplain area, the elevation will likely not increase to the point where compensatory storage will be required.
  - With the shift in the parcels from the first version of the Final Plat, one tree which was slated to be removed appears to be saved and one appears to be removed not previously shown on the plan. A condition of approval for the Final Plat is that trees on the neighboring property to the south be protected during construction.
- Building materials variations are requested for both of the proposed residences. Masonry is supposed to be used on 100% of the first-floor level.
- A brief assessment of the standards of variation for the four variation requests with full responses in the packet:
  - In regard to lot width and size, the property could yield a reasonable rate of return as one lot. The circumstance is created by the division of the parcel and the presence of the 100-year floodplain. Smaller than standard lots are common in this area with the Lisburn and Bartkus Subdivisions as recent examples.
  - For building materials, the property could yield a reasonable rate of return complying with regulations pertaining to materials, but the area is characterized by older homes which are typically not masonry construction.

Chair Rigoni asked if the applicant was present and wished to speak. Pat McMahon and Brian Hertz approached the podium and introduced themselves. They had a conference call with the Village engineers and staff this morning. The retaining wall will be removed and the engineered foundation plans will be submitted. The house plans won't change but the foundation may change. For the variations, Hardie board is more expensive than brick and it looks better for the area.

Chair Rigoni asked if there were any initial questions from the Commission:

- Commissioner Markunas asked if the retaining wall was originally there to maximize the footprint for the house. Mr. Hertz stated it was not, it was needed to help move the house closer to the 100-year floodplain.
- Commissioner Knieriem asked about the basement foundation. Mr. McMahon stated that dry proofing will be installed. The foundation may need extra rebar and might be thicker than first proposed.
- Chair Rigoni asked if the 20 ft. setback is still required and if not, can the home on Lot 2 move further east to allow for Lot 1 to be 15,000 sq. ft. The applicant responded that it may be possible.
- Chair Rigoni asked for clarification on the conservation easement. The applicant agreed it is not technically conservation and will clarify the language on the Final Plat.
- Commissioner Schaeffer asked about the driveway on Lot 2 within the easement. Farrell stated that the driveway is allowed a 4 ft. setback since the garage is side-loaded and it's not recommended to have it in the easement but a permit can be issued for it.
- Commissioner Guevara preferred Lot 1 to be 15,000 sq. ft. if possible.

Chair Rigoni asked if there was anyone from the public who wished to speak.

Julie Fletcher approached the podium and asked about removal of junk trees along the shared property line. Mr. McMahon stated that he will clear out the overgrown brush and plant some burning bushes. Ms. Fletcher asked if the changes to the plan will affect the drainage on her property. Mr. Hertz stated that they had to complete a flood study and are installing a storm sewer system in the backyard to help with drainage in the area.

There was no one else from the public who wished to speak and the public hearing was closed.

During Commissioner discussion:

- Commissioner Schaeffer asked if the large size of the homes in proportion to the size of the lots was a concern for the other Commissioners. Commissioner Guevara and Chair Rigoni commented that the lots are held to the 20% lot coverage which would restrict any other structures on the sites. Chair Rigoni expressed concern that the new owners may come back for a lot coverage variation on Lot 1 in the future. Mr. McMahon stated that he will instruct the future buyer that no other structures are permitted on the property.
- Commissioner Markunas asked if there would be any issues with moving the home 3 ft. to the east on Lot 2. Mr. Hertz stated that the home will be over 5:1 with the slope so some rock outcroppings that drop down to help the slope transition may have to be constructed.
- Commissioner Knieriem asked about the term "hereby dedicated" on the Final Plat and if the Village would be liable for the maintenance of the drainage area. Chair Rigoni stated that the dedication just allows the Village to enter the

easement for any work. Staff and the Commissioners agreed that the conservation language needed to be updated on the Plat to reflect certain areas are just "drainage and utility" easements.

- Commissioner Knieriem asked if neighbors could tie into the proposed storm sewer in backyard. Mr. Hertz responded that since the easement is contiguous to the neighboring properties, they could tie into it.
- Chair Rigoni requested that a note be added to the Final Plat stating that the lots are permitted a maximum of 20% lot coverage.
- Chair Rigoni supported the variation for building materials since the downtown area does not have many masonry homes.
- The Commissioners generally agreed that they preferred Lot 1 increased in size by 3 ft. in order to meet the minimum 15,000 sq. ft. standard. The Commissioners discussed the applicant's timeline for commencing construction and the ability to condition the Final Plat and variation approval based upon increasing Lot 1 in size.

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

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5 to 0)

**Motion (#3):** Motion to recommend the Village Board approve the Final Plat of Subdivision of Nebraska Pines conditioned upon (1) approval of the variations for lot size and lot width as provided below; (2) final engineering approval; (3) tree preservation measures shall be provided during construction on the northern-most tree(s) located at 301 Oregon St.; (4) the addition of a note that all lots cannot exceed 20% lot coverage; and (5) a review of engineering to add 3 ft. from Lot 2 to Lot 1 provided it meets best engineering practices.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5 to 0)

**Motion (#4):** Motion to recommend approval of a variation for proposed Lot 1 of Nebraska Pines Subdivision for minimum lot size from 15,000 sq. ft. to 14,543 sq. ft. in accordance with the reviewed plans, public testimony, Findings of Fact, and conditioned upon a review of engineering to add 3 ft. from Lot 2 to Lot 1 provided it meets best engineering practices.

Motion by: Knieriem Seconded by: Guevara

Approved: (5 to 0)

**Motion (#5):** Motion to recommend approval of a variation for proposed Lot 1 of Nebraska Pines Subdivision for minimum lot width from 100 ft. to 88 ft. in accordance with the reviewed plans, public testimony, Findings of Fact, and conditioned upon a review of engineering to add 3 ft. from Lot 2 to Lot 1 provided it meets best

engineering practices.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5 to 0)

**Motion (#6):** Motion to recommend approval of a variation for proposed Lot 1 of Nebraska Pines Subdivision for building materials to permit the use of non-masonry materials on the first-floor level in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Knieriem Seconded by: Markunas

Approved: (5 to 0)

**Motion (#7):** Motion to recommend approval of a variation for proposed Lot 2 of Nebraska Pines Subdivision for building materials to permit the use of non-masonry materials on the first-floor level in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Guevara Seconded by: Schaeffer

Approved: (5 to 0)

# C. Workshop: Village of Frankfort Sign Regulations Amendments – Electronic Order/Menu Boards and Gas Station Price Signs

Chair Rigoni introduced the workshop.

Schwarz presented on the digital menu boards:

- On June 7, staff was directed by the Committee of the Whole to undertake research on signage regulations for gas station pricing and electronic menu boards.
- Staff received correspondence from Jim Olguin regarding McDonald's request for digital menu boards which are currently not permitted.
- There is currently one digital menu board in the Village.
- Staff was approached by Speedway gas station who is looking to update their pricing information to digital which is currently not permitted.
- Staff conducted research into neighboring municipalities' regulations for these types of signs.
- Schwarz showed examples of digital menu boards from neighboring municipalities and McDonald's proposal for their Frankfort locations.
- Schwarz read through the proposed text amendments for digital menu boards.

Chair Rigoni asked the Commissioners if they agreed that they would like to allow these types of signs. The Commission generally agreed.

Commissioner Markunas' comments:

- McDonald's proposal seems to be on the smaller size of the parameters.
- 7 ft. in height is reasonable.

- The anti-glare screen provision should be revised to state that the content of the sign is not visible. The anti-glare screen should also be required for pre-sale menu boards.
- Questioned where the 15 ft. setback regulation came from. Schwarz believed it was from another town.
- Questioned if the decibel level of the speaker should be addressed. Schwarz stated that there are noise regulations in the codes currently and that staff did not receive direction from the Board to investigate that issue.

Chair Rigoni's comments:

- Questioned the comparisons to neighboring towns and if they were regulations for digital menu boards or for regular signs. Schwarz responded both.
- Does not want the menu board to be taller than a regular free-standing sign which is only 6 ft. in height.
- Would like to see an increased setback from the 15 ft. proposed.

Commissioner Schaeffer's comments:

- Recommended staff review other vendors for these types of monitors.
- Questioned what the middle ground would be for Nits.

Commissioner Guevara's comments:

- Concerned if this is the right size and height and if the Commission will receive many variation requests in the future.
- There should be a size cap.
- Visibility should not exceed 10 ft. beyond the sign.

Jim Olguin, an attorney for McDonald's, approached the podium. In summary he stated:

- The signs for McDonald's are typically smaller than what other vendors use.
- 7 ft. in height is appropriate. The current signs are just under 7 ft. at McDonald's.
- Mr. Olguin has an issue with the proposed 15 ft. setback from the property line and would like to see that provision eliminated.
- 2500 Nits is the max that McDonald's uses.
- Mr. Olguin has an issue with the number of times per hour the screens can change. The screens list your order on the board, changing for each individual. The Commission and staff agreed that allowing a portion of the menu board to have changeable copy in conjunction with ordering would be permissible.

Schwarz stated that the next steps would be to incorporate the feedback from the Commission and present it to the Committee of the Whole before a public hearing is held.

Schwarz presented on the gas station pricing:

- All free-standing signs are allowed to be a maximum of 30 sq. ft. but many existing gas stations have signs larger than that.
- The Commission needs to determine what percentage of the total sign should be allowed to be digital fuel pricing.
- Schwarz showed examples of gas station signs from within Frankfort and

neighboring municipalities.

Debbie, a manager with Speedway in Frankfort, introduced herself and stated that the station is looking to update its pricing signage.

Chair Rigoni asked about the illumination of these signs and if any other portions of the code need to change. Schwarz stated no. The Commissioners requested that the maximum Nits language from the menu board amendments be carried over into the gas station pricing amendments.

The Commission generally agreed to limit the sign to 30 sq. ft. and place a cap at 25% of the overall sign for pricing.

Debbie with Speedway asked about the content of the pricing signs and if "unleaded, car wash, diesel, or Speedy Freeze" would be allowed. Chair Rigoni recommended that staff verify with legal counsel regarding regulation of sign content.

# D. Workshop: Village of Frankfort Zoning Ordinance Text Amendment – Accessory Uses & Structures

Chair Rigoni introduced the workshop. Due to time constraints, Chair Rigoni asked that only sports courts be addressed.

Gruba presented the sports court section of the proposed amendments only:

- Currently there is a 144 sq. ft. limitation on the size.
- It is possible to require a special use for sports courts since meeting the standards of variation is difficult and a variation for sports court size has not been approved by Board since 2015. Gruba contacted the Village Attorney to see if the sports court use could be banned altogether but has not received a response. Commissioner Knieriem stated that there are larger lots which allow for outdoor lifestyles. The Commissioners generally did not agree to eliminate the sports court use.
- Size could be based on the size of the lot with an ultimate cap.
- Requiring sound deadening material is a possibility. Asphalt is quieter than concrete due to the air bubbles in the material. Commissioner Markunas stated that people placing asphalt in their backyards is unrealistic.
- Since sports courts function like pools, there is potential to use the same screening regulations used for pools. Or, as a special use, the screening would be reviewed case by case.

During Commissioner discussion:

- Commissioner Knieriem asked about lot coverage and impervious coverage calculations. Gruba clarified that the sports courts would be counted towards impervious coverage. There was discussion about impervious coverage and adding driveways and sidewalks to the calculation which could limit the sports court size. Commissioners generally agreed that driveways and sidewalks should be counted towards impervious coverage in the text amendment revisions.
- The 15 ft. maximum height currently in place is reasonable and should be retained.

- Requiring a special use for sports courts was debated and no consensus was reached.
- Permitting only one per lot was agreed upon.
- Instituting a maximum size was agreed upon. The Commissioners requested to see what size a court would need to be in order to include a three-point line.
- The Commission desired to see the sliding scale for the sports court size in relation to lot size investigated more fully since everything, including driveways, would now be included in the impervious calculation.
- Locating sports courts in the rear yard only was agreed upon.
- The Commissioners did not agree to a sliding scale for setbacks and recommended to leave the setback at 10 ft.
- Counting sports courts towards the maximum impervious coverage was agreed upon.
- The Commissioners agreed to use the swimming pool regulations for screening.
- The Commissioners recommended to remove mention of chain link fencing since it was prohibited. They agreed to leave the height of the fencing unchanged from current regulations.
- The Commissioner agreed to remove the surface material requirement that was proposed.
- Prohibiting illumination was agreed upon.
- The Commissioners recommended to amend the proposed language that permanent goals were limited to one.

Gruba presented comments received by Trustee Farina and the Commissioners commented:

- Commissioners agreed that hockey rinks should be classified as a sports court.
- Commissioners agreed that lighting should be prohibited.
- Commissioners did not agree that the sports courts should be moved closer to the home on the property. They stated that all accessory structures including sports courts should be held to this requirement or none at all.
- The Commissioners agreed that swimming pools should count towards impervious coverage.
- The Commissioners did not agree that only evergreen screening should be allowed. The Commissioners recommended being consistent with swimming pool screening regulations.
- The Commissioners did not agree that pool pumps and noisy equipment should be allowed in the rear yard only.
- The Commissioners did not agree that screening should be required around equipment like AC units and pool pumps since that equipment needs proper air circulation.
- The Commissioners did not agree to limit the amount of accessory structures permitted on a property since including driveways and sidewalks in the impervious calculation will now restrict the amount of accessory structures.

The Commissioners agreed that another workshop was necessary. Chair Rigoni asked about the potential to have a joint workshop with the Village Board.

The Commission requested that staff review the two most recent sports courts and calculate the impervious coverage with including sidewalks and driveways for those

proposals.

**E.** Public Comments – None.

# F. Village Board & Committee Updates

Schwarz noted that the special use for Hollie's Massage was approved by the Village Board.

**G.** Other Business – None.

# H. Attendance Confirmation (December 23, 2021)

Gruba informed the Commission that there were no public hearings scheduled. The Commission recommended that this meeting be canceled due to a lack of pressing business. The next meeting will be January 13, 2022.

Motion (#8): Adjournment 9:40 P.M.

Motion by: Schaeffer Seconded by: Markunas

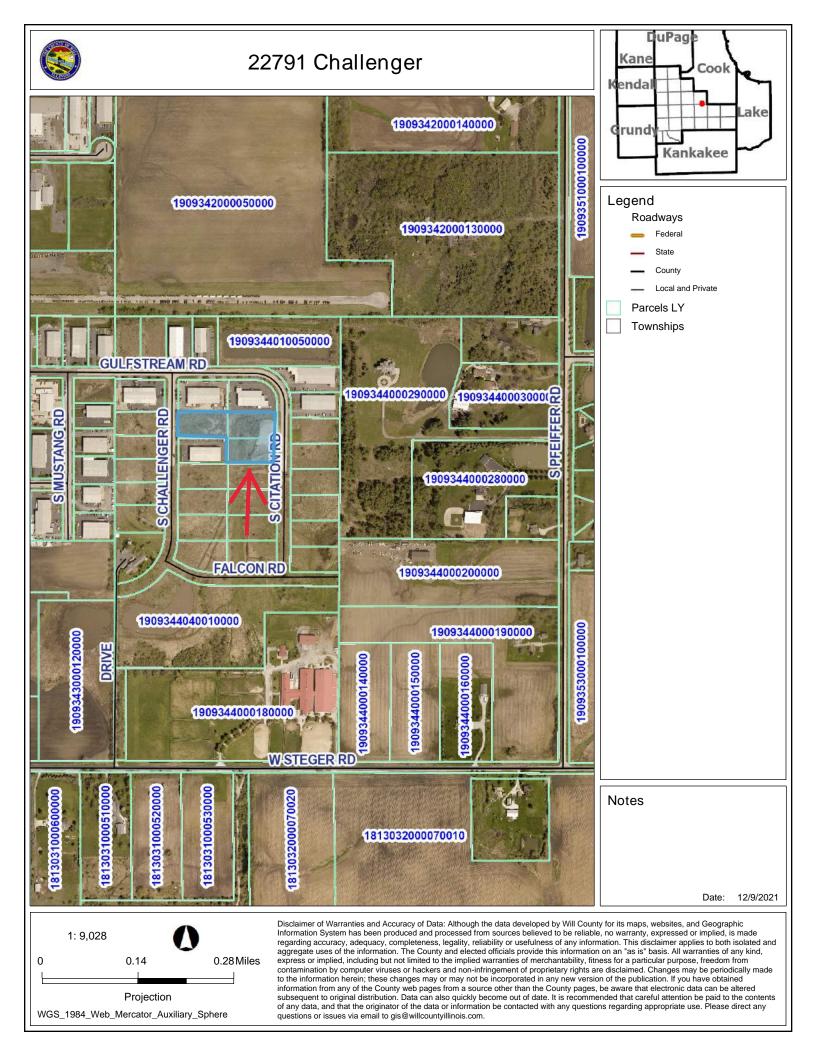
Unanimously approved by voice vote.

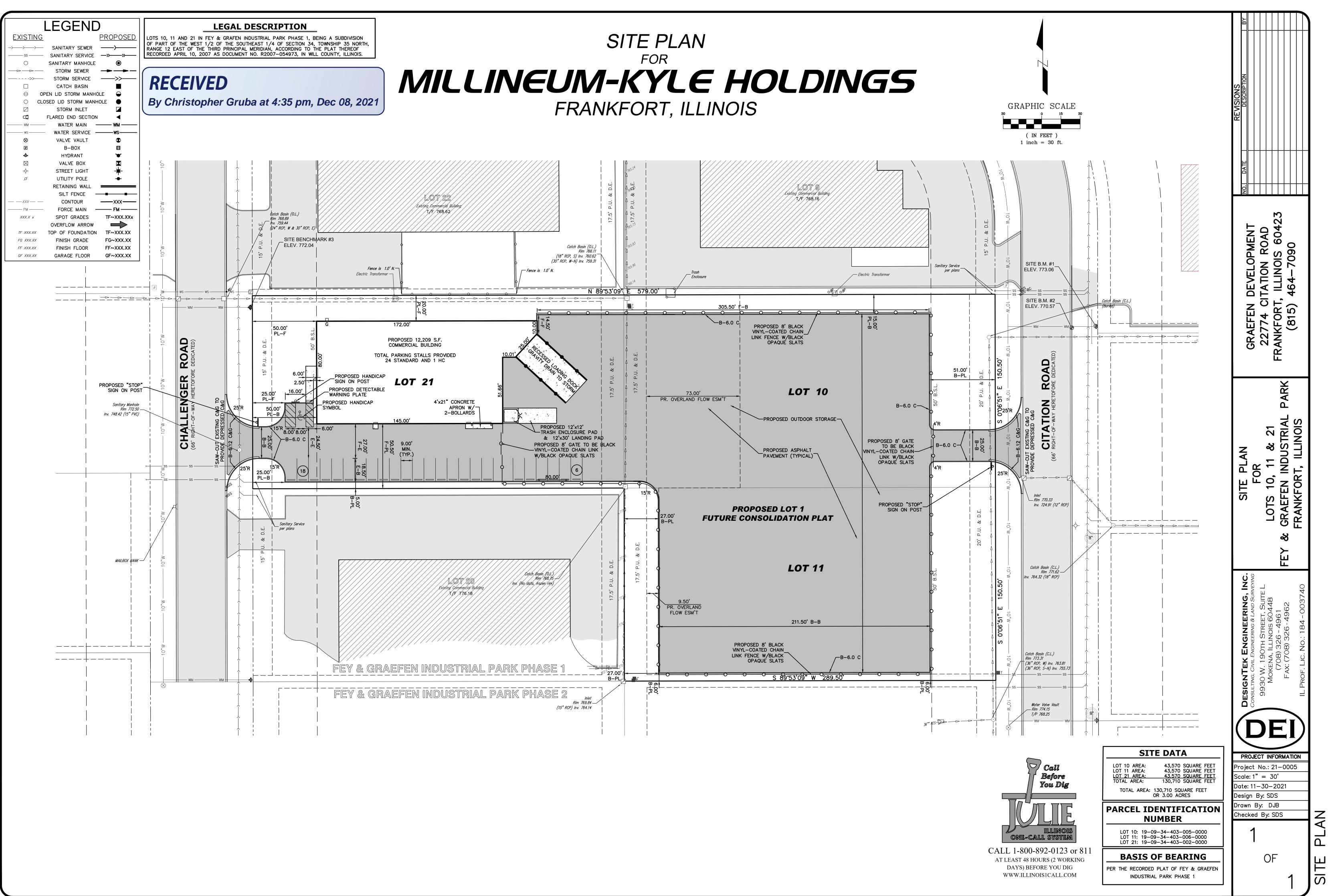
Approved January 13, 2022

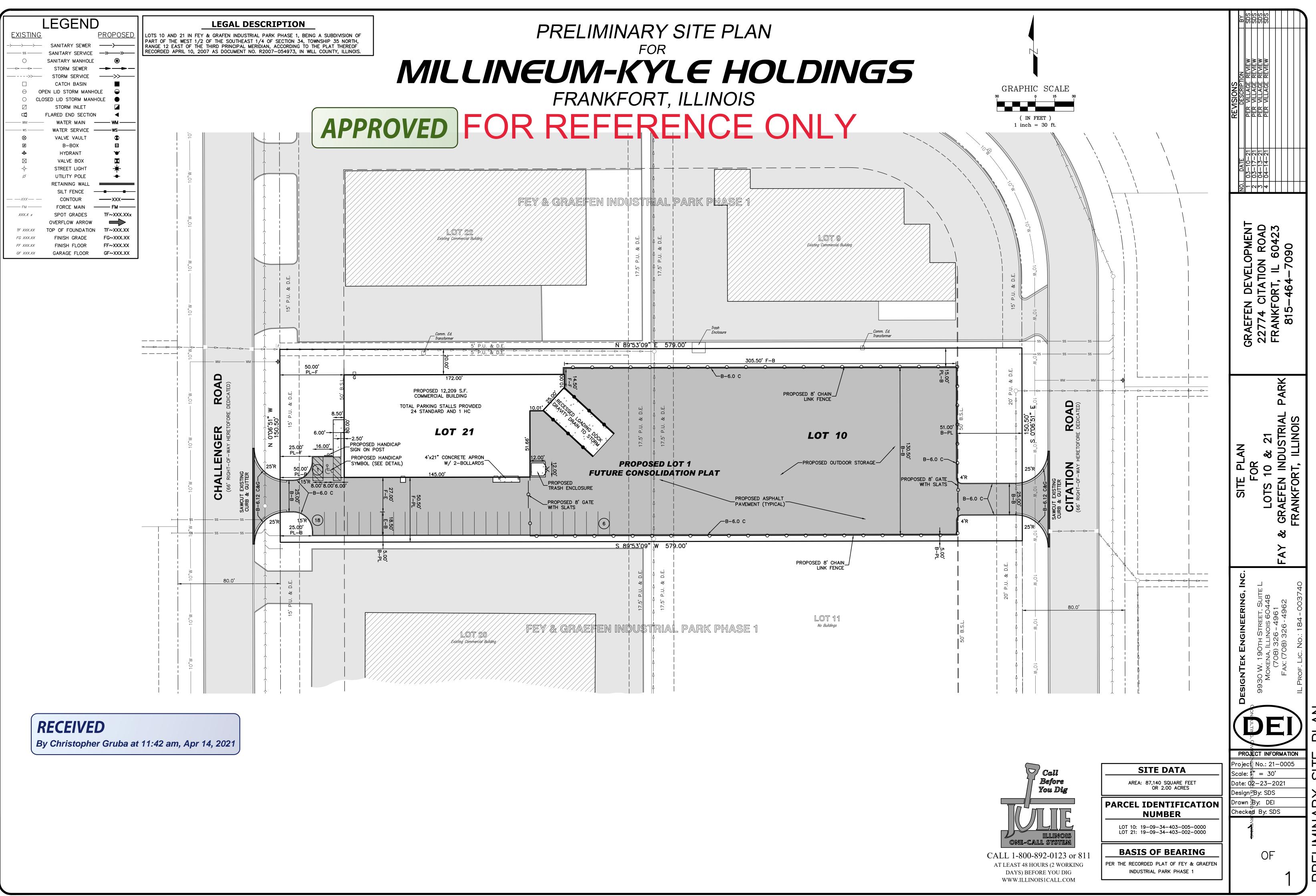
As Presented \_\_\_\_\_ As Amended \_\_\_\_\_

\_\_\_\_\_/s/Maura Rigoni, Chair

\_\_\_\_\_ s/ Secretary







\_\_\_\_  $\overline{\mathcal{O}}$ PRELIMINAR

LOTS 10 AND 21 IN FEY & GRAEFEN INDUSTRIAL PARK PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 2007 AS DOCUMENT NO. R2007054973, IN WILL COUNTY, ILLINOIS.

# LEGAL DESCRIPTION FINAL ENGINEERING PLANS FOR LOTS IO, II & ZI GRAEFEN INDUST

RECEIVED By Christopher Gruba at 4:26 pm, Dec 08, 2021

# **OWNER:**

**GRAEFEN DEVELOPMENT** 22774 CITATION ROAD FRANKFORT, ILLINOIS 60423 (815) 464-7090

# **ENGINEER & SURVEYOR:**

DESIGNTEK ENGINEERING, INC. 9930 W. 190<sup>TH</sup> STREET, SUITE L MOKENA, ILLINOIS 60448 (708) 326-4961



# **NOTES:**

- THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123 OR 811) AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS BEFORE COMMENCING EXCAVATION.
- 2. THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI / ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILTIY DATA."

# SURFACE WATER DRAINAGE CERTIFICATE

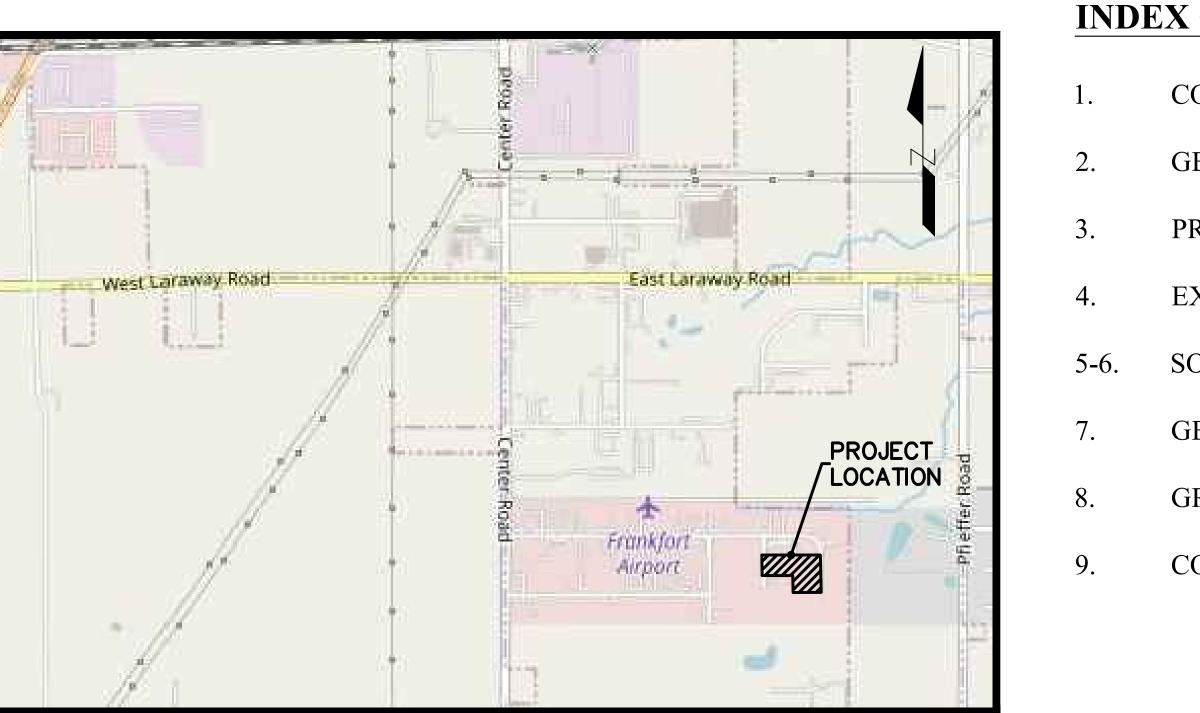
STATE OF ILLINOIS) COUNTY OF WILL)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 1st DAY OF DECEMBER, 2021



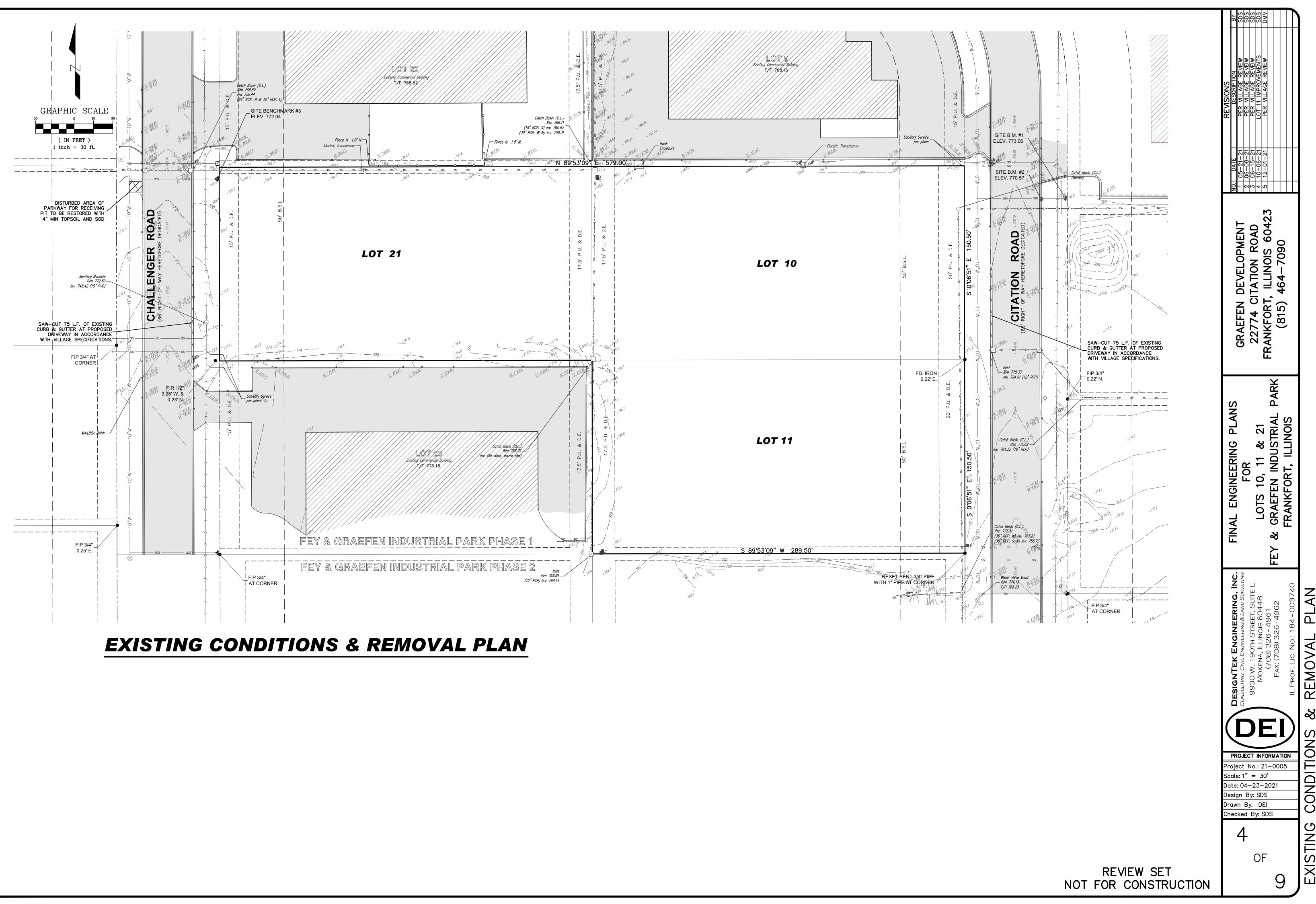
# FRANKFORT, ILLINOIS



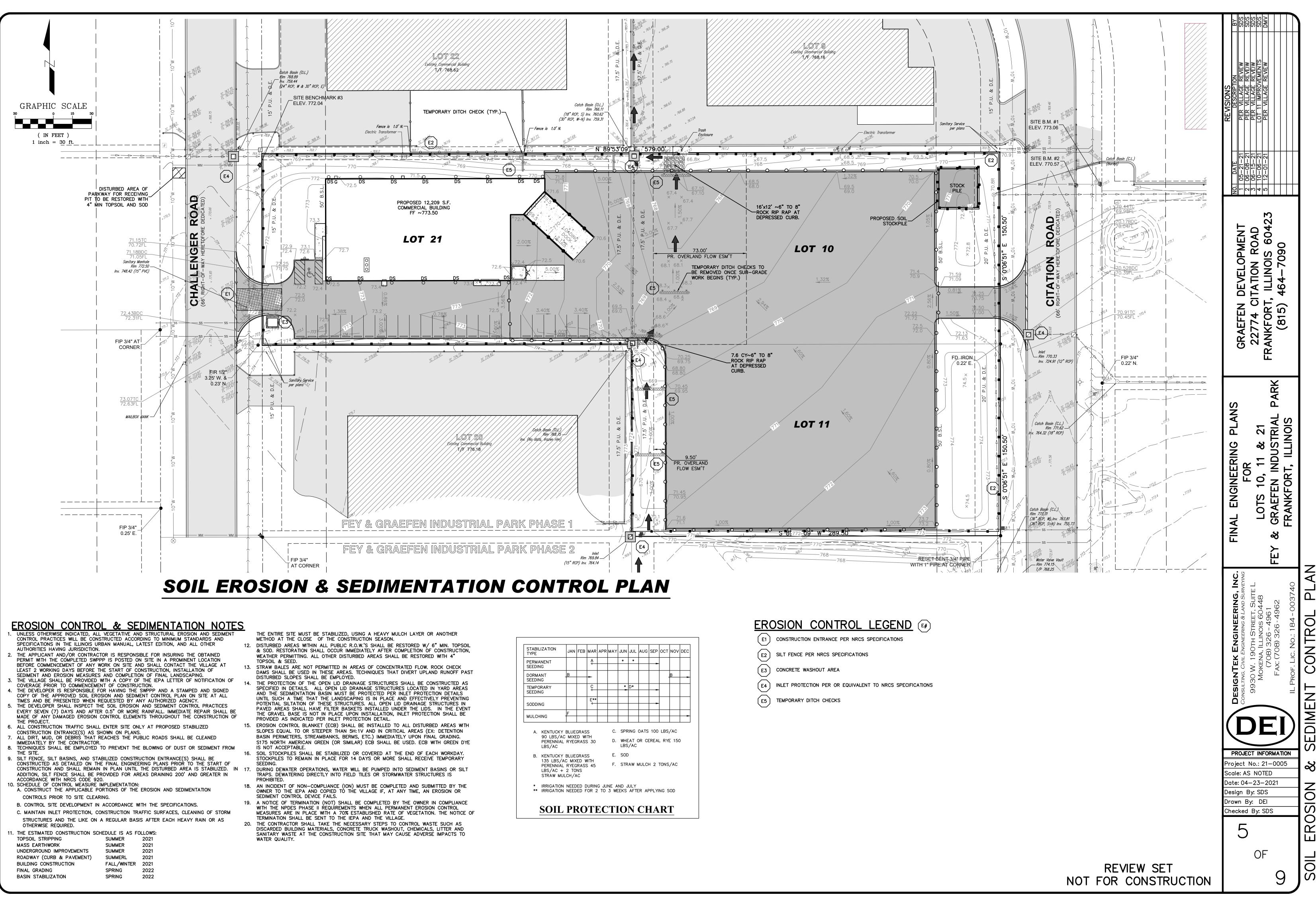
# LOCATION MAP NOT TO SCALE

	BENCHMARKS	
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	S ON TOP OF CURB OPPOSITE THE ABOVE FIRE H I: 770.57 (NAVD 88)	YDRANT.
NORTHWES	HWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ST CORNER OF LOT 21, SHOWN HEREON. I: 772.04 (NAVD 88)	AT THE
	PARCEL IDENTIFICATION NUMBER	
	LOT 10: 19-09-34-403-005-0000 LOT 21: 19-09-34-403-002-0000	
	SITE DATA	
	LOT 10 AREA: 43,570 SQUARE FEET LOT 21 AREA: 43,570 SQUARE FEET	
	TOTAL AREA: 87,140 SQUARE FEET	
	TOTAL AREA: 87,140 SQUARE FEET OR 2.00 ACRES	
	ADDRESSES	
	LOT 10: 22790 S. CITATION ROAD LOT 21: 22791 S. CHALLENGER ROAD FRANKFORT, ILLINOIS 60423	
[	BASIS OF BEARING	
	PER THE RECORDED PLAT OF FEY & GRAEFEN INDUSTRIAL PARK PHASE 1	

RIAL PARK	DATE       REVISIONS         DATE       DESCRIPTION       BY         05-21-21       PER VILLAGE REVEW       SDS         06-08-21       PER VILLAGE REVEIW       SDS         10-06-21       LOT 11 IMPROVEMENTS       SDS         12-01-21       PER VILLAGE REVEIW       SDS         12-01-21       PER VILLAGE REVEIW       SDS         12-01-21       PER VILLAGE REVEIW       DMV
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GRADING PLAN	FINAL ENGINEERING PLANS FOR LOTS 10, 11 & 21 FEY & GRAEFEN INDUSTRIAL PARK FRANKFORT, ILLINOIS
Image: static	DESIGNTER ENGINEERING & LAND SURVEYING CONSULTING: CONSULTING: CON

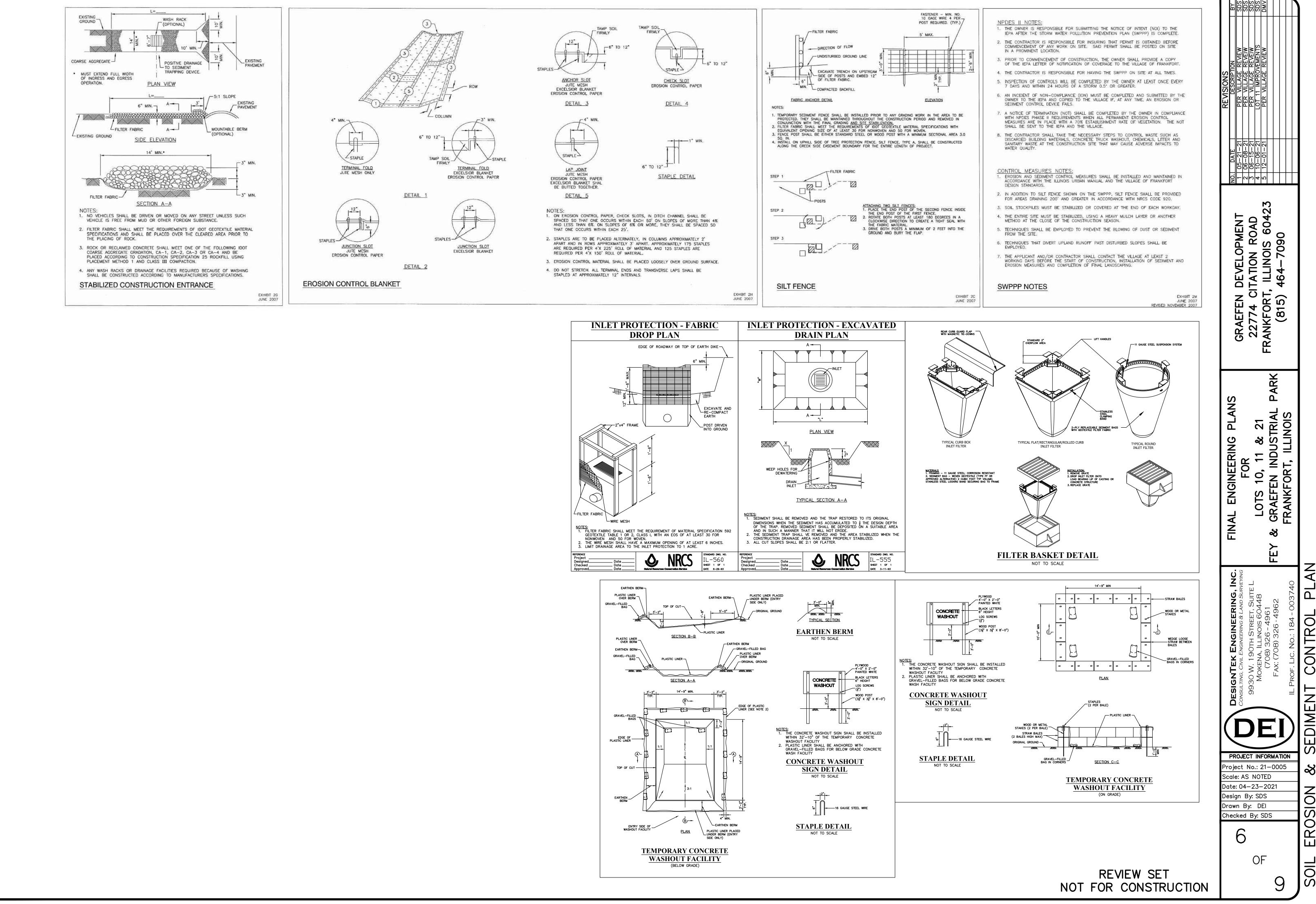


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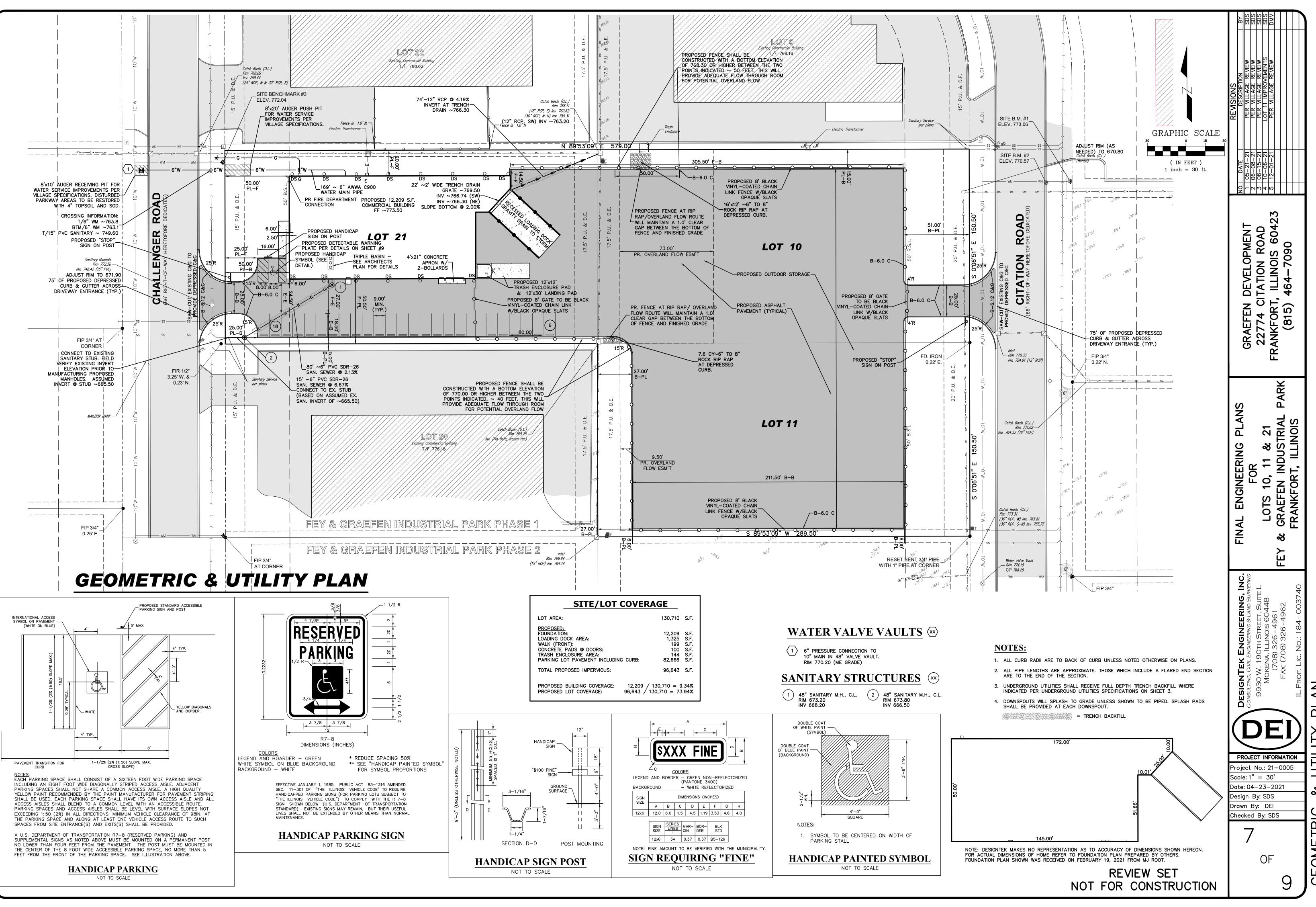


11.	THE ESTIMATED CONSTRUCTION	SCHED
	TOPSOIL STRIPPING	S
	MASS EARTHWORK	S
	UNDERGROUND IMPROVEMENTS	S
	ROADWAY (CURB & PAVEMENT)	S
	BUILDING CONSTRUCTION	F
	FINAL GRADING	S
	BASIN STABILIZATION	S

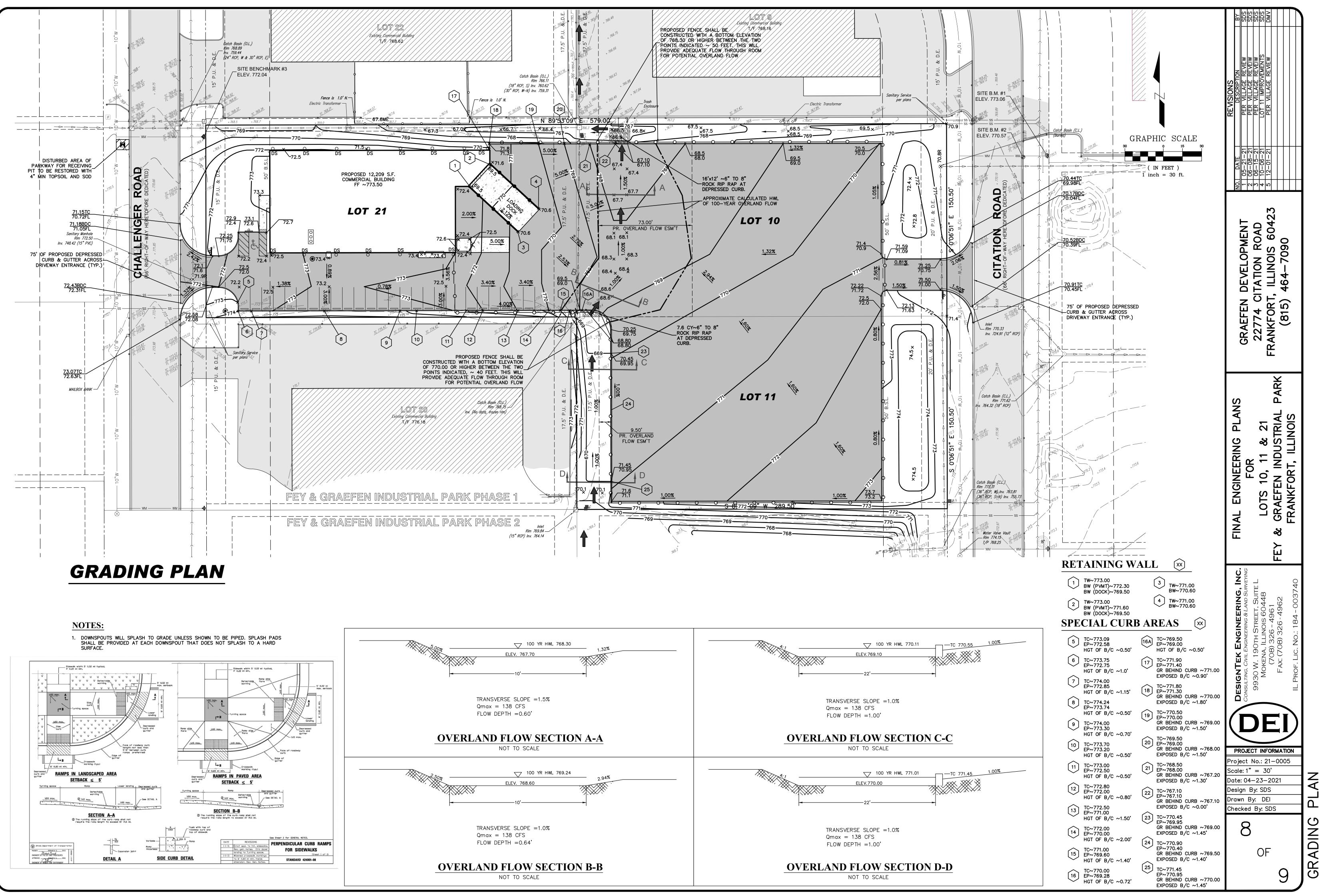
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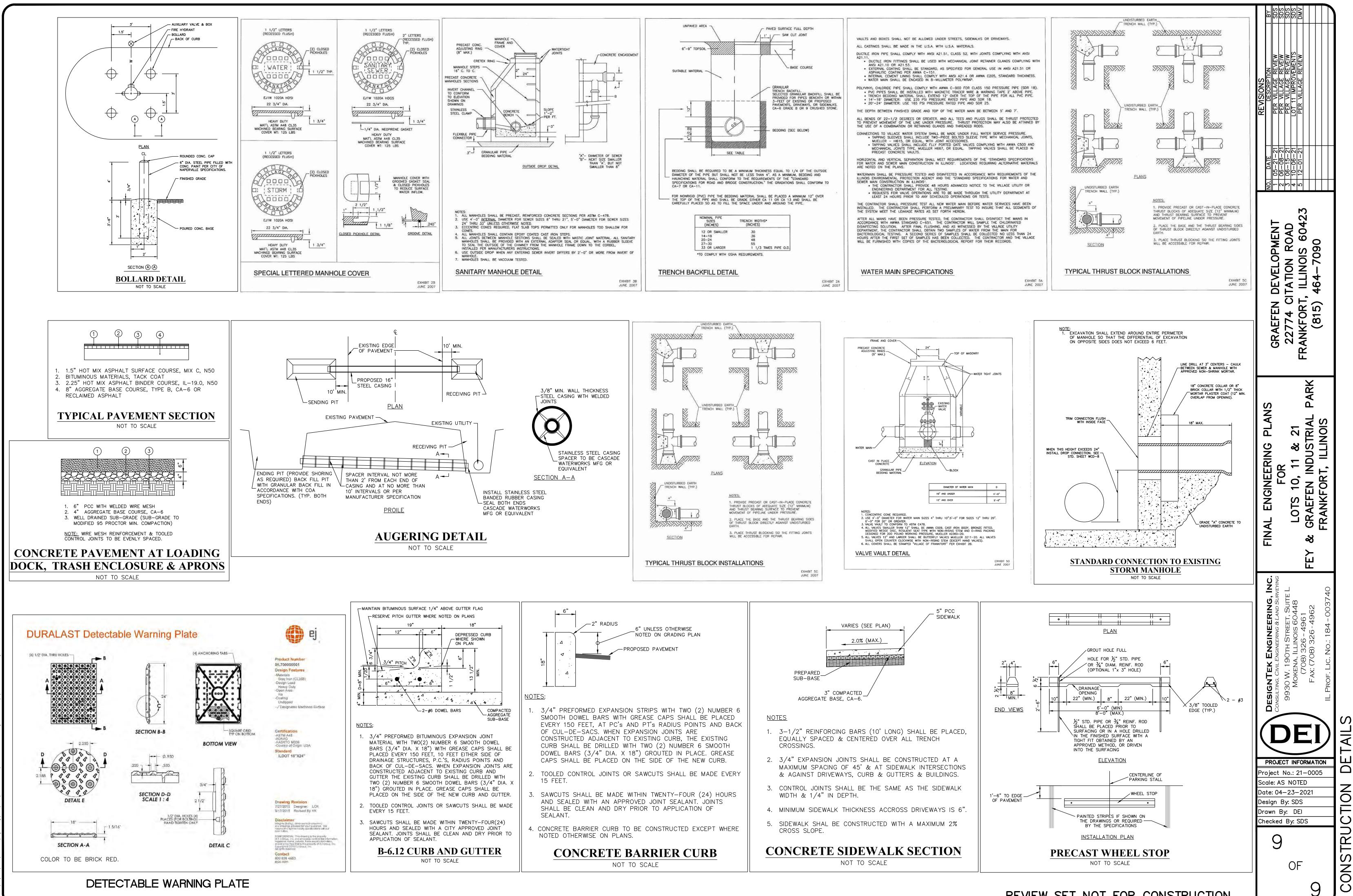
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GEOMETRIC & UTILITY P



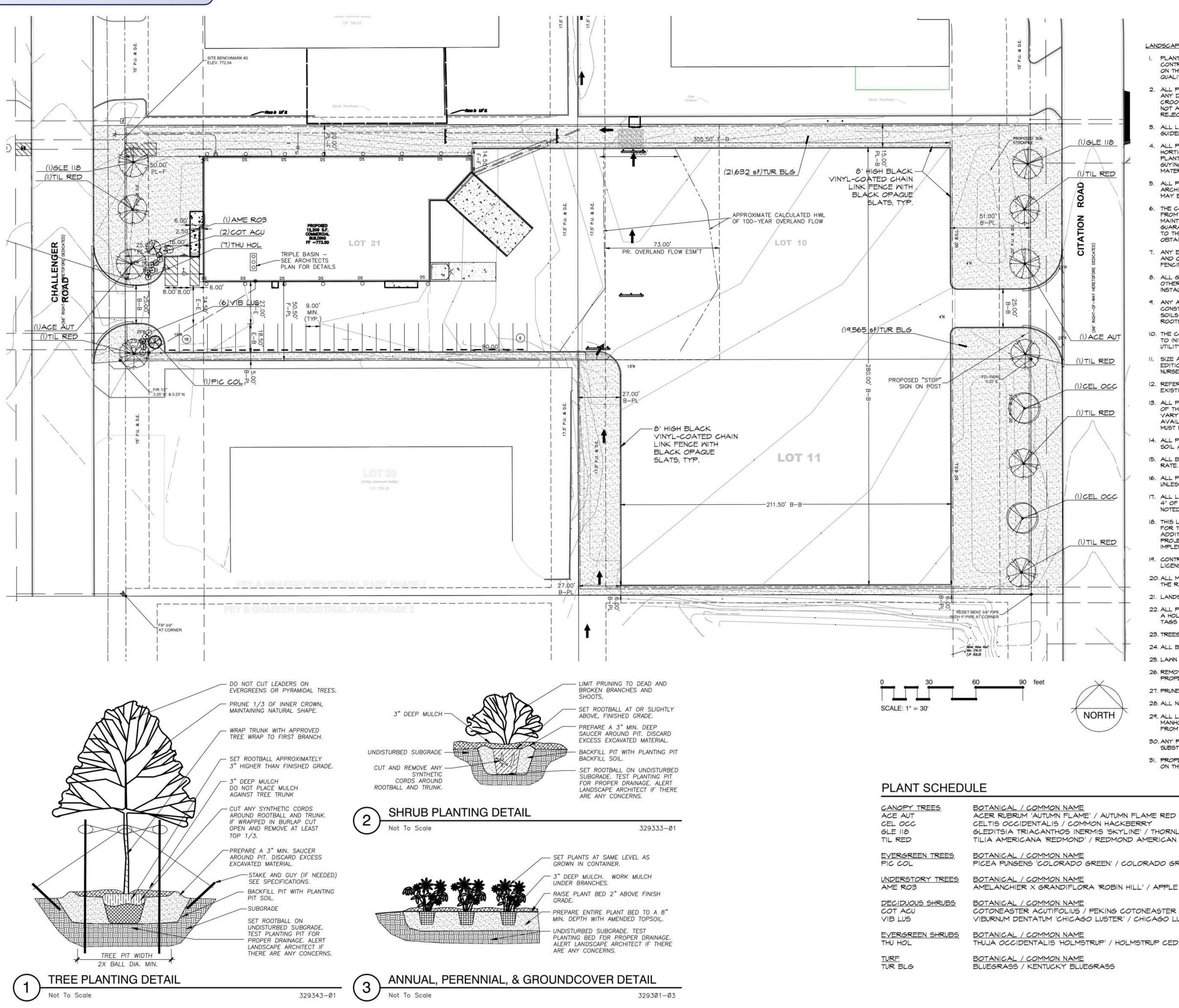
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**REVIEW SET NOT FOR CONSTRUCTION** 

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ACER RUBRUM 'AUTUMN FLAME' / CELTIS OCCIDENTALIS / COMMON GLEDITSIA TRIACANTHOS INERMI TILIA AMERICANA 'REDMOND' / R

PICEA PUNGENS 'COLORADO GRE

LANDSCAPE NOTES:

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(I) ACE AUT

NORTH

- I. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- 2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- 5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- 6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- 7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- 8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- 9. ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE I"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THEN I" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
- IO. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- II. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 12. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- 13. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING
- 14. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- 15. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED
- 16. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- 17. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
- 18. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- 19. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- 20. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP. 21. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- 22. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- 23. TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- 24. ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- 25. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS. 26. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- 27. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- 28. ALL NOTED SHRUB HEIGHTS ARE THE REQUIRED HEIGHT AT INSTALLATION.
- 29. ALL LARGE SHADE TREES SHALL BE A MINIMUM TEN (10) FEET FROM ALL LIGHT POLES, MANHOLES, AND FIRE HYDRANTS. ALL OTHER PLNTINGS SHALL BE A MINIMUM 3-5 FEET FROM ALL FIRE HYDRANTS.
- 30. ANY PROPOSED CHANGES TO THE APPROVED LANDSCAPE PLAN SUCH AS SPECIES SUBSTITUTIONS, SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW AND APPROVAL. 31. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING SHOWN ON THE APPROVED PLANS THROUGHOUT THE LIFE OF THE DEVELOPMENT.

/ AUTUMN FLAME RED MAPLE DN HACKBERRY 115 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST REDMOND AMERICAN LINDEN	COND B & B B & B B & B B & B B & B	<u>SIZE</u> 2.5"CAL 2.5"CAL 2.5"CAL 2.5"CAL	<u>QTY</u> 2 2 2 6
REEN' / COLORADO GREEN SPRUCE	<u>COND</u> B ∉ B	<u>SIZE</u> 6' HT.	<u>aty</u> I
'ROBIN HILL' / APPLE SERVICEBERRY	COND B & B	<u>SIZE</u> 8' HT.	<u>aty</u> I
	COND.	SIZE	<u>aty</u>

B & B 30" HT. VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD B&B 36" HT. 6 SIZE COND. THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP CEDAR 36" HT. B & B COND SIZE SEED SEED

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			6	
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ARCHITECTS 7751 W. McCarthy Road Palos Park, Illinois 60464 office: 708.361.5124 JGS 2021/11/11

# Landscape Plan

Lot 10, 11 & 2' Fay and Graefen Industrial Park

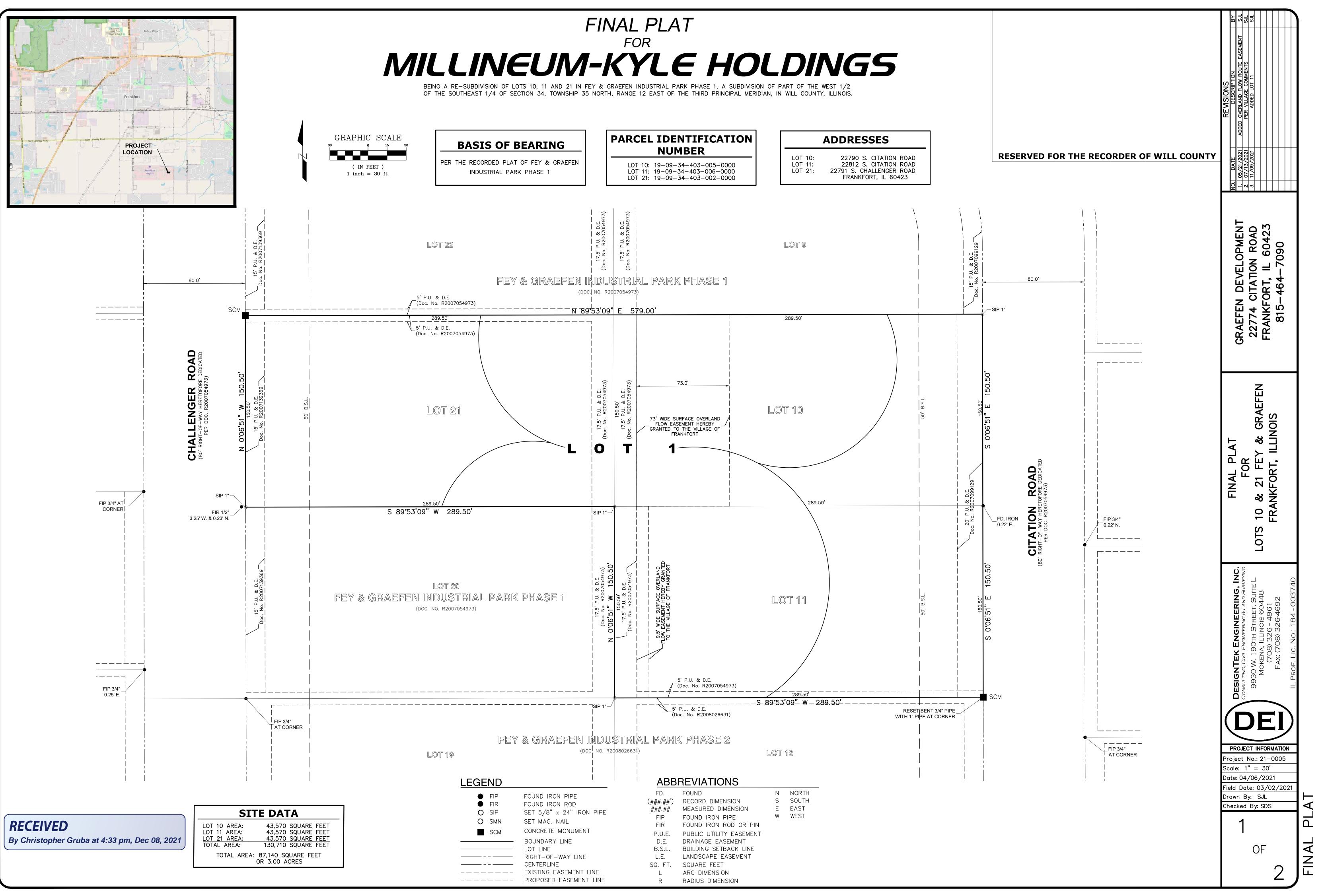
Frankfort, Illinois

PREPARED FOR: Graefen Development LOCATION: Frankfort, IL DATE: 2021-03-15 SCALE: 1" = 30' COMPUTER NAME: Landscape Plan JOB NUMBER: JG5\_89\_2019 SHEET

QTY

QTY

41,197 SF



	FINAL PLAT	
NUMBER 10: 19-09-34-403-005-0000 11: 19-09-34-403-006-0000		
21: 19-09-34-403-002-0000	ILLINEUM-KYLE HOLDI	VGS
	BEING A RE-SUBDIVISION OF LOTS 10, 11 AND 21 IN FEY & GRAEFEN INDUSTRIAL PARK PHASE 1, A SUBDIVISION OF PART OF THE OF THE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY	•
OWNER'S CERTIFICATE	VILLAGE CLERK	
State of Illinois) ) SS	State of Illinois) ) SS	
County of Will ) This is to certify that Fey and Graefen, LLC, and Illinois Limited Liability Company, dow hereby certify that is is	County of Will )	
the holder of record title to the property described in the Surveyor's Certificate and that as such title holder it has caused this plat of subdivision to be prepared of said property for uses and purposes therein set forth.	i, village Clerk of the Village of Frankfort, Illinois, hereby certify that this plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its	
Per Public Act #286—765 ILCS 205/1, Fey and Graefen, LLC an Illinois Limited Liability Company, does also certify that as owner of the property hereon described in the Surveyor's Certificate and shall be known as Millineum —	meeting held on, A.D., 20, and the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.	
Kyle Holdings, and that the same above described property is located in Elementary Grade School District No. 157C , Lincoln—Way High School District No. 210 and Joliet Junior Community College District 525.	In witness whereof I have hereto set my hand and seal of the Village of Frankfort, Illinois, this	All easements inc or landscaping sh or subsequent pu
	day of, A.D., 20	without having fir OVERLAND FLOW have performed c water and charge
Dated at, A.D. 20 this day of, A.D. 20	Village Clerk	
Fey and Graefen, LLC	CERTIFICATE AS TO SPECIAL ASSESSMENTS	Easements are he Frankfort, including
Address:	State of Illinois)	Drainage Easemen various utility tran necessary manhole under and through
	County of Will )	The right is also o utilities.
Ву:	l,	No permanent bui landscaping and o shall shall not be
Attest:	Dated at Village of Frankfort, Will County, Illinois, thisday ofday, 20	Where an easemer Easements are he the entire easeme maintenance.
		maintenance.
NOTARY PUBLIC CERTIFICATE (OWNER'S AND SCHOOL DISTRICT)	Village Treasurer	
State of Illinois) ) SS County of Will )	WILL COUNTY CLERK	An easement is h public ways and p the purpose of s constructed or er
	State of Illinois) ) SS	the easements re
I,, a Notary Public in and for the said county and state aforesaid, do hereby certify that (Name)	County of Will )	
and (Name) of Fey and Graefen, (Title) of Fey and Graefen, LLC both personally known to me to be the same persons whose names are subscribed to the foregoing	This is to certify that I find no delinquent or unpaid current taxes against any of the real estate described in the foregoing certificate.	RECORDER'
instrument, appeared before me this day in person and acknowledged that he (she) (they) signed and delivered the said instruments as his (her) (their) own free and voluntary act of said Fey and Graefen, LLC for the uses and purposes therein set forth.	Dated at Frankfort, Will County, Illinois, this day of, A.D., 20	State of Illing
Given under my hand and notorial seal this day of, A.D., 20		County of Wi
	Will County Clerk	This instrume
Notary Public	State of Illinois)	Illinois on the was recorded
	) SS County of Will )	wus recorded
PLAN COMMISSION CERTIFICATE State of Illinois)	l,	Will County F
) SS County of Will )	The property hereon described is located on Tax Map and identified as permanent real estate tax number(s) 19-09-31-202-030-0000	
I,, Chairman of the Village of Frankfort Plan	Dated this, day of, A.D. 20	SURVEYOR'S
Commission, do certify that on this ofA.D. 20, this plat of re-subdivision was duly approved by the Plan Commission of the Village of Frankfort.		State of Illin
	Director SURFACE WATER STATEMENT	County of Wi
Chairman	To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed,	This is to ce re-subdivide
VILLAGE PRESIDENT'S CERTIFICATE	reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to	Lots 10, 11 Southeast 1/
	the adjoining property because of the construction of this subdivision.	plat thereof as shown by
State of Illinois) ) SS County of Will )		l further cer the Village c
	Owner Professional Engineer	Article 11, D by the Villag
I,, President of the Village of Frankfort, IL certify that this plat of subdivision was approved by the Board of Trustees of the Village of Frankfort, IL at a meeting held on	Name Name	l further cer indicated upo
the day of, A.D., 20	EASEMENT PROVISIONS	and subdivisi I further cer
By: Village President	and communication service is hereby reserved for and granted to Commonwealth Edison Company and	as defined b and incorpor
	SBC — Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees, their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection	Dimensions a
	with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install	Given under
Submitted by: Return the original Mylar to: Send all future tax bills to:	required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities	Given under Steven J. La
DesignTek Engineering, Inc. Fey & Graefen, LLC 9930 W. 190th Street, Ste. L 10061 W. Lincoln Hwy.	or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "Public Utility (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.	Illinois Profes License expire
Mokena, Illinois 60448 Frankfort, Il 60423	The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an	
	appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.	This pr

# VILLAGE CLERK

# Village Clerk

# CERTIFICATE AS TO SPECIAL ASSESSMENTS

# WILL COUNTY CLERK

# TAX MAPPING CERTIFICATE

# Director

# SURFACE WATER STATEMENT

### An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

maintenance.

# the easements reserved and granted hereby.

# **RECORDER'S CERTIFICATE**

State of Illinois) SS County of Will )

Will County Recorder

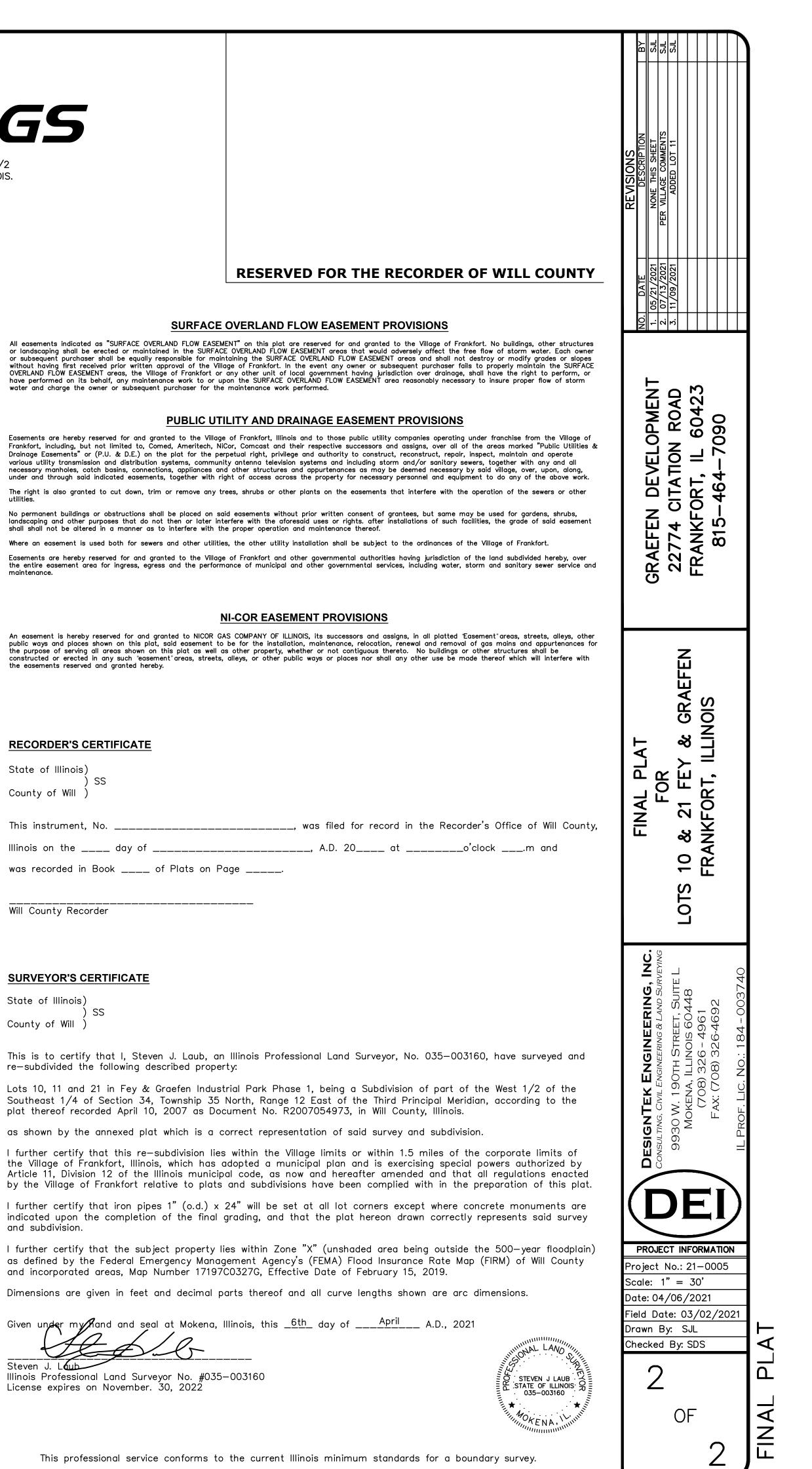
# SURVEYOR'S CERTIFICATE

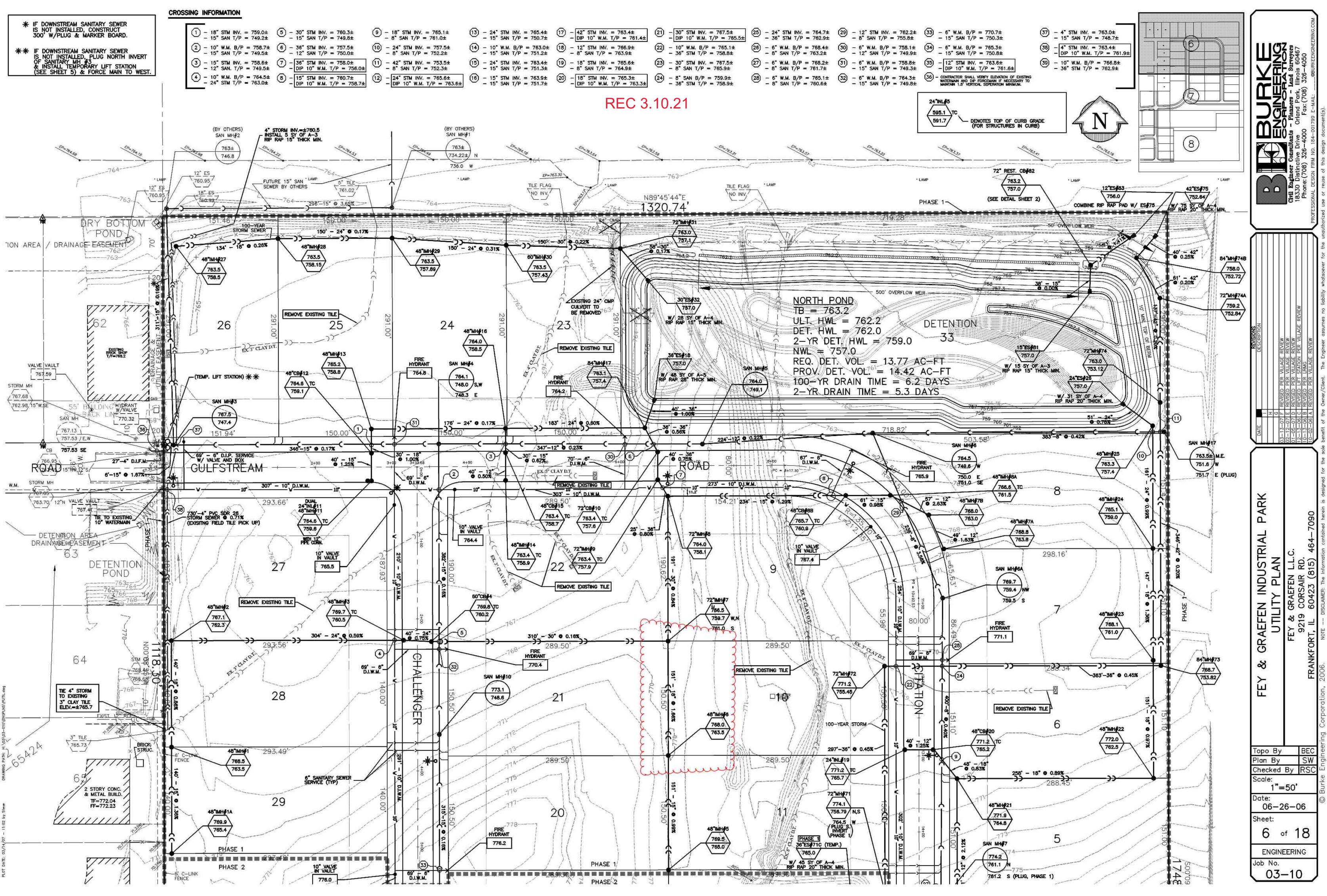
State of Illinois) SS County of Will )

and subdivision.

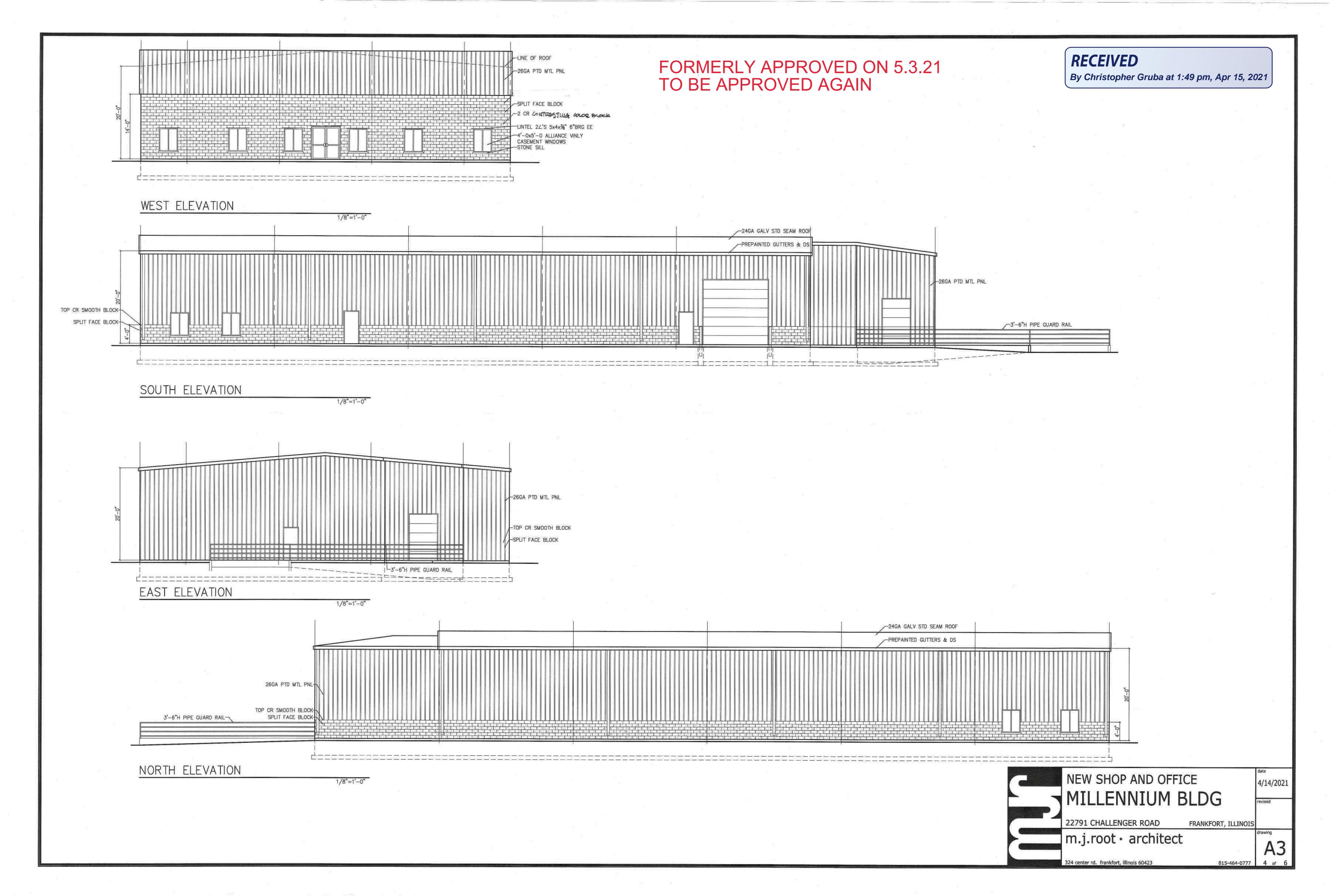
Steven J. I dub

License expires on November. 30, 2022

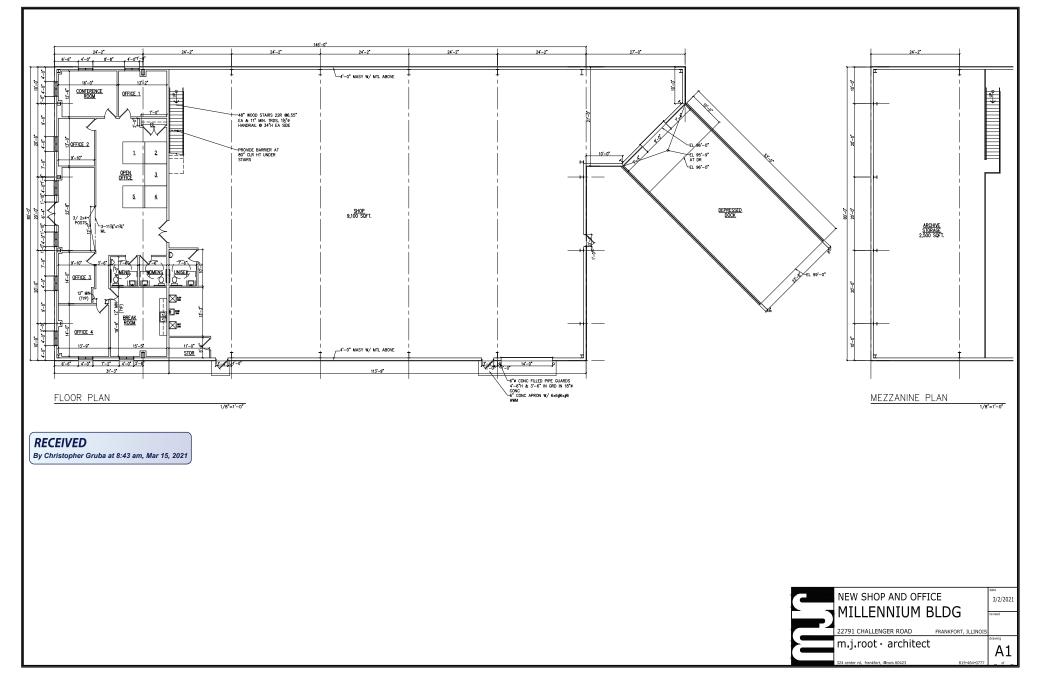




65.1±	(3) - 24" STM INV. = 765.4±	(17) - 42" STM INV. = 763.4±	$\begin{array}{c} (21) & - \\ & - \\ & - \\ & DIP \ 10^{*} \text{ W.M. } T/P \ = \ 765.5 \pm \end{array}$	(25) - 24" STM INV. = 764.7±	(29) - 12" STM INV. = 762.2±
1.0±	- 15" SAN T/P = 750.7±	- DIP 10" W.M. T/P = 761.4±		- 36" STM T/P = 762.9±	- 8" SAN T/P = 755.8±
57.5±	$(14) - 10^{\circ}$ W.M. B/P = 763.0±	(18) - 12" STM INV. = 766.9±	(22) - 10" W.M. $B/P = 765.1 \pm$	(26) - 6" W.M. B/P = 768.4±	(30) - 6" W.M. B/P = 758.1±
52.2±	- 15° SAN T/P = 751.2±	- 8" SAN T/P = 763.9±	- 36" STM $T/P = 758.8 \pm$	- 8" SAN T/P = 763.2±	- 12" SAN T/P = 749.9±
53.5±	(15) - 24" STM INV. = 763.4±	(19) - 18" STM INV. = 765.6 $\pm$	(23) - 30" STM INV. = 767.5±	(27) - 6" W.M. B/P = 768.2±	(31) - 6" W.M. B/P = 758.8±
52.3±	- 15" SAN T/P = 751.3±	- 8" SAN T/P = 764.9 $\pm$	- 8" SAN T/P = 765.9±	- 8" SAN T/P = 761.7±	- 15" SAN T/P = 749.3±
765.6± = 763.6±	(16) - 15" STM INV. = 763.9± - 15" SAN T/P = 751.7±	$\begin{array}{c} (20) & - \\ - \end{array} \begin{array}{c} 18" \text{ STM INV.} = 765.3 \pm \\ - \end{array} \\ DIP 10" \text{ W.M. T/P} = 763.3 \pm \end{array}$	(24) - 8" SAN B/P = 759.9± - 36" STM T/P = 758.9±	(28) - 6" W.M. B/P = 765.1± - 8" SAN T/P = 760.6±	$\begin{array}{rcl} \hline 32 & - 6" \text{ W.M. B/P} &= 764.3 \pm \\ & - 15" \text{ SAN T/P} &= 749.8 \pm \end{array}$
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# FORMERLY APPROVED ON 5.3.21 TO BE APPROVED AGAIN



# RECEIVED

By Christopher Gruba at 8:32 am, Mar 16, 2021

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•0.0 •0.0 •0.0 •0.0	•0.0 •0.0 •0.0 •0.0	•0.0 •0.0	0.0 0.0	0.0 0.0	•0.0 •0.0	°.0 °.0	0.0 0.0	0.0 0.0	PEXISAINO -	.C&C.	(2.5'F		1R.0	-18.1/ 1.977 8	0.3 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	20 3 2 9 4 00 6. 00 6.	· .2 · .1	PROP( SYMB( *0.0	0SED 0L (S	•	•0.0 30 0•0.0	•0.0	°0.0	145.0 *0.0	W/ 0' 0,1	2-B0 •0.2 •0.2	0.6	1.9
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0.0	<b>0.</b> 0	•0.0 •0.0 •0.0 •0.0	0.0 0.0 0.0	• • • •	•0.0 •0.0 •0.0 •0.0 •0.0	•0.0 •0.0 •0.0 •0.0	0.0 0.0 0.0 0.0	• • • •	<ul> <li>SANCUTE EXISTING -</li> <li>CORB &amp; GUTTER -</li> </ul>		2.5 F		0.01 0.01 0.01 0.01	-0.1/ 194 0.0 5'8'0	0.3 0.1 0.0 0.0	00 3 94 00 6 00 6 0 0	•	•0.0 •0.0 •0.0 •0.0 •0.0	0SED 0L (S 0.0 0.0		0.0 0.0 0.0 0.0	•0.0	•0.0 •0.0 •0.0 •0.0 •0.0	0.0 0.1 0.1	<pre>W/ 0' 0,1 0,1 0,1 0,1 0,1</pre>	2-B0 •0.2 •0.2 •0.2 •0.2	0.6 0.6 0.5 0.3	1.9
•0.0 •0.0	°.0	•0.0 •0.0 •0.0 •0.0 •0.0	• • • • •	• • • • •	0.0 0.0 0.0 0.0 0.0	•0.0 •0.0 •0.0 •0.0 •0.0	•0 •0 •0 •0	• • • •	B SANCUTE EXISTING - CORE & CUTER -	5 - B-6.126 CAG	25°F	0.0 0.0 0.0 R 0.0	0.41 0.42 0.00 0.0 0.0 10 25.0 10 0.0	-18.1/ 1.97 8 0.0 5.7 6 0 6 0	0.3 0.1 0.0 0.0 0.0	00.3 19.4 19.4 19.4 19.4 19.4 19.4 19.4 19.4	• • • • •	•0.0 •0.0 •0.0 •0.0 •0.0	0SED 0L (S 0.0 0.0 0.0	0.0 F. 0 0.0 F. 0 0.0	•0.0 0.0 •0.0 •0.0	0.0 •0.0	•0.0 •0.0 •0.0 •0.0 •0.0	0.0 0.1 0.1 0.1 0.1	<pre>W/ 0' 0,1 0,1 0,1 0,1 0,1 0,1 0,1 </pre>	2-80 •0.2 •0.2 •0.2 •0.2 •0.1	0.6 0.6 0.5 0.3	DS 1.9 1.6 1.0 0.5
•0.0 •0.0 •0.0	0.0 0.0	•0.0 •0.0 •0.0 •0.0 •0.0 •0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0	• • • • • •	•0.0 •0.0 •0.0 •0.0 •0.0	0.0 0.0 0.0 0.0 0.0	•0.0 •0.0 •0.0 •0.0 •0.0	· · · · · · · · · · · · · · · · · · ·		35. F	0.0 0.0 0.0 0.0 0.0 0.0	0.91 0.01 25.0 0.0 19_0	-10.1 0.0 0.0 5.0 0.0 0.0	0.3 0.1 0.0 0.0 0.0	00.3 0.4 0.0 0.0 0.0 0.0 0.0 0.0	• . 2 • . 1 • . 1 • . 0 • . 0 • . 0 • . 0 • . 0 • . 0	• • • • • • •	0.0 0.0 0.0 0.0 0.0 0.0		0.0 30 0.0 0.0 0.0	•0.0 •0.0	• • • • •	145.0 0.0 0.1 0.1 0.1 0.1	W/ °.,1 °0,1 °0,1 °0,1 °0,1 °0,1	2-80 •0.2 •0.2 •0.2 •0.2 •0.1 •0.1	0.6 0.6 0.5 0.3 0.2	DS 1.9 1.6 1.0 0.5
0.0 0.0 0.0	*0.0 *0.0 *0.0	•0.0 •0.0 •0.0 •0.0 •0.0 •0.0	• • • • • •	0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0	•0.0 •0.0 •0.0 •0.0 •0.0 •0.0	• • • • • •	• • • • • •	· · · · · · · · · · · · · · · · · · ·	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	35. F	0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.41 0.4 0.0 0.0 0.0 0.0 0.0	-18.1 994 0.0 5.9 90.0 5.9 90.0 0.0	0.3 0.1 0.0 0.0 0.0 0.0	000 5. 10.1 10.0 10.0 10.0 10.0 10.0 10.0 10.0 10.0 10.0	• .2 • .1 • .1 • .0 • .0 • .0 • .0 • .0 • .0 • .0 • .0	PROP SYMB 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0		0.0 3000 0.0 0.0 0.0	• •	• • • • •	145.0 0.1 0.1 0.1 0.1 0.1	<pre>W/ 0' 0,1 0,1 0,1 0,1 0,1 0,1 0,1 0,1 0,1</pre>	2-80 •0.2 •0.2 •0.2 •0.1 •0.1 •0.1	0.6 0.6 0.9 0.3 0.2 0.1	DS 1.9 1.6 0.5 0.3
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120'

	Luminaire ScheduleSymbolQtyLabelArrangementImage: Symbol3GKOSINGLE	Lumens/Lamp LLF Tota 7830.4 0.998 189.	I Watts         Description           5724         GKOWP0865W27V50	KD
FORMERLY APPROVED ON 5.3.21		Calculation Summary		
		Label Grade	Avg         Max         Min           0.08         8.0         0.0	Avg/Min Max/M N.A. N.A.
		Fixture Mounting Height: 16' AFG	g, Fixture Location and	
		Voltage prior to ordering.***		
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1501 96th Street Sturtevant, Wisconsin 53177 PH: (888) 243-9445 FX: (262) 504-5409 www.e-conolight.com

Date:3/15/2021 Scale: 1"=30' Layout by: Tyler Nelson Project Name: Millenium Project 22791 Challenger Frankfort ) Salesforce: SR-35024 Filename: 210315EL1TDN.AGI

Customer responsible to verify ordering information/ catalogue number prior to placing order.

Footcandles calculated at grade using initial lumen values

Illumination results shown on this lighting design are based on project parameters provided to E-conolight used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

# RECEIVED By Christopher Gruba at 8:51 am, Apr 19, 2021

# **Bottom Lock**



# FORMERLY APPROVED ON 5.3.21 **TO BE APPROVED AGAIN Bottom Lock Product Specifications**



\* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching. Covered by one or more of the following patents: US Patent 6,068,243 / 5,165,664 / 5,234,199

# The bottom-lock slat provides an economical and attractive way to enhance any chain link fence.

Pexco is the largest manufacturer of Bottom-Locking Slats, which are marketed under the PDS® brand name. With over 40 years of experience extruding this product and an exclusive, proprietary, locking design, you can be assured of the highest standards in quality-from the raw materials used in manufacturing to the finished product in your fence.

> 8' tall fence black slats

Bottom-lock slats are flat and tubular in shape, with reinforced "legs" inside for extra durability. Our proprietary locking channel provides a "snap-in" locking effect for security and to deter vandalism.

4, 5, 6, 7, 8, 10 and 12 feet. Special heights available upon requests.

Wind Load and Privacy Factor Approximately 75%.

Slat Length

31/2" shorter than overall height of fence.

FENCE PRODUCTS

PDS<sup>®</sup> is a registered trademark of Pexco.

# Maximum Temp. (250° F) Polyethylene does not distort until reach Tensile Strength (3,700 psi) Material will not suffer distortion at les

Contact your local fence professional for more information about our complete line of enhancement products.





<ul> <li>Be bottom Lock product is extruded from High Density Polyethylene (HDPE), for pigments and ultra violet (UV) inhibitors, specifically designed to retard the mrful effects of the sun and lengthen the life of the product.</li> <li>Insert vertical state with open side facing up.</li> <li>Insert val dirt, most acids, alcohol, alkaline, ammonia, petroleum stillates and common environmental pollutants.</li> <li>Bassure cleaning of surface contaminants is quickly accomplished with plain water.</li> <li>Indel data common environmental pollutants.</li> <li>Insert vertical states with open side facing up.</li> <li>Insert vertical state with open side facing up.</li> <li>Insert vertical state swith open side facing up.</li> <li>Insert vertical state magages and interlocks with bottom rail.</li> <li>Insert vertical state magages and interlocks with bottom rail.</li> <li>Insert vertical state into the horizontal infer to bottom of lence with open side facing up.</li> <li>Insert vertical state magages and interlocks with bottom rail.</li> <li>Insert vertical state magages and interlocks with bottom rail.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert fail interlocks with bottom rail.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li>Insert vertical state into the horizontal channel to lock-in place.</li> <li></li></ul>	Slat Type	Slat Width	Mesh Size	Wire Gauge	Slats Per Bag	Approx. Coverage Per Box
Bottom Lock 1¾4"       7/#"       1¾4"       8, 9 or 11       100       10 linear feet         aterials       e Bottom Lock product is extruded from High Density Polyethylene (HDPE), lor pigments and ultra violet (UV) inhibitors, specifically designed to retard the mrful effects of the sun and lengthen the life of the product.       Installation Instructions         usco PDS <sup>®</sup> HDPE Fence Products are resistant to: severe weather conditions, it water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum stillates and common environmental pollutants.       Installation Instructions         aintenance       essure cleaning of surface contaminants is quickly accomplished with plain water.       Instal variant in first full diamond at lot of offence with open side facing up.         xoo will not be responsible for fence damage resulting from wind load conditions. Write Pexco for full warranty information.       Insert vertical slats with bevelad/notched endownward. Slat engages and interlocks with bottom rail.         HDPE Tech-tical Properties       Value       Instal engages and interlocks with bottom rail.         Methinger density yields maximum stiffness without becoming overly brittle.       Index indicates improved stress and crack resistance.         Density       (.957) Polyethylene stays flexible even at this temperature extreme.       Anigher density yields maximum stiffness without becoming overly brittle.         Minimum Temp.       (.250° F) Polyethylene does not distort until reaching this temperature.       Pexco Athor Athol, MA 800.822.SLAT	Bottom Lock	2" 1 <sup>3</sup> / <sub>32</sub> "	2"	8, 9 or 11	82	10 linear feet
7/a"       2"       6       100       10 linear feet         Intertials         Intertial intertions         Intert vertical intertons <t< td=""><td>Bottom Lock</td><td>. 21⁄4" 11⁄4"</td><td>21/4 or 2<sup>3</sup>/8"</td><td>11½ or 12½</td><td>78</td><td>10 linear feet</td></t<>	Bottom Lock	. 21⁄4" 11⁄4"	21/4 or 2 <sup>3</sup> /8"	11½ or 12½	78	10 linear feet
Laterials Le Bottom Lock product is extruded from High Density Polyethylene (HDPE), plor pigments and ultra violet (UV) inhibitors, specifically designed to retard the trrmful effects of the sun and lengthen the life of the product. <b>uraphility</b> exco PDS® HDPE Fence Products are resistant to: severe weather conditions, it water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum stillates and common environmental pollutants. <b>laintenance</b> essure cleaning of surface contaminants is quickly accomplished with plain water. <b>Ind load Disclaimer</b> exco will not be responsible for fence damage resulting from wind load conditions le to insufficient structural support. <b>Inted Warranty Note Warranty Note Properties Property Value</b> Weit Index (.6) A low melt index indicates improved stress and crack resistance. Density (.957) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle. Waimum Temp. (.76° F) Polyethylene does not distort until reaching this temperature. <b>Yalue</b> Value Watin Index (.6) A low melt index indicates improved stress and crack resistance. Density (.957) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle. Waimum Temp. (.26° F) Polyethylene does not distort until reaching this temperature. <b>Yalue</b> Watimum Temp. (.26° F) Polyethylene does not distort until reaching this temperature. <b>Yalue</b> Yalue	Bottom Lock	13⁄4" <sup>7</sup> /8"	13⁄4"	8, 9 or 11	100	10 linear feet
In the Bottom Lock product is extruded from High Density Polyethylene (HDPE),   Ior pigments and ultra violet (UV) inhibitors, specifically designed to retard the   Intermul effects of the sun and lengthen the life of the product.   Imability   exco PDS® HDPE Fence Products are resistant to: severe weather conditions,   It water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum   stillates and common environmental pollutants.   Bessure cleaning of surface contaminants is quickly accomplished with plain water. Indicional Disclaimer exco will not be responsible for fence damage resulting from wind load conditions in to insufficient structural support. Imperty Value Value Velt Index (.6) A low melt index indicates improved stress and crack resistance. Density (.957) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle. Value Value Value Velt Index (.6) A low melt index indicates improved stress and crack resistance. Density (.76° F) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle. Value, Value <		7/8 <sup>"</sup>	2"	6 1	100	10 linear feet
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## Chris-

Pursuant our conversion relating to the accent bands today. we did order an accent color that was a shade lighter than the main block color, when the block was delivered the block looked very close in color and we notified the manufacturer prior to installing. The manufacturer rep (Crown Block) came out for an inspection and stated the block was still "wet" and will lighten in color when the block dries. That said we installed the block based on the manufacturers commitment. When the block did not change in color we notified the manufacturer once again for a site visit. As a result of the visit was not what we had hoped as the actual block did not match to the block samples and the manufacturer is not standing by their product. Our decision is to stain the bands at our own cost and will commence that when the weather is more accommodating when the temperature is a little warmer and we have some dry weather.

### Jeff Graefen

Graefen Development 22774 Citation Rd. Frankfort, IL. 60423 Phone 815-464-7090 Fax 815-464-2498 Cell 815-405-9787

www.graefendevelopment.com

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From: Chris Gruba <cgruba@frankfortil.org>
Sent: Monday, December 27, 2021 12:01 PM
To: Jeff Graefen <jeff@graefendevelopment.com>
Cc: Dana West <dwest@reltd.com>; Terry Kestel <TKestel@frankfortil.org>
Subject: RE: 22791 Challenger - Millennium

Hi, Jeff –

I've copied Dana and Terry on this email. After discussing with Terry, I know that the Village would not maintain the P.U. & D.E or the overland flow easement on this property. I've attached the recently approved final plat for Homestead Commercial as an example of a property with multiple easements.

Dana, do you know how the wording goes for dedication of drainage easements? Per the Homestead plat, I thought it just says, "P.U. & D.E" and hatches the area with dimensions noted. The final plat is then recorded with the County Recorders Office and they assign a document number. For Homestead, R97-020276 was recorded in 1997 for the landscape, public utility and drainage easement along the south border of the site.

Thanks

### Planning Commission / ZBA



January 13, 2022

Project:	Chelsea Intermediate – Building addition and site improvements
Meeting Type:	Public Hearing
Requests:	Special Use (building addition), Variation (cyclone fencing), Final Plat of Subdivision (combine
	2 parcels)
Location:	22265 S. 80 <sup>th</sup> Ave
Applicant:	Lindsay Taylor, Cotter Consulting
Prop. Owner:	Frankfort CC Schools (Kate Ambrosini, Director of Business & Operational Services)
<b>Representative:</b>	Applicant

## Site Details

Lot Size:	18.27 ac. & 4.94 ac. (23.21 ac. total)	
PIN(s):	19-09-25-300-005-0000, 19-09-25-300-007-0000	
Existing Zoning:	E-R, Estate Residential	
Buildings/Lots:	1 building	
Existing (used):	94,923 square feet	
Existing (closed):	30,766 square feet	
Proposed addition:	49,631 square feet	
Total building area:	175,320 square feet	

### **Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
Subject Property	School	Public Institutional	E-R
North	Single-family Residential	Single-family Detached Res.	E-R
South	Single-family Detached Res.	Environmental Conservation	R-2
East (County)	Church/Forest Preserve	Environmental Conservation	E-R
West	Park	Parks	E-R

## Figure 1. Location Map



## Project Summary —

The applicant is proposing an approximately 49,631 square foot building addition to Chelsea Intermediate School, added to the south side of the building and being two floors in height. An older section of the north end of the building (also containing two floors) is intended to be closed off; the future plan for this area is undecided. Schools are a permitted within the E-R zone district as a special use and the building addition will require a special use permit to expand the building. In 2007, the school added an addition to the east side of the building, 128 new parking spaces and a detention pond at the northwest corner of the property, which also required a special use permit at the time. As part of the proposed work, the existing running track will be shortened to make room for the building addition. The applicant is proposing to remove and replace the existing chain-link fencing around the track, although not in the exact same area. Chain-link (cyclone) fencing is not permitted in any residential zone district and would require a variation. To accommodate all the proposed site improvements, the school has purchased the parcel to the south to be used mainly as a stormwater detention pond. The use of the south parcel as part of the school property will require that the parcels be combined, requiring review and approval of a Final Plat of Subdivision. The proposed Final Plat of Subdivision for Chelsea Intermediate School includes new

easements, including a stormwater detention easement. These requests were heard before the Plan Commission as a workshop on November 18, 2021.

## Attachments –

- Overall aerial map of the two school parcels and surrounding environs
- Roof Plan (mechanical unit screening), received 8.5.21
- Rooftop screening materials detail sheet, received January 5, 2022
- Roof Screen Study (renderings illustrating view of rooftop units from various positions), received 8.5.21
- Photographs of the site (2021)
- Excerpt of Plan Commission minutes from November 18, 2021
- Final Plat, illustrating the lot combination and easements, received December 22, 2021
- Site Plan and Floor Plan, received on 3.15.21
- Landscape Plan, received December 16, 2021
- Plan submittal, received on 9.9.21
  - o Survey
  - o Site Plan
  - o Demolition Plan
  - Overall Paving Plan
  - $\circ \quad \text{Grading Plan}$
  - o Utility Plan
  - o Tree Inventory Plan
  - o Architectural Site Plans
  - Floorplans (1<sup>st</sup> floor, 2<sup>nd</sup> floor & roof plan)
  - o Building Elevations
  - $\circ$   $\;$  Axonometric (3-D) view of the school with the proposed addition
  - o Photometric Plan

## Analysis -

## **Building Addition**

- The proposed addition will measure 49,631 square feet (including both floors) and contain 17 classrooms on the 1<sup>st</sup> floor, 4 classrooms on the 2<sup>nd</sup> floor (total of 21 *new* classrooms), along with other rooms including a cafeteria, conference rooms, etc. The school, including the existing classrooms, will have 37 classrooms on the 1<sup>st</sup> floor and 20 classrooms on the 2<sup>nd</sup> floor (57 classrooms total).
- 2. The building exterior materials are intended to match the existing portion of the school building as closely as possible. The exterior materials will consist of two different types of brick with black and white metal panel accents.
- 3. The required setbacks for non-residential uses in the E-R zone district are as follows:
  - a. Front (Sauk Trail): 80' required, 80' existing
  - b. Corner Side (S. 80<sup>th</sup> Ave): 80' required, approximately 150' existing
  - c. Side (east): 50' required, approximately 80' existing
  - d. From an arterial road (Laraway Road): 125' from centerline, approximately 690' proposed

The proposed addition will extend directly south and therefore not be placed any closer to the side property line adjacent to St. Anthony Church to the east.

- 4. The maximum height permitted in the E-R zone district is 40'. The building addition will measure 31' 4" in height, complying with this regulation.
- 5. The maximum lot coverage for non-residential uses in the E-R zone district is 30%. The proposed building addition and existing school cover 17.3% of the total area.

- 6. The maximum impervious lot coverage for non-residential uses in the E-R zone district is 50%. The proposed impervious lot coverage will be 45% of the total area.
- 7. The Zoning Ordinance regulations for rooftop mechanical units are as follows:
  - a. Locating mechanical units out of view from public rights-of-way, adjoining properties and from residential areas. (Page 147)
  - b. Rooftop mechanical units shall be screened from view using walls and parapet walls. (Pages 147, 152)
  - c. Mechanical units shall be integrated into the building architecture and color. (Page 152)
  - d. Mechanical units shall be screened from view during both the winter and summer seasons. (Page 152)

Currently, some of the existing rooftop mechanical units are visible from rights-of-way and from residential areas (see pictures). However, any new units or replacement units should be screened by one or several of the methods mentioned above. As part of the building addition work, 8 new rooftop mechanical units are proposed. Per the Roof Plan, 6 new units are proposed on the existing school and 2 new units are proposed on the building addition. The applicant is proposing to set the mechanical units near the center of the roof when possible, to minimize their visual impact. The applicant is also proposing wrap-around parapet screen walls for the most visible rooftop units, as illustrated on Sheet A3.1.10. The applicant has noted that the rooftop screens will be the same height as the unit they are intended to screen. Depending on the unit size, the screen will be 65.9" tall or 76.2" tall (see details sheet).

8. A northern portion of the building will be closed off (30,766 square feet) once the southern addition is completed. This northern section is illustrated as "N.I.C" (Not In Contract) on Sheet A1.1.00. This portion of the school will be closed to students and staff and mainly used for storage. The school may demolish or repurpose this section of the building in the future. Should the school decide to reopen this portion of the school for use as classrooms, the available on-site parking would have to be reevaluated. However, the site will be overparked by 176 spaces per code after the building addition.

## <u>Parking</u>

- 1. The Zoning Ordinance requires 1 parking space for each employee plus ½ space per classroom, plus 1 space for each 5 students aged 16 years or older. The number of teachers is unknown at this time, but it's assumed that there will be at least 1 teacher per classroom. After the building addition and closing of the north portion of the school, there will be 57 active classrooms. Chelsea Intermediate School does not have any students over the age of 16. As such, the school will require a total of 86 parking spaces. The school currently provides 262 parking spaces, meeting this requirement.
- 2. No parking spaces will be removed or added with the building addition, nor will any parking lot be altered (although portions will be resurfaced).
- 3. The existing north part of the school will be closed off and used for storage. If this section is reopened for uses other than storage, parking for the site would be reevaluated at the time of building permit review.

## **Stormwater**

1. The proposed building addition will require significant engineering work to provide for adequate drainage and on-site water detention. The school district acquired the 4.94-acre parcel to the south with the intent to use it mainly for on-site detention and it will be cleared of all trees and graded. The other existing detention ponds on site will require some modifications to the infrastructure (pipes) to upgrade their capacity. The plans were reviewed by Robinson and final engineering is nearly complete. The location and size of the detention ponds, as well as the location of all other structures on site, including the building, track, parking lot, etc., should not change when final engineering is completed.

## <u>Lighting</u>

 The Photometric Plan illustrates three different types of proposed building-mounted lights. Details of the light fixtures were not provided, although staff recommends that all proposed light fixtures be shielded and aimed down. Lights attached to the building shall not be located higher than 18' above-grade in the E-R zone district. The elevation drawings illustrate wall pack lights 12'-13' above-grade, complying with this requirement. No light poles are illustrated on the photometric plan, although these are commonly placed within parking lots; no new parking areas are proposed.

### Fencing

- 1. The applicant is proposing to remove and replace the existing chain-link fence surrounding the running track. The running track itself will be shortened to provide room for the building addition. The Zoning Ordinance prohibits chain-link (cyclone) fencing in any residential district and the existing fencing is considered existing, non-conforming. Once a non-conforming structure is removed, it cannot be replaced, even with the same materials. As such, the proposed 4' tall chain-link fence, located in a slightly different location than the existing fence, will require a variation. The proposed 4' tall chain link fencing would be set back approximately 320' from the west property line along 80<sup>th</sup> Avenue, approximately 200' from the south property line along Laraway Road and approximately 30' from the east property line adjacent to St. Anthony Church.
- 2. Note SP-13 on sheet A0.0.03 incorrectly notes that the proposed chain link fence will be 5' tall, when it should state 4' tall.
- 3. At the November 18<sup>th</sup> Plan Commission workshop, school representatives noted they would install a black vinyl-coated chain link fence.
- 4. A 4' tall black, decorative, faux wrought iron fence exists at the north end of the property along West Sauk Trail, separating the parking lot from the playground area. The applicant is proposing to relocate sections of this fence and provide a new gate between the playground and the loading area. Details of the gate have not been provided, but it is assumed to be of similar construction as the existing fence. The Zoning Ordinance permits 4' tall decorative fences within front yards of residential zone districts.
- 5. No other fencing is proposed other than the two fences mentioned above.

## Tree Removal & Landscaping

- 1. <u>Existing Landscaping</u>: The north parcel with the school building has many mature trees along street frontages, the detention ponds, within the parking lot and near the building, which will largely be unaffected by the proposed addition and will remain. The vegetation surrounding the two on-site detention ponds is well-established.
- 2. <u>Preservation Trees:</u> One (1) preservation tree will be removed to allow room for the building addition (a 5" Freeman Maple). Replacement trees for preservation trees are required at a 1:1 ratio for tree caliper. This preservation tree has been mitigated elsewhere on school property per the landscape plan. Most of the wooded area on the southern parcel will be cleared to prepare the site for the detention pond and site grading. A tree survey was completed by an arborist with Osage Group (Arborist ISA# IL-0094). The arborist determined that the wooded area on the south parcel mostly contains invasive and non-preservation trees. Per the Tree Inventory South Plan, the arborist identified four (4) preservation trees in the wooded area, which are intended to be preserved. The Landscape Ordinance states that any trees designated for protection shall have temporary barriers installed prior to construction to protect the trees. If the four preservation trees were removed, they would need to be replaced on-site with overstory trees as mentioned above.

- 3. <u>Stormwater Retention Landscaping</u>: A new detention pond is proposed at the southeast corner of the project adjacent to Laraway Road. The landscape plan illustrates a mix of overstory and understory trees and complies with the planting requirements in the Landscape Ordinance. The Landscape Ordinance also states that landscaping around detention ponds be "as naturalistic as possible". As such, staff recommends against the use of artificial turf around the perimeter of the detention pond as presently shown on the landscape plan. The Plan Commission/Zoning Board of Appeals may consider adding a condition that the edges of the detention pond be planted and maintained with native vegetation.
- 4. Parkway Trees (Street Trees): The Landscape Ordinance requires one 2.5" caliper overstory tree for every 35 lineal feet where no overhead power lines exist and one 2" caliper understory tree for every 25 lineal feet beneath powerlines. High tension power lines cross over a portion of the property along Laraway Road and S. 80<sup>th</sup> Avenue. The road frontage along Laraway Road not beneath power lines is approximately 625', requiring a total of 18 overstory street trees. The road frontage beneath powerlines along Laraway Road is approximately 150', requiring 6 understory trees. The road frontage along S. 80<sup>th</sup> Avenue is approximately 200' and is entirely located beneath the power lines, requiring 8 understory trees. Upon site inspection, staff has noticed that there are no trees at all beneath the ComEd high tension power lines in this location and that ComEd may object to any new trees, even understory trees, in this area. The Landscape Ordinance does note that planting trees beneath power lines is discouraged. During the November 18<sup>th</sup> Plan Commission workshop, the Commission recommended that the trees required beneath the powerlines could be placed elsewhere on site to avoid any conflict with ComEd. The proposed landscape plan complies with the parkway requirements in the Landscape Ordinance.

## Final Plat:

 The project will require that the two parcels be combined because they function as a whole and because the primary use of a parcel cannot be solely for on-site detention. The applicant has submitted a Final Plat of Subdivision for Chelsea Intermediate School, which can be approved with the special use and variation requests. The Final Plat also illustrates new required easements for utilities and drainage. The plat has been reviewed by Robinson Engineering.

## Special Use and Variation Findings of Fact

## Special Use:

The applicant is requesting a special use to permit a building addition to the existing school. Schools require a special use permit in any zone district (except for the I-2 zone district, where they are prohibited outright).

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

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

It is staff's professional opinion that the proposed use will not be detrimental to or endanger the public's health, safety, comfort or general welfare. Schools contribute to the general welfare of the public.

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

It is staff's professional opinion that the proposed use will not substantially diminish or impair property values within the neighborhood. The proposed building addition will extend the existing building directly south and therefore will not be placed any closer to the side property line adjacent to St. Anthony Church. No new parking areas are proposed. The building addition will be illuminated by building-mounted lights only, which will not be adjacent to any nearby residential uses.

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

The immediate surrounding area is developed for parkland, institutional and residential uses. The proposed school addition would not impede normal and orderly development.

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

The proposed building addition is designed to closely match the existing architecture of the building, utilizing brick with metal accent panels.

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

The site is currently served by existing water and sewer infrastructure, roads and access drives. The project will require significant site engineering for drainage and on-site stormwater detention. Robinson Engineering has reviewed the plans and has informed staff that final engineering is nearly complete.

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

The site is not anticipated to generate significant additional traffic, as the north section of the building will be closed to students, offsetting the building addition to the south. There are currently two points of ingress/egress along Sauk Trail and four points of ingress/egress along S. 80<sup>th</sup> Ave. Should the school decide to reactivate the "mothballed" north section of the school, a parking analysis will be required.

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

The proposed use is anticipated to conform to all other regulations as specified in the Zoning Ordinance.

## Variation:

The applicant is requesting a variation to permit the installation of a new, 4' tall, vinyl-coated chain-link (cyclone) fence around the running track. Cyclone fences are prohibited in any residential zone district.

A variance may only be issued when the standards of variation are met. The applicant should provide responses to each prior to the public hearing:

1. That the property in question cannot yield a reasonable rate of return if permitted to be used only under the conditions allowed by the regulations in that zone.

The school is not intended to generate profit.

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

It is typical for schools and parks to be equipped with chain-link fencing for outdoor sports, which would not be applicable for most other residential uses within the E-R zone district. A chain-link fence already exists around the running track, although its removal as a non-conforming structure will require that a variation be obtained for the new chain-link fencing. 3. That the variation, if granted, will not alter the essential character of the locality.

The site currently has a chain-link fence surrounding the existing track and will not alter the established character. The use of vinyl-coated cyclone fencing will better blend in with the surrounding environment and have a more residential appearance.

For the purposes of evaluating the above standards, the following shall be considered by the Zoning Board of Appeals:

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

As noted, it is typical for schools to provide fencing around outdoor sports uses. A decorative fence measuring approximately 1,500' long may not be practical.

2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;

The property is bordered by single-family residential uses to the north and south, where chain-link fencing would be less appropriate.

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

The school is non-profit.

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

There is no one individual who has an ownership interest in the subject property. The subject property is public property that is controlled by Frankfort School District 157-C.

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;

The proposed chain-link fence would not be highly visible from Sauk Trail or S. 80<sup>th</sup> Avenue. The fence would be set back approximately 200' from the Laraway Road right-of-way and further obscured by street tree landscaping.

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;

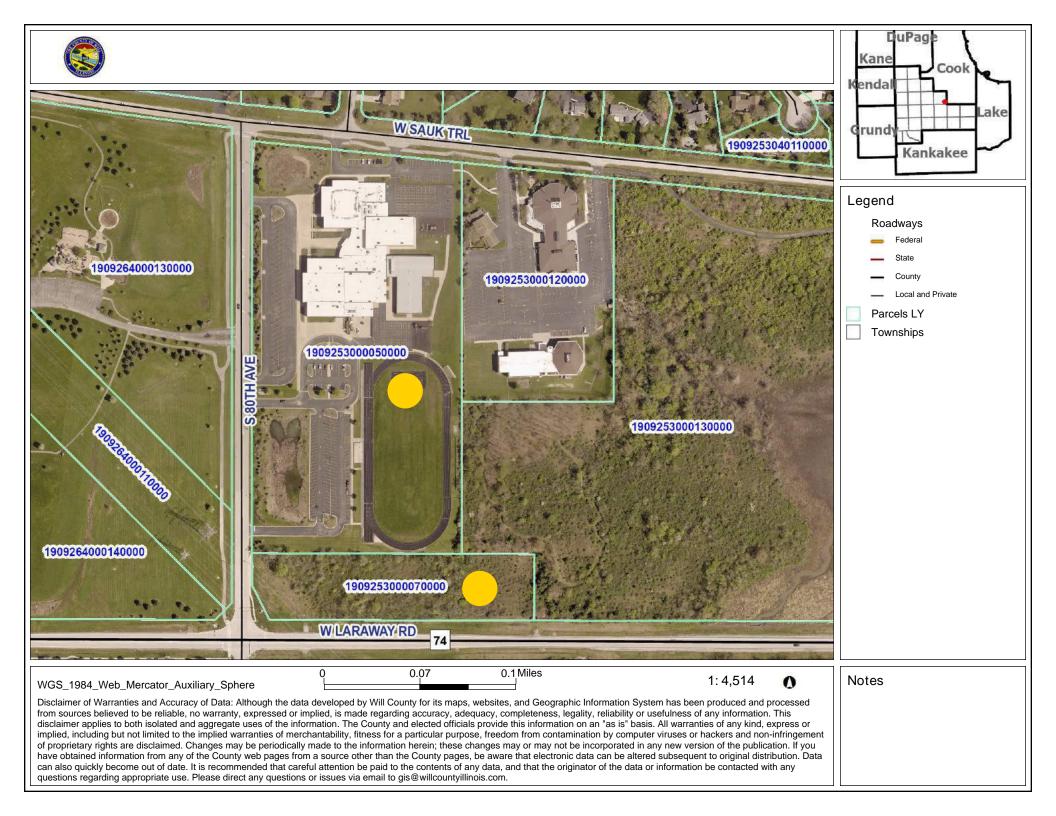
The proposed chain link fence is not anticipated to cause substantial depreciation of property values within the vicinity, nor be out of character for the primary use (school).

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The proposed chain link fence is not anticipated to endanger the public health, safety or welfare.

## **Affirmative Motions**

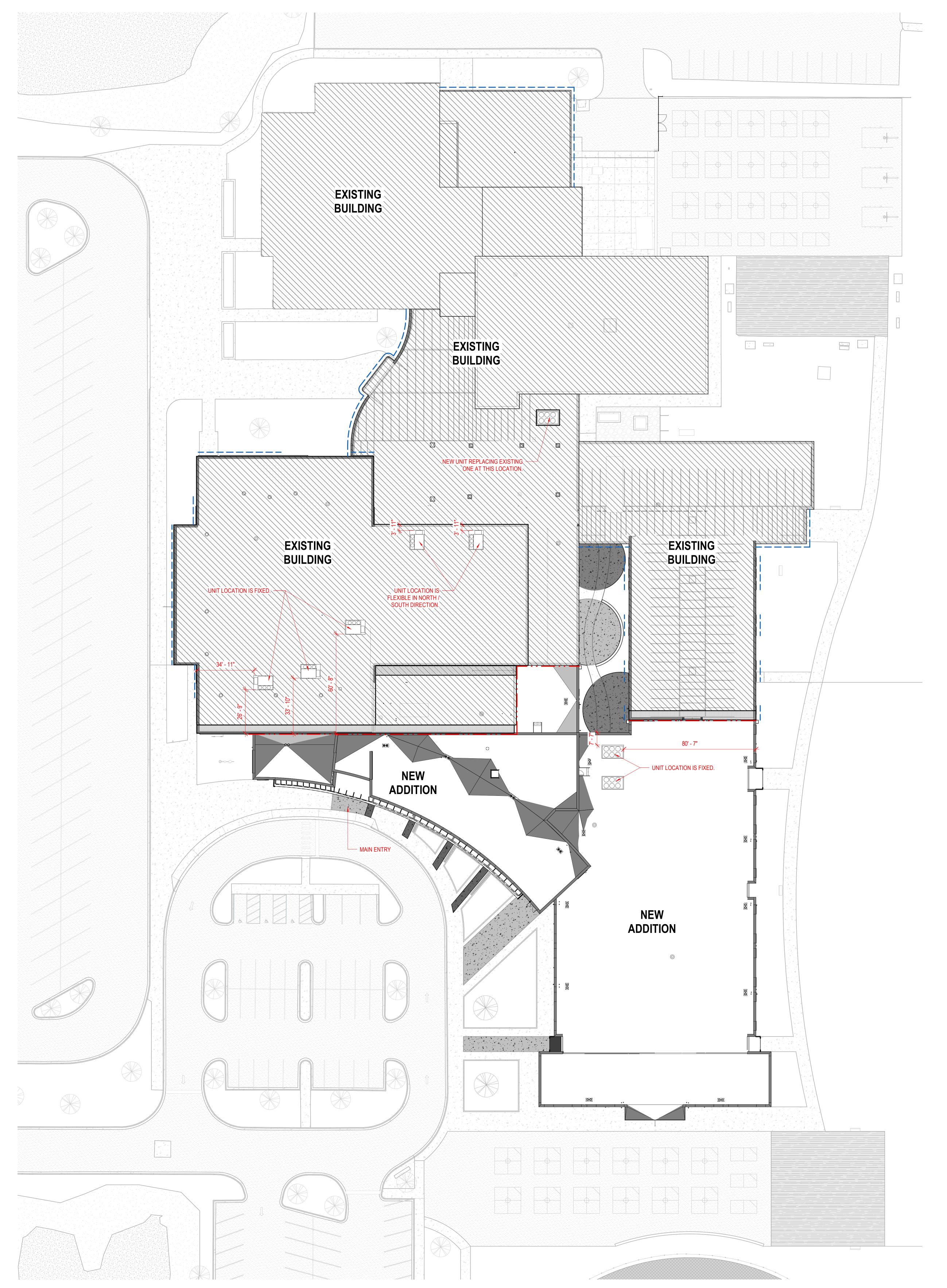
- 1. Recommend the Village Board approve a Special Use Permit for a school addition on the property located at 22265 S. 80th Ave, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval, screening the rooftop mechanical units from view and replacing any preservation trees lost as part of the site work. (Required per Article 5, Section B, Part 1, Table of Permitted and Special Uses)
- Recommend the Village Board approve a variation for 4' tall cyclone (chain-link) fence around the perimeter of the athletic track, for the property located at 22265 S. 80th Ave, conditioned upon the fence being black, vinyl-coated, in accordance with the reviewed plans and public testimony. (Relief from Article 5, Section D, Part 6 (h)(2))
- 3. Recommend the Village Board approve a Final Plat of Subdivision for Chelsea Intermediate School, consolidating two existing parcels, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval.



RECEIVED 8.5.21

# **Chelsea Intermediate School Addition & Reno**

10482 West Nebraska Street, Frankfort, IL 60423 Frankfort School District 157-C Job No. 21-3102.01 Published 07/30/21 ©2021 FGM Architects Inc.



# **ROOF PLAN - NEW MECHANICAL UNIT LOCATIONS**



# **DESIGN OPTIONS**

Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.





THE LEADING ROOF SCREEN CHOICE OF ARCHITECTS, BUILDING OWNERS AND CONTRACTORS FOR MORE THAN 20 YEARS.



CHURCH OFFICE • 52" Horizontal Louver panel with Cove top trim • Color: Custom color match



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VIEW FROM SAUK TRAIL (EAST)



VIEW FROM SAUK TRAIL (WEST)



VIEW FROM 80TH AVE (NORTH)



VIEW FROM 80TH AVE (SOUTH)



VIEW FROM CHURCH LOT











## E. Workshop: Chelsea Intermediate School addition

Chair Rigoni introduced the request. The applicant, Chelsea Intermediate School, is requesting a Special Use for a school addition, a variance to permit cyclone fencing and Final Plat approval to combine two parcels.

Gruba presented the workshop:

- A workshop for a proposed 49,631 sq. ft. addition to the south end of the school, mostly for new classrooms but other rooms as well.
- The north portion of the building measuring 30,766 sq. ft. would be closed or "mothballed" and used for storage.
- Three requests: SUP for the addition, chain link fencing variation, and Final Plat to combine the two parcels into one since they will be used as one.
- The parking lots would not be changed at all and no parking will be removed.
- The school purchased the parcel to the south for use primarily as a detention pond. The site was under-engineered with the two existing detention ponds. These ponds are well-established with vegetation and disturbing them to make them deeper would be costly, destroy the established vegetation and likely not provide a significant additional amount of stormwater. The south parcel will be cleared of all vegetation except for four preservation trees. These woods were surveyed by an arborist, who determined that it's mostly non-preservation trees and invasive species.
- Landscaping will be required along Laraway Road and around the proposed detention pond.
- The building materials should match as closely as possible the existing school. The addition complies with height, setbacks, lot coverage, etc.
- The impervious coverage is 45%, complying with the 50% maximum permitted. This information was missing from the report.
- Staff had a meeting with the architects/engineers and school staff regarding the rooftop screening. They will be adding or replacing eight rooftop units. The units were moved to the center as much as possible, but are still partially visible.
- This project has been in the review process since May, mostly because of the extensive engineering that is required for construction and drainage/detention. Further engineering will be required before a public hearing.

Chair Rigoni asked if the applicants were present and wished to speak. Doug Wernet, CCSD 157-C Superintendent, Lindsay Taylor with Cotter Consulting, and Alyson Sternquist, approached the podium. Ms. Sternquist stated that there was no change in traffic circulation or parking and no additional uses were to be added.

The discussion, as summarized:

- The addition meets all bulk regulations.
- The existing school's layout and flow is not highly functional. There is one main hallway and breezeway for hundreds of students to use. The front office is small. The proposed addition will improve the educational experience and functionality at Chelsea Intermediate.

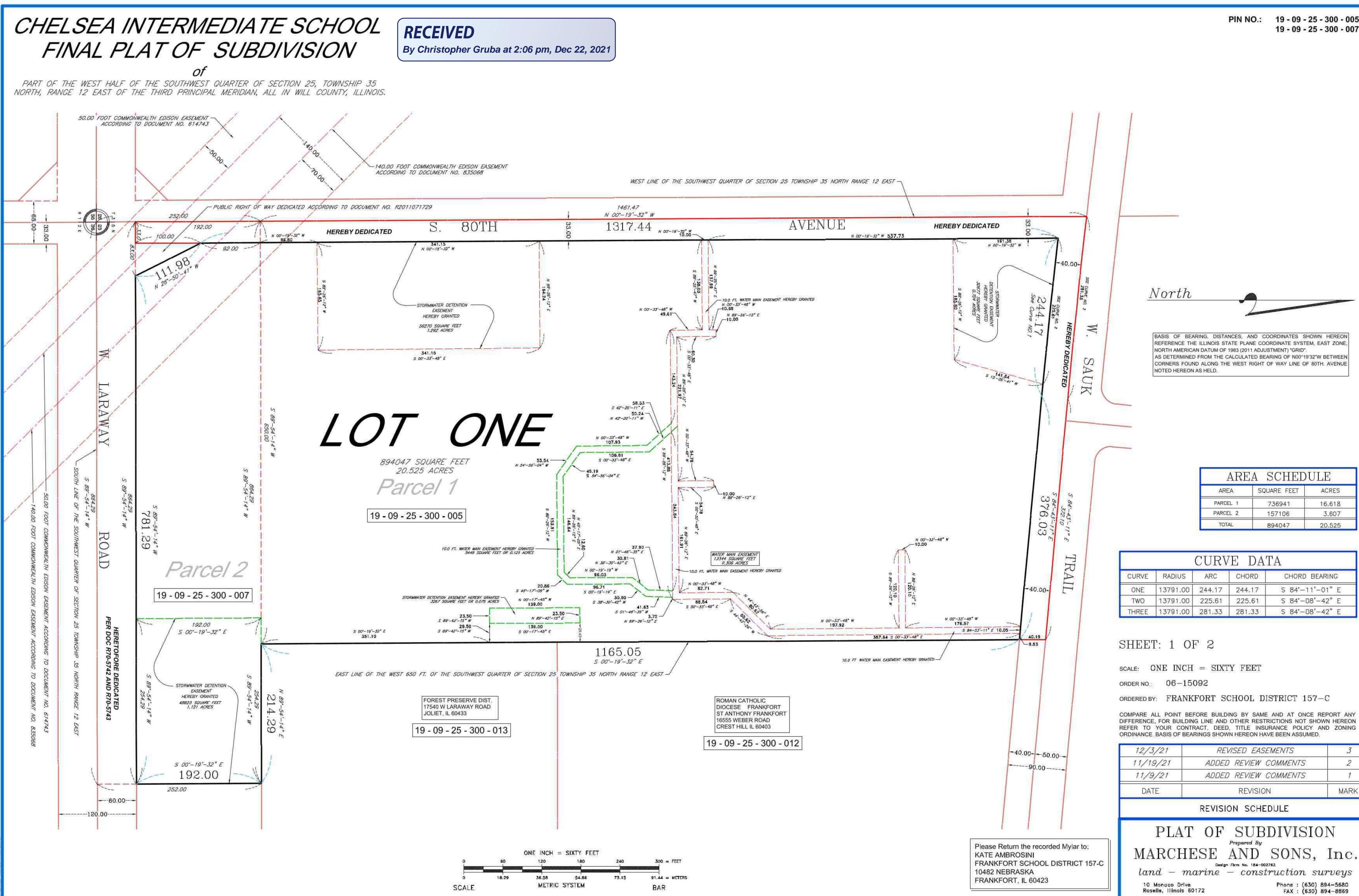
- A sample board of the materials was requested to ensure that the new materials match or complement the existing materials.
- Screening of the rooftop equipment can be costly. Since this project is being completed with tax payer funds, the Commission was amenable to reviewing a proposal which may not meet strict Zoning Ordinance requirements for screening rooftop equipment.
- For the detention pond, the extra space will be re-graded and perhaps used as playfields in the future.
- Ben Bussman, the Civil Engineer for the project team, stated that the new basin will be a natural basin with an oversized pipe system. The Commission supported bioswales, rain gardens or additional natural remedies for the stormwater.
- The existing cyclone fencing is around the track. Since the fence must be removed during construction, the school proposes to replace it with a black vinyl-coated cyclone fence.
- Although the current landscape plans do not show any trees along Laraway Rd., the school will provide one tree per 30 ft. along the road and additional trees around the detention pond.
- The Commission was supportive of relocating trees around the site if they cannot be placed beneath the overhead power lines.

## F. Public Comments:

Jim Olguin, a zoning attorney representing McDonald's, approached the podium. McDonald's is looking to replace the old-style menu boards with electronic menu boards. This is a smaller and better system with ambient noise and light sensing. Mr. Olguin has been trying to implement these menu boards at the Frankfort locations for years, but the current Code has no mechanism to allow for it. Mr. Olguin has been trying to establish a system where the signs can be approved, but has made no progress over the past seven months and keeps receiving excuses from Village staff. As a result, Mr. Olguin is trying a different avenue which is why he is speaking at the meeting tonight. Mr. Olguin provided copies of the menu boards that are being proposed and his business card to the Commissioners. Mr. Olguin noted that the McDonald's at Schoolhouse and Laraway in New Lenox is an example of what will be installed.

Chair Rigoni asked staff to comment. Schwarz stated that this goes back years. Several new Village staff members started in May. On June 7, the Committee of the Whole asked staff to research the topic and present for future consideration. A draft of the revised Sign Ordinance will be brought to the Commission as a workshop on December 9. The Sign Ordinance is not part of the Zoning Ordinance, but there is not a formally established Sign Appeals Committee so the Plan Commission is the next logical group to review the code amendments. Chair Rigoni and Schwarz stated that there have been many text amendments and other items on the agendas lately. Chair Rigoni directed staff to work with the local business community and move the text amendment along.

Commissioner Schaeffer asked for clarification on the Sign Appeals Committee. Chair Rigoni explained that there has never been one and typically sign review falls under a PUD which the Plan Commission reviews.



AREA SCHEDULE							
AREA	SQUARE FEET	ACRES					
PARCEL 1	736941	16.618					
PARCEL 2	157106	3.607					
TOTAL	894047	20.525					

CURVE DATA									
CURVE	RADIUS	ARC	CHORD	CHORD BEARING					
ONE	13791.00	244.17	244.17	S 84'-11'-01" E					
TWO	13791.00	225.61	225.61	S 84"-08'-42" E					
THREE	13791.00	281.33	281.33	5 84°-08'-42" E					

# SHEET: 1 OF 2

SCALE: ONE INCH = SIXTY FEET

06-15092

ORDERED BY: FRANKFORT SCHOOL DISTRICT 157-C

COMPARE ALL POINT BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF BEARINGS SHOWN HEREON HAVE BEEN ASSUMED.

REVISED EASEMENTS ADDED REVIEW COMMENTS 2 ADDED REVIEW COMMENTS 1 REVISION MARK

REVISION SCHEDULE PLAT OF SUBDIVISION Prepared By

Design Firm No. 184-002762

Phone : (630) 894-5680 FAX : (630) 894-8869

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S2	, CHAIRMAN OF THE VILLAGE OF FRANKFORT
	ING COMMISSION, DO CERTIFY THAT ON THIS DAY, A.D. THIS PLAT OF, A.D. THIS PLAT OF ULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF
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ATTEST:	CHAIRMAN
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/ILLAGE BOA	ARD APPROVAL
TATE OF ILLINOIS	)
OUNTY OF WILL	) SS )
PPROVED BY THE	PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT,
	_ COUNTY, ILLINOIS THIS DAY OF20 .A.D.
TTEST:	VILLAGE CLERK
Y:	VILLAGE PRESIDENT (SEAL)
	AND PLATTING CERTIFICATION
TATE OF ILLINOIS	) ) SS
FFICE, DO HEREB	DIRECTOR OF THE TAXING MAPPING AND PLATTING Y CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIBED ON THIS PLAT COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE
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AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF FRANKFORT, COMMONWEALTH EDISON COMPANY. COMCAST, A.T. & T., THE AND THOSE UTILITIES OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF FRANKFORT, ILLINOIS

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF LECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS. PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT. EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIEI BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DOINE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER. UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRAINTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR GAS CO.") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER 'NICOR GAS CO.' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS CO \_ AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 805/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL

## DETENTION EASEMENT

ALL EASEMENTS INDICATED AS DETENTION EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF FRANKFORT AND TO THEIR SUCCESSORS AND ASSIGNS. NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT THE EASEMENT MAY BE USED FOR OTHERS PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORM WATER, EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE DETENTION EASEMENT AND SHALL NOT DESTROY OR MODIFY GRADES, SLOPES OR APPROVED LANDSCAPING WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF FRANKFORT.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE DETENTION EASEMENTS. THE VILLAGE OF FRANKFORT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE DETENTION EASEMENT AREA.

IN THE EVENT THE VILLAGE OF FRANKFORT SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA EASEMENT. THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN PERCENT (10%) OF SAID COST COMPLETION OF THE WORK CONSTITUTES A LIEN AGAINST ANY LOT OR LOTS CREATED BY THIS PLAT WHICH MAY REQUIRE MAINTENANCE. THE LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF FRANKFORT.

# COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS SS COUNTY OF WILL

COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES. GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS

THIS

# CHELSEA INTERMEDIATE SCHOOL FINAL PLAT OF SUBDIVISION

01 PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE EASEMENT PROVISIONS

# NICOR

PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNED ON THIS PLAT BY OTHER TERMS.

# COUNTY HIGHWAY CERTIFICATION

STATE OF ILLINOIS SS COUNTY OF WILL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, AD, 20\_\_\_\_\_. AS TO ROAD ACCESS TO COUNTY HIGHWAY ALSO KNOWN AS 

# CERTIFICATE CONCERNING DRAINAGE

COUNTY SUPERINTENDENT OF HIGHWAYS

STATE OF ILLINOIS ) SS. COUNTY OF \_\_\_\_\_)

THE UNDERSIGNED HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH CONSOLIDATION OR ANY PART THEREOF, OR THAT SUCH SURFACE WATER DRAINAGE WILL NOT BE CHANGED WITHOUT ADEQUATE PROVISION BEING MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE CONSOLIDATION . THE UNDERSIGNED OWNER OR DULY AUTHORIZED AGENT FURTHER ACKNOWLEDGES THE EXISTENCE OF THE ORDINANCES OF THE VILLAGE OF FRANKFORT AND RESTRICTS THE FUTURE USE OF THE LAND HEREIN CONSOLIDATED IN THAT NO BUILDING PERMITS SHALL BE SOUGHT BY THE UNDERSIGNED OWNER OR AGENT OR THEIR SUCCESSORS IN INTEREST OR ISSUED BY THE VILLAGE FOR CONSTRUCTION OF SUCH LAND UNTIL AND UNLESS THE CONSTRUCTION AND THE CHANGES IN THE LAND BROUGHT ABOUT BY SUCH CONSTRUCTION AND TOPOGRAPHICAL CHANGE COMPLY WITH THE ORDINANCES OF THE VILLAGE RELATING TO SURFACE WATERS, DRAINAGE, WATER RETENTION AND DETENTION, INCLUDING THOSE ORDINANCES ASSURING THE CONSTRUCTION OF SUCH IMPROVEMENTS THROUGH THE POSTING OF SECURITY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER

\_\_\_\_\_DAY OF \_\_\_\_\_\_, 20 \_\_\_\_A.D

(SEAL)

COUNTY CLERK OF WILL

OWNER OR ATTORNEY

	- 09 - 25 - 300 - 005 - 09 - 25 - 300 - 007
COUNTY RECORDER CERTIFICATION	
STATE OF ILLINOIS ) ) SS COUNTY OF WILL)	
THIS INSTRUMENT NO RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLING	WAS FILED FOR
THE DAY OF, 20 A.D.	
COUNTY RECORDER	
SURVEYOR'S CERTIFICATE	
STATE OF ILLINOIS ) ) SS COUNTY OF DUPAGE )	
I. PAUL N. MARCHESE, A PROFESSIONAL LAND SURVEYOR IN THE STATE O	F ILLINOIS DO HEREBY CERTIFY
THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, PROPERTY INTO ONE LOT AND 80TH AVENUE AND SAUK TRAIL ARE HEREBY WAYS, THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SI RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOW PARCEL ONE	SUBDIVIDED AND PLATTED SAID DEDICATED AS PUBLIC RIGHT OF ECTION 25, TOWNSHIP 35 NORTH
THE WEST 650.00 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SE THIRTY-FIVE NORTH, RANGE TWELVE EAST, LYING SOUTHERLY OF THE CENT THEREFROM THAT PART: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER, 25 DISTANCE OF 864.29 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHW AND MAKING AN ANGLE OF 89 DEGREES 46.90 MINUTES WITH THE LAST OF ROM SOUTH TO EAST; THENCE SOUTHERLY 252.00 FEET ALONG THE EAST MAKING AN ANGLE OF 90 DEGREES 13.1 MINUTES WITH THE LAST DESCRI- WEST TO SOUTH; THENCE WESTERLY 864.29 FEET ALONG THE SOUTHEF ENDING AT THE POINT OF BEGINNING).	ERLINE OF SAUK TRAIL, (EXCEPT SOUTHWEST QUARTER OF SAID 52.00 FEET; THENCE EASTERLY A /EST QUARTER OF SAID SECTION DESCRIBED COURSE MEASURED ERLY LINE OF SAID PARCEL AND IBED COURSE MEASURED FROM
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<ol> <li>DO FURTHER CERTIFY THAT:</li> <li>THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENT SUBDIVISION AS MADE BY ME.</li> <li>THIS SUBDIVISION IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZAR FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE F 0331G DATED FEBRUARY 15, 2019.</li> <li>THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF 4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THI BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.</li> <li>ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL.</li> <li>EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER I CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/10 YEAR FROM DATE OF RECORDATION.</li> </ol>	D AREA AS IDENTIFIED BY THE RATE MAP, PANEL NO. 171973 C THE VILLAGE OF FRANKFORT. E VILLAGE OF FRANKFORT HAVE T LESS THAN SIX INCHES(6") IN DOWEL THREE INCHES (3") LONG 3" X 30" IRON RODS WITHIN ONE
ATED AT ROSELLE, ILLINOIS THIS 29TH. DAY OF OCTOBER, 2021, A.D.	SURVEYOR *
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002461 MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2022	PAUL N. MARCHESE
	10 MONACO DRIVE ROSELLE, ILLINOIS 60172 (630) 894-5680
SHEET: 2 OF 2	va.e.+944.45462962565
scale: ONE INCH = SIXTY FEET	
ORDER NO .: 06-15092	
ORDERED BY: FRANKFORT SCHOOL DISTRI	CT 157-C
COMPARE ALL POINT BEFORE BUILDING BY SAME AND DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTION REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE ORDINANCE. BASIS OF BEARINGS SHOWN HEREON HAVE BEE	NS NOT SHOWN HEREON E POLICY AND ZONING
12/3/21 REVISED EASEMEN	
11/19/21 ADDED REVIEW COMM 11/9/21 ADDED REVIEW COMM	
DATE REVISION	MARK
REVISION SCHEDULE	an finite of a second
	24
	VISION DNS, Inc.
land — marine — construc	tion surveys

Please Return the recorded Mylar KATE AMBROSINI FRANKFORT SCHOOL DISTRIC 10482 NEBRASKA FRANKFORT, IL 60423

10 Monaco Drive

Roselle, Illinois 60172

Phone : (630) 894-5680

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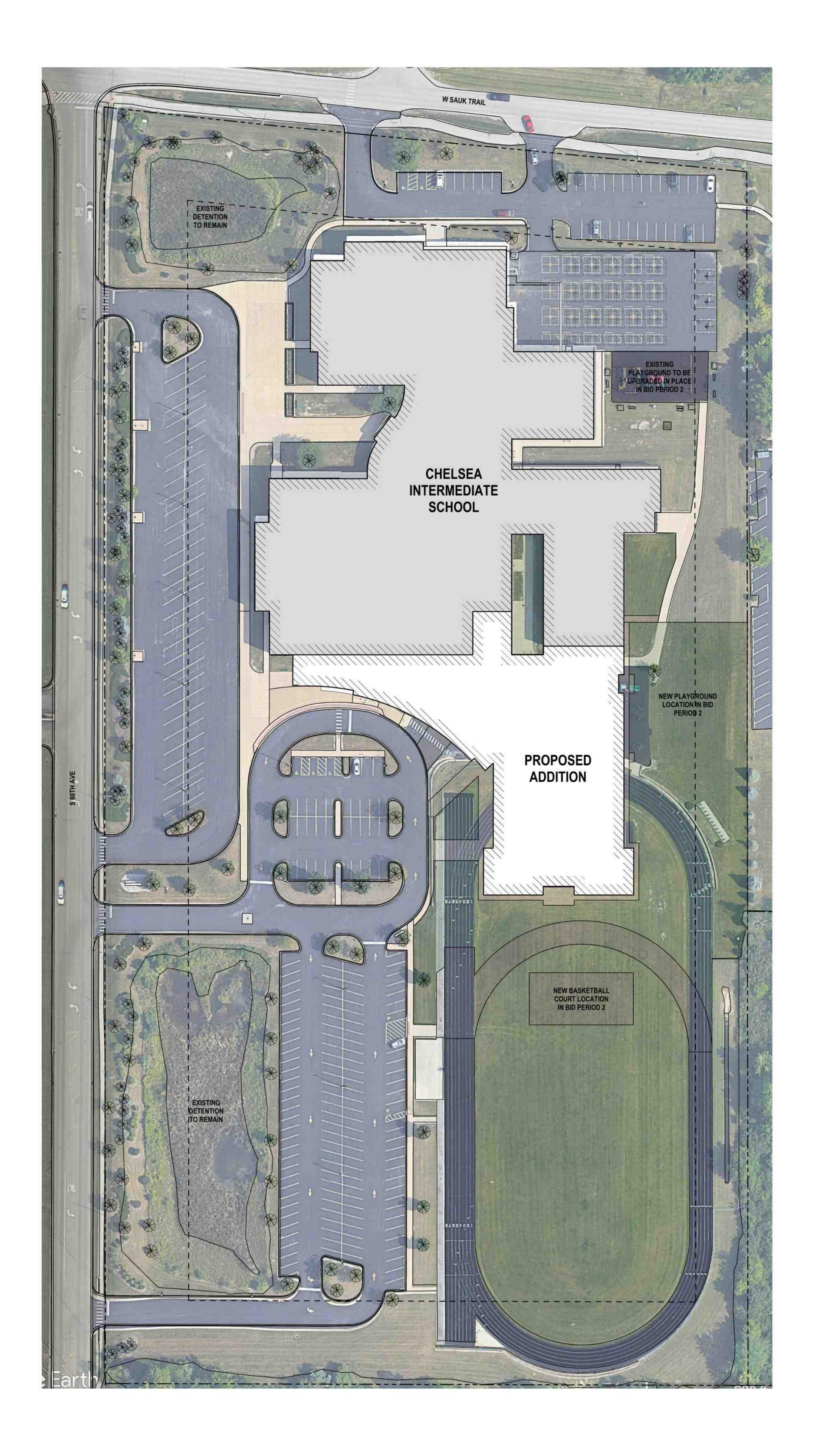
FAX : (630) 894-8869

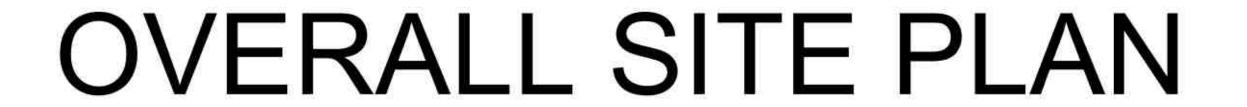
# **Chelsea Intermediate School Addition & Reno**

10482 West Nebraska Street, Frankfort, IL 60423

Frankfort School District 157-C Job No. 21-3102.01 Published 02/18/21 ©2021 FGM Architects Inc.

> **RECEIVED** By Christopher Gruba at 3:49 pm, Mar 15, 2021







# **Chelsea Intermediate School Addition & Reno**

10482 West Nebraska Street, Frankfort, IL 60423

Frankfort School District 157-C Job No. 21-3102.01 Published 03/15/20 ©2021 FGM Architects Inc.



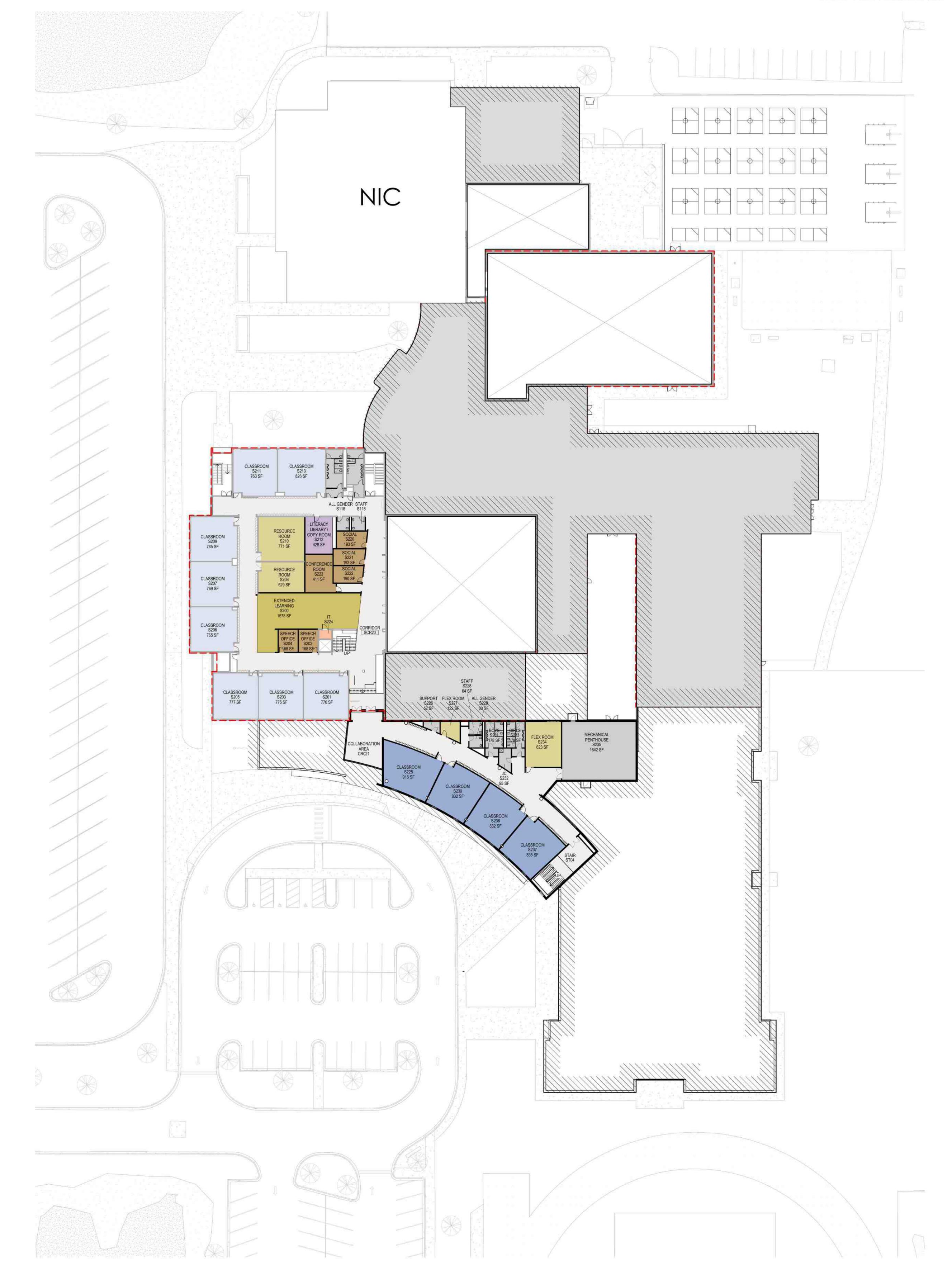
# FIRST FLOOR DESIGN PLAN



# **Chelsea Intermediate School Addition & Reno**

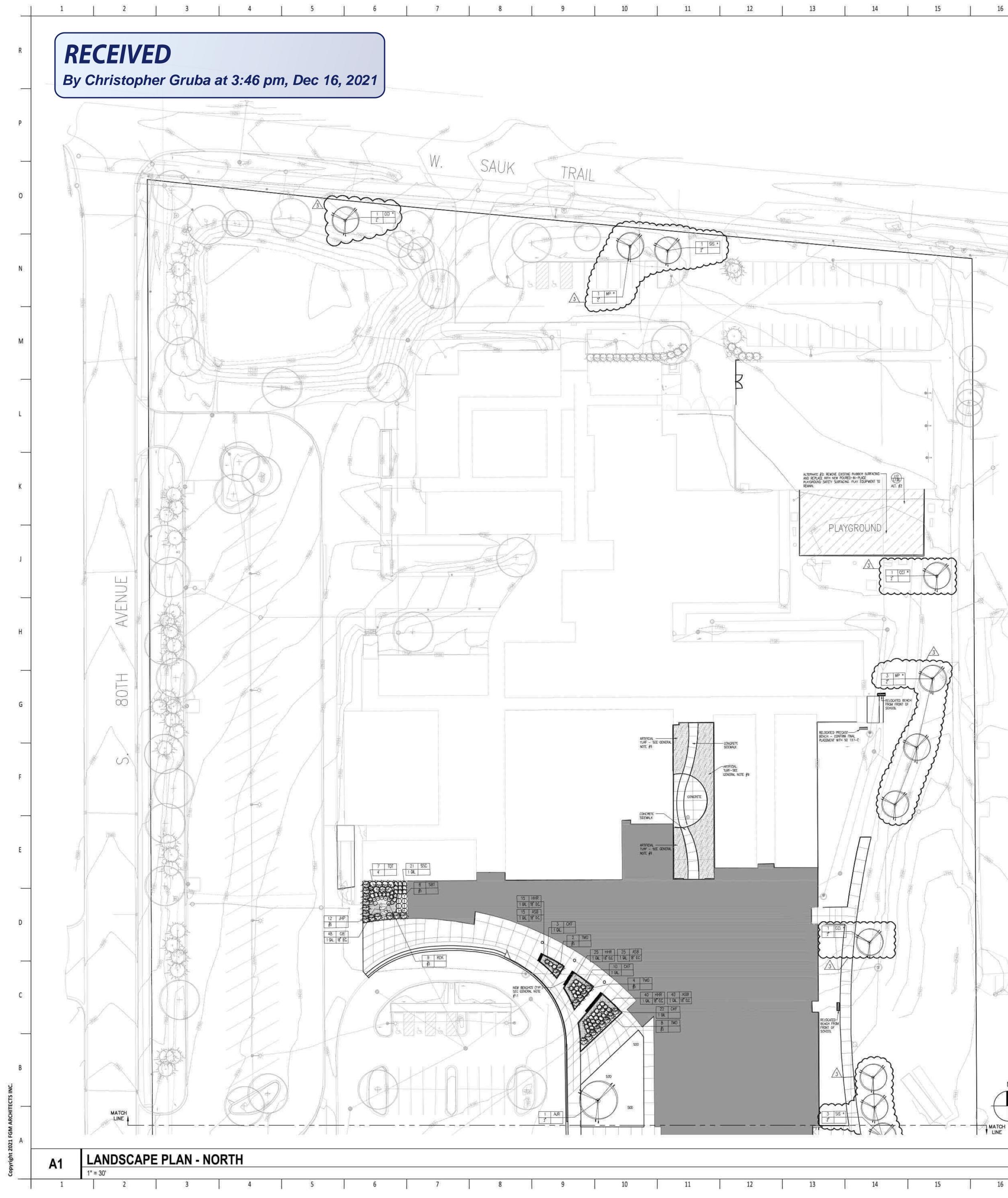
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# SECOND FLOOR DESIGN PLAN





	17	18		19	20		21		22	23	5
		LEGEND									
		+	EXISTING	DECIDUOUS TR	EE TO REMAIN						
		- Ch	EXISTING	EVERGREEN TR	EE TO REMAIN						
		PROPOSED SHADE TREE									
		$\bigotimes$	PROPOSE	ED ORNAMENTAL	TREE						
		發	PROPOSE	D EVERGREEN	SHRUB						
		$\odot$	PROPOSE	D DECIDUOUS S	SHRUB						
		60	PROPOSE	ed ornamental	GRASSES						
1			PROPOSE	ED PERENNIALS							
			NATIVE F	PLANTING AREA							
7		0	PROPOSE	D STEPPING ST	ONE						
C. A.			ARTIFICIA	L TURF							
-	N17	LEGEND	)								
		NTS									

16

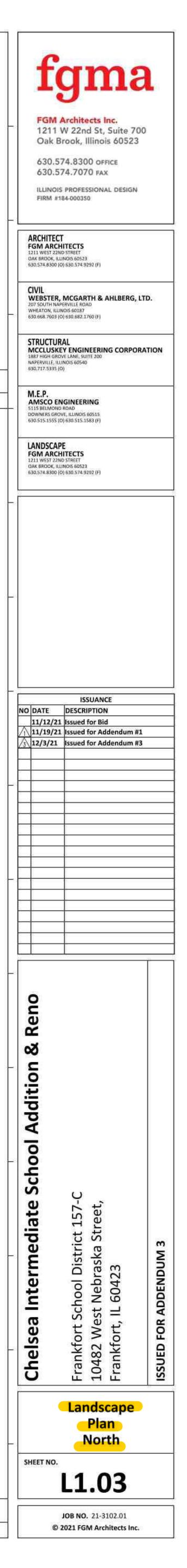
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L	T	T T	NT LIST	1	1
KEY	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS	SHADE TREES				
AJR	2	AGER F. 'JEFFE'RS RED'	AUTUMN BLAZE FREEMAN MAPLE	3"	88
CO	3	CELTIS OCCIDENTALIS	HACKBERRY	2 1/2"	BB (4)
GD	8	GYMNOCLADUS DIDICUS 'ESPRESSO-JFS'	ESPRESSO KENTUCKY COFFEETREE	2 1/2"	BB (1) (4)
QВ	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"	BB
TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	2 1/2"	BB
TA	3	TILIA A. 'REDMOND'	REDMOND AMERICAN LINDEN	2 1/2"	BB (4)
UM	63	ULMUS 'MORTON'	ACCOLADE ELM	2. 1/2"	BB (4)
DECIDUOUS	ORNAMENTAL	TREES			
AGB	3	AMELANCHIER G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6'	BB (3)
CCI	2	CRATAEGUS C. INERMIS	THORNLESS COCKSPUR HAWTHORN	6'	BB (3)
1001 *	6	CRATAEGUS C. INERMIS *	THORNLESS COCKSPUR HAWTHORN	2"	88 (4) (5)
MP *	4	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2"	BB (4) (5)
SIS *	4	SYRINGA R. 'IVORY SILK'	IVORY SILK TREE LILAC	2"	BB (4) (5)
	DUOUS SHRUE			~~~~~~	
SBT	8	SPIRAEA B. 'TOR'	BIRCH LEAF SPIREA	#5	CONTAINER
Contraction of the second s	-Navaozer	Persiance of Troising	Linuari LEAR ORIGEA	170	COUNT MINER
EVERGREEN JHP	1			l No.	000 000000
	12	JUNIPERUS H. PLUMOSA COMPACTA YOUNGSTOWN		#5	CONTAINER
TMD TOT	14	TAXUS M. "DENSIFORMIS"	DENSE YEW	24"	BB
	A ST	THUJA O. "TECHNEY!"	MISSION ARBORVITAE	4'	BB
Anna Charles Store	SHRUB ROSI	ES & ORNAMENTAL GRASSES			
ASB	80	ALLIUM T. 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	1 GAL	18" O.C.
CKF	35	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	
GB	48	GERANIUM 'BRODKSIDE"	BRODKSIDE CRANESBILL	1 GAL	18° 0.C.
HHR	80	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	18 <sup>*</sup> 0.C.
RDK	9	ROSA 'RADTKO'	DOUBLE KNOCK OUT SHRUB ROSE	#3	CONTAINER
SSC	21	SCHIZACHRYIUM S. 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	1 GAL	
REMARK:	S				
2. FULL SP 3. MULTI-S	ILY PLANTS ECIMENS, BR/ TEM, CLUMP ) SPECIMENS	ANCHED TO THE GROUND PROVIDED TO M FORM	ITORY NOTE #7 / L1.01, TWO NEW 2 2" CALIPE ITIGATE REMOVAL OF EXISTING PRESERVATION TH TREE REMOVED / 5" TOTAL CALIPER TREES PRO * DESIGNATION ARE BEING UTILIZED TO FULFILL IEATH OVERHEAD TRANSMISSION LINES AT THE S	EE #63.5* ( WIDED AS REP PARKWAY TRE	CALIPER OF LACEMENT. E REQUIREMENTS
		MATERIAL	SCHEDULE		
KEY	QUANTITY	MATE	RIAL		REMARKS
	(22 C.Y.)	MULCH		SHREDDED	HARDWOOD
	11 C.Y.	COMPOST		MUSHROON	COMPOST
. <del></del>	430 S.Y.	SOD - KENTUCKY BLUEGRASS BLEND		SEE GENER	RAL NOTE #6
122	AS REQ.	SEED - KENTUCKY BLUEGRASS, PERENNIAL RYEGR	ASS, FESCUE BLEND	SEE GENER	RAL NOTE #6
÷	2,170 S.F.	ARTIFICIAL TURF IN COURTYARD		SEE GENER	RAL NOTE #9
	7,500 S.F.	ECONOMY PRAIRIE SEED MIX - SOUTH BASIN AND	WEST POND RESTORATION	1 2 2 3 H 2 1 3 - H 2 2 2 3 1 2 1 3	ICAL SPECIFICAT
te)	9 175 SF	STORMWATER SEED MIX - SOUTH BASIN		SEE TECHN	ICAL SPECIFICAT

9,125 S.F. STORMWATER SEED MIX - SOUTH BASIN

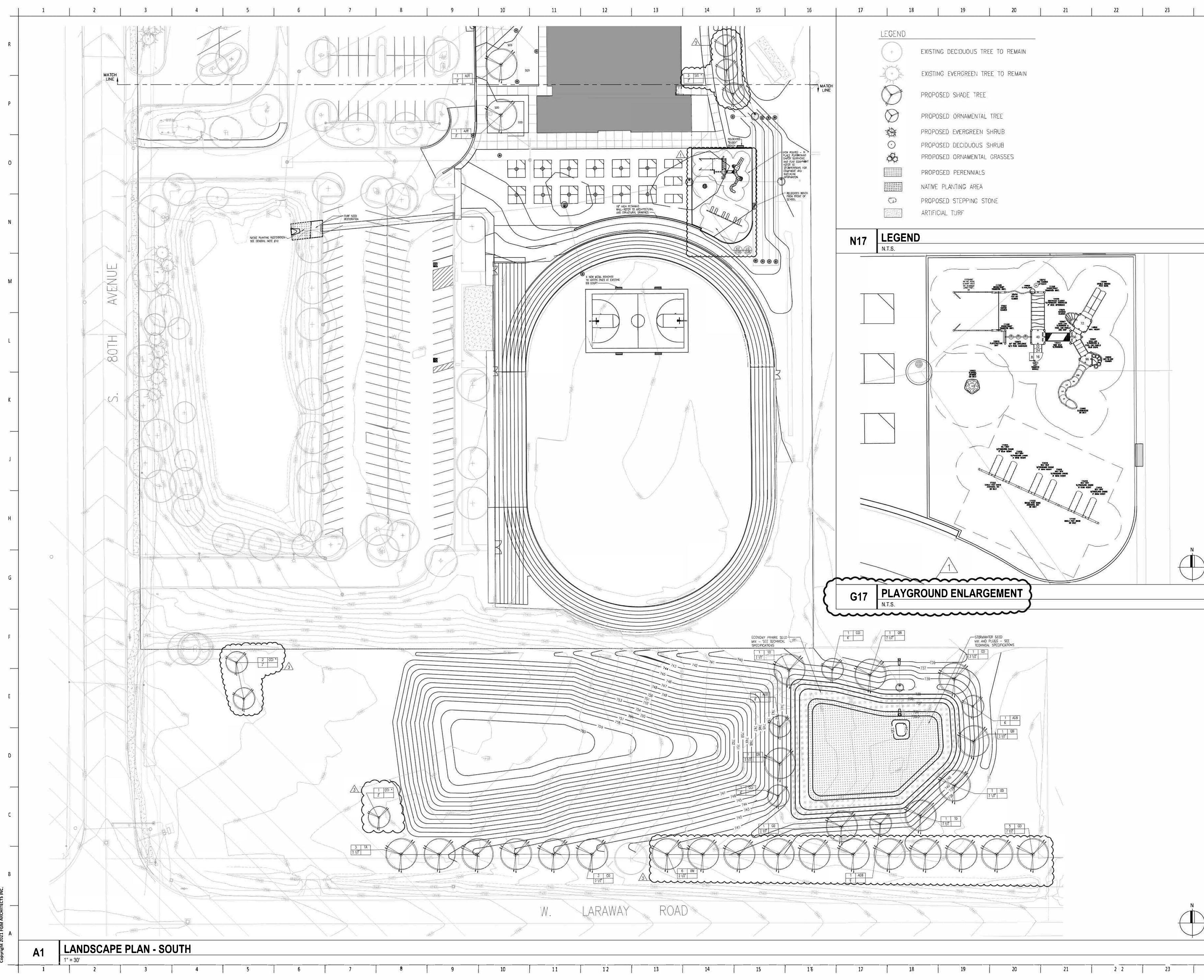
2,300 STORMWATER NATIVE PLUGS - SOUTH BASIN (4,419 S.F.) POURED-IN-PLACE SAFETY SURFACING - BASE BID 4,550 S.F. POURED-IN-PLACE SAFETY SURFACING - BID ALTERNATE #2

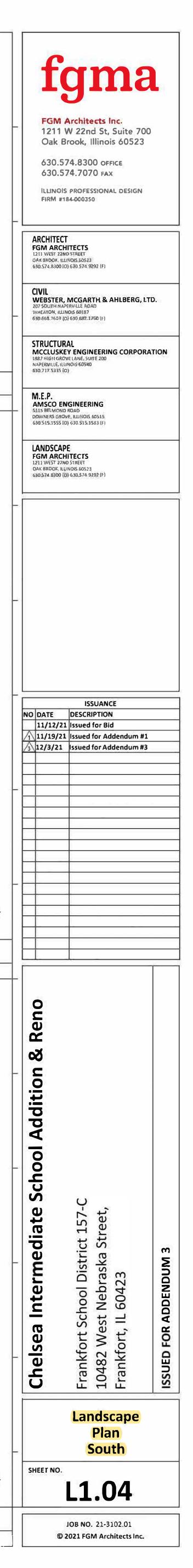
	A17	N	MATERIAL SCHEDULES									
		N.	ſ.S.									
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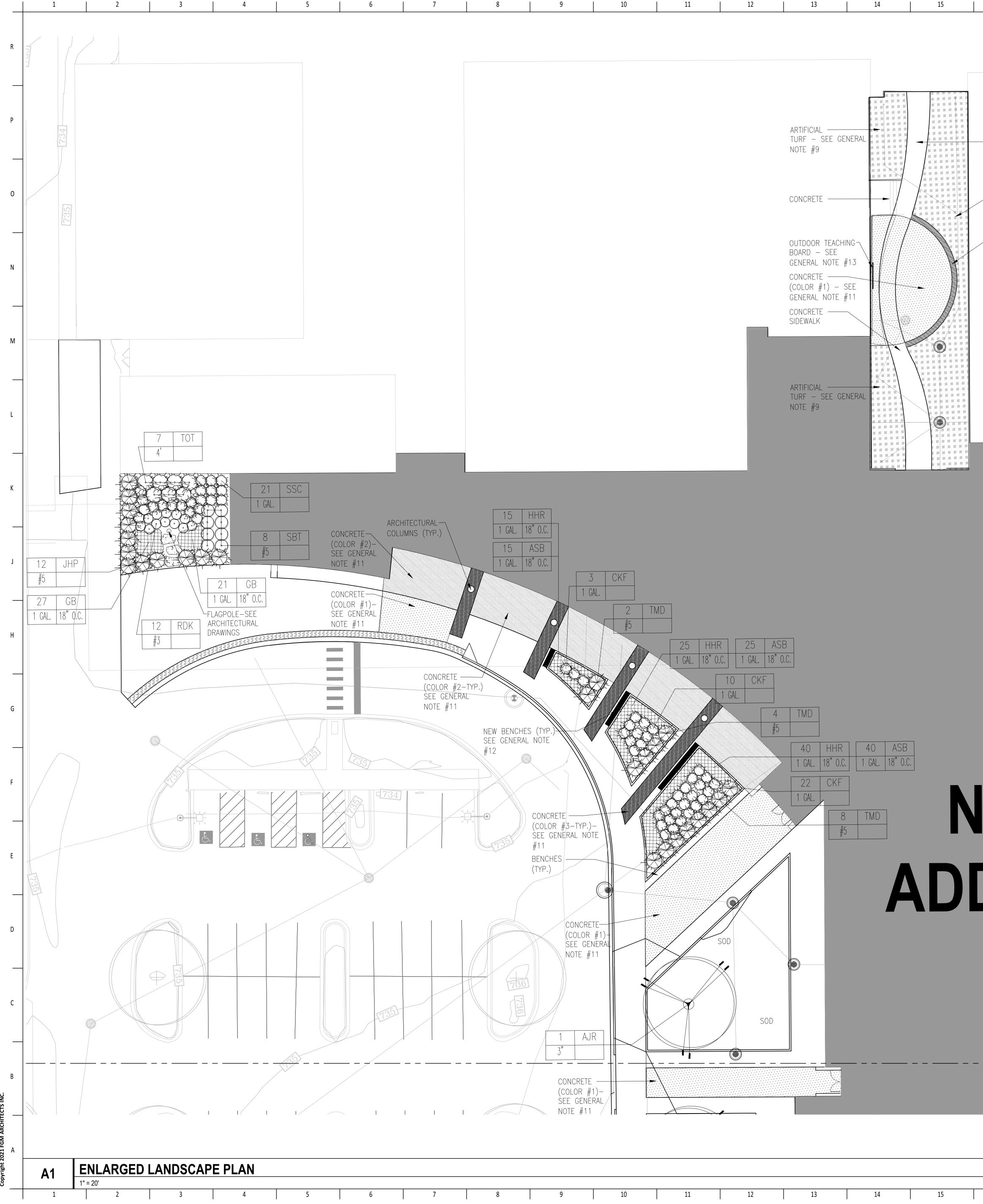


SEE TECHNICAL SPECIFICATIONS

SEE DETAIL L12 / L1.06 SEE DETAIL L12 / L1.06







# Distribution

18

20

– CONCRETE SIDEWALK	
-artificial turf–see general note #9	
–18" HIGH SEAT WALL– REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS	

16

17

18

19	2	0	21	22	23				
	+	EXISTIN	G DECIDUOUS TREE	TO REMAIN					
	EXISTING EVERGREEN TREE TO REMAIN								
		PROPOS	GED SHADE TREE						
	$\sum$	PROPOS	GED ORNAMENTAL TF	REE					
		PROPOS	ED EVERGREEN SHI	RUB					
	$\odot$	PROPOS	ED DECIDUOUS SHF	RUB					
	¢¢	PROPOS	GED ORNAMENTAL GI	RASSES					
		PROPOS	SED PERENNIALS						
# # # # #	X X X X X X X X X X X X X X X X X X X	NATIVE	PLANTING AREA						
		PROPOS	ED STEPPING STON	E					
	,	ARTIFICI	AL TURF						
		COLORE	D CONCRETE						
N19 L	EGEN	D							
N	.T.S.								



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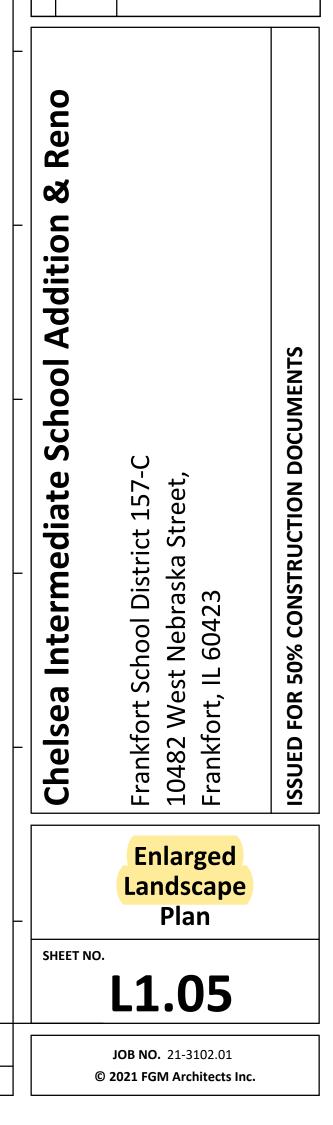


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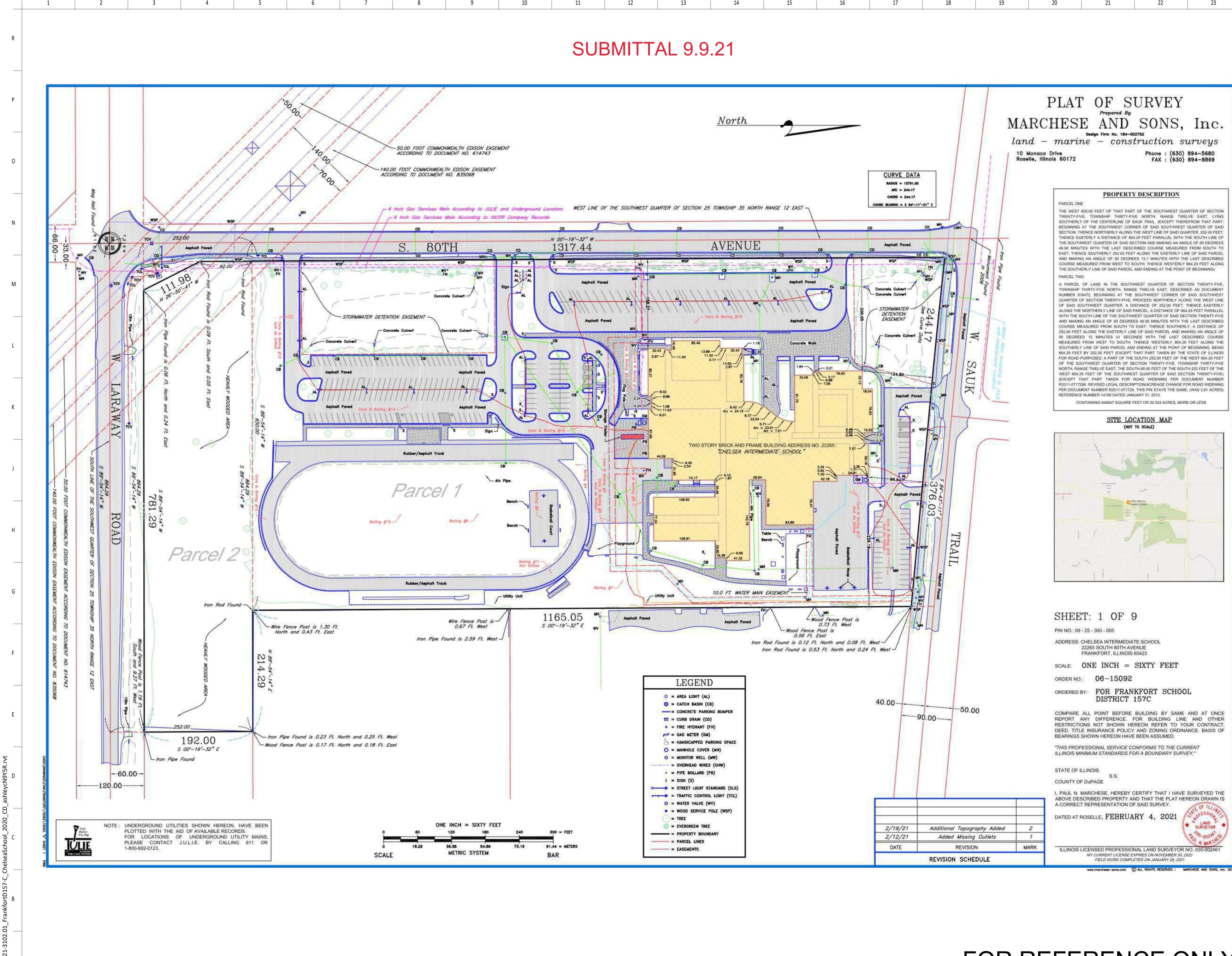
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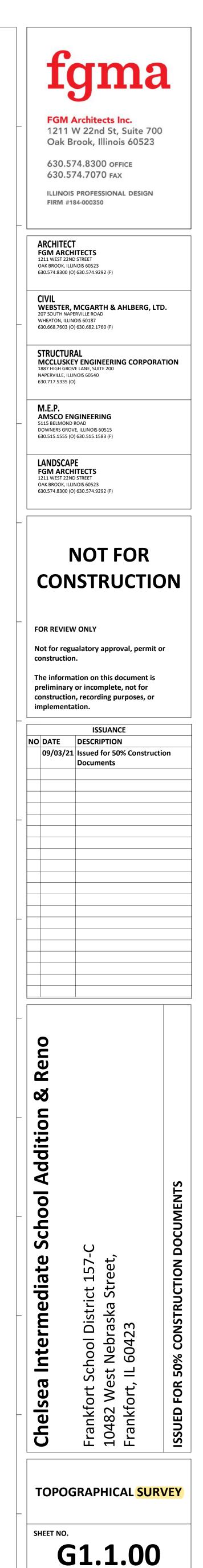
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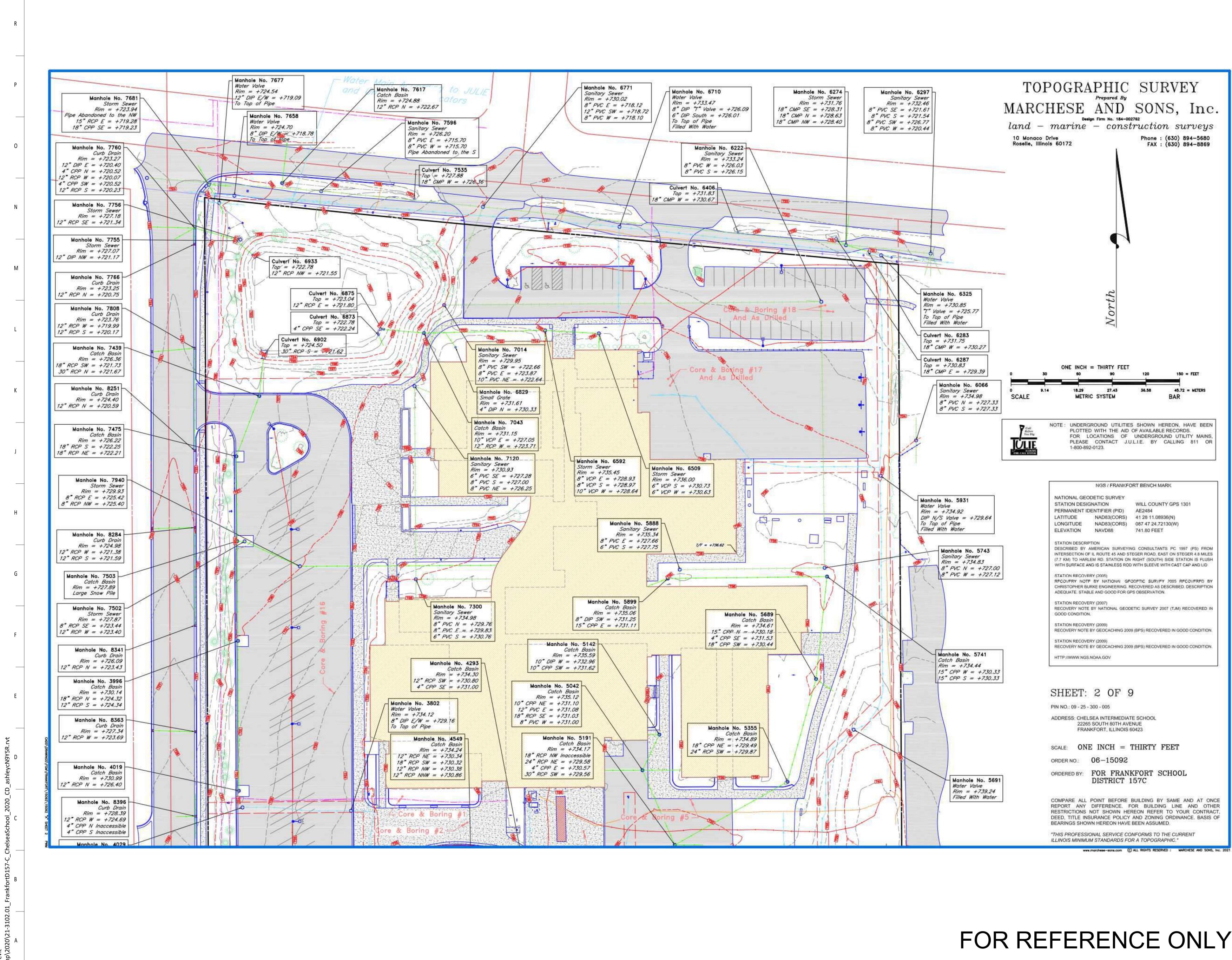
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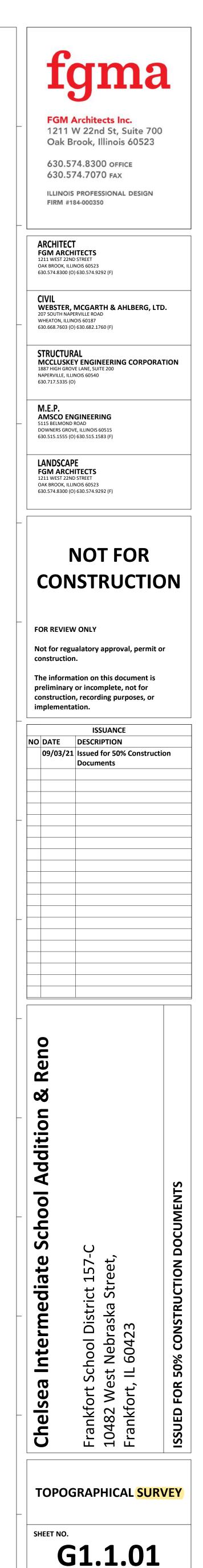
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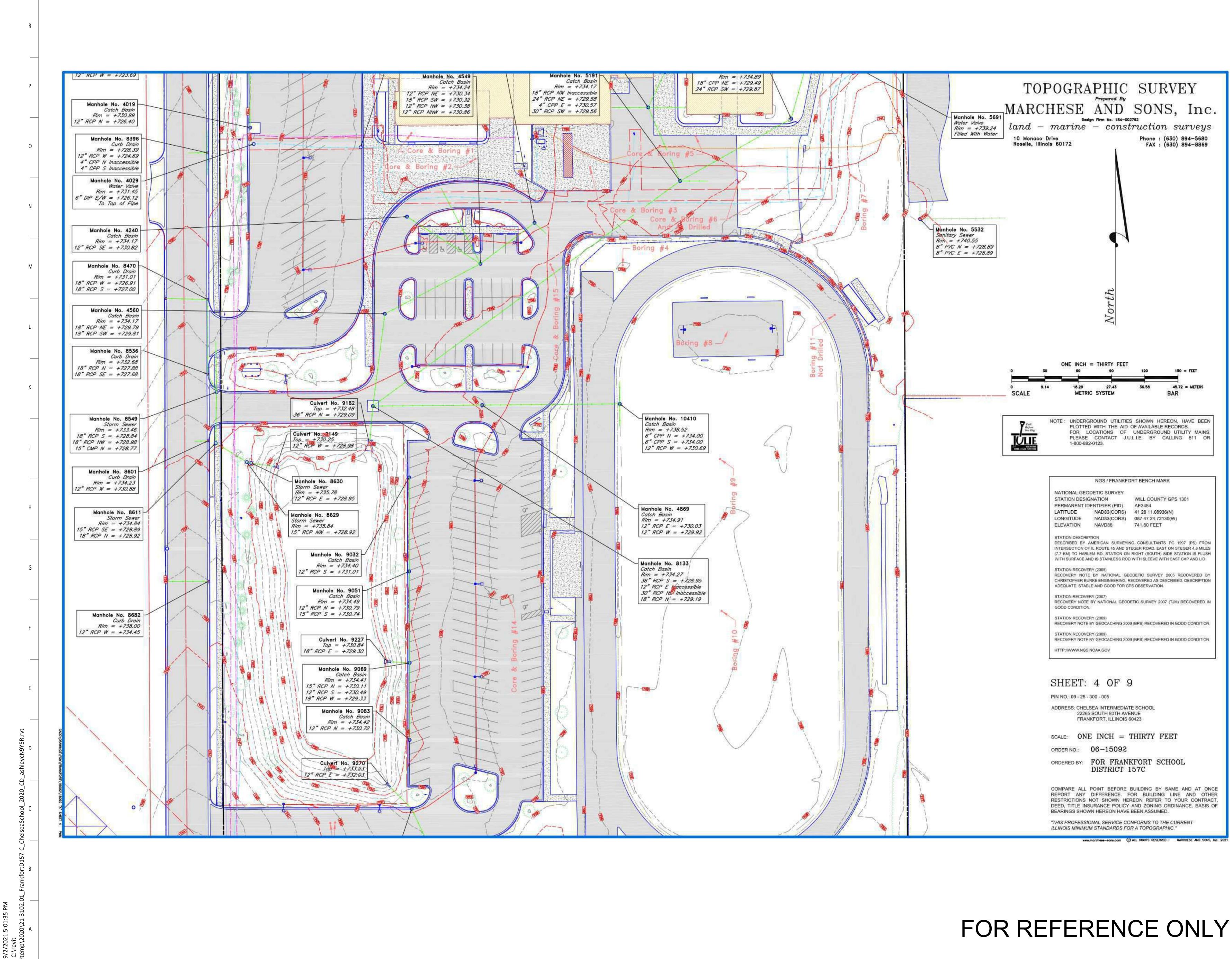
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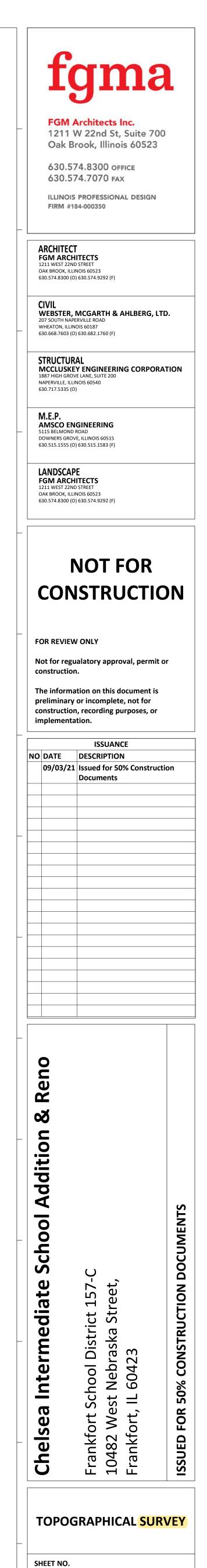


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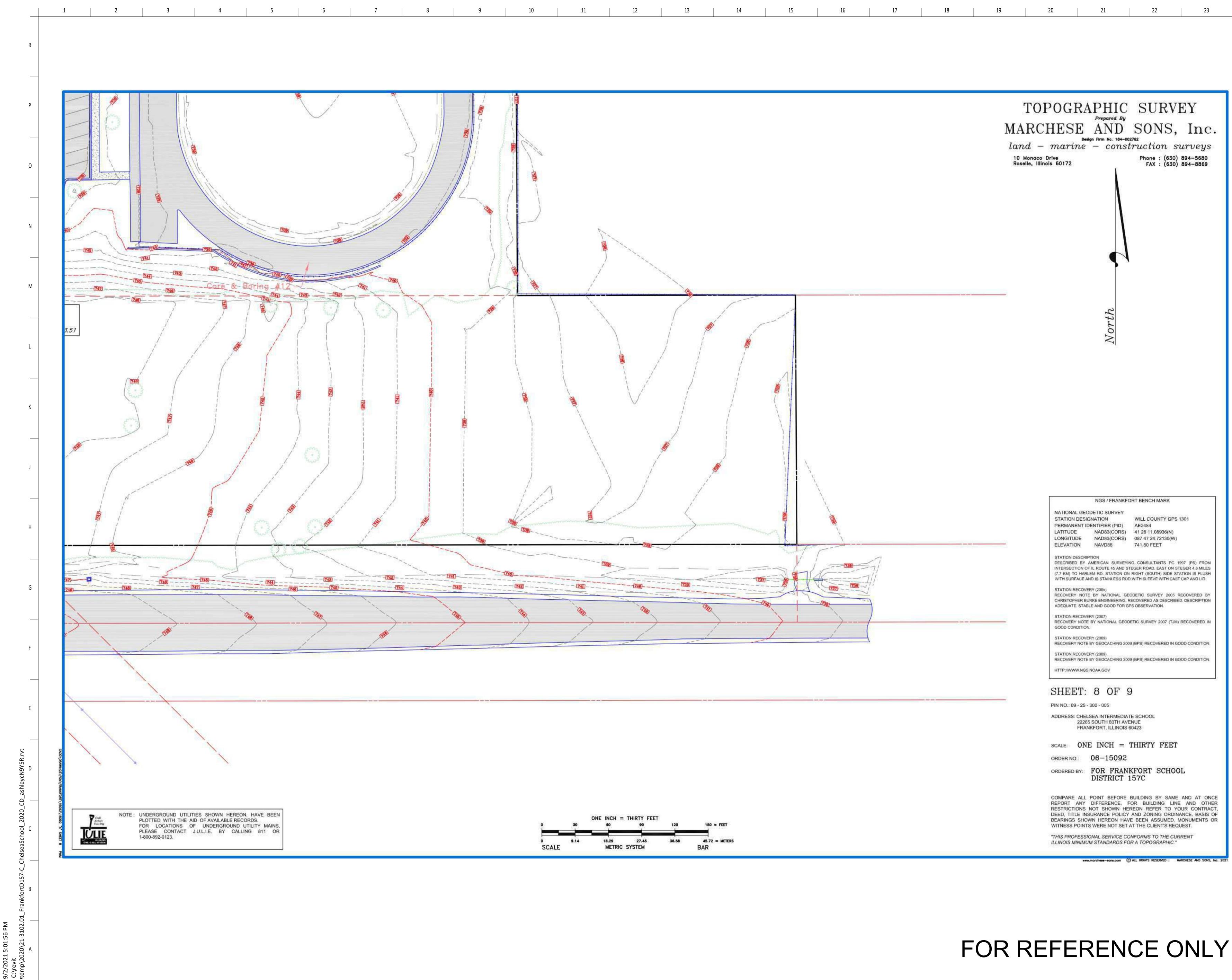
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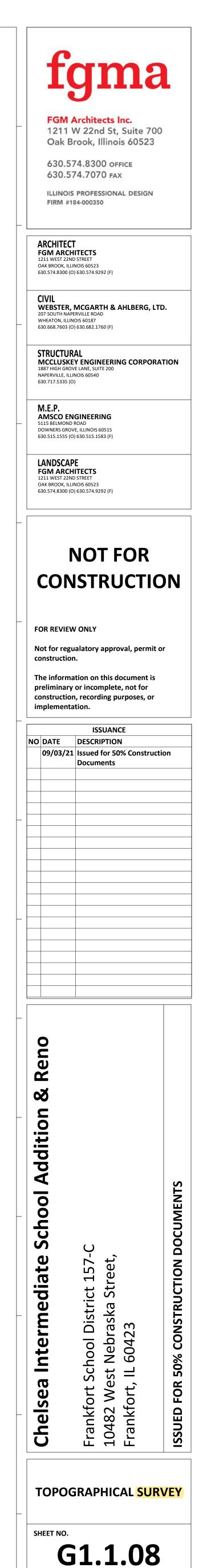


		ONE INCH =	THIRTY FEET		
0	30	60	90	120	150 = FEET
-					
0	9.14	18.29	27.43	36.58	45.72 = METERS
SCALE		METRIC	SYSTEM		BAR

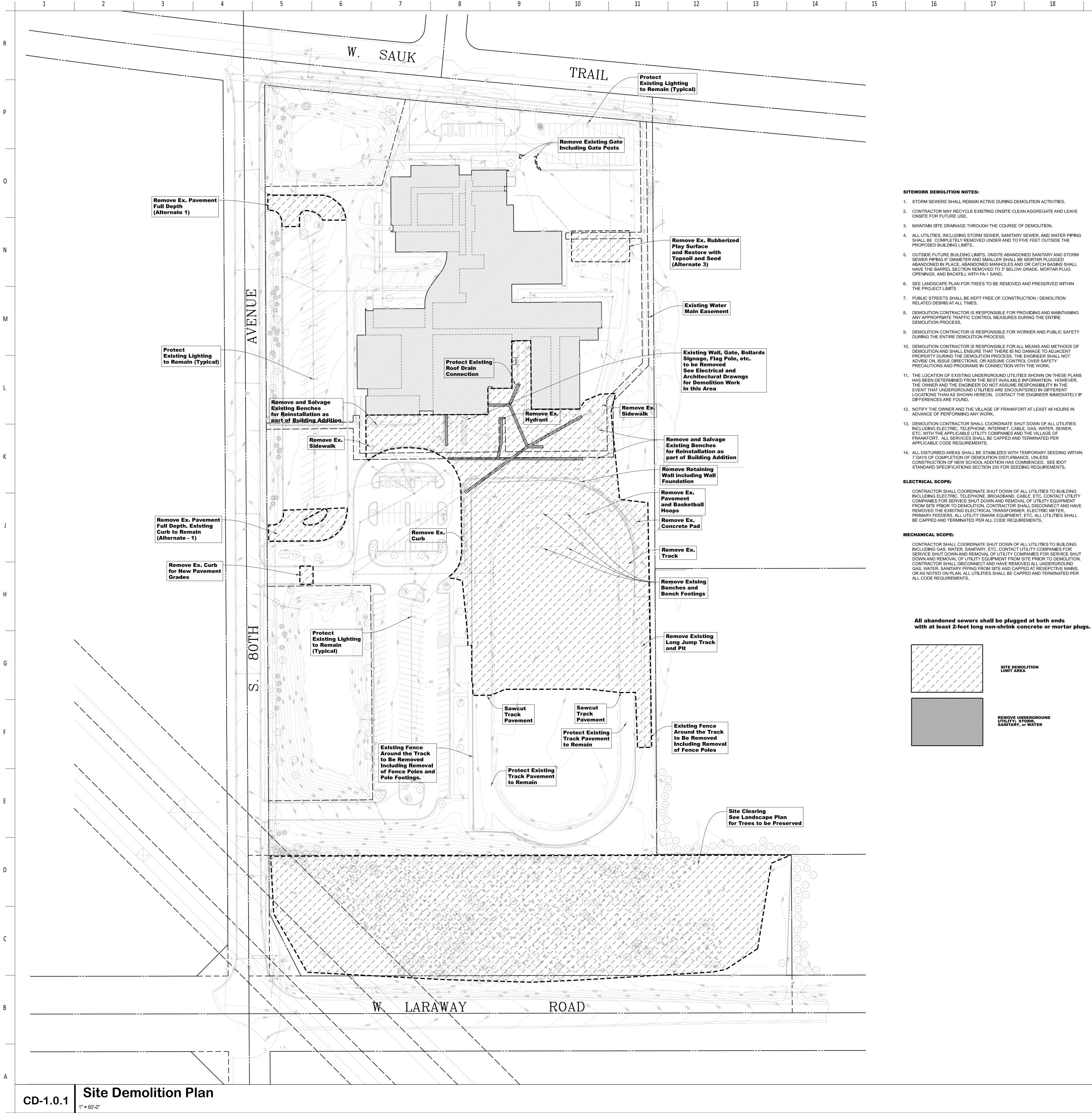
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SITEWORK DEMOLITION NOTES: 1. STORM SEWERS SHALL REMAIN ACTIVE DURING DEMOLITION ACTIVITIES. 2. CONTRACTOR MAY RECYCLE EXISTING ONSITE CLEAN AGGREGATE AND LEAVE

ONSITE FOR FUTURE USE.

SITE DEMOLITION LIMIT AREA

REMOVE UNDERGROUN UTILITY; STORM, SANITARY, or WATER

3. MAINTAIN SITE DRAINAGE THROUGH THE COURSE OF DEMOLITION.

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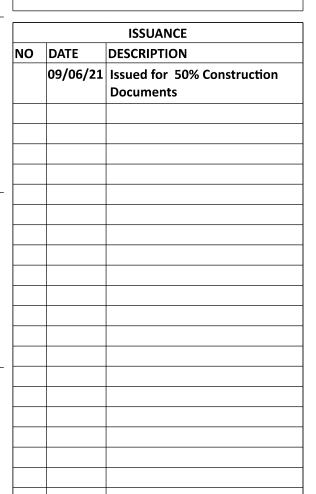
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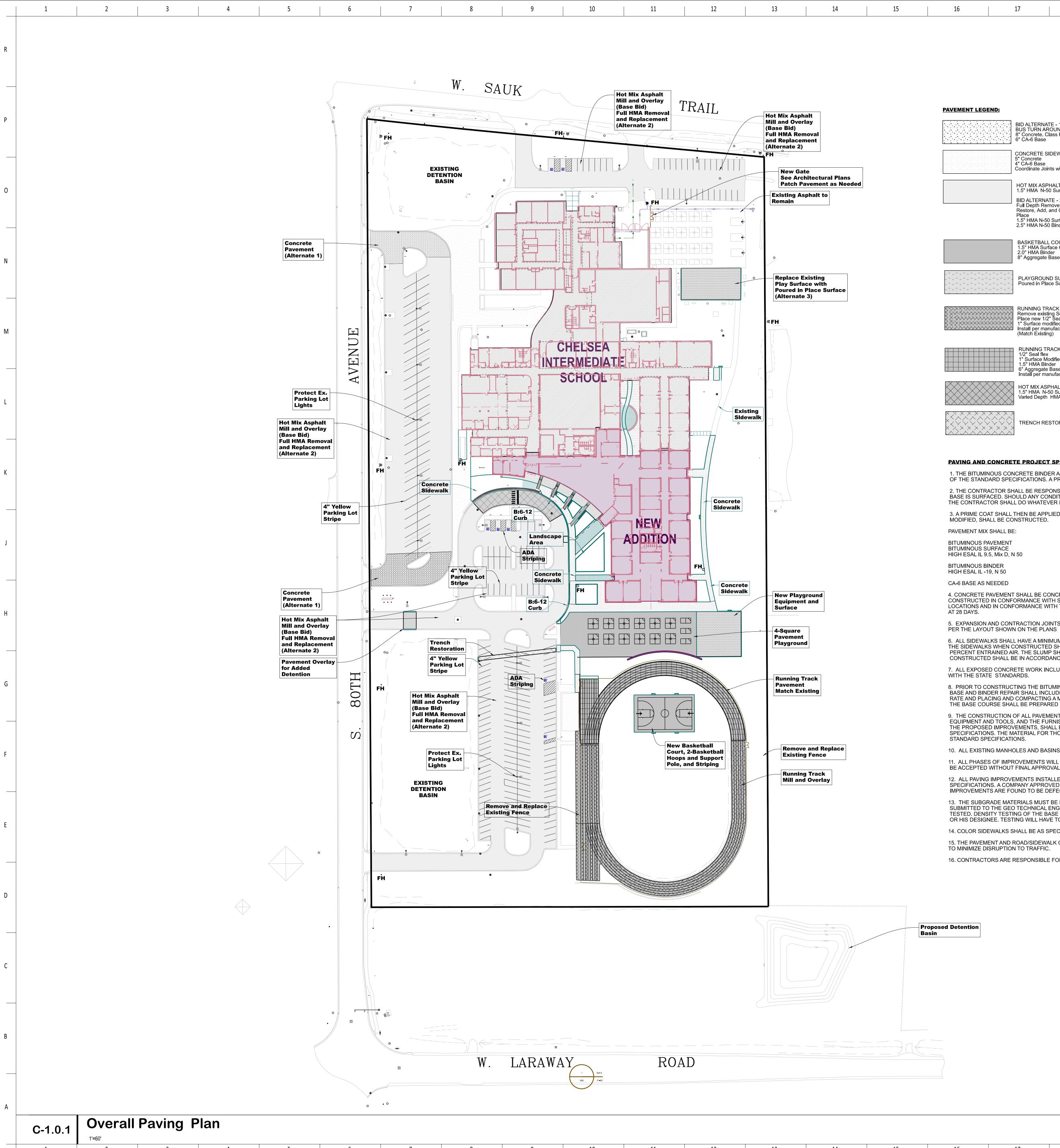




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PAVEMENT LEGEND:		
	BID ALTERNATE - 1 BUS TURN AROUND CONCRETE PAVEMENT 8" Concrete. Class PV 6" CA-6 Base	
	CONCRETE SIDEWALK 5" Concrete 4" CA-6 Base Coordinate Joints with Architectural Plans	
	HOT MIX ASPHALT MILL AND OVERLAY 1.5" HMA N-50 Surface Course BID ALTERNATE - 2 Full Depth Remove Existing HMA	
	Restore, Add, and Compact Stone Base as Needed. Place 1.5" HMA N-50 Surface Course 2.5" HMA N-50 Binder Course	
	BASKETBALL COURT AND 4 SQUARE PAVING 1.5" HMA Surface Course 2.0" HMA Binder 8" Aggregate Base	
	PLAYGROUND SURFACE Poured in Place Surface	
	RUNNING TRACK PAVEMENT Remove existing Seal Flex and Surface Modified Mix Place new 1/2" Seal Flex 1" Surface modified I-II Mix Install per manufactures specfications (Match Existing)	
Image: Section of the section of th	RUNNING TRACK MILL AND OVERLAY 1/2" Seal flex 1" Surface Modified I-II Mix over 1.5" HMA Binder 6" Aggregate Base Install per manufactures recomendaitopns	ALTERNATE SUMMARY Alternate - 1 Bus Turn Concrete Pavement Remove and replace existing pavement with Concrete
	HOT MIX ASPHALT MILL AND OVERLAY 1.5" HMA N-50 Surface Course Varied Depth HMA N-50 Binder Base Course	Alternate - 2 Full Depth Remove Existing HMA Restore, Add, and Compact Stone Base as Needed Place 1.5" HMA N-50 Surface Course and 2.5" HMA Binder Course
	TRENCH RESTORATION	Alternate 3 Remove Existing Playground and replace with New Poured in Place Surface

# **PAVING AND CONCRETE PROJECT SPECIFICATIONS**

1. THE BITUMINOUS CONCRETE BINDER AND SURFACE COURSE SHALL COMPLY WITH THE STATE OF ILLINOIS CLASS I, AS SET FORTH IN SECTION 406 OF THE STANDARD SPECIFICATIONS. A PRIME COAT SHALL BE APPLIED TO THE BASE COURSE AT A RATE OF 0.40 GALLONS PER SQUARE YARD. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BASE AND BINDER COURSE ON A SAFE AND PASSABLE CONDITION UNTIL THE BASE IS SURFACED. SHOULD ANY CONDITION OCCUR WHICH WOULD CONSTITUTE A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC. THE CONTRACTOR SHALL DO WHATEVER IS REQUIRED TO RESTORE THE ROADWAY TO A SAFE CONDITION.

3. A PRIME COAT SHALL THEN BE APPLIED AT A RATE OF 0.15 GALLONS PER SQUARE YARD, AFTER WHICH BITUMINOUS SURFACE COURSE, CLASS I, MODIFIED, SHALL BE CONSTRUCTED. PAVEMENT MIX SHALL BE:

BITUMINOUS PAVEMENT **BITUMINOUS SURFACE** HIGH ESAL IL 9.5, Mix D, N 50 BITUMINOUS BINDER HIGH ESAL IL -19, N 50

CA-6 BASE AS NEEDED

4. CONCRETE PAVEMENT SHALL BE CONCRETE CLASS PV WITH FIBER REINFORCEMENT CONSTRUCTED IN CONFORMANCE WITH SECTION 420 OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS AND IN CONFORMANCE WITH THE DETAILS SHOWN ON THE PLANS. CONCRETE PAVMENT SHALL BE AT 4,000 PSI

5. EXPANSION AND CONTRACTION JOINTS SHALL BE INSTALLED PER THE STANDARD SPECIFICATIONS AND

6. ALL SIDEWALKS SHALL HAVE A MINIMUM OF A 6 BAG MIX WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. THE SIDEWALKS WHEN CONSTRUCTED SHALL CONTAIN NOT LESS THAN FOUR (4) PERCENT, NO MORE THAN SEVEN (7) PERCENT ENTRAINED AIR. THE SLUMP SHALL BE NOT LESS THAN TWO (2) INCHES, NOT MORE THAN FOUR (4) INCHES. ALL SIDEWALKS CONSTRUCTED SHALL BE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.

7. ALL EXPOSED CONCRETE WORK INCLUDING SIDEWALKS AND CURBS MUST HAVE CURING COMPOUND APPLIED IN ACCORDANCE WITH THE STATE STANDARDS.

8. PRIOR TO CONSTRUCTING THE BITUMINOUS SURFACE COURSE, THE BASE COURSE WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER. BASE AND BINDER REPAIR SHALL INCLUDE REMOVAL OF THE EXISTING BINDER, PREPARING AND PRIMING THE BASE COURSE AT THE SPECIFIED RATE AND PLACING AND COMPACTING A MINIMUM OF TWO (2) INCHES OF CLASS I BINDER. PRIOR TO THE CONSTRUCTION THE SURFACE COURSE THE BASE COURSE SHALL BE PREPARED TO THE SATISFACTION OF THE ENGINEER.

9. THE CONSTRUCTION OF ALL PAVEMENT, CURBS AND GUTTERS, AND SIDEWALK IMPROVEMENTS, INCLUDING THE USE OF ALL MACHINERY, EQUIPMENT AND TOOLS, AND THE FURNISHING OF ALL MATERIALS, AND THE CONSTRUCTION OF ALL OTHER WORK NECESSARY TO COMPLETE THE PROPOSED IMPROVEMENTS, SHALL BE CONSTRUCTED ACCORDING TO THE REQUIREMENTS AS OUTLINED IN THE STATE STANDARD SPECIFICATIONS. THE MATERIAL FOR THOSE IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE APPROPRIATE SECTION OF THE STATE STANDARD SPECIFICATIONS.

10. ALL EXISTING MANHOLES AND BASINS SHALL BE ADJUSTED TO MEET FINISHED GRADE. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 11. ALL PHASES OF IMPROVEMENTS WILL BE SUBJECT TO PERIODIC INSPECTION BY A REPRESENTATIVE OF THE ARCHITECT. NO PROJECTS WILL BE ACCEPTED WITHOUT FINAL APPROVAL BY THE ARCHITECT.

12. ALL PAVING IMPROVEMENTS INSTALLED WILL BE SUBJECT TO TESTING, AS PROVIDED FOR IN THESE SPECIFICATIONS AND IN THE STANDARD SPECIFICATIONS. A COMPANY APPROVED BY THE ENGINEER WILL PERFORM THE TESTING AT THE COST OF THE CONTRACTOR. IF ANY IMPROVEMENTS ARE FOUND TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS, THAN THEY SHALL BE REMOVED AND REPLACED.

13. THE SUBGRADE MATERIALS MUST BE PROOF-ROLLED AND TESTED PRIOR TO ANY PAVING IMPROVEMENTS. TESTING REPORTS MUST BE SUBMITTED TO THE GEO TECHNICAL ENGINEER OR HIS DESIGNEE, FOR REVIEW AND APPROVAL. BASE COURSE MATERIALS MUST ALSO BE INSPECTED AND TESTED. DENSITY TESTING OF THE BASE COURSE MATERIALS IS REQUIRED. ALL TESTING REPORTS MUST BE SUBMITTED TO THE PROJECT MANAGER OR HIS DESIGNEE. TESTING WILL HAVE TO PASS A PROOF ROLL OF ONE QUARTER (1/4) INCH DEFLECTION.

14. COLOR SIDEWALKS SHALL BE AS SPECIFIED ON THE ARCHITECTURAL PLANS

15. THE PAVEMENT AND ROAD/SIDEWALK CROSSING WORK SHALL BE COMPLETED AS QUICKLY AS POSSIBLE TO MINIMIZE DISRUPTION TO TRAFFIC.

16. CONTRACTORS ARE RESPONSIBLE FOR ALL UTILITY LOCATIONS DURING CONSTRUCTION.

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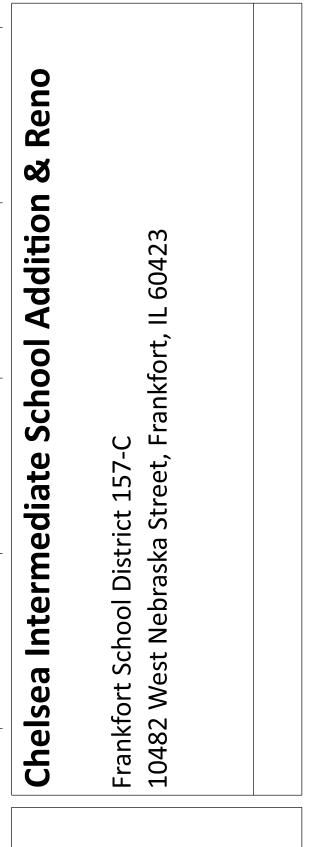


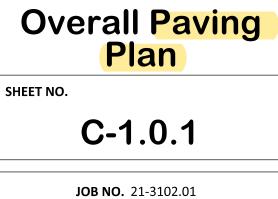
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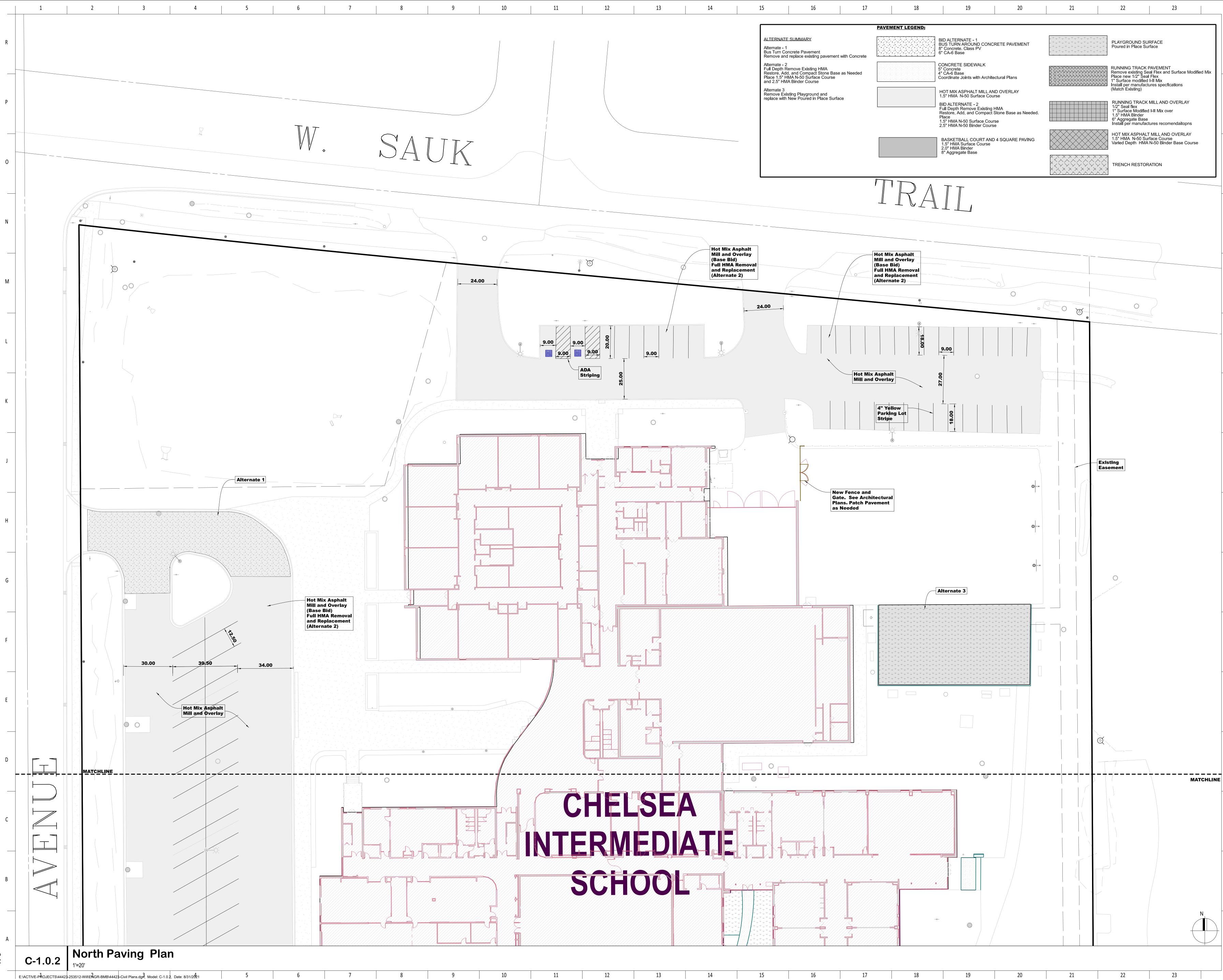
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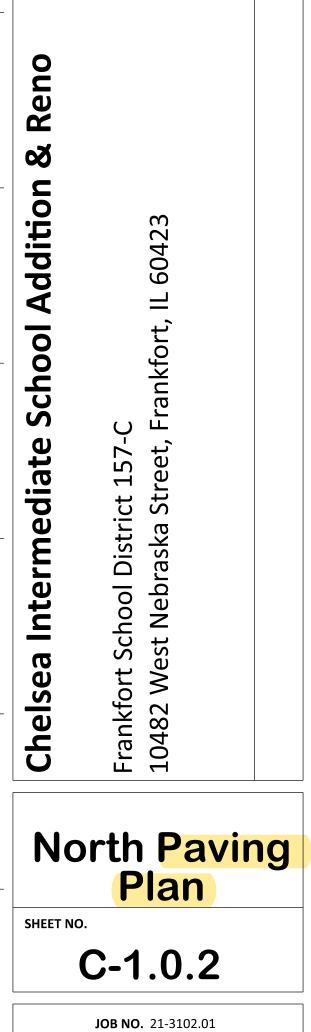
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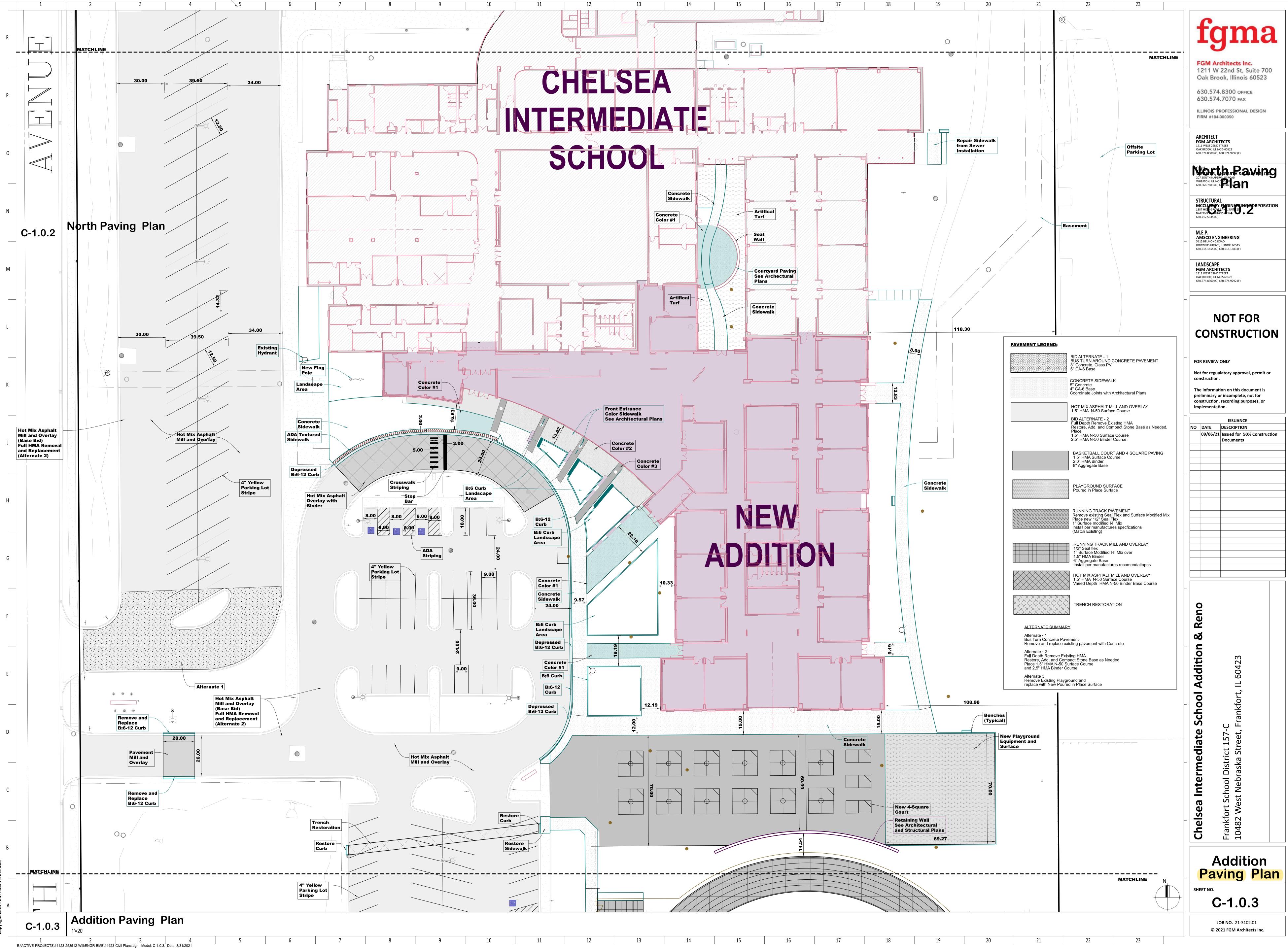
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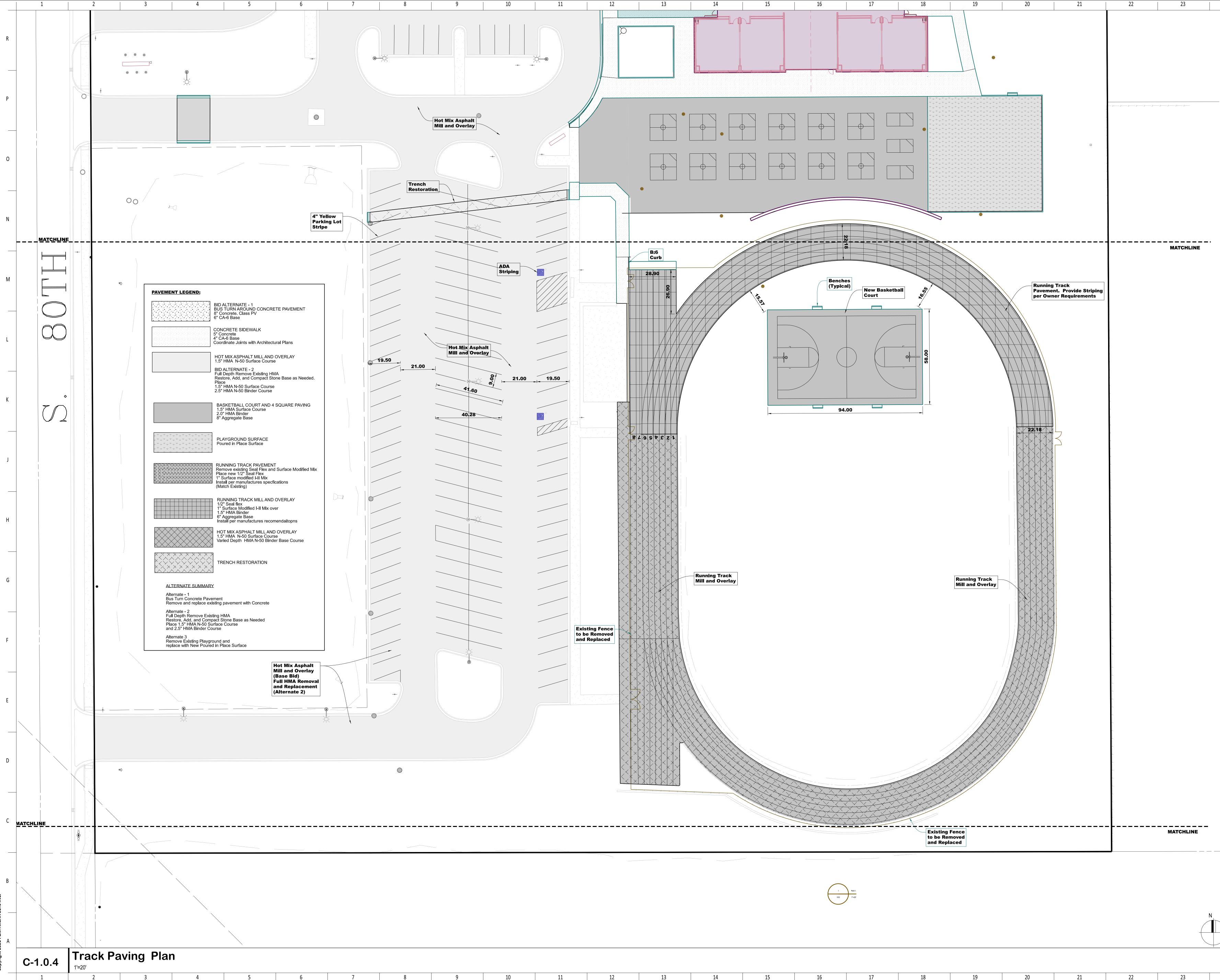
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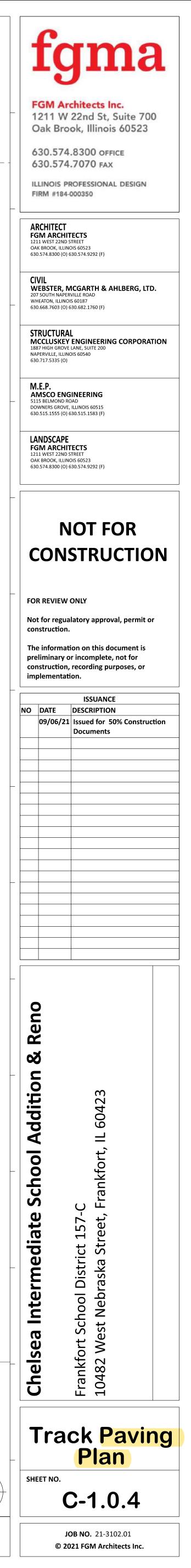


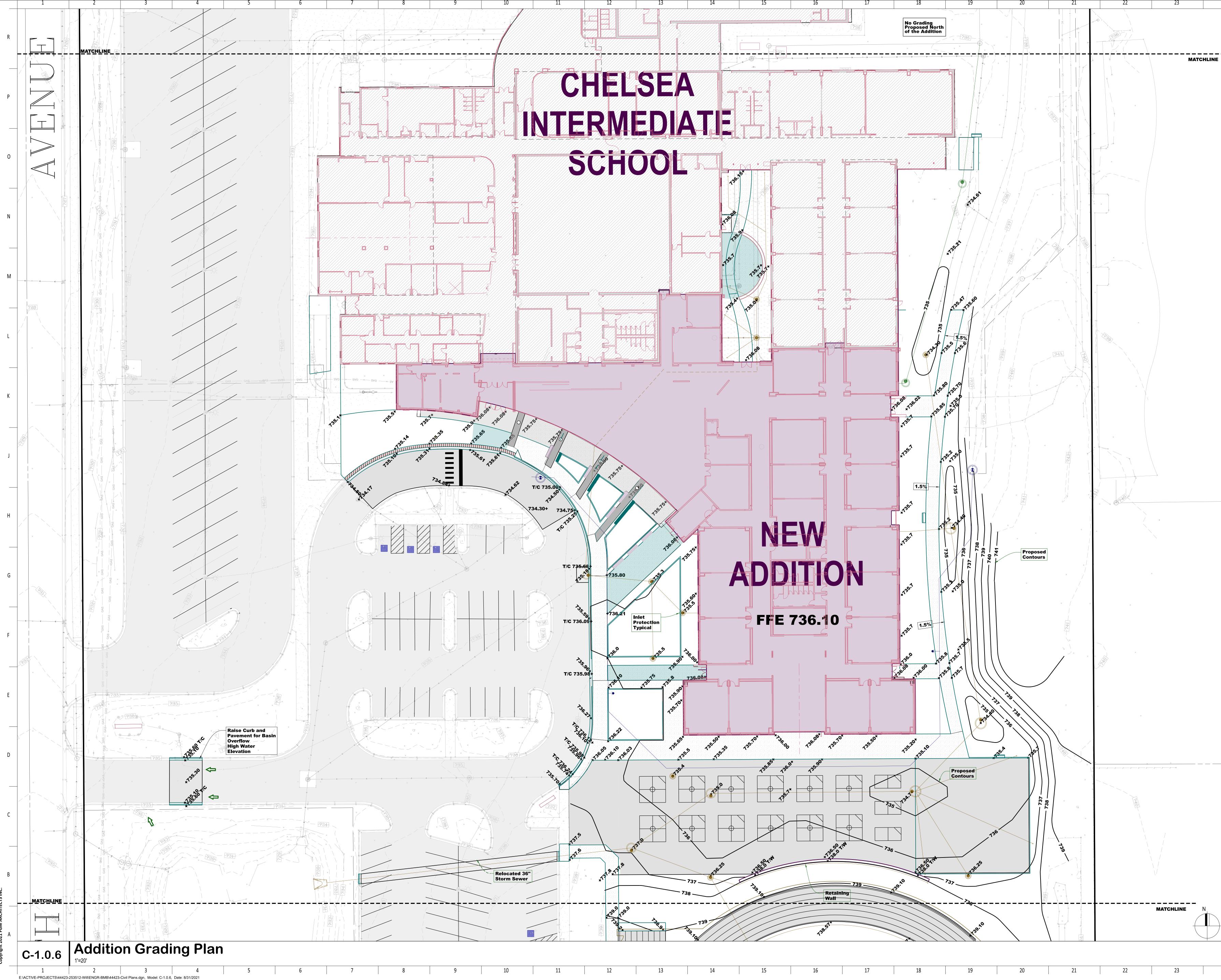
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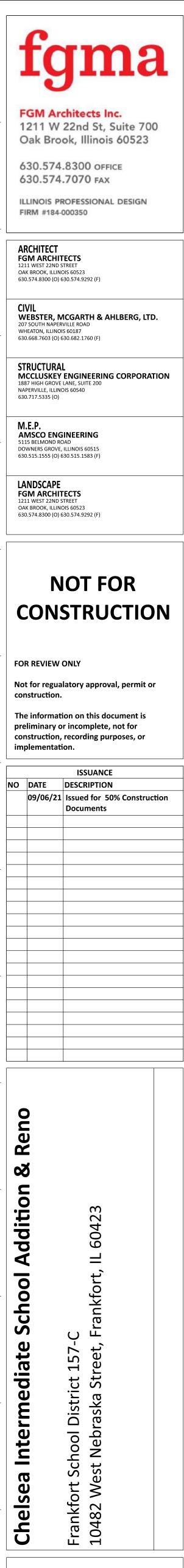
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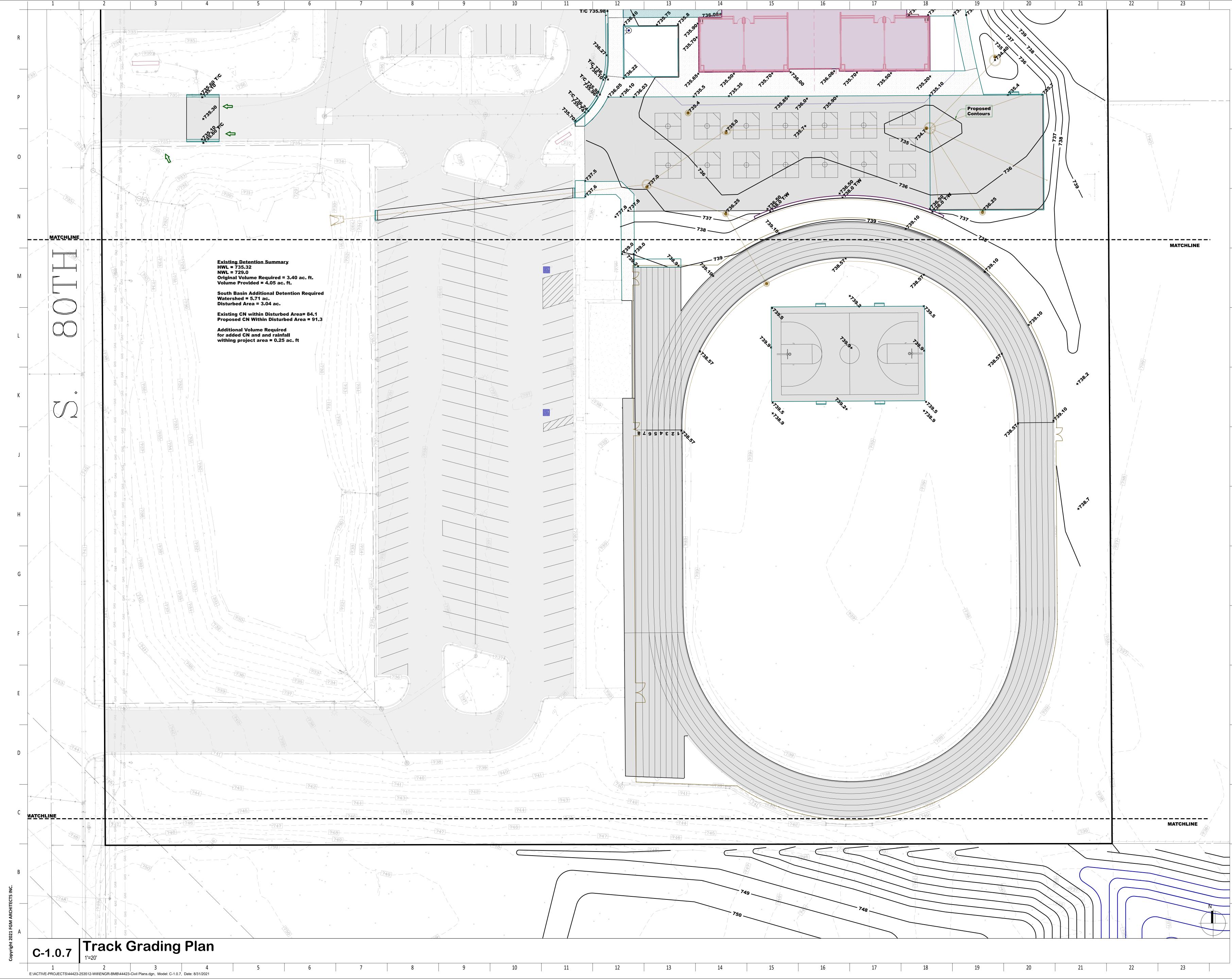
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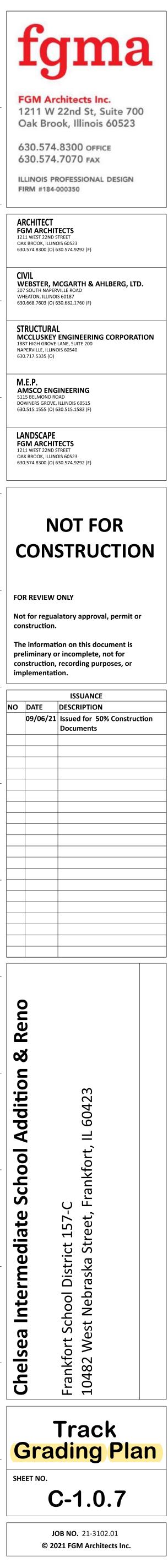


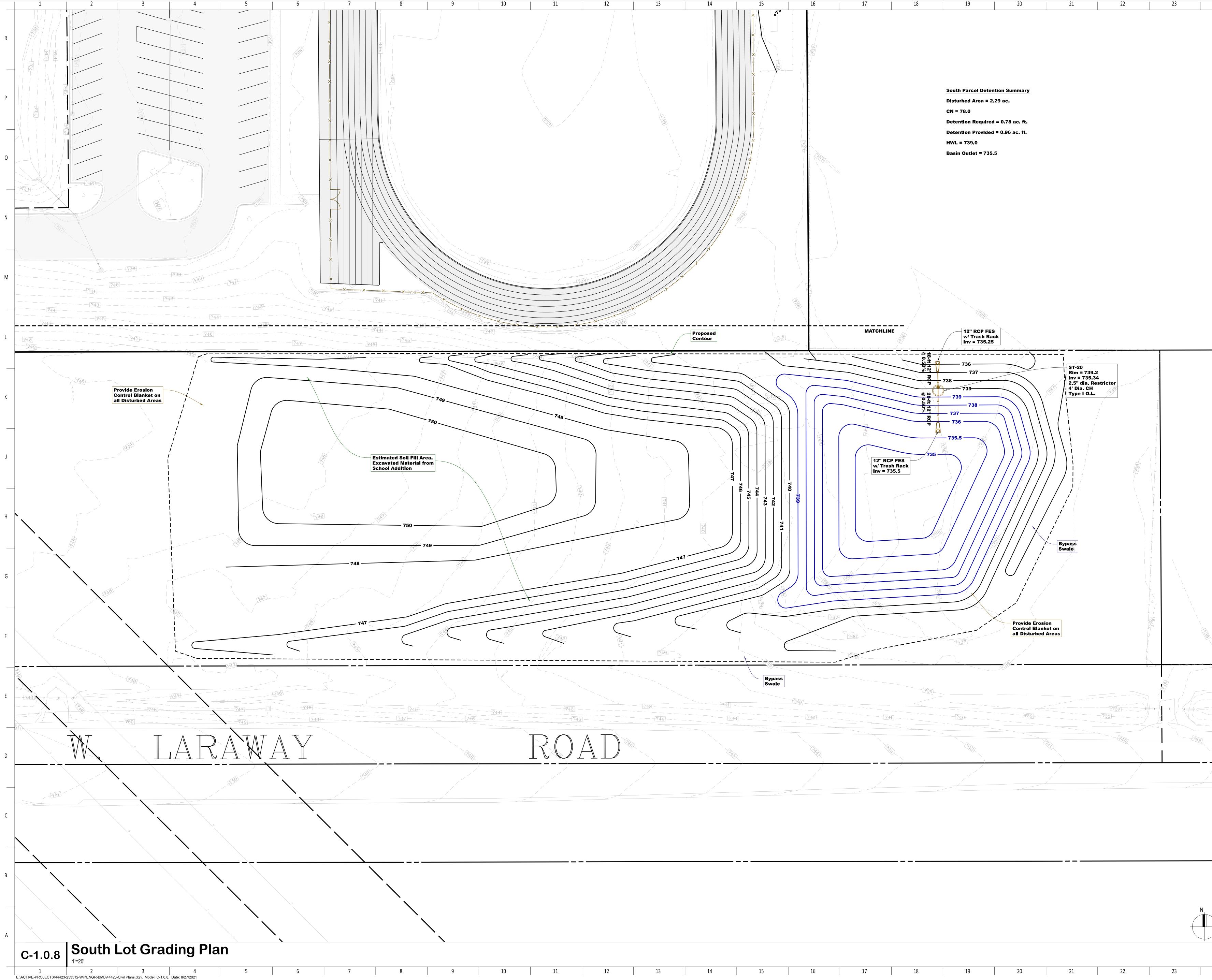




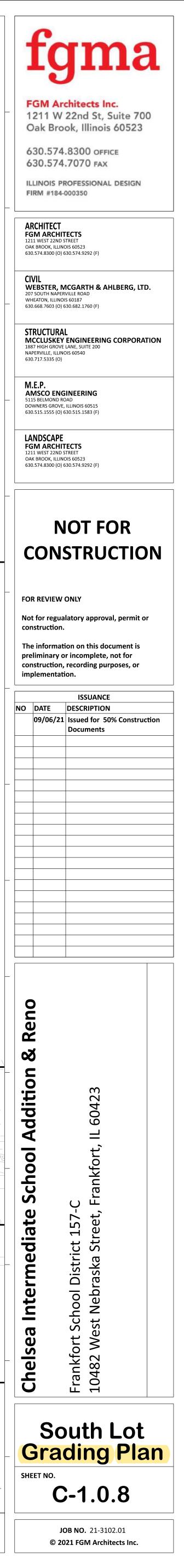


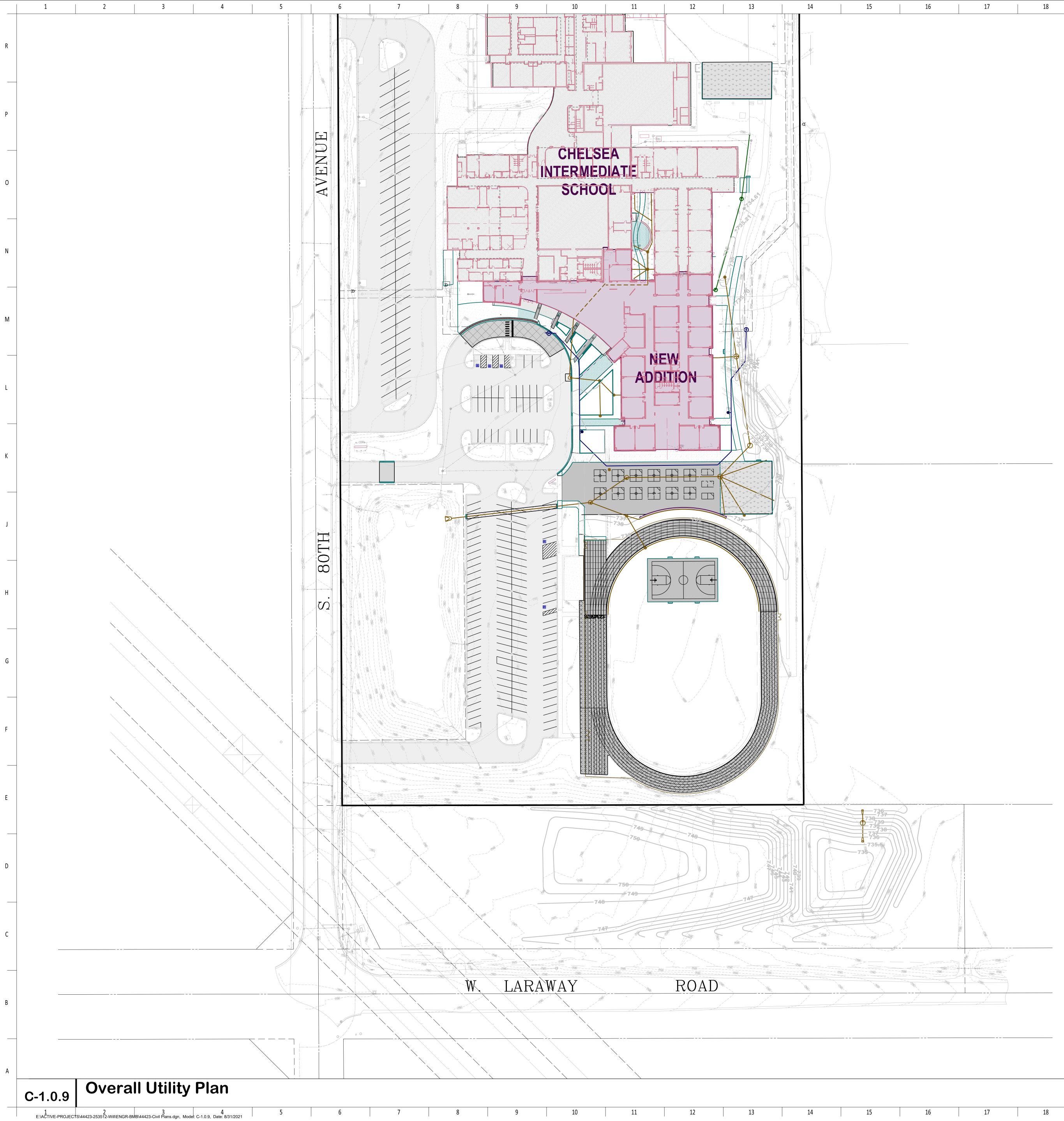


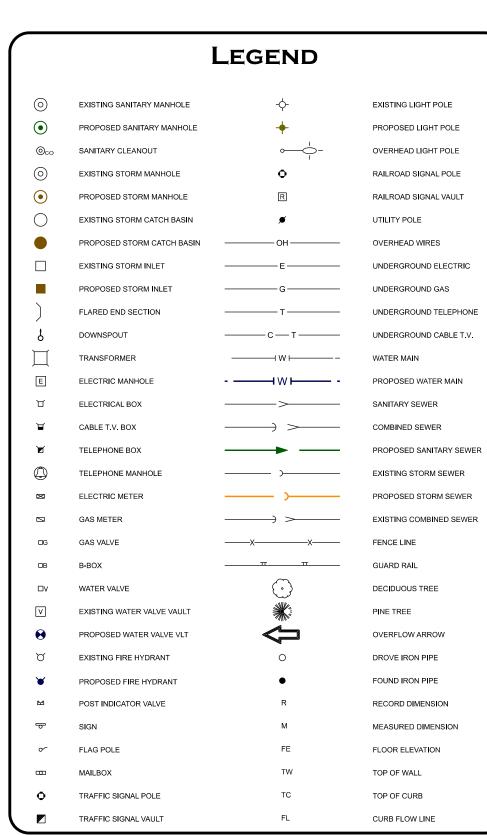




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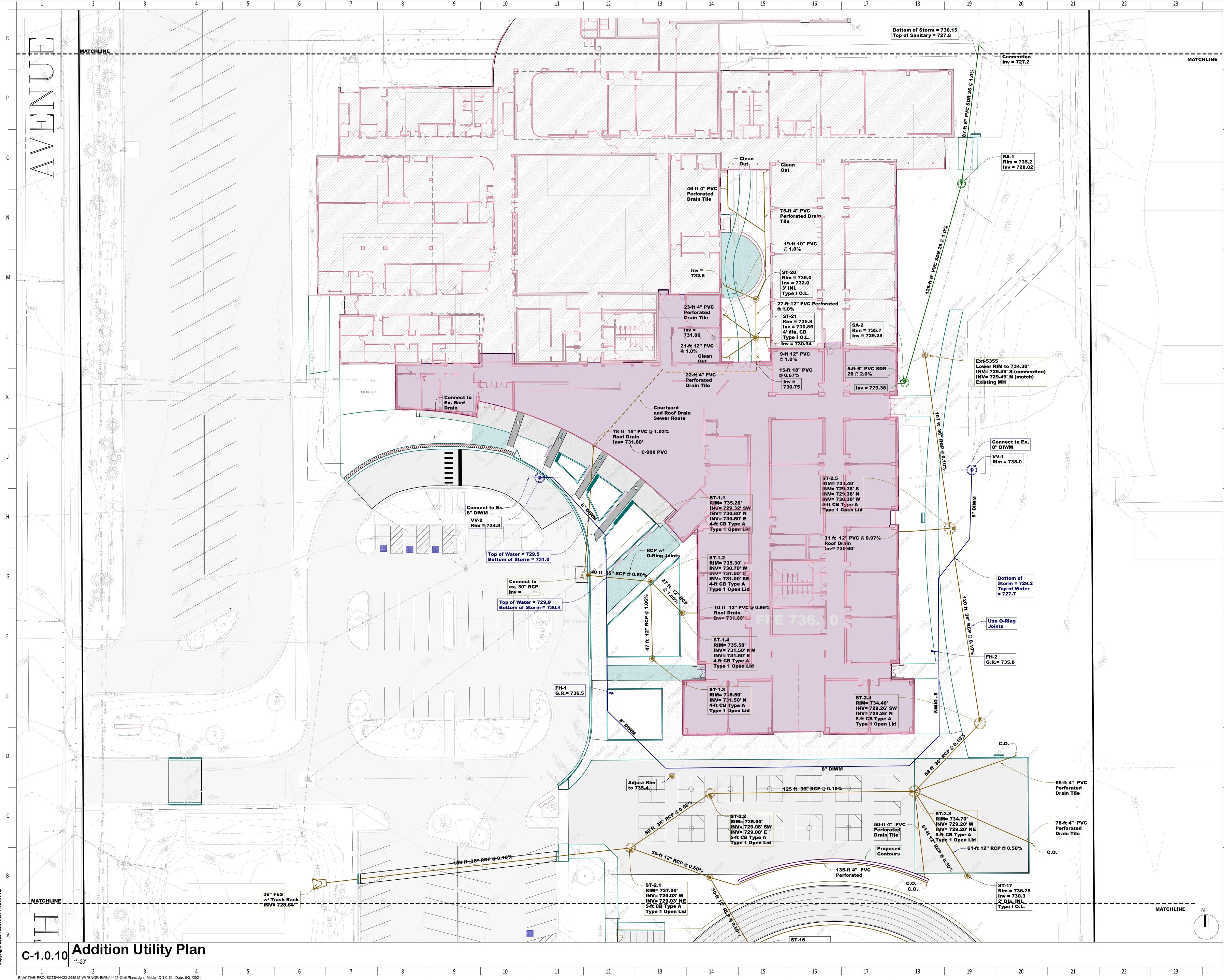
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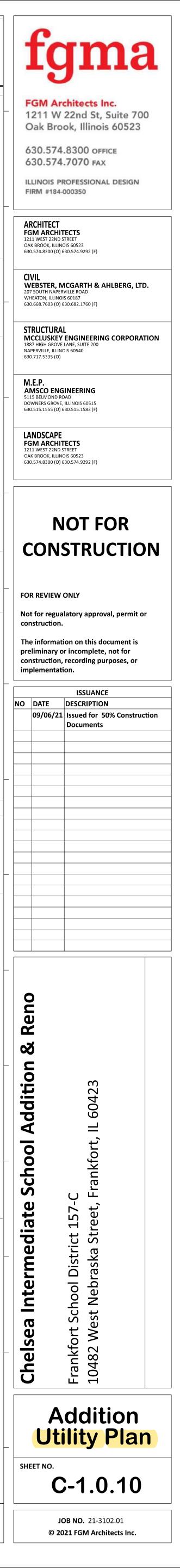
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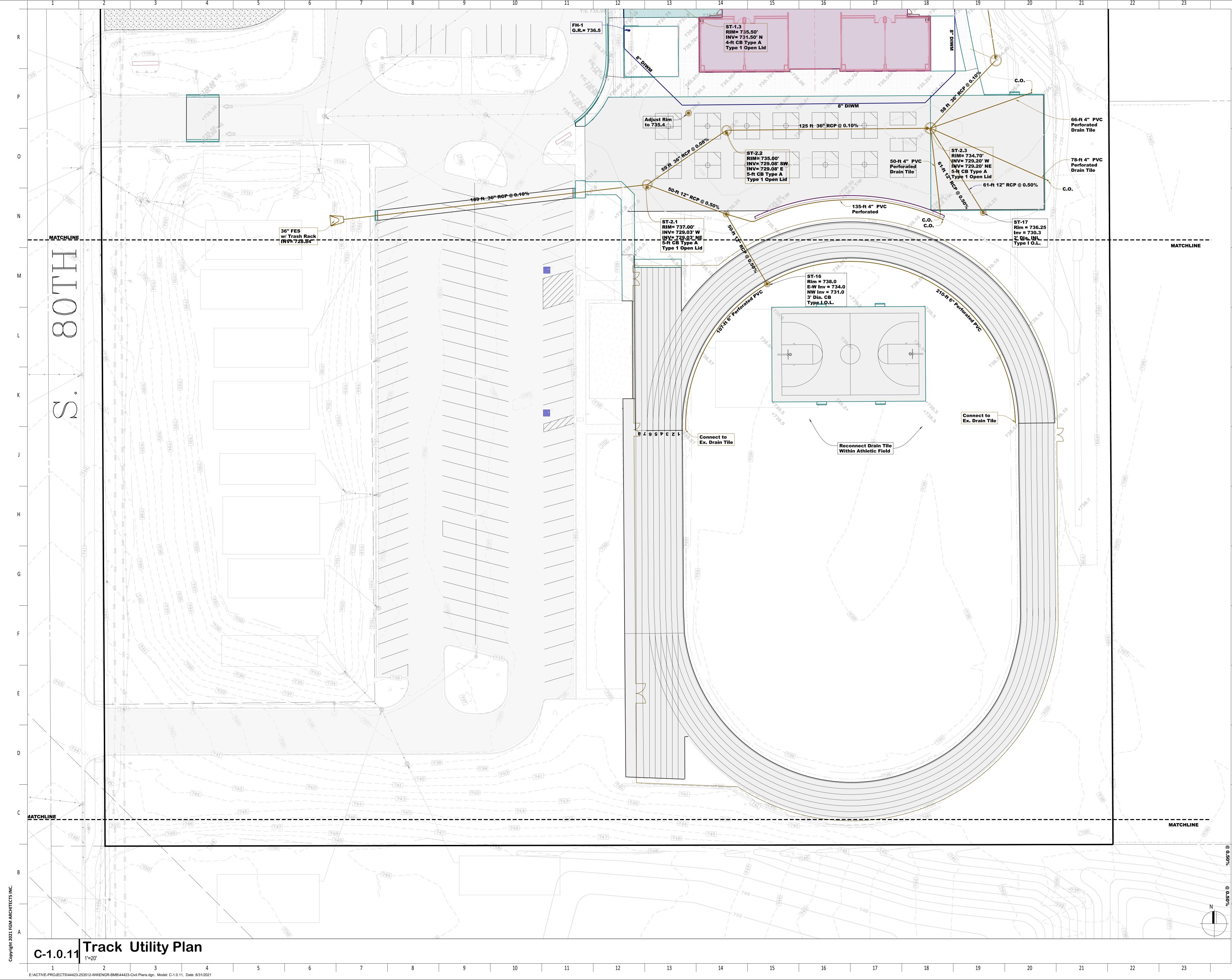
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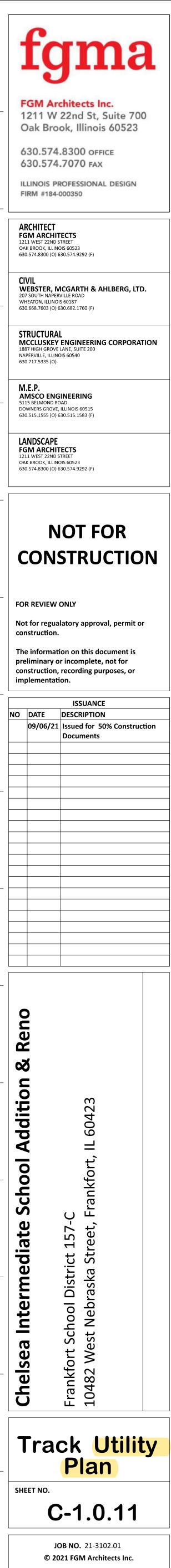
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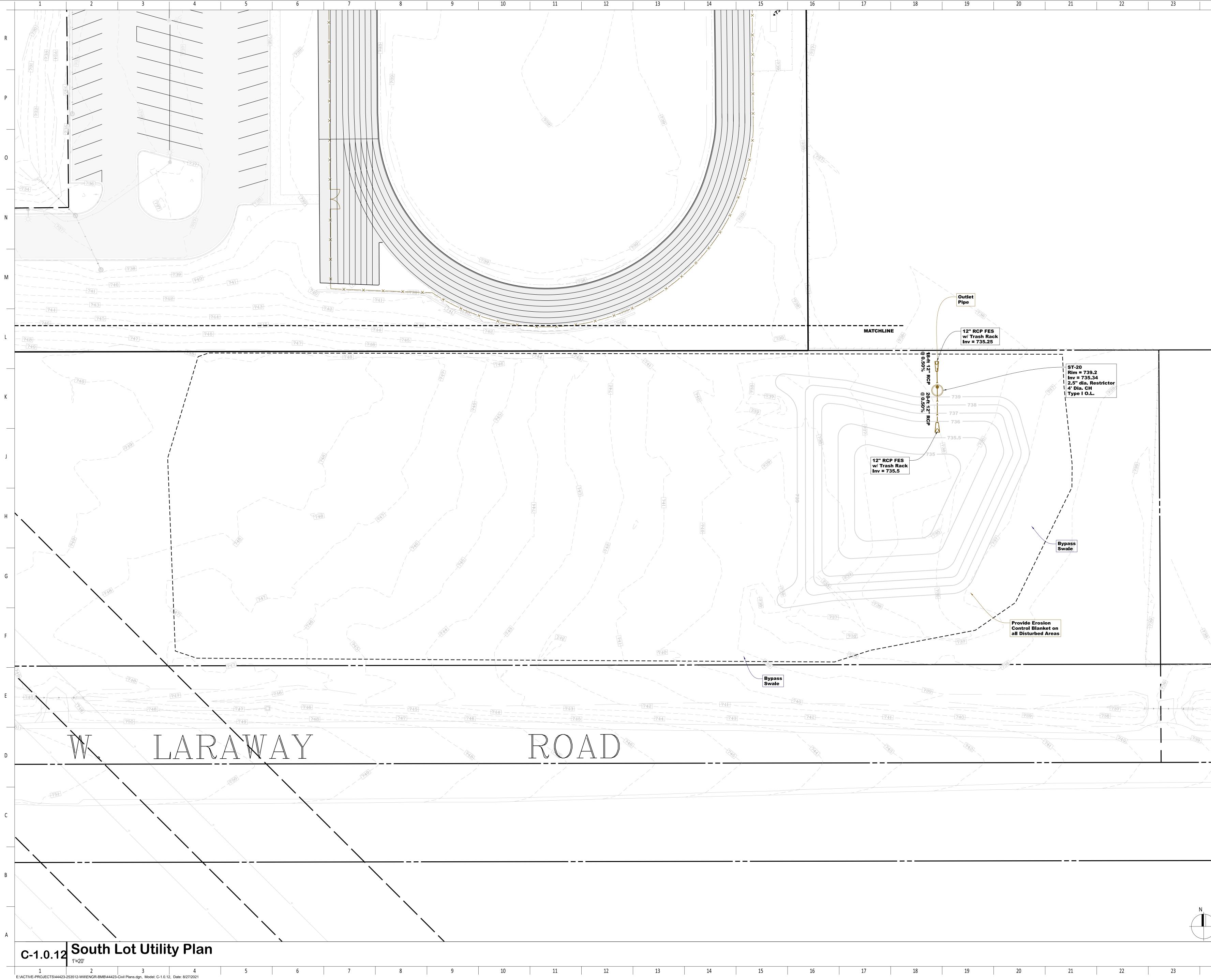




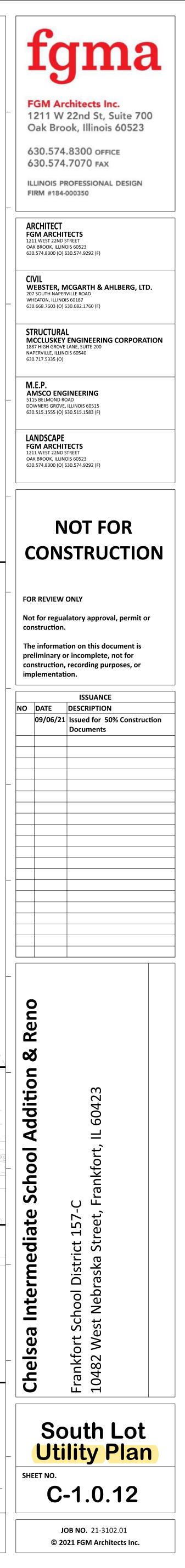


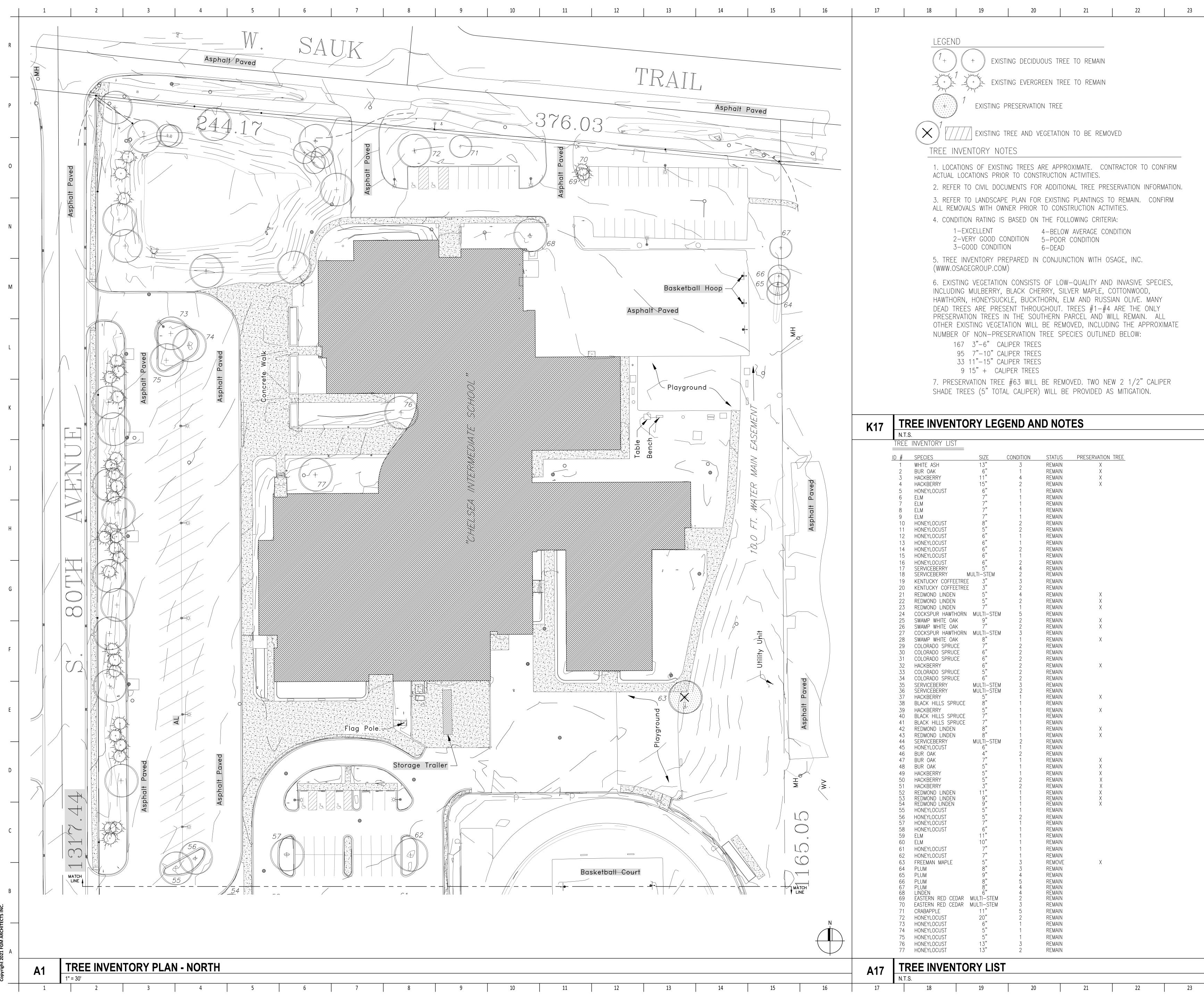




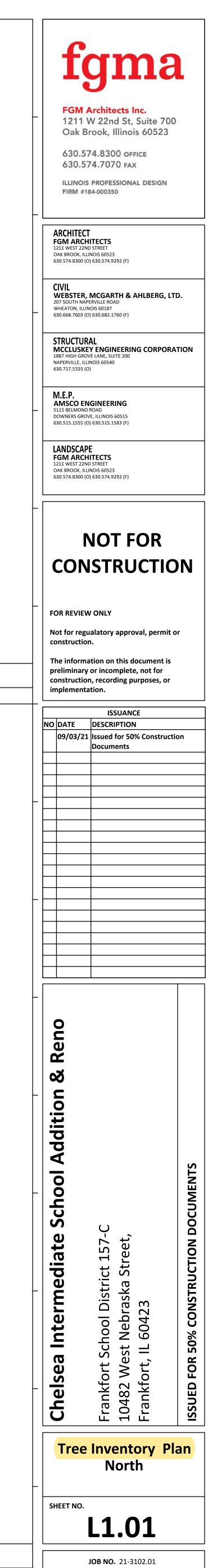


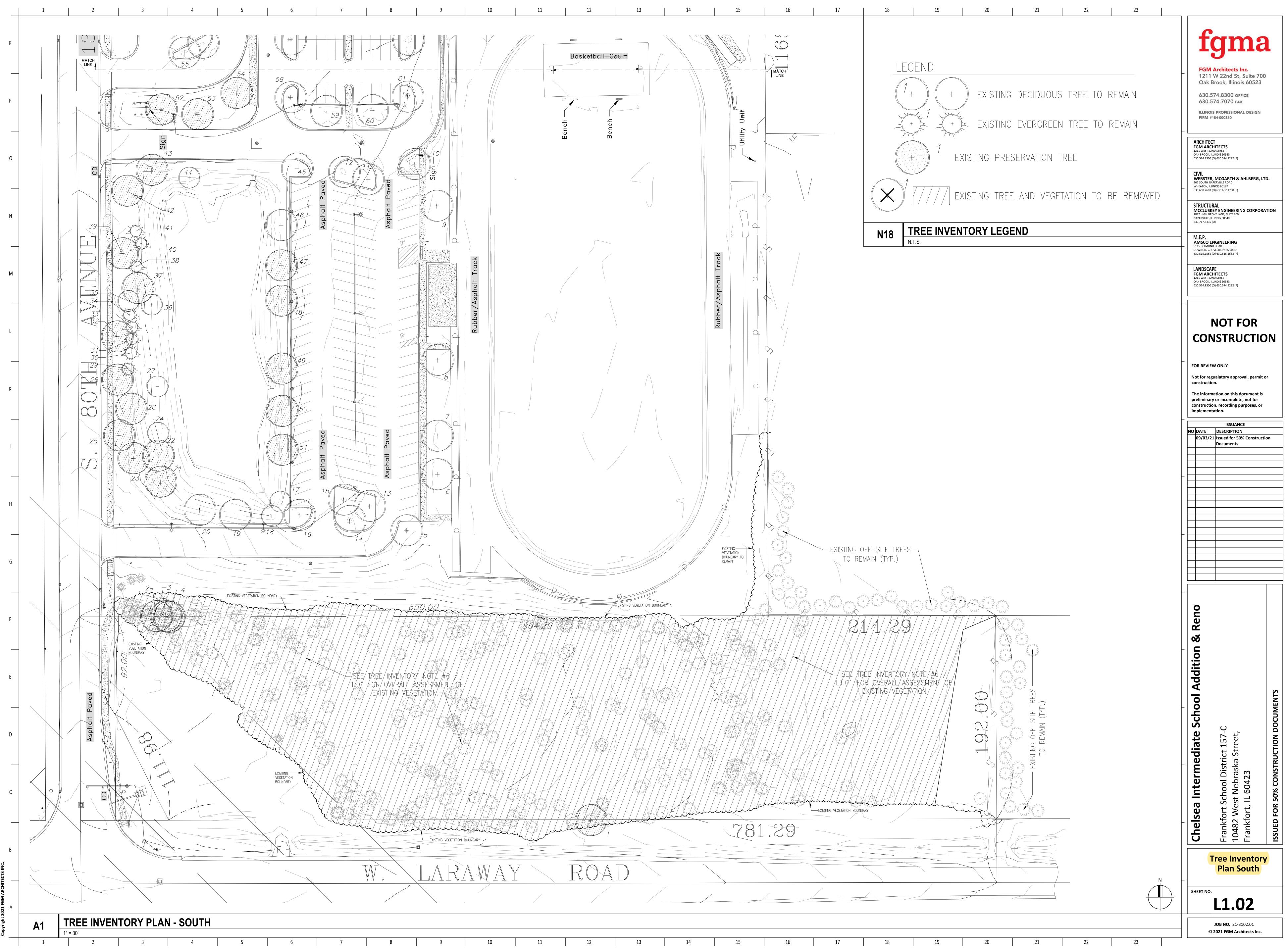
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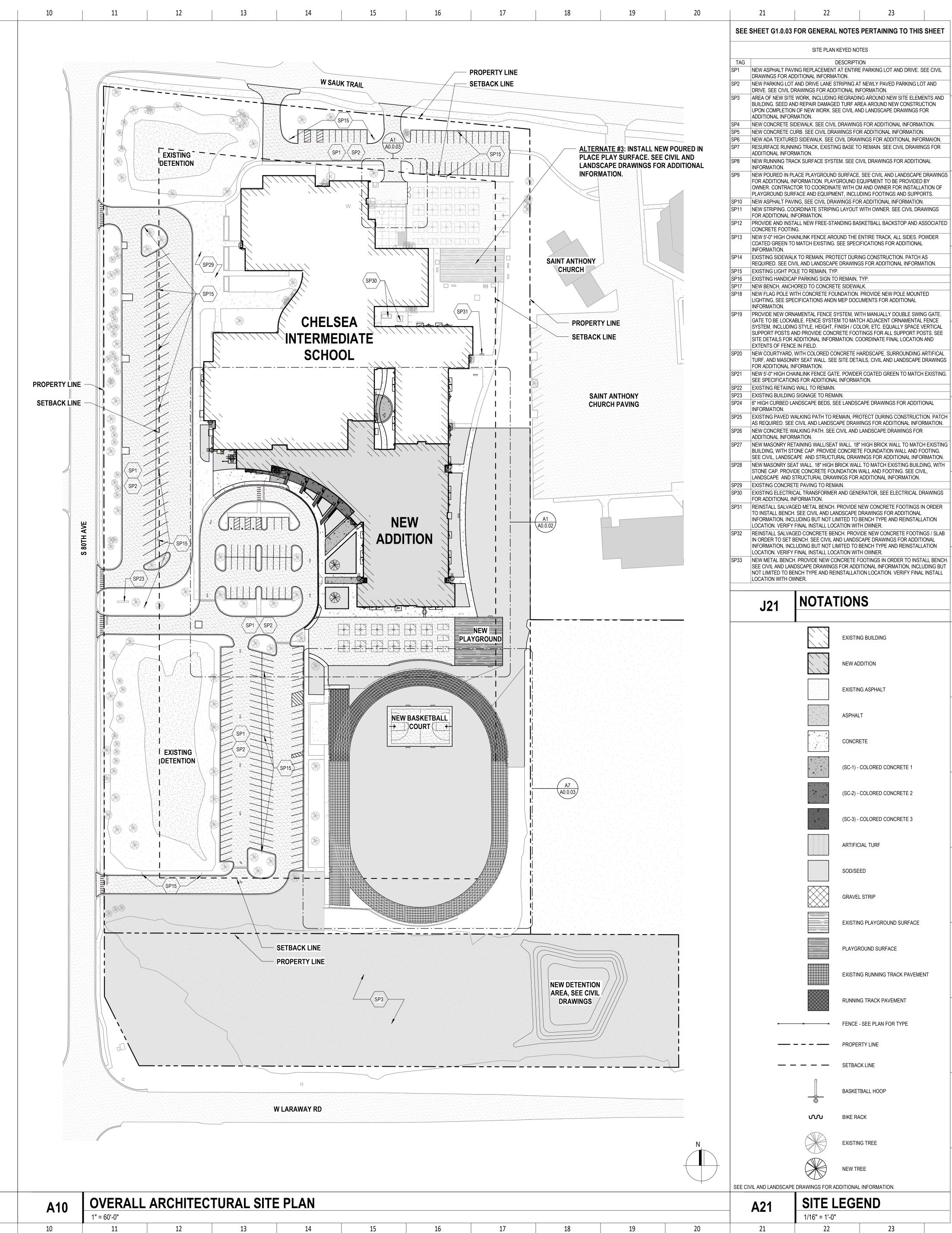
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FIRM #184-000350

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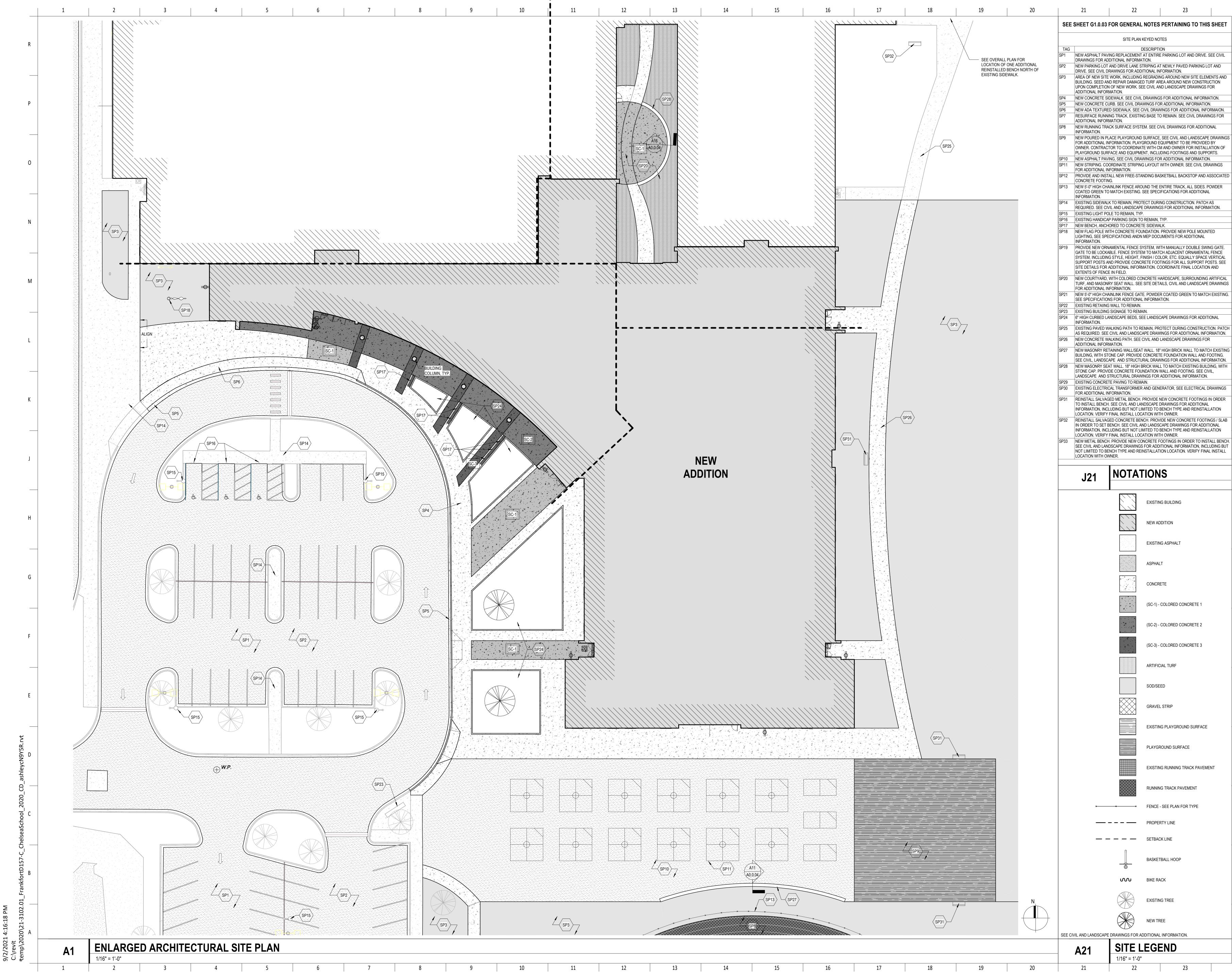
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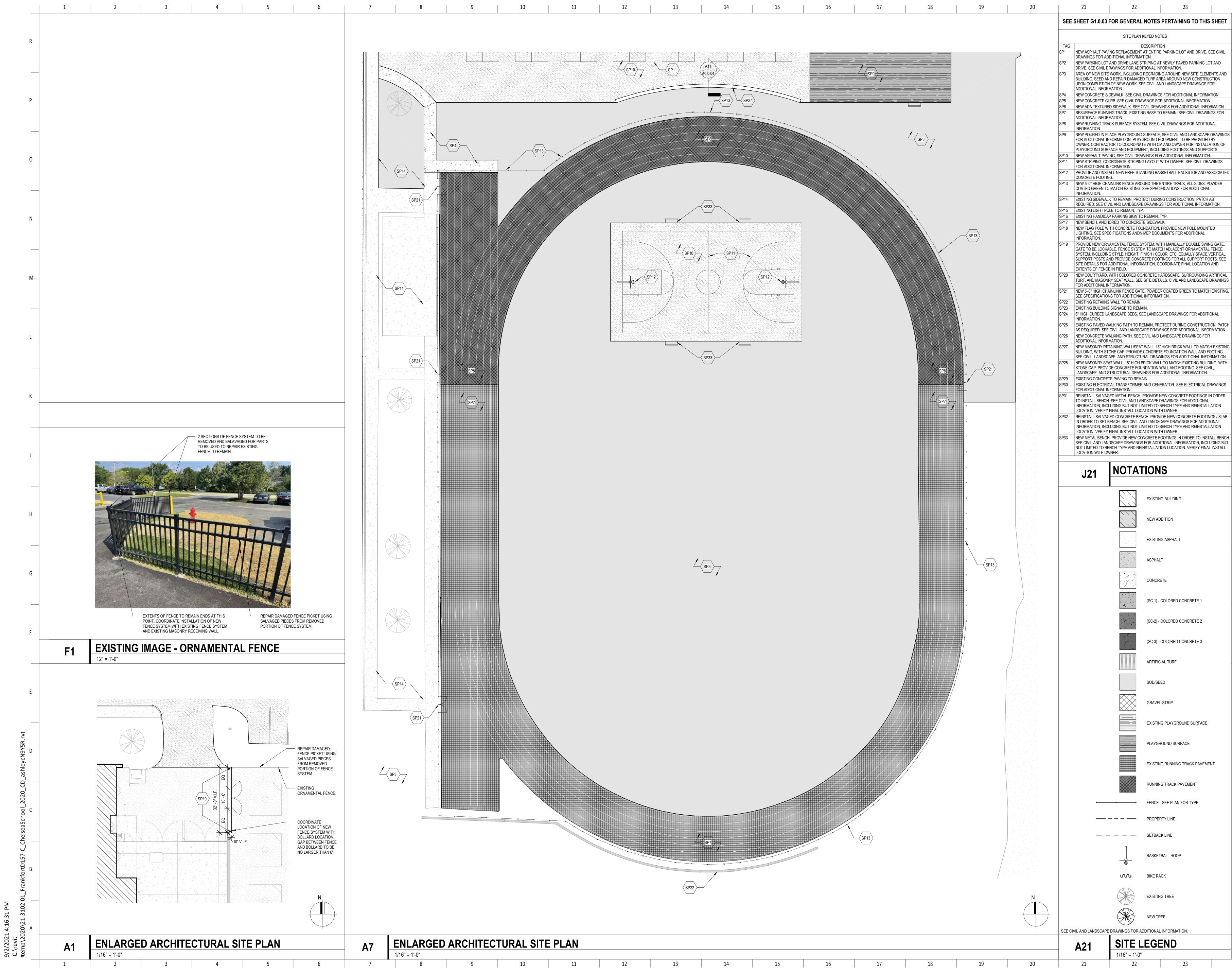
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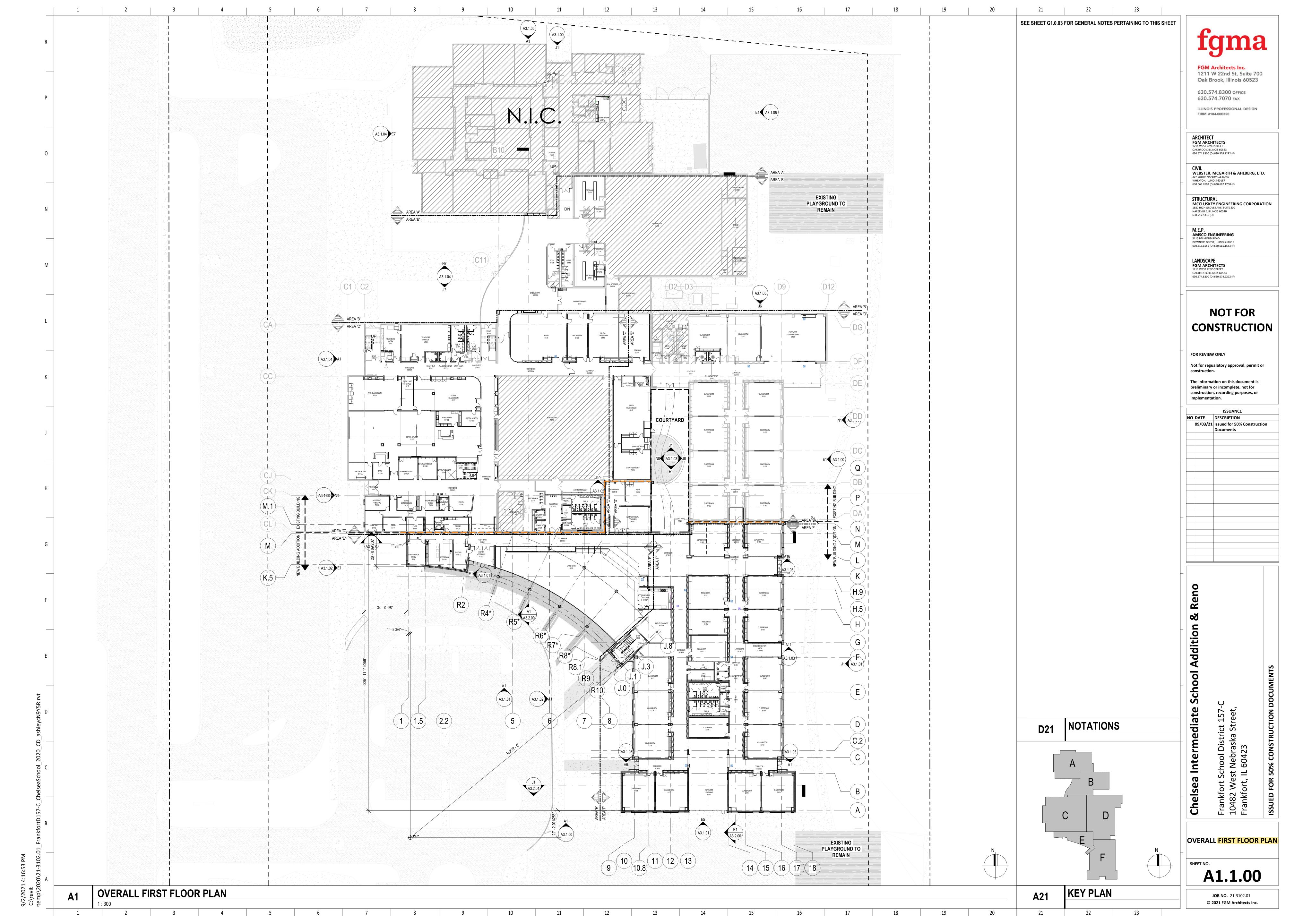
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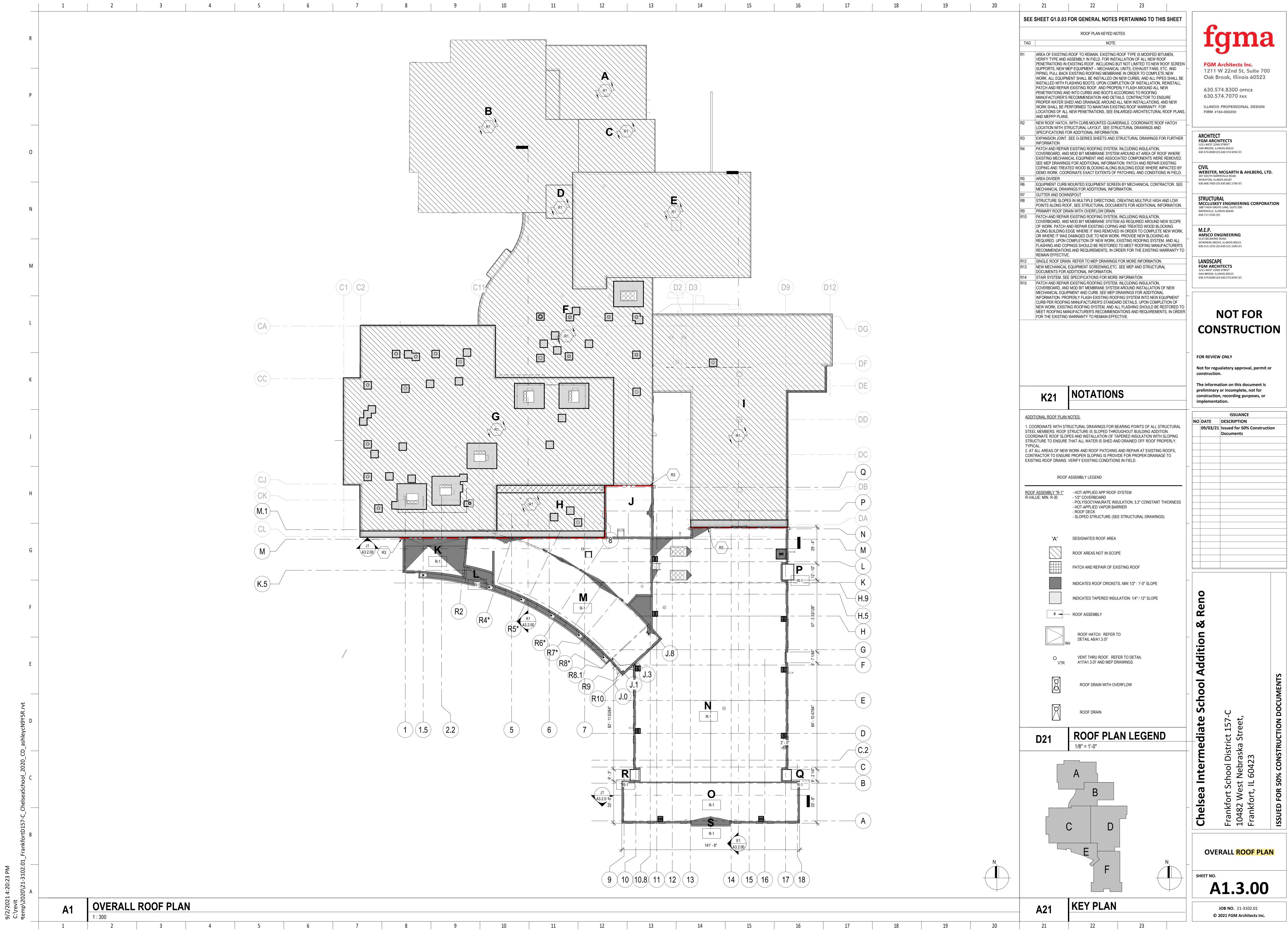
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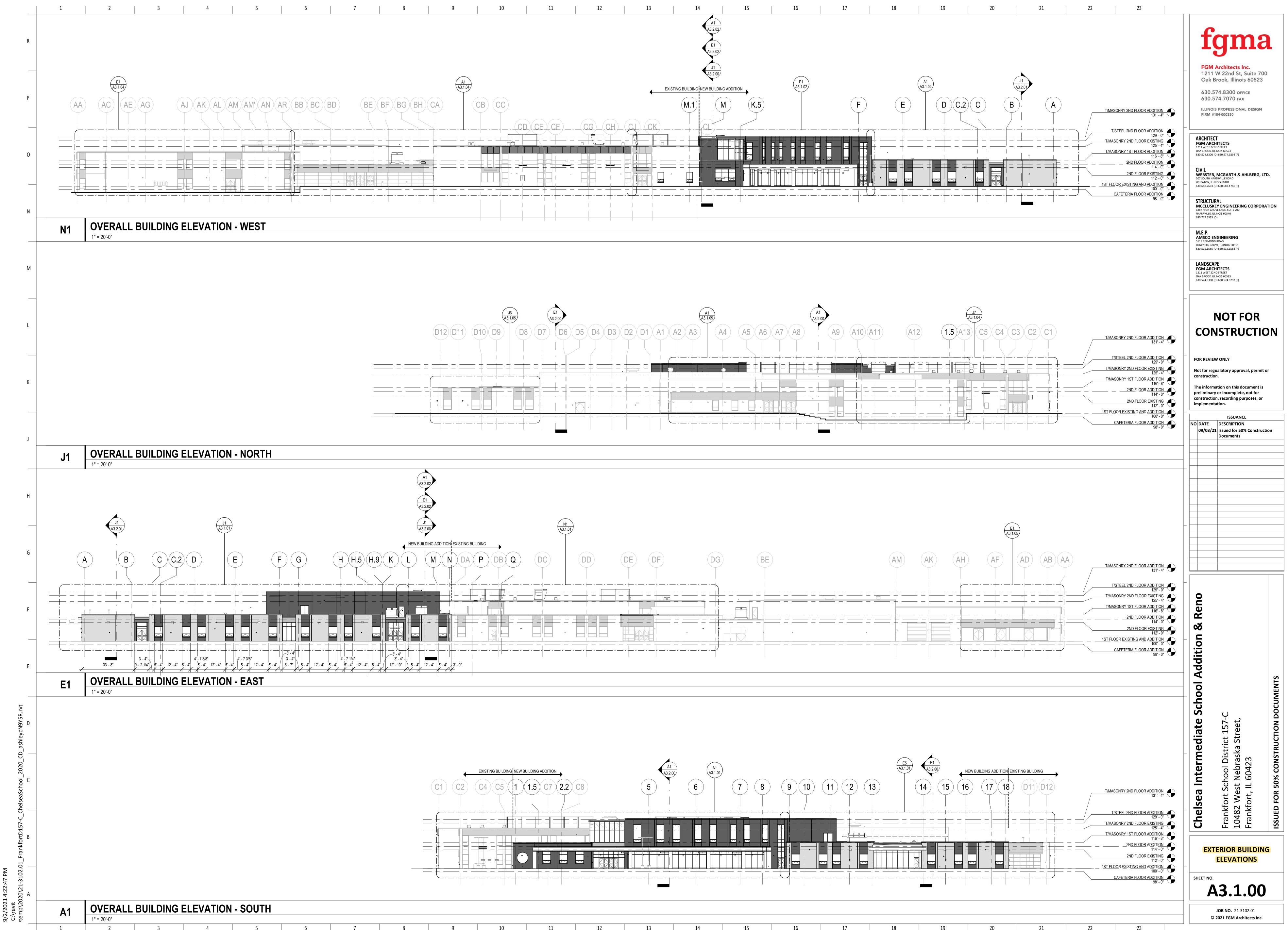








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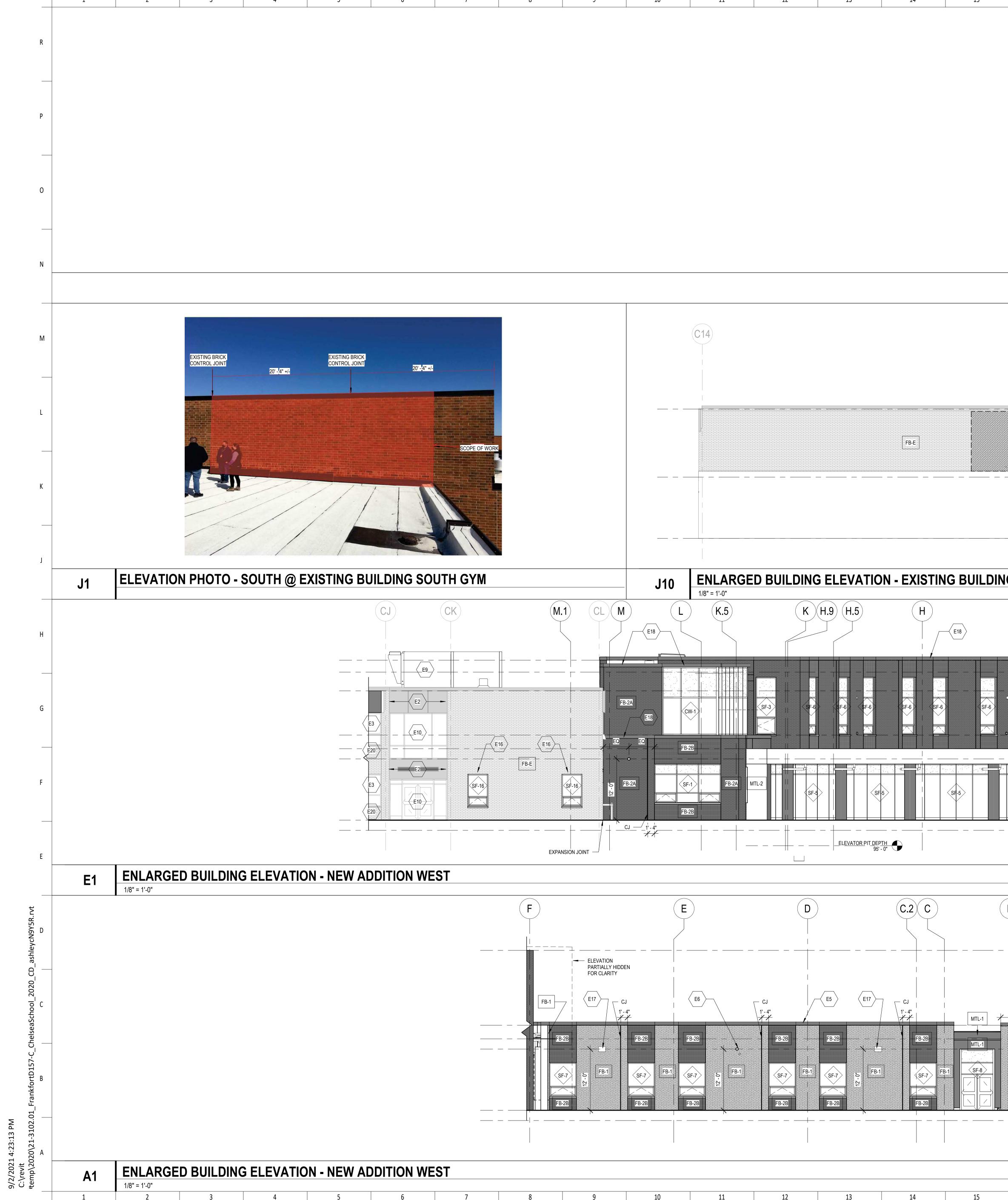
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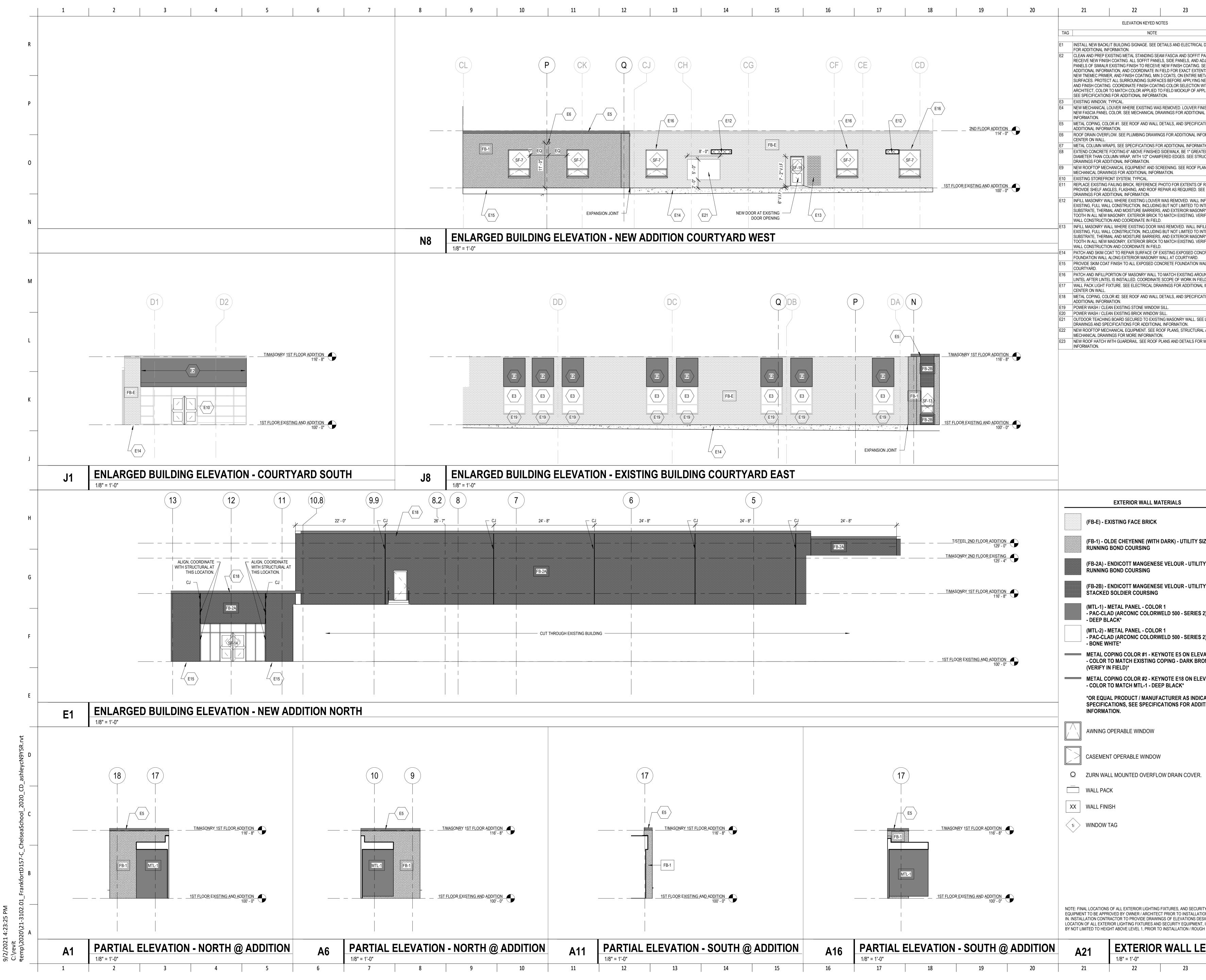
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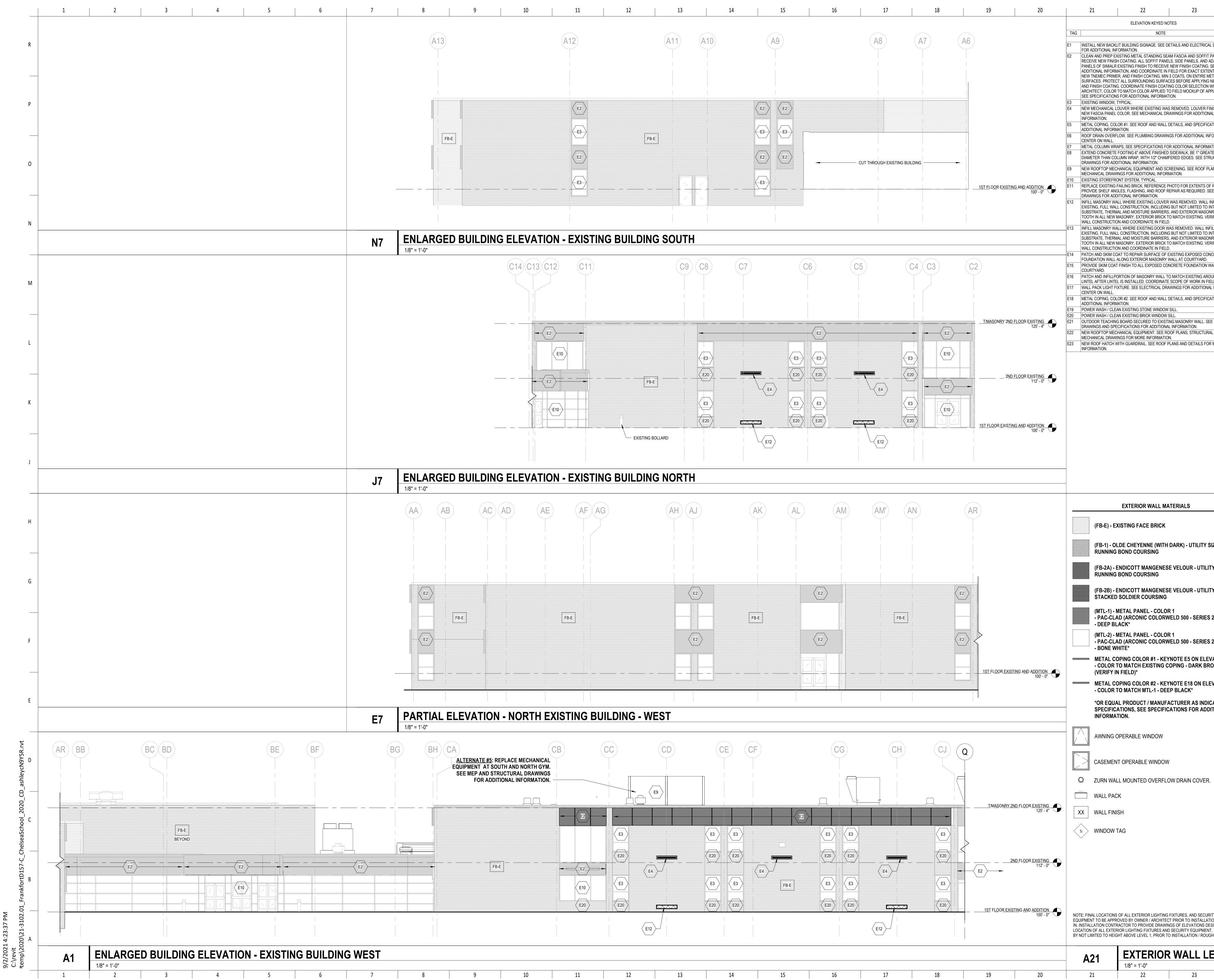
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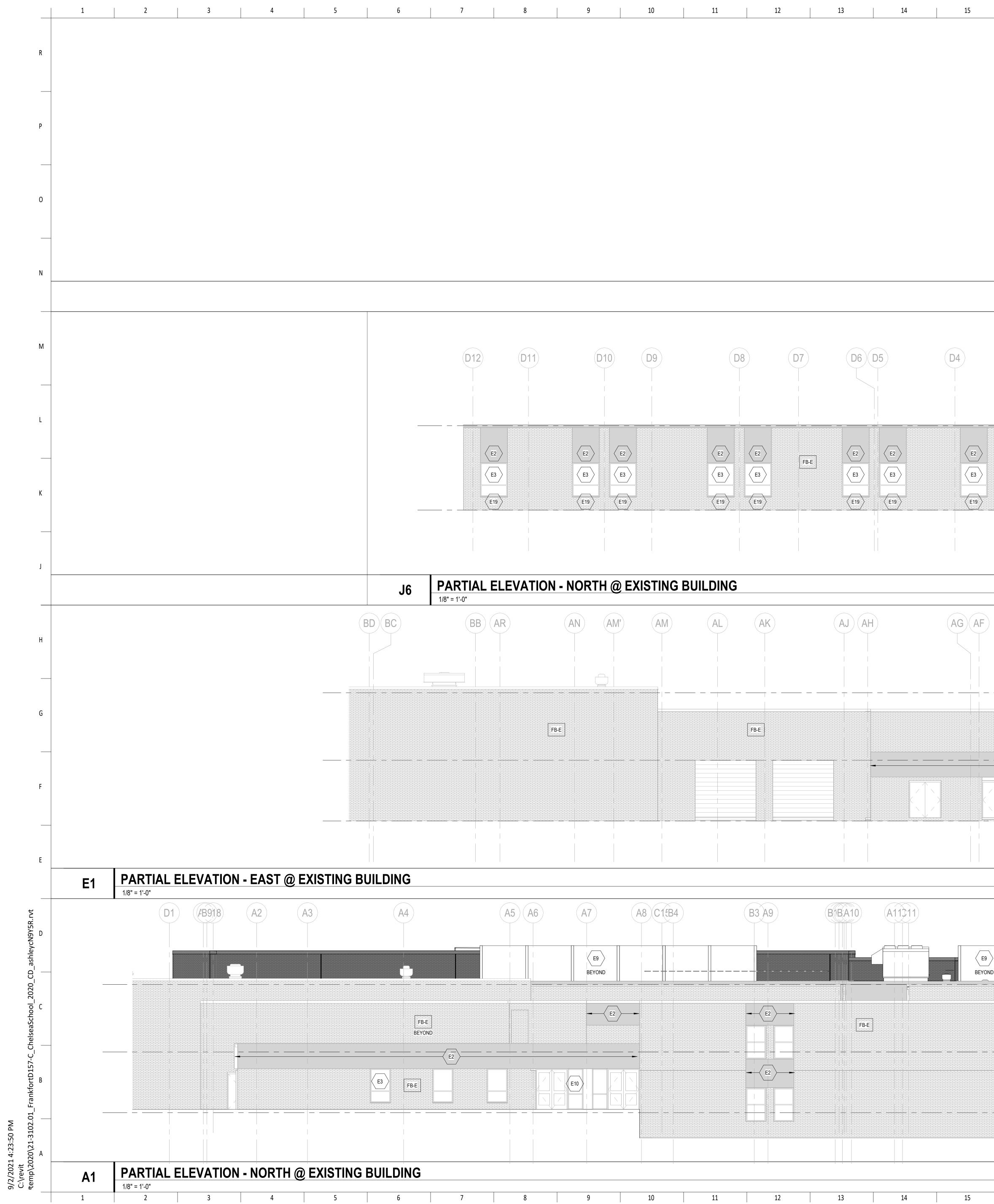
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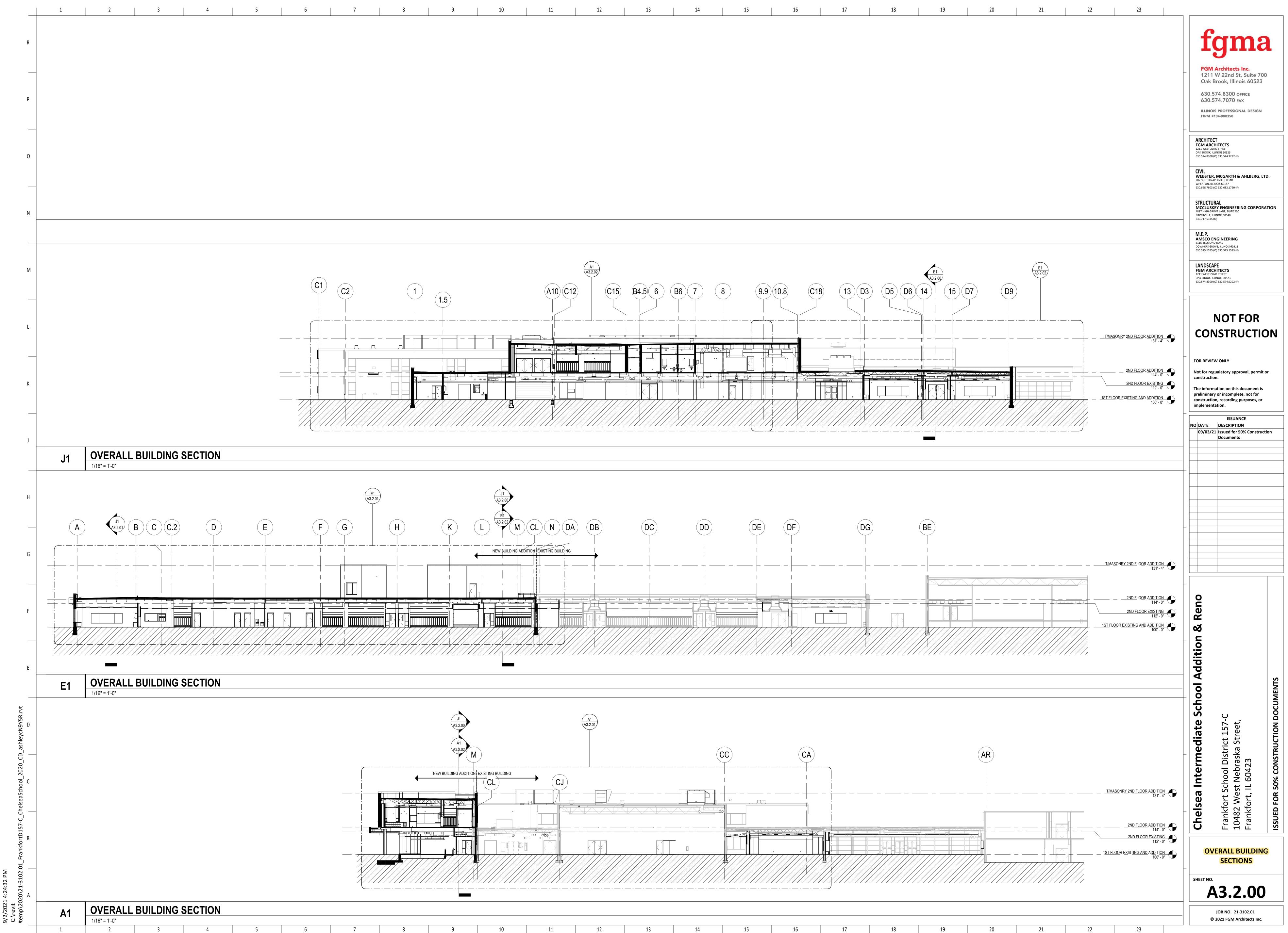
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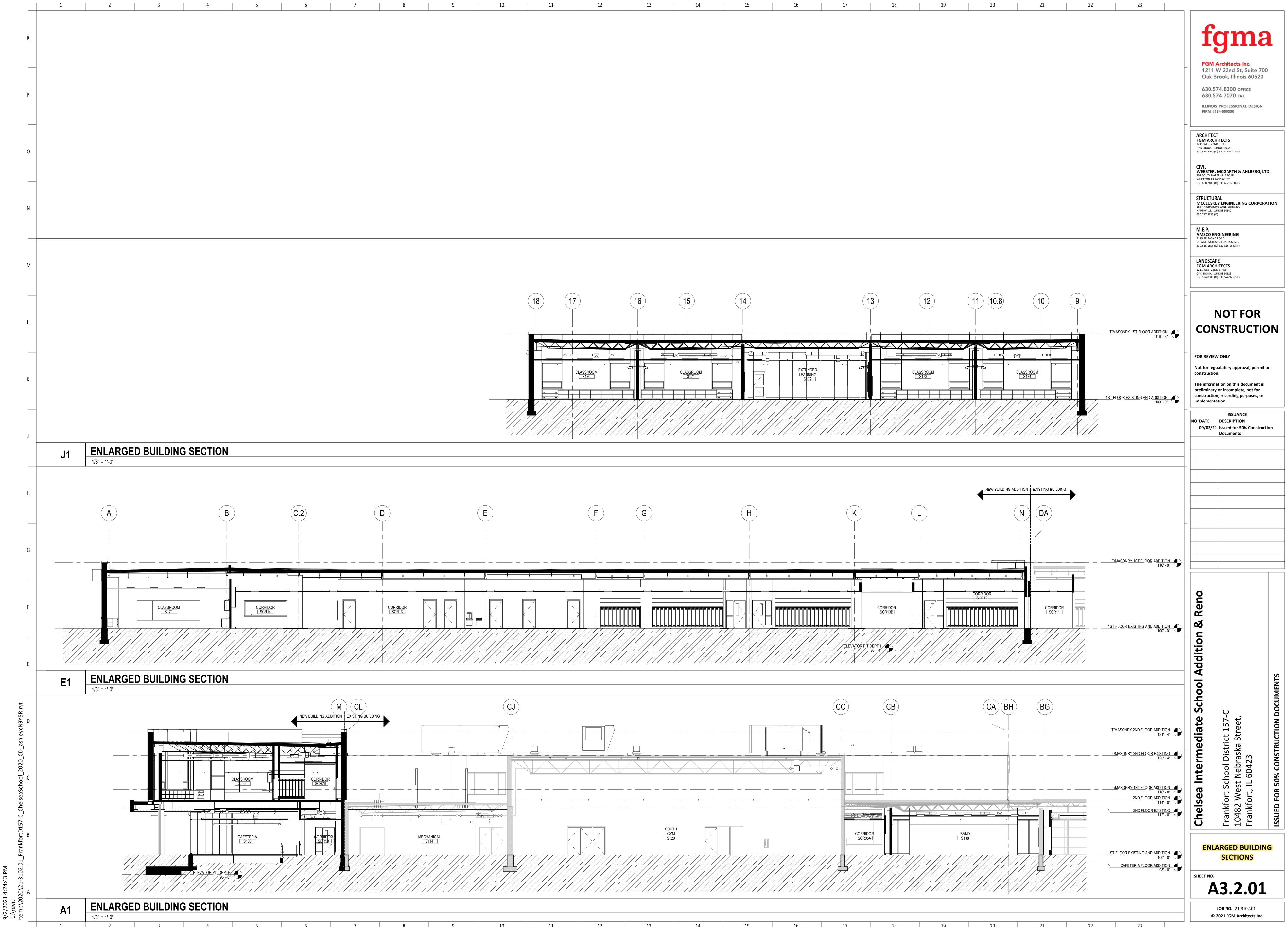
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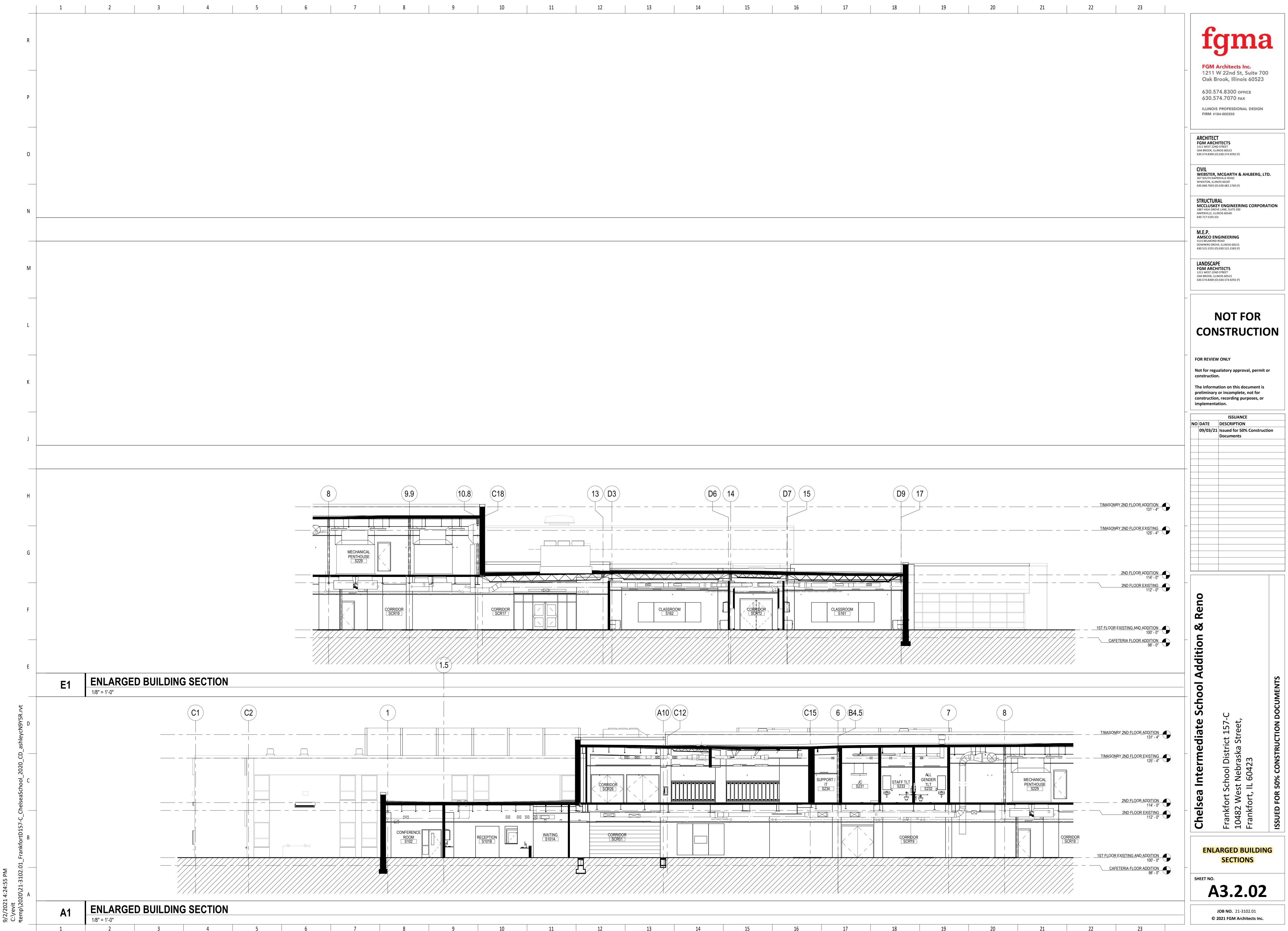
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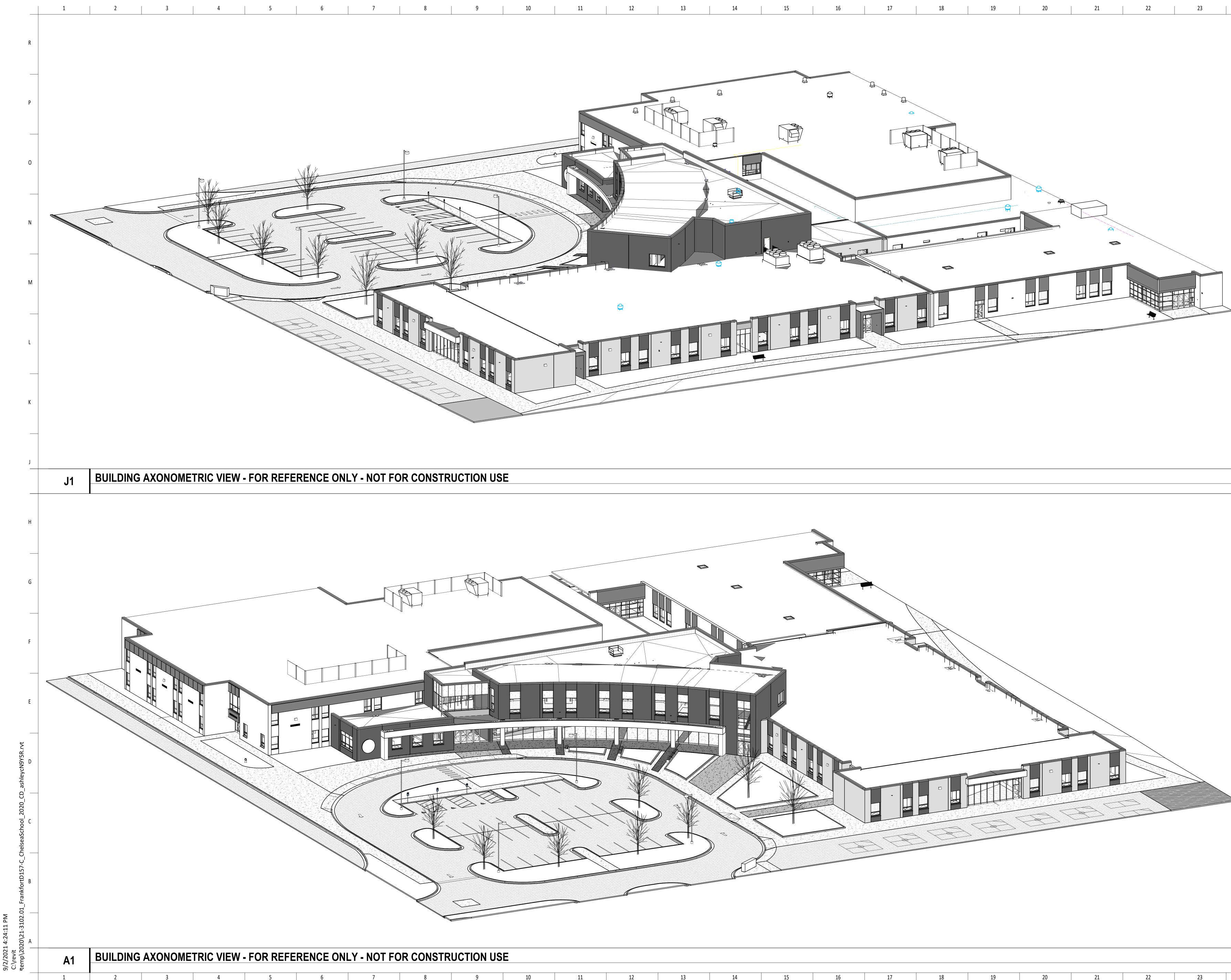
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# ARCHITECT FGM ARCHITECTS 1211 WEST 22ND STREET OAK BROOK, ILLINOIS 60523 630.574.8300 (O) 630.574.9292 (F)

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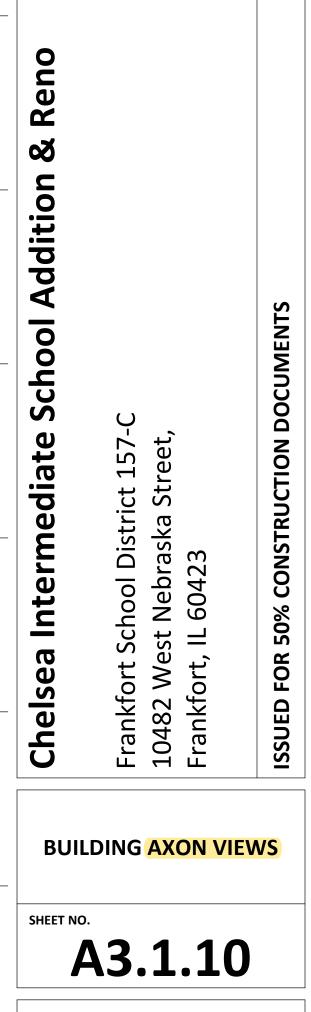


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#### Planning Commission / ZBA

## FRANKFORT

January 13, 2022

Project: Massage Establishment	
Meeting Type: Public Hearing	
Request: Special Use for massage establishmen	t
Location: 20499 S. La Grange	
Subdivision: Vineyards of Frankfort	
Applicant: Yuchao (Nancy) Tong	
Prop. Owner: TW, LLC	
Representative: Applicant	
Report By:         Christopher Gruba, Senior Planner	

#### Site Details

Lot Size:	3.91 acres
PIN:	19-09-15-301-017-0000
Existing Zoning:	B-2, Community Business
Proposed Zoning:	N/A
Buildings / Lots:	1 building / 1 lot
Total Sq. Ft.:	1,200 square feet (tenant space)

#### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Retail Plaza	General Commercial	B-2
North	Undeveloped	General Commercial	B-2
South	Plant Nursery	General Commercial	B-2
East	Plant Nursery/ Undeveloped	General Commercial	B-2
West	Restaurant/ Retail	General Commercial	B-2

## Figure 1. Location Map



#### Project Summary -

The applicant, Yuchao (Nancy) Tong, is proposing to operate a massage establishment within a tenant space at the Vineyards of Frankfort Plaza located at 20499 S. La Grange Road. Massage establishments require a special use permit within the B-2 zone district. No exterior changes to the building or site are proposed with this use. The Use Regulations pertaining to Massage Establishments have been provided as an attachment.

#### Attachments

- Aerial photograph of site and vicinity
- Site survey of the PUD development
- Parking analysis for the Vineyards of Frankfort property prepared by staff
- List of all uses and their square footage within the main building, provided by the owner
- Interior floorplan of the tenant space, provided by applicant
- Cross access easement exhibit (Easement Agreement R90-049837)
- Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments
- Special Use Permit Findings of Fact responses provided by applicant

- Special Use Permit Findings of Fact form for use by the Plan Commission to evaluate the request
- Photograph of the tenant space taken by staff on December 27, 2021

#### Analysis \_\_\_\_\_

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

- The business plan states that one or two "chiropractors" would work at the massage establishment. However, the applicant, Yuchao Tong, is a licensed massage therapist and has provided a copy of her license.
- The applicant is proposing a maximum of two employees (chiropractors) to be present at one time.
- The floorplan illustrates two massage rooms (suites). However, the business plan mentions 3-4 rooms. Parking is calculated based upon the gross floor area of the tenant space and the number of employees during the largest working shift.
- The business would operate from 10 am 8 pm. Normal business hours in Frankfort are 7 am 11 pm.
- A parking analysis was prepared for the proposed use and existing uses within the shopping plaza (chart attached). The proposed massage establishment within 20499 La Grange Road measures 1,200 square feet with up to 4 employees at a time. Parking for massage establishments is required at a rate of 1:200 gross floor area plus 1 space for each employee; in this instance 11 spaces would be required. The Vineyards of Frankfort currently provides exactly 167 parking spaces. Currently, all uses within the Vineyards of Frankfort, not including the proposed massage establishment, require 224 spaces, meaning that the plaza is currently deficient in parking. When accounting for the proposed massage establishment, this number rises to 235 required spaces. However, there is a shared parking and cross-access agreement between the Vineyards of Frankfort and Alsip Nursery. The gate between the two properties is closed when Alsip closes, which is 5 pm on Sundays and 6 pm on all other days. There are approximately 286 spaces within Alsip's parking lot.
- From a practical standpoint, the existing parking lot in Vineyards of Frankfort shopping plaza is typically under-utilized during normal business hours. The parking lot is busiest on Friday and Saturday evenings, due to demand for Enrico's restaurant.
- More parking spaces may be provided if Lot 3 is ever developed (the formerly approved plan for Abri Credit Union illustrated 8 additional parking spaces).
- Zoning Ordinance Article 5, Section C, Part 11.1 details regulations for Massage Establishments. This excerpt has been included as an attachment. The majority of these requirements will be inspected for compliance under 'c', once the interior of the space has been built-out and prior to business license issuance.

## Staff's Review –

Staff offers the following comments regarding the findings of fact used to determine the merits of the special use request, per the Zoning Ordinance. Staff's responses are in italics. The applicant also provided responses to the findings of fact which are included as an attachment. The Commission may wish to adopt these findings or amend them before making a motion.

#### Findings of Fact:

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

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

It is staff's professional opinion that the proposed use will not be detrimental to or endanger the public's health, safety, comfort or general welfare. The massage use will be fully contained indoors and operating within regular business hours (7 am - 11 pm, per Code).

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

It is staff's professional opinion that the proposed use will not substantially diminish or impair property values within the neighborhood. The subject property contains typical retail uses.

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

The immediate surrounding area is developed for or planned for retails uses. The proposed massage establishment would not impede the future development of Lot 3.

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

*There are no exterior changes or alterations proposed. A concept floorplan has been submitted by the applicant.* 

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

The site is adequately served by existing utilities, roads and access drives.

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

The site has been developed as a PUD and the original plan from 1995 illustrates cross-access between the parcels within the development and to La Grange Road.

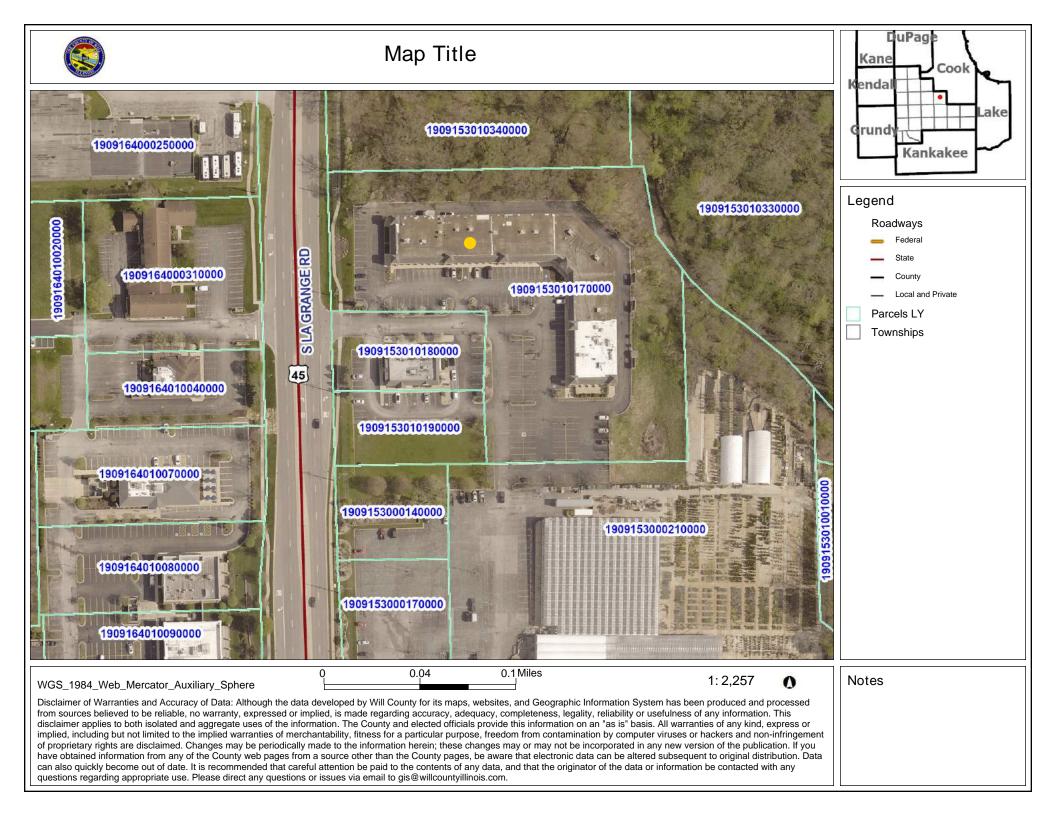
g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

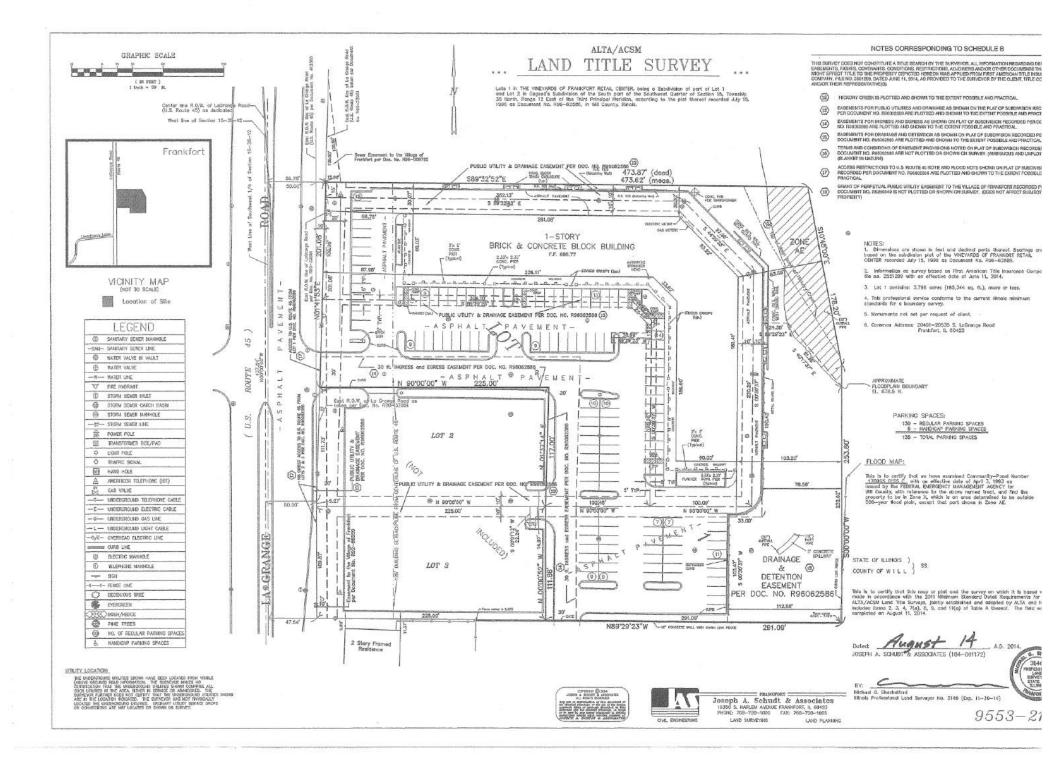
The proposed use is anticipated to conform to all other regulations as specified in the Zoning Ordinance.

### Affirmative Motion

For the Commission's consideration, staff is providing the following proposed affirmative motion language for the special use requests.

1. Recommend the Village Board approve a special use for a massage establishment at 20499 S. La Grange Road, in accordance with the reviewed plans, public testimony, and Findings of Fact.





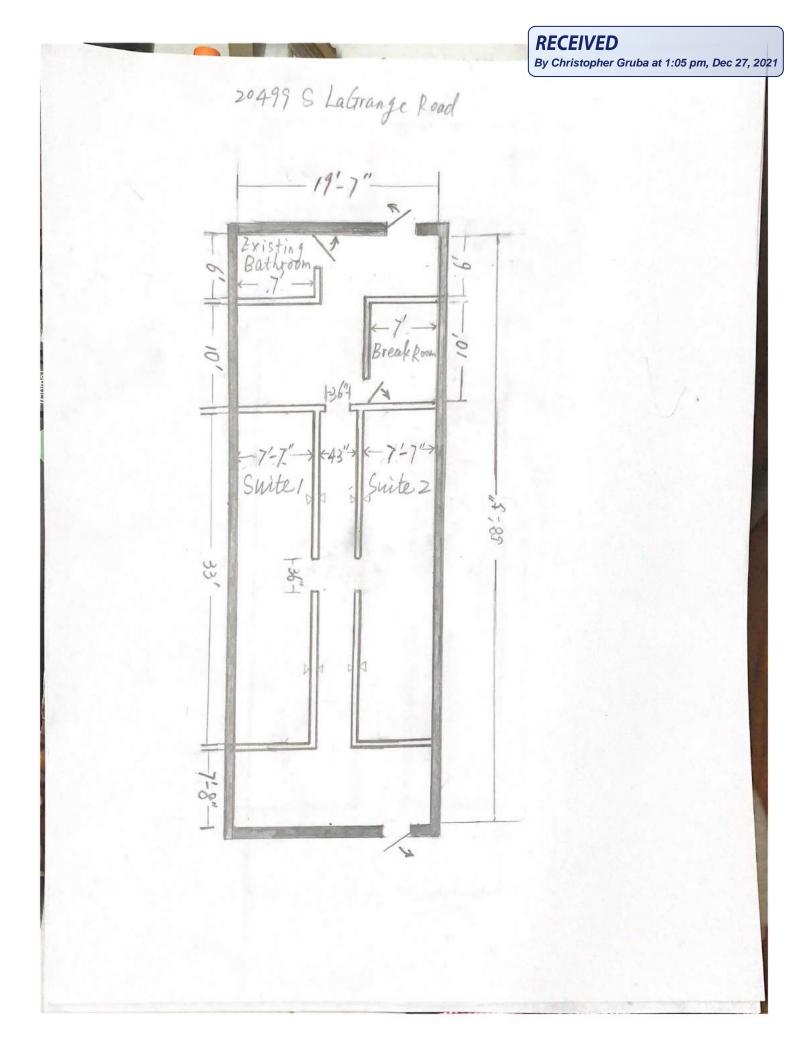
## The Vineyards Shopping Center 20491-20535 S. LaGrange Road Frankfort, Illinois 60423

Suite	Tenant Name	Tenant Space Size	Approximate number of employees	Parking required per Zoning Ordinance	Calculation
A	Aura Bella Salon	1800	6	15	1:200 plus 1 each employee
В	Abri Credit Union	1200	3	9	1:200 plus 1 each employee
C	Ambrosinos Italian Market	1800	3	5	1:1,000 plus 1 ea. employee
D	Nail House	1200	4	10	1:200 plus 1 each employee
E	Vacant (proposed massage)	1200	5	11	1:200 plus 1 each employee
F	Crescent Jewlers	2400	3	13	1:250 plus 1 ea. employee
G&H	Amazing Fantasy Comics	4200	4	21	1:250 plus 1 ea. employee
I	Vacant	1800	0	0	NA
J	Willow Street Dance	5633	5	43	1:ea. 3 people max occupancy (113), plus 1 ea. employee
L	Law Office of Joseph Kostek	2400	2	12	1:200
М	Remax	1200	3	6	1:200
N&O	Enricho's Italian Restaurant	3600	6	42	1:100 plus 1 ea. employee
Lot 2	Dunkin Donuts	2993	8	48	1:75 plus 1 ea. employee
Total par	king spaces provided: 167		Total Parking Req'd	235	

## **RECEIVED 12.20.21**

## The Vineyards Shopping Center 20491-20535 S. LaGrange Road Frankfort, Illinois 60423

		Space Size	Approximate number of
<u>Suite</u>	<u>Tenant Name</u>	Square Feet	Employees During Largest Shift
А	Aura Bella Salon	1800	6
В	Abri Credit Union	1200	3
С	Ambrosinos Italian Market	1800	3
D	Nail House	1200	4
Е	Vacant	1200	0
F	Crescent Jewlers	2400	3
G&H	Amazing Fantasy Comics	4200	4
I	Vacant	1800	0
J	Willow Street Dance	5633	5
L	Law Office of Joseph Kostek	2400	2
Μ	Remax	1200	3
N&O	Enricho's Italian Restaurant	3600	6



#### AGREEMENT BETWEEN ADJOINING OWNERS CREATING EASEMENT FOR COMMON DRIVEWAY

( mar - - -

#### AGREEMENT

Agreement made, effective as of September 12, 1995, by and between Philip Pascarella, owner of Vineyards of Frankfort, of the Village of Frankfort, County of Will, State of Illinois, and William Christakes, owner of Alsip Nursery, of the Village of Frankfort, County of Will, State of Illinois.

#### RECITALS

The parties recite and declare:

A. The parties have an interest in adjoining real estate with a common property line situated in the Village of Frankfort, County of Will, State of Illinois, and described, respectively, as follows:

Alsip Nursery 20601 South Route 45, Frankfort, Illinois 60423

and

Vineyards of Frankfort 20551 South Route 45 Frankfort, Illinois 60423

legal descriptions to be inserted by legal representatives

B. The parties desire to create a common driveway on the common property line between the above described adjoining lots owned by them for the benefit of each of the separate properties.

The parties agree as follows:

An easement for a common driveway in favor of Alsip Nursery, owned by William Christakes, is created over the property owned by Philip Pascarella, and an easement for a common driveway in favor of Vineyards of Frankfort, owned by Philip Pascarella, is created over the property owned by William Christakes, which driveway is to be located approximately 270 feet east of the centerline of Route 45 along the common property boundary lines of the above described lots.

The easement created by this agreement is superior and paramount to the rights of either of the parties to this agreement in the respective servient estates so created, and the

parties further agree that it is a covenant that shall run with the land.

The Parties acknowledge that their respective premises are or will be used for commercial purposes and that customers of their businesses may use the common driveway for ingress and egress to and from both premises and also that on occasions during peak retail selling times that customers visiting one of the premises may use the premises of the other for parking and the parties agree that such use consistent with the commercial uses of the property has been contemplated by the parties and is permitted hereunder.

The parties further acknowledge that a gate may be used by Alsip Nursery to regulate traffic entering or using the easement premises to prevent access to Alsip Nursery property when the Alsip Nursery is not open for regular business.

In witness whereof, each party to this agreement has caused it to be executed at Frankfort, Illinois on the date indicated below.

Date

Philip proceelly

- 3. There will be no private streets.
- 4. All residential parking will be off-street. No on-street parking is allowed.
- 5. Off-street parking shall be provided in front and side yards only. Two (2) off-street parking spaces shall be provided per dwelling unit. The off-street parking surface shall be covered with a concrete surface. Each space shall be no less than ten (10) feet wide and twenty (20) feet deep. Enclosed garage space shall not count toward the required off-street parking requirements.
- 6. All sidewalks and driveways shall be concrete and meet Village standards.
- o. Manufactured Home Sales: Manufactured home sales are permitted on a limited basis. One home may be used for a model, and one model is allowed for each park. This model must follow all structural and aesthetic guidelines as outlined for a manufactured residence.
- p. Landscaping: Landscaping shall be provided as part of site plan and subdivision design. It shall be provided comprehensively throughout the site; integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character. Landscaping shall include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, paving materials, and street furniture. All landscaping shall meet all standards and guidelines established in the Village of Frankfort Landscape Regulations.
- q. Landscape Plan: A landscape plan prepared by a certified landscape architect shall be submitted with each subdivision development request. The plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements. The plan shall show where they are or will be located and planting and/or construction details. Special attention shall be paid so as to substantially screen the development from all adjoining zoning districts and land uses. The landscaping plan must meet all standards and guidelines established in the Village of Frankfort Landscape Regulations, and sections 150.75 and 150.76 of the Village Code.

### Part 11.1: Massage Establishments

(Am. Ord. 2174, passed 07.05.05)

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

- 2. Dressing rooms. Provision of a separate dressing room for each sex must be available on the premises. Doors to such dressing rooms shall open inward and shall be self-closing.
- 3. Electrical equipment. All electrical equipment shall be installed in accordance with the building codes adopted by the Village of Frankfort.
- 4. Lavatories or wash basins. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or the vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.
- 5. Light and ventilation. All portions of massage establishments shall be provided with adequate light and ventilation by means of windows or skylights with an area of not less than one-eighth (1/8) of the total floor area, or shall be provided with approved artificial light and a mechanical operating ventilating system. When windows or skylights are used for ventilation, at least one-half (1/2) of the total required window area shall be operable. To allow for adequate ventilation, cubicles, rooms, and areas provided for patrons' use not served directly by a required window, skylight, or mechanical system of ventilation shall be constructed so that the height of partitions does not exceed seventy five percent (75%) of the floor-to-ceiling height of the area in which they are located.
- 6. Locks. No massage service may be carried on within any cubicle, room, booth, or any area within a massage establishment that is fitted with a door capable of being locked.
- 7. Plumbing. All plumbing fixtures shall be installed in accordance with the building codes adopted by the Village of Frankfort.
- 8. Service sink. The premises shall be equipped with a service sink for a custodial services.
- 9. Toilet facilities. Toilet facilities shall be provided in convenient locations. When five (5) or more employees and patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for each twenty (20) or more employees or patrons of that sex on the premises at any one time. Urinals may be substituted for water closets after one water closet has been provided. All toilet rooms shall be equipped with self-closing doors opening in the direction of ingress to the toilet rooms. Toilets shall be designated as to the sex accommodated therein.
- 10. Waterproofing. Construction of rooms used for toilets, tubs, steam baths, and showers shall be made waterproof with approved waterproofed materials and shall be installed in accordance with the building codes adopted by the Village of Frankfort. For toilet rooms, toilet room vestibules, and rooms containing bathtubs, there shall be a waterproof floor covering, which will be carried up all walls to a height of at least six inches (6"), and floors shall be covered up on base with at least

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

- 11. Wet and dry heat rooms. Floors of wet and dry heat rooms shall be adequately pitched to one or more floor drains properly connected to the sewer. (Exception: dry heat rooms with wooden floors need not be provided with pitched floors and floor drains.) A source of hot water must be available within the immediate vicinity of dry and wet heat rooms to facilitate cleaning.
- b. Operating conditions
  - 1. Cleanliness. Every portion of a massage establishment, including appliances, apparatus, and personnel shall be kept clean and operated in a sanitary condition. The premises shall have adequate equipment for disinfecting and sterilizing nondisposable instruments and materials used in administering massages, and such nondisposable instruments and materials shall disinfected after use on each patron. Oils, creams, lotions, or other preparations used in administering massages shall be kept in clean, closed containers or cabinets. Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each day the business is in operation. Bathtubs shall be thoroughly cleaned after each use. Eating in the massage work areas shall not be permitted. Animals, except service animals for persons with disabilities, shall not be permitted in the massage work areas.
  - 2. Employees. All employees and operators shall be clean and shall wear suitable clean, nontransparent outer garments, covering the sexual and genital areas, whose use is restricted to the massage establishment. It shall be unlawful for any person, knowingly or recklessly, in a massage establishment, to touch with any part of the body, to fondle in any manner, or to massage the genitals, pubic area, anus, or perineum of any person, or the vulva or breasts of a female. No employee or operator shall perform, offer, or agree to perform any act that would require the touching of these areas. Patrons must cover these areas with towels, cloths, or undergarments when in the presence of an employee or operator.
  - 3. Licenses. Persons administering massage for compensation must be licensed by the Illinois Department of Professional Regulation as massage therapists. A massage establishment must maintain a register of all persons employed as massage therapists and their license numbers. Such register shall be available for inspection at all times during regular business hours.
  - 4. Price rates. Price rates for all services shall be prominently posted in the reception area in a location available to all prospective customers.

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

#### Part 12: Mining

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

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

#### Part 13: Office and Professional Service

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

#### Part 14: Outdoor Seating Associated with a Permitted Restaurant

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

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



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

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

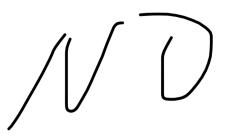
1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.



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



- 3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.



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



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



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





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

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- 1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- 3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

- 5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- 6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

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



# VILLAGE OF FRANKFORT EST · 1855

# Memo

To: Plan Commission
From: Christopher Gruba, Senior Planner
Date: January 5, 2022
Re: Text Amendment - Accessory Structures

At the Committee of the Whole meeting on September 20, 2021, members discussed the topic of accessory structures, including sports courts. At that time, members voiced support for staff to proceed with additional research pertaining to the regulation of accessory structures. Staff has since conducted research by examining how other nearby communities regulate accessory structures and reviewed the current regulations in the Village's Zoning Ordinance. Through this research, it was discovered that many of the Village's accessory structure regulations are conflicting, vague or silent. Staff has prepared a draft text amendment that would largely "clean-up" or clarify the existing regulations. The draft text amendment also contains some new language for the regulation of accessory structures, specifically sports courts and structures such as pool houses, pergolas and sheds.

A Plan Commission workshop was held on December 9, 2021 in which the Commission only discussed the topic of sports courts. Recommendations from that meeting have been incorporated in the latest draft. The proposed changes are largely intended to maintain the same general rules but make them clearer and easier to understand. The changes are also intended to reflect how accessory structures have actually been regulated by staff in the past, codifying past practice.

Briefly summarized, sports courts would no longer be categorized an accessory structure, but rather as an accessory use. As such, residential sports courts would require a special use permit, as opposed to variation(s). The draft text amendment includes multiple regulations for sports courts to ensure appropriate size, location, screening, etc. The Plan Commission and Village Board still maintain the ability to deny a special use permit, based upon the 7 findings of fact, which may be more pertinent than the standards used for evaluating a variation request.

Other structures, typically with a roof and/or walls, would be considered accessory structures. The accessory structure maximum size would be increased from 144 square feet to 250 square feet, to reflect the past history of variations granted by the Village. Many other regulations will remain in-place or be clarified regarding lot coverage, impervious lot coverage, setbacks, height, spacing between structures, etc.

Attachments:

- 1. Basic Summary of Changes
- 2. Overall Logic
- 3. Accessory Structure Variance History 2021
- 4. Accessory Structure Regulations Research
- 5. Sports Court Variance History 2015-2021
- 6. Sports Court Research
- 7. Impervious Surface Examples: 22960 Hankins Court & 7403 Mayfield
- 8. Sports Courts Existing and Proposed Regulations
- 9. Changes to Definitions section, before and after
- 10. Proposed changes to the Zoning Ordinance (illustrating strikeouts and highlighting text that is deleted, amended or relocated.
- <sup>001</sup> 11. Proposed changes to the Zoning Ordinance (clean version, no strikeouts, although the affected sections will still be highlighted in yellow).

#### **Zoning Ordinance Text Amendment (Accessory Structures)**

#### **Basic Summary of Changes**

- Article 1, Section I (Table of Permitted Obstructions in Required Yards):
  - This chart contains many conflicting or redundant regulations. All redundant or conflicting regulations were deleted or moved to more appropriate sections of the Code. The chart format (which is confusing to read) was changed to an itemized list for readability.

#### • Article 5, Sections B & C (Table of Permitted and Special Uses & Use Standards):

- Added two (2) line items in the Table (Section B) for "Residential Sports Courts" and "Home Occupations", which are better categorized as uses and not structures. Sports courts usually only involve pavement and perhaps goal posts; as such, they don't appear or act like other accessory structures (there's no walls or roof). Home occupations are also more of a use than a structure and would now be placed alongside other accessory uses such as outdoor seating and drive-throughs. The regulations for home occupations are not changing.
- Staff recommends that residential sports courts be treated as a use and require a Special Use Permit. The SUP process for sports courts would be more suitable than the current variation process because it is extremely difficult to demonstrate the 3 required variation standards (hardships) and the 7 findings of fact. Sports courts would be listed within the "Use Standards" (Section C) and contain regulations for size, setbacks, fencing, etc. Conditions of approval could also be placed on a sports court during the SUP review for an added layer of scrutiny. Staff recommends the following regulations for sports courts:
  - One (1) sports court is permitted per residential lot.
  - Sports courts shall be located in the rear yard only.
  - Sports courts shall be set back at least ten (10) feet from any side or rear property line.
  - The size of the sports court shall not exceed 3% of the area of the lot, but in no instance shall a sports court exceed 1,000 square feet.
  - Sports courts shall count toward the maximum total impervious coverage of the lot, further restricting size;
  - Sports courts shall be screened in same manner as pools: "screened from view outside the lot, with densely planted trees or hedges providing 50% opacity".
  - Sports courts shall not be illuminated.
  - No more than 1 goal, basketball or otherwise, is permitted per sports court.
  - No appurtenances shall be over 15' tall.

## • Article 5, Section D (Accessory Uses):

This section contains the most changes, since it most directly relates to Accessory Uses
 & Structures. The changes are summarized as:

- Retitled the Section "Accessory Uses & Structures". This section currently regulates structures as well as uses, so this clarifies the title.
- The existing regulations were mostly reorganized, without a lot of substantive changes. Some language was added to codify how the Ordinance has been interpreted and enforced in the past. Currently, the Ordinance as it relates to accessory structures is often enforced on vague pretext that requires many assumptions and leaps of logic. Much of the current regulations have stayed the same, including location, setbacks and separation distances from other structures.
- Clarified how accessory structure *area* is measured to reflect how it's been practiced by the Village.
- Changed the maximum accessory structure area from 144 SF to 250 SF. The average *request* of an accessory structure size variation within the last year has been 306 SF. The average *approved* variation within the last year is 237; this number has been rounded up to 250 SF. Surrounding communities permit a range of sizes from 3,000 to 144, with many ordinances being completely silent regarding maximum size. Typical accessory structures include pool cabanas, pergolas and sheds.
- The Zoning Ordinance regulations are largely silent for detached garages (for vehicles). These regulations have been clarified and a maximum size has been listed that a detached garage may not exceed the size of the footprint of the house.
- The ordinance is very silent regarding accessory structures on A-G (agricultural) zoned land. Regulations have been added that reflect how these accessory structures have been treated in the past.
- The regulations for swimming pools have stayed the same: they do not count toward lot coverage but they do count toward impervious lot coverage.
- Accessory structure location, size and height regulations have been reworded to be clear, without substantial changes.
- The section regarding Fences and Walls (Article 5, Section D, Part 6) has been relocated to a new Article 7, Section G. In nearly every zoning ordinance, fences and walls are not considered "accessory structures" and as such have their own section in the Code since they don't abide by lot coverage, impervious coverage, setbacks and height associated with other common accessory structures. The regulations for fencing have stayed the same.

#### • Article 12, Rules & Definitions:

 Definitions for "Accessory structures", "Lot coverage", "Impervious lot coverage", "Impervious surface" and "Building height" were changed to be clearer without substantive changes. A new definition for "Sports Court, Residential" was created.

# **Overall Logic:**

- Accessory structures that have rooves (e.g. gazebo, pergola, shed, cabana):
  - Count toward lot coverage.
  - Count toward impervious lot coverage.
  - If attached to the primary structure (a house), they become part of the primary structure and must abide by the setbacks for the primary structure.
- Accessory structures that **do not have rooves** (e.g. pools, open decks, patios, sports courts):
  - Do not count toward lot coverage.
  - $\circ$   $\;$  Do count toward impervious lot coverage
- Accessory structures attached to the primary structure:
  - If they have a roof (porch, awning, covered deck)
    - They are considered part of the primary structure and would have to meet the setbacks for primary structures.
  - If they do not have a roof (deck, patio, terrace):
    - Have special provisions within the Zoning Ordinance (such as under "General Exceptions", Article 1, Section I, Part 1)
- Sports courts:
  - Are more of a use than a structure (usually no roof, with a goal post) and will require a special use permit always.
    - SUP requires review by PC and final action by VB. Both parties can still deny an SUP based on one or several of the 7 findings of fact.
    - Additional conditions of approval can be placed on the SUP if granted:
      - Additional landscaping
      - Additional setbacks
      - Berm
      - Other conditions as warranted
  - Do <u>not</u> count toward lot coverage. (like a pool)
  - Count toward impervious lot coverage. (like a pool)

#### Accessory Structure Variance History 2021

PC Date	Address	Structure	Size Requested	Size Approved
6/24/21	11258 York Drive	Pool Cabana	360	240
6/24/21	10650 Yankee Ridge	Pool Cabana	288	255
10/14/21	11195 Siena Drive	Pergola	215	215
10/28/21	7403 Mayfield	Sports Court (proposed)	1363	
11/18/21	22960 Hankins Court	Sports Court (existing)	625	
Future	10677 Yankee Ridge	Pool Cabana	360	
Average (I	non-sports courts only)		288	237

# Accessory Structure Regulations (for detached garages sheds in residential districts)

Municipality	Dependent on Zoning District/Lot Size	Number Permitted	Maximum Area	Maximum Height	Minimum Side Yard Setback	Minimum Rear Yard Setback
Frankfort	No	Not specified; lot coverage	144 sq. ft.	15 ft.	10 ft.	10 ft.
Mokena	Yes	SUP req. for more than 1	Not specified; lot coverage	15-20 ft.	5-20 ft.	5-40 ft.
		1, but 2 on large lots (over 15,000 sq. ft. & 90 ft.				
Tinley Park	No	width)	720 sq. ft.	18 ft.	5 ft.	5 ft.
New Lenox	No	Not specified; lot coverage	180 sq. ft.	15 ft.	5 ft.	5 ft.
			Not specified; lot			
Monee	No	Not specified; lot coverage	coverage	Not specified	Not specified	Not specified
			Not specified; lot			
University Park	No	Not specified; lot coverage	coverage	13 ft.	5 ft.	5 ft.
			Not specified; lot			
<b>Richton Park</b>	Yes	Not specified; lot coverage	coverage	12-14 ft.	4-5 ft.	5 ft.
			Not specified; lot			
Matteson	Yes	Not specified; lot coverage	coverage	14 ft.	10 ft.	5 ft.
Will County	Yes	Not specified; lot coverage	1200-3000 sq. ft.	25 ft.	5-20 ft.	5 ft.

#### Sports Court research:

Basketball Court, NBA: 94'x50' = 4,700 SF

- The distance from the hoop to a 3-point line is 23'9".
- The width of a basketball court is 49.21'
- This 3-point line end of court area is 1,168.7 square feet.

Tennis Court: 2,807 SF (International Tennis Foundation)

Volleyball Court: 29.5' x 59' = 1704.5 SF

Shuffleboard: 6'x39' = 234 SF (Wikipedia)

#### Size:

The <u>size</u> of a sports court could be based on a sliding scale as a percentage of lot area. Staff recommends 3%. However, in no instance shall a sports court exceed 1,000 SF because:

- That's the average of the requests received for sports courts since 2015
- It's a round number that is just under the 1,168.7 square feet needed to have a full-width court at the 3-point line.

Examples of maximum sports court sizes based on 3% of lot area:

**15,000 SF lot** (Minimum size of R-2 zone lot) x 3% = 450 SF.

20,000 SF lot (Minimum size of R-1 zone lot) x 3% = 600 SF.

**40,000 SF lot** (Minimum size of E-R zone lot) x 3% = 1,200 SF. But can only be 1,000 because of the 1,000 SF max.

#### Setbacks:

Sports court setbacks would be the same as a typical accessory structure: 10' from side and rear property lines and not located in the front yard.

#### Materials:

At the December 9<sup>th</sup> Plan Commission meeting, there was a consensus that the sports court surface material should not be regulated.

#### Landscaping:

Sports courts shall be screened from view in the same manner as pools: an opaque fence OR trees and shrubs screening to 50% opacity.

Year	Address	Permitted SF	<b>Requested SF</b>	PC Date	PC Decision	VB Date	VB Decision	<b>Final Action</b>	Conditions
	7949 Big Buck								
2015	(Amos)	144	625	?	?	9/21/15	4-0	Approved	No illumination
	22080 Chamomile			7/13/17 &					
2017	(Westerberg)	144	1,700	10/12/2017	4-3	10/16/17	3-4	Denied	No illumination
									No illumination &
	8266 Karli Jean								staff approval of
2017	(Novak)	144	1,344	10/12/17	2-4	NA	Not reviewed	None	landscape plan
									No illumination &
	22604 Blarney								staff approval of
2020	(Lockhart)	144	480	8/13/20	4-0	8/17/20	1-5	Denied	landscape plan
	7403 Mayfield					11/15/21 &			
2021	(Mays)	144	1,363	10/28/21	5-0	1/18/2022	?		
	22960 Hankins								
2021	(McCarthy)	144	625	11/18/21	6-0	1/18/22	?		

#### Sports Court Request History

Avg. 1,023

Address: 22960 Hankins Court			
Zoning: R-2			
Lot Area (SF): 26,023	Square Feet	Percentage	3% sports court
Maximum Lot Coverage (R-2)	5,205	20.0%	
Lot Coverage (22960 Hankins)			
House (1st floor)	1,651		
Attached Garage	852		
Total	2,503	9.6%	
Maximum Impervious Coverage (R-2)	10,409	40.0%	
Impervious Coverage (22960 Hankins)			
House (1st floor)	1,651		
Attached Garage	852		
Front Porch	168		
Side Stoop (estimate)	9		
Rear Porch (estimate)	257		
Rear Deck (estimate)	171		
Driveway & Sidewalk (estimate)	1,287		
Sports Court (existing)	625		780.1
Total	5,020	19.3%	19.9%
Address: 7403 Mayfield			
Zoning: R-2			
Lot Area (SF): 24,524	Square Feet	Percentage	3% sports court
Maximum Lot Coverage (R-2)		20.0%	
Lot Coverage (7403 Mayfield)			
House (1st floor)	2,260		
Attached Garage	1,199		
Total	3,459	14.1%	
Maximum Impervious Coverage (R-2)	9,810	40.0%	
Impervious Coverage (7403 Mayfield)			
House (1st floor)	2,260		
Attached Garage	1,199		
Front Porch	29		
Rear Deck (estimate)	280		
Driveway & Sidewalk (estimate)	1,586		
Sports Court (proposed)	1,363		735.7
Total	6,717	27.4%	24.8%

#### Sports Courts: EXISTING REGULATIONS

Outdoor recreation areas or equipment (including, but not limited to tennis courts, basketball courts, playhouses, batting cages, etc.), provided they meet the requirements outlined below:

1. Total impervious coverage of the lot, including the accessory structure or playing area, shall not exceed the limitations of the zoning district as defined in Article 6;

2. The recreational facility or equipment does not exceed 15' in height as measured from the ground or 144 square feet in area, unless a variation is specifically approved according to the provisions of Article 3, Section B. (Am. Ord. 1887, passed 04.15.02)

- 3. Appropriate screening is provided;
- 4. Surfacing conforms to all established Village regulations, standards and ordinances; and

5. Lighting of the area conforms to all established Village regulations, standards and ordinances.

#### Sports Courts – PROPOSED REGULATIONS

- 1. Requires a SUP in the residential zone districts only, which are clearly defined in the ZO as E-R, R-1, R-2, R-3, R-4, A-G and H-R. H-1 is not a residential zone district, although many H-1 zoned properties are constructed for single-family residential.
- 2. One (1) sports court is permitted per residential lot.
- 3. The size of the sports court shall not exceed 3% of the area of the lot, but in no instance shall a sports court exceed 1,000 square feet.
- 4. Sports courts shall be located in the rear yard only.
- 5. Sports courts shall be set back at least 10' from any side or rear property line.
- 6. Sports courts shall count toward the maximum total <u>impervious</u> coverage of the lot, further restricting size;
- 7. Sports courts shall be screened from view using the same methods as required for pool screening.
- 8. Sports courts shall not be illuminated.
- 9. No more than 1 goal, basketball or otherwise, is permitted per sports court.
- 10. No appurtenances shall exceed 15' tall.

#### **Zoning Ordinance Text Amendment (Accessory Structures)**

#### **Definitions – Before and After**

#### **CURRENT DEFINITION**

Accessory Structure or Use: An "accessory structure or use" is one which:

a. Is subordinate to and serves a principal structure or principal use;

b. Is subordinate in area, extent, or purpose to the principal structure or principal use served;

*c.* Contributes to the comfort, convenience, or necessity of occupants of the principal structure or principal use served; and

d. Is on the same zoning lot as the principal structure or principal use served.

#### **PROPOSED DEFINITION**

Accessory Structure or Use: An "accessory structure or use" is one which:

a. Is subordinate to and serves a principal structure or principal use;

b. Is on the same zoning lot as the principal structure or principal use served.

#### c. Accessory Structures shall include:

- 1. Garages, detached
- 2. Storage sheds
- 3. Child's playhouses
- 4. Arbors/Trellises/Pergolas/Gazebos
- 5. Decks, terraces and patios
- 6. Swimming pools
- 7. Permanently affixed outdoor fireplaces
- 8. Permanently affixed outdoor stoves
- 9. Air-conditioning units, generators, pool mechanical equipment and similar equipment (ground-mounted)
- 10. Pole barns, silos and other accessory farm structures
- *11. Laundry drying equipment*
- 12. Trash dumpster enclosures
- 13. Television or radio towers for residential use (ground-mounted)
- 14. And similar accessory structures

#### d. Accessory Structures shall NOT include: (Regulations for these will be in other sections of the ZO)

- 1. Sports Courts
- 2. Fences or walls
- 3. Statuary
- 4. Flagpoles
- 5. Any rooved structure attached to the primary structure
- 6. Ramps for use by persons with disabilities

#### **CURRENT DEFINITION**

**Impervious Lot Coverage**: A ratio determined by dividing that area of a lot which is occupied or covered by all impervious surfaces, by the gross area of that lot. For purposes of calculating residential impervious lot coverage, impervious surfaces shall include accessory structures such as swimming pools, tennis and basketball courts, but shall not include residential sidewalks or a residential driveway as defined above.

**Impervious Surface:** A surface which does not absorb water. Impervious surfaces consist of all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. For lumberyards or similar uses, areas of stored lumber constitute impervious surfaces.

#### **PROPOSED DEFINITION**

**Impervious Lot Coverage**: A ratio determined by dividing that area of a lot which is occupied or covered by all impervious surfaces, by the net area of that lot.

Impervious Surface: A surface which does not absorb water.

Impervious surfaces shall include:

- 1. Primary buildings
- 2. Accessory structures (except laundry drying equipment)
- 3. Driveways (paved or gravel, but not including permeable pavers?)
- 4. Sidewalks
- 5. Sports courts
- 6. Swimming pools (including decking)
- 7. Porches (enclosed or unenclosed)
- 8. Decks (attached or detached)
- 9. Carports
- 10. Parking lots (including parking spaces and drive aisles)
- 11. Any areas of concrete or asphalt
- 12. For lumber yards or similar uses, areas of stored lumber

#### **CURRENT DEFINITION**

**Building Height:** The vertical distance measured from the sidewalk level or the established grade at the curb, opposite the middle of the front of the building, to the highest elevation of the roof. However, where buildings are set back from the street lines, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

*The following appurtenances shall not be included in the calculation of building height:* 

a. Chimneys, flues, stacks, fire escapes, gas holders, elevator enclosures, ventilators, skylights, water tanks and similar roof structures needed to operate and maintain the building on which they are located.

b. Flag poles, television aerials mounted on rooftops, and water towers and tanks.

c. Decorative rooftop finials or spires up to four feet in height. (Am. Ord. 3229, passed 10.07.19)

#### **PROPOSED DEFINITION**

**Building Height:** The vertical distance measured from the established grade to the highest elevation of the roof.

The following appurtenances shall not be included in the calculation of building height:

a. Chimneys, flues, stacks, fire escapes, gas holders, elevator enclosures, ventilators, skylights, water tanks and similar roof structures needed to operate and maintain the building on which they are located.

b. Flag poles, television aerials mounted on rooftops, and water towers and tanks.

c. Decorative rooftop finials or spires up to four feet in height. (Am. Ord. 3229, passed 10.07.19)

#### **PROPOSED DEFINITON**

**Sports Court, residential**: An outdoor court located in a residential zone district designed for athletic purposes. Temporary or permanent goals located adjacent to a hard surface shall constitute a sports court, except as noted in Article 1, Section I, Part 1, (d).

- a. Residential sports courts shall include, but not be limited to:
  - 1. Tennis Courts
  - 2. Basketball Courts
  - 3. Volleyball Courts
  - 4. Shuffleboard Courts
  - 5. Outdoor Hockey rinks
  - 6. And similar courts

Village of Frankfort Article 1: Introductory Provisions

# Section I: Permitted Obstructions in Required Yards

# Part 1:

a.	Air-conditioning units, window-mounted: Permitted within any required yard, not to
	exceed more than two (2) feet into the yard. (unchanged)
b.	Balconies, open: Permitted within any required yard, not project more than six (6)
	feet from the primary structure. (added the 6' projection to limit how far they can
	project, because right now there is no limit at all. Alternatively, it could state
	"balconies shall not be closer than 5' to any property line", but usually a balcony
	doesn't need to be deeper than 6' and have seen this dimension in other
	ordinances.)
c.	Basketball goal in residential districts only: Permitted within any required yard.
	Limited to one pole-mounted or garage-mounted goal. Shall be set back at least five
	(5) feet from any property line. If pole-mounted, goal shall be located within the
	driveway pavement area. (added "in residential districts only")
d.	Cantilevered elements: Permitted within any required yard, not to exceed more than
	two (2) feet into the yard. (Am. Ord 2360, passed 1.25.07) (unchanged)
e.	Chimneys: Permitted within any required yard, not to exceed more than two (2) feet
	into the yard. (Am. Ord. 2839, passed 4.29.13) (unchanged)
F.	Decks, Terraces and Patios (unenclosed, no roof) in residential districts only:
	Permitted within any required yard but shall be set back at least ten (10) feet from
	any property line. (changed wording from "open" to "unenclosed, no roof" for clarity)
g.	Decks, Terraces, and Patios (unenclosed, no roof) in non-residential districts only:
2	Permitted within any required yard but shall be set back at least twenty-five (25) feet
	from any front or corner side property line and at least ten (10) feet from any other
	property line. (changed wording from "open" to "unenclosed, no roof" for clarity)
n.	Enclosed dog runs, in residential districts only: Permitted within the required rear
	yard only and shall be set back at least ten (10) feet from any property line. (added
	"in residential districts only")
	Fences: Permitted within any required yard, subject to the regulations set forth in
	Article 7, Section G, Part 1. (unchanged)
	Flagpoles: Permitted within any required yard but shall be set back at least five (5)
	feet from any property line. (added the 5' min setback requirement, because as
	written it could be set back 0')
K.	Ramps for use by persons with disabilities: Permitted within any required yard;
	subject to the design requirements set forth by the Americans with Disabilities Act of
	1990. (unchanged)
	Residential wing walls: Permitted within any required yard, not to project more than
	two (2) feet into the yard. (Am. Ord. 2495, passed 8.4.08) (unchanged)

Permitted Obstructions In R	equired Yards	
Projection, Obstruction, Or Accessory Use	Yard Type	Tik

Village of Frank	fort
Introductory Provisi	ons

			Article 1: Ir	troductory Provision
	Front	Rear	Side	Corner Side
Air-conditioning units, window only (not to exceed 2 feet)	P	P	P	P
Air-conditioning equipment shelters (not less than 10 feet from any property line)	N	P	Ν	P
Arbors and Trellises	P	P	P	P
Awnings and canopies (projecting less than six feet out and at least seven feet-six inches above the level of the adjoining ground)	P	P	Ρ	P
Balconies, open	P	P	P	P
Basketball Goal (limited to one pole mounted or garage-mounted goal in residential zoning districts only and not closer than five feet from any property line, located within driveway pavement area if located in front, side, or corner side yard)	P	P	Ρ	P
Cantilever encroachments into required setbacks may not exceed 24 inches. (Am. Ord. 2360, passed 01.25.07)	P	Ρ	P	P
Chimney encroachments into required setbacks may not exceed 24 inches (Am. Ord. 2839, passed 04.29.13)	P	P	P	P
Decks, Terrace, Patios, open, in a residential district (not less than ten feet from any property line)	P	P	P	P
Decks, Terrace, Patios, open, in a non-residential district (not less than twenty-five feet from a front or corner side property line, or ten feet from any side or rear property line)	P	P	P	P
Dish antennas – greater than 30" diameter	N	P	N	N
less than 30" diameter	N	P	P	N
Dog runs, enclosed (not less than ten feet from any property line)	N	P	N	N
Fences (as per Article 5, Section D)	P	P	P	P
Flagpoles	P	P	P	P
Laundry drying equipment	N	P	P	N
Ramps for use by persons with disabilities	P	P	P	P
Residential Wing wall encroachments into required setbacks may not exceed 24" (Am. Ord. 2495, passed 08.04.08)	P	P	P	P
Swimming pools, private (as per Article 5, Section D)	N	P	N	N
Television or radio towers or antennas	N	P	N	N

Article 1: Introductory Provisions

			Anticle 1. II	nroduciory Provis
Permitted Obstructio	ns In Requ	ired Yards		
Projection Obstruction On According Use		Yard	Туре	
Projection, Obstruction, Or Accessory Use	Front	Rear	Side	Corner Side
Tennis courts, private (not less than ten feet from any property line)	N	P	N	N
Trash dumpsters and/or garbage receptacles (also subject to other provisions of this Code)	N	P	P	Ν
Volleyball, basketball, shuffleboard and other courts, private (in residential districts only and not less than ten feet from any property line)	Ν	P	N	N
Other accessory uses (as may be permitted elsewhere in this Code)	Ν	₽	Ν	Ν

# Section J: Bulk Regulations for Public Utility Facilities

#### Part 1: Service Uses

Notwithstanding any other provisions of this Ordinance, none of the following public utility or public service uses shall be required to comply with the lot size requirements and bulk regulations of the zoning district in which they are located, except that such public utility and public service uses located on or above the surface of the ground shall observe the applicable minimum front, side and rear yard requirements:

- a. Electric and telephone substations and distribution equipment;
- Gas regulator;
- Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or other similar equipment for distribution to consumers for transmission of electricity, gas or water;
- d. Pumping stations;
- e. Transformer stations; and
- f. Water standpipes.

#### Part 2: Easements

In addition, where electrical, telephone, water and sewer or other utility services require structures or facilities other than buildings located on or above the surface of the ground on easements through or abutting any lot in a residence district, said structures or facilities shall be prohibited in any required yard adjacent to a public street, or in any dedicated street right-of-way.

## Section K: Contradictory Regulations

R-3 R-4	-	R-2 R-3	R-3
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September 17, 2001

- e. In addition to any other requirements posed by the Village of Frankfort Fire Department, or other applicable code adopted by the Village, each guestroom must contain at least one hard wire smoke detector and carbon monoxide detector.
- f. A Vacation Rental may only be operated with a properly issued vacation rental license as provided for in the Code.

#### Part 39: Home Occupations

It is the intent of this section to allow as home occupations only those uses that conform to the standards of this Section. In general, a home occupation is an incidental and secondary accessory use in the AG, E-R, R-1, R-2, R-3, or R-4 Districts, so located and conducted as to not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. The standards for home occupations are intended to ensure compatibility with other permitted uses and the residential character of the neighborhood, and to maintain the subordinate and incidental status of the home occupation.

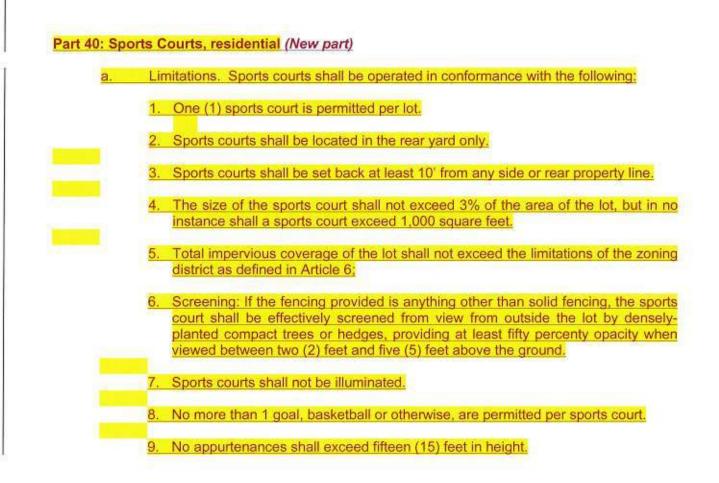
- a. Permitted Home Occupations. Any home occupation, as defined in Article 12, that is incidental and subordinate to the principal residential use of a building, shall be permitted in any dwelling unit, except those which are specifically prohibited under this Ordinance, and meets the regulations outlined in paragraph (c) below.
- Limitations. Home occupations shall be operated in conformance with the following:
  - All employed persons must be related, with the total number of employees not to exceed three (3).
  - 2. The use of the dwelling unit for the home occupation or home office shall be clearly incidental and secondary to its use for residential purposes.
  - 3. No more than twenty-five (25) percent of the livable floor area of the dwelling unit shall be used in the conduct of the home occupation or home office.
  - 4. No outside display, storage, or use of land is permitted.
  - 5. No signage shall advertise the presence or operation of home occupation.
  - 6. There shall be no manufacturing or processing of any sort.
  - 7. No wholesale, jobbing or retail business shall be permitted unless it is conducted entirely by mail or telephone and does not involve the receipt, sale, shipment, delivery or storage of merchandise on or from the premises, provided, however, that articles produced by members of the immediate family residing on the premises may be sold from and stored upon the premises.
  - There shall be no interior or exterior alteration of the principal residential building which changes the residential character thereof as a dwelling.
  - The home occupation shall be conducted entirely within the principal residential building and shall not be visible from any existing dwelling on any adjacent lot.

- 10. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- 11. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and in no case shall traffic volume be created by the home occupation greater than ten (10) trips per day in any one day, including deliveries.
- Deliveries are limited to a maximum of two (2) per day, and are not to be conducted by a vehicle that exceeds a useful load of one ton. (Am. Ord. 1887, passed 04.15.02)
- 13. Parking generated by the conduct of such home occupation shall be met by the off-street parking regulations, and be located in areas other than a required yard.
- 14. No home occupation shall cause an increase of more than ten percent (10%) in the use of any one or more utilities (water, sewer, electrical, telephone, garbage, etc.) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
- c. Particular Home Occupations Permitted. Customary home occupations include, but are not limited to, the following list of occupations, provided, however, that each listed occupation shall be subject to the requirements of this Part 5.
  - 1. Dressmakers, seamstresses and tailors
  - Music teachers, with regular instruction, limited to one pupil at a time, except for occasional groups
  - 3. Artists, sculptors and authors or composers
  - Office facilities for architects, brokers, engineers, lawyers, insurance agents and members of similar professions
  - 5. Offices of duly ordained leaders of a religious or spiritual community
  - Office facilities for real estate and other sales representatives and manufacturers' representatives, when no retail or wholesale transactions are conducted on the premises
  - 7. Home crafts, such as model-making, rug-weaving, lapidary work, handcraftwoodworking, provided however, that no machinery or equipment shall be used or employed, other than that which would customarily be incidental to residential occupancy. Such machinery or equipment shall include that which would customarily be employed in connection with a hobby or a vocation not conducted for gain or profit

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8. Telecommuting for an outside employer, company or organization.

- d. Particular Home Occupations Prohibited. The following uses, by the nature of the investment or operation, have a pronounced tendency, once started, to rapidly increase beyond the limits permitted for home occupations, and thereby substantially impair the use and value of a residentially zoned property for residential purposes. Therefore, the uses specified below are prohibited in residential zones:
  - Barber shops, beauty shops and nail salons performing any personal service related to the betterment of physical appearance with more than 2 service stations (including but not limited to chairs, sinks, dryers, etc), unless specifically permitted by the district regulations
  - 2. Dancing schools with more than five pupils in attendance at any given time
  - 3. Funeral homes and mortuaries
  - 4. Restaurants
  - Tourist homes and lodging houses, unless specifically permitted by the district regulations
  - 6. Private clubs
  - Repair shops or service establishments, except the repair of electrical appliances, typewriters, cameras or other similar small items
  - 8. Photo developing
  - 9. Renting of trailers
  - 10. Medical or dental offices, clinics or hospitals
  - 11. Animal kennels, animal grooming, or hospitals
  - 12. Auto repair and tune-up facilities
  - 13. Catering or other food preparation businesses
  - 14. Rooming houses
  - 15. Sale of firearms and ammunition
  - 16. Stables or kennels
  - 17. Antique shops or sales
  - 18. Home day care centers or preschools.



a.	Accessory uses and structures, as defined in Article 12, are permitted in the E-R, F
	1, R-2, R-3, R-4, and H-R, and A-G districts. Accessory uses and structures, a defined in Article 12, are permitted in the H-1 zone district when the property is use for single-family residential.
a. <mark>b.</mark>	Residential accessory uses and structures shall not involve the conduct of an business, trade, or industry.
b. <mark>c.</mark>	Accessory uses and structures, as defined in Article 12, in the B-1, B-2, B-3, B-4, C R, I-1, I-2 and H-1 when the property is not used for single-family residential, must b approved during the site plan review process (as described in Article 3, Section H).
e. <mark>d.</mark>	Accessory uses and structures must be in connection with a principal use which i permitted within such district.
d. <u>e.</u>	Each accessory structure and use shall comply with the use limitations applicable i the zoning district in which it is located.
<u>f.</u>	No accessory structure shall be constructed or occupied on any lot prior to the completion of the principal structure to which it is an accessory.
g.	Pole barns, silos and other accessory farm structures shall be permitted only within the A-G zone district.
h.	Any structure with a roof and attached to the primary structure shall be considered part of the primary structure and shall abide by the required front, corner side, side and rear yard setbacks for that zone district.

#### Part 2: Bulk Regulations

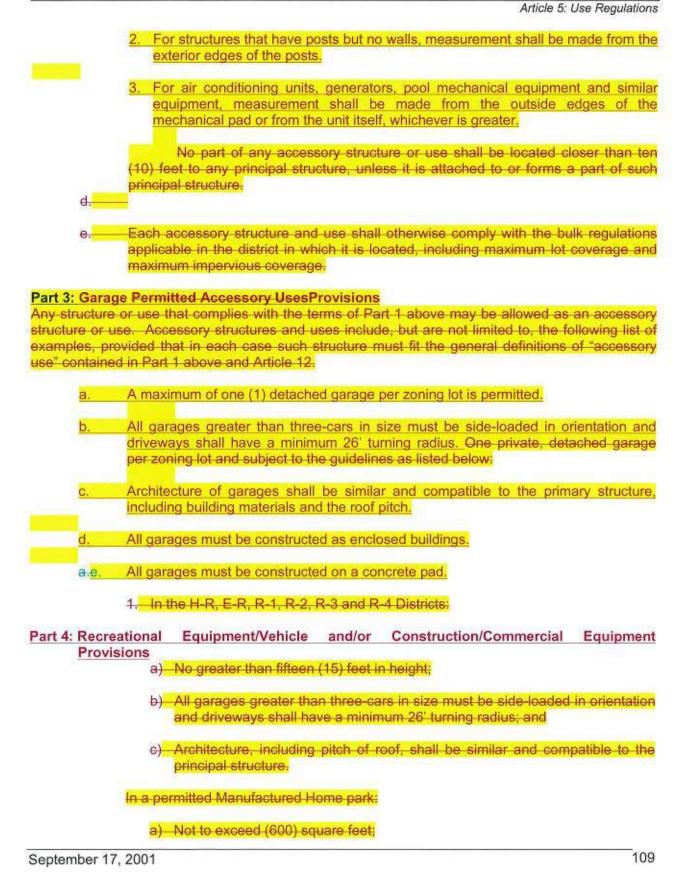
a.	Accessory	/ structures	and us	ses must	conform	to th	e prov	isions c	f the	table	of
	Permitted	Obstructions	s In Req	uired Yar	ds in Artic	le 1, 5	Section	I, Part 1	-Locat	tion:	

- Accessory structures shall only be permitted within side and rear yards only, except within the A-G zone district.
- Accessory structures shall be located behind the front façade of the primary structure, except within the A-G zone district.
- Accessory structures shall be set back at least ten (10) feet from any lot line, except for the A-G zone district, in which they must meet the required front, side and rear setbacks for the primary structure.

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	<ol> <li>Accessory structures shall maintain a separation minimum distance of ten (10) feet between other accessory structures and from the primary structure.</li> </ol>
<u>b.</u>	Accessory structures (except fences) and uses shall be set back a minimum of ten (10) feet from all lot lines unless otherwise noted in the table of Permitted Obstructions In Required Yards in Article 1, Section I, Part 1.Size:
	<ol> <li>Accessory structures, except for detached garages and farm structures including pole barns, silos and similar farm structures, shall not exceed two hundred fifty (250) square feet in size. Such accessory structures within manufactured home parks shall not exceed two hundred twenty-five (225) square feet in size.</li> </ol>
	<ol> <li>Detached garages in manufactured home parks shall not exceed six hundred (600) square feet.</li> </ol>
	<ol> <li>Any detached accessory structure footprint shall not exceed the size of the primary structure footprint, except within the A-G zone district.</li> </ol>
	<ol> <li>The combined square footage of all accessory structures shall not exceed the 1<sup>st</sup> floor area of the primary structure, except within the A-G zone district.</li> </ol>
	<ol> <li>Each accessory structure and use shall otherwise comply with the bulk regulations applicable in the district in which it is located, including maximum lot coverage, maximum impervious coverage and maximum rear yard coverage (Article 6, Section B, Part 1).</li> <li>a.</li> </ol>
b. <mark>c.</mark>	Height:Accessory structures and uses shall maintain the same required side yard setback as is required for the principal structure located on the zoning lot except where specifically permitted otherwise in the table of Permitted Obstructions In Required Yards in Article 1, Section I, Part 1.
	<ol> <li>All accessory structures, except farm structures including pole barns, silos and similar structures, shall not exceed fifteen (15) feet in height.</li> </ol>
	<ol> <li>Accessory farming structures, except for silos, shall not exceed thirty-five (35) feet in height.</li> </ol>
	3. Farm silos shall not exceed one hundred (100) feet in height.
G. <mark></mark>	<ul> <li>No accessory structure or use shall be permitted in any front yard unless specifically permitted.</li> </ul>
d.	Measurement of area:
	<ol> <li>For structures that have walls, measurement shall be made from the exterior walls.</li> </ol>

Village of Frankfort



b) Must be constructed on a concrete pad.

c) All garages must be constructed as enclosed buildings.

- b. A storage shed in the E-R, R-1, R-2, or H-R Districts, incidental to a permitted use, provided no structure that is accessory to a residential building shall exceed 144 square feet in gross floor area and fifteen (15) feet in height. One storage shed is permitted for each zoning lot in a permitted manufactured home park, not to exceed two hundred twenty-five (225) square feet.
- c. A child's playhouse, no larger than 144 square feet in size and fifteen (15) feet in height above the average grade of the lot.
- d. Private swimming pools and cabanas, subject to the provisions of Part 7 below.
- Statuary, arbors, gazebos, trellises, barbecue stoves, flag poles, fences, walls & hedges, gas lights and lanterns.
- f. Signs, permitted in accordance with Village of Frankfort Sign Ordinance.
- g. Off-street parking and loading spaces as required in Article 7, Part B of this Ordinance.
- h.a. Outdoor parking of recreational equipment/vehicle and/or construction/commercial related vehicles, provided that:
  - If the owner is actively involved in maintenance, loading or unloading the equipment, it may be parked on a residential driveway, however duration does not exceed forty-eight (48) hours;
  - The Code Official may issue a Special Permit for out-of-town visitor parking for Recreational Vehicles parked on a driveway for a period not to exceed fifteen (15) days. Not more than six (6) such permits may be issued in any calendar year;
  - 3. Equipment/vehicle is parked on an approved paved surface;
  - No part of storage area for vehicles is located in any required front, side, or rear setback, as defined by the provisions of this Code;
  - The front of the vehicle does not extend in front of the front façade of the primary structure;
  - Construction or commercial vehicles or equipment are not loaded or containing product or material, unless wholly enclosed or actively involved in a project within the lot;
  - Vehicle does not exceed an empty weight of four (4) tons or height in excess of ninety (90) inches;

8. Equipment/vehicle is screened from view from the public street by a fence or landscaping.

#### Part 5: Swimming Pool Provisions

- a. Fencing. Every outdoor swimming pool, whether above ground or level with the ground, having a maximum depth of over two (2) feet, shall be completely surrounded by a fence not less than four (4) feet, nor more than five (5) feet in height. A building, existing wall, or pool wall may be used as part of such enclosure as long as the barrier requirements are met as required by the building code. Such required fence shall comply with all requirements of other Village ordinances pertaining to fences, and the provisions of this Section shall not be construed to require or permit any fence heights greater than permitted by such other ordinances. (Am. Ord. 1887, passed 04.15.02) (Am. Ord. 2230, passed 10.17.05)
- b. Gates or Doors. All gates or doors opening through the required fence shall be designed for security, in accordance with the Building Code of the Village of Frankfort.
- c. Screening. If the fencing provided is anything other than solid fencing, the pool shall be effectively screened from view from outside the lot by densely-planted compact trees or hedges, providing at least fifty percent opacity when viewed between two (2) feet and five (5) feet above ground.
- d. Setback Requirements. All outdoor swimming pools are considered accessory structures, and shall meet minimum setback requirements, in addition thereto, shall be set back an additional two (2) feet for each one (1) foot of structure height exceeding five (5) feet. For the purpose of this section, the words "structure height" shall include any railings or other projections above the pool surface.
- e. Water Discharge. The water discharged from a swimming pool shall be drained into the sanitary sewer or storm water system, as approved by the Village.

## Part 6: Other Provisions

8.

- i.a. One parabolic satellite dish-type antennae per zoning lot, which is not more than two (2) feet in diameter. All roof-mounted antenna shall not exceed the maximum building height permitted in that zoning district. All satellite antenna facilities shall be located away from the street right-of-way, or otherwise screened from view from any street by an opaque fence, wall, or hedge of a minimum of 6 feet in height. (Am. Ord. 1887, passed 04.15.02)) All ground-mounted antenna shall abide by the regulations for a typical accessory structure.
- b. Storage of wood or any other combustible material which could be used in fireplaces, stoves or any other equipment for heating are not to exceed five (5) cords per zoning lot, one (1) cord being a cubic area of 128 cubic feet (4' x 4' x 8'). Firewood shall be used exclusively by dwelling occupants and stored in the rear yard. Material must be stacked in rear yard in cord measurements and must be a minimum of four (4) inches

off the ground. No storage is permitted within the 100-year flood zone as defined by FEMA Maps. Any accessory uses or structures not specifically listed in this Section D may be considered a typical accessory structure by the Village Administrator or their designee. Otherwise, such accessory structures are considered prohibited. Outdoor recreation areas or equipment (including, but not limited to tennis courts, basketball courts, playhouses, batting cages, etc.), provided they meet the requirements outlined below: Total impervious coverage of the lot, including the accessory structure or playing area, shall not exceed the limitations of the zoning district as defined in Article 6: 2. The recreational facility or equipment does not exceed 15' in height as measured from the ground or 144 square feet in area, unless a variation is specifically approved according to the provisions of Article 3, Section B. (Am. Ord, 1887, passed 04.15.02) 3. Appropriate screening is provided; 4. Surfacing conforms to all established Village regulations, standards and ordinances: and 5. Lighting of the area conforms to all established Village regulations, standards and ordinances.

Part 4: Part 7: Prohibited Accessory Uses or Structures (Am Ord #2312, passed 8.21.06) None of the following shall be permitted accessory uses or structures:

- a. Outdoor storage or overnight parking of trucks with an empty weight in excess of four (4) tons, or height in excess of ninety (90) inches in residential district; construction or commercial vehicles or equipment, loaded or containing product or material, unless wholly enclosed, unless actively involved in a project within the lot; or buses designed for more than eleven (11) passengers during normal school year vacation periods in a residence district;
- Any other outdoor storage, except as specifically permitted elsewhere in this Ordinance;
- c. Manufactured homes;
- d. Windmill towers, in excess of twelve (12) feet in height;
- e. Cargo Containers, as defined by Article 12 of this ordinance shall be considered a form of outdoor storage that is strictly prohibited in all zones, except whereas:
  - Existing cargo containers located on properties with an approved special use for outdoor storage are a legal non-conforming use during an amortization period of

one (1) year, after which the containers are considered illegal non-conforming and must be removed. No additional containers shall be added to the property during the amortization period, or;

- A temporary permit is issued by the Village for the purpose of moving or relocating, either permanently or temporarily, personal or business property, subject to the following conditions:
  - a. In the E-R, R-1, R-2, R-3, R-4 and HR Districts, there shall be a fifteen dollar (\$15) temporary permit fee. No more than one (1) temporary cargo container shall be permitted, and said container must be removed from the premises within thirty (30) days;
  - b. In the B-2, B-3, B-4, H-1, O-R, I-1, and I-2 Districts, there shall be a ninety dollar (\$90) temporary permit fee. No more than three (3) temporary cargo containers shall be permitted, and said containers(s) must be removed from the premises within ninety (90) days;
  - c. One (1) extension period equal to the corresponding time restriction in 2.a) or 2.b) may be permitted if extenuating circumstances are determined by the Code Official.
  - d. -No more than two (2) temporary permits may be granted for the same property during a calendar year. If an extension is granted during a calendar year, the extension period shall constitute a second temporary permit.

Or:

e. The cargo container is used for the purpose of a construction project duly proceeding toward completion. Upon completion of the construction activity that the container supports, the container must be promptly removed from the site.

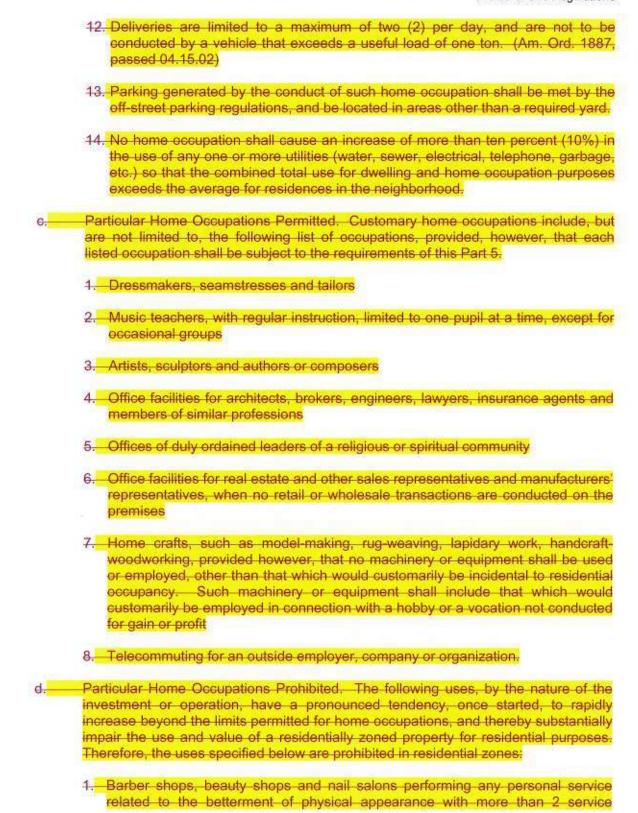
And;

- f. At all times, any and all cargo containers must be maintained in a like-new condition.
- f. Stand-alone Automated Teller Machines (ATM) not associated with a permitted drive-up facility. (Am. Ord. 2495, passed 08.04.08)
- g. Outdoor vending machines. (Am. Ord. 2495, passed 08.04.08)

#### Part 5: Home Occupations

It is the intent of this Section D, Part 5 to allow as home occupations only those uses that conform to the standards of this Section. In general, a home occupation is an incidental and secondary accessory use in the AG, E-R, R-1, R-2, R-3, or R-4 Districts, so located and conducted as to not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. The standards for home occupations are intended to ensure compatibility with other permitted uses and the residential character of the neighborhood, and to maintain the subordinate and incidental status of the home occupation.

- a. Permitted Home Occupations. Any home occupation, as defined in Article 12, that is incidental and subordinate to the principal residential use of a building, shall be permitted in any dwelling unit, except those which are specifically prohibited under this Ordinance, and meets the regulations outlined in paragraph (c) below.
- b. Limitations. Home occupations shall be operated in conformance with the following:
  - 1. All employed persons must be related, with the total number of employees not to exceed three (3).
  - 2. The use of the dwelling unit for the home occupation or home office shall be clearly incidental and secondary to its use for residential purposes.
  - 3. No more than twenty-five (25) percent of the livable floor area of the dwelling unit shall be used in the conduct of the home occupation or home office.
  - 4. No outside display, storage, or use of land is permitted.
  - 5. No signage shall advertise the presence or operation of home occupation.
  - 6. There shall be no manufacturing or processing of any sort.
  - 7. No wholesale, jobbing or retail business shall be permitted unless it is conducted entirely by mail or telephone and does not involve the receipt, sale, shipment, delivery or storage of merchandise on or from the premises, provided, however, that articles produced by members of the immediate family residing on the premises may be sold from and stored upon the premises.
  - There shall be no interior or exterior alteration of the principal residential building which changes the residential character thereof as a dwelling.
  - The home occupation shall be conducted entirely within the principal residential building and shall not be visible from any existing dwelling on any adjacent lot.
  - 10. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
  - 11. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and in no case shall traffic volume be created by the home occupation greater than ten (10) trips per day in any one day, including deliveries.



stations (including but not limited to chairs, sinks, dryers, etc), unless specifically permitted by the district regulations 2. Dancing schools with more than five pupils in attendance at any given time 3. Funeral homes and mortuaries 4. Restaurants 5. Tourist homes and lodging houses, unless specifically permitted by the district regulations 6. Private clubs 7. Repair shops or service establishments, except the repair of electrical appliances, typewriters, cameras or other similar small items 8. Photo developing 9. Renting of trailers 10. Medical or dental offices, clinics or hospitals 11. Animal kennels, animal grooming, or hospitals 12. Auto repair and tune-up facilities 13. Catering or other food preparation businesses 14. Rooming houses 15. Sale of firearms and ammunition 16. Stables or kennels 17. Antique shops or sales 18. Home day care centers or preschools. Part 6: Fences and Walls Building Permit Required. No fence shall be erected, or substantially altered, without a. a building permit issued by the Code Official and payment of applicable fees. Any fence which shall be erected, or shall be in the process of erection, or maintained contrary to the provisions of this Code, is deemed a nuisance and it shall be the duty of the Building Inspector and Chief of Police to abate the same.

 Definitions. A fence is defined as any structure, partition or enclosure, of wood, iron, metal, or other material, enclosing or dividing a piece of land. A fence shall not

include naturally growing shrubs, bushes and other foliage. The following are common types of fences: Decorative Fence. A fence used mostly for aesthetics, which adds to the visual beauty of the property. This fence may not exceed forty-eight (48) inches with its upper-most rail or fifty-four (54) inches to the top of its upper-most post when installed in a front yard. Fifty percent of the square footage of the overall dimensions of the fence shall be open. A woven or cyclone type fence is not a decorative fence. 2. Hazard Enclosure. This fence is intended to enclose swimming pools, pets, excavations and similar uses. This fence must be a minimum of forty-eight (48) inches high, with the mesh material spaced close enough to prevent children and animals from entering. All gates are to be equipped with child-proof latches. 3. Security or Protection Fence (Business and Industrial). A fence used for enclosing the lot, or part of the lot, for security and protection of property. Retention Fence (Residential and Historical). A fence to retain children, animals and other similar uses, or to prevent outside intrusion. This fence may be installed in rear yards only.

- 5. Solid Fence. A fence in which eighty (80) percent or more of the surface area of the fence is solid. Fencing shall be constructed with the finished or decorative side facing the adjacent or abutting property or street.
- 6. Railroad Screening Fence. A fence erected to provide screening of active railroad tracks. (Am. Ord. 2894, passed 11.19.09)

Locations in Rights-of-Way and Utility Easements. No private fences shall be allowed or constructed on public street, highway or alley right-of-ways. Fences may, by permit, be placed on public utility easements, so long as the structures do not interfere in any way with existing underground, ground or over ground utilities. Further, the Village or any utility company having authority to use such easements shall not be liable for repair or replacement of such fences, in the event they are moved, damaged or destroyed by virtue of the lawful use of said easement. Fences in violation may be summarily removed by the Village.

d. Barbed Wire. No barbed wire or barbed wire fences shall be allowed on private property in residential zones, or on lots in any zone being used for single or multiple family dwelling purposes. No barbed wire or barbed wire fences shall be allowed on private property in business or industrial zones where the property lines of such property abut lots or parcels zoned or being used for single or multiple family purposes, or on fences in front yards. Barbed wire may be allowed on the top of fencing in the I-2 district subject to special use approval by the Planning Commission.

Dangerous Fences. No fence shall be constructed of material obviously intended to inflict great bodily harm, should a person or animal attempt to climb or scale it. Such

materials include, but are not limited to, electrically charged wires or other electrica
conduit, broken glass, razor blades and sharp or ragged metal spikes or spears.

f. Construction Requirements. All fences shall be constructed in conformity with the wind stress, foundation, structural and other requirements of the building codes and laws of the Village.

- g. Good Repair. All fences shall be maintained in good, structurally sound repair and in a neat, clean, presentable and attractive condition. If, on inspection by the Code Official, any fence, in their determination, does not meet these requirements, they shall order the owner or occupier of the premises, by registered or certified mail, to make the necessary repairs or improvements within thirty (30) days. Should the owner or occupier of the premises fail to make repairs or improvements as directed, the owner of occupier shall be in violation of the Code and the Code Official shall cause a complaint to be issued and processed against said owner or occupier, in accordance with the rules of the Circuit Court of Will County, Illinois.
- n. Residential District Fences. In residential zones, in front yards no fences may exceed four (4) feet above ground level to the upper most rail, or 54 inches to the top of the upper-most post. In such zones, fences along the side property lines to the rear of the front yard and along the rear lot line may not exceed five (5) feet in height above ground level except when permitted for a railroad screening fence. Residential district fences are subject to the following requirements:
  - All fences located in the front yard, or that abut or face street right-of-ways shall be a Decorative Fence, as defined in paragraph (b) above.
  - 2. Woven or cyclone type fences are not permitted in any residential district.
  - A railroad screening fence, as defined in paragraph (b) above, may be permitted within residential zoning districts in accordance with the following standards:

### Location:

- The property on which the fence is to be constructed must be located as described by one of the following:
  - a) The property directly adjoins property used for an active railroad; or
  - b) The property is within two hundred (200) feet of property used for an active railroad and is not separated from the railroad property by residential property or a public right-of-way;
- Railroad screening fences are only permitted along the property line that is parallel to the railroad tracks.

### Height:

a) May not exceed seven (7) feet in height;

 b) Within thirty (30) feet of a public right-of-way, railroad screening fences may not exceed five (5) feet in height;

Business or Industrial Fences. In business or industrial zoned districts, fences may not exceed six (6) feet in height in business areas, and eight (8) feet in industrial areas above ground level. No fence or wall, other than a decorative fence of 4 feet or less in height, shall be erected, constructed or maintained within fifty (50) feet from the front lot line. For purposes of security only, fences for business or industrial zoned districts may be provided along side and rear yard lot lines.

Non-Conforming Fences. Fences existing at the time of adoption of this Ordinance which are not in violation of paragraph (e) above, and are not located on public street, highway and alley right-of-ways, but which violate other sections of this Ordinance may continue to be maintained and to exist, but may not be replaced if destroyed or removed, to the extent that the violations would be continued.

### Part 7: Swimming Pools

a.	Fencing. Every outdoor swimming pool, whether above ground or level with the ground, having a maximum depth of over two (2) feet, shall be completely surrounded by a fence not less than four (4) feet, nor more than five (5) feet in height. A building, existing wall, or pool wall may be used as part of such enclosure as long as the barrier requirements are met as required by the building code. Such required fence shall comply with all requirements of other Village ordinances pertaining to fences, and the provisions of this Section shall not be construed to require or permit any fence heights greater than permitted by such other ordinances. (Am. Ord. 1887, passed 04.15.02) (Am. Ord. 2230, passed 10.17.05)
b. <mark></mark>	<ul> <li>Gates or Doors. All gates or doors opening through the required fence shall be designed for security, in accordance with the Building Code of the Village of Frankfort.</li> </ul>
G.	Screening. If the fencing provided is anything other than solid fencing, the pool shall be effectively screened from view from outside the lot by densely-planted compact trees or hedges, providing at least fifty percent opacity when viewed between two (2) feet and five (5) feet above ground.
d.	Setback Requirements. All outdoor swimming pools are considered accessory uses, and shall meet minimum yard requirements and, in addition thereto, shall be set back an additional two (2) feet for each one (1) foot of structure height exceeding five (5) feet. For the purpose of this section, the words "structure height" shall include any railings or other projections above the pool surface.
e.	Water Discharge. The water discharged from a swimming pool shall be drained into the sanitary sewer or storm water system, as approved by the Village.

	E-R	R-1	R-2	R-3	R-4	AG	H-R
Maximum Net Density (dw	elling units p	er net builda	ble acre)			a luca di ca	
	1	2	2.25	4	5	.05	
Minimum Lot Size (square	feet)	1. 20	Storie - Sta	and the set	100	Contraction (1)	10 1 2 St
General	-	12		1	28,500 (5,000 per dwelling unit)	20 acres	
Single Family Dwelling	40,000	20,000	15,000	15,000		167	6,250
Two-Family Dwelling	-		1. 1. <del>1. 1</del> . 1	15,000		( <b>19</b> 1)	ಿಕ್ರಾ
Planned Unit Dev.	Article 3 F	Article 3 F	Article 3 F	Article 3 F	Article 3 F	3 <b>4</b> 55	Article 3 F
Non-Residential Use	80,000	40,000	30,000	30,000			12,500
Minimum Lot Width (feet)	00,000	10,000	00,000	00,000	IT THE REPORT OF		12,000
General	-		-	-	120	-	-
Single Family Dwelling	150	100	100	100	120		50
Two-Family Dwelling	-	100	100	100	-		50
Planned Unit Dev.	2.73	Article 3 F	Article 3 F	Article 3 F		-	Article 3 F
Non-Residential Use	300	250	200	200	240		100
Lot Width of Corner Lot	165	120	120	120	145		100
Minimum Lot Depth (feet)	100	120	120	120	140	(70) h	C. Starting
Single Family Dwelling	267	200	150	150			
Minimum Required Yards (		200	100	100			
Front Yard	licery						1.1.1.2.
All Uses	-	-	-	-	40	75	-
Single Family (and Two Family in R-3) Dwelling	40	35	30	30	-	-	15
Non-Residential Use	80	60	60	60			30
Landscaped Front Yard for non-residential uses (see Article 6.B.2.e)	<u>25</u>	25	25	<u>25</u>	=	4	25
Front Yard Setback from Centerline of Arterial (see Article 6.B.2.e)	125	125	125	125	ŧ	4	(÷)
Front Yard Setback from Centerline of Route 30 (see Article 6.B.2.e)	<u>150</u>	<u>150</u>	<u>150</u>	<u>150</u>	•	str	5 <b>1</b> 1
Corner Lot Side Yard							
All Uses	-	-	1 in 19	-	40	75	
Single Family (and Two Family in R-3) Dwellings	40	35	30	30	*	5 <del>6</del> 3	15
Non-Residential Use	80	70	60	60	-		30
Side Yard			6. 30 L			1	
All Uses					15	100	
Single Family (and Two Family in R-3) Dwelling	25	15	Total of 25 (not less than 10 on any side)	15	-		10
Non-Residential Use	50	30	20	30			20
Rear Yard	N						6
All Uses	120	<u>2</u> 6	1 B	828	40	100	

# Table of Density, Dimensions, and Other Standards for Residential Districts

Village of Frankfort Article 6: Density, Dimensional, and Other Standards

and the second	E-R	R-1	R-2	R-3	R-4	AG	H-R
Single Family (and Two Family in R-3) Dwellings (Am. Ord. 1887, passed 04.15.02)	40	40	30	30	a <b>n</b>		20
Non-Residential Uses (Am. Ord. 1887, passed 04.15.02)	80	75	60	60			40
Landscaped Front Yard for non-residential uses (see Article 6.B.2.e)	25	25	25	25	-	140	25
Front Yard Setback from Centerline of Arterial (see Article 6.B.2.e)	425	125	425	125			1050
Front Yard Setback from Centerline of Route 30 (see Article 6.B.2.e)	450	450	450	<del>150</del>	2	-	
Bulk Dimensions		100	40.			ale .	
Maximum Height					2 26 . 5		
Feet	40	40	35	35	35	35	35
Maximum Floor Area Ratio			22	-	.25	-	.50
Maximum Lot Coverage			North Contraction			1.3.0 P.S.	
Single Family Home	20%	20%	20% (but 25% for one story dwelling)	20% (but 25% for one story dwelling)		-	35% (not including up to 500 square feet for detached garage)
All Other Uses	30%	30%	30%	30%	-	10%	30%
Maximum Impervious Cove							1
Single Family Home	30%	35%	40%	40%	40%	4 + <del>-</del>	60%
All Other Uses	50%	50%	50%	50%	50%	20%	60%
Maximum Rear Yard Coverage	20%	25%	30%	30%	30%	30%	35%
Minimum Gross Floor Area	(square fee	t)					in the second
One story dwelling (Am. Ord. 2839, passed 04.29.13)	3,000	2,500	2,400		*	1,600	1,000
More than one story dwelling	5,000	4,000	2,600	-	1.	2,000	1,500
Manufactured Home	-1		14	8 <del>4</del> 8	¥	14	3 <del>2</del>
Minimum Floor Area per Dy	velling Unit	Based on Nu	umber of Bed			)	7.91
Efficiency, and 1 bedroom		<b>X</b> 2	37	1,200	1,200		
2 bedrooms				1,200	1,200	1	
3 bedrooms			-	1,600	1,600		28
Each additional bedroom	177)	5	25	Add 400 per bedroom over 3	Add 400 per bedroom over 3	•	
Other Development Requirements, found in Article 6, Section B, Part 2	Article 6.B.2	Article 6.B.2	Article 6.B.2	Article 6.B.2	Article 6.B.2	Article 6.B.2	Article 6.B.2
Special Requirements for this District, found in	12	21	-	6.B.3.a	6.B.3.b	2	6.B.3.c

September 17, 2001

1

Article 7: Site Development Regulations

## Section F: Signs

All signs shall be subject to the regulations contained in Chapter 151, the Village of Frankfort Sign Regulations.

## Section G: Fences and Walls

## Part 1: Fences and Walls

- Building Permit Required. No fence shall be erected, or substantially altered, without a. a building permit issued by the Code Official and payment of applicable fees. Any fence which shall be erected, or shall be in the process of erection, or maintained contrary to the provisions of this Code, is deemed a nuisance and it shall be the duty of the Building Inspector and Chief of Police to abate the same. Definitions. A fence is defined as any structure, partition or enclosure, of wood, iron, b. metal, or other material, enclosing or dividing a piece of land. A fence shall not include naturally growing shrubs, bushes and other foliage. The following are common types of fences: Decorative Fence. A fence used mostly for aesthetics, which adds to the visual beauty of the property. This fence may not exceed forty-eight (48) inches with its upper-most rail or fifty-four (54) inches to the top of its upper-most post when installed in a front yard. Fifty percent of the square footage of the overall dimensions of the fence shall be open. A woven or cyclone type fence is not a decorative fence. Hazard Enclosure. This fence is intended to enclose swimming pools, pets, excavations and similar uses. This fence must be a minimum of forty-eight (48) inches high, with the mesh material spaced close enough to prevent children and animals from entering. All gates are to be equipped with child-proof latches.
  - Security or Protection Fence (Business and Industrial). A fence used for enclosing the lot, or part of the lot, for security and protection of property.
  - Retention Fence (Residential and Historical). A fence to retain children, animals and other similar uses, or to prevent outside intrusion. This fence may be installed in rear yards only.
  - Solid Fence. A fence in which eighty (80) percent or more of the surface area of the fence is solid. Fencing shall be constructed with the finished or decorative side facing the adjacent or abutting property or street.
  - Railroad Screening Fence. A fence erected to provide screening of active railroad tracks. (Am. Ord. 2894, passed 11.19.09)
- c. Locations in Rights-of-Way and Utility Easements. No private fences shall be allowed or constructed on public street, highway or alley right-of-ways. Fences may, by permit, be placed on public utility easements, so long as the structures do not interfere in any way with existing underground, ground or over ground utilities.

Further, the Village or any utility company having authority to use such easements shall not be liable for repair or replacement of such fences, in the event they are moved, damaged or destroyed by virtue of the lawful use of said easement. Fences in violation may be summarily removed by the Village.

d. Barbed Wire. No barbed wire or barbed wire fences shall be allowed on private property in residential zones, or on lots in any zone being used for single or multiple family dwelling purposes. No barbed wire or barbed wire fences shall be allowed on private property in business or industrial zones where the property lines of such property abut lots or parcels zoned or being used for single or multiple family purposes, or on fences in front yards. Barbed wire may be allowed on the top of fencing in the I-2 district subject to special use approval by the Planning Commission.

- e. Dangerous Fences. No fence shall be constructed of material obviously intended to inflict great bodily harm, should a person or animal attempt to climb or scale it. Such materials include, but are not limited to, electrically charged wires or other electrical conduit, broken glass, razor blades and sharp or ragged metal spikes or spears.
- f. Construction Requirements. All fences shall be constructed in conformity with the wind stress, foundation, structural and other requirements of the building codes and laws of the Village.
- g. Good Repair. All fences shall be maintained in good, structurally sound repair and in a neat, clean, presentable and attractive condition. If, on inspection by the Code Official, any fence, in their determination, does not meet these requirements, they shall order the owner or occupier of the premises, by registered or certified mail, to make the necessary repairs or improvements within thirty (30) days. Should the owner or occupier of the premises fail to make repairs or improvements as directed, the owner of occupier shall be in violation of the Code and the Code Official shall cause a complaint to be issued and processed against said owner or occupier, in accordance with the rules of the Circuit Court of Will County, Illinois.
- h. Residential District Fences. In residential zones, in front yards no fences may exceed four (4) feet above ground level to the upper most rail, or 54 inches to the top of the upper-most post. In such zones, fences along the side property lines to the rear of the front yard and along the rear lot line may not exceed five (5) feet in height above ground level except when permitted for a railroad screening fence. Residential district fences are subject to the following requirements:
  - All fences located in the front yard, or that abut or face street right-of-ways shall be a Decorative Fence, as defined in paragraph (b) above.
  - Woven or cyclone type fences are not permitted in any residential district. Residential sports courts may be permitted black or green vinyl-coated cyclone (chain-link) fencing when approved under a special use permit.
  - A railroad screening fence, as defined in paragraph (b) above, may be permitted within residential zoning districts in accordance with the following standards:

Location: The property on which the fence is to be constructed must be located as described by one of the following: The property directly adjoins property used for an active railroad; or b) The property is within two hundred (200) feet of property used for an active railroad and is not separated from the railroad property by residential property or a public right-of-way; Railroad screening fences are only permitted along the property line that is parallel to the railroad tracks. Height: May not exceed seven (7) feet in height; b) Within thirty (30) feet of a public right-of-way, railroad screening fences may not exceed five (5) feet in height: Business or Industrial Fences. In business or industrial zoned districts, fences may not exceed six (6) feet in height in business areas, and eight (8) feet in industrial areas above ground level. No fence or wall, other than a decorative fence of 4 feet or less in height, shall be erected, constructed or maintained within fifty (50) feet from the front lot line. For purposes of security only, fences for business or industrial zoned districts may be provided along side and rear yard lot lines. Non-Conforming Fences. Fences existing at the time of adoption of this Ordinance which are not in violation of paragraph (e) above, and are not located on public

> street, highway and alley right-of-ways, but which violate other sections of this Ordinance may continue to be maintained and to exist, but may not be replaced if

destroyed or removed, to the extent that the violations would be continued.

# ARTICLE 12: RULES AND DEFINITIONS

## Section A: Rules and Definitions

In the construction of this Ordinance and any subsequent amendment, the rules and definitions contained in this Article shall be observed and applied, except when the context clearly indicates otherwise.

#### Part 1: Rules

The following shall be the rules that are to be used in interpreting and reading the text of this Ordinance:

- a. Words used in the present tense shall include the future;
- Words used in the singular number shall include the plural number, and the plural singular;
- c. The word "shall" is mandatory and not discretionary;
- d. The word "may" is permissive;
- e. The word "lot" shall include the words "piece" and "parcel;"
- f. The word "building" shall include the word "structure" and shall include all other improvements of every kind, regardless of similarity to buildings;
- g. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for" and "occupied for;"
- The word "person" shall include a "firm, association, organization, partnership, trust, company or corporation, as well as an individual;" and
- i. The masculine gender includes the feminine and neuter.

### Part 2: Definitions

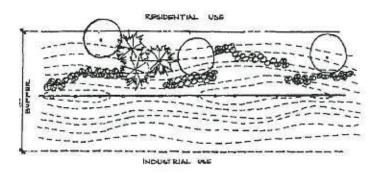
The following words and terms shall have the meaning set forth, except where otherwise specifically indicated. Words and terms not defined shall have the meaning indicated by common dictionary definition.

*"1890's" Theme:* The architectural style, external building wall veneer, window treatment, exterior design, decor and signs characteristic and reminiscent of a small, rural, tranquil, Midwestern village of the late 19th century.

Accessory Structure or Use: An "accessory structure or use" is one which:

C	ontributes to the comfort, convenience, or necessity of occupants of the princi
	ructure or principal use served; and
IS	on the same zoning lot as the principal structure or principal use served.
۸.	cessory structures shall include:
	Garages, detached
	Storage sheds
	Child's playhouses
	Arbors/Trellises/Pergolas/Gazebos
	Decks, terraces and patios
	Swimming pools
	Permanently affixed outdoor fireplaces
	Permanently affixed outdoor stoves
	Air-conditioning units, generators, pool mechanical equipment and similar equipme
	(ground-mounted)
	<ul> <li>Pole barns, silos and other accessory farm structures</li> </ul>
11	<ul> <li>Laundry drying equipment</li> </ul>
	. Trash enclosures
_	. Television or radio towers for residential use (ground-mounted)
14	And similar accessory structures
	cessory structures shall not include:
_	Sports Courts
	Fences or walls
	Statuary and fountains Flagpoles
	Flagpoles

- Balcony: A level plane or platform which, for the purpose of this Ordinance, is located adjacent to one or more faces of the principal structure located above the first floor.
- Banks and Financial Institutions: Commercial banks, savings and loan associations, brokerage offices and other similar financial institutions, but not including pawn shops.
- Basement: That portion of a building having more than one-half (1/2) of its height below the average lot grade.
- Bed and Breakfast: A residential building containing lodging rooms offered for rent to transient guests, for a continuous period of fourteen (14) days or less, and containing the owner's principal residence.
- Billboard: A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any use of premises wherein it is displayed or posted.
- Billiard or Pool Hall: A business establishment containing more than two pool or billiard tables for the use of patrons.
- Block: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, bulkhead lines, shore lines of waterways or corporate lines of the Village.
- Body Piercing Establishment: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of piercing patrons' bodies with sharp instruments in order to allow insertion of rings, pieces of jewelry, or other ornamental devices through the orifices thus created. (Am. Ord. 2174, passed 07.05.05)
- Bowling Alley: An establishment that devotes more than 50 percent of its gross floor area to bowling lanes, equipment, and playing area.
- Breeding Facility: An establishment in which more than four (4) domestic animals, such as cattle or horses, are bred for commercial purposes.
- Buffer Area: A landscaped area intended to separate and partially obstruct the view of two (2) adjacent land uses or properties from one another.

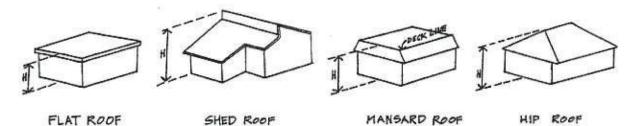


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- Building: A permanently located, roofed structure affixed to the land which is designed or intended for the enclosure, shelter or protection of persons, animals or moveable property of any kind.
- Building Height: The vertical distance measured from the sidewalk level or the established grade at the curb, opposite the middle of the front of the building, to the highest elevation of the roof. However, where buildings are set back from the street lines, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

The following appurtenances shall not be included in the calculation of building height:

- a. Chimneys, flues, stacks, fire escapes, gas holders, elevator enclosures, ventilators, skylights, water tanks and similar roof structures needed to operate and maintain the building on which they are located.
- b. Flag poles, television aerials mounted on rooftops, and water towers and tanks.
- Decorative rooftop finials or spires up to four feet in height. (Am. Ord. 3229, passed 10.07.19)



- Building Line: The line nearest the front of, and across a zoning lot, establishing the minimum open space to be provided between the front line of a building or structure and the street right-of-way line.
- Building, Principal: A non-accessory building in which a principal use of the lot on which it is located is conducted.
- Bulk: The size and placement of structures, including setbacks from streets, gross floor area of a building in relation to the lot area, the height of the structure, and the percentage of land coverage allowable for each building on a zoning lot.
- Business District: Any zoning district designated with a "B" or "OR" classification, as outlined and defined in Article 4 of this Ordinance.

Cannabis: Marijuana, hashish and other substances which are identified as including any

parts of the plant Cannabis Sativa, whether growing or not; the seeds thereof, the resin

extracted from any part of such plant; and any compound, manufacture, salt, derivative,

- Decibel: A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in decibels.
- Deck: A structure attached to or closely adjacent to any dwelling unit that is:
  - a. Designed and intended for the support of people;
  - b. Open to the sky and has no permanent roof; and
  - c. Is greater than fifty (50) square feet in area.
- Density, Gross: The total number of dwelling units per gross acre of land determined by dividing the total gross acreage of a site by the minimum lot or dwelling unit size of the appropriate residential district.
- Density, Net: The total number of dwelling units per net acre of land determined by dividing the calculated Net Acreage by the minimum lot or dwelling unit size of the appropriate residential district.
- Detention Basin: A manmade or natural depression below the surrounding grade level designed to collect surface and subsurface water so that it might impede the water flow and to gradually release the same into natural or manmade outlets.
- District: A section of the Village of Frankfort within which the regulations governing the use of land are the same.

- Drive-In and Drive-Thru Establishment or Facility: Any commercial retail, personal service, or service establishment designed or intended to enable a customer in a motor vehicle parked on or moving through the premises to transact business with a person located within the principal structure, including an establishment or facility that by design of physical facilities or by service or packaging procedures encourages or permits customers to receive a service or obtain a product while staying within a motor vehicle. Such establishments include, but are not limited to, financial institutions, restaurants, and dry cleaning stores.
- Driveway. On residential properties, a driveway shall be the paved area which provides exclusive access to the garage. For the purposes of calculating impervious surface coverage, a driveway shall not be wider than the width of the entrance to the associated garage,
- Dump: A lot of land or part thereof used primarily for the disposal, by abandonment, dumping, burial, burning or any other means, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

Firearm: Any device, by whatever name known, which is designed to expel a projectile or projectiles by the action of an explosion, or expansion or escape of gas, pneumatic force, or other: excluding however:

> a. Any device used exclusively for signaling or safety and required or recommended by the United States Coast Guard or the Interstate Commerce Commission;

> Any device used exclusively for the firing of stud cartridges, explosive rivets, or similar industrial/construction ammunition;

> c. Any firearm manufactured on or before 1898 or any replica thereof, if such replica is not designed or redesigned for using and discharging ammunition;

d. Any other firearm which, although designed as a weapon, the Department of Law Enforcement of the State of Illinois finds, by reason of the date of its manufacture, value, design, and other characteristics, is primarily a collector's item that is not likely to be used as a weapon; and;

e. Any non-lethal device commonly used for recreational purposes including but not limited to air guns, bb-guns, and paintball guns. (*Am. Ord. 2240, passed 11.21.05*)

- Floor Area: The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings, computed as follows:
  - a. For Determining Floor Area Ratio. The sum of the following areas:
    - The basement floor area, when more than one-half of the basement height is above the finished lot grade level where curb level has not been established;
    - 2. Elevator shafts and stairwells at each floor;
    - Floor space used for mechanical equipment (except equipment, open or enclosed, located on the roof);
    - 4. Penthouses;
    - 5. Attic space having headroom of seven feet, ten inches (7' 10") or more;
    - 6. Interior balconies and mezzanines;
    - 7. Enclosed porches; and

8. Floor area devoted to accessory uses,

Space devoted to off-street parking or loading shall not be included in the floor area of structures devoted to bulk storage of materials. The floor area of such structures shall be computed by counting each ten feet of height, or fraction thereof, as being equal to one floor.

- For Determining Off-Street Parking and Loading Requirements. The sum of the following areas:
  - Floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space such as counters, racks or closets;
  - 2. Any basement floor area devoted to retailing activities; and
  - Floor area devoted to the production or processing of goods, or to business or professional offices.

For this purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities (including aisles, ramps and maneuvering space) or basement floor area other than area devoted to retailing activities, the production or processing of goods, or business or professional offices.

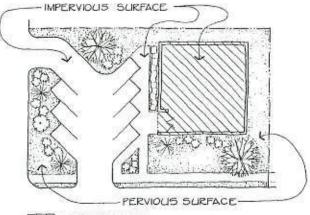
- Floor Area Ratio (FAR): The ratio determined by dividing the floor area of a building or structure by the area of the lot on which the building or structure is located. When more than one building or structure is located on a lot, then the floor area ratio is determined by dividing the total floor area of all buildings or structures by the area of the lot, or, in the case of planned development, by the net acreage. The floor area ratio requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for a building or other structure (including both principal and accessory buildings) in direct ratio to the gross area of the lot.
- Foot-Candle: A unit of illumination. Technically, the illumination at all points one foot distance from a uniform point source of one candle power.

Frontage: The length of a front lot line or lines.

- Frontage, Zoning Lot: All the property of such zoning lot frontage on a street, and measured between side lot lines.
- Garage, Private: A building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.
- Grade: The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.
- Grocery Store: A retail establishment with a floor area of more than 5,000 square feet offering for sale a full line of groceries and household items.

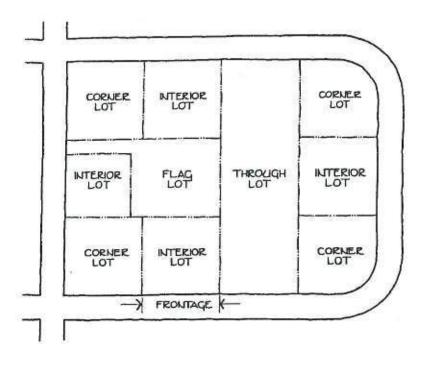
- Home Day Care Center: A family home which receives up to three (3) children, or up to three (3) seniors or adults requiring care, for less than twenty-four (24) hours a day for compensation.
- Home Occupation: A gainful occupation or profession engaged in by an occupant of a dwelling unit as a use that is clearly incidental to the use of the dwelling unit for residential purposes.
- Homeowners' Association: A non-profit membership corporation or entity which serves as an association of homeowners within a Subdivision, Certified Survey Plat, or Condominium who have shared common interest responsibilities with respect to the costs and upkeep of common private property of such Subdivision, Certified Survey Plat, or Condominium. Such common property includes private recreation and open space areas within the Subdivision, Certified Survey Plat, or Condominium. For the purposes of this Code, Homeowners' Associations include Condominium Associations.
- Hospital: An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than twenty-four (24) hours in any week, of three (3) or more non-related individuals suffering from illness, disease, injury, deformity or other abnormal physical conditions. The term "hospital" as used in this Ordinance does not apply to institutions operating primarily for treatment of mental illness, drug addicts, liquor addicts, or other types of cases necessitating restraint of patients, and the term "hospital" shall not include assisted or independent living facilities, nursing homes, shelters or boarding houses.
- Hotel: An establishment which is open to transient guests, in contradistinction to a boarding house, lodging house or apartment hotel, and is commonly known as a hotel in the community in which it is located; and which provides customary hotel services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy service.
- Impervious Lot Coverage: A ratio determined by dividing that area of a lot which is occupied or covered by all impervious surfaces, by the gross net area of that lot. For purposes of calculating residential impervious lot coverage, impervious surfaces shall include accessory structures such as swimming pools, tennis and basketball courts, but shall not include residential sidewalks or a residential driveway as defined above.
- Impervious Surface: A surface which does not absorb water. Impervious surfaces consist of all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. For lumberyards or similar uses, areas of stored lumber constitute impervious surfaces.
  - a. Impervious surfaces shall include, but not be limited to:
    - 1. Primary buildings
    - Accessory structures (except laundry drying equipment)
    - Driveways (paved or gravel)
    - 4. Sidewalks
    - Sports courts
    - 6. Swimming pools (including the decking)

- Porches (enclosed or unenclosed)
- Decks (attached or detached)
- 9. Carports
- Parking lots (including parking spaces and drive aisles)
- Any areas of concrete or asphalt
- For lumber yards or similar uses, areas of stored lumber



LOT COVERAGE

- Independent Living Facility: Specially planned, designed, and managed multi-unit housing for the elderly with self-contained dwelling units. These communities are typically designed to provide supportive environments for older adults and to accommodate a relatively independent lifestyle. A limited number of support services, such as meals, laundry, housekeeping, transportation, and social and recreational activities may be provided. This definition shall not include group homes, health clinics, hospitals or treatment facilities, as defined by this Ordinance. (Am. Ord. 2247, passed 12.05.05)
- Indoor Business Sales and Service: Uses which display or conduct, entirely within an enclosed building, the sale or rental of business-oriented products, equipment, merchandise, or services that are non-personal and non-professional in nature. Examples may include: duplicating or photocopying sales and service; addressing, mailing, or stenographic sales and services; locksmith shops; computer sales and service; employment agencies; and similar land uses.
- Indoor Civic, Cultural, Religious, or Institutional Use: Civic, cultural, religious, or institutional uses which occur within an enclosed building. Examples may include: government offices, libraries, museums, aquariums, community centers, post office, fire/police/rescue station, hospitals, convention center, service/fraternal club or lodge, civic/social organization, labor union/organization, political organization, charitable organization, church, synagogue, temple, mosque, non-profit organization, educational institution (including schools, preschools, colleges and universities), and similar land uses. (Am. Ord. 2495, passed 08.04.08)
- Indoor Recreation and Entertainment: The indoor recreation and entertainment use classification applies to all uses which provide recreation or entertainment services entirely within an enclosed building. Examples may include: skating rink, arcades, billiards,



Lot: A platted parcel of land intended to be separately owned, developed and otherwise used as a unit.

- Lot Area, Minimum: The minimum area of a horizontal plane bounded by the front, side and rear lot lines.
- Lot, Corner: A lot which adjoins the point of intersection or meeting of two or more streets, and in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of intersection of the extensions of the street lines in the directions which they take at the intersections of the street line, with the side lot line and with the rear lot line of the lot. If the street line is curved at its point of intersection with the side lot line or rear lot line, the tangent to the curve at that point shall be considered the direction of the street.
- Lot Coverage: That percentage of a lot which, when viewed directly from above measured from exterior walls or posts on the first floor level, would be covered by primary and accessory structures, or any part thereof, excluding projecting roof areaseaves measuring less than two (2) feet. For purposes of calculating maximum lot coverage, structures shall not include, swimming pools, open porches, patios, decks, outdoor tennis or basketballsports courts, or similar open accessory structures without a roof. uses.

Site Plan: A plan, prepared to scale, showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses and principal site development features proposed for a specific parcel of land.

Smoke: Small gas-borne particles other than water that form a visible plume in the air.

- Sports court, residential: An outdoor hard-surface court located in a residential zone district designed for athletic purposes. Temporary or permanent goals located adjacent to a hard surface shall constitute a sports court, except as noted in Article 1, Section I, Part 1, (d).
   a. Residential sports courts shall include, but not be limited to:
  - 1. Tennis courts
  - Basketball courts
  - 3. Volleyball courts
  - Shuffleboard courts
  - 5. Hockey rinks
  - 6. And similar courts
- Standard Cubic Feet (SCF): Standard cubic feet, which is the measure of the volume of a gas reduced to 14.73 pounds per square inch pressure absolute and 60% F.
- Street: A public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles. Streets are further classified by the functions they perform. See also Major Highway; Major Industrial Roadway; Road, Private; Road, Public; Street, Arterial; Street, Major Collector; Street, Minor; and Street, Neighborhood Collector.
- Street, Arterial: A federal, state, or county marked route normally having four (4) lanes for traffic and some form of median marker or may be a Village-designated "arterial street" in the adopted Comprehensive Plan. Parking may be banned. A street used, or intended to be used, primarily for fast or heavy through traffic providing for the expeditious movement of through traffic into, out of, and within the community. Arterial streets shall be located to minimize the penetration of such streets through existing and proposed residential areas. Arterial streets shall be designed to convey an average daily traffic (ADT) of ten thousand (10,000) and greater.
- Street, Major Collector: A street used, or intended to be used, to carry traffic from minor streets to the system of arterial streets including principal entrance streets to residential developments and/or activity/employment centers. Collector streets shall be designed to convey an average daily traffic (ADT) of between five thousand (5,000) and ten thousand (10,000).
- Street, Minor: A street used, or intended to be used, primarily to access abutting properties. Residential minor streets designed as either looped or through streets shall be designed so that no section conveys an average daily traffic (ADT) in excess of five hundred (500). Residential minor land access streets designed as permanent culde-sacs shall be designed so that no section conveys an average daily traffic (ADT) greater than two hundred-fifty (250).
- Street, Neighborhood Collector: A street used, or intended to be used, to carry traffic to and from neighborhoods within the community it serves. Neighborhood collector streets shall

# Section I: Permitted Obstructions in Required Yards

# Part 1:

a.	Air-conditioning units, window-mounted: Permitted within any required yard, not to
	exceed more than two (2) feet into the yard. (unchanged)
b.	Balconies, open: Permitted within any required yard, not project more than six (6) feet
	from the primary structure. (added the 6' projection to limit how far they can project,
	because right now there is no limit at all. Alternatively, it could state "balconies shall not be
	closer than 5' to any property line", but usually a balcony doesn't need to be deeper than 6'
	and have seen this dimension in other ordinances.)
c.	Basketball goal in residential districts only: Permitted within any required yard. Limited
	to one pole-mounted or garage-mounted goal. Shall be set back at least five (5) feet
	from any property line. If pole-mounted, goal shall be located within the driveway
	pavement area. (added "in residential districts only")
d.	Cantilevered elements: Permitted within any required yard, not to exceed more than two
	(2) feet into the yard. (Am. Ord 2360, passed 1.25.07) (unchanged)
e.	Chimneys: Permitted within any required yard, not to exceed more than two (2) feet into
	the yard. (Am. Ord. 2839, passed 4.29.13) (unchanged)
f.	Decks, Terraces and Patios (unenclosed, no roof) in residential districts only: Permitted
	within any required yard but shall be set back at least ten (10) feet from any property line.
	(changed wording from "open" to "unenclosed, no roof" for clarity)
g.	Decks, Terraces, and Patios (unenclosed, no roof) in non-residential districts only:
	Permitted within any required yard but shall be set back at least twenty-five (25) feet
	from any front or corner side property line and at least ten (10) feet from any other
_	property line. (changed wording from "open" to "unenclosed, no roof" for clarity)
h.	Enclosed dog runs, in residential districts only: Permitted within the required rear yard
	only and shall be set back at least ten (10) feet from any property line. (added "in
	residential districts only")
i.	Fences: Permitted within any required yard, subject to the regulations set forth in Article
	7, Section G, Part 1. (unchanged)
j.	Flagpoles: Permitted within any required yard but shall be set back at least five (5) feet
	from any property line. (added the 5' min setback requirement, because as written it could
L.	be set back o')
<mark>k.</mark>	Ramps for use by persons with disabilities: Permitted within any required yard, subject to
	the design requirements set forth by the Americans with Disabilities Act of 1990.
	(unchanged)
l.	Residential wing walls: Permitted within any required yard, not to project more than two
	(2) feet into the yard. (Am. Ord. 2495, passed 8.4.08) (unchanged)

kfort tions	e ards				<mark>39</mark>	<mark>40</mark>
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		Outdoor storage except uncontained materials (Am. Ord. 2495, passed 08.04.08)	Outdoor storage of un-contained bulk materials (Am. Ord. 2495, passed 08.04.08)	Planned unit development	Home Occupations, associated with permitted uses	Sports court, residential, associated with permitted uses

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### Part 38: Vacation Rental

(Am. Ord. 3229, passed 09.20.21)

A Vacation Rental shall be operated in accordance with the following:

- a. Maximum occupancy shall be reviewed on a case-by-case basis but in no instance shall exceed ten (10) guests per Vacation Rental.
- b. There must be at least 100 square feet of gross interior floor area for each guestroom. Kitchens, bathrooms, hallways, closets and other areas not defined as a bedroom under the International Property Maintenance Code, or other applicable code adopted by the Village, are not considered habitable rooms for sleeping purposes.
- c. No Vacation Rental shall be located on a lot closer than 250 feet from any other lot containing a Vacation Rental.
- d. New construction, additions, or remodeling must be in keeping with a residential character and is subject to review by the Village of Frankfort Historic Preservation Commission.
- e. In addition to any other requirements posed by the Village of Frankfort Fire Department, or other applicable code adopted by the Village, each guestroom must contain at least one hard wire smoke detector and carbon monoxide detector.
- f. A Vacation Rental may only be operated with a properly issued vacation rental license as provided for in the Code.

#### Part 39: Home Occupations

It is the intent of this section to allow as home occupations only those uses that conform to the standards of this Section. In general, a home occupation is an incidental and secondary accessory use in the AG, E-R, R-1, R-2, R-3, or R-4 Districts, so located and conducted as to not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. The standards for home occupations are intended to ensure compatibility with other permitted uses and the residential character of the neighborhood, and to maintain the subordinate and incidental status of the home occupation.

a.	Permitted Home Occupations. Any home occupation, as defined in Article 12, that is incidental and subordinate to the principal residential use of a building, shall be permitted in any dwelling unit, except those which are specifically prohibited under this Ordinance, and meets the regulations outlined in paragraph (c) below.
<mark>b.</mark>	<ul> <li>Limitations. Home occupations shall be operated in conformance with the following:</li> <li>1. All employed persons must be related, with the total number of employees not to exceed three (3).</li> </ul>
	2. The use of the dwelling unit for the home occupation or home office shall be clearly incidental and secondary to its use for residential purposes.
	<ol> <li>No more than twenty-five (25) percent of the livable floor area of the dwelling unit shall be used in the conduct of the home occupation or home office.</li> </ol>

- 4. No outside display, storage, or use of land is permitted.
- 5. No signage shall advertise the presence or operation of home occupation.
- 6. There shall be no manufacturing or processing of any sort.
- 7. No wholesale, jobbing or retail business shall be permitted unless it is conducted entirely by mail or telephone and does not involve the receipt, sale, shipment, delivery or storage of merchandise on or from the premises, provided, however, that articles produced by members of the immediate family residing on the premises may be sold from and stored upon the premises.
- 8. There shall be no interior or exterior alteration of the principal residential building which changes the residential character thereof as a dwelling.
- The home occupation shall be conducted entirely within the principal residential building and shall not be visible from any existing dwelling on any adjacent lot.
- 10. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- 11. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and in no case shall traffic volume be created by the home occupation greater than ten (10) trips per day in any one day, including deliveries.
- 12. Deliveries are limited to a maximum of two (2) per day, and are not to be conducted by a vehicle that exceeds a useful load of one ton. (Am. Ord. 1887, passed 04.15.02)
- 13. Parking generated by the conduct of such home occupation shall be met by the offstreet parking regulations, and be located in areas other than a required yard.
- 14. No home occupation shall cause an increase of more than ten percent (10%) in the use of any one or more utilities (water, sewer, electrical, telephone, garbage, etc.) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
- c. Particular Home Occupations Permitted. Customary home occupations include, but are not limited to, the following list of occupations, provided, however, that each listed occupation shall be subject to the requirements of this Part 5.

Dressmakers, seamstresses and tailors

 Music teachers, with regular instruction, limited to one pupil at a time, except for occasional groups

- 3. Artists, sculptors and authors or composers
- Office facilities for architects, brokers, engineers, lawyers, insurance agents and members of similar professions
- 5. Offices of duly ordained leaders of a religious or spiritual community
- Office facilities for real estate and other sales representatives and manufacturers' representatives, when no retail or wholesale transactions are conducted on the premises
- 7. Home crafts, such as model-making, rug-weaving, lapidary work, handcraftwoodworking, provided however, that no machinery or equipment shall be used or employed, other than that which would customarily be incidental to residential occupancy. Such machinery or equipment shall include that which would customarily be employed in connection with a hobby or a vocation not conducted for gain or profit
- 8. Telecommuting for an outside employer, company or organization.
- d. Particular Home Occupations Prohibited. The following uses, by the nature of the investment or operation, have a pronounced tendency, once started, to rapidly increase beyond the limits permitted for home occupations, and thereby substantially impair the use and value of a residentially zoned property for residential purposes. Therefore, the uses specified below are prohibited in residential zones:
  - Barber shops, beauty shops and nail salons performing any personal service related to the betterment of physical appearance with more than 2 service stations (including but not limited to chairs, sinks, dryers, etc), unless specifically permitted by the district regulations
  - 2. Dancing schools with more than five pupils in attendance at any given time
  - 3. Funeral homes and mortuaries
  - 4. Restaurants
  - Tourist homes and lodging houses, unless specifically permitted by the district regulations
  - 6. Private clubs
    - Repair shops or service establishments, except the repair of electrical appliances, typewriters, cameras or other similar small items

- 8. Photo developing
- 9. Renting of trailers
- 10. Medical or dental offices, clinics or hospitals
- 11. Animal kennels, animal grooming, or hospitals
- 12. Auto repair and tune-up facilities
- 13. Catering or other food preparation businesses
- 14. Rooming houses
- 15. Sale of firearms and ammunition
- 16. Stables or kennels
- 17. Antique shops or sales
- 18. Home day care centers or preschools.

### Part 40: Sports Courts, residential (New part)

In general, a sports court is an incidental and secondary accessory use in the E-R, R-1, R-2, R-3, R-4, A-G and H-R Districts, so located and conducted as to not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. The standards for sports courts are intended to ensure compatibility with other permitted uses and the residential character of the neighborhood, and to maintain the subordinate and incidental status of the sports court.

- a. Limitations. Sports courts shall be operated in conformance with the following:
  - 1. One (1) sports court is permitted per lot.
  - 2. Sports courts shall be located in the rear yard only.
  - 3. Sports courts shall be set back at least 10' from any side or rear property line.
  - The size of the sports court shall not exceed 3% of the area of the lot, but in no instance shall a sports court exceed 1,000 square feet.
  - Total impervious coverage of the lot shall not exceed the limitations of the zoning district as defined in Article 6;
  - 6. Screening: If the fencing provided is anything other than solid fencing, the sports court shall be effectively screened from view from outside the lot by densely-planted

compact trees or hedges, providing at least fifty percenty opacity when viewed between two (2) feet and five (5) feet above the ground.

- 7. Sports courts shall not be illuminated.
- 8. No more than 1 goal, basketball or otherwise, are permitted per sports court.
- 9. No appurtenances shall exceed fifteen (15) feet in height.

### Section D: Accessory Uses and Structures

#### Part 1: General Requirements

a.	Accessory uses and structures, as defined in Article 12, are permitted in the E-R, R-1, R-2, R-3, R-4, H-R and A-G districts. Accessory uses and structures, as defined in Article 12, are permitted in the H-1 zone district when the property is used for single-family residential.
b.	Residential accessory uses and structures shall not involve the conduct of any business, trade, or industry.
<mark>с.</mark>	Accessory uses and structures, as defined in Article 12, in the B-1, B-2, B-3, B-4, O-R, I-1, I-2 and H-1 when the property is not used for single-family residential, must be approved during the site plan review process (as described in Article 3, Section H).
d.	Accessory uses and structures must be in connection with a principal use which is permitted within such district.
e.	Each accessory structure and use shall comply with the use limitations applicable in the zoning district in which it is located.
f.	No accessory structure shall be constructed or occupied on any lot prior to the completion of the principal structure to which it is an accessory.
g.	Pole barns, silos and other accessory farm structures shall be permitted only within the A- G zone district.
h.	Any structure with a roof and attached to the primary structure shall be considered part of the primary structure and shall abide by the required front, corner side, side and rear yard setbacks for that zone district.

### Part 2: Bulk Regulations

- a. Location:
  - 1. Accessory structures shall only be permitted within side and rear yards only, except within the A-G zone district.
  - 2. Accessory structures shall be located behind the front façade of the primary structure, except within the A-G zone district.
  - Accessory structures shall be set back at least ten (10) feet from any lot line, except for the A-G zone district, in which they must meet the required front, side and rear setbacks for the primary structure.

	<mark>4.</mark>	Accessory structures shall maintain a separation minimum distance of ten (10) feet between other accessory structures and from the primary structure.
b.	Siz	
	<mark>1.</mark>	Accessory structures, except for detached garages and farm structures including pole barns, silos and similar farm structures, shall not exceed two hundred fifty (250) square feet in size. Such accessory structures within manufactured home parks shall not exceed two hundred twenty-five (225) square feet in size.
	2.	Detached garages in manufactured home parks shall not exceed six hundred (600) square feet.
	3.	Any detached accessory structure footprint shall not exceed the size of the primary structure footprint, except within the A-G zone district.
	4.	The combined square footage of all accessory structures shall not exceed the 1 <sup>st</sup> floor area of the primary structure, except within the A-G zone district.
	<mark>5.</mark>	Each accessory structure and use shall otherwise comply with the bulk regulations applicable in the district in which it is located, including maximum lot coverage, maximum impervious coverage and maximum rear yard coverage (Article 6, Section B, Part 1).
c.	Не	ight:
	1.	All accessory structures, except farm structures including pole barns, silos and similar structures, shall not exceed fifteen (15) feet in height.
	2.	Accessory farming structures, except for silos, shall not exceed thirty-five (35) feet in height.
	3.	Farm silos shall not exceed one hundred (100) feet in height.
<mark>d.</mark>	Me	easurement of area:
	1.	For structures that have walls, measurement shall be made from the exterior walls.
	2.	For structures that have posts but no walls, measurement shall be made from the exterior edges of the posts.
	<mark>3.</mark>	For air conditioning units, generators, pool mechanical equipment and similar equipment, measurement shall be made from the outside edges of the mechanical pad or from the unit itself, whichever is greater.

#### Part <u>3: Garage Provisions</u>

a.	A maximum of one (1) detached garage per zoning lot is permitted.
b.	All garages greater than three-cars in size must be side-loaded in orientation and driveways shall have a minimum 26' turning radius.
с.	Architecture of garages shall be similar and compatible to the primary structure, including building materials and the roof pitch.
d.	All garages must be constructed as enclosed buildings.
e.	All garages must be constructed on a concrete pad.

### Part 4: Recreational Equipment/Vehicle and/or Construction/Commercial Equipment Provisions

- a. Outdoor parking of recreational equipment/vehicle and/or construction/commercial related vehicles, provided that:
  - 1. If the owner is actively involved in maintenance, loading or unloading the equipment, it may be parked on a residential driveway, however duration does not exceed forty-eight (48) hours;
  - 2. The Code Official may issue a Special Permit for out-of-town visitor parking for Recreational Vehicles parked on a driveway for a period not to exceed fifteen (15) days. Not more than six (6) such permits may be issued in any calendar year;
  - 3. Equipment/vehicle is parked on an approved paved surface;
  - 4. No part of storage area for vehicles is located in any required front, side, or rear setback, as defined by the provisions of this Code;
  - 5. The front of the vehicle does not extend in front of the front façade of the primary structure;
  - 6. Construction or commercial vehicles or equipment are not loaded or containing product or material, unless wholly enclosed or actively involved in a project within the lot;
  - 7. Vehicle does not exceed an empty weight of four (4) tons or height in excess of ninety (90) inches;
  - 8. Equipment/vehicle is screened from view from the public street by a fence or landscaping.

### Part 5: Swimming Pool Provisions

- a. Fencing. Every outdoor swimming pool, whether above ground or level with the ground, having a maximum depth of over two (2) feet, shall be completely surrounded by a fence not less than four (4) feet, nor more than five (5) feet in height. A building, existing wall, or pool wall may be used as part of such enclosure as long as the barrier requirements are met as required by the building code. Such required fence shall comply with all requirements of other Village ordinances pertaining to fences, and the provisions of this Section shall not be construed to require or permit any fence heights greater than permitted by such other ordinances. (Am. Ord. 1887, passed 04.15.02) (Am. Ord. 2230, passed 10.17.05)
- Gates or Doors. All gates or doors opening through the required fence shall be designed for security, in accordance with the Building Code of the Village of Frankfort.
- c. Screening. If the fencing provided is anything other than solid fencing, the pool shall be effectively screened from view from outside the lot by densely-planted compact trees or hedges, providing at least fifty percent opacity when viewed between two (2) feet and five (5) feet above ground.
- d. Setback Requirements. All outdoor swimming pools are considered accessory structures, and shall meet minimum setback requirements, in addition thereto, shall be set back an additional two (2) feet for each one (1) foot of structure height exceeding five (5) feet. For the purpose of this section, the words "structure height" shall include any railings or other projections above the pool surface.
- e. Water Discharge. The water discharged from a swimming pool shall be drained into the sanitary sewer or storm water system, as approved by the Village.

## Part 6: Other Provisions

- a. One parabolic satellite dish-type antenna per zoning lot, which is not more than two (2) feet in diameter. All roof-mounted antenna shall not exceed the maximum building height permitted in that zoning district. All satellite antenna facilities shall be located away from the street right-of-way, or otherwise screened from view from any street by an opaque fence, wall, or hedge of a minimum of 6 feet in height. (Am. Ord. 1887, passed 04.15.02) All ground-mounted antenna shall abide by the regulations for a typical accessory structure.
- b. Storage of wood or any other combustible material which could be used in fireplaces, stoves or any other equipment for heating are not to exceed five (5) cords per zoning lot, one (1) cord being a cubic area of 128 cubic feet (4' x 4' x 8'). Firewood shall be used exclusively by dwelling occupants and stored in the rear yard. Material must be stacked in rear yard in cord measurements and must be a minimum of four (4) inches off the ground. No storage is permitted within the 100-year flood zone as defined by FEMA Maps.

c. Any accessory uses or structures not specifically listed in this Section D may be considered a typical accessory structure by the Village Administrator or their designee. Otherwise, such accessory structures are considered prohibited.

Part 7: Prohibited Accessory Uses or Structures (Am Ord #2312, passed 8.21.06) None of the following shall be permitted accessory uses or structures:

- Outdoor storage or overnight parking of trucks with an empty weight in excess of four (4) tons, or height in excess of ninety (90) inches in residential district; construction or commercial vehicles or equipment, loaded or containing product or material, unless wholly enclosed, unless actively involved in a project within the lot; or buses designed for more than eleven (11) passengers during normal school year vacation periods in a residence district;
- b. Any other outdoor storage, except as specifically permitted elsewhere in this Ordinance;
- c. Manufactured homes;
- d. Windmill towers, in excess of twelve (12) feet in height;
- e. Cargo Containers, as defined by Article 12 of this ordinance shall be considered a form of outdoor storage that is strictly prohibited in all zones, except whereas:
  - Existing cargo containers located on properties with an approved special use for outdoor storage are a legal non-conforming use during an amortization period of one (1) year, after which the containers are considered illegal non-conforming and must be removed. No additional containers shall be added to the property during the amortization period, or;
  - 2. A temporary permit is issued by the Village for the purpose of moving or relocating, either permanently or temporarily, personal or business property, subject to the following conditions:
    - a. In the E-R, R-1, R-2, R-3, R-4 and HR Districts, there shall be a fifteen dollar (\$15) temporary permit fee. No more than one (1) temporary cargo container shall be permitted, and said container must be removed from the premises within thirty (30) days;
    - b. In the B-2, B-3, B-4, H-1, O-R, I-1, and I-2 Districts, there shall be a ninety dollar (\$90) temporary permit fee. No more than three (3) temporary cargo containers shall be permitted, and said containers(s) must be removed from the premises within ninety (90) days;
    - c. One (1) extension period equal to the corresponding time restriction in 2.a) or 2.b) may be permitted if extenuating circumstances are determined by the Code Official.

Article 6: Density, Dimensional, and Other Standards

# Table of Density, Dimensions, and Other Standards for Residential Districts

	E-R	R-1	R-2	R-3	R-4	AG	H-R		
Maximum Net Density (dwelling units per net buildable acre)									
	1	2	2.25	4	5	.05	-		
Minimum Lot Size (square feet)									
General	-	-	-	-	28,500 (5,000 per dwelling unit)	20 acres	-		
Single Family Dwelling	40,000	20,000	15,000	15,000	-	-	6,250		
Two-Family Dwelling	-	-	-	15,000	-	-	-		
Planned Unit Dev.	Article 3 F	Article 3 F	Article 3 F	Article 3 F	Article 3 F	-	Article 3 F		
Non-Residential Use	80,000	40,000	30,000	30,000			12,500		
Minimum Lot Width (feet)	,				I	I	,		
General	-	-	-	-	120	-	-		
Single Family Dwelling	150	100	100	100	-	-	50		
Two-Family Dwelling	-	-	-	100	-	-	-		
Planned Unit Dev.	-	Article 3 F	Article 3 F	Article 3 F	-	-	Article 3 F		
Non-Residential Use	300	250	200	200	240	-	100		
Lot Width of Corner Lot	165	120	120	120	145	-	-		
Minimum Lot Depth (feet)									
Single Family Dwelling	267	200	150	150					
Minimum Required Yards	(feet)								
Front Yard	1	1	1				1		
All Uses	-	-	-	-	40	75	-		
Single Family (and Two Family in R-3) Dwelling	40	35	30	30	-	-	15		
Non-Residential Use	80	60	60	60			30		
Landscaped Front Yard for non-residential uses (see Article 6.B.2.e)	<mark>25</mark>	<mark>25</mark>	<mark>25</mark>	<mark>25</mark>	-	-	<mark>25</mark>		
Front Yard Setback from Centerline of Arterial (see Article 6.B.2.e)	<mark>125</mark>	<mark>125</mark>	<mark>125</mark>	<mark>125</mark>	-	-	-		
Front Yard Setback from Centerline of Route 30 (see Article 6.B.2.e)	<mark>150</mark>	<mark>150</mark>	<mark>150</mark>	<mark>150</mark>	-	-	-		
Corner Lot Side Yard									
All Uses	-	-	-	-	40	75	-		
Single Family (and Two Family in R-3) Dwellings	40	35	30	30	-	-	15		
Non-Residential Use	80	70	60	60	-	-	30		
Side Yard	1	I	I	r			I		
All Uses	-	-	-	-	15	100	-		
Single Family (and Two Family in R-3) Dwelling	25	15	Total of 25 (not less than 10 on any side)	15	-	-	10		
Non-Residential Use	50	30	20	30	-	-	20		
Rear Yard						I			
All Uses	-	-	-	-	40	100	-		

Article 7: Site Development Regulations

## Section F: Signs

All signs shall be subject to the regulations contained in Chapter 151, the Village of Frankfort Sign Regulations.

## Section G: Fences and Walls

#### Part 1: Fences and Walls

- a. Building Permit Required. No fence shall be erected, or substantially altered, without a building permit issued by the Code Official and payment of applicable fees. Any fence which shall be erected, or shall be in the process of erection, or maintained contrary to the provisions of this Code, is deemed a nuisance and it shall be the duty of the Building Inspector and Chief of Police to abate the same.
- b. Definitions. A fence is defined as any structure, partition or enclosure, of wood, iron, metal, or other material, enclosing or dividing a piece of land. A fence shall not include naturally growing shrubs, bushes and other foliage. The following are common types of fences:
  - Decorative Fence. A fence used mostly for aesthetics, which adds to the visual beauty of the property. This fence may not exceed forty-eight (48) inches with its upper-most rail or fifty-four (54) inches to the top of its upper-most post when installed in a front yard. Fifty percent of the square footage of the overall dimensions of the fence shall be open. A woven or cyclone type fence is not a decorative fence.
  - Hazard Enclosure. This fence is intended to enclose swimming pools, pets, excavations and similar uses. This fence must be a minimum of forty-eight (48) inches high, with the mesh material spaced close enough to prevent children and animals from entering. All gates are to be equipped with child-proof latches.
  - Security or Protection Fence (Business and Industrial). A fence used for enclosing the lot, or part of the lot, for security and protection of property.
  - Retention Fence (Residential and Historical). A fence to retain children, animals and other similar uses, or to prevent outside intrusion. This fence may be installed in rear yards only.
  - Solid Fence. A fence in which eighty (80) percent or more of the surface area of the fence is solid. Fencing shall be constructed with the finished or decorative side facing the adjacent or abutting property or street.
  - 6. Railroad Screening Fence. A fence erected to provide screening of active railroad tracks. (Am. Ord. 2894, passed 11.19.09)

- c. Locations in Rights-of-Way and Utility Easements. No private fences shall be allowed or constructed on public street, highway or alley right-of-ways. Fences may, by permit, be placed on public utility easements, so long as the structures do not interfere in any way with existing underground, ground or over ground utilities. Further, the Village or any utility company having authority to use such easements shall not be liable for repair or replacement of such fences, in the event they are moved, damaged or destroyed by virtue of the lawful use of said easement. Fences in violation may be summarily removed by the Village.
- d. Barbed Wire. No barbed wire or barbed wire fences shall be allowed on private property in residential zones, or on lots in any zone being used for single or multiple family dwelling purposes. No barbed wire or barbed wire fences shall be allowed on private property in business or industrial zones where the property lines of such property abut lots or parcels zoned or being used for single or multiple family purposes, or on fences in front yards. Barbed wire may be allowed on the top of fencing in the I-2 district subject to special use approval by the Planning Commission.
- e. Dangerous Fences. No fence shall be constructed of material obviously intended to inflict great bodily harm, should a person or animal attempt to climb or scale it. Such materials include, but are not limited to, electrically charged wires or other electrical conduit, broken glass, razor blades and sharp or ragged metal spikes or spears.
- f. Construction Requirements. All fences shall be constructed in conformity with the wind stress, foundation, structural and other requirements of the building codes and laws of the Village.
- g. Good Repair. All fences shall be maintained in good, structurally sound repair and in a neat, clean, presentable and attractive condition. If, on inspection by the Code Official, any fence, in their determination, does not meet these requirements, they shall order the owner or occupier of the premises, by registered or certified mail, to make the necessary repairs or improvements within thirty (30) days. Should the owner or occupier of the premises fail to make repairs or improvements as directed, the owner of occupier shall be in violation of the Code and the Code Official shall cause a complaint to be issued and processed against said owner or occupier, in accordance with the rules of the Circuit Court of Will County, Illinois.
- h. Residential District Fences. In residential zones, in front yards no fences may exceed four (4) feet above ground level to the upper most rail, or 54 inches to the top of the uppermost post. In such zones, fences along the side property lines to the rear of the front yard and along the rear lot line may not exceed five (5) feet in height above ground level except when permitted for a railroad screening fence. Residential district fences are subject to the following requirements:
  - All fences located in the front yard, or that abut or face street right-of-ways shall be a Decorative Fence, as defined in paragraph (b) above.

Article 7: Site Development Regulations

- Woven or cyclone type fences are not permitted in any residential district. Residential sports courts may be permitted black or green vinyl-coated cyclone (chain-link) fencing when approved under a special use permit.
- 3. A railroad screening fence, as defined in paragraph (b) above, may be permitted within residential zoning districts in accordance with the following standards:

#### Location:

- The property on which the fence is to be constructed must be located as described by one of the following:
  - a) The property directly adjoins property used for an active railroad; or
  - b) The property is within two hundred (200) feet of property used for an active railroad <u>and</u> is not separated from the railroad property by residential property or a public right-of-way;
- Railroad screening fences are only permitted along the property line that is parallel to the railroad tracks.

#### Height:

- a) May not exceed seven (7) feet in height;
- b) Within thirty (30) feet of a public right-of-way, railroad screening fences may not exceed five (5) feet in height;
- i. Business or Industrial Fences. In business or industrial zoned districts, fences may not exceed six (6) feet in height in business areas, and eight (8) feet in industrial areas above ground level. No fence or wall, other than a decorative fence of 4 feet or less in height, shall be erected, constructed or maintained within fifty (50) feet from the front lot line. For purposes of security only, fences for business or industrial zoned districts may be provided along side and rear yard lot lines.
- j. Non-Conforming Fences. Fences existing at the time of adoption of this Ordinance which are not in violation of paragraph (e) above, and are not located on public street, highway and alley right-of-ways, but which violate other sections of this Ordinance may continue to be maintained and to exist, but may not be replaced if destroyed or removed, to the extent that the violations would be continued.

Article 12: Rules and Definitions

#### Accessory Structure or Use: An "accessory structure or use" is one which:

a. Is subordinate to and serves a principal structure or principal use;

b. Is on the same zoning lot as the principal structure or principal use served.

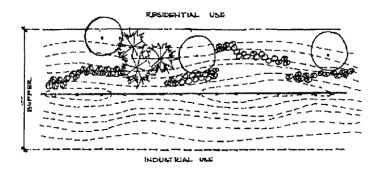
#### c. Accessory structures shall include:

- 1. Garages, detached
- 2. Storage sheds
- 3. Child's playhouses
- 4. Arbors/Trellises/Pergolas/Gazebos
- 5. Decks, terraces and patios
- Swimming pools
- 7. Permanently affixed outdoor fireplaces
- 8. Permanently affixed outdoor stoves
- 9. Air-conditioning units, generators, pool mechanical equipment and similar equipment (ground-mounted)
- 10. Pole barns, silos and other accessory farm structures
- 11. Laundry drying equipment
- 12. Trash enclosures
- 13. Television or radio towers for residential use (ground-mounted)
- 14. And similar accessory structures

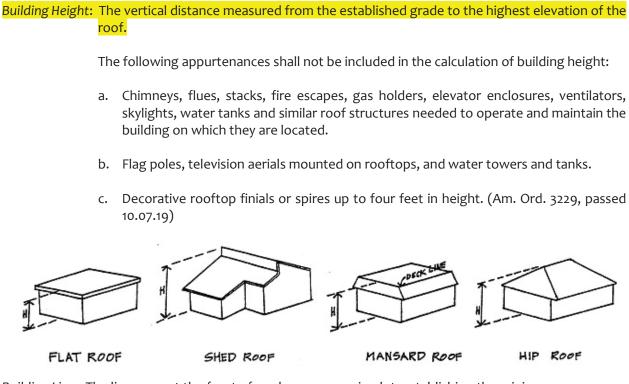
#### d. Accessory structures shall **not** include:

- Sports Courts
- 2. Fences or walls
- 3. Statuary and fountains
- 4. Flagpoles
- 5. Any rooved structure attached to the primary structure
- 6. Ramps for use by persons with disabilities

- Awning: A roof-like cover that is temporary in nature, and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.
- Balcony: A level plane or platform which, for the purpose of this Ordinance, is located adjacent to one or more faces of the principal structure located above the first floor.
- Banks and Financial Institutions: Commercial banks, savings and loan associations, brokerage offices and other similar financial institutions, but not including pawn shops.
- Basement: That portion of a building having more than one-half (1/2) of its height below the average lot grade.
- Bed and Breakfast: A residential building containing lodging rooms offered for rent to transient guests, for a continuous period of fourteen (14) days or less, and containing the owner's principal residence.
- *Billboard*: A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any use of premises wherein it is displayed or posted.
- Billiard or Pool Hall: A business establishment containing more than two pool or billiard tables for the use of patrons.
- Block: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, bulkhead lines, shore lines of waterways or corporate lines of the Village.
- Body Piercing Establishment: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of piercing patrons' bodies with sharp instruments in order to allow insertion of rings, pieces of jewelry, or other ornamental devices through the orifices thus created. (Am. Ord. 2174, passed 07.05.05)
- Bowling Alley: An establishment that devotes more than 50 percent of its gross floor area to bowling lanes, equipment, and playing area.
- Breeding Facility: An establishment in which more than four (4) domestic animals, such as cattle or horses, are bred for commercial purposes.
- Buffer Area: A landscaped area intended to separate and partially obstruct the view of two (2) adjacent land uses or properties from one another.



Building: A permanently located, roofed structure affixed to the land which is designed or intended for the enclosure, shelter or protection of persons, animals or moveable property of any kind.



- Building Line: The line nearest the front of, and across a zoning lot, establishing the minimum open space to be provided between the front line of a building or structure and the street right-ofway line.
- Building, Principal: A non-accessory building in which a principal use of the lot on which it is located is conducted.

#### September 17, 2001

# Driveway. On residential properties, a driveway shall be the paved area which provides exclusive access to the garage.

- Dump: A lot of land or part thereof used primarily for the disposal, by abandonment, dumping, burial, burning or any other means, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.
- *Dwellings*: A building, or portion thereof, but not a mobile or manufactured home, designed or used for residential occupancy.
- Dwelling, Attached: A residential building which is joined to another dwelling at one or more sides by a party wall or walls.

Dwelling, Detached: A residential building which is entirely surrounded by open space on the same lot.

Dwelling, Multiple Family: A residential building containing three (3) or more dwelling units.

Dwelling, Single Family: A residential building containing one (1) dwelling unit only.

Dwelling, Two-Family: A residential building containing two (2) dwelling units only.

- Dwelling Unit: One or more rooms in a residential building, or residential portion of a building, which are arranged, designed, used or intended for use by one family, and which includes cooking space and lawful, sanitary facilities reserved for the occupants thereof.
- *Easement*: The area of land set aside or over or through which a privilege, distinct from ownership of the land, is granted to the public or some particular person, quasi-public entity (such as a homeowners' association), or part of the public.
- *Efficiency Apartment:* A dwelling unit containing one or more rooms, but no bedroom, designed for occupancy by one family.
- Environmental Performance Standards: A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, or glare or heat generated by or inherent to uses of land or buildings.
- *Façade*: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.
- *Factory-Built Housing:* A factory-built structure designed for long-term residential use. For the purposes of these regulations, factory-built housing consists of three types: modular homes, manufactured homes, and mobile homes.
- Family: Either (a) an individual, or two (2) or more persons related by blood, marriage or adoption, maintaining a common household in a dwelling unit; (b) a group of not more than four (4) persons who are not related by blood, marriage, or adoptions living as a common

- Heliport: An area of land and/or a structure or building which is used or intended for use for the landing and taking off of helicopters, and any appurtenant areas which are used or intended for use for heliport buildings or other heliport facilities or rights-of-way, including all necessary pads, helicopter storage and tie down areas, hangars and other necessary buildings and open spaces.
- Historic District: An area containing buildings or places in which historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.
- Home Day Care Center: A family home which receives up to three (3) children, or up to three (3) seniors or adults requiring care, for less than twenty-four (24) hours a day for compensation.
- Home Occupation: A gainful occupation or profession engaged in by an occupant of a dwelling unit as a use that is clearly incidental to the use of the dwelling unit for residential purposes.
- Homeowners' Association: A non-profit membership corporation or entity which serves as an association of homeowners within a Subdivision, Certified Survey Plat, or Condominium who have shared common interest responsibilities with respect to the costs and upkeep of common private property of such Subdivision, Certified Survey Plat, or Condominium. Such common property includes private recreation and open space areas within the Subdivision, Certified Survey Plat, or Condominium. For the purposes of this Code, Homeowners' Associations include Condominium Associations.
- Hospital: An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for not less than twenty-four (24) hours in any week, of three (3) or more non-related individuals suffering from illness, disease, injury, deformity or other abnormal physical conditions. The term "hospital" as used in this Ordinance does not apply to institutions operating primarily for treatment of mental illness, drug addicts, liquor addicts, or other types of cases necessitating restraint of patients, and the term "hospital" shall not include assisted or independent living facilities, nursing homes, shelters or boarding houses.
- Hotel: An establishment which is open to transient guests, in contradistinction to a boarding house, lodging house or apartment hotel, and is commonly known as a hotel in the community in which it is located; and which provides customary hotel services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy service.

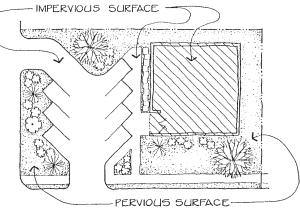
Impervious Lot Coverage: A ratio determined by dividing that area of a lot which is occupied or covered by all impervious surfaces, by the net area of that lot.

Impervious Surface: A surface which does not absorb water. a. Impervious surfaces shall include, but not be limited to:

Primary buildings

September 17, 2001

- 2. Accessory structures (except laundry drying equipment)
- 3. Driveways (paved or gravel)
- 4. Sidewalks
- 5. Sports courts
- 6. Swimming pools (including the decking)
- 7. Porches (enclosed or unenclosed)
- 8. Decks (attached or detached)
- 9. Carports
- 10. Parking lots (including parking spaces and drive aisles)
- 11. Any areas of concrete or asphalt
- 12. For lumber yards or similar uses, areas of stored lumber

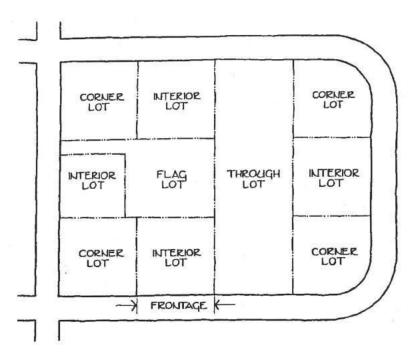


LOT COVERAGE

- Independent Living Facility: Specially planned, designed, and managed multi-unit housing for the elderly with self-contained dwelling units. These communities are typically designed to provide supportive environments for older adults and to accommodate a relatively independent lifestyle. A limited number of support services, such as meals, laundry, housekeeping, transportation, and social and recreational activities may be provided. This definition shall not include group homes, health clinics, hospitals or treatment facilities, as defined by this Ordinance. (Am. Ord. 2247, passed 12.05.05)
- Indoor Business Sales and Service: Uses which display or conduct, entirely within an enclosed building, the sale or rental of business-oriented products, equipment, merchandise, or services that are non-personal and non-professional in nature. Examples may include: duplicating or photocopying sales and service; addressing, mailing, or stenographic sales and services; locksmith shops; computer sales and service; employment agencies; and similar land uses.
- Indoor Civic, Cultural, Religious, or Institutional Use: Civic, cultural, religious, or institutional uses which occur within an enclosed building. Examples may include: government offices, libraries, museums, aquariums, community centers, post office, fire/police/rescue station, hospitals, convention center, service/fraternal club or lodge, civic/social organization, labor union/organization, political organization, charitable organization, church, synagogue, temple, mosque, non-profit organization, educational institution (including

Long-Term Care Facility: A building or premises which must be licensed pursuant to the Illinois Nursing Home Care Act (210 ILCS 45/1-101 et seq.). This definition shall not include group homes, health clinics, hospitals or treatment facilities, as defined by this Ordinance. (Am. Ord. 2247, passed 12.05.05)

Lot: A platted parcel of land intended to be separately owned, developed and otherwise used as a unit.



Lot Area, Minimum: The minimum area of a horizontal plane bounded by the front, side and rear lot lines.

- Lot, Corner: A lot which adjoins the point of intersection or meeting of two or more streets, and in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of intersection of the extensions of the street lines in the directions which they take at the intersections of the street line, with the side lot line and with the rear lot line of the lot. If the street line is curved at its point of intersection with the side lot line or rear lot line, the tangent to the curve at that point shall be considered the direction of the street.
- Lot Coverage: That percentage of a lot which, when measured from exterior walls or posts on the first floor level, would be covered by primary and accessory structures, excluding projecting roof eaves measuring less than two (2) feet. For purposes of calculating maximum lot coverage, structures shall not include swimming pools, patios, decks, sports courts, or similar accessory structures without a roof.

- Sign, Double-Faced: A double faced sign has two faces with identical copy on each face and with the maximum angle between said faces no greater than forty-five (45) degrees.
- Sign Location: The sign location is determined by measuring from the furthermost projecting point of the sign to the front lot line.
- Site Plan: A plan, prepared to scale, showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses and principal site development features proposed for a specific parcel of land.

Smoke: Small gas-borne particles other than water that form a visible plume in the air.

Sports court, residential: An outdoor hard-surface court located in a residential zone district designed for athletic purposes. Temporary or permanent goals located adjacent to a hard surface shall constitute a sports court, except as noted in Article 1, Section I, Part 1, (c).

- a. Residential sports courts shall include, but not be limited to:
  - 1. Tennis courts
  - 2. Basketball courts
  - 3. Volleyball courts
  - Shuffleboard courts
  - Hockey rinks
  - 6. And similar courts
- Standard Cubic Feet (SCF): Standard cubic feet, which is the measure of the volume of a gas reduced to 14.73 pounds per square inch pressure absolute and 60% F.
- Street: A public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles. Streets are further classified by the functions they perform. See also Major Highway; Major Industrial Roadway; Road, Private; Road, Public; Street, Arterial; Street, Major Collector; Street, Minor; and Street, Neighborhood Collector.
- Street, Arterial: A federal, state, or county marked route normally having four (4) lanes for traffic and some form of median marker or may be a Village-designated "arterial street" in the adopted Comprehensive Plan. Parking may be banned. A street used, or intended to be used, primarily for fast or heavy through traffic providing for the expeditious movement of through traffic into, out of, and within the community. Arterial streets shall be located to minimize the penetration of such streets through existing and proposed residential areas. Arterial streets shall be designed to convey an average daily traffic (ADT) of ten thousand (10,000) and greater.
- Street, Major Collector: A street used, or intended to be used, to carry traffic from minor streets to the system of arterial streets including principal entrance streets to residential developments and/or activity/employment centers. Collector streets shall be designed to convey an average daily traffic (ADT) of between five thousand (5,000) and ten thousand (10,000).

### VILLAGE OF FRANKFORT EST · 1855

# Memo

To:	Plan Commission/Zoning Board of Appeals
From:	Janine Farrell, AICP
Date:	January 13, 2021
Re:	2021 Year End Review

The following is a brief overview of the actions taken by the Plan Commission/Zoning Board of Appeals from January 1, 2021 through December 31, 2021. The goal in providing this information is to foster discussion amongst the Commission on the past year's activity and to evaluate if Zoning Ordinance text amendments may be warranted. In 2021, there were 22 meetings held with only two meetings canceled (July 8<sup>th</sup> and December 23<sup>rd</sup>). There was a special meeting scheduled on November 9<sup>th</sup> to accommodate case load which is included in the abovementioned 22 meetings. There was also a special training session held on August 11<sup>th</sup>.

CASES REVIEWED				
Case Type	Total	Approved	Denied	
Variation	37	34	3	
Special use	21	19	2	
Text Amendment	3*	2	0	
Map Amendment	1	1	0	
Minor PUD change	1	N/A	N/A	
Final Plat	3	3	0	
Resubdivision Plat	3	3	0	
Plat of Abrogation	1	1	0	
Plat of Dedication	1	1	0	
1.5-mile review	1	1	0	
Workshops	16	N/A	N/A	
TOTAL	88	65	5	

\*Text amendment for outdoor beer garden tabled indefinitely on August 26<sup>th</sup>

# VARIATIONS

VARIATION BREAK-DOW		
Request	Amount	The top two most requested variatio
Side yard setback – principal structure	3	were for non-masonry building
Front yard setback – principal structure	1	materials and accessory structure size
Rear yard setback – principal structure	2	
Side yard setback – accessory structure	4	Five out of six requests for non-
Rear yard setback – accessory structure	2	masonry building materials were
Driveway setback	3	approved.
Driveway width	1	11
Building materials	6	All of the accessory structure size
Lot coverage	1	variations were approved. Staff has
Impervious coverage	2	drafted and presented at a Plan
Parking spaces	1	Commission workshop (December 9
Fence height	1	proposed amendments to the access
Fence material	1	structure and use regulations,
Accessory structure size	5	including the possibility of increasir
Accessory structure height	1	the size.
Lot size	1	
Lot width	1	

### **Denied Variations:**

Non-masonry building materials at 21295 Ginger Ln. (withdrawn before Village Board)

Driveway width at 11 W. Sauk Trail (later approved by the Village Board on June 21<sup>st</sup>)

Sports court side yard setback at 22960 Hankins Ct. (scheduled for January 18<sup>th</sup> Village Board)



Proposed residence at 99 N. White St., variations approved for building materials and rear yard setback.

# **SPECIAL USES**

SPECIAL USE BREAK-DOWN		
Request	Amount	
Outdoor storage	1	
Drive-up service window	1	
Major PUD change	2	
Indoor recreation/entertainment	6	
Outdoor seating	2	
Accessory liquor	1	
Animal clinic	1	
Massage establishment	3	
Personal service	1	
Automobile repair and service	1	
Hours of operation beyond 7a-11p	2	

The top two most requested special uses were for indoor recreation/entertainment and massage establishments.

All of the indoor recreation/entertainment requests were approved. Staff is currently drafting text amendments to separate the indoor and outdoor recreation/entertainment use categories. With direction by the Plan Commission and Village Board, staff could evaluate the special use requirement in certain zoning districts through this text amendment.

Two out of three massage establishment requests were approved.

#### **Denied Special Uses:**

Massage establishment at 21116 Washington Parkway (denials upheld by Village Board on September 20<sup>th</sup>)

Personal service at 21116 Washington Parkway (denials upheld by Village Board on September  $20^{th}$ )



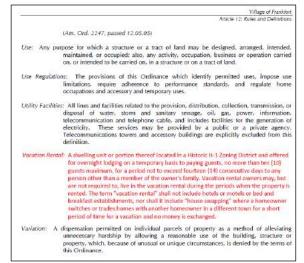
Elevation of the approved special use for outdoor seating at the Wine Thief, 6 Elwood St.

# **TEXT AMENDMENTS**

Outdoor beer garden (tabled indefinitely on August 26<sup>th</sup> by the Plan Commission)

Truck terminal definition (approved November 15<sup>th</sup> by the Village Board)

Vacation rentals (approved September 20<sup>th</sup> by the Village Board)



Vacation rentals text amendment

# **SUBDIVISIONS**

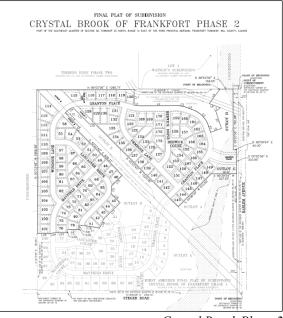
Final Plat of Crystal Brook Phase 2 (approved January 14<sup>th</sup> but is waiting to satisfy conditions before proceeding for Village Board approval)

Resubdivision of Lighthouse Pointe Phase 3 (approved May 3<sup>rd</sup> by the Village Board)

Final Plat of Nebraska Pines (approved December 20<sup>th</sup> by the Village Board)

Final Plat of Homestead Center (approved September 20<sup>th</sup> by the Village Board)

(this list does not include lot consolidations, only divisions of property)



Crystal Brook Phase 2

# LIST OF CASES

### • Crystal Brook Phase 2 (northwest corner of Steger Rd. and Harlem Ave.)

- Final Plat approval of a 73-acre site containing 116 residential lots and five outlots.
- Plan Commission approval on January 14<sup>th</sup>.
- Conditions still need to be satisfied so the case has not yet proceeded to Village Board. Anticipated to be before the Board in early 2022.

### • 20553 S. LaGrange Rd./Abri Credit Union

- Special uses for drive-up service window and major PUD change to construct a free-standing building for Abri Credit Union.
- Workshop held on January 28<sup>th</sup>.
- Plan Commission approval on June 24<sup>th</sup> and Village Board approval on July 6<sup>th</sup>
- Workshop on revised plans held on November 18<sup>th</sup>. No further action on the plan revisions by the applicant.

### • 6 Elwood St./Wine Thief

- Special use for outdoor seating associated with a permitted restaurant.
- Workshop held on January  $28^{th}$ .
- Plan Commission approval on February 25<sup>th</sup> and Village Board approval on April 5<sup>th</sup>.

### • 254 Willow St./Ziokowski

- Variation for a new driveway setback.
- Plan Commission approval on February 11<sup>th</sup> and Village Board approval on February 16<sup>th</sup>.

#### • 10850 W. Laraway Rd., Unit 3E/Polaris Martial Arts

- Special use for indoor recreation/entertainment to operate a martial arts studio.
- Plan Commission approval on February 25<sup>th</sup> and Village Board approval on March 1<sup>st</sup>.

### • 9324 Gulfstream Rd., Unit 1E/Xtreme E-Sports

- Special use for indoor recreation/entertainment to operate a virtual gaming center.
- Plan Commission approval on February 25<sup>th</sup>. Withdrawn by applicant before Village Board meeting.

#### • 22200 Wolf Rd./Multack Eye Care

- Variation for rear yard setback to permit the construction of a new building addition.
- Workshop held on February 25<sup>th</sup>.
- Plan Commission approval on April 22<sup>nd</sup> and Village Board approval on May 3<sup>rd</sup>.

### • 143 Kansas St./Brown

- Eight variations to construct a new single-family residence: rear yard and side yard setbacks for a detached garage, front yard and side yard setbacks for the residence, driveway setback, lot coverage, impervious coverage, and building materials to permit non-masonry materials on the first floor.
- Workshop held on February 25<sup>th</sup>.

Plan Commission approval on March 25<sup>th</sup> and Village Board approval on April 5<sup>th</sup>.

#### • 21295 Ginger Ln./Barz

- Variation for first floor building materials to permit non-masonry materials on a residential building addition.
- Plan Commission denial on March 11<sup>th</sup> and withdrawn prior to Village Board meeting.

#### • 99 N. White St./Michau and Bertrand

- Two variations for rear yard setback and building materials to permit nonmasonry materials on the first floor in order to construct a new single-family residence.
- Workshop held on March 11<sup>th</sup>.
- Plan Commission approval on May 27<sup>th</sup> and Village Board approval on June 7<sup>th</sup>.
- 613 Prestwick Dr./Varner
  - Three variations to construct a new single-family residence: two side yard setbacks and building materials to permit non-masonry materials on the first floor.
  - $\circ$  Workshop held on March 11<sup>th</sup>.
  - Plan Commission approval on April 8<sup>th</sup> and Village Board approval on April 19<sup>th</sup>.

#### • Lighthouse Pointe Phase 3 (south of St. Francis Rd. along Pfeiffer Rd.)

- Plat of Resubdivision and major PUD change to amend lot layouts and architectural designs for the 87-unit townhome development.
- Plan Commission approval on April 8<sup>th</sup> and Village Board approval on May 3<sup>rd</sup>.

#### • 22791 S. Challenger Rd./Graefen

- Plat of Resubdivision to consolidate Lots 10 and 21 within Fey-Graefen Industrial Park Phase 1 and special use for outdoor storage to permit the operation of a construction business.
- Plan Commission approval on April 22<sup>nd</sup> and Village Board approval on May 3<sup>rd</sup>.

#### • 10850 W. Laraway Rd., Units 1-3W/Ultimate Volleyball

- Special use for indoor recreation/entertainment to permit the operation of an athletic training facility.
- Plan Commission approval on April 8<sup>th</sup> and Village Board approval on May 17<sup>th</sup>.
- 21112 S. LaGrange Rd./Buford's BBQ and Bourbon
  - Special use for accessory liquor sales at a permitted restaurant.
  - Plan Commission approval on April 8<sup>th</sup> and Village Board approval on May 3<sup>rd</sup>.

#### • 112 Center Rd./Falkner

- Three variations for rear yard and side yard setbacks and lot coverage to permit construction of a new detached garage.
- Workshops held on April 22<sup>nd</sup> and May 13<sup>th</sup>.
- Applicant withdrew request and it did not proceed to a public hearing.
- 41 N. White St./Bulbrooke
  - Variation for a new driveway setback.
  - Plan Commission approval on April 22<sup>nd</sup> and Village Board approval on May 3<sup>rd</sup>.
- 20827 S. LaGrange Rd./Chef Klaus' Bier Stube
  - Special use for outdoor seating associated with a permitted restaurant.
  - Plan Commission approval on April 22<sup>nd</sup> and Village Board approval on May 3<sup>rd</sup>.

#### • 22265 S. 80<sup>th</sup> Ave./Chelsea Intermediate School

- Two variations for fencing material and height to permit the construction of a masonry wall with PVC gate.
- Plan Commission approval on April 22<sup>nd</sup> and Village Board approval on May 3<sup>rd</sup>.
- Workshop held on November 18<sup>th</sup> for a special use for a school addition and a variation for fencing material. Public hearing for this request is anticipated for January of 2022.

#### • Olde Stone Village 1<sup>st</sup> Addition (west of Wolf Rd., north of Steger Rd.)

- Annexation, rezoning, and a Final Plat of Subdivision to create a new 16-lot single-family residential subdivision.
- Workshop held on May 13<sup>th</sup>.
- Engineering review is nearly complete and the case is expected for public hearing in early 2022.

#### Lots 143 and 144 Lighthouse Pointe Phase 2/Gaddam

- Plat of Resubdivision to consolidate two lots within Lighthouse Pointe Phase 2 in order to construct a new single-family residence.
- Plan Commission approval May 13<sup>th</sup> and Village Board approval on July 6<sup>th</sup>.
- 11 W. Sauk Trail/Rapcan
  - Variation to permit a driveway wider than the width of the garage and wider than 28'.
  - $\circ$  Plan Commission denial on June 10<sup>th</sup> and Village Board approval on June 21<sup>st</sup>.

#### • 702 Center Rd./Method Athletics

- Special uses for indoor recreation/entertainment and extended hours of operation to permit the operation of a fitness and training facility.
- Plan Commission approval on June 10<sup>th</sup> and Village Board approval on June 21<sup>st</sup>.
- 9257 W. Franklin Ave./Pedigo
  - 1.5-mile review of a two-lot subdivision located in unincorporated Will County.
  - $\circ$  Plan Commission approval on June 10<sup>th</sup> and Village Board approval on June 21<sup>st</sup>.
- 20523 Abbey Dr./Kunz
  - Plat of Abrogation to remove a portion of a utility easement from Lot 8A in the Abbey Woods Subdivision.
  - $\circ$  Plan Commission approval on June 10<sup>th</sup> and Village Board approval on June 21<sup>st</sup>.

#### • PIN 19-09-23-100-014-0000/Fritz

- Plat of Dedication for a portion of North Ave. in order to construct a single-family residence.
- Plan Commission approval on June 24<sup>th</sup> and Village Board approval on July 19<sup>th</sup>.

#### • 11258 York Dr./Wagner

- Variation for detached pool cabana size.
- Workshop held on June 24<sup>th</sup>.
- Plan Commission approval on August 12<sup>th</sup> and Village Board approval on August 16<sup>th</sup>.

#### • 10650 Yankee Ridge Dr./Murphy

- Variation for detached pool cabana size.
- Workshop held on June 24<sup>th</sup>.
- Plan Commission approval on August 12<sup>th</sup> and Village Board approval on August 16<sup>th</sup>.

- 49 N. White St./Doogan and Warfield
  - Variations for detached garage height, open patio side yard setback, and accessory structure side and rear yard setbacks to permit construction of a covered patio and garage remodel.
  - Workshop held on June 24<sup>th</sup>.
  - Plan Commission approval on October 14<sup>th</sup> and Village Board approval on October 18<sup>th</sup>.
- 15 Ash St./Frankfort Bowl
  - Text amendment to permit an outdoor beer garden use and special use for an outdoor beer garden.
  - Workshop held on June 24<sup>th</sup> and public hearing noticed, but case tabled indefinitely by the Plan Commission on August 26<sup>th</sup>.
- Rezoning of parcels in accordance with the Comprehensive Plan

   Workshop/discussion held on July 22<sup>nd</sup>.
  - 10315 Vans Dr., Units B, C, D, E/Cheer City
    - Special use for indoor recreation/entertainment to operate a cheerleading training facility.
    - Plan Commission approval on August 26<sup>th</sup> and Village Board approval on September 7<sup>th</sup>.
- 9545 W. St. Francis Rd./Jameson's Pub
  - Notification of minor PUD change to permit a restaurant addition for additional bathrooms and office space.
- 20815 S. LaGrange Rd./Balanced Body Veterinary Clinic
  - Special use for an animal clinic.
  - Plan Commission approval on August 26<sup>th</sup> and Village Board approval on September 7<sup>th</sup>.
- Vacation Rentals text amendment
  - Text amendment for multiple sections of the Zoning Ordinance to regulate vacation rentals.
  - Plan Commission approval on September 9<sup>th</sup> and Village Board approval on September 20<sup>th</sup>.
- 300 S. Maple St./BorgWarner
  - Village initiated zoning map amendment from I-1 to R-4.
  - Plan Commission approval on October 14<sup>th</sup> and Village Board approval on December 20<sup>th</sup>.
- 21116 Washington Parkway/Tracy's Beautique
  - Two special uses for massage establishment and personal services to operate a salon/spa.
  - Plan Commission denial on September 9<sup>th</sup> and Village Board denial on September 20<sup>th</sup>.
- 9975 W. Lincoln Highway, Unit 2/JFZ Fitness
  - Two special uses for indoor recreation/entertainment and extended hours of operation to permit operation of a fitness facility.
  - Plan Commission approval on September 9<sup>th</sup> and Village Board approval on September 20<sup>th</sup>.

#### • Homestead Center (southwest corner of Laraway Rd. and Wolf Rd.)

- Final Plat approval of a two-lot commercial subdivision.
- Plan Commission approval on September 9<sup>th</sup> and Village Board approval on September 20<sup>th</sup>.

#### • 161 Ontario St., Unit 3/\$how & Go Kustomz

- Special use for automobile repair and service to operate a custom suspension and wheel business.
- Plan Commission approval on September 23<sup>rd</sup> and Village Board approval on October 4<sup>th</sup>.

#### • 11195 Siena Dr./Hampton

- Variation for detached pergola size.
- Plan Commission approval on October 14<sup>th</sup> and Village Board approval on October 18<sup>th</sup>.

#### • 7403 Mayfield Dr./Mays

- Variation for sports court size.
- Plan Commission approval on October 28<sup>th</sup>. Case is scheduled for the January 18<sup>th</sup> Village Board meeting.

#### • 314 W. Nebraska St./Nebraska Pines

- Final Plat of Nebraska Pines Subdivision and four variations for lot width and size, and two for building materials to permit a two-lot subdivision and two new single-family residences.
- Workshop held on October 28<sup>th</sup>.
- Plan Commission approval on December 9<sup>th</sup> and Village Board approval on December 20<sup>th</sup>.

#### • 20550 S. LaGrange Rd., Suite 230/Orthopedic Body Works

- Special use for a massage establishment.
- Plan Commission approval on November 9<sup>th</sup> and Village Board approval on November 15<sup>th</sup>.

#### • Truck terminal text amendment

- Text amendment for two sections of the Zoning Ordinance to clarify the truck terminal definition.
- Plan Commission approval on November 9<sup>th</sup> and Village Board approval on November 15<sup>th</sup>.

#### • 22960 Hankins Ct./McCarthy

- Two variations for sports court size and side yard setback to address a basketball court constructed without a permit.
- Plan Commission approval of the sports court size request and denial of the side yard setback request on November 18<sup>th</sup>. Case is scheduled for the January 18<sup>th</sup> Village Board meeting.

#### • 9645 Lincolnway Ln./Hollie's Massage

- Special use for a massage establishment.
- Plan Commission approval on November 18<sup>th</sup> and Village Board approval on December 6<sup>th</sup>.
- Digital menu boards and gas station pricing text amendment
  - Workshop held on December 9<sup>th</sup>.
  - Case is anticipated for public hearing in early 2022.

#### • Accessory uses and structures text amendment

- Workshop held on December 9<sup>th</sup>.
- A second workshop will be held in early 2022. Case is anticipated for public hearing in early 2022.

Commissioner	Present	Absent
Guevara, Ken	16	6
Hogan, David*	8	4
Hogan, Lisa	15	7
Knieriem, Dan	20	2
Markunas, Will	19	3
Rigoni, Maura	20	2
Schaeffer, Nichole*	9	3

### **COMMISSIONER ATTENDANCE**

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\*Started term at the June 10<sup>th</sup> meeting

August 11<sup>th</sup> Plan Commissioner training presented by the Illinois Chapter of the American Planning Association and the DePaul University Chaddick Institute for Metropolitan Development.